Board of County Commissioners
Zoning Meeting
November 20, 2014

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
			HELEN MICHAEL AND PERFERRED ENTERPRISES, INC. 14-7-CZ14-1 (14-003)
1	11/20/2014	**1-A**	Letter from Miami-Dade County Public Schools regarding "public schools preliminary analysis Helen and Michael and Preferred Enterprises Inc. Z-201140000003".
2	11/20/2014	**1-B**	Booklet titled HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. Public Hearing No. Z14-003 submitted by Holland & Knight.

The foregoing exhibits were submitted for the record on November 20, 2014 and transferred to the care, custody, and control of the Department of Regulatory and Economic Resources/Planning & Zoning on January 7, 2015.

ATTEST:

HARVEY RUVIN, Clerk of Courts
Clerk of Circuit and County Courts
Miami-Dade County, Florida

Deputy Clerk

RECEIVED BY: _____ _____

(SIGN) **(PRINT)** **(DATE)**

Item #1: HELEN MICHAEL AND PROPERRED ENTERPRISES, INC. (14-003).

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

October 1, 2014

VIA ELECTRONIC MAIL

Mr. Juan Mayol, Esquire
Holland & Knight
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

juan.mayol@hklaw.com

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. - Z2014000003
LOCATED NORTH OF SW 278 STREET, BETWEEN SW 159 & SW 162 AVENUE
PH3014092901280 – FOLIO Nos. 3069320000350, 3069320000351, 3069320000352, 3069320000353

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 40 single-family detached units, which generate 23 students; 10 elementary, 6 middle and 7 senior high students. **At this time, all school levels have sufficient capacity available to serve the application.** A final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-194
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

RECEIVED
By the Clerk for the record.

1
1-A
BCC ZONING
(14-003)

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:	PH3014092901280	Local Government (LG):	Miami-Dade
Date Application Received:	9/29/2014 11:56:50 AM	LG Application Number:	Z2014000003
Type of Application:	Public Hearing	Sub Type:	Zoning

Applicant's Name:	Helen Michael and Preferred Enterprises, Inc.
Address/Location:	701 Brickell Avenue, Suite 3000, Miami, FL 33131
Master Folio Number:	3069320000350
Additional Folio Number(s):	*3069320000351, 3069320000352, 3069320000353, 3069320000351, 3069320000352, 3069320000353,*
PROPOSED # OF UNITS	40
SINGLE-FAMILY DETACHED UNITS:	40
SINGLE-FAMILY ATTACHED UNITS:	0
MULTIFAMILY UNITS:	0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	11	10	10	YES	Current CSA
6761	REDLAND MIDDLE	524	6	6	YES	Current CSA
7701	SOUTH DADE SENIOR	4	7	4	NO	Current CSA
7701	SOUTH DADE SENIOR	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7151	HOMESTEAD SENIOR	551	3	3	YES	Adjacent CSA

*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

BEFORE THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

Public Hearing No. Z14-003

November 20, 2014

Holland & Knight

701 Brickell Avenue
Suite 3000
Miami, Florida 33131
(305) 374-8500 Phone
(305) 789-7799 Fax

RECEIVED
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NOV 20 2014
Item 1
Exhibit 1-B
Meeting BCC ZONING
(14-003)

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **November 20, 2014**
Item No. 1

Appeal Application Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc.
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*

CZAB Action

CZAB 14 October 1, 2014	**Denial without prejudice**

Staff Recommendation

Recommendation of the Appeal	**Approval (Overrule CZAB decision – requires a 2/3 vote of the BCC)**
Previous Recommendation to the CZAB	**Approval (Original Staff Recommendation to the CZAB is attached)**

Timeline

1. On October 1, 2014, the Community Zoning Appeals Board (CZAB) #14, denied without prejudice the subject application

2. On October 2, 2014, the appellants, Helen Michael & Preferred Enterprises Inc., appealed the CZAB 14 decision to the Board of County Commissioners (BCC).

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appellants' request for a reversal of the CZAB 14 decision should be **approved.**

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **November 20, 2014**
Item No. 1

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, 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;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Memorandum

Date: June 4, 2014

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

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Wetlands
The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
There are no tree resources issues on the subject properties.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

REVISION 2

Memorandum

Date: 09-JUN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

52 dwelling units	**residential**	N/A square feet	**industrial**
N/A square feet	**Office**	N/A square feet	**institutional**
N/A square feet	**Retail**	N/A square feet	**nursing home/hospitals**

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

REVISION 1

Memorandum

Date: 04-JUN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000003

Fire Prevention Unit:

This meo supersedes MDFR memorandum dated April 2, 2014.
APPROVAL
No objection to the site plan with a May 18, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

52	dwelling units	N/A	square feet
residential		**industrial**	
N/A	square feet	N/A	square feet
Office		**institutional**	
N/A	square feet	N/A	square feet
Retail		**nursing home/hospitals**	

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontaineableau - 8225 NW 18 Terrace
Rescue, ALS Engine, (TRT)Heavy Rescue, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

N/A

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required 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 **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

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.

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

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 2014

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

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

Subject: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

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

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT >>

ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT [24]

Sec. 33-224. Uses permitted.
Sec. 33-225. Area, frontage and depth of lots.

Sec. 33-224. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, reconstructed, moved or structurally altered or maintained for any purpose in an EU-M District, unless otherwise provided for, except for one (1) or more of the following uses:

(1) Every use as a one (1) family residence, including every customary use not inconsistent therewith, and including guest house, private garage or garages and apartment designed for servants' quarters only, not over one (1) story in height.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.

(2) Noncommercial boat piers on slips for docking of private watercraft under same conditions as in an RU-1 District.

(3) A group home shall be permitted in a dwelling unit provided:

(a) That the total number of resident clients on the premises not exceed six (6) in number.

(b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of said licensure no later than the time of home occupancy.

(c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(4) Reserved.

Sec. 33-225. Area, frontage and depth of lots.

(a) In any area zoned EU-M the minimum area of each site or lot shall be not less than fifteen thousand (15,000) square feet, having a minimum frontage of one hundred twenty (120) feet, and a minimum depth of one hundred fifteen (115) feet.

(b) Where lots in a subdivision have been platted or a lot has been deeded and recorded with a minimum frontage of less than one hundred twenty (120) feet, but having a frontage of at least

one hundred (100) feet and an area of at least fifteen thousand (15,000) square feet prior to July 18, 1957, the site shall be deemed conforming, if the property concerned was zoned LRU prior to July 18, 1957.

FOOTNOTE(S):

(Back)

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE II. BUILDING CONTENT, SETBACKS AND AREA OF SITES >>

ARTICLE II. BUILDING CONTENT, SETBACKS AND AREA OF SITES [3]

Sec. 33-40. Cubic content of buildings.
Sec. 33-41. Setbacks—Application of tables.
Sec. 33-42. Same—Survey required when property line in doubt.
Sec. 33-43. Use of more restrictive dimensions; compliance with special setback lines.
Sec. 33-44. Measuring setback from right-of-way lines.
Sec. 33-45. Maximum setbacks in certain districts.
Sec. 33-46. Permits to issue for lots on public road only.
Sec. 33-47. Front street setbacks for commercial uses in BU and IU Districts; pump islands at service stations; light poles.
Sec. 33-48. Reserved.
Sec. 33-49. Table of minimum widths, area of lots; maximum lot coverage, and minimum building sizes.
Sec. 33-50. Table of setback lines in residential and estate districts.
Sec. 33-51. Setbacks in business and industrial districts.

Sec. 33-40. Cubic content of buildings.

The minimum standards established for cubic content of buildings by tables in this article in each district are applicable unless:

(1) A greater cubic content has previously been established by usage or otherwise in a specific neighborhood, subdivision or area.

(2) In order to provide compatibility with the adjacent or surrounding or nearby area or areas a greater cubic content is established when any land, body of water or structure is rezoned or when a special permit or a variance is granted.

(3) A greater cubic content is required by deed, or plat restriction or by covenant running with the land.

(4) A greater cubic content is shown on an official district map or otherwise provided by this or any other ordinance.

(5) Such building or buildings are in bungalow courts, in which event individual buildings therein shall not be less than two-thirds (2/3) of the size established as the minimum for the block or subdivision; and provided that the size of any bungalow within fifty (50) feet of a street or road right-of-way is not less than the size required for other residential buildings in the neighborhood.

Sec. 33-41. Setbacks—Application of tables.

The minimum lot area and dimensions of sites and setbacks shown by tables in this article shall apply to the districts indicated.

Front building lines for all structures shall be set back from the nearest highway right-of-way according to sections on official right-of-way plan and minimum widths and tables in this article. The setback from all side and rear property lines shall be not less than ten (10) percent of the average

width of the lot, provided such setback is not less than five (5) feet, but in no case shall such setback requirements exceed seven and one-half (7½) feet, except where greater distance is required for a specified district by tables in this article and for corner lots.

Sec. 33-42. Same—Survey required when property line in doubt.

Applications for permit to erect, move or alter a structure which is to be located within ten (10) feet of any property line, or which is to be located within twenty-five (25) feet of any existing or proposed highway right-of-way, or where there is any doubt in the minds of the Director and the Director of the Public Works Department about the location of a property line, shall be accompanied by a certified map from a survey of the premises prepared by a land surveyor, registered in the State, and markers showing the boundary corners, corresponding to the survey, shall be left undisturbed until a certificate of occupancy is issued.

Sec. 33-43. Use of more restrictive dimensions; compliance with special setback lines.

(a) In the case of two (2) or more districts abutting in one (1) block, the yard dimensions which are the greater for the districts in that block shall prevail.

(b) Where special setback lines, other than those provided in this article, are established by the Director for any purpose, such as for odd shaped lots, for waterfront sites (including canals, bays, etc.) or other reasons specified herein, all buildings erected, moved or added to thereafter shall conform to said special setback lines established by any amendment hereto, regardless of the standards provided in this article, or chapter.

(c) No person, firm, corporation, or public agency shall excavate or construct or reconstruct any building or structure including, but not limited to, dwelling house, hotel, motel, apartment building, seawall, revetment, or other structure incidental to or related to such structure, including, but not limited to, such attendant structures or facilities as a patio, swimming pool or garage, within fifty-five (55) feet of the line of mean high water, but not closer than fifty-five (55) feet from the applicable erosion control line whenever same has been established under Chapter 161, Florida Statutes, at any riparian coastal location fronting the Atlantic Ocean shoreline of Miami-Dade County, exclusive however of bays, inlets, rivers, canals, bayous, creeks, passes, vegetation type non-sandy shores, and the like, said line of mean high water being hereby defined as the natural ground contour that is one and six-tenths (1.6) feet above mean sea level, as provided by the national 1929 datum. Whenever any building or buildings are to be erected closer than one hundred (100) feet to the line of mean high water, fifty (50) percent of the width of said building (measured roughly from north to south along said line) shall be set back a minimum distance of one hundred (100) feet from the line of mean high water; and a seawall or revetment shall be constructed so that there is an essentially unbroken and continuous barrier to storm wave action, formed by the combination of building walls and seawalls or revetments. Except for such seawalls or revetments no structure of any kind shall be erected within the area of additional setback established in this paragraph.

(1) In order that there be no doubt that the required setback is not violated, all applications for permits for any excavations to be made, or for any building or structures to be erected, within one hundred fifty (150) feet of the line of mean high water or applicable erosion

control line, whichever controls, shall be accompanied by a certified survey made by a surveyor or engineer registered in the State of Florida, showing property lines, the line of mean high water, erosion control line if established and applicable, and pertinent ground elevations and beach profiles normal to the shoreline based on the mean sea level provided by the national 1929 datum. Said permit application shall be made to the Department. The permit shall be issued, provided that the Director of the Public Works Department finds that the excavation, or building or structure to be erected, complies with the setback requirement.

(2) A waiver to the setback requirements may be granted by the Director whenever the Director of the Public Works Department of Miami-Dade County certifies that the application for waiver clearly and unequivocally complies with the guidelines hereinafter provided.

(3) The application from any riparian property owner shall include such facts and circumstances and engineering data concerning shoreline stability and storm tides related to shoreline topography as are adequate for making an engineering determination as to the justification for said waiver; and if in the immediate contiguous or adjacent area of the proposed structure a number of existing substantial structures have established a reasonably continuous and uniform construction line closer to the line of mean high water or to an applicable erosion control line than provided herein, said proposed structure may be permitted along such existing line or along a transition line to meet said existing structures if such alignment of the proposed structure will minimize beach erosion; provided, however, that all said waivers shall be further processed in accord with Section 161.052 and 161.053, Florida Statutes.

(4) The provisions of this section shall not apply to structures intended for shore protection purposes which are regulated by Section 161.041, Florida Statutes, nor shall they apply to structures existing or under construction on January 19, 1973. Reconstruction and repairs of an existing building damaged more than fifty (50) percent of the current value of the existing building will not be permitted except in conformance with this ordinance and other applicable regulation.

(5) The provisions of Subsection (c) hereof are applicable in the unincorporated areas of the County.

Sec. 33-44. Measuring setback from right-of-way lines.

All setback distances from property lines which abut an existing or officially established highway right-of-way shall be measured from the limits of the official right-of-way lines, including those established by this chapter, regardless of whether or not such full official right-of-way width has been dedicated.

Sec. 33-45. Maximum setbacks in certain districts.

The front setback distance of the building line of the principal building in an EU-M, RU-1 and RU-2 District shall not exceed fifty (50) feet, provided, however, such maximum front setback may be adjusted by the Director where peculiar conditions exist and where compliance with this regulation would impose an unnecessary hardship on the property owner, and a greater front setback would not be detrimental to the adjacent property owner and would comply with the spirit and intent of the regulations; among other things, peculiar conditions which can be considered would be such as,

buildings or structures in the area with greater front setbacks than regularly permitted, unusually deep lots, lakefront lots, use of property across the street in variance with usual permitted uses in the district, such as school, church, cemetery, park or the like.

Sec. 33-46. Permits to issue for lots on public road only.

No permit shall be issued for a building or use on a lot, plot, tract, or parcel in any district until that portion of the applicant's lot, plot, tract, or parcel lying within the required official zoned right-of-way has been dedicated to the public for road purposes, and standard pavement improvements have been made, bonded for or an improvement agreement signed prior to building permit issuances except as otherwise provided in Sections 33-133(C), (D) and (E) herein. Any deviation from this section shall require a non-use variance pursuant to the provisions of Section 33-311 of the Code.

Any lot, plot, tract or parcel under single ownership is exempt from the provisions of this section where that lot, plot, tract, or parcel (a) is located outside the Urban Development Boundary (as shown on the Comprehensive Development Master Plan); (b) is to be used only for agricultural or residential purposes; and (c) is not located adjacent to a zoned section line road.

Where a site plan for a multiple-family housing development, apartment development, or apartment hotel development containing frontage on a public or dedicated road and containing interior private streets or roads within the development has been submitted to and approved by the Department, it shall be exempt from the provisions of this section, except that if full right-of-way dedications or improvements as required by the Public Works Department are lacking, the same shall be provided or a non-use variance obtained.

Sec. 33-47. Front street setbacks for commercial uses in BU and IU Districts; pump islands at service stations; light poles.

(a) Front setback and yard area requirements for commercial structures in Business (BU) and Industrial (IU) Districts shall be twenty (20) feet, provided that front setback of pump islands for gasoline service stations shall be only fifteen (15) feet, and provided, further, that light standards (poles) shall meet the setback requirements for class B detached signs.

(b) Detached, freestanding canopies to cover pump islands at gasoline service stations shall be permitted, provided:

(1) That the nearest edge of the detached canopy to the front property line (measured to the official right-of-way line) is at least seventeen (17) feet therefrom.

(2) That the nearest edge of the detached canopy to the side street property line (measured to the official right-of-way line) is at least twelve (12) feet therefrom.

(3) No minimum setback or spacing need be provided between the inner edge of the canopy and the gasoline service station building.

Sec. 33-48. Reserved.

Ord. No. 90-118, § 2, adopted Nov. 6, 1990, repealed § 33-48, relative to setbacks for auto sales or vacant

lots, which derived from Ord. No. 57-19, § 30(C)(2), adopted Oct. 22, 1957.

Sec. 33-49. Table of minimum widths, area of lots; maximum lot coverage, and minimum building sizes.

The minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be in effect for the districts enumerated in the following table:

District	*Families*	*Min. Width*	*Min. Lot Area (Sq. Ft.)*	*Max. Lot Coverage (% of Lot Area)*	*Min. Bldg. Size (Cu. Ft.)*
RU-1	1	New sub.-75′	7,500	35% for subdivisions platted on or before March 8, 2002; 40% for subdivisions platted after March 8, 2002	8,500
		Old sub.-50′	5,000	35%	8,500
RU-1M(a)	1	50′	5,000	40% for subdivisions platted on or before March 8, 2002; 45% for subdivisions platted after March 8, 2002	8,500
RU-1M(b)	1	60′	6,000	40% for subdivisions platted on or before March 8, 2002; 45% for subdivisions platted after March 8, 2002	8,500
RU-1Z	1	New sub.-45′	4,500	50%	8,500
		Old sub.*			
*as approved by public hearing or administrative site plan review					
RU-2	1	New sub.-75′	7,500	35%	8,500
		Old sub.-None	3,750	30%	8,500
	2 singles	New sub.-75′	7,500	30%	8,500 front res.
					5,000 rear res.
		Old sub.-50′	5,550	30%	8,500 front res.
					3,000 rear res.
	duplex	New sub.-75′	7,500	30%	8,500
		Old sub.-50′	5,550	30%	8,500
RU-3	1	Same as single-family residence in RU-2 District.			
	2 singles	Same as two single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	75′	7,500	40%	7,500
	Multi-family	100′	2 acres net lot	30%	

	housing development		area		
RU-3B	1	Same as single-family residence in RU-2 District.			
	2 singles	Same as two single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-3 District.			
	bungalow	100′	2000 per fam.	40%	See RU-3B
	court		10,000 min.		
RU-4	1 or 2 singles	Same as 1 or 2 single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-2 District.			
	5 or more units	100′	500 per fam. 10,000 min.	See RU-4	
RU-4A	1 or 2 singles	Same as 1 or 2 single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-2 District.			
	5 or more units	100′	500 per fam. 10,000 min.	See RU-4	
	bungalow villa	See RU-4A			
EU-M	1	Prior to 5-9-57 100′	15,000	30%	12,500
		New sub.-120′ (Min. depth 115′)	15,000	30%	12,500
EU-S	1	125′ (Min. depth 135′)	25,000 (inc. r/w)	30%	15,000
EU-1	1	Prior to 4-17-51 100′	1 ac. (inc. r/w)	15%	15,000
		New sub.-125′	1 ac. (inc. r/w)	15%	15,000
EU-1C	1	150′	2½ ac. (inc. r/w)	15%	17,500
EU-2	1	200′	5 ac. (inc. r/w)	15%	17,500
AU	1	Prior to 2-13-51 100′	10,000	25%	7,500
		New sub.-200′	5 ac. (inc. r/w)	15%	7,500

BU Districts		*Minimum lot frontage*	*Minimum lot area*
BU use	Old sub.	50′	5000 sq. ft.
	New sub.	50′, 75′ corner	5000 sq. ft., 7500 sq. ft.
RU or BU & RU use	Old sub. & New sub.	1, 2, 3 or 4 residential units—75′	1, 2, 3 or 4 residential units—7500 sq. ft.
		5 or more residential units—100′ See Note 3	5 or more residential units—10,000 sq. ft. See Note 3
IU Districts			
BU or IU use	Old sub.	50′	5000 sq. ft.
	New sub.	75′	7500 sq. ft.

KU Districts	Same as RU-1 Districts

NOTE 1. Percentage of lot coverage allowed applied to principal structure. Lot coverage for accessory buildings such as guest houses, secondary residences, etc., shall be as provided in other applicable Sections.

Lot coverage requirements shall in no way affect existing setback or spacing requirements, or the requirements that residential uses must conform to residential setbacks when established in business or industrial districts.

NOTE 2. Unless otherwise stated, figures in this column are for single-family residential use. Duplex structure shall be one and one-half (1½) times minimum cubic content. Three (3) or four (4) units shall be twice the minimum cubic content.

NOTE 3. Where a lot is to be used exclusively for commercial purposes, the number of store units shall not be dependent on any square foot area requirements; however, where it is desired to combine a residential use of any type with a commercial use, necessary lot area shall first be provided for the residential use and, if there is any surplus area, the commercial use will be permitted, providing all setback, spacing, parking, and other requirements are met.

NOTE 4. Unless otherwise stated herein or shown on the district maps, the cubic content specified shall refer to a one (1) story, single-family dwelling. Proportional increases in size or value shall be required for two (2) story or more than one (1) family use.

NOTE 5. Minimum width of lots in new subdivisions in the RU-1Z, RU-1, RU-1M(a), RU-1M(b), EU-M, EU-S and EU-1 Districts may be decreased from the amount required under the following conditions:

(a) The decrease shall be applicable to lots containing a portion of their frontage along the curvilinear streets and cul-de-sacs.

(b) The minimum lot frontage as defined elsewhere for the various zoning districts must be provided at the minimum building setback line of curvilinear lots.

(c) That the minimum frontage requirement at street right-of-way line and radius requirements of exterior street right-of-way line along curvilinear streets and cul-de-sacs shall meet the following requirements:

Zoning District	*Minimum Frontage (feet)*
RU-1Z	31
RU-1	50
RU-1M(a)	33
RU-1M(b)	40
EU-M	80
EU-S	85
EU-1	85

(d) Lot area must comply with all other minimum zoning requirements.

(e) The design of the streets where the lot frontage occurs must conform to standards of the Public Works Department.

Sec. 33-50. Table of setback lines in residential and estate districts.

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	*Front (Ft.)*	*Rear (Ft.)*	*Between Buildings (Ft.)*	*Interior Side (Ft.)*	*Side Street (Ft.)*
RU-1: One	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5′ max.—7½′	15
Acc. bldg.	75	5	10	same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5′; 20′ where there is no key lot.
Canopy carport	5	5	—	2	5
RU-1M(a):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	5	10

	garages				
Acc. bldg.	75	5	10	5	15
Canopy carport	5	5	—	2	5
RU-1M(b):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	6	10
Acc. bldg.	75	5	10	6	15
Canopy carport	5	5	—	2	5
RU-2: One			—same as RU-1 res.—		
Two singles: Front			—same as RU-1 res.—		
Rear			—same as RU-1 acc. bldg.—		
Duplex			—same as RU-1 res.—		
Acc. bldg.			—same as RU-1 acc. bldg.—		
Canopy carport	5	5	—	2	5
RU-3: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four	25	25	—	15	25
Acc. bldg.	75	5	10	7½	30
Canopy carport	5	5	—	2	5
RU-3B: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four			—same as 3 or 4 unit in RU-3—		
Bungalow court			—see RU-3B—		
Acc. bldg., 1 to 4 units	75	5	10	7½	30
RU-4 & RU-4A: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		

Three or four			—same as 3 or 4 units in RU-3—		
Five or more			—see RU-4 and RU-4A—		
Acc. bldg.	75	5	10	7½	30
EU-M: One	25	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	5	5	—	2	5
EU-S: One	35	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	13	5	—	2	5
EU-1: One	50	25	—	15	25
Acc. bldg.			—same as EU-M accessory buildings—		
Canopy carport	28	5	—	2	5
EU-1C			—same as EU-1—		
EU-2			—same as EU-1— principal building and entrance lodge same as principal building in EU-1—all other buildings not closer than 85' to the highway right-of-way		
Canopy carport	28	5	—	2	5
AU			—same as EU-1 unless otherwise specified in AU District—		

NOTE 1. Refer to Section 33-20(b)(l) for additional utility shed setback regulations. Sheds in townhouse developments shall be regulated by Section 33-202.3(2)(q).

Sec. 33-51. Setbacks in business and industrial districts.

The minimum setback distances and spacing requirements in all business districts and in IU-1, IU-2 and IU-3 Industrial Districts (see Section 33-273 for IU-C setback requirements) shall be as follows:

Front—Twenty (20) feet.
Side street—Fifteen (15) feet, except where an RU, EU or GU lot abuts a business or industrial lot, then the side street setback shall be twenty-five (25) feet on any part of the commercial structure located within twenty-five (25) feet of the residential district boundary provided, however, if an abutting GU lot is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence at the time of the approval of the building permit for the business or industrial use, the setback shall be fifteen (15) feet from the side street property line.
Interior side—Zero (0) feet where the adjacent property is BU or IU Districts and where the use of the building is limited exclusively to business or industrial use. The wall along the side property line shall be constructed in

accordance with the Florida Building Code.

Five (5) feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

Ten (10) feet for such portions of the business structure as are devoted to residential use.

Fifteen (15) feet where the adjacent property is zoned RU or EU or GU. It is provided, however, that where an abutting GU lot is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence at the time of the approval of the building permit for the business or industrial use, in such instances the setback shall be:

Zero (0) feet where the wall along the interior side property line is unpierced and constructed in accordance with the Florida Building Code; or

Five (5) feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

Rear—Twenty (20) feet from residential district boundary, except that credit shall be given for full width of dedicated alleys in computing this setback.

Five (5) feet from business or industrial district boundary, where any openings are provided in wall of proposed structure, adjacent to rear lot line.

Zero (0) feet from business or industrial district boundary where no openings are proposed in wall of proposed structure, adjacent to rear lot line.

Same setbacks shall apply for accessory buildings as apply to principal structures.

Between buildings—Twenty (20) feet.

Structures containing residential uses or mixed residential-business uses shall comply with residential setbacks (for the entire building) as may be required for the residential use in the residential district.

FOOTNOTE(S):

(Back)

A

Hearing Number: 14-003 Applicant: Helen Michael and Preferred Enterprises, Inc.
Area 14/District 8 Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Samuel Willis	27600 SW 157 Ave Homestead 33031
2.		Victor DeJesus	27840 SW 160 Ave 33031
3.		Susana Forte.	27903 SW 160 Ave 33031
4.		Lynda DeJesus	Lynda DeJESUS 27840 SW160AV 33031
5.		Nivelka Costales	27805 SW 162 Ave
6.		Javier Forte	27903 SW 160th Ave.
7.		GLENN HINDIN	27905 SW 162 AVE.
8.		SANDRA LECHOT	16100 SW 278 ST Homestead, FL 33031
9.		Alberto Pozo	28203 SW 160th CT Homestead, FL, 33033
10.		Norma Brieler	28123 SW 160 ct Homestead 33033
11.		Liny de la Nuez	28122 SW 160 ct, Homestead FL 33033
12.		Linda Kluman	16050 S.W. 281 St. Homestead, Fla. 33033
13.		Ana Rodriguez	28204 SW 159 Pl. 33033
14.		Marie A. Blonder	28234 S.W. 159th Pl
15.		Harvey D. Blonder	28234 S.W. 159 Place Homestead, FL 33033

C-14
14-3

P-197

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		William Laorie	27902 SW 159 CT
2.		Daphne Brenner	27802 SW 159 Ct.
3.		HARRY GRIGSBY	27951 SW 159 CT
4.		Guillermo Ochoa	27901 SW 159 CT
5.		MIRTHA OCHOA	27901 SW 159 Ct
6.		Milagros Rogue	27952 SW 159 Ct.
7.		Jorge Rogue	27952 SW 159 Ct.
8.	CARIDAD BANOS	Caridad Banos	27835 SW 16 ~~5 Ave~~
9.		PATRICIA SCROGGS	16045 SW 283 St Homestead
10.		DAVID SCROGGS	16045 SW 283 St Homestead
11.		Anthony Ruiz	15940 S.W. 283rd St.
12.		Soraya Ruiz	15940 SW 283rd St
13.		Kathleen Brenner	28251 SW 159 Ave
14.		Julio Roca	28200 SW 159 AVE
15.		A. Gonzalez	28081 SW 159 Ct

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		BRUCE WALTON	27801 SW 159 CT HMSTD
2.		SHIZUKO WALTON	27801 SW 159 CT "
3.		Melinda Osborne	27850 SW 159 Ave
4.		DAVID S. KIRBY	27800 SW 159TH AVE
5.			27450 SW 159 AVE
6.		Christa Ingram	27850 SW 157 Ave
7.		Bryan Ingram	27800 SW 157 Ave.
8.		Susan Dunn	28105 SW 158 Place
9.		GREGORY DEHART	15881 SW 281 ST (305) 247-6694
10.		Ann H DeHart	15881 SW 281 ST (305) 247-6694
11.		RONALD D LOPEZ	28124 SW 158 PLACE (305) 245-6796
12.		Jamie Fobb	28205 SW 158 PL Homestead, Fl 33033
13.		Judith Dunbar	28234 SW 158 PL Homestead FL 33033
14.		Alice Brown	28235 SW 158 PL Homestead FL 33033
15.		Debbie Page	28254 SW 158 PL Hmstd FL 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Ibia Domenech-Lopez	27208 SW 162 AVE
2.		Tania Almagro	27225 SW 162 CT 33031
3.		Maria Mateo	27275 SW 162 CT 33031
4.		Laura Suits	27305 SW 162 Ct 33031 Homestead
5.		Bill Suits	27305 SW 162 Court Homestead FL 33031
6.		Claude Potter	27205 SW 162 CT
7.		Evan E Evans	16250 SW 274 ST
8.		KIMBERLY EVANS	16250 SW 274 St Hmstd. FL 33031
9.		Kyle Bargardt	16290 SW 274 St
10.		Jose Perello	16290 S.W. 283 St.
11.		Hector L. Roman	16260 SW 283rd St.
12.		Lori Lee	16240 SW 283 St.
13.		Nelson Gomez	16241 SW 283 ST.
14.			16781 SW 278 St.
15.		Jessica Rogers	16781 SW 278 St.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Drew Colbaugh	15790 SW 283rd St Homestead FL 33033
2.		Jysecca DelRio	15860 SW 283 St FL 33033
3.		Al Rolle	28232 SW 159 Ct
4.	Michele Arnold	Michele Arnold	28202 SW 158 CT
5.	Maria Salgado		28122 SW 158 Ct Homestead FL 33033
6.		Geraldo Hernandez	28172 SW 158 Ct.
7.	Mallock	Ilene Mallock	28123 SW 158 Ct.
8.	R. Mallock	Robert L. Mallock, SR.	28123 SW 158 Ct.
9.		JENNIFER WRIGHT	28021 SW 159 CT 33033
10.		JAHAIRA TODD	16200 SW 284 St.
11.	Todd	Edward Todd	16200 SW 284 st 33033
12.		JESSE ARMSTRONG	16201 S.W. 284 ST 33033
13.	Kathy Kolb	Kathleen Kolba	16223 SW 284th St 33032
14.		Christina Jordan	16260 SW 284th St 33033
		Patricia J Massey	16283 SW 283rd St

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Anne Simmons	16201 SW 282 St Hmstd
2.		Sandra Salinas	16200 SW 282 St Hmstd.
3.		Robert Salinas	16200 SW 282 St. Hmstd.
4.		Kim Reeder	16221 SW 282 St Hmstd
5.		Roger Reeder	16221 SW 282 St Hmstd
6.		Maritza Marrero	16231 SW 282 St. Hmstd.
7.		Jeffrey Richardson	16241 SW 282 St Hmstd
8.		Mala Ford	16260 SW 282 St Homestead
9.		Lupe Mendoza	28035 SW 166 Ct Homstd
10.		Mercedes Montagudo	28036 SW 166 Ct Homest.
11.		Ramon Masson	28104 SW 165 Ct Homestead
12.		Mariela Ayala	16483 SW 282 St
13.		Jonathan Spicer	16350 SW 282 St
14.		Dwayne H. Clark	16330 SW 282 St
15.		Jason Rogers	16280 SW 282 St 33033

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
(1)		Jose Anguiano	27900 SW 162nd Ave.
(2)		Joseph Whitney	27825 SW 162 AVE
(3)		Matthew Whitney	27825 SW 162 ave
(4)		GERALD WHITNEY	28632 SW 163 CT
(5)		Carlos Javier Noda	27990 SW 160 Ave
(6)		Arlene M. Sanabria	26251 SW 162nd Ave.
(7)		Sydney Robinson	23515 SW 162nd Ave SYDNEY ROBINSON
(8)		Diane Massucci	16075 SW 283 ST – DIANE MASSUCCI
(9)			16075 SW 283 ST DONALD MASSUCCI
(10)			15941 SW 283 ST JOSEPH T. PARR
(11)			16290 SW 274 St John Bochichio
(12)		KHALID GHANI	27805 SW-161 Av. Homestead FL 33031
(13)		KAMIL GHANI	27805 SW 161 AV HOMESTEAD FL
(14)		Sabina Ghani	27805 SW 161 Ave
(15)		CHRIS RAAB	27884 SW 161 AVE

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
√(1)		RICHARD G. FLOM	28820 SW 161 AVE
(2)		SAMMY G JONES	1650 S.W. 277 ST
(3)		A. Barrett	28400 S.W. 161 Ave
(4)		DALLIS CHANDLER	16221 S.W 283 St.
(5)		Sue A Askins	28110 SW 161 Ave
(6)		Cynthia L. MEAD	28110 SW 161 AVE
(7)		ROSALIND DuPUIS	28107 S.W. 161
(8)		John Ackerman	28101 SW 161 AVE
(9)			28200 SW 161 Ave
(10)	Joel K. Bray	Joel K. Bray	28220 SW 161 AVE
(11)		DORIS WOHL	28231 SW 161 St Ave.
(12)		PATRICIA MARRIOTT	28251 SW 161 AVE
(13)		Karen Gilley	16080 SW 283 St
(14)		Roger Gilley	16080 SW 283 St.
(15)		Priscilla Bouchet	28232 SW 160 Court

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE,MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014,SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
1	Lindsay Hinds	Lindsay Hinds	2795 SW 162 Ave Homestead FL 33031
2		STEVE LECHOT	16100 S.W. 278 STR. HOMESTEAD, FL. 33031
3	Enid Raab.	Enid Raab	27889 SW 161 AVE Homestead FL 33031
4		Donna Ghani	27885 SW 161 Ave Homestead Fl 33031
5		Tolean Stuminski	27825 SW 161 Ave Homestead, Fl 33031
6	DAVID GARCIA	David Garcia	16101 SW 280 St Homestead FL 33031
7	Nilda Hernandez	Nilda Hernandez	27720 SW 162 ave Homestead, Fl 33031
8	Carey W. Horn	Carey Horn	27700 SW 162 Ave Homestead Fl 33031
9		Charles H Munz	27680 SW 162 AVE Homestead FL, 33031
10	Mark Gadol	Mark Gadol	27660 SW 162 Ave Homestead Fla 33031
11		Stephen McHorn	16205 SW 276 Terr Homestead FL 33031
12	STEVE SCHOOLEY		27642 SW 162 ct Homestead FL 33031
13			27910 SW 162 Ave.
14	Alexander Alvarez		27800 SW 162 AVE
15	Teresa Vazquez		27810 SW 162 Ave

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Carlos	27945 SW 163 AV
2.		Rachi Jimenez	27945 SW 163 Ave
3.		Kapp Boys	27905 SW 163 Ave
4.		Tom Boys	27905 SW 163 Ave
5.	C.A. Shim	Carol Shim	27805 SW 163 Ave
6.	N. Shim	Nakita Shim	27805 SW 163 Ave
7.	D. Shim	Dominique Shim	27805 SW 163 Ave
8.		Russell S Johnson	27825 SW 163 Ave
9.		Catherine McGlothlin	27645 SW 163 Ave
10.		Omar Fiedora	16305 SW 276 Ter
11.		Jodi Gonzalez	27702 SW 163 ave.
12.		Mike Fieheck	27702 SW 163 Ct
13.		Amy Whitney	27825 SW 162 Ave
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Abigail Jonckheere	16208 SW 274st 33031
2.		BENOIT JONCKHEERE	16208 SW 274 33031
3.		Mary Palazuelo-Jonckheere	16208 SW 274st 33031
4.			16281 SW 274 ST 33031
5.		Annette Virk	16281 SW 274 st 33031
6.		Taylor Paul	16281 SW 274 ST 33031
7.		Richard West	16241 S.W. 274 St 33031
8.		Robert W. Zukowski	16261 SW 274 33031
9.		Carolyn Zukowski	16261 S.W. 274 St #33031
10.		Joo Noirat	16221 SW 274 ST
11.		Juliana Noirat	16221 SW 274 ST 33031
12.		Luke Evans	16250 SW 274st 33031
13.		Rene Guzman	16211 SW 274 St 33031
14.		Amy. Guzman	16211 SW 274 St 33031
15.		Adriana Lopez	27200 SW 162 AVE. 33031.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
		Siegfried Sowwob	2
1.			28240 SW 163 Ave
2.		Monica Weisson	28331 SW 163RD CT
3.		KAREN LAAS.	28242 SW 163 Ct
4.		David Pharo	16370 SW 284 St.
5.		Amelia Hernandez	16350 S.W 284 ST.
6.	Julio Callen	Julio Callen	16462 SW 281 ST
7.		letta	28102 SW 165 ST
8.		RALPAIE SANCHEZ	16470 SW 280 ST
9.			18724 SW 306 TERR.
10.		Betsabeth Ramirez	16470 SW 280 St.
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	L Anguiano	Leticia Anguiano	27900 S.W. 162 Ave. Homestead, FL 33031
2.		Robert LaRicci	16241 SW 280 ST Homestead FL
3.		David Meshu	27942 SW 162 Ct Homestead Fl.
4.		Vicente GARZA	27902 SW 162 Ct Homestead Fl
5.	Julie Brandt	Julie Brandt	27827 SW 162 Ct. Hmstd, FL 33031
6.	Jorge Aponte	Jorge Aponte	27802 SW 162 Ct Homestead, Fl 33031
7.			27701 SW 162 Ct main fl 33031
8.	Michael Denigris		27701 SW 162 Ct Homestead, Fl 33031
9.	Felix A. Lopez		27681 SW 162 Ct Homestead FL 33031
10.	[redacted]	[redacted]	[redacted]
11.			
12.			
13.			
14.			
15.			

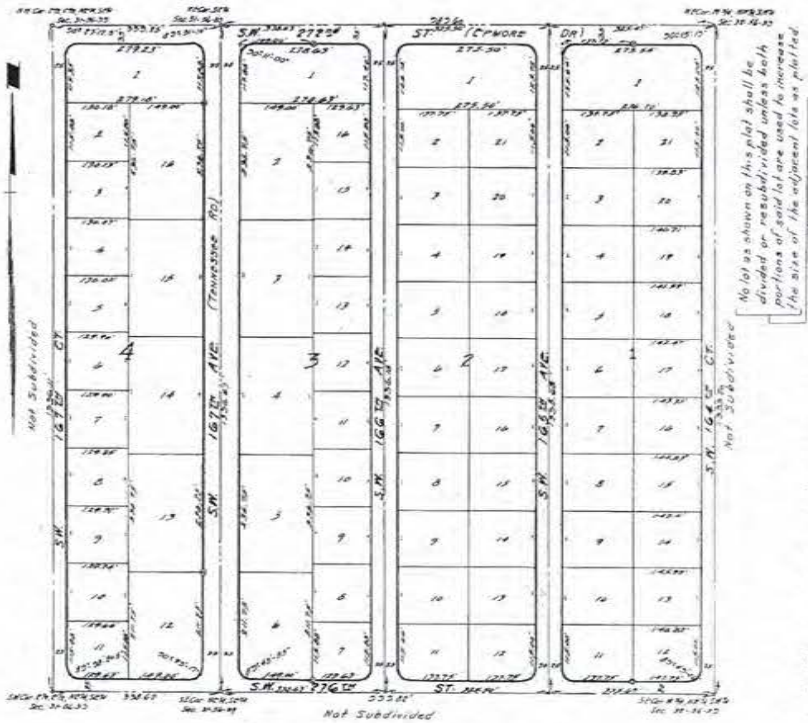
Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[redacted]		
2.	Joe Nodal	Joe Nodal	27911 SW 162 CT
3.	J. Nodal	Janein Nodal	27911 S.W. 162 Ct
4.	Josiel Moreras	Josiel Moreras	27925 SW 162 AVE
5.	Silvia day Nodal	Silvia day Nodal	27925 SW 162 AVE
6.	Edward Vazquez	Edward Vazquez	27945 SW 162 AVE
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

63-18



MELODY MANOR

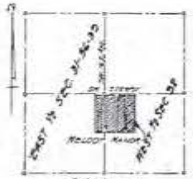
A SUBDIVISION OF
THE E½ OF E½ OF NE¼ OF SE¼ OF SEC. 31, TWP. 56S, RGE. 39E,
AND W¼ OF NW¼ OF SW¼ OF SECTION 32, TWP. 56S, RGE. 39E,
DADE COUNTY, FLORIDA.

SCALE IN FEET

SCALE: 1" = 100' JANUARY 1956

Thomas J. Kelly, Civil Engineer & Land Surveyor, Miami, Florida

ENGINEERS NOTE:
● Denotes Permanent Reference Monuments set
All Plats are 75' and dimensions on corner lots are to the intersection of Lot lines extended



LOCATION SKETCH

KNOW ALL MEN BY THESE PRESENTS:
That Jordan, Ashbes & Kramer, Inc., a Florida Corporation, have caused to be made the attached Plat entitled "MELODY MANOR" the same being a subdivision of the East ½ of the E½ of the NE¼ of the SE¼ of Section 31, Twp. 56S Rge. 39E, and of the West ½ of the W¼ of the SW¼ of the SW¼ of Section 32, Twp. 56S Rge. 39E, lying in Dade County, Florida.

The Streets, Avenues, and Courts shown hereon together with all existing and future plantings, trees and shrubbery are hereby dedicated to the perpetual use of the Public for proper purposes reserving to Jordan, Ashbes & Kramer, Inc., the reversion of reversions thereof whenever discontinued by Law.

The Official Dade County Zoning Regulations now in effect or as the same may be from time to time changed or amended applicable to the area within which this subdivision is located shall be observed.

IN WITNESS WHEREOF: We have hereunto set our hands and seal at Coral Gables, Florida this 4 day of April A.D. 1956.

JORDAN, ASHBES & KRAMER, INC.

Signed: David E. Jordan, President — David E. Jordan
Attest: Norman Ashbes, Secretary — Norman Ashbes

STATE OF FLORIDA
COUNTY OF DADE } SS.

Before me this day personally appeared David E. Jordan and Norman Ashbes, President and Secretary respectively of Jordan, Ashbes & Kramer, Inc., a Florida Corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged that they executed the same freely and voluntary as officers of said Corporation, that they affixed thereto the official seal of said corporation, and that this is the free act and deed of said corporation.

WITNESS my hand and Notarial Seal at Coral Gables, Florida, this 4 day of April A.D. 1956.

My Commission expires: Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Nettie Kennedy, the owner and holder of that certain mortgage dated Nov. 15, 1954 and recorded in Mortgage Book 3912 at Page 448 of the Public Records of Dade County, Florida, do hereby consent to this Plat and join in the dedication.

WITNESS my hand and seal at Coral Gables, Florida, this 11th day of April A.D. 1956.

Witnessed: Janette N. Hurley, Elizabeth J. Hunter — Nettie Kennedy

State of Florida
County of Dade } SS.

Before me this day personally appeared Nettie Kennedy to me well known to be the person described in and who executed the foregoing instrument, who being duly sworn acknowledged that she executed the same freely and voluntary.

Witness my hand and Notarial Seal at Coral Gables Florida, this 11th day of April A.D. 1956.

My Commission expires 9/21/56

Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Eugene Fleischer and Lucille Fleischer, his wife, owners and holders of that certain mortgage dated Mar. 20, 1953 and recorded in Mortgage Book 3565 at Page 83 of the Public Records of Dade County, Florida, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF: We have hereunto set our hands and seals this 4 day of April A.D. 1956.

Witnessed — Eugene Fleischer, Seal — Lucille Fleischer, Seal

STATE OF FLORIDA
COUNTY OF DADE } SS.

Before me this day personally appeared Eugene Fleischer and Lucille Fleischer, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who upon being duly sworn acknowledged that they executed the same freely and voluntary.

WITNESS my hand and Notarial Seal at Coral Gables, Florida, this 4th day of April A.D. 1956.

My Commission expires: Notary Public State of Florida.

I HEREBY CERTIFY: That the attached Plat entitled "MELODY MANOR" is a true and correct representation of the land as recently surveyed and platted under my direction, also that the Permanent Reference Monuments shown hereon were set on the 28th day of February 1956 in accordance with Section 7, Chapter 10275 (No 253) Laws of the State of Florida.

Registered Land Surveyor No. 575 — Registered Engineer No. [illegible] State of Florida

This Plat was approved by the Dade County, Florida, Planning Zoning and Building Department this 28th day of March A.D. 1956.

by [illegible] Director

This Plat was approved and the foregoing dedication was accepted and approved by Resolution No. 9250 passed and adopted by the Board of County Commissioners of Dade County, Florida this 1st day of May A.D. 1956.

Approved: E.H. Sanderlin, County Engineer — Attest: C.D. Leatherman, Clerk of the Circuit Court — [illegible], Chairman

By [illegible] Deputy Clerk

Filed for Record this 16th day of May A.D. 1956 at 10:58 A.M. in Book 63 of Plats at Page 18 of the Public Records of Dade County, Florida. This Plat complies with the Provisions of the Laws of State of Florida.

C.D. Leatherman, Clerk of the Circuit Court

By [illegible] Deputy Clerk

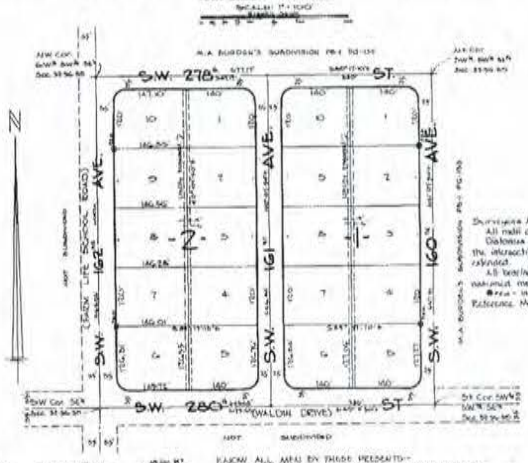
FF 7501

67-89

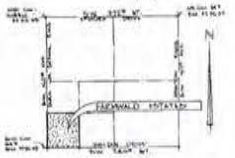
FARMWALD ESTATES

A RESUBDIVISION OF THE SW¼ - SW¼ - SE¼ OF SECTION 32 - TWP 56S - RGE 39E
BEING A PART OF "M.A. BURDEN'S SUBDIVISION" PB 1 - PGE. 135
DADE COUNTY, FLORIDA.

MUELLER & FAITH
CIVIL ENGINEERS & LAND SURVEYORS
CORAL GABLES FLORIDA
SCALE: 1" = 100'
JANUARY 1958



Surveyor's Note:
All radii are 15 feet
Distances on corner lots are to the intersection of block lines extended
All bearings based on an assumed meridian
● = Indicates Permanent Reference Monument



LOCATION MAP
SEC. 32-56-39 DADE COUNTY FLORIDA

KNOW ALL MEN BY THESE PRESENTS:-
That Ethel Beloff, a single woman, the owner and holder by assignment, dated Aug 26, 1956, recorded Aug 28, 1956 in Official Records Book 979 Page 181, Public Records of Dade County Florida, of that certain mortgage dated September 15, 1947, and filed in Official Records Book 4479, Page 341, Public Records of Dade County Florida, encumbering the above described property, does hereby consent this plat and join in the above dedication.
Witness my hand and seal this 17th day of Nov AD 1958.
Witnessed by:
Ethel Beloff SEAL
Ethel Beloff
STATE OF Florida ss
COUNTY OF Dade
Before me this day personally appeared Ethel Beloff, a single woman, to me well known to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 17th day of Nov AD 1958.
My Commission expires
Notary Public State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:-
That Clement F. Belko and Vernet Belko his wife, and Farm-Wald Corporation, a Florida Corporation, have caused to be made, the attached plat entitled "FARM-WALD ESTATES" the same being a resubdivision of the SW¼ SW¼ SW¼ of Sec 32 Tsp 56 S, Rge 39 E, less the East 25 feet thereof, being a part of M.A. Burden's Sub. recorded in Plat Book 1 Page 135 of the Public Records of Dade County, Florida.
The Streets, Avenues, Roads and Drives, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their heirs, successors or assigns the reversion or reversions thereof whenever discontinued by law.
The official zoning regulations of Dade County, Florida, now in effect or as the same may be from time to time changed or amended applicable to the area in which this subdivision is located shall be observed. A strip of land 5.0 feet wide at the rear of each lot as shown by dashed lines on the attached plat is reserved for the installation and maintenance of public utilities. No lot as shown on the attached plat shall be divided or resubdivided unless both portions of said lot are used to increase the size of the adjacent lot so platted.
WITNESS our hands and seals this 11th day of September AD 1958.
Witnessed by:
Clement F. Belko SEAL
Clement F. Belko
Vernet Belko SEAL
Vernet Belko
IN WITNESS WHEREOF, Farm Wald Corporation has caused these presents to be signed in its name for and on its behalf, by its President and Secretary, and its corporate seal to be hereunto affixed this 10th day of September AD 1958.
FARM-WALD CORPORATION
Attest: Alfred C. Falcon Secretary
by Charles H. Lister President
STATE OF FLORIDA ss
COUNTY OF DADE
Before me this day personally appeared Clement F. Belko and Vernet Belko his wife, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 17th day of September AD 1958.
My Commission expires
March 1, 1962 Notary Public State of Florida at Large
STATE OF FLORIDA ss
COUNTY OF DADE
Before me this day personally appeared Charles H. Lister, President and Alfred C. Falcon Secretary of Farm-Ward Corporation, to me known to be the persons who signed the foregoing instrument as such officers and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.
Witness my hand and notarial seal this 17th day of September AD 1958.
My Commission expires
March 1, 1962 Notary Public State of Florida at Large
KNOW ALL MEN BY THESE PRESENTS:-
That Howard W. Dixon, Shirley Dixon, his wife, Selma Black, a single woman, the owners and holders of a certain mortgage dated September 10 1957 and filed in Official Records Book 645 Page 561, Public Records of Dade County, Florida, encumbering the above described property, do hereby consent to this plat and join in the above dedication.
Witness our hands and seals this 1st day of November AD 1958.
Witness as to all:
Selma Black SEAL Howard W. Dixon SEAL Shirley Dixon SEAL
Selma Black Howard W. Dixon Shirley Dixon
STATE OF FLORIDA ss
COUNTY OF DADE
Before me this day personally appeared Howard W. Dixon and Shirley Dixon his wife, and Selma Black, a single woman, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein contained.
Witness my hand and notarial seal this 1st day of November AD 1958.
My Commission expires
Notary Public State of Florida at Large

I hereby certify that the attached plat entitled "FARMWALD ESTATES" is a true and correct representation of the land as recently surveyed and platted under my direction, also that the Permanent Reference Monuments were set on the 17 day of Feb AD 1959 in accordance with Section 7, Chapter 177.19 (2) (3) (4) Laws of the State of Florida.
John W. Mueller Jr.
Registered Engineer and Land Surveyor No. 1165 State of Florida.

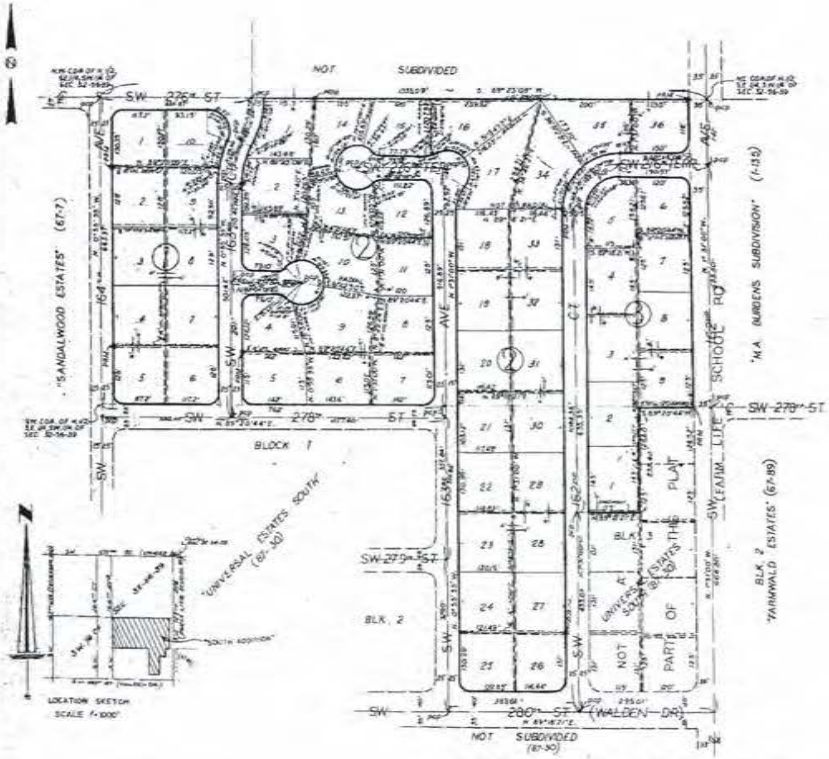
This plat was approved by the Dade County Florida, Zoning and Building Department this 28th day of March AD 1959.
by [illegible] Director

This plat was approved and the foregoing dedication accepted and approved by Resolution of the [illegible] passed and adopted by the Board of County Commissioners, Dade County, Florida, this 7th day of April AD 1959.
Attest: [illegible] Clerk of the Circuit Court
Approved R.A. Anderson County Engineer
by [illegible] County Clerk
by [illegible] Chairman

Filed for record this 2 day of April AD 1959 at 2:21 P.M. in Book 64 of Plats, Page 87 of the Public Records of Dade County, Florida. This plat complies with the requirements of the Laws of the State of Florida, and Ordinance #747 50 of Dade County, Florida (1947).
by [illegible] Deputy Clerk

93-32

93-32



"SOUTH ADDITION"

A RESUBDIVISION OF LOTS 1-8, BLOCK 3, "UNIVERSAL ESTATES SOUTH" (P.B. 67-P.30), AND A SUBDIVISION OF THE N 1/2, OF THE SE 1/4 OF THE SW 1/4, SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

DADE COUNTY - FLORIDA

GRAPHIC SCALE

DATE: JANUARY, 1972
ORDER NO. 1970-9
S.B. NO. 569
SCALE: 1"=100'

DENES B. DENES & ASSOCIATES
Surveyors- Engineers- Planners
CORAL GABLES, FLORIDA

KNOW ALL MEN BY THESE PRESENTS: That FORD DEVELOPMENTS, INC. a Florida corporation, has caused to be made this plan of "SOUTH ADDITION" the same being a subdivision of the following described land.

DESCRIPTION:

Lots 1 (inclusive), Block 3, UNIVERSAL ESTATES SOUTH, according to the Plat thereof, recorded in Plat Book 67 at Page 30 of the Public Records of Dade County, Florida, and that portion of S.W. 280th Court according to the plan of UNIVERSAL ESTATES SOUTH (P.B. 67, P. 30) which lies within the confines of Blocks 2 and 3 of this plat, and the North 1/2 of the Southeast 1/4 of the Southwest 1/4, and the East 35 feet thereof, Section 32, Township 56 South, Range 39 East, lying and being in Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS:

The Avenues, Courts, Streets, Terraces and Drives as shown on the attached Plat together with all existing and future plantings, trees, shrubbery and tree trimmings thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and or assignes the reversion or reversions thereof, whenever discontinued by law.

All new electric and communication lines, other than transmission lines within this subdivision shall be installed underground.

No building shall ever be permitted on any lot within this subdivision except for irrigation, swimming pools and air conditioning.

No septic tank will be permitted on any lot within this subdivision.

The circular drives, or private turnarounds will be required on lots fronting on Southwest 162nd Avenue, no drive connection will be permitted on on Southwest 280th Street (Walden Drive), as shown on the attached Plat.

OWNER'S PLAT RESTRICTION:

The utility easements as shown on the attached Plat by dashed lines or the rear and sides of certain lots are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF, said FORD DEVELOPMENTS, INC. has caused these presents to be signed in its corporate name by its President, its corporate seal to be hereunto affixed and attested by its Secretary on this 25 day of FEBRUARY A.D. 1972.

FORD DEVELOPMENTS, INC.

Witness: Milton I. Markowitz — By: Max Goldstein, Pres.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE SS.

That on this day personally appeared before me Max Goldstein and Milton I. Markowitz, President and Secretary, respectively, of FORD DEVELOPMENTS, INC., a Florida corporation, to me well known, to be the persons described, and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and seal this 25 day of February A.D. 1972.

My commission expires MARCH 11, 1975

Notary Public
State of Florida, at large

MORTGAGEES' CONSENTS AND ACKNOWLEDGEMENTS:

KNOW ALL MEN BY THESE PRESENTS: That K.C. Bell and Martha J. Bell, his wife, the owners and holders of that certain mortgage, recorded on July 24, 1970 under Clerk's File 70-R-138536 of the Public Records of Dade County, Florida do hereby consent to this Plat and join in the above dedications.

WITNESS our hands and seals this 21st day of MARCH A.D. 1972.

Witness: Donald H. Hopkins — K.C. Bell
Witness: Doris Sterling — Martha J. Bell

STATE OF TEXAS
COUNTY OF PATTERSS

I HEREBY CERTIFY: That on this day appeared before me K.C. Bell, and Martha J. Bell, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein described.

WITNESS my hand and seal this 21st day of MARCH A.D. 1972.

My commission expires June 1, 1973

Notary Public
State of Texas, at large

KNOW ALL MEN BY THESE PRESENTS: That Gary W. Gerson and Nicky Gerson, his wife, and Barney B. Lee and Eve Lee, his wife, and Nathan S. Lee and Janice S. Lee, his wife, the owners and holders of that certain mortgage recorded on June 4, 1970, under Clerk's File No. 70R-82056 of the Public Records of Dade County, Florida, do hereby consent to this Plat and join in the above dedications.

WITNESS our hands and seals this 3rd day of MARCH A.D. 1972.

Witness: Madeline L. Morris — Gary W. Gerson
Witness: Tom Lawder — Nicky Gerson, his wife
Witness: Harold Lutz — Barney B. Lee
Witness: Nicky Lee — Eve Lee, his wife
Witness: Henry Nelson — Nathan S. Lee
Witness: Crawford A. Gillett — Janice S. Lee, his wife

KNOW ALL MEN BY THESE PRESENTS: That UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida corporation, the owners and holders of that certain mortgage dated December 24, 1970, and recorded under Clerk's File No. 70R-220510, of the Public Records of Dade County, Florida, do hereby consent to this Plat, and join in the foregoing dedications.

IN WITNESS WHEREOF said UNIVERSAL MORTGAGE AND INVESTMENT COMPANY has caused these presents to be signed in its corporate name, by its President, its corporate seal hereunto affixed and attested by its Secretary this 7th day of MARCH A.D. 1972.

UNIVERSAL MORTGAGE AND INVESTMENT CO.

Attest: Janice S. Lee, Sec'y. — By: Nathan S. Lee, Pres.

STATE OF FLORIDA
COUNTY OF DADE SS

I HEREBY CERTIFY: That on this day appeared before me Gary W. Gerson and Nicky Gerson, his wife, and Barney B. Lee and Eve Lee, his wife, and Nathan S. Lee and Janice S. Lee, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein described, and that they duly personally appeared before me Nathan S. Lee and Janice S. Lee, President and Secretary, respectively, of UNIVERSAL INVESTMENT AND MORTGAGE COMPANY, a Florida corporation, to me well known to be the persons described herein and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, and who being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and seal this 7th day of March A.D. 1972.

My commission expires

Notary Public
State of Florida, at large

CLERK'S CERTIFICATE:

This Plat is filed for record this 27 day of June A.D. 1972, and duly recorded in Plat Book 82 at Page 21 of the Public Records of Dade County, Florida.

This Plat complies with the provisions of the State of Florida and Metropolitan Dade County, Florida.

RUTH BARTHOLOMEW
Clerk of the Circuit Court

By: Jean Marie Causey, Deputy Clerk

SURVEYOR'S CERTIFICATE:

I/WE HEREBY CERTIFY: That the attached Plat of "SOUTH ADDITION" is true and correct representation of the land described hereon, recently surveyed and platted under our direction, and that the permanent reference monuments (PRM) were set as of the 15th day of February, A.D. 1972, in accordance with Section 177.091 Chapter 71-339, Laws of the State of Florida.

DENES B. DENES & ASSOC.

Gabriel L. Denes, P.L.S.
Reg. land surveyor No. 2108
State of Florida

SURVEYOR'S NOTES:

Denotes permanent reference monument
Denotes permanent control point
Denotes county easement
Bearings refer to the Dade Plane Coordinate System, East Zone
Dimensions are 25 feet unless otherwise dimensioned
Dimensions on corner are ties to the intersection of block lines produced, unless shown otherwise

APPROVALS:

This Plat was approved by Dade County, Florida, ZONING AND BUILDING Department this 10 day of March A.D. 1972.

By: Director

This Plat was approved by Dade County, Florida, PLANNING Department this 20th day of June A.D. 1972.

By: Asst. Director

This Plat was approved by Dade County, Florida, PUBLIC WORKS Department, the 22 day of June A.D. 1972.

By: Ellis Hellmann Jr.

This Plat was approved and the foregoing declarations were accepted as declared by Resolution No. R-743-72 passed and adopted by the BOARD OF COUNTY COMMISSIONERS of Dade County, Florida, this 22 day of June A.D. 1972.

Attest: R.B. Leatherwood, Clerk of the Circuit Court

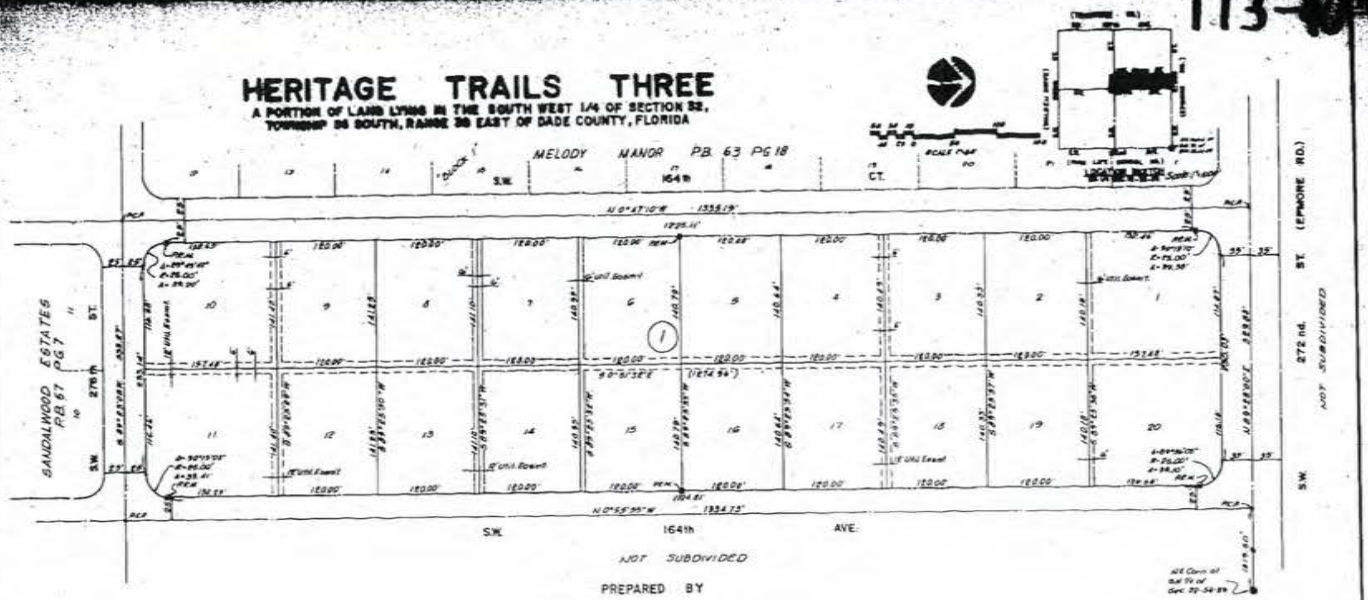
By: Deputy Clerk

Chairman

113-40

HERITAGE TRAILS THREE

A PORTION OF LAND LYING IN THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF DADE COUNTY, FLORIDA



PREPARED BY

METRIC ENGINEERING INC.

11551 SOUTH DIXIE HWY.
MIAMI, FLORIDA 33156
APRIL, 1979.

KNOW ALL MEN BY THESE PRESENTS: THAT AMERICAN DEVELOPERS, INC., a Florida Corporation has caused to be made the attached plat entitled "HERITAGE TRAILS THREE" the same being a subdivision of the following described property: The East ½ of the Northwest ¼ of the Southwest ¼, in Section 32, Township 56 South, Range 39 East of Dade County, Florida and containing 10.36 more or less acres.

DADE COUNTY PLAT RESTRICTIONS: That the Streets, Avenue and Court as shown on the attached plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, regarding to the dedication, grade maintenance or whatever the covenants or reservations thereof, whenever dis-continued by Law.

That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County of State regulations.

No driveway connections will be permitted onto SW 272nd. ST.

That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

OWNERS PLAT RESTRICTIONS: That the utility easements as shown on the attached Plat is hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: "AMERICAN DEVELOPERS, INC" a Florida Corporation, has caused these presents to be signed by its President, its corporate seal to be hereunto affixed and attested by its Secretary This 18 day of APRIL 1979.

AMERICAN DEVELOPERS, INC.

By: Gary B. Lee, Vice President

By: Jacqueline B. Lee, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That on this 18th day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Gary B. Lee and Jacqueline B. Lee President and Secretary respectively of AMERICAN DEVELOPERS, INC., a Florida Corporation to me well known to the officers hereto described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness: My hand and official seal this 18th day of APRIL A.D., 1979.

My commission expires: FEB. 9TH 1983
Notary Public State of FLORIDA
Georgia Dubbs

SURVEYOR'S NOTES:

Bearings shown are based upon an assumed meridian
All distances shown are in feet
⊕ — Denotes Permanent Reference Monument
● — Denotes Permanent Control Point

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: That the attached plat entitled "HERITAGE TRAILS THREE" is a true and correct representation of the lands as recently surveyed and platted under my direction, also that the permanent reference monuments as shown hereon, were set on the 18 day of APRIL, 1979, in accordance with Part 2 Chapter 177, Laws of the State of Florida.

Wilson De La Torre
Registered Land Surveyor # 2878
State of Florida

Now all Men By These Presents:

That Rachelle J. Camp the owner and holder of that certain Mortgage dated March 26, 1979 and recorded April 5, 1979, under Clerk's File No. 79R82519 of the Public Records of Dade County, Florida, (Title is O.R. Book 10751, at page 491 Dade County) opposite to this plat and joins in the same dedication.

In Witness Whereof, I have hereunto set my hands and seals this 17th day of APRIL A.D. 1979.

WITNESSES:

Brenda Brown
Rachelle J. Camp

By: Rachelle J. Whitmarsh
Attorney in Fact for Rachelle J. Camp

ACKNOWLEDGEMENT:

State of Florida SS
County of Dade

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Rachelle J. Camp to me well known, who executed the foregoing instrument and acknowledged the execution thereof to be her free act and deed for the purposes therein described.

Witness: My hand and official seal this 17th day of APRIL A.D. 1979

My Commission expires: FEBRUARY 27, 1982
Notary Public State of FLORIDA
Georgia Dubbs

APPROVALS:

This plat was approved by the Dade County, Florida, Planning and Zoning Department this 3 day of April A.D. 1979 same that the size of the lots (tracts) and other features as shown on this plat conform to all requirements of the existing zoning as of this date.

By: [illegible]

This plat was approved by the Dade County, Florida, Fire Department this 7 day of April A.D. 1979

By: [illegible]

This plat was approved by the Dade County, Florida, Public Works Department this 7 day of Sept A.D. 1979

By: [illegible]

This plat was approved with the conditions that were accepted and resolved by Resolution No. [illegible] passed and adopted by the Board of County Commissioners of Dade County, Florida, this 6th. day of SEPTEMBER A.D., 1979

ATTEST:
Clerk of the Circuit Court

By: [illegible] Deputy Clerk

By: [illegible] Chairman

ATTESTED STATEMENT:

Filed for record this 7 day of Sept A.D. 1979, at 2:30 P.M. in Book 77 of Plats at Page 77 of the Public Records of Dade County, Florida. This plat complies with the laws of the State of Florida and Metropolitan Dade County, Florida.

By: [illegible] Deputy Clerk
Clerk of the Circuit Court

PLAT BOOK 132 PAGE 1 OF 2

A REPLAT OF A PORTION OF [illegible] AND A REPLAT OF LOT 2, BLOCK [illegible] LYING IN THE NW 1/4 SECTION 36-TWP 51 S.- RGE. 41E. AND IN SECTION 35-TWP 51S.- RGE. 41 E.

DADE COUNTY FLORIDA

POST, BUCKLEY, SCHUH & JERNIGAN, INC.
ENGINEERS AND SURVEYORS
MIAMI FLORIDA

JULY 1979

1 IN. = 40 FT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that FLORIDA CORPORATE[illegible], a Joint Venture comprised of SEABOARD HOMES, INC. and ZAMORA FLORIDA CO. Florida Corporations, has caused to be made the attached plat entitled "PALMS - MISTY LAKE SECTION ONE", and does hereby:

LEGAL DESCRIPTION

A Tract of land being a portion of the NW 1/4 of the NW 1/4 of Section 36, Township 51 South, Range 41 East, Dade County, Florida AND[illegible] a portion of the plat "MIAMI FARM SECTION A"[illegible] recorded in Plat Book 36 at Page 46[illegible] the Public Records of Dade County, Florida, more particularly described as follows: COMMENCE at the Northwest corner of said Section 36; thence S1°21'43"E along the Westerly line of said Section 36 a distance of 250.80 feet to the Point of Beginning of said Tract of land; thence N89°38'17"E along a line that is 250.00 feet South of, as measured at right angles and parallel to the Northerly line of said Section 36, a distance of 225.02 feet (Deed N87°31'44"E, 225.02 feet); thence N1°21'43"W along a line that is 225.00 feet East of, as measured at right angles and parallel to the Westerly line of said Section 36, a distance of 190.80 feet; thence N87°34'17"E along a line that is 190.20 feet South of, as measured at right angles and parallel to the Northerly line of said Section 36, a distance of 1896.36 feet (Deed N87°31'44"E, 1896.40 feet) to a point on the Easterly line of said NW 1/4 of the NW 1/4 of Section 36; thence S1°49'17"E (Deed S1°49'21"E) along said Easterly line a distance of 560.24 feet; thence S87°32'16"W along the South line of the E 1/2 of the said NW 1/4 of the NW 1/4 of Section 36 for (242.93 feet) thence S1°21'43"E for 112.94 feet; thence S88°28'09"W for 90.00 feet; thence along the boundary of said Lot 2, of Block 3 of the plat "MIAMI FARM SECTION A" for the following described three (3) courses: (1) thence S88°28'09"W for 170.96 feet; (2) thence N1°31'43"W for 210.00 feet; (3) thence N88°28'09"E for 170.00 feet; thence N1°31'43"W along the said Westerly line of Section 36 for 292.85 feet to the Point of Beginning. Said Tract contains 17.46 acres more or less.

A reproduction of a portion of "LEGAL DESCRIPTION" as recorded in Plat Book 3 at Page 46 AND a consolidation of

In Section 36, Township 51 South, Range 41 East;

DADE COUNTY PLAT RESTRICTIONS:

That the Streets and Avenues as shown on the attached plat together with all existing and future platting, streets, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, presenting to the dedicators, their successors or assigns the reservation or reversionary thereof, whenever discontinued by law.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County or State regulations.

That individual wells shall not be permitted within this subdivision except for swimming pools, cisterns for utilities, and/or air conditioners.

That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

THAT THE LAKE AS SHOWN ON ONE ATTACHED PLAT IS HEREBY DEDICATED TO ALL THE PROPERTY OWNERS WITHIN THIS SUBDIVISION

That the Limited Access Right-of-way line, as shown on the attached plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road.

OWNERS PLAT RESTRICTIONS

That the easements as indicated on the plat by dashed lines along the boundary and across said plat are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: The said SEABOARD HOMES, INC. a Florida Corporation, has caused these presents to be signed for and on its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 1 day of AUGUST A.D. 1979.

SEABOARD HOMES, INC.

Attest: Robert A. Linnett Secretary — By: David J. Richardson Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, David J. Richardson and Robert A. Linnett, President and Secretary respectively of SEABOARD HOMES, INC., a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instruments and acknowledged the execution thereof, to be their free act and deed as such officers for the purpose therein described. That they affixed thereto the official seal of said corporation and that this is the free act and deed of said Corporation.

WITNESS: My hand and official seal this 1st day of August A.D. 1979.

My commission expires: 1/16/82

Phyllis B. Upperhaven
Notary Public, State of Florida

IN WITNESS WHEREOF: The said ZAMORA FLORIDA CO. a Florida Corporation, has caused these presents to be signed for and on its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 1 day of August 1979 A.D.

ZAMORA FLORIDA CO.

Attest: Herbert Brill Secretary — By: Lenny Kalis Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Lenny Kalis and Herbert Brill, President and Secretary respectively of ZAMORA FLORIDA CO. a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof, to be their free act and deed as such officers for the purpose therein described. That they affixed thereto the official seal of said corporation and that this is the free act and deed of said Corporation.

WITNESS: My hand and official seal this 1st day of August A.D. 1979.

My commission expires: 1/16/82

Phyllis B. Upperhaven
Notary Public, State of Florida

DADE COUNTY APPROVALS

DADE COUNTY BUILDING AND ZONING DEPARTMENT

This plat was approved by the Dade County, Florida, Building and Zoning Department this 31 day of [illegible], 1979, also that the size of the lots and/or tracts and other features of them on this plat conform to all requirements of the existing zoning as of this date.

By: [illegible] Director

DADE COUNTY PLANNING DEPARTMENT

This plat was approved by the Dade County, Florida, Planning Department, this 10 day of AUGUST A.D. 1979

By: Raymond L. Weiss Director

DADE COUNTY PUBLIC WORKS DEPARTMENT

This plat was approved by the Dade County, Florida, Public Works Department, this 7 day of Sept. 1979

By: [illegible]

BOARD OF COUNTY COMMISSIONERS

This plat was approved by the Dade County, Florida, Board of County Commissioners, this [illegible] day of [illegible] A.D. 1979

By: [illegible] Chairman

ATTEST: [illegible] Clerk

William C. Kirk

Captain [illegible]

RECORDING STATEMENT

Filed for record this 2 day of Sept A.D. 1979, and duly recorded in Plat Book 132 of the Public Records of Dade County, Florida.

By: [illegible] Deputy Clerk

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: That the attached plat entitled "PALMS - MISTY LAKE SECTION ONE" is a true and correct representation of the lands as recently surveyed and platted under my direction; that the survey data shown on this plat comply with the applicable requirements of Chapter 177, Florida Statutes, and that the Permanent Reference Monuments have been set.

POST, BUCKLEY, SCHUH AND JERNIGAN, INC.

By: Robert L. Shearer
Robert L. Shearer
Professional Land Surveyor No. 3336
State of Florida

REDLANDS FOREST

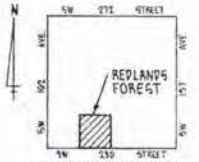
A SUBDIVISION OF A TRACT OF LAND LYING
IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SEPTEMBER 2000
SHEET 1 OF 1

PLAT BOOK 157 PAGE 54

PREPARED BY:
SERGIO REDONDO & ASSOCIATES
Professional Land Surveyors
Miami, Florida
13712 SW 145 CT. MIAMI, FL 33186

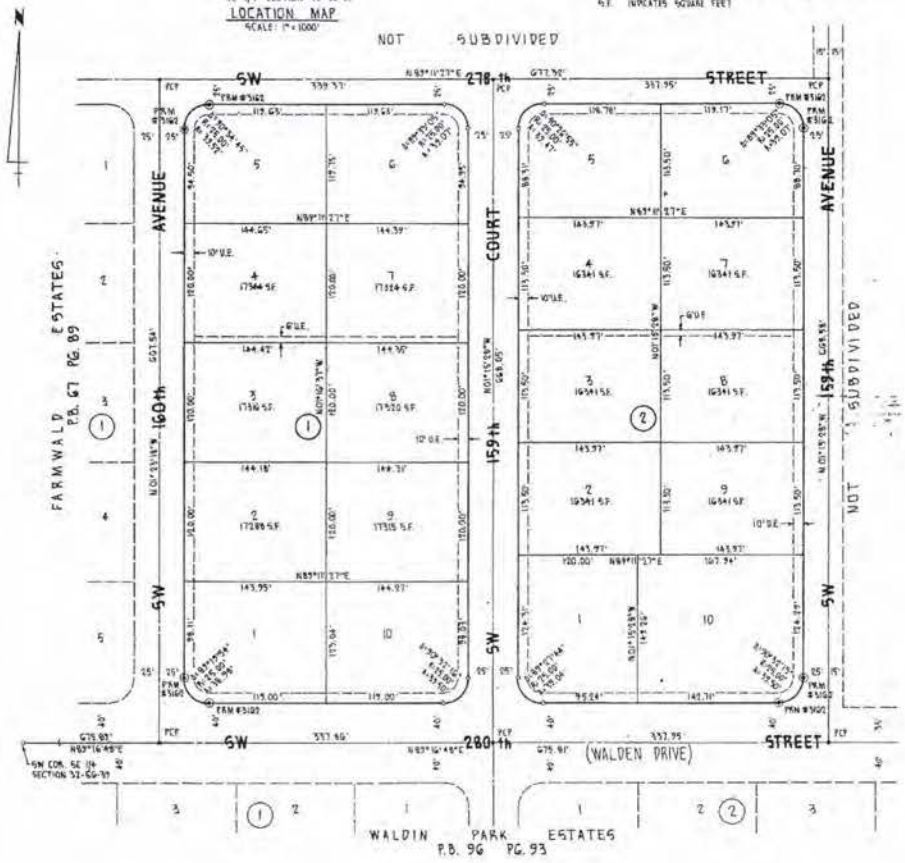
GRAPHIC SCALE: 1"=60'



SE 1/4 SECTION 32-56-39
LOCATION MAP
SCALE: 1" = 1000'

SURVEYOR'S NOTES

PRM⊕ PERMANENT REFERENCE MONUMENT SET
PCP = PERMANENT CONTROL POINT
U.E. INDICATES UTILITY EASEMENT
BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN OF N83°16'48"E ALONG ℄ OF SW 280th STREET.
S.F. INDICATES SQUARE FEET



OWNER'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED REDLANDS FOREST THE SAME BEING A SUBDIVISION OF A TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION.

LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 35 FEET THEREOF FOR ROADWAY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, OTHER THAN TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE STREETS, AVENUES AND COURT AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNER'S PLAT RESTRICTIONS

THAT THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE SAID REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY REDLAND ESTATE PROPERTIES, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, ON THIS 22nd DAY OF October A.D. 2000.

REDLAND ESTATE PROPERTIES, INC. GENERAL PARTNER OF REDLAND ESTATE PROPERTIES, LTD.

WITNESSES:
Nicole Aronson
Felipe Abreu

BY: Mario Pino
MARIO PINO, PRESIDENT / SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS:
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MARIO PINO, PRESIDENT AND SECRETARY OF REDLAND ESTATE PROPERTIES, INC. A FLORIDA CORPORATION, A GENERAL PARTNER OF REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF Oct A.D. 2000.

NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME OF ACKNOWLEDGER Julio Cesar Martinez
SERIAL NUMBER CC950014
MY COMMISSION EXPIRES June 28, 2004

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THE HEREON PLAT ENTITLED REDLAND FOREST IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THE PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED IN CHAPTER 177, PART 1, OF THE FLORIDA STATUTES THEREUNTO APPERTAINING.

8 DAY OF September A.D. 2000

BY: Sergio Redondo
SERGIO REDONDO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3162
STATE OF FLORIDA
13712 SW 145 CT. MIAMI, FL. 33186

APPROVALS OF MIAMI-DADE COUNTY

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, DEPARTMENT OF PLANNING AND ZONING THIS 23rd DAY OF January A.D. 2001. THE SIZE OF THE LOTS AND OTHER FEATURES AS SHOWN ON THE PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE.

BY: Gary J. Rubman DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, PUBLIC WORKS DEPARTMENT THIS 12 DAY OF February A.D. 2001. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

BY: [illegible] DIRECTOR

THIS PLAT WAS SEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33G OF MIAMI-DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND SAID CHAPTER 33G. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. Z-105-01 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 22nd DAY OF January A.D. 2001.

BOARD OF COUNTY COMMISSIONERS

ATTEST: CLERK OF THE CIRCUIT COURT

BY: [illegible] DEPUTY CLERK

BY: [illegible] MAYOR

RECORDING STATEMENT

FILED FOR RECORD THIS 23rd DAY OF MAY A.D. 2001 AT 9:00 AM., IN BOOK 157 OF PLATS AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

20013264553

CLERK OF THE CIRCUIT COURT

BY: E. [illegible]
DEPUTY CLERK

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

106-67

HERITAGE TRAILS TWO

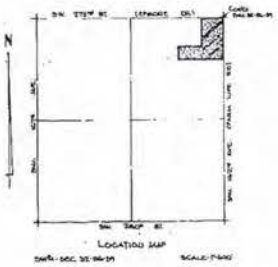
A SUBDIVISION IN THE SW 1/4 SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST

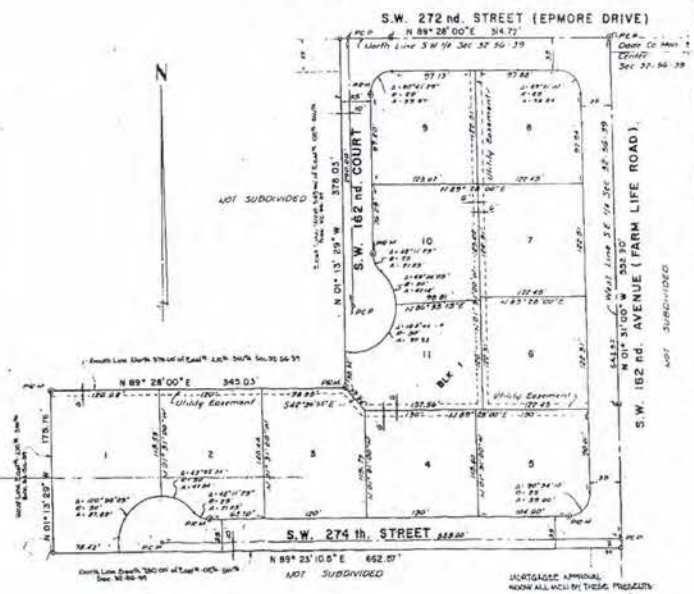
DADE COUNTY, FLORIDA

METRIC ENGINEERING INC.
CONSULTING ENGINEERS
LAND SURVEYORS AND PLANNERS
MIAMI, FLORIDA

MARCH 1977 SCALE: 1" = 50'

GRAPHIC SCALE





Surveyors Notes:
⊕ P.R.M.: Indicates Permanent Reference Monument
● P.C.P.: Indicates Permanent Control Point
Bearings based on Florida State Plane Coordinate System - East Zone.

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY: That the attached plat entitled "HERITAGE TRAILS TWO" is a true and correct representation of the lands as recently surveyed and platted, under our direct supervision; also that the Permanent Reference Monuments were placed on the 21st day of Mar. 1977, in accordance with Section 177.091, Chapter 71-339, Laws of the State of Florida.

METRIC ENGINEERING INC.

By: Leroy C. Van Wyk
Leroy C. Van Wyk, Registered Land Surveyor No. 2307
State of Florida.

KNOW ALL MEN BY THESE PRESENTS

That Universal Mortgage & Investment Company, Inc., a Florida corporation has caused to be made the attached plat entitled "HERITAGE TRAILS TWO", the same being a subdivision of the following described property:

DESCRIPTION: The East ¾ less the South 330 feet thereof, and also less the North 378 feet of the West 345 feet thereof of the E½ of the SW¼ of Section 32, Township 56 South, Range 39 East, Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS: The Streets, Avenue, Court, Drive and Road rights-of-way as shown on the attached plat, together with all grading and fills, guying, trees, shrubbery, and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, according to the dedication. No buildings or shrubs or trees or other structures of any kind whatsoever discontinued by law shall ever be permitted on any lot within this subdivision except for irrigation, air conditioning or swimming pools. The use of septic tanks will not be permitted on any lot within this subdivision unless approved for temporary use in accordance with State and County regulations. All new electric and communication lines, other than transmission lines, within this subdivision shall be installed underground.

OWNERS PLAT RESTRICTIONS: A strip of land six feet wide at the rear and/or sides of certain lots as shown by dashed lines on the attached plat is hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF, the said Universal Mortgage & Investment Company, Inc. has caused these presents to be signed for and on its behalf by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 24th day of March, 1977.

UNIVERSAL MORTGAGE & INVESTMENT COMPANY, INC.

By: Nathan S. Lee — President

Attest: Janice S. Lee — Secretary

ACKNOWLEDGEMENT

State of Florida
County of Dade ss

I HEREBY CERTIFY: Before me this day personally appeared Nathan S. Lee, President, and Janice S. Lee, Secretary, of Universal Mortgage & Investment Company, Inc., a Florida corporation to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation, and that it is the free and deed of said corporation.

WITNESS my hand and official seal this 24th day of March, 1977.

Leroy C. Van Wyk
Notary Public, State of Florida at Large

My commission expires
March 14, 1980

MORTGAGEE APPROVAL

KNOW ALL MEN BY THESE PRESENTS

That Harold Morris and Margaret A. Morris his wife the owners and holders of that certain mortgage dated Jan. 19, 1977 and recorded Jan. 21, 1977 under Clerks File No. 77R-17566 of the Public Records of Dade County, Florida, do hereby consent to the plat set out in the foregoing dedication.

IN WITNESS WHEREOF, the said Harold Morris and Margaret A. Morris have set their hands and seals this 25th day of March, 1977.

Witnesses as to both signatures:

Harold Morris and Margaret A. Morris his wife

ACKNOWLEDGEMENT

State of Florida
County of Dade ss

I HEREBY CERTIFY: Before me this day personally appeared Harold Morris and Margaret A. Morris, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and official seal this 28th day of March, 1977.

Notary Public, State of Florida at Large

My commission expires 2-4-80

APPROVALS

This plat was approved by the Dade County, Florida, Planning Department this ___ day of ___, 1977.

By: Alfred R. Riley, Asst. Director

This plat was approved by the Dade County, Florida, Public Works Department this 12 day of June, 1977.

By: [illegible], Asst. Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 1 day of June, 1977. The size of the lots and other features as shown on this plat conform to all requirements of the existing zoning on the date.

By: [illegible], Director

This plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-558-77 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 7 day of June, 1977.

Attest: Richard P. Brinker, Clerk of the Circuit Court

By: [illegible], Deputy Clerk

Mayor

Filed for record this 17 day of June, 1977, at 12:2 P.M. in Book 106 of Plats, at Page 67 of the Public Records of Dade County, Florida. This plat complies with the terms of the Ordinance of the Metropolitan Dade County, Florida.

Richard P. Brinker, Clerk of the Circuit Court

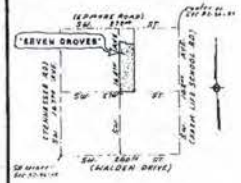
By: [illegible], Deputy Clerk

135-30

"SEVEN GROVES"

A SUBDIVISION IN THE W.1/4 OF THE NE.1/4 OF THE SW.1/4 OF SEC. 32, TWP. 56 SOUTH, RGE. 39 EAST,
DADE COUNTY, FLORIDA

LOCATION MAP
SCALE: 1" = 1000'
SW.1/4 SEC.32, TWP.56s, RGE.39e

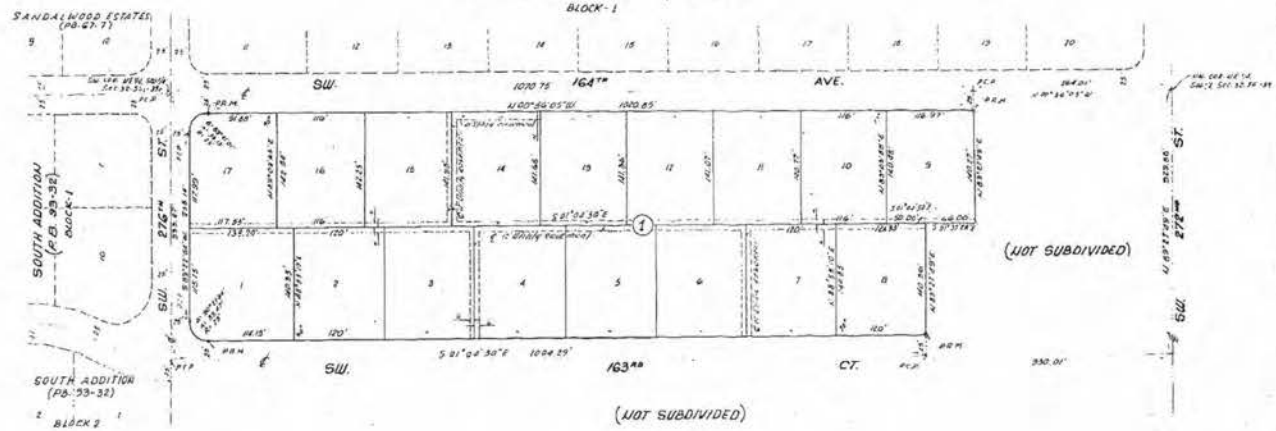


PREPARED BY
J. F. LOPEZ & ASSOCIATES
LAND SURVEYORS - LAND PLANNERS - CONSTRUCTION SURVEYS
555 EAST 25TH ST. SUITE 212 · HIALEAH, FLORIDA 33013

GRAPHIC SCALE
SCALE: 1"=50' JUNE 1988

SURVEYOR'S NOTES:
P.R.M. ● Denotes Permanent Reference Monument.
P.C.P. + Denotes Permanent Control Point.
Bearings are based on an assumed meridian.
Notice: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

HERITAGE TRAILS THREE (P.B. 113-40)
BLOCK-1



KNOW ALL MEN BY THESE PRESENTS: That VILLAGE HOMES, INC., a florida Corporation duly authorized to do business in Florida, have caused to be made the attached plat entitled "SEVEN GROVES", the same being a subdivision of the following described property:

LEGAL DESCRIPTION:
The West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4, less the North 208.00 feet of the East 1/2 of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 and less the North 208.00 feet of the West 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 56 South, Range 39 East, Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS:
That the Streets, Avenues, and Courts, as shown on the attached Plat, together with all existing and future plantings, trees, shrubbery and fore decidable thereon, are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to the Dedicators, their successors and/or assigns, the exception or reservations thereof, whenever discontinued by Dade County, which units shall not be permitted within its Subdivision except for swimming pools, sprinkler systems and/or air conditioners. That all new electric and communication lines within this subdivision, shall be installed underground. That the use of septic tanks, will not be permitted on any lot within this subdivision, unless approved for temporary use in accordance with County or State regulations.

OWNER'S PLAT RESTRICTIONS:
That the easements, as indicated on the attached Plat are dedicated three of the rear and/or sides of certain lots are hereby reserved for the installations and maintenance of Public Utilities.

IN WITNESS WHEREOF:
That the said "VILLAGE HOMES, INC.", a Florida Corporation has caused these presents to be signed for and on its behalf by the president and the corporate seal to be hereunto affixed and attested by its vice President this 10TH day of OCTOBER A.D. 1988.

VILLAGE HOMES, INC.

Witness: _____ Attest: _____ Vice President
Richard E. Lee

Witness: _____ By: _____ President
Mario C. Lee

ACKNOWLEDGEMENT:
State of Florida }
S.S.
County of Dade }

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, to me well known to be the persons herein described and who executed the foregoing instrument and who acknowledged the execution thereof, to be their free act and deed as such officers for the purposes herein described.

Richard E. Lee, President and Vice President respectively of Village Homes, Inc., a Florida Corporation to me well known to be the officers herein described and who executed the foregoing instrument and who acknowledged the execution thereof, to be their free act and deed as such officers for the purposes herein described.

WITNESS: My hand and official seal this 10TH day of OCTOBER A.D. 1988.

My commission expires: SEPT 16, 1989

Notary Public, State of Florida, at large

MORTGAGE APPROVAL:
KNOW ALL MEN BY THESE PRESENTS, That Gulfstream Savings, the owner and holder of that certain mortgage dated September 20, 1988 and recorded on September 26, 1988 in Official Records Book 12402 at Page 1716 of the Public Records of Dade County, Florida, does hereby consent to this Plat and agree to the above dedications.

IN WITNESS WHEREOF:
I have hereunto set my hand and seal this 10th day of October 1988.

Witnesses: _____ By: _____
Carlton C. Gilliland

ACKNOWLEDGEMENT:
State of Florida }
S.S.
County of Dade }

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, CARLTON C. GILLILAND, to me well known to be the person herein described and who acknowledged the execution thereof to be his free act and deed for the purposes therein described.

WITNESS: My hand and seal this 10th day of October 1988.

My commission expires: Sept 16, 1989

Notary Public, State of Florida, at large

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: That the attached Plat of "SEVEN GROVES", is a true and correct representation of the land as recently surveyed and platted under my direct supervision and that the Permanent Reference Monuments and Permanent Control Points were set on the 22nd day of September, 1988, all in accordance with Part I, Chapter 177, laws of the State of Florida.

Jose F. Lopez
Professional Land Surveyor # 3068
State of Florida

APPROVALS:
This Plat was approved by the Dade County, Florida, Building and Zoning Department this 31 day of OCTOBER, 1988, also that the size of the lots and other features, as shown on this Plat conforms to all requirements of the existing Zoning as of this date.

By: _____ Director

This Plat was approved by the Dade County, Florida, Planning Department this 9 day of NOV, 1988.

By: _____ Director

This Plat was approved by the Dade County, Florida, Public Works Department this 9 day of NOV, 1988.

By: _____ Director

This Plat was approved and the foregoing dedications were approved by Resolution # R-1212-88 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 1st day of November, 1988.

ATTEST: Richard P. Brinker
Clerk of the Circuit Court

By: _____ Deputy Clerk

By: _____ Mayor

RECORDING STATEMENT:
Filed for record this 15th day of NOVEMBER, 1988, at 12:39 o'clock P.M. in Plat Book 131 of Plats, at page 47 of the Public Records of Dade County, Florida.
This Plat complies with the laws of the State of Florida, and Metropolitan Dade County, Florida.

Richard P. Brinker, Clerk of the Circuit Court

By: _____ Deputy Clerk

SAFE HAVEN ESTATES

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

APRIL, 1994

PLAT BOOK: 154 PAGE: 1
SHEET 1 OF 1

PREPARED BY:
JOSE H. CASOUDO
REGISTERED LAND SURVEYOR # 2896
STATE OF FLORIDA

8341 SUNSET DRIVE
MIAMI, FLORIDA 33143. 305-596 0898

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND HAVE ARBITRARILY BEEN ASSIGNED A BEARING OF N89°27'49"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

⊕ P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
• P.C.P. INDICATES PERMANENT CONTROL POINT.
ALL RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
S.F. INDICATES SQUARE FEET OF LOT.
U.E. INDICATES UTILITY EASEMENT.

NOTICE: This plat may be recorded in the official records of Miami-Dade County, Florida, but the omission of any covenant, condition, limitation or any other provision required to be included herein may result in this plat being void and unenforceable.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE HEREON SHOWN PLAT ENTITLED "SAFE HAVEN ESTATES" IS TRUE AND CORRECT REPRESENTATION OF THE LANDS AS ACCURATELY SURVEYED AND PLATTED UNDER MY DIRECTION, AND THAT THE PERMANENT REFERENCE MONUMENTS SHALL BE PLACED ON THE 25TH DAY OF JUNE A.D. 1994 AND THE PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

JOSE H. CASOUDO
REGISTERED LAND SURVEYOR
STATE OF FLORIDA

OWNERS STATEMENT:

KNOW ALL MEN BY THESE PRESENTS: THAT HORST OTTO HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "SAFE HAVEN ESTATES" & SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY.

LEGAL DESCRIPTION:

THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 250.0 FEET OF THE NORTH 440.0 FEET OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 32 AND LESS, THE NORTH 25.0 FEET OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION, SUBJECT TO ANY RESTRICTIONS THEREOF.

DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATIONS LINES OTHER THAN TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THEIR DEDICATORS, THEIR SUCCESSORS AND/OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHICHEVER RECONTINUED BY LAW.

OWNERS PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY THE UNDERSIGNED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF APRIL A.D., 1994.

WITNESS:
SIGN: [signature]
PRINT: CHRISTINA ANDREWS

SIGN: [signature]
PRINT: JAMES P. CLARK

BY: [signature]
HORST OTTO

STATE OF FLORIDA S.S.
COUNTY OF DADE:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, HORST OTTO PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF APRIL A.D. 1994.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE,
MY COMMISSION EXPIRES AUG. 8, 1994
[signature]
JOYCE P. WEBSTER

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA DEPARTMENT OF PLANNING DEVELOPMENT AND REGULATIONS THIS 13TH DAY OF SEPT A.D. 1994, ALSO THAT THE SIZE OF THE LOTS SHOWN AND DRAWN HEREON AS GRANTS ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE ZONING PLANS IN EFFECT AT THE TIME THIS PLAT WAS APPROVED BY A PERSON DULY AUTHORIZED TO GRANT VARIANCES OR MODIFICATIONS OF ZONING REGULATIONS.

[signature]
DIRECTOR

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33 E CODE OF MIAMI — DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS RECITED AGENCIES AND SAID CHAPTER 33 E. THIS PLAT WAS APPROVED BY RESOLUTION NO. 3-1271-94 REVISED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OF MIAMI-DADE COUNTY, FLORIDA THIS 5TH DAY OF September A.D. 1994.

ATTEST: [signature] CLERK OF THE CIRCUIT COURT
BY: [signature] DEPUTY CLERK
SIGNED: [signature] MAYOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT THIS 8TH DAY OF April A.D. 1994
BY: [signature] DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS 7TH DAY OF December A.D. 1994 AT 12:35 P.M. EACH BOOK 154 - IN PLATS, AT PAGE 1 - 1A OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA THIS COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN
CLERK OF THE CIRCUIT COURT
BY: [signature] DEPUTY CLERK

ANACO SOUTH ESTATES

PLAT BOOK 167 PAGE 51

SHEET 1 OF 1

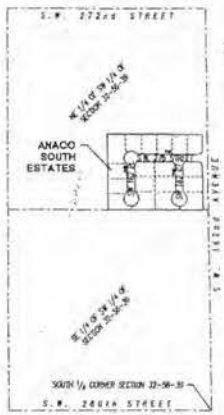
A SUBDIVISION OF THE SOUTH 500 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE EAST 35 FEET THEREOF, IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
ROBERTO R. BRIZUELA & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
7319 WEST FLAGLER STREET, MIAMI, FLORIDA, 33144, (305) 551-4383

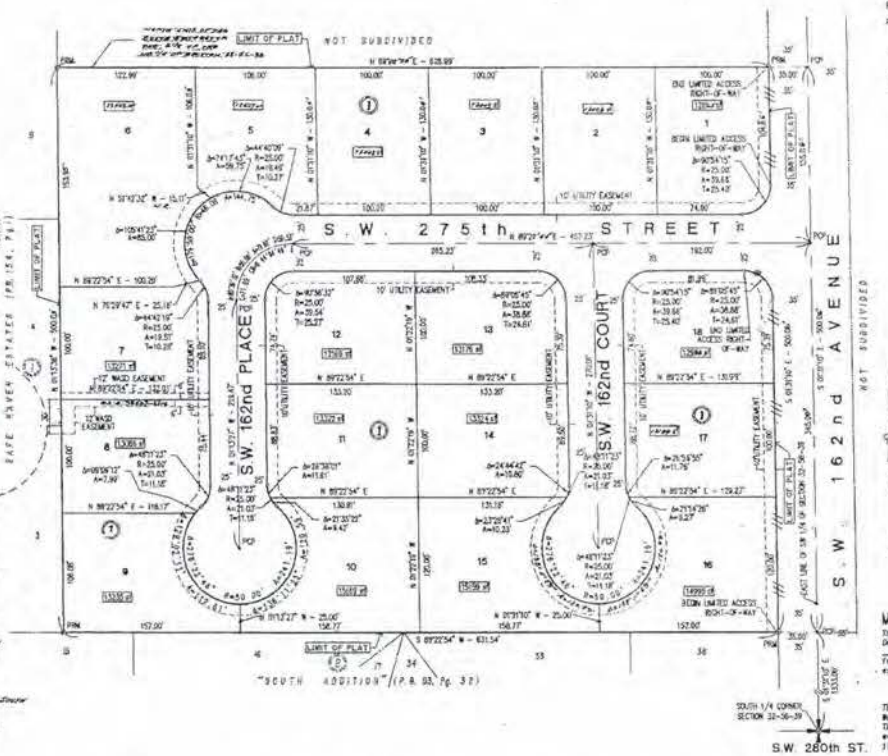
SEPTEMBER, 2007

GRAPHIC SCALE
SCALE : 1" = 40'

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



LOCATION MAP
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'



SURVEYOR'S NOTES

POC ■ INDICATES PERMANENT CONTROL POINT
POB ⊕ INDICATES PERMANENT REFERENCE MONUMENT
10' INDICATES 10' UTILITY EASEMENT
13000 sf DENOTES NET LOT AREA (IN SQUARE FEET)
DENOTES DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

BEARINGS ARE BASED UPON AN ASSUMED VALUE OF SOUTH 01°31'10" EAST, FOR THE EAST LINE OF THE SOUTHWEST 1/4, OF SECTION 32-56-39, AS SHOWN ON THE TOWNSHIP MAP OF MIAMI-DADE COUNTY.

Δ DENOTES DENOTES CENTRAL (DELTA) ANGLE
R DENOTES RADIUS DISTANCE
A DENOTES ARC LENGTH
T DENOTES TANGENT DISTANCE
C DENOTES CHORD DISTANCE
CB DENOTES CHORD BEARING
P.B. DENOTES PLAT BOOK
PG. DENOTES PLAT BOOK PAGE
WASD DENOTES MIAMI-DADE WATER & SEWER DEPARTMENT
N.R. DENOTES NON-RADIAL

SEE NOTE THE AREA SHOWN HEREON OF THIS PLAT WAS NOT VERIFIED PRIOR TO THE ANNEXATION OF MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 165.05 OF THE MIAMI-DADE COUNTY CODE.

KNOW ALL MEN BY THESE PRESENTS:

That ANACO SOUTH, LLC, a Florida Limited Liability Company, has caused to be made the attached plat entitled ANACO SOUTH ESTATES, the same being a subdivision of the following described property:

LEGAL DESCRIPTION:

The South 500 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4, less the East 35 feet thereof in Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That the Street, Avenue, Court and Place, as shown on the attached plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

That the Limited Access Right-of-Way line, as shown on the attached plat is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road. That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler system and/or air conditioners.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use in accordance with County and State regulations.

That all new electric and communication lines, except transmission lines, within this subdivision shall be installed underground.

OWNERS PLAT RESTRICTIONS:

That the utility easements as shown by dashed lines are reserved for the installation and maintenance of public utilities.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached plat entitled, ANACO SOUTH ESTATES, is a true and correct representation of the lands as recently surveyed and platted under my direction, also that the permanent reference monuments were in place in accordance with Part I, Chapter 177, Laws of the State of Florida.

7319 WEST FLAGLER STREET
MIAMI, FL. 33144
Date: November 2007

By: _____
ROBERTO BRIZUELA, P.S.M.
Professional Surveyor and Mapper No. 3064
State of Florida

IN WITNESS WHEREOF:

That the said, ANACO SOUTH, LLC, a Florida Limited Liability Company, has caused these presents to be signed for and on its own behalf by its manager, in the presence of these two witnesses, this 30 day of August A.D., 2007.

ANACO SOUTH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

Witness: _____ By: _____
Print Name: Margarita Caldwell — RICHARD OCANA, Manager

Witness: _____
Print Name: Erika Gomez

ACKNOWLEDGMENT:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, RICHARD OCANA, manager, of ANACO SOUTH, LLC, a Florida Limited Liability Company, who is personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purposes therein expressed and who did not take an oath.

Witness my hand and official seal this 30th day of August A.D., 2007.

My Commission expires: _____
Commission Number: _____

_____
Notary Public State of Florida at Large
Print Name: Yolanda Rodriguez

MORTGAGEE APPROVAL:

That INTERAMERICAN BANK, FSB, a FEDERAL SAVINGS Bank, the owner and holder of that certain mortgage dated July 28, 2006, and filed for record on July 07, 2006, and filed in Official Records Book 24781 at Page 4884, of the Public Records of Miami-Dade County, Florida does hereby consent to this plat and joins in the above dedications.

IN WITNESS WHEREOF:

That the said INTERAMERICAN BANK FSB, a FEDERAL SAVINGS Bank has caused these presents to be signed for and on its behalf and its corporate seal to be hereunto affixed to by its SENIOR VICE PRESIDENT in the presence of these two witnesses this 30th day of AUGUST A.D., 2007.

INTERAMERICAN BANK, FSB, a FEDERAL SAVINGS Bank

Witness: _____ By: _____
Print Name: _____ Print Name: ADRIAN HOYOS
Title: SENIOR VICE PRESIDENT
Witness: _____
Print Name: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ADRIAN HOYOS, SENIOR VICE PRESIDENT of INTERAMERICAN BANK FSB, a FEDERAL SAVINGS bank, personally known to or to be the person herein described and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the purposes therein described and who did not take an oath.

Witness my hand and official seal this 30th day of AUGUST A.D., 2007.

My commission expires: 6-5-2009
Commission Number: DD 454126

_____
Notary Public State of Florida at Large
Print Name: Ada Mesa

MIAMI-DADE COUNTY APPROVALS:

This Plat was approved by the Miami-Dade County, Florida, Department of Planning and Zoning this 26 day of February A.D. 2008. The size of the lots, and other features as shown on this Plat conform to all requirements of the existing zoning as of this date.

By: _____ Director

This Plat was approved by the Miami-Dade County, Florida, Public Works Department, this 3 day of March A.D., 2008. This Plat has been reviewed by a Professional Surveyor and Mapper employed by Miami - Dade County in accordance with Section 177.081(1) of the Florida Statutes.

By: _____ Director

This Plat has been found to be in compliance with the requirements of Chapter 33G, Code of Miami-Dade County, subject to all the conditions of the Concurrency Review Agencies and said Chapter 33G. This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-203-08 passed and adopted by the Board of County Commissioners of Miami-Dade County, Florida, this 4 day of March A.D., 2008.

BOARD OF COUNTY COMMISSIONERS

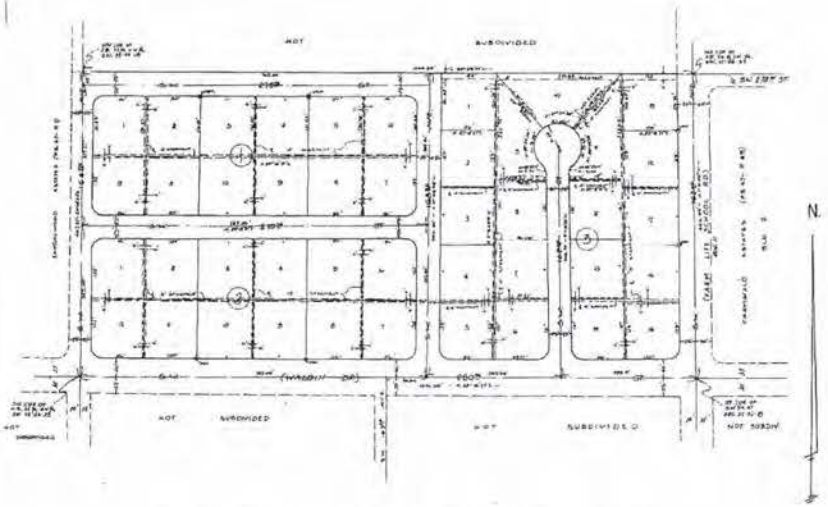
Attest: _____ Clerk of the Circuit Court and County Clerk
Sign: _____ Carlos Alvarez, Mayor

RECORDING STATEMENT:

Filed for Record this 13 day of March A.D. 2008 at 2:46 P.M. in Book 167 of Plats at Page 51 of Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

CLERK OF THE CIRCUIT COURT
By: Ruben Guevara

87-30



UNIVERSAL ESTATES SOUTH

A SUBDIVISION OF THE S1/2 OF THE SE1/4 OF THE SW1/4
OF SEC 32, tr 56 S, tr 39 E
DADE COUNTY — FLORIDA

GRAPHIC SCALE
SCALE: 1" = 100'

DENES & DENES & ASSOC.
LAND SURVEYORS & ENGINEERS
MIAMI — FLORIDA
ORDER No. 1965-M
FB No. 360-20
REF. 1965

SURVEYOR'S NOTES:
1) ● DENOTES PERMANENT REFERENCE MONUMENTS
2) BEARINGS SHOWN REFER TO AN ASSUMED MERIDIAN
3) ALL RADII ARE 25' UNLESS SHOWN OTHERWISE
4) SUBDIVISION LOT CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES PRODUCED, UNLESS SHOWN OTHERWISE.

WE HEREBY CERTIFY: That the attached Plat of UNIVERSAL ESTATES SOUTH is a true and correct representation of the land described, as recently surveyed and platted under our direction, and that the Permanent Reference Monuments (P.R.M.) set on the 1st day of December, 1969 as noticated, and Section 5, Chapter 177.031 Florida Statutes, Permanent Control Points (P.C.P.) will be set as noticed.

Registered Land Surveyor
Florida Certificate No. 2168

KNOW ALL MEN BY THESE PRESENTS:

That UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida Corporation, has caused to be made the attached Plat of UNIVERSAL ESTATES SOUTH, the same being a subdivision of the South ½ of the South ½ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, less the East 35 feet and less the South 15 feet thereof, lying and being in Dade County, Florida.

That the Avenues, Court, Streets, Drive and Roads, as shown on the attached Plat, together with all existing and future platted, dedicated and/or reserved Easements, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicator, their successors and/or assigns the reversion or reversions thereof whenever abandoned by law.

That the Utility Easements as shown on the attached Plat by dashed lines at the rear and/or side of certain lots are hereby reserved for the installation and maintenance of public utilities.

That all new electric and communication lines other than transmission lines within the subdivision shall be installed underground.

That no individual well will be permitted on any lot within the subdivision except for irrigation, swimming pools and air conditioning.

That no septic tank will be permitted on any lot within the subdivision.

That the official zoning regulations of Dade County, Florida, as now in effect, or as the same may be from time to time changed or amended applicable to the area in which the subdivision is located shall be observed.

That no lot as shown on the attached Plat shall be divided or resubdivided unless at perfect of equal lot area equal to or more the size of the original lot as platted or unless the portions of such lot are used to create a lot or lots substantially as large in frontage, depth and area as the average of other lots in the block, all without leaving any lot of parcel smaller in any dimension than such average lot.

IN WITNESS WHEREOF, said UNIVERSAL MORTGAGE AND INVESTMENT COMPANY has caused these presents to be signed in its corporate name by its Vice President, its corporate seal to be hereunto affixed and attested by its Secretary on this 5 day of December, A.D. 1969

UNIVERSAL MORTGAGE AND INVESTMENT COMPANY

Attest: Jarvis S. Lee, Secy. — by: Nathan S. Lee, Vice Pres.

STATE OF FLORIDA }ss
COUNTY OF DADE }

I HEREBY CERTIFY that on this day personally appeared before me Nathan S. Lee and Jarvis S. Lee, Vice President and Secretary, respectively, of UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida Corporation, to me well known to be the persons described herein and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers and the free act and deed of said Corporation, for the uses and purposes therein mentioned and they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and notarial seal this 5th day of December A.D. 1969
My commission expires: May 18, 1973

Notary Public, State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:

That Myrna A. Shaw and Lillian H. Shaw his wife, the owners and holders of those certain mortgages executed on January 4th 1968, and recorded on February 8, 1968 under Clerk's File #68-68-1 and 68-68-2 respectively of the Public Records of Dade County, Florida, do hereby consent to the Plat and join in the above dedication.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 4th day of December, A.D. 1969

WITNESS: [illegible] } for both — Myrna A. Shaw (seal)
WITNESS: [illegible] — Lillian H. Shaw, his wife (seal)

STATE OF FLORIDA }ss
COUNTY OF DADE }

I HEREBY CERTIFY that, on this day personally appeared before me Myrna A. Shaw and Lillian H. Shaw, his wife, to me well known to be the person described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and notarial seal this 4th day of Dec. A.D. 1969
My commission expires: Sept. 19, 1973

Notary Public, State of Florida at Large

That Theodore R. Nelson, as Trustee, the owner and holder of that certain mortgage dated April 5, 1968 and recorded April 8, 1968 under Clerk's File #68-68-3 of the Public Records of Dade County, Florida, does hereby consent to this Plat and joins in the above dedication.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of Dec. A.D. 1969

WITNESS: [illegible]
WITNESS: [illegible]

Theodore R. Nelson, as Trustee (seal)

STATE OF FLORIDA }ss
COUNTY OF DADE }

I HEREBY CERTIFY that on this day personally appeared before me Theodore R. Nelson as Trustee, to me well known to be the person described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and notarial seal this 5th day of Dec. A.D. 1969
My commission expires: Sept. 19, 1973

Notary Public, State of Florida at Large

This Plat was approved by Dade County, Florida, Zoning and Building Department this 10th day of January A.D. 1970.

By: [illegible] Director

This Plat was approved by Dade County, Florida, Planning Department this 31 day of JANUARY A.D. 1970

By: [illegible] Director

This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. 8-111-70 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 7th day of JANUARY A.D. 1970.

Approved: [illegible]
Dade County, Florida, Public Works Dept.

Attest: E.R. Leatherman, Clerk of the Circuit Court
By: [illegible] Deputy Clerk

[illegible] Vice Chairman

FILED for Record this 3 day of February A.D. 1970, at 11:39 A.M., in Book 82 of Plats, at Page 10 of the Public Records of Dade County, Florida.

This Plat complies with the provisions of the laws of the State of Florida and Metropolitan Dade County, Florida.

E.R. Leatherman, Clerk of the Circuit Court
By: [illegible] Deputy Clerk

96-93

WALDIN PARK ESTATES

A Subdivision of the NW 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the NE 1/4 of Section 5, Township 57 South, Range 39 East, Dade County, Florida.

PREPARED BY
BRISTOL, CHILDS & CROWDER, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
7200 CORAL WAY MIAMI, FLORIDA

JULY 1973 GRAPHIC SCALE SCALE 1" = 100'

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: That CHARTER LAND AND HOUSING CORPORATION, a Florida Corporation, has caused to be made the attached plat entitled "WALDIN PARK ESTATES" the same being a subdivision of the NW 1/4 of the NE 1/4 AND the SW 1/4 of the NE 1/4 of the NE 1/4 AND the SW 1/4 of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 5, Township 57 South, Range 39 East, Dade County, Florida, LESS the North 50 feet thereof, AND less the West 50 feet thereof, AND less the South 25 feet thereof.

DADE COUNTY PLAT RESTRICTIONS

That the Avenues, Courts, Places, (or Streets as shown on above on the attached plat together with all existing and future trees, shrubbery, and the highways thereon are hereby dedicated to the perpetual use of the Public according to the dedications, their successors, or assigns, for recreation or for whatever purpose deemed by law.
That no septic tank will be allowed in this subdivision.
That no individual wells other than swimming pool, irrigation, and/or air conditioner will be permitted within this subdivision.
That all new electric & communication lines other than transmission lines within this subdivision shall be installed underground.
That lots 1 thru 6 inclusive Block 9 and lots 1 thru 19 inclusive of Block 7 and lots 1 thru 5 inclusive of Block 8 shall be provided with privately owned or operated storm sewer mains.
That the 7' Utility Easement shown on the Right-of-Way lines is hereby reserved for the installation and maintenance of fire hydrants, poles, street lights, and guard rail if any.

OWNERS PLAT RESTRICTIONS

That the utility easements as shown by dashed lines on the front, side and/or rear lot lines are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS THEREOF, the CHARTER LAND AND HOUSING CORP. a Florida Corporation, has caused these presents to be signed on its corporate name by its President, its corporate seal to be hereunto affixed and by its Secretary this 30th day of July, 1973

Attest: Jack T. O'Brien (Assistant Secretary) Signed: Harold Smith, Jr. President

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That before me this day personally appeared Harold Smith, Jr. and Jack T. O'Brien, President and Assistant Secretary respectively of CHARTER LAND AND HOUSING CORPORATION, a Florida corporation, to me well known to be the persons described in and who upon being duly sworn acknowledged that they executed the foregoing instrument in their free act and deed as such officers, for the uses and purposes therein expressed, that they have affixed thereto the seal of said corporation, and that the said instrument is the act and deed of said corporation.
Witness my hand and official seal this 30th day of July, 1973

My commission expires: Feb. 26, 1976

Notary Public, State of Florida at Large

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That SOUTH FLORIDA VILLAS, LTD., a Florida Limited Partnership, the owner and holder of that certain mortgage dated May 31, 1973, and filed for record June 4, 1973, under Clerk's File No. 73R-127110 of the Public Records of Dade County, Florida, does hereby consent to this plat and join in the above Dedications.
Witness my hand and/or a member of the partnership this 19th day of September, 1973

Witness: Witness: Max M. Hagen, General Partner

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That before me this day personally appeared, or whom duly authorized to administer oaths and take acknowledgements, Max M. Hagen, a member of the COUNTY OF DADE partnership of SOUTH FLORIDA VILLAS LTD., a Florida Limited Partnership, to me well known to be the person described in and who upon being duly sworn acknowledged that he executed the foregoing instrument as partner of the partnership for the uses and purposes therein expressed and that said instrument is the free act and deed of said Limited Partnership.
Witness my hand and official seal this 19th day of September, 1973

My commission expires: Aug. 1, 1977

Notary Public, State of Florida at Large

APPROVALS

This plat was approved by the Dade County, Florida, Planning Department this 8th day of Oct. 1973.
By: Allen A. Hoffman Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 18th day of Oct. 1973.
By: K. G. Cook Director

This plat was approved by the Dade County, Florida Public Works Department this 23 day of October, 1973.
By: Ellen Wellmer Jr. Director

This plat was approved and the foregoing dedications were accepted and confirmed by resolution No. 73-1111 passed and adopted by the BOARD of COUNTY COMMISSIONERS of DADE COUNTY, FLORIDA, this 16 day of October, 1973

Attest: The Clerk of the Circuit Court
By: Deputy Clerk

Signed: Mayor

Filed for record this 22 day of October 1973 at 10:00 A.M., book 96 of plats, at page 93 of the public records of Dade County, Florida.
This plat complies with the requirements of the Act of the State of Florida and Metropolitan Dade County, Florida.
RICHARD P. BRINKER
The Clerk of the Circuit Court
By: E.M. Russell Deputy Clerk 73R-127374

SURVEYOR'S NOTES

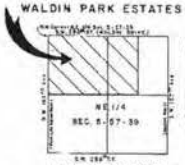
● P.R.M. Indicates Permanent Reference Monument
● P.C.P. Indicates Permanent Control Point.
All lots are 90 unless otherwise noted.
Distances are given in feet and decimals thereof.
Bearings shown are based on assumed meridian.
Utility easements as shown by dashed lines on the front, rear, or side lot lines are 12' unless otherwise noted.

SURVEYOR'S CERTIFICATION

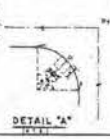
WE HEREBY CERTIFY: That the attached plat entitled WALDIN PARK ESTATES is a true and correct representation of the lands as recently surveyed and platted under our direction; that Permanent Reference Monuments were in place on the 2nd day of October, 1973 in accordance with Section 177.091, Chapter 71-339, Laws of the State of Florida.

BRISTOL, CHILDS & CROWDER, INC.
By: Donald J. Madison Jr. Vice President
Registered Engineer No. 14084
Registered Surveyor No. 2065
State of Florida

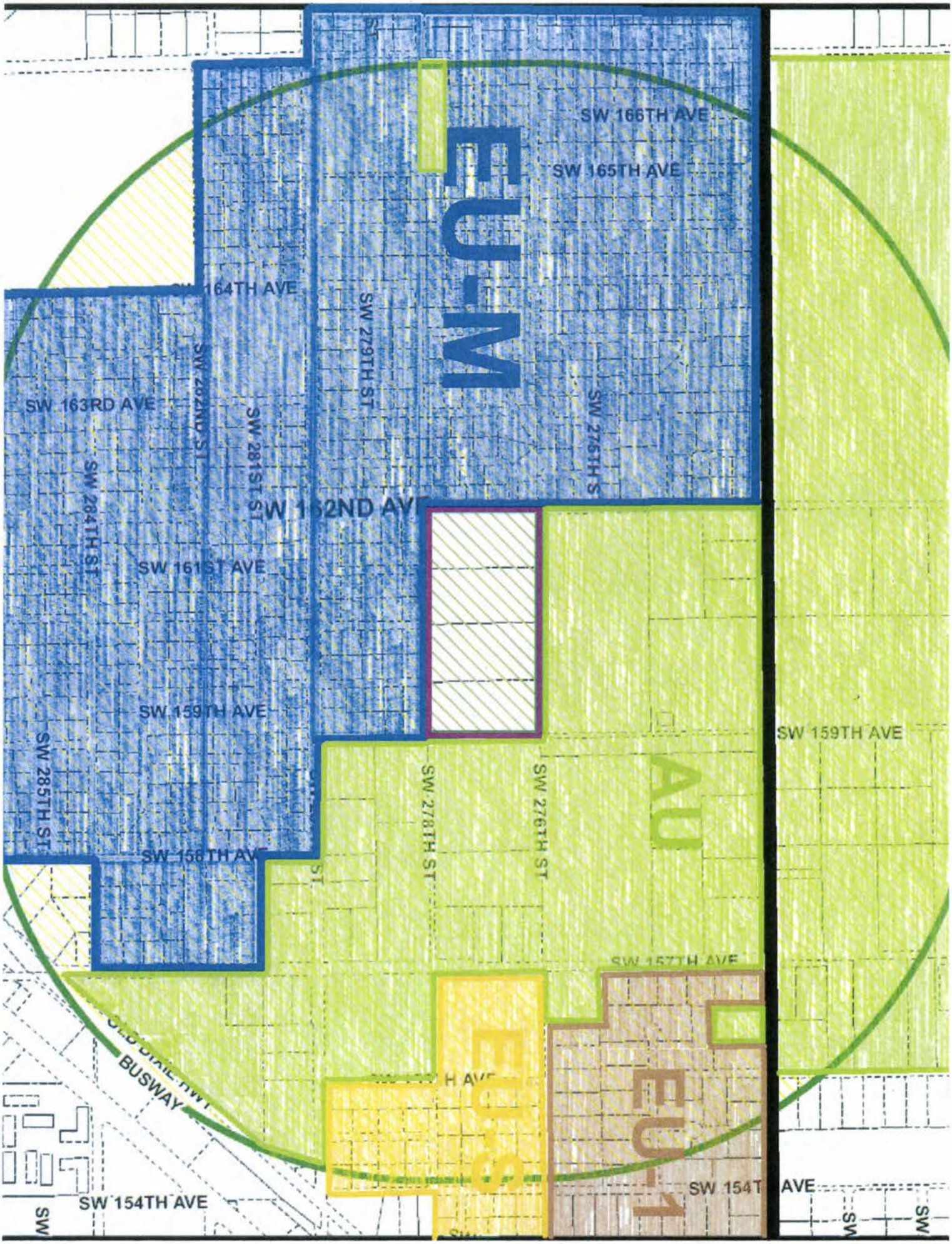
WALDIN PARK ESTATES



LOCATION MAP



DETAIL "A"


EU-M
AU
EU-1
SW 166TH AVE
SW 165TH AVE
SW 164TH AVE
SW 163RD AVE
SW 279TH ST
SW 275TH S
SW 282ND ST
SW 281ST ST
SW 264TH ST
SW 161ST AVE
SW 159TH AVE
SW 285TH ST
SW 156TH AVE
SW 278TH ST
SW 276TH ST
SW 157TH AVE
SW 154TH AVE
BUSWAY

3. JORGE A. ROSADO & GUADALUPE BRUNEMAN **06-11-CZ14-3 (06-9)**
(Applicant) **Area 14/District 8**
Hearing Date: 11/1/06

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 ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				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.

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

APPLICANTS: Jorge A. Rosado and Guadalupe Bruneman **PH:** Z06-009 (06-11-CZ14-3)

SECTION: 32-56-39 **DATE:** November 1, 2006

COMMISSION DISTRICT: 8 **ITEM NO.:** 3

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to EU-M

  (2) Applicants are requesting to permit 2 lots each with a lot frontage of 114.5' (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages, dated stamped received 1/17/06. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The requests will allow the applicants to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified Residential District, and permit a reduced lot frontage on two lots.

- **LOCATION:**

  16380 S.W. 272 Street, Miami-Dade County, Florida.

- **SIZE:** 2.25 Acres.

- **IMPACT:**

  The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site would have an impact on the schools, water and sewer services and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; Single-Family Residence	Estate Density Residential, 1 to 2.5 dua
Surrounding Properties:		
NORTH:	AU; Avocado Farm	Agriculture
SOUTH:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua

The 2.25-acre subject property is located south of and within the Urban Development Boundary (UDB) on the south side of section-line road SW 272 Street, which is also the southern boundary of the UDB in this area and is approximately 1.5 miles east of the UDB line. Single-family residences characterize the area to the east, west and south. Undeveloped, agricultural land lies on the north side of SW 272 Street.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**

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

*Subject to the Board's acceptance of the proffered Covenant.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, 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;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(d) The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

A. the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and

B. the proposed alternative development will not result in the further subdivision of land; and

C. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and

D. the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and

E. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

F. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

G. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

A. the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

B. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

C. each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(3) the proposed lot area, frontage or depth is such that:

A. the proposed alternative development will not result in the creation of more than three (3) lots; and

B. the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and

C. no lot area shall be less than the smaller of:

1. ninety percent (90%) of the lot area required by the underlying district regulations; or

2. the average area of the developed lots in the immediate vicinity within the same zoning district; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(4) If the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

A. the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and

B. the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]

C. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and

E. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where

the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No comment**
MDTA	**No comment**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**Objects/1 student**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The 2.25-acre subject property is located south of and within the Urban Development Boundary (UDB) on the south side of section-line road SW 272 Street, and approximately 1.5 miles east of the UDB line. There is currently an existing house occupying the site. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Modified Estate Residential District. The applicant is also seeking (request #2), to permit two lots with a lot frontage of 114.5' (120' required). The EU-M zoning regulations require lots to have a minimum lot frontage of 120 ft. The applicant has submitted a site plan showing the development of the 2.25-acre subject property subdivided into three residential lots, with two of the lots having a lesser lot frontage than required. The two smaller lots, each with a lot frontage of 114.5 ft., front on S.W. 164 Avenue and will have areas ranging from 15,829 sq. ft. to 16,061 sq. ft. The larger lot fronts on S.W. 272 Street and will house the existing single-family residence on a lot that's more than an acre in size. Single-family residences characterize the area to the east, south and west, developed under the EU-M zoning regulations. Undeveloped, agricultural land lies on the north side of SW 272 Street, which is a boundary of the UDB. The applicants have proffered a covenant limiting the development of the site to the submitted site plan.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. They have indicated that since the subject property contains a tree grove, a Miami-Dade County tree removal permit will be required prior to the removal or relocation of any trees. Further, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate an additional **3** PM daily peak hour **vehicle trips**. Their memorandum further indicates that the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the area roadways, which are currently operating at LOS "C" and "E". **Miami-Dade County Public Schools** (MDCPS) **objects** to this application. MDCPS has indicated that the proposed zoning will bring **1** additional student into the area's public schools. They indicate that Redlands Elementary School, Redland Middle School and South Dade Senior School are the schools that will be impacted by this development, which are currently operating at 120%, 111% and 131% respectively of FISH (Florida Inventory of School Houses) utilization.

MDCPS indicated in their memorandum that they met with the applicants on July 14, 2006, at which time they were advised by the applicants that they (the applicants) are unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Impact Fee Ordinance. Based on the review criteria established by the School Board, the School District is requesting that the application be **denied**, **or that it be deferred** until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a minimum of 2 and a maximum of 5 residential units. The proposed EU-M zoning will allow the applicant to develop the site with single-family residences at an estimated density of 2.42 units per gross acre, totaling a maximum of 5 units. As such, the proposed EU-M zoning will provide a development density which is within the density range permitted by the **Estate Density Residential** use LUP map category and is, therefore, **consistent** with this designation of the CDMP. Additionally, the applicants have proffered a covenant limiting the development of the site to three lots, which also falls within the numerical threshold permitted by the LUP map. To the east, south and west are EU-M zoned parcels developed with estate residences. Staff is of the opinion that the proposed zone change of the subject property to EU-M is **compatible** with the EU-M zoned properties in the area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking 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 utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation 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, streets or highways. The applicants are seeking approval for a district boundary change from AU, Agricultural District, to EU-M, Estate Modified Residential District, and staff supports the request. The subject property is one of the last AU-zoned properties in an area which is predominantly zoned EU-M and developed with single-family residences along section line road, SW 272 Street, which also serves as a northern boundary of the UDB in this portion of section 32-56-39. Undeveloped, agricultural land lies on the north side of SW 272 Street, which is outside the UDB. In 1978, pursuant to Resolution #Z-285-78, and in 1990, pursuant to Resolution # Z-43-90, two larger plots west and east respectively of the subject property were approved for zone changes to EU-M. These were just two of the many similar requests approved for EU-M Zoning surrounding the subject property. In staff's opinion, this request reflects a logical zoning continuum and respects the area's predominant EU-M zoning trend.

Essentially, the applicants' request for EU-M zoning would harmonize this portion of the section and rezone one of the last remaining portions of AU-zoned land south of the UDB. Staff notes that the proposed zone change would not result in a detrimental impact on the environmental and transportation resources of the County as evidenced by the comments from DERM and the Public Works Department. Additionally, staff opines that the proposed development will not have a negative impact on the economy of the Miami-Dade County. As such, staff is of the opinion that the requested zone change to EU-M is **compatible** with the single-family residential developments to the east, west and south of the subject property, and is **consistent** with the Estate Density Residential LUP map designation of the CDMP. Accordingly, staff recommends approval of the district boundary change from AU to EU-M, subject to the Board's acceptance of the proffered covenant.

The Alternative Site Development Option (ASDO) Standards under Section 33-311(A)(14) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable Alternative Site Development Option Standards and does not contravene the enumerated public interest standards as established. Request #2, to permit 2 lots with a lot frontage of 114.5' (120' required), does not satisfy the ASDO standards found in Section 33-311(A)(14)(d). For example, the submitted plans show that the size and dimensions of the proposed development are sufficient to provide all the required setbacks required by the underlying district regulations as specified under Section 33-311(A)(14)(d)(3)(B). However, request #2 does not fulfill the ASDO requirements in Section 33-311(A)(14)(d)(3)(E) as the subject parcel is not designated agricultural or open land under the Comprehensive Development Master Plan. As such, request #2 should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When request #2, to permit 2 lots with a frontage of 114.5' (120' required), is analyzed under the Non-use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. Staff notes that similar approvals for less than the required lot frontages on the property immediately to the east, pursuant to Resolution #Z-43-90, and on another property to the west, pursuant to Resolution #4-ZAB-324-77, were approved for lot frontages less than the 120' requirement in 1990 and 1977, respectively. As previously mentioned, the two smaller lots range in size from 15,829 sq. ft. to 16,061 sq. ft. Additionally, the larger lot on which the original house will remain is more than an acre in size. Staff notes that all three lots resulting from this rezoning are larger than some of the other lots previously approved in the area as noted above, and exceed the minimum requirements of the Zoning Code for EU-M zoned lots. Based on all the aforementioned, staff recommends approval with conditions of request #2 under the Non-Use Variance (NUV) Standards.

When request #2 is analyzed under the Alternative Non-use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that this request is due to unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. This request does not comply with the standards of said Section, since the property can be utilized in accordance with the zoning

regulations. Therefore, staff recommends denial without prejudice of request #2 under the Alternative Non-use Variance (ANUV) Standards.

Accordingly, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of requests #2 under Section 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b), (NUV) and denial without prejudice of request #2 under Section 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

J. CONDITIONS: For request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages, dated stamped received 1/17/06. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Completion.

5. That the applicant obtain a Certificate of Use from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

DATE INSPECTED: 08/8/06
DATE TYPED: 09/22/06
DATE REVISED: 09/25/06, 10/02/06, 10/03/06, 10/19/06; 10/23/06
DATE FINALIZED: 10/23/06
DO'QW:AJT:MTF:LVT:JV:CXH

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

Memorandum

MIAMI-DADE COUNTY

Date: February 24, 2006

RECEIVED
MAR 09 2006
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-14 #Z2006000009
Jorge A. Rosado & Guadalupe Bruneman
16380 SW 272nd Street
District Boundary Change from AU to EU-M
(AU) (2.25 Ac.)
32-56-39

The Department of 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 Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service:
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water 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.

Wastewater Disposal:
Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the property is connected to public water and the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

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/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:
The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives contact the Pollution Remediation Section of DERM at 305-372-6700.

Wetlands:
The subject property does not contain jurisdictional wetlands as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:
The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:
DERM has reviewed the permits and enforcement database and the enforcement case tracking system and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. 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 to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# Z2006000009
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: JORGE A ROSADO&GUADALUPE BRUNEMAN

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 3 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
9860	SW 157 Ave. s/o SW 272 St.	C	C
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E

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.
14-FEB-06

C-14

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Chief Facilities Officer
Rose Diamond

Planning Officer
Ana Rijo-Conde, AICP

August 17, 2006

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Frank J. Bolaños
Evelyn Langlieb Greer
Dr. Robert B. Ingram
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

C-14

Re: Jorge A. Rosado & Guadalupe Bruneman - Application No. 06-009
16380 SW 272 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary School currently operating at 120% of FISH % utilization (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on July 14, 2006, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. **The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.**

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

School Board Administration Building *• 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132*
305-995-7285 • FAX 305-995-4760 • ***arijo@dadeschools.net***

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the additional 2 units are estimated to generate approximately $4,800 ($2,400 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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,

Patricia Good
Coordinator III

PG:rr
L-090
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 06-009, Jorge A. Rosado & Guadalupe Bruneman
REQUEST:	Zone change from AU to EU-M
ACRES:	2.25 acres
LOCATION:	16380 SW 272 Street
MSA/MULTIPLIER:	7.3/.60
NUMBER OF UNITS:	2 additional units (1 units currently permitted under existing zoning classification, for a total of 3 units)
ESTIMATED STUDENT POPULATION:	1 student*
ELEMENTARY:	1
MIDDLE:	-
SENIOR:	-

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Redland Elementary – 24501 SW 162 Avenue
MIDDLE:	Redland Middle -16001 SW 248 Street
SENIOR HIGH:	South Dade Senior -28401 SW 167 Avenue

All schools are located in Regional Center VI

* 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, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Redland Elem.	1086/ 1087*	903	120%/ 120%*	0	**120%/ 120%***	1306
Redland Middle	1458	1230	119%	79	111%	2231
South Dade Sr.	2759	1721	160%	380	**131%**	3112

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001-present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, although the elementary and senior high schools meet the review threshold only the elementary school is impacted.

PLANNED RELIEF SCHOOLS IN THE AREA
(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

Projects in Planning, Design or Construction

School	Status	Projected Occupancy Date
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "YY-1" Jorge Mas Canosa Middle School (Ammons, Hammocks, Richmond Heights and Redland Middle Relief) (2232 student stations)	Construction	School Opening 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Construction	School Opening 2009
New K-8 @ Palm Glade (S/S "CC1") (Pine Villa and Redland Elementary School Relief, Redland Middle and Mays Middle School Relief) (1624 student stations)	Construction	School Opening 2008

New Elementary School State School "A1" (Chapman, Naranja and Redland Elementary School Relief) (826 student stations)	Design	School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	2729
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	4518
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total $6,549.

CAPITAL COSTS: Based on the State's June-2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x $ 14,378 = $ 14,378
MIDDLE	Does not meet the threshold
SENIOR	Not impacted by proposed development

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

Existing Charter Schools				
School Name	Actual Enrollment (11-18-05)	Projected Enrollment (as per contract)		
		2006-2007	2007-2008	Maximum
Academy of Arts & Minds	141	500	500	500
Archimedean Academy	469	525	525	525
Archimedean Middle Conservatory	61	240	240	240
ASPIRA Eugenio Maria de Hostos	365	600	600	600
ASPIRA Youth Leadership	305	450	450	450
ASPIRA South Youth Leadership	203	450	450	600
Aventura City of Excellence School	699	900	900	900
Balere Language Academy	148	250	350	450
Coral Reef Montessori	345	500	500	500
Doctors Charter School of Miami Shores	412	525	600	600
Doral Academy	730	2200	2,200	2,200
Doral Academy Middle School	815	1250	1,250	1,250
Doral Academy High School	925	1800	1,800	1,800
Doral Performing Arts & Entertainment Academy	45	150	200	200
Downtown Miami Charter School	614	650	650	650
Early Beginnings Academy – Civic Center	43	80	80	80
Early Beginnings Academy – North Shore	20	43	61	70
Florida International Academy	261	350	350	350
International Studies Charter High School	110	750	1,000	1,000
Keys Gate Charter School	1,132	1,150	1,150	1,150
Lawrence Academy	69	250	350	450
Liberty City Charter School	350	705	705	705
Life Skills Center Miami-Dade County	62	450	600	600
Mater Academy	713	1,150	1,150	1,150
Mater Academy Charter High School	1,165	1,300	1,300	1,300
Mater Academy Charter Middle School	1,154	1,300	1,300	1,300
Mater Academy East Charter School	303	800	800	800
Mater Academy East Middle School	107	250	300	250
Mater Performing Arts & Entertainment Academy	94	150	200	200
Miami Children's Museum	79	350	350	350
Miami Community Charter School	223	600	600	600
Oxford Academy of Miami	105	450	450	450
Pinecrest Preparatory Academy Middle School	222	800	800	800
Pinecrest Preparatory Academy	745	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	199	600	600	600
Renaissance Elementary Charter School	452	500	500	500
Renaissance Middle Charter School	47	700	1050	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	25	36	36	36
School for Integrated Academics & Technologies	332	800	800	800
Somerset Academy	525	700	700	700
Somerset Academy Charter Middle School	74	300	300	300
Somerset Academy Charter High School	22	375	500	500
~~Spiral Tech Elementary Charter School*~~	78	~~290~~	~~290~~	~~290~~
Spirit City Academy	39	300	350	400
Sunshine Academy	95	200	275	450
The Charter School at Waterstone	1,012	1,000	1,150	1,000
Theodore R. and Thelma A. Gibson Charter School	16	600	600	600
Transitional Learning Academy	29	48	72	72
Youth Co-Op Charter School	515	525	525	525
TOTAL: 49 schools	**16,713**	**30,364**	**31,331**	**32,625**

* Contract terminated effective June 30, 2006

Board-Approved Contracts for Schools to Open in Future Years			
School Name	Projected Enrollment (as per contract)		
	2006-2007	2007-2008	Maximum
Charter on the Beach Middle School	250	250	250
~~Liceo ENLACE Miami Charter Academy*~~	~~375~~	~~475~~	~~775~~
A Child's Journey Charter School	N/A	325	600
Atlantic Science Academy	N/A	600	840
Cooperative Charter School	100	120	200
~~Dr. Joseph Coats Grace Community Charter School*~~	~~600~~	~~600~~	~~600~~
Excelsior Academy of Miami	N/A	450	450
Mosaic Bilingual Academy	N/A	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	N/A	800	1,600
Pinecrest Academy Charter High School	600	850	850
South Dade Charter Elementary School	N/A	625	750
~~Summerville Charter School*~~	~~600~~	~~600~~	~~600~~
Excel Academy	250	300	700
Life Skills Center Opa Locka	400	400	400
Mater Academy Lakes Elementary School	-0-	800	800
Mater Academy Lakes Middle School	900	900	900
Mater Academy Lakes High School	300	600	1,200
Mater Gardens Academy	900	900	900
Mater Gardens Academy Middle School	450	450	450
Pinecrest Academy (South Campus)	800	800	800
Somerset Academy (Silver Palms)	-0-	600	600
Somerset Academy (Country Palms)	-0-	1,000	1,000
Somerset Academy Middle School (Country Palms)	-0-	600	600
TOTAL: 20 schools	**4,950**	**11,490**	**14,255**
SUB-TOTAL (EXISTING +APPROVED): 69 schools	**35,314**	**42,821**	**46,880**

*** Deferment period expired – contracts automatically lapse.**

Contracts Pending Approval			
School Name	Projected Enrollment (as per contract)		
	2006-2007	2007-2008	Maximum
Dr. Joseph Coats Grace Community Advantage Academy*	-0-	750	750
Summerville Advantage Academy*	-0-	750	750
Excel Academy North	-0-	250	700
River Cities Community Charter School	-0-	250	250
TOTAL: schools	**-0-**	**2,000**	**2,450**
SUB-TOTAL (EXISTING + APPROVED + PENDING APPROVAL): 73 schools	**35,314**	**44,821**	**49,330**

*** applications approved as Advantage Academy of Miami and Advantage Academy of Miami "B", respectively.**

Board-Approved applications for schools opening in subsequent years	
Applicant	Maximum Enrollment Capacity
Mater Springs Academy Elementary School	600
Mater Academy South Charter School	900
Mater Springs Academy Middle School	300
Sabal Palm Charter High School	800
Charter Academy of Excellence	600
Palmetto Bay Charter Academy	1,600
Princeton Charter Academy	1,600
Homestead Charter High School	2,000
South Miami-Dade Charter Elementary School	600
South Miami-Dade Charter Middle School	300
Advantage Academy of Miami "C"	750
Advantage Career Academy	900
Kush Academy	500
Life Skills Center – Homestead	700
Life Skills Center – Liberty City	700
Romans Charter School	540
South Florida Choir Intermediate/High School	280
Total: 17 schools	**13,670**
GRAND TOTALS	
Number of Schools	**Maximum Enrollment Capacity**
90	**63,000**

560 So.2d 1358, 15 Fla. L. Weekly D1272
(Cite as: 560 So.2d 1358)

District Court of Appeal of Florida,
Fourth District.

Patricia POLLARD, Petitioner,
v.
PALM BEACH COUNTY, a political subdivision of the State of Florida, Respondent.

No. 88-1827.
May 9, 1990.

Owner of residential property applied for special exception to use property as adult congregate living facility for elderly. The Circuit Court for Palm Beach County, William C. Williams, III, J., denied owner's petition for writ of certiorari to review denial of application, and owner petitioned for review. The District Court of Appeal held that opinions of neighbors that proposed use would cause traffic problems, would cause light and noise pollution, and would generally have unfavorable impact on area provided no competent substantial evidence to support denial of petition.

Certiorari granted, order quashed, and matter remanded with instructions.

Stone, J., dissented with opinion.

West Headnotes

[1] Zoning and Planning 414 1474

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1474 k. Public interest or welfare. Most Cited Cases
(Formerly 414k490)

Special exception is permitted use to which applicant is entitled unless zoning authority determines according to standards of zoning ordinance that use would adversely affect public interest.

[2] Zoning and Planning 414 1154

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1154 k. Rights of objecting owners; continuity of regulation. Most Cited Cases
(Formerly 414k161)

Opinions of residents are not factual evidence and not sound basis for denial of zoning change application.

[3] Zoning and Planning 414 1520

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1520 k. Residential facilities and day-care. Most Cited Cases
(Formerly 414k539)

Opinions of neighbors of residential property, for which special exception was requested, that proposed use of property as adult congregate living facility for elderly would cause traffic problems, would cause light and noise pollution, and would generally have unfavorable impact on area established no competent substantial evidence to support decision of zoning

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authority denying application.

*1359 Bruce G. Kaleita, West Palm Beach, for petitioner.

Richard W. Carlson, Jr. and Thomas P. Callan, Asst. County Attys., West Palm Beach, for respondent.

PER CURIAM.

This is a petition to review denial of an application for a special exception. The real property in question is located in an area zoned residential. The use for which a special exception was requested is an adult congregate living facility for the elderly, a use permitted by special exception in a residential area.

Certain procedural shortcomings having been remedied, we now treat only the merits, being satisfied that this court has jurisdiction.

After making appropriate application, petitioner obtained approval of the County Zoning Department and, subsequently, the approval of the County Planning Commission. Approval was based upon documentary evidence and expert opinion.

In public hearings before the County Commission, various neighbors expressed their opinion that the proposed use would cause traffic problems, light and noise pollution and generally would impact unfavorably on the area. The County Commission denied the application and the circuit court denied certiorari to review that denial. We grant the writ and quash the order under review.

[1][2][3] We explained the respective burdens of an applicant for a special exception and the zoning authority in *Rural New Town, Inc. v. Palm Beach County,* 315 So.2d 478, 480 (Fla. 4th DCA 1975), as follows:

> In rezoning, the burden is upon the *applicant* to clearly establish such right (as hereinabove indicated). In the case of a special exception, where the applicant has otherwise complied with those conditions set forth in the zoning code, the burden is upon the *zoning authority* to demonstrate by competent substantial evidence that the special exception *is adverse to the public interest.* Yokley on Zoning, vol. 2, p. 124. A special exception is a permitted use to which the applicant is entitled *unless* the zoning authority determines according to the standards of the zoning ordinance that such use would adversely affect the public interest.
>
> (Emphasis in original; some citations omitted.)

The supreme court, in *De Groot v. Sheffield,* 95 So.2d 912, 916 (Fla.1957), explained in the following language what is meant by the term "competent substantial evidence" in the context of certiorari review:

> Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. We have stated it to be such relevant evidence as a reasonable mind would accept as adequate to support a conclusion. *Becker v. Merrill,* 155 Fla. 379, 20 So.2d 912; *Laney v. Board of Public Instruction,* 153 Fla. 728, 15 So.2d 748. In employing the adjective "competent" to modify the word "substantial," we are aware of the familiar rule that in administrative proceedings the formalities in the introduction of testimony common to the courts of justice are not strictly employed. *Jenkins v. Curry,* 154 Fla. 617, 18 So.2d 521. We are of the view, however, that the evidence relied upon to *1360 sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached. To this extent the "substantial" evidence should also be "competent."
>
> (Some citations omitted.)

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In *City of Apopka v. Orange County,* 299 So.2d 657, 660 (Fla. 4th DCA 1974), the "evidence" in opposition to petitioner's application for special exception consisted, as in the present case, of the opinions of neighbors, and in that case we explained:

> The evidence in opposition to the request for exception was in the main laymen's opinions unsubstantiated by any competent facts. Witnesses were not sworn and cross examination was specifically prohibited. Although the Orange County Zoning Act requires the Board of County Commissioners to make a finding that the granting of the special exception shall not adversely affect the public interest, the Board made no finding of facts bearing on the question of the effect the proposed airport would have on the public interest; it simply stated as a conclusion that the exception would adversely affect the public interest. Accordingly we find it impossible to conclude that on an issue as important as the one before the board, there was substantial competent evidence to conclude that the public interest would be adversely affected by granting the appellants the special exception they had applied for.

Earlier in that opinion we also noted:

As pointed out by Professor Anderson in Volume 3 of his work, American Law Of Zoning, § 15.27, pp. 155-56:

> "It does not follow, ... that either the legislative or the quasi-judicial functions of zoning should be controlled or unduly influenced by opinions and desires expressed by interested persons at public hearings. Commenting upon the role of the public hearing in the processing of permit applications, the Supreme Court of Rhode Island said:
>
> 'Public notice of the hearing of an application for exception ... is not given for the purpose of polling the neighborhood on the question involved, but to give interested persons an opportunity to present facts from which the board may determine whether the particular provision of the ordinance, as applied to the applicant's property, is reasonably necessary for the protection of ... public health.... The board should base their determination upon facts which they find to have been established, instead of upon the wishes of persons who appear for or against the granting of the application.'
>
> The objections of a large number of residents of the affected neighborhood are not a sound basis for the denial of a permit. The quasi-judicial function of a board of adjustment must be exercised on the basis of the facts adduced; numerous objections by adjoining landowners may not properly be given even a cumulative effect."
>
> 299 So.2d at 659.

Our review of the record leads us to conclude that there is literally no competent substantial evidence to support the conclusion reached below. The circuit court overlooked the law which says that a special exception is a permitted use to which the applicant is entitled unless the zoning authority determines according to the standards of the zoning ordinance that the use would adversely affect the public interest. *Rural New Town,* 315 So.2d at 480. It also overlooked the law which says that opinions of residents are not factual evidence and not a sound basis for denial of a zoning change application. *See City of Apopka,* 299 So.2d at 660.

For these reasons we grant certiorari, quash the order and remand with instructions that the special exception be granted.

HERSEY, C.J., and ANSTEAD, J., concur.
STONE, J., dissents with opinion.

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***1361** STONE, Judge, dissenting.

I would deny certiorari. In my judgment, the record supports the decision of the circuit court upholding the action of the county. I also do not conclude that the trial court overlooked the law.

Fla.App. 4 Dist.,1990.
Pollard v. Palm Beach County
560 So.2d 1358, 15 Fla. L. Weekly D1272

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690 So.2d 700, 22 Fla. L. Weekly D827
(Cite as: 690 So.2d 700)

C

District Court of Appeal of Florida,
Third District.
Cheryl L. **DEBES**, as Trustee, Petitioner,
v.
The CITY OF **KEY WEST**, Respondent.

No. 96-2451.
April 2, 1997.

Landowner filed petition for certiorari review of decision by the Circuit Court, Monroe County, Sandra Taylor, J., which upheld city commission's denial of application to rezone parcel of owner's property from medium density residential to commercial general. The District Court of Appeal, Schwartz, C.J., held that refusal to rezone property was arbitrary, discriminatory, and unreasonable.

Certiorari granted.

West Headnotes

[1] Zoning and Planning 414 1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission's refusal to rezone owner's property from medium density residential to commercial general so as to permit construction of shopping center was arbitrary, discriminatory, and unreasonable, where parcel was surrounded in all directions and on both sides of street by property which was both zoned and used for commercial purposes.

[2] Zoning and Planning 414 1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission could not justify denial of application to rezone owner's property from medium density residential to commercial general on ground that commercial zoning of parcel would create more traffic than noncommercial use.

[3] Zoning and Planning 414 1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission could not justify denial of application to rezone owner's property from residential to commercial general on ground that denial promoted creation of adequate housing; promotion of affordable housing, while it may represent desirable public pol-

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icy, may not be promoted on back of private landowner by depriving him of constitutionally protected use of his property.

***700** Mattson & Tobin and Andrew M. Tobin, Key Largo, for petitioner.

***701** Mark Graham Hanson, for respondent.

Before SCHWARTZ, C.J., and COPE and FLETCHER, JJ.

SCHWARTZ, Chief Judge.

[1] The petitioner is the owner of undeveloped land on North Roosevelt Boulevard in Key West. The parcel is in the center of what is specifically designated in the city's Comprehensive Plan as a primary commercial area and is, in fact, surrounded in all directions and on both sides of the street by property which is both zoned and used for commercial purposes. Notwithstanding, the Key West City Commission three times denied [FN1] an application initiated by its own City Planner,[FN2] and approved by the Planning Board, to amend the designation of the property on the Future Land Use Map (FLUM) from Medium Density Residential (MDR) to Commercial General (CG) [FN3] so as to permit the construction of a shopping center. On this petition for certiorari review of a circuit court decision which upheld the last denial, we conclude that, as a matter of law, "the refusal to rezone the property [was] arbitrary, discriminatory [and] unreasonable." *Board of County Comm'rs v. Snyder,* 627 So.2d 469, 476 (Fla.1993).

FN1. The two previous denials were both quashed on review by the circuit court. Our disposition of the present case makes it unnecessary directly to consider the petitioner's very substantial contention that at least the first of these rulings entitles her to relief under the doctrine of res judicata.

FN2. The application stemmed from the professionals' desire to correct what they characterized as their own "mistake" in their designating the parcel as MDR because, at that time, a plan had been submitted to build a residential development on the parcel. In the event, the proposal proved financially unworkable and failed entirely.

FN3. CG permits commercial, office and residential use. MDR permits residential use.

Almost without more, this brief recitation of the characteristics of the area and of the petitioner's particular situation clearly establishes that singling out her property alone for disparate treatment represents a wholly impermissible instance of discriminatory spot zoning-or, in this context, spot planning-in reverse. *Tollius v. City of Miami,* 96 So.2d 122 (Fla.1957); *City Commission v. Woodlawn Park Cemetery Co.,* 553 So.2d 1227 (Fla. 3d DCA 1989), review denied, 563 So.2d 631 (Fla.1990); *City of Coral Gables v. Wepman,* 418 So.2d 339 (Fla. 3d DCA 1982), review denied, 424 So.2d 760 (Fla.1982); *Olive v. City of Jacksonville,* 328 So.2d 854 (Fla. 1st DCA 1976); *City of South Miami v. Hillbauer,* 312 So.2d 241 (Fla. 3d DCA 1975); *City of Miami v. Schutte,* 262 So.2d 14 (Fla. 3d DCA 1972); see *Parking Facilities, Inc. v. City of Miami Beach,* 88 So.2d 141 (Fla.1956)(spot zoning); *County of Brevard v. Woodham,* 223 So.2d 344 (Fla. 4th DCA 1969)(same), cert. denied, 229 So.2d 872 (Fla.1969); 7 Fla.Jur.2d Building, Zoning, & Land Controls § 110, at 512 (1978).

The city contends, however, that its action is justified by (a) "substantial, competent evidence," *Snyder,* 627 So.2d at 475,[FN4] before the Commission that commercial zoning of the petitioner's parcel would result in increased traffic and (b) a desire to encourage the building of "affordable housing" in the city-a result which would in effect be mandated by the MDR designation because it excludes commercial or office use. Neither position has a semblance of merit.

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FN4. While we agree that *Snyder* provides the appropriate standard of review, see *Snyder* 627 So.2d at 469; *City of Ft. Lauderdale v. Multidyne Medical Waste Management, Inc.,* 567 So.2d 955 (Fla. 4th DCA 1990), review denied, 581 So.2d 165 (Fla.1991), the issue is not determinative or even important in our consideration of the case. As we suspect is very often the case, the application of any possible formulation of the showing necessary either to support or to overturn a local government's decision of the present kind, including the "fairly debatable" standard deemed appropriate in *Martin County v. Yusem,* 690 So.2d 1288 (Fla. Case No. 87,078, opinion filed, March 27, 1997)[22 FLW S156]; *e.g., Allapattah Community Ass'n v. City of Miami,* 379 So.2d 387 (Fla. 3d DCA 1980), cert. denied, 386 So.2d 635 (Fla.1980), would yield the same result. See *Metropolitan Dade County v. Fuller,* 515 So.2d 1312, 1314 n. 4 (Fla. 3d DCA 1987).

[2] *1. Traffic Increase No Justification.* Because it is virtually self-evident that, by its very nature, all commercial uses create "more traffic" than non-commercial ones, it is equally obvious that local government cannot ***702** justify a denial of a particular commercial use on this ground. To hold otherwise would mean, as it apparently did in the proceedings before the Commission, that the protectable rights of any owner may be arbitrarily destroyed. This is not, and we will not let it be, the law. *Tollius,* 96 So.2d at 122 (change in neighborhood to commercial use requires restrictions to residential use to be relaxed).

Indeed, the Commission's actions in this case involve almost every one of the several bases upon which courts both here and elsewhere have rejected the contention that a potential traffic increase may support the denial of otherwise required commercial zoning. 5 Rathkopf's The Law of Zoning & Planning § 59.03 (4th ed. 1996), and cases collected at § 59.03[3] (denial of commercial use unjustified by showing merely of a "generalized increase in traffic due to an increase in intensity of use"); § 59.03[4]("a desire to prevent an undesirable increase in traffic congestion is not sufficient justification for the retention of an unsuitable or unreasonable zoning classification"); § 59.03[5] ("[z]oning classifications and permit decisions based on a desire to avoid increased traffic congestion may be held invalid where such action involves unreasonable discrimination between neighboring tracts or similar uses"; citing *Florida Mining & Materials Corp. v. Port Orange,* 518 So.2d 311 (Fla. 5th DCA 1987) (reversing denial of special permit to construct cement plant based on fact that cement trucks would pass through residential area, when trucks from other, similar businesses were permitted to do so), review denied, 528 So.2d 1181 (Fla.1988)); § 59.03[6] ("[z]oning classification or restrictions based on traffic conditions may be held invalid ... where land is uniquely burdened to extract a public benefit as a substitute for proper traffic management and control").

As the petitioner correctly argues, the traffic problems which may or may not be presented by her proposed commercial development of the property are properly considered in the administrative process which the city has itself established. See 5 Rathkopf's The Law of Zoning & Planning § 59.03[1], [3]. Generalized fears of an increase in traffic are wholly inappropriate, however, to deny any one landowner the rights to which he is entitled.

[3] *2. Promotion of Affordable Housing No Justification.* The claim that the city's action may be justified as promoting the creation of adequate housing is, if anything, even more obviously deficient. While this aim may represent a desirable public policy-which might support, for example, the condemnation of property for that use, see *State v. Miami Beach Redevelopment Agency,* 392 So.2d 875 (Fla.1980)-it emphatically may *not* be promoted on the back of a

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private landowner by depriving him of the constitutionally protected use of his property. As the estimable Judge Cowart correctly and succinctly stated:

> A property owner is entitled to have his property properly zoned based on proper zoning concepts without regard to the one particular use which the owner might then intend to make of the various uses permitted under a proper zoning classification. A zoning authority's insistence on considering the owner's specific use of a parcel of land constitutes not zoning but direct governmental control of the actual use of each parcel of land which is inconsistent with constitutionally guaranteed private property rights.

Porpoise Point Partnership v. St. Johns County, 470 So.2d 850, 851 (Fla. 5th DCA 1985); accord *ABG Real Estate Dev. Co. v. St. Johns County,* 608 So.2d 59, 63 (Fla. 5th DCA 1992), cause dismissed, 613 So.2d 8 (Fla.1993).

In sum, the record reflects that the only reason for the denial of the proposed rezoning was that the opposition-of the city's existing merchants to the competition represented by the prospective commercial use of the property and of those who wanted more housing-had the votes. We reiterate, however, what was said in the reverse situation presented by a city's *approval* of an unjustified zoning change in *Allapattah Community Ass'n v. City of Miami,* 379 So.2d 387, 394 (Fla. 3d DCA 1980), cert. denied, 386 So.2d 635 (Fla.1980):

> The [courts] ... will not and cannot approve a zoning regulation-or any governmental action adversely affecting the ***703** rights of others-which is based on no more than the fact that those who support it have the power to work their will.

Accord, e.g., Town of Ponce Inlet v. Rancourt, 627 So.2d 586, 588 n. 1 (Fla. 5th DCA 1993); *City of Apopka v. Orange County,* 299 So.2d 657 (Fla. 4th DCA 1974).

For these reasons, we conclude that the circuit court decision so fundamentally and seriously departs from the controlling law that a miscarriage of justice has resulted and that review on certiorari is therefore both justified and required. *Haines City Community Dev. v. Heggs,* 658 So.2d 523 (Fla.1995); *Snyder,* 627 So.2d at 469; *Metropolitan Dade County v. Blumenthal,* 675 So.2d 598 (Fla. 3d DCA 1995), review dismissed, 680 So.2d 421 (Fla.1996); *ABG,* 608 So.2d at 59. Upon that review, the decision is quashed and the cause remanded with directions to require the City Commission to grant the application in question.

Certiorari granted.

Fla.App. 3 Dist.,1997.
Debes v. City of Key West
690 So.2d 700, 22 Fla. L. Weekly D827

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627 So.2d 469, 18 Fla. L. Weekly S522
(Cite as: 627 So.2d 469)

Supreme Court of Florida.
BOARD OF COUNTY COMMISSIONERS OF **BREVARD** COUNTY, Florida, Petitioner,
v.
Jack R. **SNYDER**, et ux., Respondents.

No. 79720.
Oct. 7, 1993.
Rehearing Denied Dec. 23, 1993.

Property owners brought original action seeking writ of certiorari after county board denied their application for rezoning of property from general use to medium density multiple-family dwelling use. The District Court of Appeal, 595 So.2d 65, granted petition. On review for direct conflict of decisions, the Supreme Court, Grimes, J., held that: (1) rezoning action which entails application of general rule or policy to specific individuals, interests or activities is quasi-judicial in nature, subject to strict scrutiny on certiorari review; (2) landowner who demonstrates that proposed use of property is consistent with comprehensive plan is not presumptively entitled to such use; (3) landowner seeking to rezone property has burden of proving that proposal is consistent with comprehensive plan, and burden thereupon shifts to zoning board to demonstrate that maintaining existing zoning classification accomplishes legitimate public purpose; and (4) although board is not required to make findings of fact in denying application of rezoning, upon review by certiorari in the circuit court it must be shown there was competent substantial evidence presented to board to support its ruling.

Decision of District Court of Appeal quashed.

Shaw, J., dissented.

West Headnotes

[1] Counties 104 ⚿58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

Legislative action of county board of commissioners is subject to attack in circuit court; however, in deference to policymaking function of board when acting in a legislative capacity, its actions will be sustained as long as they are fairly debatable.

[2] Counties 104 ⚿58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

Rulings of county board of commissioners acting in its quasi-judicial capacity are subject to review by certiorari and will be upheld only if they are supported by substantial competent evidence.

[3] Counties 104 ⚿58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

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It is character of hearing that determines whether or not county board action is legislative or quasi-judicial, for purposes of judicial review; generally speaking, legislative action results in formulation of a general rule of policy, whereas judicial action results in application of a general rule of policy.

[4] Zoning and Planning 414 1575

414 Zoning and Planning
414X Judicial Review or Relief
414X(A) In General
414k1572 Nature and Form of Remedy
414k1575 k. Certiorari. Most Cited Cases
(Formerly 414k565)

Zoning and Planning 414 1623

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)1 In General
414k1623 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k604)

Zoning and Planning 414 1702

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1702 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k703)

Comprehensive rezonings affecting a large portion of the public are legislative in nature, and are subject to "fairly debatable" standard of review; however, rezoning actions which can be viewed as policy application, rather than policy setting, and which have an impact on a limited number of persons or property owners are quasi-judicial in nature and are properly reviewable by petition for certiorari; on such review they are subject to strict scrutiny and to substantial evidence standard.

[5] Zoning and Planning 414 1575

414 Zoning and Planning
414X Judicial Review or Relief
414X(A) In General
414k1572 Nature and Form of Remedy
414k1575 k. Certiorari. Most Cited Cases
(Formerly 414k565)

County board's denial of landowner's application to rezone property to zoning classification which would allow construction of 15 residential units per acre was in the nature of a quasi-judicial proceeding, and was properly reviewable by petition for certiorari.

[6] Zoning and Planning 414 1351

414 Zoning and Planning
414VIII Permits, Certificates, and Approvals
414VIII(A) In General
414k1350 Right to Permission, and Discretion
414k1351 k. In general. Most Cited Cases
(Formerly 414k375.1)

Zoning and Planning 414 1698

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1698 k. Substantial evidence in

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(Cite as: 627 So.2d 469)

general. Most Cited Cases
(Formerly 414k703)

Even where denial of a zoning application would be inconsistent with comprehensive plan, local government should have discretion to decide that maximum development density should not be allowed provided governmental body approves some development that is consistent with the plan and government's decision is supported by substantial, competent evidence.

[7] Zoning and Planning 414 1151

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1149 Comprehensive or General Plan
414k1151 k. Conformity of change to plan. Most Cited Cases
(Formerly 414k194.1)

Landowner who demonstrates that proposed use is consistent with comprehensive zoning plan is not presumptively entitled to such use if opposing governmental agency fails to prove by clear and convincing evidence that specifically stated public necessity requires a more restricted use; property owner is not necessarily entitled to relief by proving such consistency when agency action is also consistent with plan.

[8] Zoning and Planning 414 1262

414 Zoning and Planning
414V Construction, Operation, and Effect
414V(C) Uses and Use Districts
414V(C)1 In General
414k1262 k. Maps, plats, and plans; subdivision regulations. Most Cited Cases
(Formerly 414k245)

Growth Management Act was not intended to preclude development but only to ensure that it proceed in an orderly manner. West's F.S.A. § 163.3161 et seq.

[9] Zoning and Planning 414 1146

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1146 k. Public interest and need; general welfare. Most Cited Cases
(Formerly 414k157)

Zoning and Planning 414 1151

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1149 Comprehensive or General Plan
414k1151 k. Conformity of change to plan. Most Cited Cases
(Formerly 414k159)

Zoning and Planning 414 1182

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(B) Proceedings to Modify or Amend
414k1179 Notice and Hearing
414k1182 k. Hearing or meeting in general. Most Cited Cases
(Formerly 414k194.1)

Landowner seeking to rezone property has burden of proving that proposal is consistent with comprehensive plan and complies with all procedural requirements of zoning ordinance; burden thereupon shifts to governmental board to demonstrate that maintaining existing zoning classification with respect to the property accomplishes a legitimate public purpose; board will have burden of showing refusal to

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rezone property is not arbitrary, discriminatory, or unreasonable; if board carries burden, application should be denied.

[10] Zoning and Planning 414 ⚿1189

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(B) Proceedings to Modify or Amend
414k1189 k. Filing, publication, and posting; minutes and findings. Most Cited Cases
(Formerly 414k199)

Zoning and Planning 414 ⚿1702

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1702 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k703)

Although zoning board is not required to make findings of fact in making decision on landowner's application to rezone property, it must be shown there was competent substantial evidence presented to the board to support its ruling in order to sustain its action, upon review by certiorari in circuit court.

***470** Robert D. Guthrie, County Atty., and Eden Bentley, Asst. County Atty., Melbourne, for petitioner.

Frank J. Griffith, Jr., Cianfrogna, Telfer, Reda & Faherty, P.A., Titusville, for respondents.

Denis Dean and Jonathan A. Glogau, Asst. Attys. Gen., Tallahassee, amicus curiae, for Atty. Gen., State of FL.

Nancy Stuparich, Asst. Gen. Counsel, and Jane C. Hayman, Deputy Gen. Counsel, Tallahassee, amicus curiae, for FL League of Cities, Inc.

Paul R. Gougelman, III, and Maureen M. Matheson, Reinman, Harrell, Graham, Mitchell & Wattwood, P.A., Melbourne, amicus curiae, for Space Coast League of Cities, Inc., City of Melbourne, and Town of Indialantic.

Richard E. Gentry, FL Home Builders Ass'n, and Robert M. Rhodes and Cathy M. Sellers, Steel, Hector and Davis, Tallahassee, amicus curiae, for FL Home Builders Ass'n.

David La Croix, Pennington, Wilkinson & Dunlap, P.A., and William J. Roberts, Roberts and Eagan, P.A., Tallahassee, amicus curiae, for FL Ass'n of Counties.

David J. Russ and Karen Brodeen, Asst. Gen. Counsels, Tallahassee, amicus curiae, for FL Dept. of Community Affairs.

Richard Grosso, Legal Director, Tallahassee, and C. Allen Watts, Cobb, Cole and Bell, Daytona Beach, amicus curiae, for 1000 Friends of FL.

Neal D. Bowen, County Atty., Kissimmee, amicus curiae, for Osceola County.

M. Stephen Turner and David K. Miller, Broad and Cassel, Tallahassee, amicus curiae, for Monticello Drug Co.

John J. Copelan, Jr., County Atty., and Barbara S. Monahan, Asst. County Atty. for Broward County, Fort Lauderdale, and Emeline Acton, County Atty. for Hillsborough County, Tampa, amici curiae, for Broward County, Hillsborough County and FL Ass'n of County Attys., Inc.

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Thomas G. Pelham, Holland & Knight, Tallahassee, amicus curiae, pro se.

GRIMES, Justice.

We review *Snyder v. Board of County Commissioners,* 595 So.2d 65 (Fla. 5th DCA1991), because of its conflict with *Schauer v. City of Miami Beach,* 112 So.2d 838 (Fla.1959); *City of Jacksonville Beach v. Grubbs,* 461 So.2d 160 (Fla. 1st DCA1984), *review denied,* 469 So.2d 749 (Fla.1985); and *Palm Beach County v. Tinnerman,* 517 So.2d 699 (Fla. 4th DCA1987), *review denied,* ***471** 528 So.2d 1183 (Fla.1988). We have jurisdiction under article V, section 3(b)(3) of the Florida Constitution. Jack and Gail Snyder owned a one-half acre parcel of property on Merritt Island in the unincorporated area of Brevard County. The property is zoned GU (general use) which allows construction of a single-family residence. The Snyders filed an application to rezone their property to the RU-2-15 zoning classification which allows the construction of fifteen units per acre. The area is designated for residential use under the 1988 Brevard County Comprehensive Plan Future Land Use Map. Twenty-nine zoning classifications are considered potentially consistent with this land use designation, including both the GU and the RU-2-15 classifications.

After the application for rezoning was filed, the Brevard County Planning and Zoning staff reviewed the application and completed the county's standard "rezoning review worksheet." The worksheet indicated that the proposed multifamily use of the Snyders' property was consistent with all aspects of the comprehensive plan except for the fact that it was located in the one-hundred-year flood plain in which a maximum of only two units per acre was permitted. For this reason, the staff recommended that the request be denied.

At the planning and zoning board meeting, the county planning and zoning director indicated that when the property was developed the land elevation would be raised to the point where the one-hundred-year-flood plain restriction would no longer be applicable. Thus, the director stated that the staff no longer opposed the application. The planning and zoning board voted to approve the Snyders' rezoning request.

When the matter came before the board of county commissioners, Snyder stated that he intended to build only five or six units on the property. However, a number of citizens spoke in opposition to the rezoning request. Their primary concern was the increase in traffic which would be caused by the development. Ultimately, the commission voted to deny the rezoning request without stating a reason for the denial.

The Snyders filed a petition for certiorari in the circuit court. Three circuit judges, sitting en banc, reviewed the petition and denied it by a two-to-one decision. The Snyders then filed a petition for certiorari in the Fifth District Court of Appeal.

The district court of appeal acknowledged that zoning decisions have traditionally been considered legislative in nature. Therefore, courts were required to uphold them if they could be justified as being "fairly debatable." Drawing heavily on *Fasano v. Board of County Commissioners,* 264 Or. 574, 507 P.2d 23 (1973), however, the court concluded that, unlike initial zoning enactments and comprehensive rezonings or rezonings affecting a large portion of the public, a rezoning action which entails the application of a general rule or policy to specific individuals, interests, or activities is quasi-judicial in nature. Under the latter circumstances, the court reasoned that a stricter standard of judicial review of the rezoning decision was required. The court went on to hold:

(4) Since a property owner's right to own and use his property is constitutionally protected, review of

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any governmental action denying or abridging that right is subject to close judicial scrutiny. Effective judicial review, constitutional due process and other essential requirements of law, all necessitate that the governmental agency (by whatever name it may be characterized) applying legislated land use restrictions to particular parcels of privately owned lands, must state reasons for action that denies the owner the use of his land and must make findings of fact and a record of its proceedings, sufficient for judicial review of: the legal sufficiency of the evidence to support the findings of fact made, the legal sufficiency of the findings of fact supporting the reasons given and the legal adequacy, under applicable law (*i.e.*, under general comprehensive zoning ordinances, applicable state and case law and state and federal constitutional provisions) of the reasons given for the result of the action taken.

(5) The initial burden is upon the landowner to demonstrate that his petition or application for use of privately owned ***472** lands, (rezoning, special exception, conditional use permit, variance, site plan approval, etc.) complies with the reasonable procedural requirements of the ordinance and that the use sought is consistent with the applicable comprehensive zoning plan. Upon such a showing the landowner is presumptively entitled to use his property in the manner he seeks unless the opposing governmental agency asserts and proves by clear and convincing evidence that a specifically stated public necessity requires a specified, more restrictive, use. After such a showing the burden shifts to the landowner to assert and prove that such specified more restrictive land use constitutes a taking of his property for public use for which he is entitled to compensation under the taking provisions of the state or federal constitutions.

Snyder v. Board of County Commissioners, 595 So.2d at 81 (footnotes omitted).

Applying these principles to the facts of the case, the court found (1) that the Snyders' petition for rezoning was consistent with the comprehensive plan; (2) that there was no assertion or evidence that a more restrictive zoning classification was necessary to protect the health, safety, morals, or welfare of the general public; and (3) that the denial of the requested zoning classification without reasons supported by facts was, as a matter of law, arbitrary and unreasonable. The court granted the petition for certiorari.

Before this Court, the county contends that the standard of review for the county's denial of the Snyders' rezoning application is whether or not the decision was fairly debatable. The county further argues that the opinion below eliminates a local government's ability to operate in a legislative context and impairs its ability to respond to public comment. The county refers to *Jennings v. Dade County,* 589 So.2d 1337 (Fla. 3d DCA 1991), *review denied,* 598 So.2d 75 (Fla.1992), for the proposition that if its rezoning decision is quasi-judicial, the commissioners will be prohibited from obtaining community input by way of ex parte communications from its citizens. In addition, the county suggests that the requirement to make findings in support of its rezoning decision will place an insurmountable burden on the zoning authorities. The county also asserts that the salutary purpose of the comprehensive plan to provide controlled growth will be thwarted by the court's ruling that the maximum use permitted by the plan must be approved once the rezoning application is determined to be consistent with it.

The Snyders respond that the decision below should be upheld in all of its major premises. They argue that the rationale for the early decisions that rezonings are legislative in nature has been changed by the enactment of the Growth Management Act. Thus, in order to ensure that local governments follow the principles enunciated in their comprehensive plans, it is necessary for the courts to exercise stricter scrutiny than would be provided under the fairly debatable rule. The Snyders contend that their rezoning

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application was consistent with the comprehensive plan. Because there are no findings of fact or reasons given for the denial by the board of county commissioners, there is no basis upon which the denial could be upheld. Various amici curiae have also submitted briefs in support of their several positions.

Historically, local governments have exercised the zoning power pursuant to a broad delegation of state legislative power subject only to constitutional limitations. Both federal and state courts adopted a highly deferential standard of judicial review early in the history of local zoning. In *Village of Euclid v. Ambler Realty Co.*, 272 U.S. 365, 47 S.Ct. 114, 71 L.Ed. 303 (1926), the United States Supreme Court held that "[i]f the validity of the legislative classification for zoning purposes be fairly debatable, the legislative judgment must be allowed to control." 272 U.S. at 388, 47 S.Ct. at 118. This Court expressly adopted the fairly debatable principle in *City of Miami Beach v. Ocean & Inland Co.*, 147 Fla. 480, 3 So.2d 364 (1941).

Inhibited only by the loose judicial scrutiny afforded by the fairly debatable rule, local zoning systems developed in a markedly inconsistent manner. Many land use experts and practitioners have been critical of the local zoning system. Richard Babcock deplored the effect of "neighborhoodism" and ***473** rank political influence on the local decision-making process. Richard F. Babcock, *The Zoning Game* (1966). Mandelker and Tarlock recently stated that "zoning decisions are too often ad hoc, sloppy and self-serving decisions with well-defined adverse consequences without off-setting benefits." Daniel R. Mandelker and A. Dan Tarlock, *Shifting the Presumption of Constitutionality in Land-Use Law*, 24 Urb.Law. 1, 2 (1992).

Professor Charles Harr, a leading proponent of zoning reform, was an early advocate of requiring that local land use regulation be consistent with a legally binding comprehensive plan which would serve long range goals, counteract local pressures for preferential treatment, and provide courts with a meaningful standard of review. Charles M. Harr, "*In Accordance With A Comprehensive Plan,*" 68 Harv.L.Rev. 1154 (1955). In 1975, the American Law Institute adopted the Model Land Development Code, which provided for procedural and planning reforms at the local level and increased state participation in land use decision-making for developments of regional impact and areas of critical state concern.

Reacting to the increasing calls for reform, numerous states have adopted legislation to change the local land use decision-making process. As one of the leaders of this national reform, Florida adopted the Local Government Comprehensive Planning Act of 1975. Ch. 75-257, Laws of Fla. This law was substantially strengthened in 1985 by the Growth Management Act. Ch. 85-55, Laws of Fla.

Pursuant to the Growth Management Act, each county and municipality is required to prepare a comprehensive plan for approval by the Department of Community Affairs. The adopted local plan must include "principles, guidelines, and standards for the orderly and balanced future economic, social, physical, environmental, and fiscal development" of the local government's jurisdictional area. Section 163.3177(1), Fla.Stat. (1991). At the minimum, the local plan must include elements covering future land use; capital improvements generally; sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer protection specifically; conservation; recreation and open space; housing; traffic circulation; intergovernmental coordination; coastal management (for local government in the coastal zone); and mass transit (for local jurisdictions with 50,000 or more people). *Id.*, § 163.3177(6).

Of special relevance to local rezoning actions, the future land use plan element of the local plan must contain both a future land use map and goals, policies, and measurable objectives to guide future land use

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decisions. This plan element must designate the "proposed future general distribution, location, and extent of the uses of land" for various purposes. *Id.*, § 163.3177(6)(a). It must include standards to be utilized in the control and distribution of densities and intensities of development. In addition, the future land use plan must be based on adequate data and analysis concerning the local jurisdiction, including the projected population, the amount of land needed to accommodate the estimated population, the availability of public services and facilities, and the character of undeveloped land. *Id.*, § 163.3177(6)(a).

The local plan must be implemented through the adoption of land development regulations that are consistent with the plan. *Id.* § 163.3202. In addition, all development, both public and private, and all development orders approved by local governments must be consistent with the adopted local plan. *Id.*, § 163.3194(1)(a). Section 163.3194(3), Florida Statutes (1991), explains consistency as follows:

> (a) A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

Section 163.3164, Florida Statutes (1991), reads in pertinent part:

> (6) "Development order" means any order granting, denying, or granting with conditions an application for a development permit.
>
> ***474** (7) "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Because an order granting or denying rezoning constitutes a development order and development orders must be consistent with the comprehensive plan, it is clear that orders on rezoning applications must be consistent with the comprehensive plan.

[1][2] The first issue we must decide is whether the Board's action on Snyder's rezoning application was legislative or quasi-judicial. A board's legislative action is subject to attack in circuit court. *Hirt v. Polk County Bd. of County Comm'rs,* 578 So.2d 415 (Fla. 2d DCA1991). However, in deference to the policy-making function of a board when acting in a legislative capacity, its actions will be sustained as long as they are fairly debatable. *Nance v. Town of Indialantic,* 419 So.2d 1041 (Fla.1982). On the other hand, the rulings of a board acting in its quasi-judicial capacity are subject to review by certiorari and will be upheld only if they are supported by substantial competent evidence. *De Groot v. Sheffield,* 95 So.2d 912 (Fla.1957).

Enactments of original zoning ordinances have always been considered legislative. *Gulf & Eastern Dev. Corp. v. City of Fort Lauderdale,* 354 So.2d 57 (Fla.1978); *County of Pasco v. J. Dico, Inc.,* 343 So.2d 83 (Fla. 2d DCA1977). In *Schauer v. City of Miami Beach,* this Court held that the passage of an amending zoning ordinance was the exercise of a legislative function. 112 So.2d at 839. However, the amendment in that case was comprehensive in nature in that it effected a change in the zoning of a large area so as to permit it to be used as locations for multiple family buildings and hotels. *Id.* In *City of Jacksonville Beach v. Grubbs* and *Palm Beach County v. Tinnerman,* the district courts of appeal went further and held that board action on specific rezoning applications of individual property owners was also legislative. *Grubbs,* 461 So.2d at 163; *Tinnerman,* 517 So.2d at 700.

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[3] It is the character of the hearing that determines whether or not board action is legislative or quasi-judicial. *Coral Reef Nurseries, Inc. v. Babcock Co.,* 410 So.2d 648 (Fla. 3d DCA1982). Generally speaking, legislative action results in the *formulation* of a general rule of policy, whereas judicial action results in the *application* of a general rule of policy. Carl J. Peckingpaugh, Jr., Comment, *Burden of Proof in Land Use Regulations: A Unified Approach and Application to Florida,* 8 Fla.St.U.L.Rev. 499, 504 (1980). In *West Flagler Amusement Co. v. State Racing Commission,* 122 Fla. 222, 225, 165 So. 64, 65 (1935), we explained:

> A judicial or quasi-judicial act determines the rules of law applicable, and the rights affected by them, in relation to past transactions. On the other hand, a quasi-legislative or administrative order prescribes what the rule or requirement of administratively determined duty shall be with respect to transactions to be executed in the future, in order that same shall be considered lawful. But even so, quasi-legislative and quasi-executive orders, after they have already been entered, may have a quasi-judicial attribute if capable of being arrived at and provided by law to be declared by the administrative agency only after express statutory notice, hearing and consideration of evidence to be adduced as a basis for the making thereof.

[4][5] Applying this criterion, it is evident that comprehensive rezonings affecting a large portion of the public are legislative in nature. However, we agree with the court below when it said:

> [R]ezoning actions which have an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at a hearing, and where the decision can be functionally viewed as policy application, rather than policy setting, are in the nature of ... quasi-judicial action....

Snyder, 595 So.2d at 78. Therefore, the board's action on Snyder's application was in the nature of a quasi-judicial proceeding and ***475** properly reviewable by petition for certiorari.[FN1]

> FN1. One or more of the amicus briefs suggests that Snyder's remedy was to bring a de novo action in circuit court pursuant to section 163.3215, Florida Statutes (1991). However, in *Parker v. Leon County,* 627 So.2d 476 (Fla.1993), we explained that this statute only provides a remedy for third parties to challenge the consistency of development orders.

We also agree with the court below that the review is subject to strict scrutiny. In practical effect, the review by strict scrutiny in zoning cases appears to be the same as that given in the review of other quasi-judicial decisions. *See Lee County v. Sunbelt Equities, II, Ltd. Partnership,* 619 So.2d 996 (Fla. 2d DCA1993) (The term "strict scrutiny" arises from the necessity of strict compliance with comprehensive plan.). This term as used in the review of land use decisions must be distinguished from the type of strict scrutiny review afforded in some constitutional cases. *Compare Snyder v. Board of County Comm'rs,* 595 So.2d 65, 75-76 (Fla. 5th DCA1991) (land use), *and Machado v. Musgrove,* 519 So.2d 629, 632 (Fla. 3d DCA1987), *review denied,* 529 So.2d 693 (Fla.1988), and *review denied,* 529 So.2d 694 (Fla.1988) (land use), *with In re Estate of Greenberg,* 390 So.2d 40, 42-43 (Fla.1980) (general discussion of strict scrutiny review in context of fundamental rights), *appeal dismissed,* 450 U.S. 961, 101 S.Ct. 1475, 67 L.Ed.2d 610 (1981), *Florida High Sch. Activities Ass'n v. Thomas,* 434 So.2d 306 (Fla.1983) (equal protection), *and Department of Revenue v. Magazine Publishers of America, Inc.,* 604 So.2d 459 (Fla.1992) (First Amendment).

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[6] At this point, we depart from the rationale of the court below. In the first place, the opinion overlooks the premise that the comprehensive plan is intended to provide for the *future* use of land, which contemplates a gradual and ordered growth. *See City of Jacksonville Beach,* 461 So.2d at 163, in which the following statement from *Marracci v. City of Scappoose,* 552 P.2d 552, 553 (Or.Ct.App.1976), was approved:

> [A] comprehensive plan only establishes a long-range maximum limit on the possible intensity of land use; a plan does not simultaneously establish an immediate minimum limit on the possible intensity of land use. The present use of land may, by zoning ordinance, continue to be more limited than the future use contemplated by the comprehensive plan.

Even where a denial of a zoning application would be inconsistent with the plan, the local government should have the discretion to decide that the maximum development density should not be allowed provided the governmental body approves some development that is consistent with the plan and the government's decision is supported by substantial, competent evidence.

[7] Further, we cannot accept the proposition that once the landowner demonstrates that the proposed use is consistent with the comprehensive plan, he is presumptively entitled to this use unless the opposing governmental agency proves by clear and convincing evidence that specifically stated public necessity requires a more restricted use. We do not believe that a property owner is necessarily entitled to relief by proving consistency when the board action is also consistent with the plan. As noted in *Lee County v. Sunbelt Equities II, Limited Partnership:*

> [A]bsent the assertion of some enforceable property right, an application for rezoning appeals at least in part to local officials' discretion to accept or reject the applicant's argument that change is desirable. The *right* of judicial review does not *ipso facto* ease the burden on a party seeking to overturn a decision made by a local government, and certainly does not confer any property-based right upon the owner where none previously existed.
>
> ....
>
> Moreover, when it is the zoning classification that is challenged, the comprehensive plan is relevant only when the suggested use is inconsistent with that plan. Where any of several zoning classifications is consistent with the plan, the applicant seeking a change from one to the other is not entitled to judicial relief absent proof the *status quo* is no longer reasonable. It is not enough simply to be "consistent"; the proposed change cannot be *inconsistent,* and will be subject to the "strict ***476** scrutiny" of *Machado* to insure this does not happen.

619 So.2d at 1005-06.

[8] This raises a question of whether the Growth Management Act provides any comfort to the landowner when the denial of the rezoning request is consistent with the comprehensive plan. It could be argued that the only recourse is to pursue the traditional remedy of attempting to prove that the denial of the application was arbitrary, discriminatory, or unreasonable. *Burritt v. Harris,* 172 So.2d 820 (Fla.1965); *City of Naples v. Central Plaza of Naples, Inc.,* 303 So.2d 423 (Fla. 2d DCA1974). Yet, the fact that a proposed use is consistent with the plan means that the planners contemplated that that use would be acceptable at some point in the future. We do not believe the Growth Management Act was intended to preclude development but only to insure that it proceed in an orderly manner.

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[9] Upon consideration, we hold that a landowner seeking to rezone property has the burden of proving that the proposal is consistent with the comprehensive plan and complies with all procedural requirements of the zoning ordinance. At this point, the burden shifts to the governmental board to demonstrate that maintaining the existing zoning classification with respect to the property accomplishes a legitimate public purpose. In effect, the landowners' traditional remedies will be subsumed within this rule, and the board will now have the burden of showing that the refusal to rezone the property is not arbitrary, discriminatory, or unreasonable. If the board carries its burden, the application should be denied.

[10] While they may be useful, the board will not be required to make findings of fact. However, in order to sustain the board's action, upon review by certiorari in the circuit court it must be shown that there was competent substantial evidence presented to the board to support its ruling. Further review in the district court of appeal will continue to be governed by the principles of *City of Deerfield Beach v. Vaillant,* 419 So.2d 624 (Fla.1982).

Based on the foregoing, we quash the decision below and disapprove *City of Jacksonville Beach v. Grubbs* and *Palm Beach County v. Tinnerman,* to the extent they are inconsistent with this opinion. However, in the posture of this case, we are reluctant to preclude the Snyders from any avenue of relief. Because of the possibility that conditions have changed during the extended lapse of time since their original application was filed, we believe that justice would be best served by permitting them to file a new application for rezoning of the property. The application will be without prejudice of the result reached by this decision and will allow the process to begin anew according to the procedure outlined in our opinion.

It is so ordered.

BARKETT, C.J., and OVERTON, McDONALD, KOGAN and HARDING, JJ., concur.
SHAW, J., dissents.

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C

District Court of Appeal of Florida, Fourth District.
The CITY OF APOPKA, Florida, et al., Appellants,
v.
ORANGE COUNTY, a political subdivision of the State of Florida, and Clarcona Improvement Association, Appellees.

No. 73-273.
Feb. 22, 1974.
On Rehearing April 11, 1974.

Application submitted by three communities for special exception to allow construction of airport on extraterritorial land owned by them was denied by the zoning board of adjustment and the board of county commissioners affirmed. Municipalities' petition for certiorari was denied by the Circuit Court, Orange County, Parker Lee McDonald, J., and municipalities appealed. The District Court of Appeal, Downey, J., held that it was not the function of the board of county commissioners to hold a plebiscite on the application for special exception and that board's duty was to make finding as to how construction and operation of proposed airport would affect public interest and base its granting or denial of the special exception on those findings; and that evidence which consisted mainly of laymen's opinions which were unsubstantiated by competent facts and which were submitted at hearing where witnesses were not sworn and where cross-examination was specifically prohibited did not support conclusion that public interest would be adversely affected by the granting of the special exception.

Reversed and remanded with directions.

West Headnotes

[1] Zoning and Planning 414 1541

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1539 Notice and Hearing
414k1541 k. Notice. Most Cited Cases
(Formerly 414k534)

Zoning and Planning 414 1542

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1539 Notice and Hearing
414k1542 k. Hearings in general. Most Cited Cases
(Formerly 414k541)

Although notice to, and hearing of, the proponents and opponents of application for special exception for construction of airport was essential and all interested parties should have been given full and fair opportunity to express their views, it was not the function of the board of county commissioners to hold a **plebiscite** on the application for the special exception.

[2] Zoning and Planning 414 1552

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1547 Determination

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414k1552 k. Findings, reasons, conclusions, minutes or records. Most Cited Cases
(Formerly 414k544)

Purpose of board of county commissioners, in ruling on application for special exception to zoning ordinance, was to make findings as to how construction and operation of the proposed airport would affect the public and it was board's duty to base its granting or denial of the special exception upon those findings.

[3] Zoning and Planning 414 ⚿1503

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1503 k. Aviation and airports. Most Cited Cases
(Formerly 414k537.1, 414k537)

Where evidence in opposition to request for special exception for construction of airport consisted mainly of laymen's opinions, unsubstantiated by any competent facts, where witnesses were not sworn and cross-examination was specifically prohibited and where board of county commissioners made no findings of fact bearing on the question of the effect of the proposed airport on the public interest, there was no substantial competent evidence to support conclusion that public interest would be adversely affected by granting the special permit. West's F.S.A. § 332.01 et seq.; Sp.Acts 1963, c. 63-1716 as amended.

***657** William G. Mitchell, of Giles, Hedrick & Robinson, Orlando, for appellants.

***658** Steven R. Bechtel, of Mateer & Harbert, Orlando, for appellee Orange county.

Carter A. Bradford, of Bradford, Oswald, Tharp & Fletcher, Orlando, for appellee Clarcona Improvement Assn.

DOWNEY, Judge.

This is an appeal by the cities of Apopka, Ocoee, and Winter Garden and the Tri-City Airport Authority from a final judgment of the circuit court denying their petition for certiorari which sought review of an order denying appellants' application for a special exception. This is a companion appeal to those consolidated appeals numbered 72-1204 and 72-1209, 299 So.2d 652.

The appellant cities formed the appellant Tri-City Airport Authority pursuant to Chapter 332, F.S.1971, F.S.A., commonly known as The Airport Law of 1945, for the purpose of building an airport to serve the three cities and the surrounding area. Appropriate engineering studies were made and various sites for the proposed airport were considered. Finally, the Authority determined that a parcel of property located in Orange County outside any municipality and zoned A-1 was the most suitable site for the proposed airport. The Authority thereafter obtained options to buy that property. Orange County's zoning legislation permits construction and operation of 'airplane landing fields and helicopter ports with accessory facilities for private or public use' in an A-1 district as a special exception. Thus, the three cities and the Authority filed an application for a special exception with the Orange County Zoning Board of Adjustment to build their proposed airport. Without entering any finding of fact, the Zoning Board of Adjustment denied the application on the ground that granting it 'would be adverse to the general public interest.' On appeal to the Board of County Commissioners a de novo hearing was held with the following result:

'A motion was made by Commissioner Pickett, seconded by Commissioner Poe, and carried, that the decision of the Board of Zoning Adjustment on December 2, 1971 denying application No. 2 for a Special Exception in an A-1 District for the construction of a proposed Tri-City Airport be affirmed and upheld on the grounds that the granting of the proposed Spe-

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cial Exception would adversely affect the general public and would be detrimental to the public health, safety, comfort, order, convenience, prosperity and general welfare and, therefore, not in accordance with the Comprehensive Zoning Plan of Orange County.'

Appellants then filed a petition for a writ of certiorari in the circuit court in accordance with the provisions of the Orange County Zoning Act, Chapter 63-1716, Laws of Florida, as amended, to obtain review of the foregoing decision of the Board of County Commissioners. While the petition for certiorari was pending appellants filed another action in the Circuit Court of Orange County. The new action sought a declaration that implementation of Chapter 332, F.S.1971, F.S.A., by the appellants constituted a governmental function thereby exempting appellants from the operation of Orange County zoning regulations.

In order to determine whether there was substantial competent evidence to support the decision below we must of necessity resort to the evidence introduced at the hearing before the Board of County Commissioners. The appellants adduced evidence from (a) the Tri-City Airport Authority consulting engineer, (b) a representative of the Federal Aviation Agency, (c) and a representative of the Florida Department of Transportation, Mass Transit Division. Their testimony showed that there was a definite public need for the airport; that serious in depth studies had been made to determine the most appropropriate location for the airport; that the location in question was the best available considering such factors as (1) convenience to users, (2) land and area requirements, (3) general*659 topography, (4) 'compatability with existing land use, plans and land users', (5) land costs, (6) air space and objections, (7) availability of utilities, (8) noise problems, (9) bird habitats and other ecological problems. The mayors of the three municipalities and the members of the Airport Authority also demonstrated that the selection of the site in question resulted from long study and competent advice on the subject. Approval had been received from every interested government agency including the Federal Aviation Administration, the Florida Department of Transportation, and the Florida Department of Air and Water Pollution Control.

The evidence upon which the Board of County Commissioners relied to deny appellants' application came from one abutting owner, Richard Byrd; several other owners within a two to five mile radius of the proposed airport site; a petition signed by some two hundred members of the Clarcona Improvement Association; and approximately thirty-five people in attendance at the hearing who objected but did not testify. Byrd's testimony was mainly directed to his opinion of what the airport would do to construction costs in the area and his opinion of what would happen to zoning in the area as a result of the proposed use. It also developed that Byrd is interested in buying the property proposed to be used as the airport. Several other property owners speculated about what would happen to the area's zoning, complained about the anticipated noise, and generally wanted to keep the status quo in the area. One witness who admitted he was a layman with no special training or experience advised the Board about his opinion of the damage to the Florida aquifer which would result from the proposed airport.

[1][2] Although notice to and hearing of the proponents and opponents of an application for a special exception or other zoning change are essential and all interested parties should be given a full and fair opportunity to express their views, it was not the function of the Board of County Commissioners to hold a plebiscite on the application for the special exception. Rockville Fuel and Feed Co. v. Board of Appeals, 257 Md. 183, 262 A.2d 499, 504 (1970). As pointed out by Professor Anderson in Volume 3 of his work, American Law of Zoning, s 15.27, pp. 155-156:

'It does not follow, . . . that either the legislative or the quasi-judicial functions of zoning should be

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controlled or even unduly influenced by opinions and desires expressed by interested persons at public hearings. Commenting upon the role of the public hearing in the processing of permit applications, the Supreme Court of Rhode Island said:

'Public notice of the hearing of an application for exception . . . is not given for the purpose of polling the neighborhood on the question involved, but to give interested persons an opportunity to present facts from which the board may determine whether the particular provision of the ordinance, as applied to the applicant's property, is reasonably necessary for the protection of . . . public health . . .. The board should base their determination upon facts which they find to have been established, instead of upon the wishes of persons who appear for or against the granting of the application.'

The objections of a large number of residents of the affected neighborhood are not a sound basis for the denial of a permit. The quasi-judicial function of a board of adjustment must be exercised on the basis of the facts adduced; numerous objections by adjoining landowners may not properly be given even a cumulative effect. While the facts disclosed by objecting neighbors should be considered, the courts have said that:

'A mere poll of the neighboring landowners does not serve to assist the board in determining whether the exception*660 applied for is consistent with the public convenience or welfare or whether it will tend to devaluate the neighboring property."

(Footnotes omitted.)

Instead the Board's purpose was to make findings as to how construction and operation of the proposed airport would affect the public and base its granting or denial of the special exception on those findings. Cf. Laney v. Holbrook, 150 Fla. 622, 8 So.2d 465, 146 A.L.R. 202 (1942); Veasey v. Board of Public Instruction, Fla.App.1971, 247 So.2d 80.

[3] The evidence in opposition to the request for exception was in the main laymen's opinions unsubstantiated by any competent facts. Witnesses were not sworn and cross examination was specifically prohibited. Although the Orange County Zoning Act requires the Board of County Commissioners to make a finding that the granting of the special exception shall not adversely affect the public interest, the Board made no finding of facts bearing on the question of the effect the proposed airport would have on the public interest; it simply stated as a conclusion that the exception would adversely affect the public interest. Accordingly, we find it impossible to conclude that on an issue as important as the one before the board, there was substantial competent evidence to conclude that the public interest would be adversely affected by granting the appellants the special exception they had applied for.

The judgment appealed from is therefore reversed and remanded to the circuit court with directions to grant the writ of certiorari and to remand the cause to the board of county commissioners for another de novo hearing on the application for special exception.

If the decision of the board is deemed to be arbitrary or unreasonable the aggrieved party will then have the option of a judicial review by certiorari pursuant to Florida Appellate Rules or a trial de novo in the circuit court pursuant to the Rules of Civil Procedure. Section 163.250 F.S.1971, F.S.A.

Reversed and remanded with directions.

WALDEN and MAGER, JJ., concur.

ON PETITIONS FOR REHEARING.

PER CURIAM.

On petitions for rehearing the parties have advised this court that Orange County has not taken

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formal suitable action declaring its election to proceed under the provisions of Part II of the act entitled County and Municipal Planning For Future Development (163.160-163.315, F.S.1971, F.S.A.). Accordingly, the petitions for rehearing filed by the parties are granted and we recede from all references in our opinion of February 22, 1974, to the availability of Section 163.250, F.S.1971, F.S.A., in this case.

We maintain the view however, that the judgment appealed from should be reversed with directions to grant the writ of certiorari and to remand the cause to the board of county commissioners for another de novo hearing on the application for a special exception, at which time said board will have the opportunity to apply the balance-of-interests test to the evidence adduced before it. Thereafter, any aggrieved party may have that decision reviewed by the circuit court on petition for certiorari pursuant to the provisions of Chapter 63-1716, Special Acts of Florida, as amended.

WALDEN, MAGER and DOWNEY, JJ., concur.

Fla.App. 1974.
City of Apopka v. Orange County
299 So.2d 657

END OF DOCUMENT

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Miami-Dade County Public Schools
giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
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Susie V. Castillo
Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

October 1, 2014

VIA ELECTRONIC MAIL

Mr. Juan Mayol, Esquire
Holland & Knight
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

juan.mayol@hklaw.com

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. - Z2014000003
LOCATED NORTH OF SW 278 STREET, BETWEEN SW 159 & SW 162 AVENUE
PH3014092901280 – FOLIO Nos. 3069320000350, 3069320000351, 3069320000352, 3069320000353

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 40 single-family detached units, which generate 23 students; 10 elementary, 6 middle and 7 senior high students. **At this time, all school levels have sufficient capacity available to serve the application.** A final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-194
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:	PH3014092901280	Local Government (LG):	Miami-Dade
Date Application Received:	9/29/2014 11:56:50 AM	LG Application Number:	Z2014000003
Type of Application:	Public Hearing	Sub Type:	Zoning

Applicant's Name: Helen Michael and Preferred Enterprises, Inc.
Address/Location: 701 Brickell Avenue, Suite 3000, Miami, FL 33131
Master Folio Number: 3069320000350
Additional Folio Number(s): *3069320000351, 3069320000352, 3069320000353, 3069320000351, 3069320000352, 3069320000353,*

PROPOSED # OF UNITS	40
SINGLE-FAMILY DETACHED UNITS:	40
SINGLE-FAMILY ATTACHED UNITS:	0
MULTIFAMILY UNITS:	0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	11	10	10	YES	Current CSA
6761	REDLAND MIDDLE	524	6	6	YES	Current CSA
7701	SOUTH DADE SENIOR	4	7	4	NO	Current CSA
7701	SOUTH DADE SENIOR	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7151	HOMESTEAD SENIOR	551	3	3	YES	Adjacent CSA

*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

Procedures Manual

For Implementing the Adopted Interlocal Agreements for Public School Facility Planning in Miami-Dade County (ILA)

Collaborated by
Staff Working Group
under the auspices of the ILA

Amended October 24, 2013

NOTE: This amendment encompasses the following:

- **Update to Public School Concurrency Schedule of Fees for 2014**
  (See attachment "D" page 22 of 28)
- **Update to Student Station Cost Factors**
  (See attachment "H" pages 27-28 of 28)

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1. Introduction

The 2005 Growth Management Legislation enacted under Chapter 163 and 1013, Florida Statutes, requires that public school concurrency be implemented in Florida. The adopted Interlocal Agreements for Public School Facility Planning in Miami-Dade County (ILA), describes the requirements for the implementation of the law. The following procedure has been agreed upon and developed through a collaborative process with the Staff Working Group.

2. Supporting Entities and Areas of Responsibilities

2.1. Staff Working Group (SWG)

1. A SWG comprised of the County Mayor/Manager and/or designee, School Board Superintendent and/or designee, and City Mayor/Manager and/or their designees will meet at least on a semi-annual basis. The SWG will discuss issues and formulate recommendations regarding public education in the School District, and coordination of land use and school facilities planning.

2. Representatives from the South Florida Regional Planning Council, the Latin Builders Association and the Builders Association of South Florida will be invited to attend and participate to the SWG meetings.

3. The SWG shall meet:

   a. No later than March 31st of each year to address student enrollment projections.

   b. By April 30th of each year to address any proposed amendments to the school-related comprehensive plan provision proposed for the first County transmittal cycle.

   c. By October 31st of each year to address the public school concurrency management system, and any proposed amendments to the school-related comprehensive plan provisions proposed for the second County transmittal cycle.

   d. Meetings of the SWG shall be coordinated by the School Board Superintendent and/or designee and be held upon at least thirty (30) days written advance notice.

2.2 School Site Planning and Construction Committee (SSPCC)

The SSPCC shall review potential sites for new schools and proposals for significant renovation, the location of relocatables or additions to existing

buildings, and potential closure of existing schools, and make recommendations on these and all other issues within its purview under the School Board Rule 6Gx13-2C-1.083 for consideration by the School Board staff.

The SSPCC shall also:

1. By May 31st of each year, host a planning forum, as a joint meeting of the Staff Working Group and SSPCC on an annual basis or more often as may be needed. The planning forum will review Tentative Educational Facilities Capital Plan and all other relevant issues addressed in the ILA and required by statute.

2. Invite a staff representative from each unit of local government affected by an agenda item at any SSPCC meeting throughout the year to attend that meeting.

3. By June 30th of each year, Cities and County provide School Board with written comments on Tentative Educational Facilities Capital Plan introduced at planning forum.

4. The School Board Superintendent and/or designee shall provide the invitations to the planning forum/SSPCC meetings, with at least thirty (30) days advance written notice of such meeting to the person designated as a contact in the ILA.

2.3 Citizens Oversight Committee

1. Public oversight shall be provided by the Citizens Oversight Committee, which shall meet at least annually to oversee the implementation and effectiveness of the ILA. The oversight committee shall appoint a chairperson and adopt by-laws that shall govern its operations.

2. The oversight committee will be comprised of representatives from:

   - Miami-Dade County School Board (up to nine members appointed by the School Board)

   - Miami-Dade County (up to five members appointed by the County Commission)

   - Cities (up to five members appointed by the Miami-Dade League of Cities)

3. The School Board shall organize and staff the oversight committee and shall provide no less than seven (7) days written notice of any meeting

to the oversight committee, the Staff Working Group, the SSPCC, County, cities and to the public.

4. At least sixty (60) days prior to the oversight committee meeting of each calendar year, the Staff Working Group and the SSPCC shall each submit an annual report regarding the status on the implementation and effectiveness of the ILA. These annual reports shall additionally be distributed to all parties to the ILA.

2.4 Calendar of Activities and Milestones

The following chart depicts the key calendar of activities and milestones, indicating the tasks, the entity responsible and the due date:

Activities	Entity	March	April	May	June	Aug	Sept	Oct	Dec
Enrollment Projection	SWG	31							
1st CDMP Cycle - Review School Related Amendment	SWG		30						
Planning Forum - Review Tentative Capital Plan	SSPCC/SWG			31					
Provide Comments on District's Tentative Capital Plan	Cities and County				30				
Issue Final Proposed District's Tentative Plan	School Board					31			
Submit Growth Management Report to District	Cities and County						30		
Adopt District's Updated 5-Year Plan	School Board						30		
Provide Copy of Adopted District's 5-Yr. Plan to County and Cities	School Board							20	
Submit annual report to County and Cities regarding all schools that exceed the adopted Level-of-Service (LOS) Standards	School Board						30		
Submit annual report to County and Cities regarding the status of all capital projects related to school capacity that were due to be completed by the date of this reports.	School Board						30		
2nd CDMP Cycle-Review School Related Amendments	SWG							31	
Adopt District's 5-Yr. Plan into CDMP	Cities and County								1

Note: These dates may be adjusted from time to time, as necessary.

3. Methodology For Joint Development of Student Generation Multipliers by Miami-Dade County and the School District

Miami-Dade County and the School Board demographers will jointly review the student generation multipliers and engage in a review process every three years, starting on December 1st of each year. The methodology for calculating student generation rates in Miami-Dade County is as follows:

- Obtain address list of all students attending Miami-Dade public schools from School Board (they could be identified, if needed, by type of school and grade level).
- Select all single family and multi-family units from the Property Appraiser's files (the type of units could be further subdivided, if needed).
- Geo-code all student addresses.
- Match student addresses to type of residential structure.
- Calculate the ratio of students to the total number of single family and then multi-family units.

This approach can be modified to classify students by level of school and by any type of residential structure. Further, employing this approach, student generation rates can be calculated by MSAs or any desired sub-area of the County. Until the student generation multipliers are reviewed and adjusted, the existing Student Generation Multiplier Table generated by Miami-Dade County and review by the School District, shall be utilized. (Refer to **Attachment A**).

4. PUBLIC SCHOOL CONCURRENCY IMPLEMENTATION - PROCEDURES

The Public School Concurrency Management System, developed to manage school concurrency in Miami-Dade County, is comprised of several major components that detail the different aspects of the process. This procedure is divided into five sections to facilitate the understanding of the process, as follows: a) Types of Applications/Reviews; b) Required Information and Submittal Process; c) Application Review Fees; d) Outcomes; e) Mitigation Options; and f) Reservation Timeframes.

4.1 Types of Applications/Reviews - School Concurrency Review applications are classified, as follows:

Preliminary Concurrency Analysis (Not Tested for Concurrency) **Capacity is not Reserved**	**Concurrency Determination** (Tested for Concurrency) **Capacity is Reserved**	**Vested Applications** (Not tested for Concurrency) **Capacity is Deducted**
Land Use (Master Plan Amendment Hearings); **Zoning** (Public Hearings); and **DRI** (Development of Regional Impact)	**Plats** (Tentative Plats, Waiver of Plats, Final Plats)	**Previously Mitigated** School Board-approved mitigation options, as reflected in recorded covenants
	Site Plan or Functional Equivalent Approvals	**Building Permits**

Preliminary Concurrency Analysis - A Preliminary Concurrency Analysis (aka School Planning Review in the ILA) shall be provided for residential applications at the time of Land Use and Zoning Hearings. School Capacity is not reserved as part of this review.

Concurrency Determination – A Public School Concurrency Determination shall be provided for Plats and Site Plan approvals (or the functional equivalent). If available, school capacity is reserved at this time.

Vested Applications – Applications deemed to be vested (pursuant to the Interlocal Agreement) shall not be tested for concurrency; however required student stations will be deducted from the student station inventory at the time of review of the vested application for the particular schools impacted.

4.2 Information Required and Submittal Process - Applications for Public School Concurrency Review shall be first submitted to the applicable local government, who in turn shall transmit to the School District, via the Computerized Concurrency Management System (CMS). Each local government shall be provided with a secured access to the CMS and shall electronically submit applications to the District for review, via one or more of the two transmittal modes (through web interface and/or FTP (File Transmission Protocol) submittal). Local governments must identify the type of review being sought, i.e. land use, zoning, plat, site plan, building permit, etc. The CMS will automatically date and time stamp each submitted application at the time of receipt. The CMS requires specific information to initiate and complete the review process. Applications with missing information will not be accepted by the CMS. (Refer to **Attachment B** for required information and a sample CMS input screen, which lists the required information).

4.3 **Application Review Fees -** Upon receipt of application, the CMS will automatically transmit an email to the applicant, contact person and applicable local government, acknowledging receipt of application and requesting payment of the applicable review fee be made via the web (Refer to **Attachment C** - sample payment screen) at: https://www.velocitypayment.com/vbills/lookup/bankofamerica/schoolmiamidade
Application review fees are outlined in **Attachment D**. Upon payment of the applicable review fee, the CMS will conduct review of the application.

4.4 **Outcomes** - Within ten (10) working days after review payment is made, the applicant, contact person and the local government shall receive a Public School Preliminary Concurrency Analysis or Public School Concurrency Determination, depending on the type of application being reviewed and pursuant to the terms of the ILA and the Public School Facilities Element.

1. **Public School Preliminary Concurrency Analysis -** The District shall issue a Public School Preliminary Concurrency Analysis stating the current capacity of the schools being impacted by the application. Capacity is not reserved at that time (see sample – **Attachment E**).

2. **Public School Concurrency Determination -** The District shall issue a Public School Concurrency Determination indicating whether concurrency has or has not been met.

   a) **If concurrency has been met -** the Determination shall indicate the total number of residential units, the number of seats reserved at each of the three school types, the date of issuance, the expiration date and the assigned Master Concurrency Number. (see sample – **Attachment F**).

   b) **If concurrency has not been met** - when sufficient capacity is not available to meet some or all of the impacts created by the application, the Determination shall indicate why the development is not in compliance, and shall offer the applicant an opportunity to negotiate with the District and the applicable local government for a Proportionate Share Mitigation Option, as described in sections 4.5.

3. **Follow-up Action Required by Local Governments/School Board**

   a) Upon final action by the City or County regarding the application for final plat, site plan or functional equivalent, the City or County shall send written notice to the School Board within ten (10) business days from when the residential application was granted final approval or was denied.

   b) Within ten (10) business days of receipt of notice of the cancellation or denial of a residential application, the School Board shall release the capacity reservation for the applicable application.

4.5 Proportionate Share Mitigation Options - Proportionate Share Mitigation Options must: a) be consistent with the School Interlocal Agreement and Public School Facilities Element; b) consider the District's educational delivery methods, criteria and requirements; c) be in compliance with F.S. 1013, Class-size Constitutional Amendment, and the State Requirements for Educational Facilities (SREF); and d) be acceptable to and approved by the School Board. Mitigation shall be earmarked to projects for inclusion in the first three (3) years of the Work Plan and satisfy the impact of the application for which capacity is not available (Refer to **Attachment G** for Mitigation Options examples, shown for illustrative purposes only).

A. Determining Mitigation Amount

The amount of mitigation required shall be calculated based on the cost per student station for each school type (elementary, middle and high) as published by the Florida Department of Education at: http://edr.state.fl.us/conferences/peco/station.htm to satisfy the impact of the application for which capacity is not available (number of seats needed to be mitigated). The cost of Proportionate Share Mitigation shall be determined by the following formula:

Cost of Proportionate Share Mitigation =

Number of Student Stations Required For Mitigation (By School Type) x

*Cost Per Student Station (By School Type) in accordance with the most current Florida Department of Education published Student Station Cost Factors, for the month and year construction is projected to start (**Refer to Attachment H**).*

The full cost of Proportionate Share Mitigation shall be required from the application. The minimum acceptable project unit will be a classroom or multiple of classrooms. Mitigation Options shall consist of one or a combination of the options below, subject to School Board Approval.

B. Determining Mitigation Types

Contribute the full capital cost of a project to be added to the first three (3) years of the Work Plan. The project would relieve the impacted CSAs by providing sufficient additional capacity to accommodate the deficit created by the impact of the development, on School Board-owned land or land previously proffered (pending conveyance to the School District) by another development. The following are options available under this section:

1. **Advance a Project** – Advance a School District project listed in years 4 or 5 of the Work Plan (see also B.6).

2. **Increase size of a planned project** - Increase the size of a planned project listed in the first three years of the Work Plan by increasing the number of student stations.

3. **Additions/Remodeling/Renovation** - Create student stations by adding new instructional spaces or remodeling and/or renovating existing spaces into instructional spaces, through one or a combination of the following:

   a. **Remodeling/Renovation(s)** – Where physically and operationally possible, student stations may be created by renovating/remodeling existing spaces to generate additional capacity.

   b. **Addition(s) to existing school(s)** – Where physically and operationally possible, create additional student stations at existing impacted school(s) through additions and/or conversions of spaces.

4. **Construct New Facility**: Create additional student stations by constructing a new school facility.

5. **Land Donation** - Donate land suitable for educational use and/or capital dollars for the purchase of land by the School Board, equal in value to satisfy the impact of the application for which capacity is not available, to facilitate construction of a project in the Work Program in years 4 or 5, or for a project to be added to the first 3 years of the Work Plan in the affected CSAs. The value of the land contribution shall be determined pursuant to a District commissioned appraisal. Acceptability of dedicated land shall be subject to review under the governing School Board Rule(s) and shall be subject to final approval by the School Board. Conveyance of the dedicated land to the School Board shall be within the stated deadline in the negotiated Agreement. The negotiated Agreement shall provide a condition that development cannot proceed until conveyance of the school site(s) to the School Board has occurred. Should the proposed site not be acceptable to the Board, then the equivalent capital dollars shall be paid to the School Board within the allotted time frame for the purchase of a suitable alternate site or for the provision of a different type of mitigation, as detailed in the negotiated Agreement. Additionally, acceptance of a land donation is subject to availability of funding to either add the project to the first 3 years of the Work Plan or advance it from years 4 or 5 of the Work Plan to the first three years.

6. **Construction** – Advance to the first three years of the Work Plan a project proposed in years 4 or 5 of the Work Plan on land owned by the School Board or donated by another development, with sufficient capacity to absorb the excess impact of the development in the affected CSAs. If a public school facility project is contained in year

4 or 5 of the Work Plan, the applicant may propose to accelerate that project and build it in advance of the time set forth in the Work Plan. Excess capacity could be considered as mitigation banking.

7. **Mix and Match** - Combine two or more of above options to provide sufficient capacity to mitigate the estimated impact of the application for the affected CSAs for which there is not enough capacity.

8. **Mitigation Banking** - Mitigation banking is possible, based on the construction of an addition to or a new public school facility in exchange for the right to sell capacity credits in excess of a development's impact. Capacity credits shall only be transferred to developments within the same CSA or adjacent CSAs and within the same geographic area. Mitigation banking shall be administered by the School Board. This option would be suitable for example in connection with developments in areas of high residential growth and provides an opportunity for different developer in the general area to pool resources.

4.6 Reservation Timeframes[1] - The term of the Public School Concurrency Determination Reservation shall run concurrent with the term of the Development Order, as issued by the local government, unless otherwise provided for in the Proportionate Share Mitigation Agreement. The following are maximum timelines for the duration of Public School Concurrency Determination Reservation:

1. Up to one (1) year from the date of approval of T-Plat / Final Plat or Site Plan (or the functional equivalent).

2. Additional one-year extensions provided: a) local government confirms application is still valid and may be extended; b) applicant requests extension with 120 days advance notice; and c) total reservation period does not exceed six years from original date of issuance. Failure to request an extension at least 120 days prior to expiration shall result in revocation of certificate.

3. Once the local government's Development Order is issued, the concurrency determination shall run with the life of the Development Order as long as it is valid.

[1] This page was amended pursuant to the approval by the SWG on 10/27/2011.

Attachment A

Student Generation Rates By type of Unit and Grade

MSA 1.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1177	0.0609	0.0956	0.2742
SF Attached	0.0833	0.0278	0.0833	0.1944
Multi-Family	0.0529	0.0186	0.0354	0.1178
Total	0.0557	0.0204	0.0369	0.1244

MSA 1.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1750	0.0814	0.0578	0.3303
SF Attached	0.2500	0.0000	0.1250	0.3750
Multi Family	0.0971	0.0511	0.0303	0.1943
Total	0.1127	0.0570	0.0359	0.2214

MSA 1.3 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1328	0.0642	0.0714	0.2684
SF Attached	0.1141	0.0660	0.0699	0.2500
Multi-Family	0.0444	0.0209	0.0235	0.0887
Total	0.0528	0.0252	0.0282	0.1061

MSA 2.1 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2347	0.1385	0.1822	0.5555
SF Attached	0.2014	0.1213	0.1490	0.4723
Multi-Family	0.0962	0.0519	0.0571	0.2052
Total	0.1397	0.0792	0.0962	0.3151

MSA 2.2 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2608	0.1890	0.2190	0.6688
SF Attached	0.1832	0.1282	0.1685	0.4799
Multi-Family	0.1090	0.0739	0.0807	0.2636
Total	0.1698	0.1198	0.1374	0.4270

MSA 2.3 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2787	0.1393	0.1577	0.5757
SF Attached	0.1933	0.0947	0.1019	0.3899
Multi-Family	0.3452	0.1488	0.1377	0.6317
Total	0.2635	0.1289	0.1415	0.5339

MSA 2.4 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2706	0.1395	0.1560	0.5662
SF Attached	0.2527	0.1175	0.1303	0.5269
Multi-Family	0.1521	0.0718	0.0673	0.2845
Total	0.2287	0.1142	0.1267	0.4695

MSA 3.1 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2447	0.1613	0.1870	0.5929
SF Attached	0.2067	0.1317	0.1563	0.4948
Multi-Family	0.1873	0.1199	0.1242	0.4314
Total	0.2083	0.1347	0.1487	0.4916

MSA 3.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1981	0.1307	0.1501	0.4789
SF Attached	0.2278	0.1333	0.1511	0.5121
Multi-Family	0.1506	0.0830	0.0986	0.3322
Total	0.1738	0.1002	0.1167	0.3907

MSA 4.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1812	0.0938	0.1051	0.3800
SF Attached	0.1912	0.1032	0.1145	0.4089
Multi-Family	0.1097	0.0475	0.0455	0.1868
Total	0.1511	0.0748	0.0802	0.2990

MSA 4.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2345	0.1253	0.1735	0.5334
SF Attached	0.2046	0.1016	0.1053	0.4115
Multi-Family	0.2151	0.0977	0.0976	0.4104
Total	0.2247	0.1141	0.1423	0.4811

MSA 4.3 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2308	0.1404	0.2011	0.5723
SF Attached	0.2144	0.1353	0.1643	0.5139
Multi-Family	0.1472	0.0862	0.1353	0.3778
Total	0.1848	0.1110	0.1626	0.4633

MSA 4.4 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1769	0.0902	0.2374	0.5045
SF Attached	0.1144	0.0664	0.1476	0.3284
Multi-Family	0.1160	0.0708	0.1735	0.3602
Total	0.1544	0.0829	0.2128	0.4501

MSA 4.5 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1026	0.0513	0.0256	0.2051

MSA 4.6 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2764	0.1316	0.1334	0.5414
SF Attached	0.2149	0.0861	0.0914	0.3924
Multi-Family	0.1352	0.0611	0.0573	0.2536
Total	0.1799	0.0797	0.0792	0.3388

MSA 4.7 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.3155	0.1707	0.1341	0.6204
SF Attached	0.2122	0.0980	0.1104	0.4206
Multi-Family	0.0515	0.0248	0.0239	0.1002
Total	0.0606	0.0294	0.0282	0.1183

MSA 5.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2123	0.1092	0.1219	0.4433
SF Attached	0.1777	0.1042	0.1203	0.4021
Multi-Family	0.1145	0.0614	0.0669	0.2428
Total	0.1489	0.0800	0.0890	0.3178

MSA 5.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1514	0.0827	0.0907	0.3248
SF Attached	0.1622	0.1088	0.1203	0.3913
Multi-Family	0.0415	0.0186	0.0167	0.0785
	0.0699	0.0368	0.0377	0.1456

MSA 5.3 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1372	0.0703	0.0796	0.2871
SF Attached	0.1142	0.0808	0.1109	0.3059
Multi-Family	0.0595	0.0322	0.0387	0.1304
Total	0.1060	0.0583	0.0697	0.2340

MSA 5.4 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1967	0.1128	0.1339	0.4434
SF Attached	0.1626	0.1038	0.1209	0.3873
Multi-Family	0.1174	0.0725	0.0973	0.2872
Total	0.1764	0.1035	0.1249	0.4049

MSA 5.5 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1542	0.0943	0.1108	0.3594
SF Attached	0.1112	0.0727	0.0861	0.2701
Multi-Family	0.0799	0.0450	0.0505	0.1753
Total	0.1110	0.0670	0.0777	0.2557

MSA 5.6 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1525	0.0830	0.1146	0.3501
SF Attached	0.0809	0.0458	0.0687	0.1954
Multi-Family	0.0623	0.0326	0.0523	0.1471
Total	0.1251	0.0678	0.0959	0.2887

MSA 5.7 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1989	0.1337	0.1970	0.5296
SF Attached	0.1850	0.1019	0.1206	0.4048
Multi-Family	0.1264	0.0704	0.1121	0.3089
Total	0.1874	0.1229	0.1811	0.4913

MSA 5.8 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2442	0.1474	0.1897	0.5812
SF Attached	0.2565	0.1620	0.1811	0.5996
Multi-Family	0.1718	0.0945	0.1070	0.3733
Total	0.2317	0.1386	0.1737	0.5439

MSA 6.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2196	0.1367	0.1709	0.5272
SF Attached	0.2020	0.1249	0.1724	0.4993
Multi-Family	0.1608	0.0977	0.1243	0.3828
Total	0.1950	0.1204	0.1554	0.4708

MSA 6.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2614	0.1550	0.1713	0.5878
SF Attached	0.1900	0.1090	0.1322	0.4312
Multi-Family	0.1138	0.0678	0.0848	0.2663
Total	0.2059	0.1210	0.1396	0.4665

MSA 7.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2363	0.1266	0.1427	0.5117
SF Attached	0.1852	0.0985	0.1017	0.3853
Multi-Family	0.1658	0.0930	0.0973	0.3561
Total	0.2020	0.1089	0.1176	0.4309

MSA 7.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2175	0.1244	0.1552	0.4972
SF Attached	0.2636	0.1323	0.1526	0.5486
Multi-Family	0.1577	0.0795	0.0765	0.3135
Total	0.2069	0.1146	0.1369	0.4583

MSA 7.3 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2962	0.1765	0.2145	0.6870
SF Attached	0.4512	0.1688	0.1306	0.7500
Multi-Family	0.2479	0.1038	0.0893	0.4410
Total	0.3028	0.1512	0.1605	0.6143

MSA 7.4 - All School Students

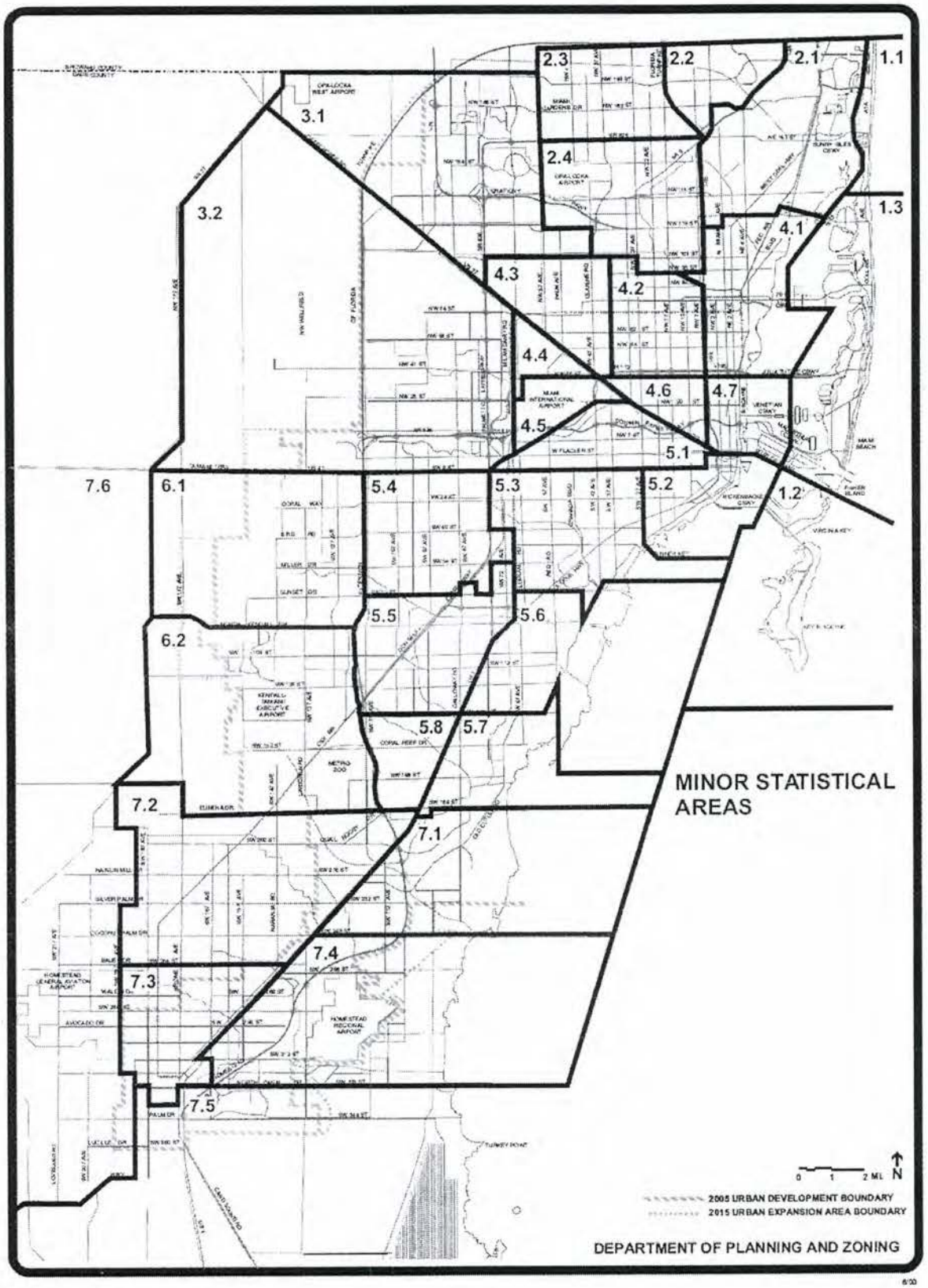
Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.3210	0.1813	0.1752	0.6775
SF Attached	0.1961	0.0990	0.0861	0.3812
Multi-Family	0.2882	0.1390	0.1207	0.5479
Total	0.2683	0.1415	0.1300	0.5398

MSA 7.5 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.3468	0.1667	0.1790	0.6925
SF Attached	0.2409	0.1104	0.0939	0.4452
Multi-Family	0.2700	0.0951	0.0799	0.4450
Total	0.2722	0.1117	0.1004	0.4843

MSA 7.6 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1744	0.1089	0.1496	0.4323
SF Attached	0.2083	0.0595	0.1190	0.3869
Multi-Family	0.3125	0.1875	0.2500	0.7500
Total	0.1782	0.1055	0.1479	0.4311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2005 URBAN DEVELOPMENT BOUNDARY
2015 URBAN EXPANSION AREA BOUNDARY
DEPARTMENT OF PLANNING AND ZONING
6/00

Attachment B

Required Information for CMS

Applicant's Name
Applicant's Email
Applicant's Phone Number
Applicant's Address
Contact's Name
Contact's Phone Number
Contact's Email
Local Government
Local Government's Application Number
Folio Number(s)
Total Acreage
Proposed Land Use/Zoning Designation
Net Number of Proposed Single-Family Detached Units
Net Number of Proposed Single-Family Attached Units
Net Number of Proposed Multifamily Units
Comments

Additional Information required for Plat Applications
Type of Plat (New Plat, Re-Plat, Waiver of Plat, Final Plat)
Proposed Subdivision Name
Tentative (T-Plat) Number

Additional Information required for Building Permit Applications
Legal Description: Subdivision Name, Lot and Block
Zoning District
Type of Unit
Number of Units
Master Concurrency Number (if applicable)

Redevelopment Information (Site Plans/Functional Equivalent) - Re-development applications are for those vacant sites for which a local government has provided vested rights; or for an already improved property which does not have to be re-platted as deemed by the local government. The number of units to be input into the CMS is the net difference between the existing vested number of units and the newly proposed number of units.

***Example**: an existing 20-unit structure will be torn down for redevelopment. The newly proposed development calls for 40 total units. Local government shall input 20 units in the CMS (net difference between the 20 units vested less the newly proposed 4 units).*

2 Submit A New Application | [Back to Main Page]

NEW APPLICATION FORM

APPLICATION INFORMATION

Application Type	Select Type	*
Application Sub-Type		
Application Name		*
Application Phone		*
Application Email		*
Application Address		*

CONTACT INFORMATION

Contact Name		*
Contact Phone		*
Contact Email		*
Local Govt. Id		*
Local Govt. Name		
Local Govt. Phone		
Local Govt. Email		
Local Govt. App. Number		*

PROPERTY DETAILS

Master Folio Number		* 13 Number Format, NO DASHES
Additional Folio Numbers		Must be comma (,) seperated
Total Acreage		*
Proposed Use		Zone/Land Designation
Single-Family Detached Units	0	* Includes mobile homes.
Single-Family Attached Units	0	* Includes duplexes and townhomes with fee-simple lots (lot ownership).
Multi-Family Units	0	* Includes buildings with 3 or more apartments or townhouse style buildings (no lot ownership).
Total # of Units	0	*

Submit Application

Reset

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Attachment C

Required Information to Pay CMS Review Fee

- Miami-Dade County Public Schools Application Number
- Local Government's Application Number
- Folio Number (if multiple folio numbers are used for the application, only use the main folio number used when submitted to the Local Government)

Attachment D

Public School Concurrency Schedule of Fees for 2014[2]

❑ **Land Use, Zoning and DRI**	$272	
❑ **Plats/Site Plans/DRIs**		
Up to 20 units	$272	
21 to 100 units	$381	
101 to 200 units	$543	
201 to 500 units	$813	
501 units and above	$1,084	
❑ **Building Permits** (without a prior Public School Concurrency Review but vested)	$136	
Building Permits (with a Public School Concurrency Certificate Master Number)	$0	
Note: Building Permit fees are per permit.		
❑ **Revisions**	$83	
❑ **Extensions** (T-Plats and Site Plans)	$83	
❑ **Vesting Letter**	$110	for regular applications
	$217	for land donations, DRI's, DIC's, and applications over 500 units.
❑ **Proportionate Share Mitigation**	$2,538	
❑ **Tri-Party Agreement**	$2,538	
❑ **Information Letter**	$272	

Note: Public School Concurrency Fees will be adjusted annually based on CPI. 2013 Review Fees reflects CPI increase of 1.5% as of August 2013.

[2] This page was amended pursuant to approval by the SWG on 10/24/2013.

WAIVER REQUEST
FROM PUBLIC SCHOOL CONCURRENCY REVIEW FEES

Waiver request fees will be granted upon meeting the following conditions:

1. Local government is the applicant
2. Local Government is the owner of the land associated with the application
3. Submit Waiver Request Form for each application
4. The exemption request must be pre-approved by the District via concurrency@dadeschools.net, prior to submitting application through the concurrency management system

Application Information	
Local Government:	
Application Name:	
Address:	
Folio Number (s):	
Land Owner of Record:	
Type of Application:	
Number of Residential Units:	

Authorized Administrator Signature: _____ **Date:** _____

(Print your name and title) _____

M-DCPS Use Only

Explain:

_____

_____

_____

_____

Authorized ☐ **Unauthorized** ☐

M-DCPS Authorized Administrator Signature: _____ **Date:** _____

(Print your name and title) _____

Planning, Design and Sustainability Department
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525• Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

Attachment E

CMS Concurrency Analysis Report

Concurrency Management System (CMS)
Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:	PH0108061600001	Local Government (LG):	Miami
Date Application Received:	6/16/2008 11:14:54 AM	LG Application Number:	N/A
Type of Application:	Public Hearing	Sub Type:	Land Use

Applicant's Name: P.O.R. Investments LLC
Address/Location: 3628 NW 21st Court
Master Folio Number: 0131220080570
Additional Folio Number(s):

PROPOSED # OF UNITS 66

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 66

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
111	MAYA ANGELOU ELEMENTARY	89	8	8	YES	Current CSA
6011	ALLAPATTAH MIDDLE *	460	4	4	YES	Current CSA
7341	MIAMI JACKSON SENIOR*	610	5	5	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of 10.6% included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax /
concurrency@dadeschools.net

Attachment F

CMS Concurrency Determination Report

Concurrency Management System (CMS)
Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System
School Concurrency Determination

MDCPS Application Number:	PT0108090900011	Local Government (LG):	Miami
Date Application Received:	9/9/2008 11:47:14 AM	LG Application Number:	08-003
Type of Application:	Plats	Sub Type:	Re-Plat
Applicant's Name:	Paul Proenza & W Marlene		
Address/Location:	1825 Ponce De Leon Blvd., Coral Gables, FL		
Master Folio Number:	0102070701180		
Additional Folio Number(s):			
Name of Subdivision:	Incanto Subdivision	T-Plat number:	1682-B
PROPOSED # OF UNITS	0		
SINGLE-FAMILY DETACHED UNITS:	0		
SINGLE-FAMILY ATTACHED UNITS:	0		
MULTIFAMILY UNITS:	0		

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5321	SOUTHSIDE ELEMENTARY	-231	0	0	YES	Current CSA
6841	SHENANDOAH MIDDLE	-36	0	0	YES	Current CSA
7791	BOOKER T WASHINGTON SR	898	0	0	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of 10.6% included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA0108090900011	Total Number of Units:	0
Issue Date:	9/17/2008 4:01:24 AM	Capacity Reserved:	Elementary:0 / Middle:0 / Senior: 0
Expiration Date:	09/17/2009 4:01:24 AM		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

Attachment G

Mitigation Option Examples

The following are examples shown for illustrative purposes only:

Monetary Contribution
Advance a Project

Example:
Impact: An application needs to mitigate 18 elementary school seats. The Work Plan identifies a classroom addition project in year 5.

Mitigation: Applicant could pay for the cost of advancing the project from year 5 to year 3, subject to the District's financial ability to advance the balance of the funding required.

Increase size of a planned project

Example:
Impact: An application needs to mitigate 18 elementary school seats. The Work Plan identifies a 20 classroom addition project for 360 student stations in year 3 that does not create enough capacity for the required 18-seat impact.

Mitigation: Applicant could pay for the cost of increasing the number of student stations by one classroom. (In some instances, the revised project may necessitate that the number of seats be higher than the ones needed for mitigation. In this case, the additional seats would become part of mitigation banking).

Land Donation

Example:
Impact: An application needs to mitigate 100 senior high school seats. If the cost per student station is at $26,000, the applicant's proportionate fair share mitigation for this application would be $2,600,000.

Mitigation: The applicant could proffer land that is located within his development at this location and is appraised (based on an independent appraisal) at $3 million. The Work Plan has a project in year 4 that needs land, which project would mitigate the impacts of the development in this location. Subject to the School Board's financial ability to advance the project, School Board could then accept the land from the applicant with credits against educational facilities impact fees.

Attachment H

STUDENT STATION COST FACTORS

1/6/2012

	Consumer Price Index - REC National Economic Forecast of December 2011	Student Station Cost Factors	Cost of Elementary School Student Station ($)	Cost of Middle School Student Station ($)	Cost of High School Student Station ($)
Oct-2009	216.4	1.0874	19,522	21,081	27,383
Nov-2009	217.3	1.0920	19,603	21,169	27,497
Dec-2009	217.5	1.0930	19,621	21,188	27,522
Jan-2010	217.6	1.0935	19,630	21,198	27,535
Feb-2010	217.6	1.0935	19,630	21,198	27,535
Mar-2010	217.7	1.0940	19,639	21,208	27,547
Apr-2010	217.6	1.0935	19,630	21,198	27,535
May-2010	217.2	1.0915	19,594	21,159	27,484
Jun-2010	216.9	1.0899	19,567	21,130	27,446
Jul-2010	217.6	1.0935	19,630	21,198	27,535
Aug-2010	218.2	1.0965	19,684	21,256	27,611
Sep-2010	218.4	1.0975	19,702	21,276	27,636
Oct-2010	218.9	1.1000	19,747	21,325	27,699
Nov-2010	219.4	1.1025	19,792	21,373	27,762
Dec-2010	220.0	1.1055	19,846	21,432	27,838
Jan-2011	221.1	1.1111	19,946	21,539	27,977
Feb-2011	222.3	1.1171	20,054	21,656	28,129
Mar-2011	223.5	1.1231	20,162	21,773	28,281
Apr-2011	224.4	1.1276	20,243	21,860	28,395
May-2011	224.8	1.1296	20,279	21,899	28,446
Jun-2011	224.3	1.1271	20,234	21,851	28,382
Jul-2011	225.4	1.1327	20,334	21,958	28,522
Aug-2011	226.3	1.1372	20,415	22,045	28,635
Sep-2011	227.0	1.1407	20,478	22,114	28,724
Oct-2011	226.8	1.1397	20,460	22,094	28,699
Nov-2011	226.7	1.1392	20,451	22,084	28,686
Dec-2011	226.9	1.1402	20,469	22,104	28,711
Jan-2012	227.2	1.1417	20,496	22,133	28,749
Feb-2012	227.4	1.1427	20,514	22,153	28,775
Mar-2012	227.5	1.1432	20,523	22,162	28,787
Apr-2012	227.5	1.1432	20,523	22,162	28,787
May-2012	227.6	1.1437	20,532	22,172	28,800
Jun-2012	227.9	1.1452	20,559	22,201	28,838
Jul-2012	228.4	1.1477	20,604	22,250	28,901
Aug-2012	228.7	1.1492	20,631	22,279	28,939
Sep-2012	229.0	1.1508	20,658	22,309	28,977
Oct-2012	229.2	1.1518	20,676	22,328	29,002
Nov-2012	229.4	1.1528	20,694	22,347	29,028
Dec-2012	229.7	1.1543	20,721	22,377	29,066
Jan-2013	230.1	1.1563	20,758	22,416	29,116
Feb-2013	230.5	1.1583	20,794	22,455	29,167
Mar-2013	230.8	1.1598	20,821	22,484	29,205
Apr-2013	231.2	1.1618	20,857	22,523	29,256
May-2013	231.5	1.1633	20,884	22,552	29,293
Jun-2013	231.9	1.1653	20,920	22,591	29,344

	Consumer Price Index - REC National Economic Forecast of December 2011	Student Station Cost Factors	Cost of Elementary School Student Station ($)	Cost of Middle School Student Station ($)	Cost of High School Student Station ($)
Jul-2013	232.3	1.1673	20,956	22,630	29,395
Aug-2013	232.6	1.1688	20,983	22,659	29,433
Sep-2013	233.0	1.1709	21,019	22,698	29,483
Oct-2013	233.3	1.1724	21,046	22,727	29,521
Nov-2013	233.7	1.1744	21,082	22,766	29,572
Dec-2013	234.1	1.1764	21,118	22,805	29,622
Jan-2014	234.5	1.1784	21,154	22,844	29,673
Feb-2014	234.9	1.1804	21,191	22,883	29,724
Mar-2014	235.3	1.1824	21,227	22,922	29,774
Apr-2014	235.8	1.1849	21,272	22,971	29,838
May-2014	236.3	1.1874	21,317	23,020	29,901
Jun-2014	236.8	1.1899	21,362	23,068	29,964
Jul-2014	237.2	1.1920	21,398	23,107	30,015
Aug-2014	237.7	1.1945	21,443	23,156	30,078
Sep-2014	238.1	1.1965	21,479	23,195	30,129
Oct-2014	238.6	1.1990	21,524	23,244	30,192
Nov-2014	239.1	1.2015	21,569	23,292	30,255
Dec-2014	239.5	1.2035	21,606	23,331	30,306
Jan-2015	240.0	1.2060	21,651	23,380	30,369
Feb-2015	240.4	1.2080	21,687	23,419	30,420
Mar-2015	240.8	1.2101	21,723	23,458	30,470
Apr-2015	241.1	1.2116	21,750	23,487	30,508
May-2015	241.5	1.2136	21,786	23,526	30,559
Jun-2015	241.9	1.2156	21,822	23,565	30,609
Jul-2015	242.3	1.2176	21,858	23,604	30,660
Aug-2015	242.7	1.2196	21,894	23,643	30,711
Sep-2015	243.0	1.2211	21,921	23,672	30,749
Oct-2015	243.4	1.2231	21,957	23,711	30,799
Nov-2015	243.8	1.2251	21,993	23,750	30,850
Dec-2015	244.2	1.2271	22,030	23,789	30,901
Jan-2016	244.6	1.2291	22,066	23,828	30,951
Feb-2016	244.9	1.2307	22,093	23,857	30,989
Mar-2016	245.3	1.2327	22,129	23,896	31,040
Apr-2016	245.7	1.2347	22,165	23,935	31,090
May-2016	246.1	1.2367	22,201	23,974	31,141
Jun-2016	246.5	1.2387	22,237	24,013	31,192
Jul-2016	246.9	1.2407	22,273	24,052	31,242
Aug-2016	247.2	1.2422	22,300	24,082	31,280
Sep-2016	247.6	1.2442	22,336	24,120	31,331
Oct-2016	248.0	1.2462	22,372	24,159	31,381
Nov-2016	248.4	1.2482	22,408	24,198	31,432
Dec-2016	248.8	1.2503	22,445	24,237	31,483
Jan-2017	249.2	1.2523	22,481	24,276	31,533
Feb-2017	249.5	1.2538	22,508	24,306	31,571
Mar-2017	249.9	1.2558	22,544	24,345	31,622

The Student Station Cost Factors are updated at least twice a year. To obtain the latest list, please go to *http://edr.state.fl.us/Content/conferences/peco*

COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER - ROOM 203
10710 SW 211 STREET, MIAMI
October 1, 2014 @ 6:00 p.m.

Board Members
(Present)

Wilber Bell, Chairman
Curtis Lawrence, Vice Chairman
Gary Dufek
Diane Coats-Davis
Lubby Navarro
Nehemia Davis

County Attorney's Office

Abbie Schwaderer-Raurell
Assistant County Attorney

S t a f f

Carl Harrison, Evaluator

I N D E X

CHAIRMAN BELL: 3-4, 6-7, 13-14, 18-20, 23-25, 28-29, 35-36, 42-44, 57, 61, 64, 69-76.

VICE CHAIR LAWRENCE: 3, 13-14. 57-61, 71-75.

COUNCILWOMAN COATS-DAVIS: 3, 35, 42-43, 57-59, 71, 74-75.

COUNCILMAN DAVIS: 3, 70-71, 75.

COUNCILMAN DUFEK: 3, 64-71, 75.

COUNCILWOMAN NAVARRO: 3, 43, 61-64, 71, 75.

S T A F F

MR. HARRISON: 3-6, 30, 43, 70-71, 74-75.

ON BEHALF OF THE APPLICANT

MR. KRISCHER: 7-18, 28, 43-57, 67-69, 71-75.

SUPPORTERS

MR. ALVAREZ: 18-19.

PROTESTERS

MR. DE JESUS: 20-23.
MR. BUCKHALT: 23-25.
MR. LAURIE: 25-27.
MR. WALTON: 27-28.
MR. LECHOT: 28-29.
MR. WHITNEY: 29.
MS. LECHOT: 29-35.
MS. OSBORNE: 35-37.
MS. HINDIN: 37-42.
MR. JONCKHEERE: 43-44.

CHAIRMAN BELL: Call to order Community Council 14, zoning hearing.

Please stand for the Pledge.

(Pledge of Allegiance).

CHAIRMAN BELL: Roll call.

MR. HARRISON: Councilwoman Coats-Davis?

COUNCILWOMAN COATS-DAVIS: Present.

MR. HARRISON: Councilman Davis?

COUNCILMAN DAVIS: Here.

MR. HARRISON: Councilman Dufek?

COUNCILMAN DUFEK: Here.

MR. HARRISON: Vice Chair Lawrence?

VICE CHAIRMAN LAWRENCE: Here.

MR. HARRISON: Councilwoman Navarro?

COUNCILWOMAN NAVARRO: Present.

MR. HARRISON: Please note Councilman Spencer is absent.

Chairman Bell?

CHAIRMAN BELL: Here.

MR. HARRISON: We have quorum.

CHAIRMAN BELL: Those who wish to speak this afternoon, please stand and be sworn in by the court reporter. Anybody speaking this afternoon, please stand and

be sworn in.

(Thereupon, all interested individuals seeking to present testimony in these proceedings were duly sworn to tell the truth, the whole truth and nothing but the truth, after which the following transpired:)

CHAIRMAN BELL: Are there any requests for withdrawals or deferrals?

Seeing none --

MR. HARRISON: "In accordance with the Code of Miami-Dade County, all items to be heard this evening have been legally advertised in the newspaper, notices have been mailed and the properties have been posted. Additional copies of the agenda are available here at the meeting. Items will be called up to be heard by agenda number and name of applicant.

"The record of the hearing on each application will include the records of the Department of Regulatory and Economic Resources.

"All these items are physically present this evening, available to all

interested parties and available to the Members of the Board, who examine items from the record during the hearing. Parties have the right of cross-examination.

"This statement, along with the fact that all witnesses have been sworn, shall be included in any transcript of all or in part of these proceedings.

"In addition, the following departments have representatives present here at the meeting to address any questions: The zoning evaluation and platting and traffic review sections of the Department of Regulatory and Economic Resources and the County Attorney's Office.

"All exhibits used in presentation before the Board become part of the public record and will not be returned unless an identical letter-size copy is submitted for the file.

"Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Community

Appeals Board shall be barred from further audience before the Community Appeals Board by the presiding officer unless permission to continue or again address the Board be granted by the majority vote of the Board Members present.

"The number of filed protests and waivers in each application will be read into the record at the time of hearing as each application is read. Those items not heard prior to the ending time for this meeting will be deferred to the next available zoning hearing meeting date for this Board."

First item on the agenda, Item A, 14-7-CZ14-1, Helen Michael and Preferred Enterprises, Incorporated, application number 14-003. There are 197 protests and 0 waivers.

CHAIRMAN BELL: When I call you, please step up to the podium, state your name and address clearly for the record.

I will then proceed to call you who are in support of the application. I will then call on the objectors.

Those of you would wish to speak will state your name and address. For those of you speaking, I would ask, you know, that you make your presentation short and nonrepetitive. Thank you.

MR. KRISCHER: Thank you.

Good evening, Mr. Chairman, Members of the Board. For the record, my name is Alan Krischer with the law firm of Holland & Knight, address of 701 Brickell Avenue, appearing on behalf of the applicants tonight in their request for a district boundary change to rezone approximately 20 acres from AU to EU-M.

As your staff report indicates, we are consistent with the comprehensive plan and your staff is recommending approval with no objections and no conditions. And we, of course, agree with their analysis.

Now, in many circumstances, that would be the end of my presentation, but as you can see, the room is filled and I imagine that almost everyone behind me is going to be an objection to this application.

You had deferred this matter once before so that we would have the opportunity to meet with our neighbors, and talk about the issues and see if there was a way to resolve this before bringing it back to you. And unfortunately we were not able to work that out, the differences between what the neighbors are looking -- excuse me, what the neighbors are looking for and the applicant's proposal was too fundamental.

So because we have so many objectors here tonight, I will be making a slightly longer presentation, but since every one of your reviewing agencies has recommended approval and none of them have raised any objections, I'm going to be keeping my initial comments somewhat brief. And I expect that I'll be doing most of my talking in response to any points that are brought up by our objectors, so I'd like to reserve that time for rebuttal.

But the basic point remains the same: This application has been found to be consistent with your comprehensive plan.

It is consistent with your zoning code. It is consistent with principles of good planning and it has been thoroughly reviewed by your professional staff, which is recommending approval. And that does not change despite the fact that there are a number of objectors.

So to orient the Board, this aerial photograph shows the property and the surrounding area. The subject property consists of about 20 acres. It's outlined in light blue. It's at the intersection of Southwest 162 Avenue and 278 Street. It's about a block north of 280 Street.

It's surrounded to the west and to the south by existing residential development; to the north and to the east by existing agricultural development.

To orient you further, off this picture, this is where Dixie Highway runs, down this way.

On the other board is a detail from the Future Land Use Map of your Comprehensive Development Master Plan. And the subject property there is outlined

in yellow. The thick black line is 280 Street. The very thick dotted line across the top of that picture is the urban development boundary. This property is located well inside the Urban Development Boundary. And like all property inside the UDB, it is designated for an urban use. None of the property inside the UDB is designated to be agricultural use in the long term.

Like all of the surrounding property is designated for estate density residential. That's that light green that you see there. The ag is the dark green on the other side of the urban boundary.

The estate density residential category calls for residential development of up to 2.5 units per acre.

As I mentioned, the property is currently zoned AU. The applicants have requested a district boundary change from the ag designation to EU-M. That is consistent with the comprehensive plan designation.

Now, when originally filed, the

application had a number of variances that were requested. All of those requests have been withdrawn. This is a request for straight up EU-M zoning. There are no variances. There are no other special requests. No special exception.

EU-M is one of your estate density districts. It permits single-family detached residential homes. It requires a minimum net lot size of 15,000 square feet. And the more -- all of the regulations governing EU-M are included in Tab 6 of your book, if you have any questions about what those restrictions are.

What does EU-M look like? Well, it looks pretty much like almost every house you see on this aerial photograph. All of these houses to the west, everything you see on here is zoned EU-M. All of these houses to the south are zoned EU-M. A straight EU-M zoning is what this neighborhood has been working under for many, many years. And that's what we are requesting.

All the way from 288 Street, all the way up to the Urban Development Boundary, right along the Urban Development Boundary, that is all EU-M.

Now, in your books and in your packets that you receive from staff, you have the staff analysis. Planning & Zoning has determined that the EU-M request meets the comprehensive plan and the requirements of the zoning code. Your Public Works Department has reviewed the application and found that there is adequate capacity on the roadways to permit the proposed development. Fire, Solid Waste, DERM, Parks, they've all reviewed the instant request and determined that there's adequate infrastructure.

Your schools, Miami-Dade County Schools, has conducted its capacity analysis and found that capacity exists for these requests.

So, again, all the recommendations are for approval.

Why are we here for EU-M? Over here,

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this is a copy of all of the zoning maps for basically a full square mile centered around the property. You can see the subject property is identified there and you can see the surrounding areas. That is really hard to read at a distance.

CHAIRMAN BELL: Could you set that back so the audience can see it.

MR. KRISCHER: Sure. Mike, do you want to --

CHAIRMAN BELL: Go to the end, that way they got a good view.

VICE CHAIRMAN LAWRENCE: Turn the easel around. We can see it. Turn it.

CHAIRMAN BELL: Yeah, we're good. There we go.

MR. KRISCHER: Now I'm not sure I can see it.

CHAIRMAN BELL: That's better. Can the audience see that better?

THE AUDIENCE: Yes.

MR. KRISCHER: That's the zoning maps as they appeared.

Could you put that up? Because that's what I'm going to be talking off

of. The zoning map -- and we're going to turn around that for a second.

VICE CHAIRMAN LAWRENCE: Turn that to that side.

CHAIRMAN BELL: There you go, for the audience, right there.

MR. KRISCHER: Now, that map is based off -- that map is based off the notice map that went out. You'll have a copy of the uncolored map in your category.

That green oval is the boundaries of the noticed area for this application. That oval is a radius of half a mile. The diameter of it is a full mile. So that map is more than a square mile, again, centered around our property.

And you'll notice that all of that area in blue immediately abutting our property, adjoining our property, is EU-M. The EU-M runs the entire length of our western boundary. It runs the entire length of our southern boundary. Again, it runs all the way to the UDB, all the way up 162 Avenue.

This entire developed neighborhood

has been developed with EU-M density, with EU-M zoning. And the request before you tonight is simply to allow the EU-M district -- the EU-M zoning that is compatible with that district to continue. It's compatible with what's there, it's harmonious and it's the appropriate zoning district for this property.

How consistent is that pattern of development? Again, every person I think that's here tonight behind me is going to speak in opposition to this application and I expect that almost all of them themselves live on an EU-M lot. Because our objectors submitted a petition to the County, and there's a copy of it in Tab 7 of your book, but I'm sure they will distribute it as well, that has 188 signatures on it, 188 objectors, which is a lot of objectors. We've really brought the neighborhood together on this.

Of those 188 objectors, 185 of them live on an EU-M lot, when we crossed-checked the addresses.

So almost every single objector in

that petition is asking this Board to deny these applicants the same zoning that they themselves have for their neighborhood and on their own properties.

They will be coming up as soon as I sit down and asking you to make a determination that EU-M is inconsistent with EU-M. That having developed, and lived in a very lovely neighborhood that is EU-M, that somehow it would be detrimental, inharmonious or not supported to have the same zoning right next to them.

You probably have a lot of lawyers come up and talk about the standard of review for zoning application. I'm not going to do that, but I am going to say what you have been instructed in the past, which is, this hearing is not about figuring out what's popular. It's not about figuring out what the neighbors would want, or like or prefer. It's not the purpose of conducting a poll of the folks that live in the area. It is for planning. It is for zoning.

The purpose is to determine whether the planning policies that this County and this Board have adopted through the comprehensive plan and the zoning code warrant the request that's in front of you.

And so even though once I sit down -- I'm going to sit down in 30 seconds -- I'm going to be followed by a hopefully not too long line of speakers expressing their dismay with this request, I will reiterate, the request is consistent with the comprehensive plan. It is consistent with the requirements of your zoning code.

The County has already made a determination that this is an urban area, that this is part of the area that is to be part of the urban housing stock for this County.

It is appropriate for single-family development. And it is appropriate that it be exactly what's adjoining it, EU-M.

Every reviewing department of your professional staff has recommended approval. And we would ask that you do it

as well. And I look forward to speaking to you in response to our neighbor's objections.

Thank you.

CHAIRMAN BELL: Supporters of the application, are there any other supporters of the application?

MR. ALVAREZ: Right here.

CHAIRMAN BELL: Supporter?

MR. ALVAREZ: Yes.

Good evening. My name is Jorge Alvarez. I reside at 27401 Southwest 164 Avenue. I.

Was also the developer of the property that's to the south of this property, which is 10 acres, back in '02. I subdivided that property into 20 EU-M lots.

I think this application is just and coincides with the neighborhood. I currently own five acres close by and would like to develop that in the future.

Thank you.

CHAIRMAN BELL: Sorry. Could you put that map up on the easel, kind of move

back so the we can see it and the audience can see it, so people can show where they live, if they object to the application. To the side. There we go.

Are you on the map.

MR. ALVAREZ: Sorry?

CHAIRMAN BELL: Are you on this?

MR. ALVAREZ: Yes, I'm on the map.

CHAIRMAN BELL: Where are you on this, on the drawing?

MR. ALVAREZ: I own this five-acre tract right here (indicating) and I live right here (indicating).

MS. SCHWADERER-RAURELL: Sir, for the record, can you just state, I mean, the cross-streets of the 5-acre tract you indicated.

MR. ALVAREZ: It's 278th Street and approximately 157 Avenue, one lot in.

MS. SCHWADERER-RAURELL: Thank you.

CHAIRMAN BELL: Okay. Anymore supporters of the application?

Okay, objectors.

Is everybody -- all the objectors have been sworn in, right? Okay. All

right.

Yes, sir.

MR. DE JESUS: Good evening, Panel, my name is Victor De Jesus. I live at 27840 Southwest 160 Avenue.

CHAIRMAN BELL: On the map.

MR. DE JESUS: This is 160 Avenue. I'm the third house or the middle house. There's two houses. I'm right here, approximately.

CHAIRMAN BELL: Okay.

MR. DE JESUS: And, basically, of course, I agree with him, we all live in EU-M. That's a no-brainer.

When I bought my house 10, 12 years ago, I bought under -- not the assumption, but there's plenty of land there. And when my kids were a little smaller, we had a good time there. The schools were great.

I'm not saying we don't need it. I'm saying we don't -- but we don't want it. We don't need it.

And, for instance, Number 1, some of our commissioners do not support police,

Fire-Rescue as far as funding them. Now, when you bring more 52 approximately homes in this area, you're going to double the amount of people there. More Fire-Rescue, more police might be needed. They might not. Nobody knows.

Dade County schools. I was in open house the other night, my son's school has 50 to 53 kids per class. And I guess he says the panel says that the School Board approves of that. How many more kids are going to move in this area?

We're going to have more cars, more traffic. You know, our kids grow up in that neighborhood. And I'm speaking for myself and my kids, because, you know, that also is supported -- you could go back in the minutes of the County, Lynda Bell actually even supported that being agricultural. Now, Lynda Bell flip flops on certain things, so now I'm sure she won't support it now.

That's all agricultural. I mean, what's it going to take? I mean, a lot of people, I'm sure -- I don't mean any

disrespect, are older, but our kids still there. We're going to grow, but there's more kids in the neighborhood. There's parks.

I mean, I can sit here and talk to you till you're blue in the face. I don't have fancy words, but I've got a fancy family and a fancy neighborhood to back us up. Just understand where the neighbors are coming from.

They tried it before. And, you know, the sign said five-acre parcel lots for sale. Now they're talking about 50 some plus homes in that neighborhood.

And please, somebody, correct me if I'm wrong, when we got with the attorneys, their words were, they do not have to show us no kind of plan. Well, very good, thanks for helping us out there, Buddy.

Show us where the boundaries are. Show us where your roads are going to be. Show us when the new traffic comes through there, doing 60, 70 miles an hour, because we're going to be a cutoff zone and they're trying to get home. I mean, let's

think a little bit beyond just somebody with deep pockets. We don't have deep pockets. We got short hands with deep pockets. I mean, we're trying to make an honest living when we moved 10, 15 years ago. And it's all agricultural.

For now, I mean, I have nothing else to say. I'm not going to sit here and talk to you till you're blue in the face. I'm sure you're going to hear plenty more other people, but that's my stand. And I'm going to try to keep it short and sweet.

But please understand where the neighbors are coming from, as a mother, as a father for our kids.

CHAIRMAN BELL: Okay.

MR. DE JESUS: I mean, don't think about the big developers all the time. Give us a little bit.

Thanks.

CHAIRMAN BELL: Okay. Next.

MR. BUCKHALT: My name is Johnathan Buckhalt. I reside at 16 -- 16290 Southwest 274 Street.

CHAIRMAN BELL: Where is --

MR. BUCKHALT: My house sits here. I'm right here at the end of this street here. Like you said, they're all EU-M. I bought land on one acre. I didn't want to be packed into a place like sardines.

And all the land from that side, yeah, it can be zoned EU-M, up to that line where it's all going to be agricultural.

We know some day lots are going to be built, everyone knows it's going to be built some day, but we don't want to see 40 houses there with the cars, and traffic and everything else that comes along with that. Put -- I mean, I'd like to see five-acre lots, but even something better than 40 houses sitting right here.

We have five-acre parcels down this side already. If you had a five-acre lot, would you want six houses packed against your property line? No, you build some sort of progression to it.

There's many more things to say. I'll let other people bring up the points

I'm forgetting, but please think about the little man.

CHAIRMAN BELL: Okay. Next.

MR. LAURIE: Good evening. William Laurie, 27902 Southwest 159 Court. And I oppose the changing of this parcel of land from agricultural to EU-M.

The Miami-Dade definition of zoning is that zoning controls the use, the development of land for the health, welfare, safety of the community. The Redlands are synonymous with agriculture. And to change this parcel from AU to EU-M provides no gain to the established community. It's, in fact, detrimental.

If this parcel is rezoned to residential, this will link 40 new homes directly to an existing neighborhood. The impact has negative effects on all facets of the community's well-being.

First and foremost is traffic. We estimate that over 100 additional vehicles, not including the traffic that will be involved with the construction, will have to transit our neighborhood to

thoroughfares. Our streets are not equipped with sidewalks.

This through traffic will endanger our children, elderly walkers, longer street runs, increase speed and decrease safety. The traffic review should bear out.

Environmental concerns. All the homes in the area are on septic tanks. Some homes use wells for potable water. The aquifer water quality studies need to be done on that. That's going to be an impact.

Fire-Rescue services will be degraded due to increased populated density.

Neighborhood watch, police services will be stressed.

Parks and recreation facilities are at capacity now. We have a nice park. It's full. It's crowded.

An increase in school enrollees, teacher/student ratios.

Public transit, solid waste services will also be stretched.

I know apparently there's been a Comp

Plan done, but let's look at the level of services that will be reduced. Concurrency information center will note this loss of capacity.

Additional concerns are the developer has been less than forthcoming with site plans. The spec of tract homes next to our established neighborhood is distressing.

This parcel of land is presently being farmed, is providing produce. The surrounding area has been developed to a manageable density.

To rezone, lose farmland, while adversely affecting the community is counter to the Miami-Dade definition of zoning.

MR. WALTON: I'm Bruce Walton. I live at 27801 Southwest 159 Court. I live right next to the (inaudible). You have it highlighted there. I'm the house that's right on the field. And I've watched the farmer work there for all these years and he probably produces one of the best crops I've ever seen. All the

other farms around there cannot compare to what he's producing out of that farm.

I concur with everything he said.

Thank you.

CHAIRMAN BELL: Yes, sir. Next.

MR. LECHOT: Good evening. My name is Steve LeChot. I live at 16100 278 Street. That would be right across the street, right there facing the field.

Is there any way I can refer to that other chart?

MR. KRISCHER: Sure.

MR. LECHOT: That you have right there.

MR. KRISCHER: It's the one right behind it.

MR. LECHOT: When he was talking about this one here, he was talking about how close this was to the UDB -- or how far away it was from the UDB. That's only a thousand feet. He referred to the oval around it as being a half-mile radius, but he brought it down to 280 Street. The radius goes down to 286 Street. So, as you can see, over 50% of this boundary is

agriculture. And we'd like to keep it that way. That's all I've got.

CHAIRMAN BELL: Okay. Thank you.

Next.

MR. WHITNEY: My name is Joe Whitney. I'm at 27825 Southwest 162 Avenue, the second parcel to the south.

There are some other parcels that are available for sale out in the Redlands area. I work for Century 21. Our office has at least two pieces that I know off the top of my head that's available zoned and ready to go. There's plenty of other land out there that's available for these developers instead of changing these current AU-zoned Redland properties. So if you can take that into consideration when you decide on this. That's all I got, but thank you.

CHAIRMAN BELL: Thanks.

Next.

MS. LECHOT: Good evening. My name is Sandra LeChot. That was my better half that spoke a minute ago. My address is 16100 Southwest 278 Street. And I live

right here facing that field. I've lived there for 31 years. And I bought that house, because I love the area, because Redland is agriculture and nurseries. And I would like to see it kept that way.

I do have some more signatures on a petition. Can I turn this in at this time?

MR. HARRISON: Thank you.

MS. LECHOT: If you'll bear with me, I've kind of written some notes here as to what the attorney's had to say.

I printed out pretty much everything on the web site having to do with all the agencies that filed whatever they had to file and what the staff recommended.

According to what I found, I don't really see that the police department or that the schools actually made a comment. There was no comment. It was not an approval. It was not an objection. It was just a no comment. So he said that all of these agencies approved everything. And I disagree with that.

As far as the signatures on the

petitions, yes, most of them are from people that are in an EU-M zoning, but, like he did say, there are some that are not.

And we have signatures from all of these people here that are on five-acre lots and one-and-a-half or two-acre lots. And some of them even wrote letters, okay, which he didn't happen to mention, that we filed at least 35 letters that I'm aware of that oppose the zoning.

And one lady just bought the property on 280 here (indicating). She bought five acres. It's a beautiful place. She's just added all of this landscaping. She's got horses. It's gorgeous. And now here she is -- she did write a letter. And here she is not wanting all this traffic, because she's got these horses. And it's, like -- it's out in an area that we don't need all of this traffic.

We did meet with the developer's attorneys, like you asked us to, and basically it was all for not, because they came back to us. We told them our reasons

and what we would like to see. And they weren't willing to budge. All that they were willing to do was to budge on the size of the homes that they were going to build. I didn't think that that was any way of trying to work with the community. And I thought that was the purpose of the meeting, was to try to come to an agreement.

I object for many reasons. One is that there is no shortage of homes in the area. And there are eight new homes that are right here on 280 and Old Dixie, okay? They're up for sale. Four of them are built. Four of them are being built, okay? The developer himself is building homes within a mile of my house that's up for sale. He's got ads in the paper every Sunday for his homes. He's got two developments that he's building, one on 67 Avenue and 296 Street, which is where he had us meet, so that we could see the houses that he's building.

But then he had us move to another site, because they couldn't have -- they

didn't have a key to where we were supposed to meet. So we all had to move to another site, which is this other development, so that we could see that home as well. Just to let you know.

Also, as Joe Whitney said, there are resales in the area and there are foreclosures going on. And I know this, because I walked around and got these signatures on the petitions. So I know I saw homes for sale. There's plenty of homes for sale there.

And as my husband stated, this site here is only a thousand feet from the UDB line. It doesn't mean that it has to be developed. And as you can see, there's agriculture on two sides. And there's EU-M on two sides. So, to me, it's pretty equal. And it doesn't need to be developed.

As far as the water shortage, I feel that when you put up to 50 homes, which is what I believe they're wanting to do, if you put 50 homes there, you're going to have what we -- we have water restrictions

already in Miami-Dade County. You're going to have 52 homes that are going to need drinking water. You're going to have 52 homes that are going to need water for landscaping. This agriculture site needs well water. That's to say it comes from the same place, but you get much less use of water through the well water being used on this agriculture site as opposed to 50 homes.

And traffic, well, we already know what that's going to do. And, like I said, I moved to this area 31 years ago. And I moved there. I had a choice between two homes, the home in Redland and a home in West Kendall. And I moved here, because I love the agriculture. I love the nurseries. I love being out in a rural area. And I wanted to be away from traffic. I don't have far to go to do my shopping. It's a perfect setup, perfect neighborhood. And I would like to see it kept that way.

Agriculture is very, very important to the area. As a matter of fact, the

country uses agriculture from the Redland during the winter months throughout the country. So I would like to see it remain agriculture, and landscape and nurseries.

And I think that I would really appreciate it if you guys would support us in any way that you can and help us keep Redland green.

Thank you.

COUNCILWOMAN COATS-DAVIS: What's your name again?

MS. LECHOT: Sandra LeChot.

MS. OSBORNE: Hello, my name is Melinda Osborne and I live at 27850 Southwest 159 Avenue. I'm the third house in here, so we're right down the street. It's a dead-end street to go to the field.

And, first, I want to say that Bill Laurie, everything he said, I support 100%.

The lady that was mentioned that has horses --

CHAIRMAN BELL: You've got to be sworn. You came in late.

MS. OSBORNE: I didn't come in late.

I was sworn in. I was here early.

CHAIRMAN BELL: Okay. No problem.

MS. OSBORNE: There was a mention of the lady who bought the five acres of the horse. She's on my street, right here at the end, the point of 280 and 159 Avenue. My daughter and I work with her and the horses.

The extra traffic in the neighborhood would absolutely be detrimental to -- you know, none conducive with what we're doing with the horses there. The horses are used for a very important purpose. They are used for equine therapy at the Agape Center. Barb Morello is the owner of that property. And she couldn't be here tonight, but wanted me to speak her concerns. You know, it's going to totally derail her purpose of buying the property and having those horses. There's no way with the extra traffic, we're going to be able to walk, you know, train them the way we've been doing.

I've been in my property over 10-and-a-half years. I have a 13-year-old

daughter, who I raised in the neighborhood. I am not at all open to the extra traffic going through the neighborhood. There's already too much. The schools and the parks, as were already mentioned, are already overcapacity.

And just -- and the agricultural aspect of it, absolutely that was part of the reason, you know, I wanted to be near there, the fields there. We, you know, get to enjoy the change of the properties, the importance of that to the community and the whole United States, like they said, during the winter months.

And just, you know, we appreciate your consideration in any way you can to keep this property as it is agricultural, nursery and keep our neighborhood the way it is. Thank you.

MS. HINDIN: Hi. I'm Lindsey Hindin. I live at 27905 Southwest 162 Avenue. I live right next to Joe Whitney, 162, and I'm the third house in from the field.

Just to sort of sum up some of the concerns. We previously addressed this

issue on this exact same property back in 2007 and '08, and we were very successful. And this situation was dismissed.

The traffic pattern -- one of the problems with traffic pattern is this particular piece of land, as you can see, is surrounded by avocado groves. That means that the traffic is going to be very limited to these areas, which is going to increase density and traffic, because there's very limited access to that particular 20-acre piece.

In 2008, when we went door to door and we petitioned every home, we found out that in our area there's 2.7 vehicles per home and 2.2 children per home. So that traffic pattern is going to be very much of a problem when you have those avocado groves on either side and you have Mr. Ingram's nursery on the other side.

Secondly, I am the director of the emergency department of South Miami Hospital. And I'm very familiar with Homestead Hospital being extremely overwhelmed with increasing wait times in

their emergency departments, decreasing patient satisfaction. And they are now transferring patients from Homestead Hospital to Baptist and to South Miami.

They cannot continue to have overwhelming development in this area in spite of the comprehensive plan.

I have also spoken to Fire-Rescue in Miami-Dade County. They have reduced the number of people that are working there. They have laid them off. And that has resulted in increasing response times. And I can tell you this was the case back in 2007, and they acknowledge that.

Furthermore, there are, as Joe Whitney says, multiple other developments taking place in Homestead, many by Mr. Rosen, and including Keys Gate Golf Club, which has just been purchased. And it will not be a golf club anymore; it will be a housing development. How much more do we need in the comprehensive plan?

Schools are overwhelmed. The ratios are increasing, and the schools in -- C and D schools. This is not a great thing.

I'm very glad that I chose not to have children.

The other reality is that this property -- it's true, this property is less than two blocks from the UDB line. As has been stated, why not have a progression from EU-M through to UDB. That would be a natural progression and it would work for the community. It would work for the agricultural. And it would work for the people, who have those five-acre lots right here. Forty new houses is going to be a huge density.

And we don't know it's 40, because, as has already been stated in the meeting where we met, as you had requested, with the lawyers, they said they did not have to provide any kind of plan for us. That was it.

The bottom line was they were looking at rezoning. So we don't know. The original plan was 52 homes, which they withdrew. Now it's 40, 42. We have no idea. And did they sort of fool us around. You know, the meeting was

supposed to be here. Then they moved it to here. This is a very accomplished law firm. I know, they do business for the hospital I work for. They are not paid to make errors and they're not paid to forget a key.

Septic tanks and wells. I'm on a septic tank and I'm on a well. Having 42, 52 more homes is a problem. The Redlands is agricultural.

And, finally, I think at the last election, us, as taxpayers and voters, we clearly stated that we did not want this piece of land. Clearly stated that we did not want this piece of land developed. Lynda Bell is no longer as effective I believe November 16th, the commissioner. She was outvoted.

We are tired of having our neighborhood, which is EU-M -- and it was very presumptuous of you, by the way, to make the comment that we were going to state that EU-M is inconsistent with EU-M. We've never stated that. We are simply stating that we feel that EU-M is at its

maximum capacity. This is the UDB line with five-acre lots. And we would like a reasonable progression. This piece of land does not need to be developed at this time.

We would very much appreciate your consideration. And if you have any questions, we'd be happy to answer them.

Thank you.

CHAIRMAN BELL: Okay. Thank you.

MS. SCHWADERER-RAURELL: Mr. Bell, Mr. Chair, if I could make a quick announcement.

Staff has passed around copies of petitions and letters that were received on this application. Some of them say duplicate. And that just means that the letter is maybe by the same person who also signed the petition, just for purposes of staff counts of how many objectors they received, but it doesn't mean that there's two copies of the letter in the packet. Just to clarify.

COUNCILWOMAN COATS-DAVIS: Is this the petition the same that's in the book,

same application?

MR. KRISCHER: That is the copy of the petition that we received from staff. It would not include any additional names that were submitted tonight.

COUNCILWOMAN NAVARRO: Mr. Chairman, so do we have a total of --

MR. HARRISON: Through the Chair.

COUNCILWOMAN NAVARRO: -- the petitioners -- the objectors?

MR. HARRISON: For the record, what staff read into the record, apart from what was received recently, which we have not had a chance to match with what was received, we had 197 people that were opposed.

CHAIRMAN BELL: Do we have any objectors?

MR. JONCKHEERE: I was not sworn in.

(Thereupon, Mr. Benoit Jonckheere was duly sworn).

MR. JONCKHEERE: My name is Benoit Jonckheere. I live on 16208 Southwest 274 Street. Property over here (indicating). It's a two-acre property. John has one.

Another neighbor has one also.

We moved there, because we love the neighborhood. We love the green. So, east, I have all the avocado grove.

I totally acknowledge and agree with everything, which have been said before.

One thing I want to add, it's -- I'm sorry, I don't know the street. I think it's 270 probably 5 or 276 Street. Let me show you. (Indicating). It was an eight-acre avocado. Was sold maybe six, seven years ago by a developer to build 16 houses. Only three have been built right now. Only three. So I don't know if because the market is strong, but I don't think there's a demand probably for houses in this neighborhood. Let's keep it green.

Thank you.

CHAIRMAN BELL: Anymore? Is there anymore objectors?

Seeing none, we'll go to the rebuttal.

MR. KRISCHER: All right. Mr. Chairman, thank you very much.

I was right that most of the people here were in objection to this. And I think that we can stipulate that no matter how many people have sent in letters, that there's considerable amount of opposition to this development.

However, many of the things, indeed all of the things that you've heard tonight, are not a sufficient basis for denying this application. And I'll go through why.

It's mentioned, and I apologize that I tried to keep track as well as I could of who raised the objections, but I'll just group them by subject.

So the objection concerning to schools. And I've been doing this for a while. And, you know, back in 2000, the mid 2000's, early 2000's, that was the complaint that I'm sure you, as Board members, and members of the community, heard the most, the schools are overcrowded, the schools are overcrowded.

And you, the County, Miami-Dade County School Board, did something about

that. You made it better. In the application that you have -- I mean, for some reason, the staff report for this particular application in 2007, isn't available online, but if you look in Tab 10, you approved, this Board approved, any EU-M application up near the UDB, back in the day, in 2006. And it has the school report. And the schools were horribly overcrowded: 160%, 120% overcrowded.

School analysis for this application, which is the last tab in this book, all of the schools that service this property are under capacity today, which seems amazing, but what's happened in the last 10 years is that the School Board has constructed numerous improvements. All of the things that were identified as future capacity improvements in 2006 have been completed.

And so you have new K through 8 schools that have been opened, expansions to South Dade Senior. And you have had so many charter schools open in this area, that at the council meeting last month of the city of Homestead, the city of

Homestead council directed their staff to start exploring a moratorium, because there were too many schools that have been built in the city of Homestead, in this area. There are literally hundreds of student stations, elementary, middle and high school, that are available to service this.

Not only has the capacity been increased, but because of the pressure of good folks, like the people that are here tonight, constantly complaining about that with reason, Miami-Dade County and Miami-Dade County Public Schools finally implemented school concurrency. You cannot build unless the School Board determines that there's adequate capacity.

Not just tonight. Whatever this Board does tonight, if you approve this application, when we come in for plat, they're going to check again to make sure that whatever is specifically requested, that there is adequate capacity in the schools. And if there isn't, we can't get a plat.

And so, yes, there is still a lot of residual fear and a perception out there that things are going to be terrible if you approve more homes, but things have improved markedly in that respect.

As to traffic, we're talking about extending local roads by a block. You'll notice that all of this area over here, you've got local roads that extend two blocks, four blocks. People don't go 70 miles an hour down those roads. If they do -- if they do, then that is a condition that exists everywhere in the County.

These roads are all constructed according to the Public Works manual for local roads. In many cases, in areas much denser than EU-M; RU-1, RU-1MA, RU-1MB. So if neighbors are telling you that the basic standard for a local road in Dade County cannot handle more than one block, a local road cannot be more than one block or it's unsafe for their kids, unsafe for their elderly, that is simply absurd.

I don't mean to disparage their

experience of their neighborhood, but the standard for evaluating these zoning requests has to be grounded in evidence and in fact.

The Public Works Department has reviewed this. A local road that is two blocks in length is not inherently unsafe.

Moreover, they've reviewed the overall infrastructure for the area. Southwest 268 Street has more than enough capacity to accommodate these homes.

It is above level of service. It's actually level of service C. Not level of service E. Not level of service D.

The addition of another 20 acres of EU-M, when you've got literally five or 600 homes, just in that portion of that aerial and it extends beyond, is not going to render that road any different that they'll notice in terms of traffic, because your Public Works Department has analyzed the impact. And determined that for all the traffic counts, there will be no degradation of level of service.

With respect to wells, I mean,

generally, as a general matter, agricultural uses more water than residential uses. It's a very water-intensive use.

But all of these homes in this area -- and, again, I keep coming back to the fact -- that this is blocks, and blocks and blocks of EU-M that all function very nicely.

This block, if this Board approves it, this group of homes, is going to be functionally indistinguishable from the rest of this neighborhood. And I'll get to the cumulative nature in a moment.

But in terms of calling them tract houses, thinking that the wells won't operate, thinking that it's going to cause an environmental problem for these residents, these homes have been here for decades, in the same level of density, without any of those ill effects.

With respect to Homestead Hospital, it was something that had been brought up earlier. We actually, as Ms. Hindin mentioned, we represent Baptist Hospital.

We spoke to them about that. Baptist Hospital does have a tremendous number of people that are using the emergency room, the emergency services at Homestead Hospital. The problem that they're having is that there's a lot of people that are showing up there not for emergency care, but for primary care. Very large numbers of indigent folks, some with, some without insurance, are showing up, not for emergency treatment, but for primary care. And those individuals get triaged, and they do not receive emergency room care, obviously, and they will have to wait, because they're not an emergency.

The folks that are buying detached estate density homes with 2.7 cars are not going to be showing up at Baptist Hospital emergency room instead of going to their primary doctor.

There is no indication that Baptist Hospital cannot provide adequate emergency care for the people that are turning up there in need of it.

With respect to parks, your Parks

Department has reviewed this, determined there's surplus of park land in the area.

With respect to the fire, the Fire Department has reviewed this and determined that there is an adequate response time.

There are budget constraints on all County departments. That has been the case for unfortunately far too long.

If that were an adequate basis for not increasing density by 40, 50 homes, you would shut down development in Miami-Dade County. And I don't want to talk about case law too much, although I did include some cases in the book, but it is simply not legally sufficient to point to these types of generalized impacts that would completely preclude all development as a basis for denying a rezoning.

Almost every request for development approval increases traffic, for example. That's not the issue. The issue is, can the infrastructure accommodate the increase in traffic. Otherwise, this Board and all government boards would have

unfettered discretion to deny everything that came in front of them. And the courts have said that is not what the rule is.

With respect to the lack of a site plan, when we had originally come forward with this application, we had submitted a site plan because we were seeking variances. We were seeking to deviate from the minimum standards of EU-M.

We withdrew that application for two reasons.

One, because we were receiving pushback from the County with respect to the increase in density that comes from those variances, because they would have allowed for slightly smaller lots. And we were told that that was not something that we were looking at.

The second thing that we were told, is that the Public Works Department had concerns about not having these roads pass through, because the Public Works Department has determined that that type of road interconnectivity is critical to

the smooth function of the transportation network down here.

We will be working with your professional staff and we will be working with your Public Works Department when we come in for platting. Just like all of the homes in this area were zoned EU-M and the final site plan was determined at the time that the plat came forward in connection with Public Works Department and meeting all of the requirements for staff.

Buffers and transitional elements are a marvelous tool of planning. They work really well.

I have five-acre estates, which I don't think is really a credible option. There's homes all the way up here. There's literally hundreds of homes. Each of these blocks is 32 lots. 150 homes that are closer to the UDB than we are. They're all EU-M.

These homes up here are five-acre estates immediately adjoining the UDB. We're not immediately adjoining the UDB.

What we are immediately adjoining is five homes over here, eight homes over here. All of them are EU-M. All of them are 15 to 17,000-square-foot lots.

What this property would be appropriate for, will be compatible for, is to match what borders us. Not what is several blocks away. And not to keep it as agriculture.

Yes, the Redlands is renown for its agriculture. This property is inside the Urban Development Boundary. This property is not supposed to remain in the agricultural inventory for the long term. It is an urban property.

The best way to protect the properties outside the UDB is to not waste the developable land inside the UDB. Whenever you increase the size of your lot, you burn up more developable land for each unit.

Talk about need, if you approve this application tonight, it would be a year before we got our plat approved. That's about what it takes to get a plat approved

in Dade County. It would be another, you know, 5 or 6 months before we got a building permit done. However long construction would take from that point, sales, marketing.

Developers are not looking at what the market is today. They're looking at what the market is typically two years from when I'm standing in front of you.

And so while we recognize that our neighbors can look and see what homes are for sale, in terms of substantial competent evidence, using that term, looking forward into the market is a skill that developers use. And they don't always do it well, but they're not planning for the present day.

I think I've hit on most of the points. I'm available to answer any questions.

But to summarize all of this, we totally understand that our neighbors would rather things stay the way they are. I don't think that there's any question tonight that they don't want this to

happen. And if that was the rule, then this would be a very easy decision for you.

However, there's a reason why you have a thick packet from your Planning and Zoning Department instead of just how many people are for and against. It's because this process is supposed to be guided by what makes sense, what does the infrastructure support, what does your comprehensive plan say, how do you plan for the orderly development of this County. Not just what other people would like to see in the adjoining yards.

We believe that we have fully satisfied all of the criteria of the code, that your staff has done an excellent job of reviewing the impacts and that this application should be approved.

Thank you very much. And I can answer any specific questions that you have.

CHAIRMAN BELL: Okay, Board Members.

COUNCILWOMAN COATS-DAVIS: Excuse me.

VICE CHAIRMAN LAWRENCE: You know --

we -- I'm sorry.

COUNCILWOMAN COATS-DAVIS: I'm sorry.

VICE CHAIRMAN LAWRENCE: Ladies first.

COUNCILWOMAN COATS-DAVIS: I'm sorry about my voice. I'm not well tonight, but I'm here listening.

And let me commend the attorney for an elegant and factual presentation, but I am one that don't change stripes.

I am a native born Miamian. I know what's in the Redlands. I know what was on Krome. I know what was in Richmond Heights. Pretty much what's going on as far as the land is concerned.

And I'm in a neighborhood that had development. And after development came, then citizens started complaining about traffic and everything else.

Well, my response to them was, "Why didn't you come to the meetings? Why weren't you there when decisions were deemed? Plans were being made to make those decisions?"

The traffic in the community is just

terrible. I've watched groves turning to estates where the communities are crowded.

I don't know if I'm speaking for the citizens out there, but, to me, it's not as much we don't want, as we don't want to be crowded, a crowded community, where people are moving out where they can have space, and have land for their children to play and enjoy some kind of peace, atmosphere, not like the north end of Miami-Dade, which is pretty congested.

So as a native Miamian, and you may call me old fashion, but that's my opinion, I think the community should have what they want and we start listening to the community for what they want.

Thank you.

(Applause).

VICE CHAIRMAN LAWRENCE: Mr. Chairman, over the years we've seen this happen time and time again. You have property that is zoned ag. And the owners farm it. And when farming becomes less viable, or they get tired of it and they want to liquidate, the first thing that is

done is you seek to upgrade the zoning on the property to increase its value and it becomes more profitable to the owner then.

And I think the owners actually owe the residents a little something. After all, you've gotten an agricultural exemption on the property all of these years.

And I think a compromise would have gone a long ways here as far as maybe asking for one-acre parcels instead of what you're looking at here.

And we've tried over the years to create -- when you get that close to the Urban Development Boundary line, to create some type of buffer where we do entertain, you know, one-acre lots as opposed to these 15,000, 16, 17,000-square-foot lots.

So with the availability of other parcels in the area and the glut of houses, whether they're foreclosures or new homes on the market, I really believe that this application is a little bit premature at this time.

And to give you what you want this

evening would actually change the whole character of that neighborhood.

I've been out there many times. And I know it's -- you can look at it as being a little selfish on the residents' part, because, you know, they want to see this field. They want to see this farmland. I mean, even though they are living on the same thing, they want to see it.

If you go out there, and you take a look at what they're talking about, they have a valid point. You know, when they moved there, this was there. And, you know, like I said, I know it's a little selfish to expect it to be there forever. And eventually it will be developed, but I just think this is a little premature at this time and I can't support it.

(Applause).

CHAIRMAN BELL: We can't have the clapping. That's out of order, please, okay?

Lubby.

COUNCILWOMAN NAVARRO: Thank you, Mr. Attorney and residents for coming.

I am a strong believer that we do -- we should have long time ago created a buffer, basically the UDB and development. And I was not on the board when those, I think, five homes were referenced to or approved right along the UDB. And that is something that I will never support that close to the UDB.

I think it is a buffer in an area that is, to me, our most pristine area in the County. And I do understand your pride living in that area. I think these are the areas in our County that we have to continue to protect.

Like my colleague said, eventually, because of our Master Plan, these are areas that are going to be developed, so I think it's something that you, living there, will have to know, that, eventually, whether this passes here or not today, the attorneys and developers and the owner representatives will come here again to ask us or another board to approve it.

Again, this area, to me, is an area

that has a large agriculture area. Although you are living in a different density, we have to protect -- and this is just my philosophical view of maybe land use, in these areas along the UDB, I do see it, it is very -- it borders the UDB very close.

And my other concern is that, obviously, like the attorney said, we don't know until he goes through plat, and through that process what the through streets would look like, but I do believe that looking at the property that it will create traffic and the traffic will probably end up in those homes right across.

So the dumping -- on the people speeding to get to the top of the border of the property will occur. And then -- 'cause you're not going to be able to create streets in the other area, which is ag. And that, to me -- I understand the residents' concerns in that.

So, at this time, I have to say that this is something that I cannot support.

I have to say that we have to continue to preserve this area.

CHAIRMAN BELL: Mr. Dufek.

COUNCILMAN DUFEK: I've lived on the Redlands most of my life. And I've been involved in zoning most of my life.

One thing that I've seen is the fact that every time the County or developers come in and move the UDB line, the first thing that the people in the affected area will say, and I've heard it time and time again at hearings, is there's already so much land inside the UDB, develop that first.

Well, this, from what I can see, has been -- and I don't know when it was put in the UDB, and I'm quite sure that staff probably doesn't know when it was put inside the UDB, but I do know that the homes on the south side were built in the mid 60's and the homes on the west side were built in the mid 70's.

And so I would venture a guess that it's probably been 50 years that this property has been inside the UDB. And

people have been using the argument that, hey, we've already got all this land in the UDB; develop that before you move the line.

Now, if we come here and say, no, we're not going to let you develop this, then we're defeating the purpose of having a zoning and a UDB line altogether.

Because, like I said, this is inside the UDB, whether it was developed 50 years ago, when it was moved in or whether it just is going to sit there and we're going to keep moving the UDB line, because we can't develop what's inside there. Then what we're doing, and I've seen it also, is the fact that you're doing leap frog development and that cost you more for public services. It cost you more for police to go through empty areas, blank areas, like you see in West Kendall and stuff like that. There will be massive tracks of agricultural line and then another development. Well, it cost money to be leap frogging. Not only the Fire Department, but the police department and

all the public services over those long distances.

And that's the reason why, to my idea, the orderly development of the stuff inside the UDB line should happen before the UDB is moved again. And if you don't allow this to happen, I'm afraid that you're basically pushing the can down the road saying, well, yeah, we're going to need more UDB land, which means we're going to lose more agricultural land.

And this land, although it's been farmed for, like I say, probably over 50 years that it's been inside the UDB, it's still -- the fact remains that it is inside the UDB. And, like I said, the fact that the homes south of that were built in the 60's and the ones west of it were built in the 70's, that tells you that it's been a long time that it's been inside the UDB. And that should be developed before we go any farther.

And so I hate to say it, because I got a lot of friends out there, but I think that this development is

appropriate. It's not out of line.

I'd like to ask just a couple of questions.

Number 1, how many units are you planning to build on this? Because comparable properties to the south shows that there shouldn't be more than, what, about 40 units in this 20-acre property.

MR. KRISCHER: Through the Chair, and to respond to your first point first, it's always been inside the UDB. It was inside the first iteration of the UDB.

COUNCILMAN DUFEK: That's what I was thinking, that it was probably part of the original UDB line that was drawn back in the 50's when Dade County was first organized. That's how old it is.

MR. KRISCHER: It was in the GLUMP, the Generalized Urban Master Plan, whatever it stands for.

The total number of units will be determined by -- with EU-M, it's a net density. And so it's a matter of where the roads are, where the functions are. It's always going to be less than the

maximum.

All of your staff reports analyze at 52, because that's the theoretical maximum. If we didn't have any roads, if we didn't have any need to -- if we could just put them all together and have people walk to their houses, you could fit 52 on here.

You're absolutely right, the four blocks immediately south of us are also the same size, it's 20 acres, and there's 40 homes on that. That's probably what we're looking at. To be candid with the Board, it might be 1 or 2 more units that's going to be driven by -- the derisive laughter may not show on the transcript, but you should base your decision on the fact that even at 52. There is no indication that this is not an appropriate development that's supported by infrastructure.

COUNCILMAN DUFEK: The other question I have is, some of the people brought up the subject, and I was curious as to whether you would be allowed in this

development to do the same thing or whether you would have to bring in Water and Sewer lines.

Will this be developed -- if this is developed, will this be developed with well on septic tanks or will it have to be on Water and Sewer?

MR. KRISCHER: It would not have to be on Water and Sewer. If you look in Tab 2 of the book that we handed out, that's the DERM recommendation. We will have to bring in water, but we will not have to bring sewer.

COUNCILMAN DUFEK: Oh, you just have to bring in the water?

MR. KRISCHER: Yes.

CHAIRMAN BELL: What is that, well water?

MR. KRISCHER: We will have to -- DERM has said we will have to connect to potable water, public water.

COUNCILMAN DUFEK: Public water, septic tank.

Okay, that's all I have.

CHAIRMAN BELL: Mr. Davis.

COUNCILMAN DAVIS: I agree with him, so --

THE AUDIENCE: Can't hear you.

COUNCILMAN DAVIS: -- I don't need to restate it.

MR. HARRISON: Through the Chair, if I might just make one slight correction for staff's sake.

Our recommendation shows that you, may get up to 50 units, not 52, so just for clarification.

CHAIRMAN BELL: Okay.

COUNCILMAN DUFEK: I'll make a motion to approve the application as per the Department's recommendation.

COUNCILMAN DAVIS: I'll second.

COUNCILMAN DUFEK: All terms and conditions of the County.

CHAIRMAN BELL: We have a motion to approve.

COUNCILMAN DAVIS: And I second.

CHAIRMAN BELL: We have a second.

We'll call for the question.

MR. HARRISON: There's a motion on the floor to approve the application per

staff's recommendation.

Motion was moved by Councilman Dufek and seconded by Councilman Davis.

Councilman Dufek?

COUNCILMAN DUFEK: Yes.

MR. HARRISON: Councilman Davis?

COUNCILMAN DAVIS: Yes.

MR. HARRISON: Vice Chair Lawrence?

VICE CHAIR LAWRENCE: No.

MR. HARRISON: Councilwoman Coats-Davis?

COUNCILWOMAN COATS-DAVIS: No.

MR. HARRISON: Councilwoman Navarro?

COUNCILMAN NAVARRO: No.

MR. HARRISON: And Chairman Bell?

CHAIRMAN BELL: Yes.

MR. HARRISON: It's a tie vote.

MR. KRISCHER: If I may, through the Chair, there has been considerable distress by the community voiced to you about being called out here time and time again, and we have contractual issues with the application.

Given that there are insufficient votes for the approval, we would request

the contrary motion. And if it pleases the Board, to formally take action on this, recognizing that we're not going to get approval.

I'm quite confident that our neighbors do not want to come out again next month, which I'm looking to the County attorney, will be the result of a tie vote. We appreciate the members that have voted in support of this application, but a tie vote, I don't think anybody here would object to resolving this issue tonight. If it cannot be resolved with an approval, we would welcome the opportunity for a final resolution with a contrary motion.

MS. SCHWADERER-RAURELL: If there is a tie vote, another motion could be in order. If no other motion is passed, if it's a tie vote, the application would automatically be deferred to your next meeting.

VICE CHAIRMAN LAWRENCE: We can't change the actual request, correct?

CHAIRMAN BELL: Modify.

MS. SCHWADERER-RAURELL: Well, what exactly -- Mr. Lawrence, what exactly do you mean? I mean --

VICE CHAIRMAN LAWRENCE: If he were to change his request to one-acre home sites, then I would change my vote.

CHAIRMAN BELL: Even three quarter.

MR. KRISCHER: If I may, I appreciate the suggestion, Board Member Lawrence. The applicants in this matter are the owners of the property. There are financial terms of the transaction, as were noted before. I cannot stand here and say that the deal still works at a lower density.

And although it may seem as though any density is better than ag, if they are going to be forced to continue to farm this for another, what, it was seven years since the last application when everybody was here and told, you know, next year in Jerusalem, dayenu; this will be in the future. Well, if they have to farm it another seven years, they need to have their ag.

So I do appreciate it. I do not mean to be in any way difficult, but I do not believe that is a resolution for the applicant.

CHAIRMAN BELL: Okay. Board Members, what's it going to be?

VICE CHAIRMAN LAWRENCE: That's it.

MR. KRISCHER: A motion for denial I think would be the contrary motion.

VICE CHAIRMAN LAWRENCE: I'd like to offer a motion that this application be denied.

COUNCILWOMAN COATS-DAVIS: Second.

CHAIRMAN BELL: Call for the question.

MR. HARRISON: There's a motion on the floor. There's a new motion on the floor to deny the application. The motion was moved by Councilman Lawrence and it was seconded by Councilwoman Coats-Davis.

Vice Chair Lawrence?

VICE-CHAIR LAWRENCE: Yes.

MR. HARRISON: Councilman Coats-Davis?

COUNCILMAN COATS-DAVIS: Yes.

MR. HARRISON: Councilwoman Navarro?
COUNCILWOMAN NAVARRO: Yes.
MR. HARRISON: Councilman Dufek?
COUNCILMAN DUFEK: No.
MR. HARRISON: Councilman Davis?
COUNCILMAN DAVIS: Yes. Go ahead, yes.
MR. HARRISON: And Chairman Bell?
CHAIRMAN BELL: No.
Your motion carries.
MR. HARRISON: Motion carries 4 to 2, motion to deny with -- is that denied without prejudice?
VICE CHAIRMAN LAWRENCE: That's correct.
CHAIRMAN BELL: Right.
VICE CHAIRMAN LAWRENCE: Yeah.
COUNCILWOMAN COATS-DAVIS: Right.
CHAIRMAN BELL: Denied without prejudice.
MR. KRISCHER: Thank you very much. We will not see you next month.
CHAIRMAN BELL: The public hearing is closed. You did a good job.
MR. KRISCHER: Thank you very much.

CHAIRMAN BELL: Excellent. You're the best.

(Thereupon, at 7:37 p.m., the meeting was adjourned).

CERTIFICATE OF REPORTER

I, Lorena Ramos, Registered Professional Reporter and Florida Professional Reporter, do hereby certify that I was authorized to and did report the foregoing proceeding, the hearing on Helen Michael and Preferred Enterprises, Inc., No. 14-003, heard by Board 14; and that the transcript, pages 1 through 76, is a true and correct record of my stenographic notes.

DATED this 5th day of November 2014, at Miami-Dade County, Florida.

Lorena Ramos

_____

LORENA RAMOS, RPR & FPR

COURT REPORTER

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Board of County Commissioners
Zoning Meeting
November 20, 2014

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
			HELEN MICHAEL AND PERFERRED ENTERPRISES, INC. 14-7-CZ14-1 (14-003)
1	11/20/2014	**1-A**	Letter from Miami-Dade County Public Schools regarding "public schools preliminary analysis Helen and Michael and Preferred Enterprises Inc. Z-201140000003".
2	11/20/2014	**1-B**	Booklet titled HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. Public Hearing No. Z14-003 submitted by Holland & Knight.

The foregoing exhibits were submitted for the record on November 20, 2014 and transferred to the care, custody, and control of the Department of Regulatory and Economic Resources/Planning & Zoning on January 7, 2015.

ATTEST:

HARVEY RUVIN, Clerk of Courts
Clerk of Circuit and County Courts
Miami-Dade County, Florida

Deputy Clerk

RECEIVED BY: _____ _____

(SIGN) **(PRINT)** **(DATE)**

Item #1: HELEN MICHAEL AND PROPERRED ENTERPRISES, INC. (14-003).

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
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Susie V. Castillo
Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

October 1, 2014

VIA ELECTRONIC MAIL

Mr. Juan Mayol, Esquire
Holland & Knight
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

juan.mayol@hklaw.com

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. - Z2014000003
LOCATED NORTH OF SW 278 STREET, BETWEEN SW 159 & SW 162 AVENUE
PH3014092901280 – FOLIO Nos. 3069320000350, 3069320000351, 3069320000352, 3069320000353

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 40 single-family detached units, which generate 23 students; 10 elementary, 6 middle and 7 senior high students. **At this time, all school levels have sufficient capacity available to serve the application.** A final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-194
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

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By the Clerk for the record.

1
1-A
BCC ZONING
(14-003)

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:	PH3014092901280	Local Government (LG):	Miami-Dade
Date Application Received:	9/29/2014 11:56:50 AM	LG Application Number:	Z2014000003
Type of Application:	Public Hearing	Sub Type:	Zoning

Applicant's Name:	Helen Michael and Preferred Enterprises, Inc.
Address/Location:	701 Brickell Avenue, Suite 3000, Miami, FL 33131
Master Folio Number:	3069320000350
Additional Folio Number(s):	*3069320000351, 3069320000352, 3069320000353, 3069320000351, 3069320000352, 3069320000353,*
PROPOSED # OF UNITS	40
SINGLE-FAMILY DETACHED UNITS:	40
SINGLE-FAMILY ATTACHED UNITS:	0
MULTIFAMILY UNITS:	0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	11	10	10	YES	Current CSA
6761	REDLAND MIDDLE	524	6	6	YES	Current CSA
7701	SOUTH DADE SENIOR	4	7	4	NO	Current CSA
7701	SOUTH DADE SENIOR	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7151	HOMESTEAD SENIOR	551	3	3	YES	Adjacent CSA

*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

BEFORE THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

Public Hearing No. Z14-003

November 20, 2014

Holland & Knight

701 Brickell Avenue
Suite 3000
Miami, Florida 33131
(305) 374-8500 Phone
(305) 789-7799 Fax

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Meeting BCC ZONING
(14-003)

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **November 20, 2014**
Item No. 1

Appeal Application Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc.
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*

CZAB Action

CZAB 14 October 1, 2014	**Denial without prejudice**

Staff Recommendation

Recommendation of the Appeal	**Approval (Overrule CZAB decision – requires a 2/3 vote of the BCC)**
Previous Recommendation to the CZAB	**Approval (Original Staff Recommendation to the CZAB is attached)**

Timeline

1. On October 1, 2014, the Community Zoning Appeals Board (CZAB) #14, denied without prejudice the subject application

2. On October 2, 2014, the appellants, Helen Michael & Preferred Enterprises Inc., appealed the CZAB 14 decision to the Board of County Commissioners (BCC).

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appellants' request for a reversal of the CZAB 14 decision should be **approved.**

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **November 20, 2014**
Item No. 1

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, 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;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Memorandum

Date: June 4, 2014

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

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Wetlands
The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
There are no tree resources issues on the subject properties.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

REVISION 2

Memorandum

Date: 09-JUN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

52 dwelling units	**residential**	N/A square feet	**industrial**
N/A square feet	**Office**	N/A square feet	**institutional**
N/A square feet	**Retail**	N/A square feet	**nursing home/hospitals**

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

REVISION 1

Memorandum

Date: 04-JUN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000003

Fire Prevention Unit:

This meo supersedes MDFR memorandum dated April 2, 2014.
APPROVAL
No objection to the site plan with a May 18, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

52	dwelling units	N/A	square feet
residential		**industrial**	
N/A	square feet	N/A	square feet
Office		**institutional**	
N/A	square feet	N/A	square feet
Retail		**nursing home/hospitals**	

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontaineableau - 8225 NW 18 Terrace
Rescue, ALS Engine, (TRT)Heavy Rescue, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

N/A

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required 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 **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

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.

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

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 2014

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

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

Subject: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

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

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT >>

ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT [24]

Sec. 33-224. Uses permitted.
Sec. 33-225. Area, frontage and depth of lots.

Sec. 33-224. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, reconstructed, moved or structurally altered or maintained for any purpose in an EU-M District, unless otherwise provided for, except for one (1) or more of the following uses:

(1) Every use as a one (1) family residence, including every customary use not inconsistent therewith, and including guest house, private garage or garages and apartment designed for servants' quarters only, not over one (1) story in height.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.

(2) Noncommercial boat piers on slips for docking of private watercraft under same conditions as in an RU-1 District.

(3) A group home shall be permitted in a dwelling unit provided:

(a) That the total number of resident clients on the premises not exceed six (6) in number.

(b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of said licensure no later than the time of home occupancy.

(c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(4) Reserved.

Sec. 33-225. Area, frontage and depth of lots.

(a) In any area zoned EU-M the minimum area of each site or lot shall be not less than fifteen thousand (15,000) square feet, having a minimum frontage of one hundred twenty (120) feet, and a minimum depth of one hundred fifteen (115) feet.

(b) Where lots in a subdivision have been platted or a lot has been deeded and recorded with a minimum frontage of less than one hundred twenty (120) feet, but having a frontage of at least

one hundred (100) feet and an area of at least fifteen thousand (15,000) square feet prior to July 18, 1957, the site shall be deemed conforming, if the property concerned was zoned LRU prior to July 18, 1957.

FOOTNOTE(S):

(Back)

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE II. BUILDING CONTENT, SETBACKS AND AREA OF SITES >>

ARTICLE II. BUILDING CONTENT, SETBACKS AND AREA OF SITES [3]

Sec. 33-40. Cubic content of buildings.
Sec. 33-41. Setbacks—Application of tables.
Sec. 33-42. Same—Survey required when property line in doubt.
Sec. 33-43. Use of more restrictive dimensions; compliance with special setback lines.
Sec. 33-44. Measuring setback from right-of-way lines.
Sec. 33-45. Maximum setbacks in certain districts.
Sec. 33-46. Permits to issue for lots on public road only.
Sec. 33-47. Front street setbacks for commercial uses in BU and IU Districts; pump islands at service stations; light poles.
Sec. 33-48. Reserved.
Sec. 33-49. Table of minimum widths, area of lots; maximum lot coverage, and minimum building sizes.
Sec. 33-50. Table of setback lines in residential and estate districts.
Sec. 33-51. Setbacks in business and industrial districts.

Sec. 33-40. Cubic content of buildings.

The minimum standards established for cubic content of buildings by tables in this article in each district are applicable unless:

(1) A greater cubic content has previously been established by usage or otherwise in a specific neighborhood, subdivision or area.

(2) In order to provide compatibility with the adjacent or surrounding or nearby area or areas a greater cubic content is established when any land, body of water or structure is rezoned or when a special permit or a variance is granted.

(3) A greater cubic content is required by deed, or plat restriction or by covenant running with the land.

(4) A greater cubic content is shown on an official district map or otherwise provided by this or any other ordinance.

(5) Such building or buildings are in bungalow courts, in which event individual buildings therein shall not be less than two-thirds (2/3) of the size established as the minimum for the block or subdivision; and provided that the size of any bungalow within fifty (50) feet of a street or road right-of-way is not less than the size required for other residential buildings in the neighborhood.

Sec. 33-41. Setbacks—Application of tables.

The minimum lot area and dimensions of sites and setbacks shown by tables in this article shall apply to the districts indicated.

Front building lines for all structures shall be set back from the nearest highway right-of-way according to sections on official right-of-way plan and minimum widths and tables in this article. The setback from all side and rear property lines shall be not less than ten (10) percent of the average

width of the lot, provided such setback is not less than five (5) feet, but in no case shall such setback requirements exceed seven and one-half (7½) feet, except where greater distance is required for a specified district by tables in this article and for corner lots.

Sec. 33-42. Same—Survey required when property line in doubt.

Applications for permit to erect, move or alter a structure which is to be located within ten (10) feet of any property line, or which is to be located within twenty-five (25) feet of any existing or proposed highway right-of-way, or where there is any doubt in the minds of the Director and the Director of the Public Works Department about the location of a property line, shall be accompanied by a certified map from a survey of the premises prepared by a land surveyor, registered in the State, and markers showing the boundary corners, corresponding to the survey, shall be left undisturbed until a certificate of occupancy is issued.

Sec. 33-43. Use of more restrictive dimensions; compliance with special setback lines.

(a) In the case of two (2) or more districts abutting in one (1) block, the yard dimensions which are the greater for the districts in that block shall prevail.

(b) Where special setback lines, other than those provided in this article, are established by the Director for any purpose, such as for odd shaped lots, for waterfront sites (including canals, bays, etc.) or other reasons specified herein, all buildings erected, moved or added to thereafter shall conform to said special setback lines established by any amendment hereto, regardless of the standards provided in this article, or chapter.

(c) No person, firm, corporation, or public agency shall excavate or construct or reconstruct any building or structure including, but not limited to, dwelling house, hotel, motel, apartment building, seawall, revetment, or other structure incidental to or related to such structure, including, but not limited to, such attendant structures or facilities as a patio, swimming pool or garage, within fifty-five (55) feet of the line of mean high water, but not closer than fifty-five (55) feet from the applicable erosion control line whenever same has been established under Chapter 161, Florida Statutes, at any riparian coastal location fronting the Atlantic Ocean shoreline of Miami-Dade County, exclusive however of bays, inlets, rivers, canals, bayous, creeks, passes, vegetation type non-sandy shores, and the like, said line of mean high water being hereby defined as the natural ground contour that is one and six-tenths (1.6) feet above mean sea level, as provided by the national 1929 datum. Whenever any building or buildings are to be erected closer than one hundred (100) feet to the line of mean high water, fifty (50) percent of the width of said building (measured roughly from north to south along said line) shall be set back a minimum distance of one hundred (100) feet from the line of mean high water; and a seawall or revetment shall be constructed so that there is an essentially unbroken and continuous barrier to storm wave action, formed by the combination of building walls and seawalls or revetments. Except for such seawalls or revetments no structure of any kind shall be erected within the area of additional setback established in this paragraph.

(1) In order that there be no doubt that the required setback is not violated, all applications for permits for any excavations to be made, or for any building or structures to be erected, within one hundred fifty (150) feet of the line of mean high water or applicable erosion

control line, whichever controls, shall be accompanied by a certified survey made by a surveyor or engineer registered in the State of Florida, showing property lines, the line of mean high water, erosion control line if established and applicable, and pertinent ground elevations and beach profiles normal to the shoreline based on the mean sea level provided by the national 1929 datum. Said permit application shall be made to the Department. The permit shall be issued, provided that the Director of the Public Works Department finds that the excavation, or building or structure to be erected, complies with the setback requirement.

(2) A waiver to the setback requirements may be granted by the Director whenever the Director of the Public Works Department of Miami-Dade County certifies that the application for waiver clearly and unequivocally complies with the guidelines hereinafter provided.

(3) The application from any riparian property owner shall include such facts and circumstances and engineering data concerning shoreline stability and storm tides related to shoreline topography as are adequate for making an engineering determination as to the justification for said waiver; and if in the immediate contiguous or adjacent area of the proposed structure a number of existing substantial structures have established a reasonably continuous and uniform construction line closer to the line of mean high water or to an applicable erosion control line than provided herein, said proposed structure may be permitted along such existing line or along a transition line to meet said existing structures if such alignment of the proposed structure will minimize beach erosion; provided, however, that all said waivers shall be further processed in accord with Section 161.052 and 161.053, Florida Statutes.

(4) The provisions of this section shall not apply to structures intended for shore protection purposes which are regulated by Section 161.041, Florida Statutes, nor shall they apply to structures existing or under construction on January 19, 1973. Reconstruction and repairs of an existing building damaged more than fifty (50) percent of the current value of the existing building will not be permitted except in conformance with this ordinance and other applicable regulation.

(5) The provisions of Subsection (c) hereof are applicable in the unincorporated areas of the County.

Sec. 33-44. Measuring setback from right-of-way lines.

All setback distances from property lines which abut an existing or officially established highway right-of-way shall be measured from the limits of the official right-of-way lines, including those established by this chapter, regardless of whether or not such full official right-of-way width has been dedicated.

Sec. 33-45. Maximum setbacks in certain districts.

The front setback distance of the building line of the principal building in an EU-M, RU-1 and RU-2 District shall not exceed fifty (50) feet, provided, however, such maximum front setback may be adjusted by the Director where peculiar conditions exist and where compliance with this regulation would impose an unnecessary hardship on the property owner, and a greater front setback would not be detrimental to the adjacent property owner and would comply with the spirit and intent of the regulations; among other things, peculiar conditions which can be considered would be such as,

buildings or structures in the area with greater front setbacks than regularly permitted, unusually deep lots, lakefront lots, use of property across the street in variance with usual permitted uses in the district, such as school, church, cemetery, park or the like.

Sec. 33-46. Permits to issue for lots on public road only.

No permit shall be issued for a building or use on a lot, plot, tract, or parcel in any district until that portion of the applicant's lot, plot, tract, or parcel lying within the required official zoned right-of-way has been dedicated to the public for road purposes, and standard pavement improvements have been made, bonded for or an improvement agreement signed prior to building permit issuances except as otherwise provided in Sections 33-133(C), (D) and (E) herein. Any deviation from this section shall require a non-use variance pursuant to the provisions of Section 33-311 of the Code.

Any lot, plot, tract or parcel under single ownership is exempt from the provisions of this section where that lot, plot, tract, or parcel (a) is located outside the Urban Development Boundary (as shown on the Comprehensive Development Master Plan); (b) is to be used only for agricultural or residential purposes; and (c) is not located adjacent to a zoned section line road.

Where a site plan for a multiple-family housing development, apartment development, or apartment hotel development containing frontage on a public or dedicated road and containing interior private streets or roads within the development has been submitted to and approved by the Department, it shall be exempt from the provisions of this section, except that if full right-of-way dedications or improvements as required by the Public Works Department are lacking, the same shall be provided or a non-use variance obtained.

Sec. 33-47. Front street setbacks for commercial uses in BU and IU Districts; pump islands at service stations; light poles.

(a) Front setback and yard area requirements for commercial structures in Business (BU) and Industrial (IU) Districts shall be twenty (20) feet, provided that front setback of pump islands for gasoline service stations shall be only fifteen (15) feet, and provided, further, that light standards (poles) shall meet the setback requirements for class B detached signs.

(b) Detached, freestanding canopies to cover pump islands at gasoline service stations shall be permitted, provided:

(1) That the nearest edge of the detached canopy to the front property line (measured to the official right-of-way line) is at least seventeen (17) feet therefrom.

(2) That the nearest edge of the detached canopy to the side street property line (measured to the official right-of-way line) is at least twelve (12) feet therefrom.

(3) No minimum setback or spacing need be provided between the inner edge of the canopy and the gasoline service station building.

Sec. 33-48. Reserved.

Ord. No. 90-118, § 2, adopted Nov. 6, 1990, repealed § 33-48, relative to setbacks for auto sales or vacant

lots, which derived from Ord. No. 57-19, § 30(C)(2), adopted Oct. 22, 1957.

Sec. 33-49. Table of minimum widths, area of lots; maximum lot coverage, and minimum building sizes.

The minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be in effect for the districts enumerated in the following table:

District	*Families*	*Min. Width*	*Min. Lot Area (Sq. Ft.)*	*Max. Lot Coverage (% of Lot Area)*	*Min. Bldg. Size (Cu. Ft.)*
RU-1	1	New sub.-75′	7,500	35% for subdivisions platted on or before March 8, 2002; 40% for subdivisions platted after March 8, 2002	8,500
		Old sub.-50′	5,000	35%	8,500
RU-1M(a)	1	50′	5,000	40% for subdivisions platted on or before March 8, 2002; 45% for subdivisions platted after March 8, 2002	8,500
RU-1M(b)	1	60′	6,000	40% for subdivisions platted on or before March 8, 2002; 45% for subdivisions platted after March 8, 2002	8,500
RU-1Z	1	New sub.-45′	4,500	50%	8,500
		Old sub.*			
*as approved by public hearing or administrative site plan review					
RU-2	1	New sub.-75′	7,500	35%	8,500
		Old sub.-None	3,750	30%	8,500
	2 singles	New sub.-75′	7,500	30%	8,500 front res.
					5,000 rear res.
		Old sub.-50′	5,550	30%	8,500 front res.
					3,000 rear res.
	duplex	New sub.-75′	7,500	30%	8,500
		Old sub.-50′	5,550	30%	8,500
RU-3	1	Same as single-family residence in RU-2 District.			
	2 singles	Same as two single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	75′	7,500	40%	7,500
	Multi-family	100′	2 acres net lot	30%	

	housing development		area		
RU-3B	1	Same as single-family residence in RU-2 District.			
	2 singles	Same as two single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-3 District.			
	bungalow	100′	2000 per fam.	40%	See RU-3B
	court		10,000 min.		
RU-4	1 or 2 singles	Same as 1 or 2 single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-2 District.			
	5 or more units	100′	500 per fam. 10,000 min.	See RU-4	
RU-4A	1 or 2 singles	Same as 1 or 2 single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-2 District.			
	5 or more units	100′	500 per fam. 10,000 min.	See RU-4	
	bungalow villa	See RU-4A			
EU-M	1	Prior to 5-9-57 100′	15,000	30%	12,500
		New sub.-120′ (Min. depth 115′)	15,000	30%	12,500
EU-S	1	125′ (Min. depth 135′)	25,000 (inc. r/w)	30%	15,000
EU-1	1	Prior to 4-17-51 100′	1 ac. (inc. r/w)	15%	15,000
		New sub.-125′	1 ac. (inc. r/w)	15%	15,000
EU-1C	1	150′	2½ ac. (inc. r/w)	15%	17,500
EU-2	1	200′	5 ac. (inc. r/w)	15%	17,500
AU	1	Prior to 2-13-51 100′	10,000	25%	7,500
		New sub.-200′	5 ac. (inc. r/w)	15%	7,500

BU Districts		*Minimum lot frontage*	*Minimum lot area*
BU use	Old sub.	50′	5000 sq. ft.
	New sub.	50′, 75′ corner	5000 sq. ft., 7500 sq. ft.
RU or BU & RU use	Old sub. & New sub.	1, 2, 3 or 4 residential units—75′	1, 2, 3 or 4 residential units—7500 sq. ft.
		5 or more residential units—100′ See Note 3	5 or more residential units—10,000 sq. ft. See Note 3
IU Districts			
BU or IU use	Old sub.	50′	5000 sq. ft.
	New sub.	75′	7500 sq. ft.

KU Districts	Same as RU-1 Districts

NOTE 1. Percentage of lot coverage allowed applied to principal structure. Lot coverage for accessory buildings such as guest houses, secondary residences, etc., shall be as provided in other applicable Sections.

Lot coverage requirements shall in no way affect existing setback or spacing requirements, or the requirements that residential uses must conform to residential setbacks when established in business or industrial districts.

NOTE 2. Unless otherwise stated, figures in this column are for single-family residential use. Duplex structure shall be one and one-half (1½) times minimum cubic content. Three (3) or four (4) units shall be twice the minimum cubic content.

NOTE 3. Where a lot is to be used exclusively for commercial purposes, the number of store units shall not be dependent on any square foot area requirements; however, where it is desired to combine a residential use of any type with a commercial use, necessary lot area shall first be provided for the residential use and, if there is any surplus area, the commercial use will be permitted, providing all setback, spacing, parking, and other requirements are met.

NOTE 4. Unless otherwise stated herein or shown on the district maps, the cubic content specified shall refer to a one (1) story, single-family dwelling. Proportional increases in size or value shall be required for two (2) story or more than one (1) family use.

NOTE 5. Minimum width of lots in new subdivisions in the RU-1Z, RU-1, RU-1M(a), RU-1M(b), EU-M, EU-S and EU-1 Districts may be decreased from the amount required under the following conditions:

(a) The decrease shall be applicable to lots containing a portion of their frontage along the curvilinear streets and cul-de-sacs.

(b) The minimum lot frontage as defined elsewhere for the various zoning districts must be provided at the minimum building setback line of curvilinear lots.

(c) That the minimum frontage requirement at street right-of-way line and radius requirements of exterior street right-of-way line along curvilinear streets and cul-de-sacs shall meet the following requirements:

Zoning District	*Minimum Frontage (feet)*
RU-1Z	31
RU-1	50
RU-1M(a)	33
RU-1M(b)	40
EU-M	80
EU-S	85
EU-1	85

(d) Lot area must comply with all other minimum zoning requirements.

(e) The design of the streets where the lot frontage occurs must conform to standards of the Public Works Department.

Sec. 33-50. Table of setback lines in residential and estate districts.

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	*Front (Ft.)*	*Rear (Ft.)*	*Between Buildings (Ft.)*	*Interior Side (Ft.)*	*Side Street (Ft.)*
RU-1: One	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5′ max.—7½′	15
Acc. bldg.	75	5	10	same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5′; 20′ where there is no key lot.
Canopy carport	5	5	—	2	5
RU-1M(a):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	5	10

	garages				
Acc. bldg.	75	5	10	5	15
Canopy carport	5	5	—	2	5
RU-1M(b):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	6	10
Acc. bldg.	75	5	10	6	15
Canopy carport	5	5	—	2	5
RU-2: One			—same as RU-1 res.—		
Two singles: Front			—same as RU-1 res.—		
Rear			—same as RU-1 acc. bldg.—		
Duplex			—same as RU-1 res.—		
Acc. bldg.			—same as RU-1 acc. bldg.—		
Canopy carport	5	5	—	2	5
RU-3: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four	25	25	—	15	25
Acc. bldg.	75	5	10	7½	30
Canopy carport	5	5	—	2	5
RU-3B: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four			—same as 3 or 4 unit in RU-3—		
Bungalow court			—see RU-3B—		
Acc. bldg., 1 to 4 units	75	5	10	7½	30
RU-4 & RU-4A: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		

Three or four			—same as 3 or 4 units in RU-3—		
Five or more			—see RU-4 and RU-4A—		
Acc. bldg.	75	5	10	7½	30
EU-M: One	25	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	5	5	—	2	5
EU-S: One	35	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	13	5	—	2	5
EU-1: One	50	25	—	15	25
Acc. bldg.			—same as EU-M accessory buildings—		
Canopy carport	28	5	—	2	5
EU-1C			—same as EU-1—		
EU-2			—same as EU-1— principal building and entrance lodge same as principal building in EU-1—all other buildings not closer than 85' to the highway right-of-way		
Canopy carport	28	5	—	2	5
AU			—same as EU-1 unless otherwise specified in AU District—		

NOTE 1. Refer to Section 33-20(b)(l) for additional utility shed setback regulations. Sheds in townhouse developments shall be regulated by Section 33-202.3(2)(q).

Sec. 33-51. Setbacks in business and industrial districts.

The minimum setback distances and spacing requirements in all business districts and in IU-1, IU-2 and IU-3 Industrial Districts (see Section 33-273 for IU-C setback requirements) shall be as follows:

Front—Twenty (20) feet.
Side street—Fifteen (15) feet, except where an RU, EU or GU lot abuts a business or industrial lot, then the side street setback shall be twenty-five (25) feet on any part of the commercial structure located within twenty-five (25) feet of the residential district boundary provided, however, if an abutting GU lot is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence at the time of the approval of the building permit for the business or industrial use, the setback shall be fifteen (15) feet from the side street property line.
Interior side—Zero (0) feet where the adjacent property is BU or IU Districts and where the use of the building is limited exclusively to business or industrial use. The wall along the side property line shall be constructed in

accordance with the Florida Building Code.

Five (5) feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

Ten (10) feet for such portions of the business structure as are devoted to residential use.

Fifteen (15) feet where the adjacent property is zoned RU or EU or GU. It is provided, however, that where an abutting GU lot is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence at the time of the approval of the building permit for the business or industrial use, in such instances the setback shall be:

Zero (0) feet where the wall along the interior side property line is unpierced and constructed in accordance with the Florida Building Code; or

Five (5) feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

Rear—Twenty (20) feet from residential district boundary, except that credit shall be given for full width of dedicated alleys in computing this setback.

Five (5) feet from business or industrial district boundary, where any openings are provided in wall of proposed structure, adjacent to rear lot line.

Zero (0) feet from business or industrial district boundary where no openings are proposed in wall of proposed structure, adjacent to rear lot line.

Same setbacks shall apply for accessory buildings as apply to principal structures.

Between buildings—Twenty (20) feet.

Structures containing residential uses or mixed residential-business uses shall comply with residential setbacks (for the entire building) as may be required for the residential use in the residential district.

FOOTNOTE(S):

(Back)

A

Hearing Number: 14-003 Applicant: Helen Michael and Preferred Enterprises, Inc.
Area 14/District 8 Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Samuel Willis	27600 SW 157 Ave Homestead 33031
2.		Victor DeJesus	27840 SW 160 Ave 33031
3.		Susana Forte.	27903 SW 160 Ave 33031
4.		Lynda DeJesus	Lynda DeJESUS 27840 SW160AV 33031
5.		Nivelka Costales	27805 SW 162 Ave
6.		Javier Forte	27903 SW 160th Ave.
7.		GLENN HINDIN	27905 SW 162 AVE.
8.		SANDRA LECHOT	16100 SW 278 ST Homestead, FL 33031
9.		Alberto Pozo	28203 SW 160th CT Homestead, FL, 33033
10.		Norma Brieler	28123 SW 160 ct Homestead 33033
11.		Liny de la Nuez	28122 SW 160 ct, Homestead FL 33033
12.		Linda Kluman	16050 S.W. 281 St. Homestead, Fla. 33033
13.		Ana Rodriguez	28204 SW 159 Pl. 33033
14.		Marie A. Blonder	28234 S.W. 159th Pl
15.		Harvey D. Blonder	28234 S.W. 159 Place Homestead, FL 33033

C-14
14-3

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Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		William Laorie	27902 SW 159 CT
2.		Daphne Brenner	27802 SW 159 Ct.
3.		HARRY GRIGSBY	27951 SW 159 CT
4.		Guillermo Ochoa	27901 SW 159 CT
5.		MIRTHA OCHOA	27901 SW 159 Ct
6.		Milagros Rogue	27952 SW 159 Ct.
7.		Jorge Rogue	27952 SW 159 Ct.
8.	CARIDAD BANOS	Caridad Banos	27835 SW 16 ~~5 Ave~~
9.		PATRICIA SCROGGS	16045 SW 283 St Homestead
10.		DAVID SCROGGS	16045 SW 283 St Homestead
11.		Anthony Ruiz	15940 S.W. 283rd St.
12.		Soraya Ruiz	15940 SW 283rd St
13.		Kathleen Brenner	28251 SW 159 Ave
14.		Julio Roca	28200 SW 159 AVE
15.		A. Gonzalez	28081 SW 159 Ct

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		BRUCE WALTON	27801 SW 159 CT HMSTD
2.		SHIZUKO WALTON	27801 SW 159 CT "
3.		Melinda Osborne	27850 SW 159 Ave
4.		DAVID S. KIRBY	27800 SW 159TH AVE
5.			27450 SW 159 AVE
6.		Christa Ingram	27850 SW 157 Ave
7.		Bryan Ingram	27800 SW 157 Ave.
8.		Susan Dunn	28105 SW 158 Place
9.		GREGORY DEHART	15881 SW 281 ST (305) 247-6694
10.		Ann H DeHart	15881 SW 281 ST (305) 247-6694
11.		RONALD D LOPEZ	28124 SW 158 PLACE (305) 245-6796
12.		Jamie Fobb	28205 SW 158 PL Homestead, Fl 33033
13.		Judith Dunbar	28234 SW 158 PL Homestead FL 33033
14.		Alice Brown	28235 SW 158 PL Homestead FL 33033
15.		Debbie Page	28254 SW 158 PL Hmstd FL 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Ibia Domenech-Lopez	27208 SW 162 AVE
2.		Tania Almagro	27225 SW 162 CT 33031
3.		Maria Mateo	27275 SW 162 CT 33031
4.		Laura Suits	27305 SW 162 Ct 33031 Homestead
5.		Bill Suits	27305 SW 162 Court Homestead FL 33031
6.		Claude Potter	27205 SW 162 CT
7.		Evan E Evans	16250 SW 274 ST
8.		KIMBERLY EVANS	16250 SW 274 St Hmstd. FL 33031
9.		Kyle Bargardt	16290 SW 274 St
10.		Jose Perello	16290 S.W. 283 St.
11.		Hector L. Roman	16260 SW 283rd St.
12.		Lori Lee	16240 SW 283 St.
13.		Nelson Gomez	16241 SW 283 ST.
14.			16781 SW 278 St.
15.		Jessica Rogers	16781 SW 278 St.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Drew Colbaugh	15790 SW 283rd St Homestead FL 33033
2.		Jysecca DelRio	15860 SW 283 St FL 33033
3.		Al Rolle	28232 SW 159 Ct
4.	Michele Arnold	Michele Arnold	28202 SW 158 CT
5.	Maria Salgado		28122 SW 158 Ct Homestead FL 33033
6.		Geraldo Hernandez	28172 SW 158 Ct.
7.	Mallock	Ilene Mallock	28123 SW 158 Ct.
8.	R. Mallock	Robert L. Mallock, SR.	28123 SW 158 Ct.
9.		JENNIFER WRIGHT	28021 SW 159 CT 33033
10.		JAHAIRA TODD	16200 SW 284 St.
11.	Todd	Edward Todd	16200 SW 284 st 33033
12.		JESSE ARMSTRONG	16201 S.W. 284 ST 33033
13.	Kathy Kolb	Kathleen Kolba	16223 SW 284th St 33032
14.		Christina Jordan	16260 SW 284th St 33033
		Patricia J Massey	16283 SW 283rd St

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Anne Simmons	16201 SW 282 St Hmstd
2.		Sandra Salinas	16200 SW 282 St Hmstd.
3.		Robert Salinas	16200 SW 282 St. Hmstd.
4.		Kim Reeder	16221 SW 282 St Hmstd
5.		Roger Reeder	16221 SW 282 St Hmstd
6.		Maritza Marrero	16231 SW 282 St. Hmstd.
7.		Jeffrey Richardson	16241 SW 282 St Hmstd
8.		Mala Ford	16260 SW 282 St Homestead
9.		Lupe Mendoza	28035 SW 166 Ct Homstd
10.		Mercedes Montagudo	28036 SW 166 Ct Homest.
11.		Ramon Masson	28104 SW 165 Ct Homestead
12.		Mariela Ayala	16483 SW 282 St
13.		Jonathan Spicer	16350 SW 282 St
14.		Dwayne H. Clark	16330 SW 282 St
15.		Jason Rogers	16280 SW 282 St 33033

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
(1)		Jose Anguiano	27900 SW 162nd Ave.
(2)		Joseph Whitney	27825 SW 162 AVE
(3)		Matthew Whitney	27825 SW 162 ave
(4)		GERALD WHITNEY	28632 SW 163 CT
(5)		Carlos Javier Noda	27990 SW 160 Ave
(6)		Arlene M. Sanabria	26251 SW 162nd Ave.
(7)		Sydney Robinson	23515 SW 162nd Ave SYDNEY ROBINSON
(8)		Diane Massucci	16075 SW 283 ST – DIANE MASSUCCI
(9)			16075 SW 283 ST DONALD MASSUCCI
(10)			15941 SW 283 ST JOSEPH T. PARR
(11)			16290 SW 274 St John Bochichio
(12)		KHALID GHANI	27805 SW-161 Av. Homestead FL 33031
(13)		KAMIL GHANI	27805 SW 161 AV HOMESTEAD FL
(14)		Sabina Ghani	27805 SW 161 Ave
(15)		CHRIS RAAB	27884 SW 161 AVE

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
√(1)		RICHARD G. FLOM	28820 SW 161 AVE
(2)		SAMMY G JONES	1650 S.W. 277 ST
(3)		A. Barrett	28400 S.W. 161 Ave
(4)		DALLIS CHANDLER	16221 S.W 283 St.
(5)		Sue A Askins	28110 SW 161 Ave
(6)		Cynthia L. MEAD	28110 SW 161 AVE
(7)		ROSALIND DuPUIS	28107 S.W. 161
(8)		John Ackerman	28101 SW 161 AVE
(9)			28200 SW 161 Ave
(10)	Joel K. Bray	Joel K. Bray	28220 SW 161 AVE
(11)		DORIS WOHL	28231 SW 161 St Ave.
(12)		PATRICIA MARRIOTT	28251 SW 161 AVE
(13)		Karen Gilley	16080 SW 283 St
(14)		Roger Gilley	16080 SW 283 St.
(15)		Priscilla Bouchet	28232 SW 160 Court

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE,MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014,SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
1	Lindsay Hinds	Lindsay Hinds	2795 SW 162 Ave Homestead FL 33031
2		STEVE LECHOT	16100 S.W. 278 STR. HOMESTEAD, FL. 33031
3	Enid Raab.	Enid Raab	27889 SW 161 AVE Homestead FL 33031
4		Donna Ghani	27885 SW 161 Ave Homestead Fl 33031
5		Tolean Stuminski	27825 SW 161 Ave Homestead, Fl 33031
6	DAVID GARCIA	David Garcia	16101 SW 280 St Homestead FL 33031
7	Nilda Hernandez	Nilda Hernandez	27720 SW 162 ave Homestead, Fl 33031
8	Carey W. Horn	Carey Horn	27700 SW 162 Ave Homestead Fl 33031
9		Charles H Munz	27680 SW 162 AVE Homestead FL, 33031
10	Mark Gadol	Mark Gadol	27660 SW 162 Ave Homestead Fla 33031
11		Stephen McHorn	16205 SW 276 Terr Homestead FL 33031
12	STEVE SCHOOLEY		27642 SW 162 ct Homestead FL 33031
13			27910 SW 162 Ave.
14	Alexander Alvarez		27800 SW 162 AVE
15	Teresa Vazquez		27810 SW 162 Ave

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

---

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Carlos	27945 SW 163 AV
2.		Rachi Jimenez	27945 SW 163 Ave
3.		Kapp Boys	27905 SW 163 Ave
4.		Tom Boys	27905 SW 163 Ave
5.	C.A. Shim	Carol Shim	27805 SW 163 Ave
6.	N. Shim	Nakita Shim	27805 SW 163 Ave
7.	D. Shim	Dominique Shim	27805 SW 163 Ave
8.		Russell S Johnson	27825 SW 163 Ave
9.		Catherine McGlothlin	27645 SW 163 Ave
10.		Omar Fiedora	16305 SW 276 Ter
11.		Jodi Gonzalez	27702 SW 163 ave.
12.		Mike Fieheck	27702 SW 163 Ct
13.		Amy Whitney	27825 SW 162 Ave
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Abigail Jonckheere	16208 SW 274st 33031
2.		BENOIT JONCKHEERE	16208 SW 274 33031
3.		Mary Palazuelo-Jonckheere	16208 SW 274st 33031
4.			16281 SW 274 ST 33031
5.		Annette Virk	16281 SW 274 st 33031
6.		Taylor Paul	16281 SW 274 ST 33031
7.		Richard West	16241 S.W. 274 St 33031
8.		Robert W. Zukowski	16261 SW 274 33031
9.		Carolyn Zukowski	16261 S.W. 274 St #33031
10.		Joo Noirat	16221 SW 274 ST
11.		Juliana Noirat	16221 SW 274 ST 33031
12.		Luke Evans	16250 SW 274st 33031
13.		Rene Guzman	16211 SW 274 St 33031
14.		Amy. Guzman	16211 SW 274 St 33031
15.		Adriana Lopez	27200 SW 162 AVE. 33031.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
		Siegfried Sowwob	2
1.			28240 SW 163 Ave
2.		Monica Weisson	28331 SW 163RD CT
3.		KAREN LAAS.	28242 SW 163 Ct
4.		David Pharo	16370 SW 284 St.
5.		Amelia Hernandez	16350 S.W 284 ST.
6.	Julio Callen	Julio Callen	16462 SW 281 ST
7.		letta	28102 SW 165 ST
8.		RALPAIE SANCHEZ	16470 SW 280 ST
9.			18724 SW 306 TERR.
10.		Betsabeth Ramirez	16470 SW 280 St.
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	L Anguiano	Leticia Anguiano	27900 S.W. 162 Ave. Homestead, FL 33031
2.		Robert LaRicci	16241 SW 280 ST Homestead FL
3.		David Meshu	27942 SW 162 Ct Homestead Fl.
4.		Vicente GARZA	27902 SW 162 Ct Homestead Fl
5.	Julie Brandt	Julie Brandt	27827 SW 162 Ct. Hmstd, FL 33031
6.	Jorge Aponte	Jorge Aponte	27802 SW 162 Ct Homestead, Fl 33031
7.			27701 SW 162 Ct main fl 33031
8.	Michael Denigris		27701 SW 162 Ct Homestead, Fl 33031
9.	Felix A. Lopez		27681 SW 162 Ct Homestead FL 33031
10.	[redacted]	[redacted]	[redacted]
11.			
12.			
13.			
14.			
15.			

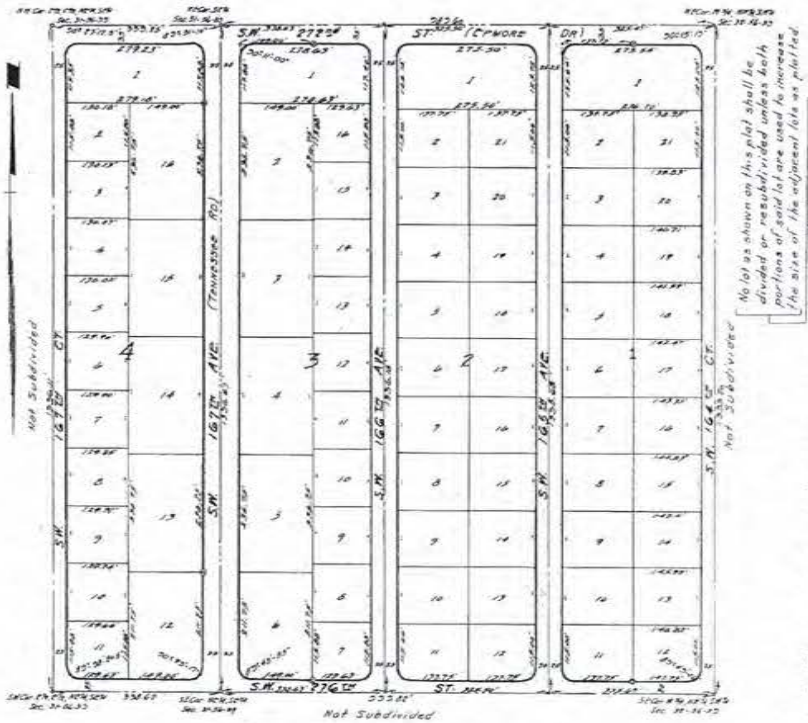
Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[redacted]		
2.	Joe Nodal	Joe Nodal	27911 SW 162 CT
3.	J. Nodal	Janein Nodal	27911 S.W. 162 Ct
4.	Josiel Moreras	Josiel Moreras	27925 SW 162 AVE
5.	Silvia day Nodal	Silvia day Nodal	27925 SW 162 AVE
6.	Edward Vazquez	Edward Vazquez	27945 SW 162 AVE
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

63-18



MELODY MANOR

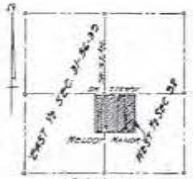
A SUBDIVISION OF
THE E½ OF E½ OF NE¼ OF SE¼ OF SEC. 31, TWP. 56S, RGE. 39E,
AND W¼ OF NW¼ OF SW¼ OF SECTION 32, TWP. 56S, RGE. 39E,
DADE COUNTY, FLORIDA.

SCALE IN FEET

SCALE: 1" = 100' JANUARY 1956

Thomas J. Kelly, Civil Engineer & Land Surveyor, Miami, Florida

ENGINEERS NOTE:
● Denotes Permanent Reference Monuments set
All Plats are 75' and dimensions on corner lots are to the intersection of Lot lines extended



LOCATION SKETCH

KNOW ALL MEN BY THESE PRESENTS:
That Jordan, Ashbes & Kramer, Inc., a Florida Corporation, have caused to be made the attached Plat entitled "MELODY MANOR" the same being a subdivision of the East ½ of the E½ of the NE¼ of the SE¼ of Section 31, Twp. 56S Rge. 39E, and of the West ½ of the W¼ of the SW¼ of the SW¼ of Section 32, Twp. 56S Rge. 39E, lying in Dade County, Florida.

The Streets, Avenues, and Courts shown hereon together with all existing and future plantings, trees and shrubbery are hereby dedicated to the perpetual use of the Public for proper purposes reserving to Jordan, Ashbes & Kramer, Inc., the reversion of reversions thereof whenever discontinued by Law.

The Official Dade County Zoning Regulations now in effect or as the same may be from time to time changed or amended applicable to the area within which this subdivision is located shall be observed.

IN WITNESS WHEREOF: We have hereunto set our hands and seal at Coral Gables, Florida this 4 day of April A.D. 1956.

JORDAN, ASHBES & KRAMER, INC.

Signed: David E. Jordan, President — David E. Jordan
Attest: Norman Ashbes, Secretary — Norman Ashbes

STATE OF FLORIDA
COUNTY OF DADE } SS.

Before me this day personally appeared David E. Jordan and Norman Ashbes, President and Secretary respectively of Jordan, Ashbes & Kramer, Inc., a Florida Corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged that they executed the same freely and voluntary as officers of said Corporation, that they affixed thereto the official seal of said corporation, and that this is the free act and deed of said corporation.

WITNESS my hand and Notarial Seal at Coral Gables, Florida, this 4 day of April A.D. 1956.

My Commission expires: Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Nettie Kennedy, the owner and holder of that certain mortgage dated Nov. 15, 1954 and recorded in Mortgage Book 3912 at Page 448 of the Public Records of Dade County, Florida, do hereby consent to this Plat and join in the dedication.

WITNESS my hand and seal at Coral Gables, Florida, this 11th day of April A.D. 1956.

Witnessed: Janette N. Hurley, Elizabeth J. Hunter — Nettie Kennedy

State of Florida
County of Dade } SS.

Before me this day personally appeared Nettie Kennedy to me well known to be the person described in and who executed the foregoing instrument, who being duly sworn acknowledged that she executed the same freely and voluntary.

Witness my hand and Notarial Seal at Coral Gables Florida, this 11th day of April A.D. 1956.

My Commission expires 9/21/56

Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Eugene Fleischer and Lucille Fleischer, his wife, owners and holders of that certain mortgage dated Mar. 20, 1953 and recorded in Mortgage Book 3565 at Page 83 of the Public Records of Dade County, Florida, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF: We have hereunto set our hands and seals this 4 day of April A.D. 1956.

Witnessed — Eugene Fleischer, Seal — Lucille Fleischer, Seal

STATE OF FLORIDA
COUNTY OF DADE } SS.

Before me this day personally appeared Eugene Fleischer and Lucille Fleischer, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who upon being duly sworn acknowledged that they executed the same freely and voluntary.

WITNESS my hand and Notarial Seal at Coral Gables, Florida, this 4th day of April A.D. 1956.

My Commission expires: Notary Public State of Florida.

I HEREBY CERTIFY: That the attached Plat entitled "MELODY MANOR" is a true and correct representation of the land as recently surveyed and platted under my direction, also that the Permanent Reference Monuments shown hereon were set on the 28th day of February 1956 in accordance with Section 7, Chapter 10275 (No 253) Laws of the State of Florida.

Registered Land Surveyor No. 575 — Registered Engineer No. [illegible] State of Florida

This Plat was approved by the Dade County, Florida, Planning Zoning and Building Department this 28th day of March A.D. 1956.

by [illegible] Director

This Plat was approved and the foregoing dedication was accepted and approved by Resolution No. 9250 passed and adopted by the Board of County Commissioners of Dade County, Florida this 1st day of May A.D. 1956.

Approved: E.H. Sanderlin, County Engineer — Attest: C.D. Leatherman, Clerk of the Circuit Court — [illegible], Chairman

By [illegible] Deputy Clerk

Filed for Record this 16th day of May A.D. 1956 at 10:58 A.M. in Book 63 of Plats at Page 18 of the Public Records of Dade County, Florida. This Plat complies with the Provisions of the Laws of State of Florida.

C.D. Leatherman, Clerk of the Circuit Court

By [illegible] Deputy Clerk

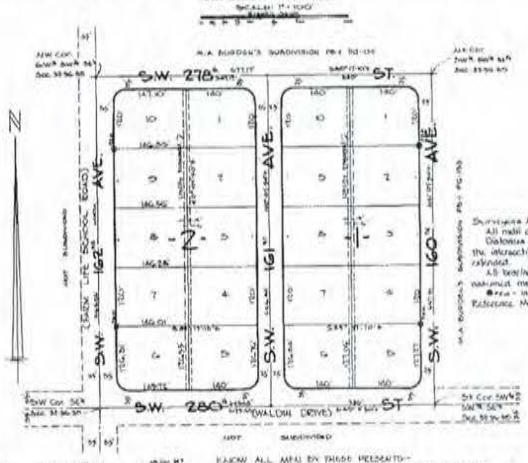
FF 7501

67-89

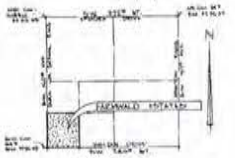
FARMWALD ESTATES

A RESUBDIVISION OF THE SW¼ - SW¼ - SE¼ OF SECTION 32 - TWP 56S - RGE 39E
BEING A PART OF "M.A. BURDEN'S SUBDIVISION" PB 1 - PGE. 135
DADE COUNTY, FLORIDA.

MUELLER & FAITH
CIVIL ENGINEERS & LAND SURVEYORS
CORAL GABLES FLORIDA
SCALE: 1" = 100'
JANUARY 1958



Surveyor's Note:
All radii are 15 feet
Distances on corner lots are to the intersection of block lines extended
All bearings based on an assumed meridian
● = Indicates Permanent Reference Monument



LOCATION MAP
SEC. 32-56-39 DADE COUNTY FLORIDA

KNOW ALL MEN BY THESE PRESENTS:-
That Ethel Beloff, a single woman, the owner and holder by assignment, dated Aug 26, 1956, recorded Aug 28, 1956 in Official Records Book 979 Page 181, Public Records of Dade County Florida, of that certain mortgage dated September 15, 1947, and filed in Official Records Book 4479, Page 341, Public Records of Dade County Florida, encumbering the above described property, does hereby consent this plat and join in the above dedication.
Witness my hand and seal this 17th day of Nov AD 1958.
Witnessed by:
Ethel Beloff SEAL
Ethel Beloff
STATE OF Florida ss
COUNTY OF Dade
Before me this day personally appeared Ethel Beloff, a single woman, to me well known to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 17th day of Nov AD 1958.
My Commission expires
Notary Public State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:-
That Clement F. Belko and Vernet Belko his wife, and Farm-Wald Corporation, a Florida Corporation, have caused to be made, the attached plat entitled "FARM-WALD ESTATES" the same being a resubdivision of the SW¼ SW¼ SW¼ of Sec 32 Tsp 56 S, Rge 39 E, less the East 25 feet thereof, being a part of M.A. Burden's Sub. recorded in Plat Book 1 Page 135 of the Public Records of Dade County, Florida.
The Streets, Avenues, Roads and Drives, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their heirs, successors or assigns the reversion or reversions thereof whenever discontinued by law.
The official zoning regulations of Dade County, Florida, now in effect or as the same may be from time to time changed or amended applicable to the area in which this subdivision is located shall be observed. A strip of land 5.0 feet wide at the rear of each lot as shown by dashed lines on the attached plat is reserved for the installation and maintenance of public utilities. No lot as shown on the attached plat shall be divided or resubdivided unless both portions of said lot are used to increase the size of the adjacent lot so platted.
WITNESS our hands and seals this 11th day of September AD 1958.
Witnessed by:
Clement F. Belko SEAL
Clement F. Belko
Vernet Belko SEAL
Vernet Belko
IN WITNESS WHEREOF, Farm Wald Corporation has caused these presents to be signed in its name for and on its behalf, by its President and Secretary, and its corporate seal to be hereunto affixed this 10th day of September AD 1958.
FARM-WALD CORPORATION
Attest: Alfred C. Falcon Secretary
by Charles H. Lister President
STATE OF FLORIDA ss
COUNTY OF DADE
Before me this day personally appeared Clement F. Belko and Vernet Belko his wife, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 17th day of September AD 1958.
My Commission expires
March 1, 1962 Notary Public State of Florida at Large
STATE OF FLORIDA ss
COUNTY OF DADE
Before me this day personally appeared Charles H. Lister, President and Alfred C. Falcon Secretary of Farm-Ward Corporation, to me known to be the persons who signed the foregoing instrument as such officers and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.
Witness my hand and notarial seal this 17th day of September AD 1958.
My Commission expires
March 1, 1962 Notary Public State of Florida at Large
KNOW ALL MEN BY THESE PRESENTS:-
That Howard W. Dixon, Shirley Dixon, his wife, Selma Black, a single woman, the owners and holders of a certain mortgage dated September 10 1957 and filed in Official Records Book 645 Page 561, Public Records of Dade County, Florida, encumbering the above described property, do hereby consent to this plat and join in the above dedication.
Witness our hands and seals this 1st day of November AD 1958.
Witness as to all:
Selma Black SEAL Howard W. Dixon SEAL Shirley Dixon SEAL
Selma Black Howard W. Dixon Shirley Dixon
STATE OF FLORIDA ss
COUNTY OF DADE
Before me this day personally appeared Howard W. Dixon and Shirley Dixon his wife, and Selma Black, a single woman, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein contained.
Witness my hand and notarial seal this 1st day of November AD 1958.
My Commission expires
Notary Public State of Florida at Large

I hereby certify that the attached plat entitled "FARMWALD ESTATES" is a true and correct representation of the land as recently surveyed and platted under my direction, also that the Permanent Reference Monuments were set on the 17 day of Feb AD 1959 in accordance with Section 7, Chapter 177.19 (2) (3) (4) Laws of the State of Florida.
John W. Mueller Jr.
Registered Engineer and Land Surveyor No. 1165 State of Florida.

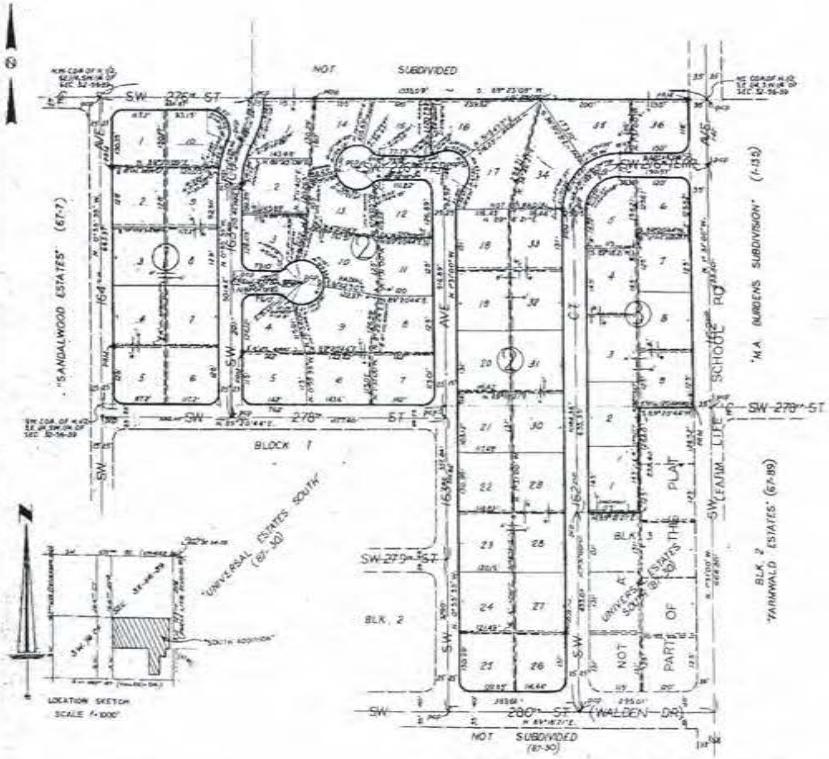
This plat was approved by the Dade County Florida, Zoning and Building Department this 28th day of March AD 1959.
by [illegible] Director

This plat was approved and the foregoing dedication accepted and approved by Resolution of the [illegible] passed and adopted by the Board of County Commissioners, Dade County, Florida, this 7th day of April AD 1959.
Attest: [illegible] Clerk of the Circuit Court
Approved R.A. Anderson County Engineer
by [illegible] County Clerk
by [illegible] Chairman

Filed for record this 2 day of April AD 1959 at 2:21 P.M. in Book 64 of Plats, Page 87 of the Public Records of Dade County, Florida. This plat complies with the requirements of the Laws of the State of Florida, and Ordinance #747 50 of Dade County, Florida (1947).
by [illegible] Deputy Clerk

93-32

93-32



"SOUTH ADDITION"

A RESUBDIVISION OF LOTS 1-8, BLOCK 3, "UNIVERSAL ESTATES SOUTH" (P.B. 67-P.30), AND A SUBDIVISION OF THE N 1/2, OF THE SE 1/4 OF THE SW 1/4, SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

DADE COUNTY - FLORIDA

GRAPHIC SCALE

DATE: JANUARY, 1972
ORDER NO. 1970-9
S.B. NO. 569
SCALE: 1"=100'

DENES B. DENES & ASSOCIATES
Surveyors- Engineers- Planners
CORAL GABLES, FLORIDA

KNOW ALL MEN BY THESE PRESENTS: That FORD DEVELOPMENTS, INC. a Florida corporation, has caused to be made this plan of "SOUTH ADDITION" the same being a subdivision of the following described land.

DESCRIPTION:

Lots 1 (inclusive), Block 3, UNIVERSAL ESTATES SOUTH, according to the Plat thereof, recorded in Plat Book 67 at Page 30 of the Public Records of Dade County, Florida, and that portion of S.W. 280th Court according to the plan of UNIVERSAL ESTATES SOUTH (P.B. 67, P. 30) which lies within the confines of Blocks 2 and 3 of this plat, and the North 1/2 of the Southeast 1/4 of the Southwest 1/4, and the East 35 feet thereof, Section 32, Township 56 South, Range 39 East, lying and being in Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS:

The Avenues, Courts, Streets, Terraces and Drives as shown on the attached Plat together with all existing and future plantings, trees, shrubbery and tree trimmings thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and or assignes the reversion or reversions thereof, whenever discontinued by law.

All new electric and communication lines, other than transmission lines within this subdivision shall be installed underground.

No building shall ever be permitted on any lot within this subdivision except for irrigation, swimming pools and air conditioning.

No septic tank will be permitted on any lot within this subdivision.

The circular drives, or private turnarounds will be required on lots fronting on Southwest 162nd Avenue, no drive connection will be permitted on on Southwest 280th Street (Walden Drive), as shown on the attached Plat.

OWNER'S PLAT RESTRICTION:

The utility easements as shown on the attached Plat by dashed lines or the rear and sides of certain lots are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF, said FORD DEVELOPMENTS, INC. has caused these presents to be signed in its corporate name by its President, its corporate seal to be hereunto affixed and attested by its Secretary on this 25 day of FEBRUARY A.D. 1972.

FORD DEVELOPMENTS, INC.

Witness: Milton I. Markowitz — By: Max Goldstein, Pres.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE SS.

That on this day personally appeared before me Max Goldstein and Milton I. Markowitz, President and Secretary, respectively, of FORD DEVELOPMENTS, INC., a Florida corporation, to me well known, to be the persons described, and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and seal this 25 day of February A.D. 1972.

My commission expires MARCH 11, 1975

Notary Public
State of Florida, at large

MORTGAGEES' CONSENTS AND ACKNOWLEDGEMENTS:

KNOW ALL MEN BY THESE PRESENTS: That K.C. Bell and Martha J. Bell, his wife, the owners and holders of that certain mortgage, recorded on July 24, 1970 under Clerk's File 70-R-138536 of the Public Records of Dade County, Florida do hereby consent to this Plat and join in the above dedications.

WITNESS our hands and seals this 21st day of MARCH A.D. 1972.

Witness: Donald H. Hopkins — K.C. Bell
Witness: Doris Sterling — Martha J. Bell

STATE OF TEXAS
COUNTY OF PATTERSS

I HEREBY CERTIFY: That on this day appeared before me K.C. Bell, and Martha J. Bell, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein described.

WITNESS my hand and seal this 21st day of MARCH A.D. 1972.

My commission expires June 1, 1973

Notary Public
State of Texas, at large

KNOW ALL MEN BY THESE PRESENTS: That Gary W. Gerson and Nicky Gerson, his wife, and Barney B. Lee and Eve Lee, his wife, and Nathan S. Lee and Janice S. Lee, his wife, the owners and holders of that certain mortgage recorded on June 4, 1970, under Clerk's File No. 70R-82056 of the Public Records of Dade County, Florida, do hereby consent to this Plat and join in the above dedications.

WITNESS our hands and seals this 3rd day of MARCH A.D. 1972.

Witness: Madeline L. Morris — Gary W. Gerson
Witness: Tom Lawder — Nicky Gerson, his wife
Witness: Harold Lutz — Barney B. Lee
Witness: Nicky Lee — Eve Lee, his wife
Witness: Henry Nelson — Nathan S. Lee
Witness: Crawford A. Gillett — Janice S. Lee, his wife

KNOW ALL MEN BY THESE PRESENTS: That UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida corporation, the owners and holders of that certain mortgage dated December 24, 1970, and recorded under Clerk's File No. 70R-220510, of the Public Records of Dade County, Florida, do hereby consent to this Plat, and join in the foregoing dedications.

IN WITNESS WHEREOF said UNIVERSAL MORTGAGE AND INVESTMENT COMPANY has caused these presents to be signed in its corporate name, by its President, its corporate seal hereunto affixed and attested by its Secretary this 7th day of MARCH A.D. 1972.

UNIVERSAL MORTGAGE AND INVESTMENT CO.

Attest: Janice S. Lee, Sec'y. — By: Nathan S. Lee, Pres.

STATE OF FLORIDA
COUNTY OF DADE SS

I HEREBY CERTIFY: That on this day appeared before me Gary W. Gerson and Nicky Gerson, his wife, and Barney B. Lee and Eve Lee, his wife, and Nathan S. Lee and Janice S. Lee, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein described, and that they duly personally appeared before me Nathan S. Lee and Janice S. Lee, President and Secretary, respectively, of UNIVERSAL INVESTMENT AND MORTGAGE COMPANY, a Florida corporation, to me well known to be the persons described herein and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, and who being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and seal this 7th day of March A.D. 1972.

My commission expires

Notary Public
State of Florida, at large

CLERK'S CERTIFICATE:

This Plat is filed for record this 27 day of June A.D. 1972, and duly recorded in Plat Book 82 at Page 21 of the Public Records of Dade County, Florida.

This Plat complies with the provisions of the State of Florida and Metropolitan Dade County, Florida.

RUTH BARTHOLOMEW
Clerk of the Circuit Court

By: Jean Marie Causey, Deputy Clerk

SURVEYOR'S CERTIFICATE:

I/WE HEREBY CERTIFY: That the attached Plat of "SOUTH ADDITION" is true and correct representation of the land described hereon, recently surveyed and platted under our direction, and that the permanent reference monuments (PRM) were set as of the 15th day of February, A.D. 1972, in accordance with Section 177.091 Chapter 71-339, Laws of the State of Florida.

DENES B. DENES & ASSOC.

Gabriel L. Denes, P.L.S.
Reg. land surveyor No. 2108
State of Florida

SURVEYOR'S NOTES:

Denotes permanent reference monument
Denotes permanent control point
Denotes county easement
Bearings refer to the Dade Plane Coordinate System, East Zone
Dimensions are 25 feet unless otherwise dimensioned
Dimensions on corner are ties to the intersection of block lines produced, unless shown otherwise

APPROVALS:

This Plat was approved by Dade County, Florida, ZONING AND BUILDING Department this 10 day of March A.D. 1972.

By: Director

This Plat was approved by Dade County, Florida, PLANNING Department this 20th day of June A.D. 1972.

By: Asst. Director

This Plat was approved by Dade County, Florida, PUBLIC WORKS Department, the 22 day of June A.D. 1972.

By: Ellis Hellmann Jr.

This Plat was approved and the foregoing declarations were accepted as declared by Resolution No. R-743-72 passed and adopted by the BOARD OF COUNTY COMMISSIONERS of Dade County, Florida, this 22 day of June A.D. 1972.

Attest: R.B. Leatherwood, Clerk of the Circuit Court

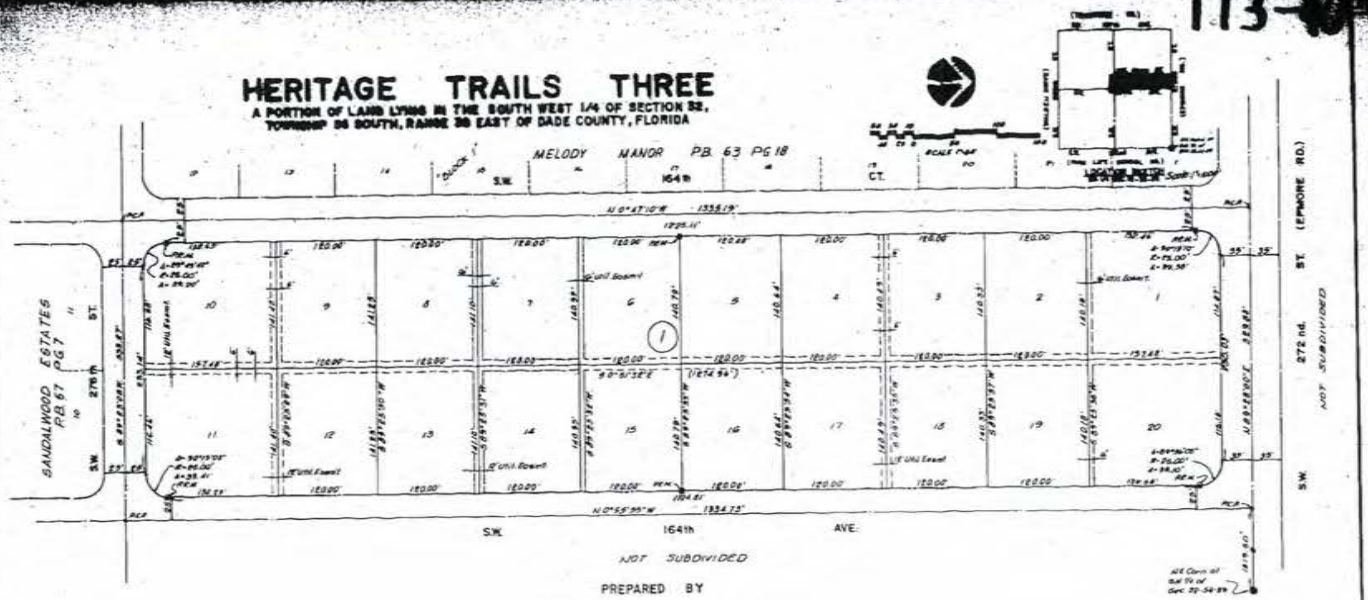
By: Deputy Clerk

Chairman

113-40

HERITAGE TRAILS THREE

A PORTION OF LAND LYING IN THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF DADE COUNTY, FLORIDA



PREPARED BY

METRIC ENGINEERING INC.

11551 SOUTH DIXIE HWY.
MIAMI, FLORIDA 33156
APRIL, 1979.

KNOW ALL MEN BY THESE PRESENTS: THAT AMERICAN DEVELOPERS, INC., a Florida Corporation has caused to be made the attached plat entitled "HERITAGE TRAILS THREE" the same being a subdivision of the following described property: The East ½ of the Northwest ¼ of the Southwest ¼, in Section 32, Township 56 South, Range 39 East of Dade County, Florida and containing 10.36 more or less acres.

DADE COUNTY PLAT RESTRICTIONS: That the Streets, Avenue and Court as shown on the attached plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, regarding to the dedication, grade maintenance or whatever the covenants or reservations thereof, whenever dis-continued by Law.

That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County of State regulations.

No driveway connections will be permitted onto SW 272nd. ST.

That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

OWNERS PLAT RESTRICTIONS: That the utility easements as shown on the attached Plat is hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: "AMERICAN DEVELOPERS, INC" a Florida Corporation, has caused these presents to be signed by its President, its corporate seal to be hereunto affixed and attested by its Secretary This 18 day of APRIL 1979.

AMERICAN DEVELOPERS, INC.

By: Gary B. Lee, Vice President

By: Jacqueline B. Lee, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That on this 18th day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Gary B. Lee and Jacqueline B. Lee President and Secretary respectively of AMERICAN DEVELOPERS, INC., a Florida Corporation to me well known to the officers hereto described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness: My hand and official seal this 18th day of APRIL A.D., 1979.

My commission expires: FEB. 9TH 1983
Notary Public State of FLORIDA
Georgia Dubbs

SURVEYOR'S NOTES:

Bearings shown are based upon an assumed meridian
All distances shown are in feet
⊕ — Denotes Permanent Reference Monument
● — Denotes Permanent Control Point

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: That the attached plat entitled "HERITAGE TRAILS THREE" is a true and correct representation of the lands as recently surveyed and platted under my direction, also that the permanent reference monuments as shown hereon, were set on the 18 day of APRIL, 1979, in accordance with Part 2 Chapter 177, Laws of the State of Florida.

Wilson De La Torre
Registered Land Surveyor # 2878
State of Florida

Now all Men By These Presents:

That Rachelle J. Camp the owner and holder of that certain Mortgage dated March 26, 1979 and recorded April 5, 1979, under Clerk's File No. 79R82519 of the Public Records of Dade County, Florida, (Title is O.R. Book 10751, at page 491 Dade County) opposite to this plat and joins in the same dedication.

In Witness Whereof, I have hereunto set my hands and seals this 17th day of APRIL A.D. 1979.

WITNESSES:

Brenda Brown
Rachelle J. Camp

By: Rachelle J. Whitmarsh
Attorney in Fact for Rachelle J. Camp

ACKNOWLEDGEMENT:

State of Florida SS
County of Dade

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Rachelle J. Camp to me well known, who executed the foregoing instrument and acknowledged the execution thereof to be her free act and deed for the purposes therein described.

Witness: My hand and official seal this 17th day of APRIL A.D. 1979

My Commission expires: FEBRUARY 27, 1982
Notary Public State of FLORIDA
Georgia Dubbs

APPROVALS:

This plat was approved by the Dade County, Florida, Planning and Zoning Department this 3 day of April A.D. 1979 same that the size of the lots (tracts) and other features as shown on this plat conform to all requirements of the existing zoning as of this date.

By: [illegible]

This plat was approved by the Dade County, Florida, Fire Department this 7 day of April A.D. 1979

By: [illegible]

This plat was approved by the Dade County, Florida, Public Works Department this 7 day of Sept A.D. 1979

By: [illegible]

This plat was approved with the conditions that were accepted and resolved by Resolution No. [illegible] passed and adopted by the Board of County Commissioners of Dade County, Florida, this 6th. day of SEPTEMBER A.D., 1979

ATTEST:
Clerk of the Circuit Court

By: [illegible] Deputy Clerk

By: [illegible] Chairman

ATTESTED STATEMENT:

Filed for record this 7 day of Sept A.D. 1979, at 2:30 P.M. in Book 77 of Plats at Page 77 of the Public Records of Dade County, Florida. This plat complies with the laws of the State of Florida and Metropolitan Dade County, Florida.

By: [illegible] Deputy Clerk
Clerk of the Circuit Court

PLAT BOOK 132 PAGE 1 OF 2

A REPLAT OF A PORTION OF [illegible] AND A REPLAT OF LOT 2, BLOCK [illegible] LYING IN THE NW 1/4 SECTION 36-TWP 51 S.- RGE. 41E. AND IN SECTION 35-TWP 51S.- RGE. 41 E.

DADE COUNTY FLORIDA

POST, BUCKLEY, SCHUH & JERNIGAN, INC.
ENGINEERS AND SURVEYORS
MIAMI FLORIDA

JULY 1979

1 IN. = 40 FT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that FLORIDA CORPORATE[illegible], a Joint Venture comprised of SEABOARD HOMES, INC. and ZAMORA FLORIDA CO. Florida Corporations, has caused to be made the attached plat entitled "PALMS - MISTY LAKE SECTION ONE", and does hereby:

LEGAL DESCRIPTION

A Tract of land being a portion of the NW 1/4 of the NW 1/4 of Section 36, Township 51 South, Range 41 East, Dade County, Florida AND[illegible] a portion of the plat "MIAMI FARM SECTION A"[illegible] recorded in Plat Book 36 at Page 46[illegible] the Public Records of Dade County, Florida, more particularly described as follows: COMMENCE at the Northwest corner of said Section 36; thence S1°21'43"E along the Westerly line of said Section 36 a distance of 250.80 feet to the Point of Beginning of said Tract of land; thence N89°38'17"E along a line that is 250.00 feet South of, as measured at right angles and parallel to the Northerly line of said Section 36, a distance of 225.02 feet (Deed N87°31'44"E, 225.02 feet); thence N1°21'43"W along a line that is 225.00 feet East of, as measured at right angles and parallel to the Westerly line of said Section 36, a distance of 190.80 feet; thence N87°34'17"E along a line that is 190.20 feet South of, as measured at right angles and parallel to the Northerly line of said Section 36, a distance of 1896.36 feet (Deed N87°31'44"E, 1896.40 feet) to a point on the Easterly line of said NW 1/4 of the NW 1/4 of Section 36; thence S1°49'17"E (Deed S1°49'21"E) along said Easterly line a distance of 560.24 feet; thence S87°32'16"W along the South line of the E 1/2 of the said NW 1/4 of the NW 1/4 of Section 36 for (242.93 feet) thence S1°21'43"E for 112.94 feet; thence S88°28'09"W for 90.00 feet; thence along the boundary of said Lot 2, of Block 3 of the plat "MIAMI FARM SECTION A" for the following described three (3) courses: (1) thence S88°28'09"W for 170.96 feet; (2) thence N1°31'43"W for 210.00 feet; (3) thence N88°28'09"E for 170.00 feet; thence N1°31'43"W along the said Westerly line of Section 36 for 292.85 feet to the Point of Beginning. Said Tract contains 17.46 acres more or less.

A reproduction of a portion of "LEGAL DESCRIPTION" as recorded in Plat Book 3 at Page 46 AND a consolidation of

In Section 36, Township 51 South, Range 41 East;

DADE COUNTY PLAT RESTRICTIONS:

That the Streets and Avenues as shown on the attached plat together with all existing and future platting, streets, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, presenting to the dedicators, their successors or assigns the reservation or reversionary thereof, whenever discontinued by law.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County or State regulations.

That individual wells shall not be permitted within this subdivision except for swimming pools, cisterns for utilities, and/or air conditioners.

That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

THAT THE LAKE AS SHOWN ON ONE ATTACHED PLAT IS HEREBY DEDICATED TO ALL THE PROPERTY OWNERS WITHIN THIS SUBDIVISION

That the Limited Access Right-of-way line, as shown on the attached plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road.

OWNERS PLAT RESTRICTIONS

That the easements as indicated on the plat by dashed lines along the boundary and across said plat are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: The said SEABOARD HOMES, INC. a Florida Corporation, has caused these presents to be signed for and on its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 1 day of AUGUST A.D. 1979.

SEABOARD HOMES, INC.

Attest: Robert A. Linnett Secretary — By: David J. Richardson Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, David J. Richardson and Robert A. Linnett, President and Secretary respectively of SEABOARD HOMES, INC., a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instruments and acknowledged the execution thereof, to be their free act and deed as such officers for the purpose therein described. That they affixed thereto the official seal of said corporation and that this is the free act and deed of said Corporation.

WITNESS: My hand and official seal this 1st day of August A.D. 1979.

My commission expires: 1/16/82

Phyllis B. Upperhaven
Notary Public, State of Florida

IN WITNESS WHEREOF: The said ZAMORA FLORIDA CO. a Florida Corporation, has caused these presents to be signed for and on its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 1 day of August 1979 A.D.

ZAMORA FLORIDA CO.

Attest: Herbert Brill Secretary — By: Lenny Kalis Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Lenny Kalis and Herbert Brill, President and Secretary respectively of ZAMORA FLORIDA CO. a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof, to be their free act and deed as such officers for the purpose therein described. That they affixed thereto the official seal of said corporation and that this is the free act and deed of said Corporation.

WITNESS: My hand and official seal this 1st day of August A.D. 1979.

My commission expires: 1/16/82

Phyllis B. Upperhaven
Notary Public, State of Florida

DADE COUNTY APPROVALS

DADE COUNTY BUILDING AND ZONING DEPARTMENT

This plat was approved by the Dade County, Florida, Building and Zoning Department this 31 day of [illegible], 1979, also that the size of the lots and/or tracts and other features of them on this plat conform to all requirements of the existing zoning as of this date.

By: [illegible] Director

DADE COUNTY PLANNING DEPARTMENT

This plat was approved by the Dade County, Florida, Planning Department, this 10 day of AUGUST A.D. 1979

By: Raymond L. Weiss Director

DADE COUNTY PUBLIC WORKS DEPARTMENT

This plat was approved by the Dade County, Florida, Public Works Department, this 7 day of Sept. 1979

By: [illegible]

BOARD OF COUNTY COMMISSIONERS

This plat was approved by the Dade County, Florida, Board of County Commissioners, this [illegible] day of [illegible] A.D. 1979

By: [illegible] Chairman

ATTEST: [illegible] Clerk

William C. Kirk

Captain [illegible]

RECORDING STATEMENT

Filed for record this 2 day of Sept A.D. 1979, and duly recorded in Plat Book 132 of the Public Records of Dade County, Florida.

By: [illegible] Deputy Clerk

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: That the attached plat entitled "PALMS - MISTY LAKE SECTION ONE" is a true and correct representation of the lands as recently surveyed and platted under my direction; that the survey data shown on this plat comply with the applicable requirements of Chapter 177, Florida Statutes, and that the Permanent Reference Monuments have been set.

POST, BUCKLEY, SCHUH AND JERNIGAN, INC.

By: Robert L. Shearer
Robert L. Shearer
Professional Land Surveyor No. 3336
State of Florida

REDLANDS FOREST

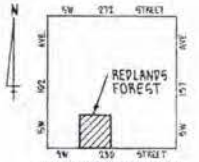
A SUBDIVISION OF A TRACT OF LAND LYING
IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SEPTEMBER 2000
SHEET 1 OF 1

PLAT BOOK 157 PAGE 54

PREPARED BY:
SERGIO REDONDO & ASSOCIATES
Professional Land Surveyors
Miami, Florida
13712 SW 145 CT. MIAMI, FL 33186

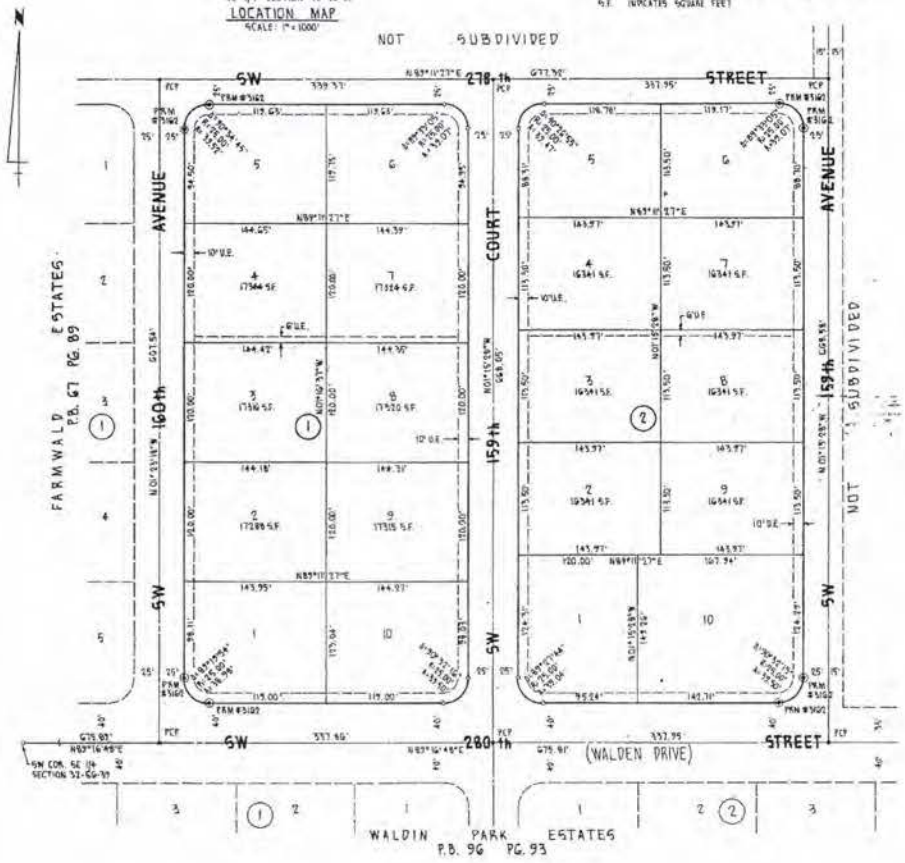
GRAPHIC SCALE: 1"=60'



SE 1/4 SECTION 32-56-39
LOCATION MAP
SCALE: 1" = 1000'

SURVEYOR'S NOTES

PRM⊕ PERMANENT REFERENCE MONUMENT SET
PCP = PERMANENT CONTROL POINT
U.E. INDICATES UTILITY EASEMENT
BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN OF N83°16'48"E ALONG ℄ OF SW 280th STREET.
S.F. INDICATES SQUARE FEET



OWNER'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED REDLANDS FOREST THE SAME BEING A SUBDIVISION OF A TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION.

LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 35 FEET THEREOF FOR ROADWAY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, OTHER THAN TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE STREETS, AVENUES AND COURT AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNER'S PLAT RESTRICTIONS

THAT THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE SAID REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY REDLAND ESTATE PROPERTIES, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, ON THIS 22nd DAY OF October A.D. 2000.

REDLAND ESTATE PROPERTIES, INC. GENERAL PARTNER OF REDLAND ESTATE PROPERTIES, LTD.

WITNESSES:
Nicole Aronson
Felipe Abreu

BY: Mario Pino
MARIO PINO, PRESIDENT / SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
SS:
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MARIO PINO, PRESIDENT AND SECRETARY OF REDLAND ESTATE PROPERTIES, INC. A FLORIDA CORPORATION, A GENERAL PARTNER OF REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF Oct A.D. 2000.

NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME OF ACKNOWLEDGER Julio Cesar Martinez
SERIAL NUMBER CC950014
MY COMMISSION EXPIRES June 28, 2004

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THE HEREON PLAT ENTITLED REDLAND FOREST IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THE PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED IN CHAPTER 177, PART 1, OF THE FLORIDA STATUTES THEREUNTO APPERTAINING.

8 DAY OF September A.D. 2000

BY: Sergio Redondo
SERGIO REDONDO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3162
STATE OF FLORIDA
13712 SW 145 CT. MIAMI, FL. 33186

APPROVALS OF MIAMI-DADE COUNTY

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, DEPARTMENT OF PLANNING AND ZONING THIS 23rd DAY OF January A.D. 2001. THE SIZE OF THE LOTS AND OTHER FEATURES AS SHOWN ON THE PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE.

BY: Gary J. Rubman DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, PUBLIC WORKS DEPARTMENT THIS 12 DAY OF February A.D. 2001. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

BY: [illegible] DIRECTOR

THIS PLAT WAS SEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33G OF MIAMI-DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND SAID CHAPTER 33G. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. Z-105-01 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 22nd DAY OF January A.D. 2001.

BOARD OF COUNTY COMMISSIONERS

ATTEST: CLERK OF THE CIRCUIT COURT

BY: [illegible] DEPUTY CLERK

BY: [illegible] MAYOR

RECORDING STATEMENT

FILED FOR RECORD THIS 23rd DAY OF MAY A.D. 2001 AT 9:00 AM., IN BOOK 157 OF PLATS AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

20013264553

CLERK OF THE CIRCUIT COURT

BY: E. [illegible]
DEPUTY CLERK

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

106-67

HERITAGE TRAILS TWO

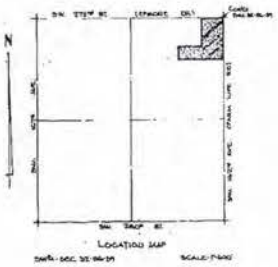
A SUBDIVISION IN THE SW 1/4 SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST

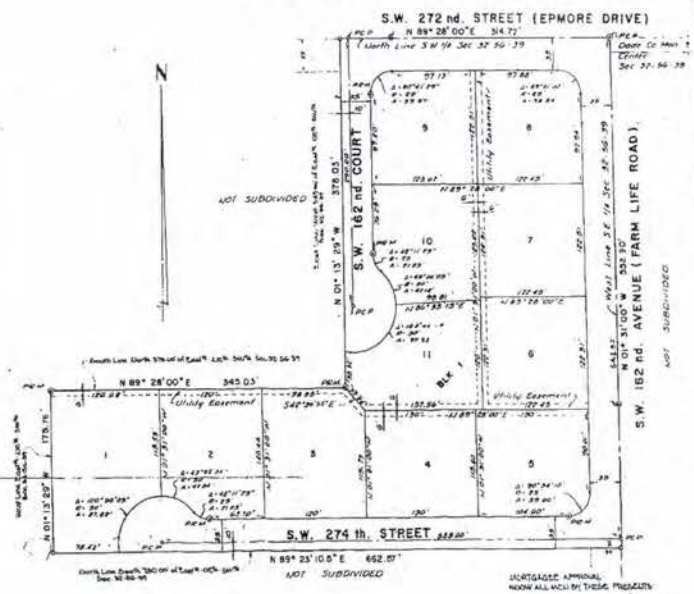
DADE COUNTY, FLORIDA

METRIC ENGINEERING INC.
CONSULTING ENGINEERS
LAND SURVEYORS AND PLANNERS
MIAMI, FLORIDA

MARCH 1977 SCALE: 1" = 50'

GRAPHIC SCALE





Surveyors Notes:
⊕ P.R.M.: Indicates Permanent Reference Monument
● P.C.P.: Indicates Permanent Control Point
Bearings based on Florida State Plane Coordinate System - East Zone.

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY: That the attached plat entitled "HERITAGE TRAILS TWO" is a true and correct representation of the lands as recently surveyed and platted, under our direct supervision; also that the Permanent Reference Monuments were placed on the 21st day of Mar. 1977, in accordance with Section 177.091, Chapter 71-339, Laws of the State of Florida.

METRIC ENGINEERING INC.

By: Leroy C. Van Wyk
Leroy C. Van Wyk, Registered Land Surveyor No. 2307
State of Florida.

KNOW ALL MEN BY THESE PRESENTS

That Universal Mortgage & Investment Company, Inc., a Florida corporation has caused to be made the attached plat entitled "HERITAGE TRAILS TWO", the same being a subdivision of the following described property:

DESCRIPTION: The East ¾ less the South 330 feet thereof, and also less the North 378 feet of the West 345 feet thereof of the E½ of the SW¼ of Section 32, Township 56 South, Range 39 East, Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS: The Streets, Avenue, Court, Drive and Road rights-of-way as shown on the attached plat, together with all grading and fills, guying, trees, shrubbery, and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, according to the dedication. No buildings or shrubs or trees or other structures of any kind whatsoever discontinued by law shall ever be permitted on any lot within this subdivision except for irrigation, air conditioning or swimming pools. The use of septic tanks will not be permitted on any lot within this subdivision unless approved for temporary use in accordance with State and County regulations. All new electric and communication lines, other than transmission lines, within this subdivision shall be installed underground.

OWNERS PLAT RESTRICTIONS: A strip of land six feet wide at the rear and/or sides of certain lots as shown by dashed lines on the attached plat is hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF, the said Universal Mortgage & Investment Company, Inc. has caused these presents to be signed for and on its behalf by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 24th day of March, 1977.

UNIVERSAL MORTGAGE & INVESTMENT COMPANY, INC.

By: Nathan S. Lee — President

Attest: Janice S. Lee — Secretary

ACKNOWLEDGEMENT

State of Florida
County of Dade ss

I HEREBY CERTIFY: Before me this day personally appeared Nathan S. Lee, President, and Janice S. Lee, Secretary, of Universal Mortgage & Investment Company, Inc., a Florida corporation to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation, and that it is the free and deed of said corporation.

WITNESS my hand and official seal this 24th day of March, 1977.

Leroy C. Van Wyk
Notary Public, State of Florida at Large

My commission expires
March 14, 1980

MORTGAGEE APPROVAL

KNOW ALL MEN BY THESE PRESENTS

That Harold Morris and Margaret A. Morris his wife the owners and holders of that certain mortgage dated Jan. 19, 1977 and recorded Jan. 21, 1977 under Clerks File No. 77R-17566 of the Public Records of Dade County, Florida, do hereby consent to the plat set out in the foregoing dedication.

IN WITNESS WHEREOF, the said Harold Morris and Margaret A. Morris have set their hands and seals this 25th day of March, 1977.

Witnesses as to both signatures:

Harold Morris and Margaret A. Morris his wife

ACKNOWLEDGEMENT

State of Florida
County of Dade ss

I HEREBY CERTIFY: Before me this day personally appeared Harold Morris and Margaret A. Morris, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and official seal this 28th day of March, 1977.

Notary Public, State of Florida at Large

My commission expires 2-4-80

APPROVALS

This plat was approved by the Dade County, Florida, Planning Department this ___ day of ___, 1977.

By: Alfred R. Riley, Asst. Director

This plat was approved by the Dade County, Florida, Public Works Department this 12 day of June, 1977.

By: [illegible], Asst. Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 1 day of June, 1977. The size of the lots and other features as shown on this plat conform to all requirements of the existing zoning on the date.

By: [illegible], Director

This plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-558-77 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 7 day of June, 1977.

Attest: Richard P. Brinker, Clerk of the Circuit Court

By: [illegible], Deputy Clerk

Mayor

Filed for record this 17 day of June, 1977, at 12:2 P.M. in Book 106 of Plats, at Page 67 of the Public Records of Dade County, Florida. This plat complies with the terms of the Ordinance of the Metropolitan Dade County, Florida.

Richard P. Brinker, Clerk of the Circuit Court

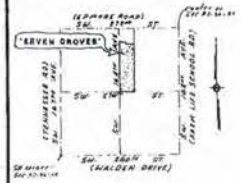
By: [illegible], Deputy Clerk

135-30

"SEVEN GROVES"

A SUBDIVISION IN THE W.1/4 OF THE NE.1/4 OF THE SW.1/4 OF SEC. 32, TWP. 56 SOUTH, RGE. 39 EAST,
DADE COUNTY, FLORIDA

LOCATION MAP
SCALE: 1" = 1000'
SW.1/4 SEC.32, TWP.56s, RGE.39e

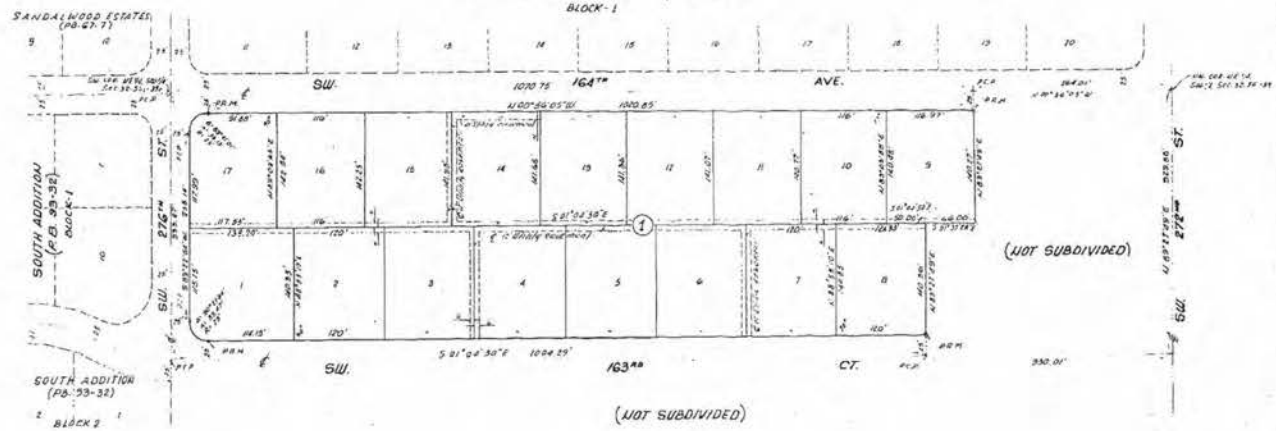


PREPARED BY
J. F. LOPEZ & ASSOCIATES
LAND SURVEYORS - LAND PLANNERS - CONSTRUCTION SURVEYS
555 EAST 25TH ST. SUITE 212 · HIALEAH, FLORIDA 33013

GRAPHIC SCALE
SCALE: 1"=50' JUNE 1988

SURVEYOR'S NOTES:
P.R.M. ● Denotes Permanent Reference Monument.
P.C.P. + Denotes Permanent Control Point.
Bearings are based on an assumed meridian.
Notice: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

HERITAGE TRAILS THREE (P.B. 113-40)
BLOCK-1



KNOW ALL MEN BY THESE PRESENTS: That VILLAGE HOMES, INC., a florida Corporation duly authorized to do business in Florida, have caused to be made the attached plat entitled "SEVEN GROVES", the same being a subdivision of the following described property:

LEGAL DESCRIPTION:
The West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4, less the North 208.00 feet of the East 1/2 of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 and less the North 208.00 feet of the West 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 56 South, Range 39 East, Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS:
That the Streets, Avenues, and Courts, as shown on the attached Plat, together with all existing and future plantings, trees, shrubbery and fore decidable thereon, are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to the Dedicators, their successors and/or assigns, the exception or reservations thereof, whenever discontinued by Dade County, which units shall not be permitted within its Subdivision except for swimming pools, sprinkler systems and/or air conditioners. That all new electric and communication lines within this subdivision, shall be installed underground. That the use of septic tanks, will not be permitted on any lot within this subdivision, unless approved for temporary use in accordance with County or State regulations.

OWNER'S PLAT RESTRICTIONS:
That the easements, as indicated on the attached Plat are dedicated three of the rear and/or sides of certain lots are hereby reserved for the installations and maintenance of Public Utilities.

IN WITNESS WHEREOF:
That the said "VILLAGE HOMES, INC.", a Florida Corporation has caused these presents to be signed for and on its behalf by the president and the corporate seal to be hereunto affixed and attested by its vice President this 10TH day of OCTOBER A.D. 1988.

VILLAGE HOMES, INC.

Witness: _____ Attest: _____ Vice President
Richard E. Lee

Witness: _____ By: _____ President
Mario C. Lee

ACKNOWLEDGEMENT:
State of Florida }
S.S.
County of Dade }

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, to me well known to be the persons herein described and who executed the foregoing instrument and who acknowledged the execution thereof, to be their free act and deed as such officers for the purposes herein described.

Richard E. Lee, President and Vice President respectively of Village Homes, Inc., a Florida Corporation to me well known to be the officers herein described and who executed the foregoing instrument and who acknowledged the execution thereof, to be their free act and deed as such officers for the purposes herein described.

WITNESS: My hand and official seal this 10TH day of OCTOBER A.D. 1988.

My commission expires: SEPT 16, 1989

Notary Public, State of Florida, at large

MORTGAGE APPROVAL:
KNOW ALL MEN BY THESE PRESENTS, That Gulfstream Savings, the owner and holder of that certain mortgage dated September 20, 1988 and recorded on September 26, 1988 in Official Records Book 12402 at Page 1716 of the Public Records of Dade County, Florida, does hereby consent to this Plat and agree to the above dedications.

IN WITNESS WHEREOF:
I have hereunto set my hand and seal this 10th day of October 1988.

Witnesses: _____ By: _____
Carlton C. Gilliland

ACKNOWLEDGEMENT:
State of Florida }
S.S.
County of Dade }

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, CARLTON C. GILLILAND, to me well known to be the person herein described and who acknowledged the execution thereof to be his free act and deed for the purposes therein described.

WITNESS: My hand and seal this 10th day of October 1988.

My commission expires: Sept 16, 1989

Notary Public, State of Florida, at large

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: That the attached Plat of "SEVEN GROVES", is a true and correct representation of the land as recently surveyed and platted under my direct supervision and that the Permanent Reference Monuments and Permanent Control Points were set on the 22nd day of September, 1988, all in accordance with Part I, Chapter 177, laws of the State of Florida.

Jose F. Lopez
Professional Land Surveyor # 3068
State of Florida

APPROVALS:
This Plat was approved by the Dade County, Florida, Building and Zoning Department this 31 day of OCTOBER, 1988, also that the size of the lots and other features, as shown on this Plat conforms to all requirements of the existing Zoning as of this date.

By: _____ Director

This Plat was approved by the Dade County, Florida, Planning Department this 9 day of NOV, 1988.

By: _____ Director

This Plat was approved by the Dade County, Florida, Public Works Department this 9 day of NOV, 1988.

By: _____ Director

This Plat was approved and the foregoing dedications were approved by Resolution # R-1212-88 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 1st day of November, 1988.

ATTEST: Richard P. Brinker
Clerk of the Circuit Court

By: _____ Deputy Clerk

By: _____ Mayor

RECORDING STATEMENT:
Filed for record this 15th day of NOVEMBER, 1988, at 12:39 o'clock P.M. in Plat Book 131 of Plats, at page 47 of the Public Records of Dade County, Florida.
This Plat complies with the laws of the State of Florida, and Metropolitan Dade County, Florida.

Richard P. Brinker, Clerk of the Circuit Court

By: _____ Deputy Clerk

SAFE HAVEN ESTATES

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

APRIL, 1994

PLAT BOOK: 154 PAGE: 1
SHEET 1 OF 1

PREPARED BY:
JOSE H. CASOUDO
REGISTERED LAND SURVEYOR # 2896
STATE OF FLORIDA

8341 SUNSET DRIVE
MIAMI, FLORIDA 33143. 305-596 0898

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND HAVE ARBITRARILY BEEN ASSIGNED A BEARING OF N89°27'49"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

⊕ P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
• P.C.P. INDICATES PERMANENT CONTROL POINT.
ALL RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
S.F. INDICATES SQUARE FEET OF LOT.
U.E. INDICATES UTILITY EASEMENT.

NOTICE: This plat may be recorded in the official records of Miami-Dade County, Florida, but the omission of any covenant, condition, limitation or any other provision required to be included herein may result in this plat being void and unenforceable.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE HEREON SHOWN PLAT ENTITLED "SAFE HAVEN ESTATES" IS TRUE AND CORRECT REPRESENTATION OF THE LANDS AS ACCURATELY SURVEYED AND PLATTED UNDER MY DIRECTION, AND THAT THE PERMANENT REFERENCE MONUMENTS SHALL BE PLACED ON THE 25TH DAY OF JUNE A.D. 1994 AND THE PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

JOSE H. CASOUDO
REGISTERED LAND SURVEYOR
STATE OF FLORIDA

OWNERS STATEMENT:

KNOW ALL MEN BY THESE PRESENTS: THAT HORST OTTO HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "SAFE HAVEN ESTATES" & SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY.

LEGAL DESCRIPTION:

THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 250.0 FEET OF THE NORTH 440.0 FEET OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 32 AND LESS, THE NORTH 25.0 FEET OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION, SUBJECT TO ANY RESTRICTIONS THEREOF.

DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATIONS LINES OTHER THAN TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THEIR DEDICATORS, THEIR SUCCESSORS AND/OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHICHEVER RECONTINUED BY LAW.

OWNERS PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY THE UNDERSIGNED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF APRIL A.D., 1994.

WITNESS:
SIGN: [signature]
PRINT: CHRISTINA ANDREWS

SIGN: [signature]
PRINT: JAMES P. CLARK

BY: [signature]
HORST OTTO

STATE OF FLORIDA S.S.
COUNTY OF DADE:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, HORST OTTO PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF APRIL A.D. 1994.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE,
MY COMMISSION EXPIRES AUG. 8, 1994
[signature]
JOYCE P. WEBSTER

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA DEPARTMENT OF PLANNING DEVELOPMENT AND REGULATIONS THIS 13TH DAY OF SEPT A.D. 1994, ALSO THAT THE SIZE OF THE LOTS SHOWN AND DRAWN HEREON AS GRANTS ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE ZONING PLANS IN EFFECT AT THE TIME THIS PLAT WAS APPROVED BY A PERSON DULY AUTHORIZED TO GRANT VARIANCES OR MODIFICATIONS OF ZONING REGULATIONS.

[signature]
DIRECTOR

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33 E CODE OF MIAMI — DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS RECITED AGENCIES AND SAID CHAPTER 33 E. THIS PLAT WAS APPROVED BY RESOLUTION NO. 3-1271-94 REVISED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OF MIAMI-DADE COUNTY, FLORIDA THIS 5TH DAY OF September A.D. 1994.

ATTEST: [signature] CLERK OF THE CIRCUIT COURT
BY: [signature] DEPUTY CLERK
SIGNED: [signature] MAYOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT THIS 8TH DAY OF April A.D. 1994
BY: [signature] DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS 7TH DAY OF December A.D. 1994 AT 12:35 P.M. EACH BOOK 154 - IN PLATS, AT PAGE 1 - 1A OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA THIS COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN
CLERK OF THE CIRCUIT COURT
BY: [signature] DEPUTY CLERK

ANACO SOUTH ESTATES

PLAT BOOK 167 PAGE 51

SHEET 1 OF 1

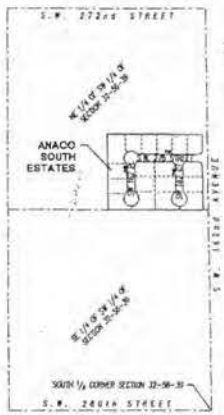
A SUBDIVISION OF THE SOUTH 500 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE EAST 35 FEET THEREOF, IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
ROBERTO R. BRIZUELA & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
7319 WEST FLAGLER STREET, MIAMI, FLORIDA, 33144, (305) 551-4383

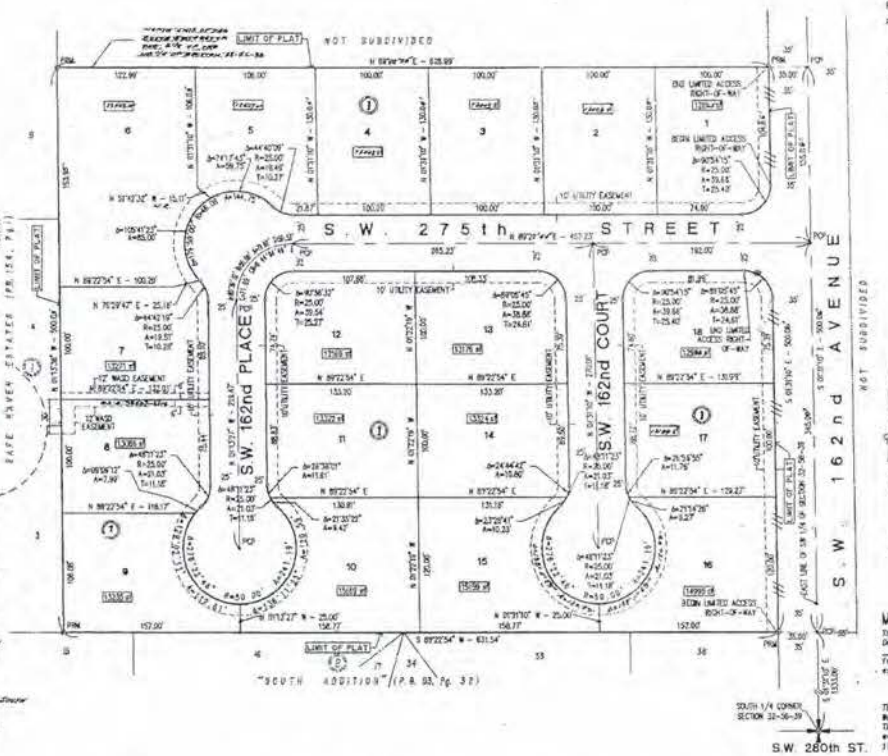
SEPTEMBER, 2007

GRAPHIC SCALE
SCALE : 1" = 40'

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



LOCATION MAP
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'



SURVEYOR'S NOTES

POC ■ INDICATES PERMANENT CONTROL POINT
POB ⊕ INDICATES PERMANENT REFERENCE MONUMENT
10' INDICATES 10' UTILITY EASEMENT
13000 sf DENOTES NET LOT AREA (IN SQUARE FEET)
DENOTES DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

BEARINGS ARE BASED UPON AN ASSUMED VALUE OF SOUTH 01°31'10" EAST, FOR THE EAST LINE OF THE SOUTHWEST 1/4, OF SECTION 32-56-39, AS SHOWN ON THE TOWNSHIP MAP OF MIAMI-DADE COUNTY.

Δ DENOTES DENOTES CENTRAL (DELTA) ANGLE
R DENOTES RADIUS DISTANCE
A DENOTES ARC LENGTH
T DENOTES TANGENT DISTANCE
C DENOTES CHORD DISTANCE
CB DENOTES CHORD BEARING
P.B. DENOTES PLAT BOOK
PG. DENOTES PLAT BOOK PAGE
WASD DENOTES MIAMI-DADE WATER & SEWER DEPARTMENT
N.R. DENOTES NON-RADIAL

SEE NOTE THE AREA SHOWN HEREON OF THIS PLAT WAS NOT VERIFIED PRIOR TO THE ANNEXATION OF MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 165.05 OF THE MIAMI-DADE COUNTY CODE.

KNOW ALL MEN BY THESE PRESENTS:

That ANACO SOUTH, LLC, a Florida Limited Liability Company, has caused to be made the attached plat entitled ANACO SOUTH ESTATES, the same being a subdivision of the following described property:

LEGAL DESCRIPTION:

The South 500 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4, less the East 35 feet thereof in Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That the Street, Avenue, Court and Place, as shown on the attached plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

That the Limited Access Right-of-Way line, as shown on the attached plat is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road. That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler system and/or air conditioners.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use in accordance with County and State regulations.

That all new electric and communication lines, except transmission lines, within this subdivision shall be installed underground.

OWNERS PLAT RESTRICTIONS:

That the utility easements as shown by dashed lines are reserved for the installation and maintenance of public utilities.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached plat entitled, ANACO SOUTH ESTATES, is a true and correct representation of the lands as recently surveyed and platted under my direction, also that the permanent reference monuments were in place in accordance with Part I, Chapter 177, Laws of the State of Florida.

7319 WEST FLAGLER STREET
MIAMI, FL. 33144
Date: November 2007

By: _____
ROBERTO BRIZUELA, P.S.M.
Professional Surveyor and Mapper No. 3064
State of Florida

IN WITNESS WHEREOF:

That the said, ANACO SOUTH, LLC, a Florida Limited Liability Company, has caused these presents to be signed for and on its own behalf by its manager, in the presence of these two witnesses, this 30 day of August A.D., 2007.

ANACO SOUTH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

Witness: _____ By: _____
Print Name: Margarita Caldwell — RICHARD OCANA, Manager

Witness: _____
Print Name: Erika Gomez

ACKNOWLEDGMENT:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, RICHARD OCANA, manager, of ANACO SOUTH, LLC, a Florida Limited Liability Company, who is personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purposes therein expressed and who did not take an oath.

Witness my hand and official seal this 30th day of August A.D., 2007.

My Commission expires: _____
Commission Number: _____

_____
Notary Public State of Florida at Large
Print Name: Yolanda Rodriguez

MORTGAGEE APPROVAL:

That INTERAMERICAN BANK, FSB, a FEDERAL SAVINGS Bank, the owner and holder of that certain mortgage dated July 28, 2006, and filed for record on July 07, 2006, and filed in Official Records Book 24781 at Page 4884, of the Public Records of Miami-Dade County, Florida does hereby consent to this plat and joins in the above dedications.

IN WITNESS WHEREOF:

That the said INTERAMERICAN BANK FSB, a FEDERAL SAVINGS Bank has caused these presents to be signed for and on its behalf and its corporate seal to be hereunto affixed to by its SENIOR VICE PRESIDENT in the presence of these two witnesses this 30th day of AUGUST A.D., 2007.

INTERAMERICAN BANK, FSB, a FEDERAL SAVINGS Bank

Witness: _____ By: _____
Print Name: _____ Print Name: ADRIAN HOYOS
Title: SENIOR VICE PRESIDENT
Witness: _____
Print Name: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF MIAMI-DADE }

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ADRIAN HOYOS, SENIOR VICE PRESIDENT of INTERAMERICAN BANK FSB, a FEDERAL SAVINGS bank, personally known to or to be the person herein described and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the purposes therein described and who did not take an oath.

Witness my hand and official seal this 30th day of AUGUST A.D., 2007.

My commission expires: 6-5-2009
Commission Number: DD 454126

_____
Notary Public State of Florida at Large
Print Name: Ada Mesa

MIAMI-DADE COUNTY APPROVALS:

This Plat was approved by the Miami-Dade County, Florida, Department of Planning and Zoning this 26 day of February A.D. 2008. The size of the lots, and other features as shown on this Plat conform to all requirements of the existing zoning as of this date.

By: _____ Director

This Plat was approved by the Miami-Dade County, Florida, Public Works Department, this 3 day of March A.D., 2008. This Plat has been reviewed by a Professional Surveyor and Mapper employed by Miami - Dade County in accordance with Section 177.081(1) of the Florida Statutes.

By: _____ Director

This Plat has been found to be in compliance with the requirements of Chapter 33G, Code of Miami-Dade County, subject to all the conditions of the Concurrency Review Agencies and said Chapter 33G. This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-203-08 passed and adopted by the Board of County Commissioners of Miami-Dade County, Florida, this 4 day of March A.D., 2008.

BOARD OF COUNTY COMMISSIONERS

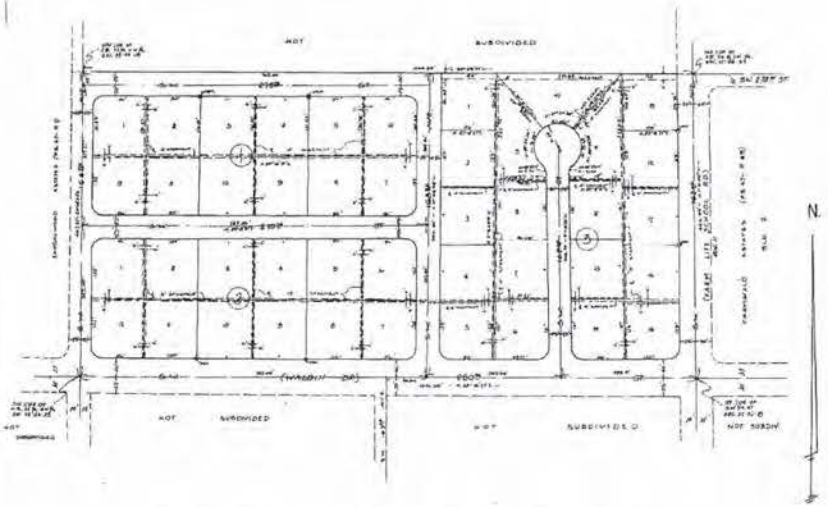
Attest: _____ Clerk of the Circuit Court and County Clerk
Sign: _____ Carlos Alvarez, Mayor

RECORDING STATEMENT:

Filed for Record this 13 day of March A.D. 2008 at 2:46 P.M. in Book 167 of Plats at Page 51 of Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

CLERK OF THE CIRCUIT COURT
By: Ruben Guevara

87-30



UNIVERSAL ESTATES SOUTH

A SUBDIVISION OF THE S1/2 OF THE SE1/4 OF THE SW1/4
OF SEC 32, tr 56 S, tr 39 E
DADE COUNTY — FLORIDA

GRAPHIC SCALE
SCALE: 1" = 100'

DENES & DENES & ASSOC.
LAND SURVEYORS & ENGINEERS
MIAMI — FLORIDA
ORDER No. 1965-M
FB No. 360-20
REF. 1965

SURVEYOR'S NOTES:
1) ● DENOTES PERMANENT REFERENCE MONUMENTS
2) BEARINGS SHOWN REFER TO AN ASSUMED MERIDIAN
3) ALL RADII ARE 25' UNLESS SHOWN OTHERWISE
4) SUBDIVISION LOT CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES PRODUCED, UNLESS SHOWN OTHERWISE.

WE HEREBY CERTIFY: That the attached Plat of UNIVERSAL ESTATES SOUTH is a true and correct representation of the land described, as recently surveyed and platted under our direction, and that the Permanent Reference Monuments (P.R.M.) set on the 1st day of December, 1969 as noticated, and Section 5, Chapter 177.031 Florida Statutes, Permanent Control Points (P.C.P.) will be set as noticed.

Registered Land Surveyor
Florida Certificate No. 2168

KNOW ALL MEN BY THESE PRESENTS:

That UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida Corporation, has caused to be made the attached Plat of UNIVERSAL ESTATES SOUTH, the same being a subdivision of the South ½ of the South ½ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, less the East 35 feet and less the South 15 feet thereof, lying and being in Dade County, Florida.

That the Avenues, Court, Streets, Drive and Roads, as shown on the attached Plat, together with all existing and future platted, dedicated and/or reserved Easements, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicator, their successors and/or assigns the reversion or reversions thereof whenever abandoned by law.

That the Utility Easements as shown on the attached Plat by dashed lines at the rear and/or side of certain lots are hereby reserved for the installation and maintenance of public utilities.

That all new electric and communication lines other than transmission lines within the subdivision shall be installed underground.

That no individual well will be permitted on any lot within the subdivision except for irrigation, swimming pools and air conditioning.

That no septic tank will be permitted on any lot within the subdivision.

That the official zoning regulations of Dade County, Florida, as now in effect, or as the same may be from time to time changed or amended applicable to the area in which the subdivision is located shall be observed.

That no lot as shown on the attached Plat shall be divided or resubdivided unless at perfect of equal lot area equal to or more the size of the original lot as platted or unless the portions of such lot are used to create a lot or lots substantially as large in frontage, depth and area as the average of other lots in the block, all without leaving any lot of parcel smaller in any dimension than such average lot.

IN WITNESS WHEREOF, said UNIVERSAL MORTGAGE AND INVESTMENT COMPANY has caused these presents to be signed in its corporate name by its Vice President, its corporate seal to be hereunto affixed and attested by its Secretary on this 5 day of December, A.D. 1969

UNIVERSAL MORTGAGE AND INVESTMENT COMPANY

Attest: Jarvis S. Lee, Secy. — by: Nathan S. Lee, Vice Pres.

STATE OF FLORIDA }ss
COUNTY OF DADE }

I HEREBY CERTIFY that on this day personally appeared before me Nathan S. Lee and Jarvis S. Lee, Vice President and Secretary, respectively, of UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida Corporation, to me well known to be the persons described herein and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers and the free act and deed of said Corporation, for the uses and purposes therein mentioned and they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and notarial seal this 5th day of December A.D. 1969
My commission expires: May 18, 1973

Notary Public, State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:

That Myrna A. Shaw and Lillian H. Shaw his wife, the owners and holders of those certain mortgages executed on January 4th 1968, and recorded on February 8, 1968 under Clerk's File #68-68-1 and 68-68-2 respectively of the Public Records of Dade County, Florida, do hereby consent to the Plat and join in the above dedication.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 4th day of December, A.D. 1969

WITNESS: [illegible] } for both — Myrna A. Shaw (seal)
WITNESS: [illegible] — Lillian H. Shaw, his wife (seal)

STATE OF FLORIDA }ss
COUNTY OF DADE }

I HEREBY CERTIFY that, on this day personally appeared before me Myrna A. Shaw and Lillian H. Shaw, his wife, to me well known to be the person described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and notarial seal this 4th day of Dec. A.D. 1969
My commission expires: Sept. 19, 1973

Notary Public, State of Florida at Large

That Theodore R. Nelson, as Trustee, the owner and holder of that certain mortgage dated April 5, 1968 and recorded April 8, 1968 under Clerk's File #68-68-3 of the Public Records of Dade County, Florida, does hereby consent to this Plat and joins in the above dedication.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of Dec. A.D. 1969

WITNESS: [illegible]
WITNESS: [illegible]

Theodore R. Nelson, as Trustee (seal)

STATE OF FLORIDA }ss
COUNTY OF DADE }

I HEREBY CERTIFY that on this day personally appeared before me Theodore R. Nelson as Trustee, to me well known to be the person described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and notarial seal this 5th day of Dec. A.D. 1969
My commission expires: Sept. 19, 1973

Notary Public, State of Florida at Large

This Plat was approved by Dade County, Florida, Zoning and Building Department this 10th day of January A.D. 1970.

By: [illegible] Director

This Plat was approved by Dade County, Florida, Planning Department this 31 day of JANUARY A.D. 1970

By: [illegible] Director

This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. 8-111-70 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 7th day of JANUARY A.D. 1970.

Approved: [illegible]
Dade County, Florida, Public Works Dept.

Attest: E.R. Leatherman, Clerk of the Circuit Court
By: [illegible] Deputy Clerk

[illegible] Vice Chairman

FILED for Record this 3 day of February A.D. 1970, at 11:39 A.M., in Book 82 of Plats, at Page 10 of the Public Records of Dade County, Florida.

This Plat complies with the provisions of the laws of the State of Florida and Metropolitan Dade County, Florida.

E.R. Leatherman, Clerk of the Circuit Court
By: [illegible] Deputy Clerk

96-93

WALDIN PARK ESTATES

A Subdivision of the NW 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the NE 1/4 of Section 5, Township 57 South, Range 39 East, Dade County, Florida.

PREPARED BY
BRISTOL, CHILDS & CROWDER, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
7200 CORAL WAY MIAMI, FLORIDA

JULY 1973 GRAPHIC SCALE SCALE 1" = 100'

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: That CHARTER LAND AND HOUSING CORPORATION, a Florida Corporation, has caused to be made the attached plat entitled "WALDIN PARK ESTATES" the same being a subdivision of the NW 1/4 of the NE 1/4 AND the SW 1/4 of the NE 1/4 of the NE 1/4 AND the SW 1/4 of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 5, Township 57 South, Range 39 East, Dade County, Florida, LESS the North 50 feet thereof, AND less the West 50 feet thereof, AND less the South 25 feet thereof.

DADE COUNTY PLAT RESTRICTIONS

That the Avenues, Courts, Places, (or Streets as shown on above on the attached plat together with all existing and future trees, shrubbery, and the highways thereon are hereby dedicated to the perpetual use of the Public according to the dedications, their successors, or assigns, for recreation or for whatever purpose deemed by law.
That no septic tank will be allowed in this subdivision.
That no individual wells other than swimming pool, irrigation, and/or air conditioner will be permitted within this subdivision.
That all new electric & communication lines other than transmission lines within this subdivision shall be installed underground.
That lots 1 thru 6 inclusive Block 9 and lots 1 thru 19 inclusive of Block 7 and lots 1 thru 5 inclusive of Block 8 shall be provided with privately owned or operated storm sewer mains.
That the 7' Utility Easement shown on the Right-of-Way lines is hereby reserved for the installation and maintenance of fire hydrants, poles, street lights, and guard rail if any.

OWNERS PLAT RESTRICTIONS

That the utility easements as shown by dashed lines on the front, side and/or rear lot lines are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS THEREOF, the CHARTER LAND AND HOUSING CORP. a Florida Corporation, has caused these presents to be signed on its corporate name by its President, its corporate seal to be hereunto affixed and by its Secretary this 30th day of July, 1973

Attest: Jack T. O'Brien (Assistant Secretary) Signed: Harold Smith, Jr. President

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That before me this day personally appeared Harold Smith, Jr. and Jack T. O'Brien, President and Assistant Secretary respectively of CHARTER LAND AND HOUSING CORPORATION, a Florida corporation, to me well known to be the persons described in and who upon being duly sworn acknowledged that they executed the foregoing instrument in their free act and deed as such officers, for the uses and purposes therein expressed, that they have affixed thereto the seal of said corporation, and that the said instrument is the act and deed of said corporation.
Witness my hand and official seal this 30th day of July, 1973

My commission expires: Feb. 26, 1976

Notary Public, State of Florida at Large

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That SOUTH FLORIDA VILLAS, LTD., a Florida Limited Partnership, the owner and holder of that certain mortgage dated May 31, 1973, and filed for record June 4, 1973, under Clerk's File No. 73R-127110 of the Public Records of Dade County, Florida, does hereby consent to this plat and join in the above Dedications.
Witness my hand and/or a member of the partnership this 19th day of September, 1973

Witness: Witness: Max M. Hagen, General Partner

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That before me this day personally appeared, or whom duly authorized to administer oaths and take acknowledgements, Max M. Hagen, a member of the COUNTY OF DADE partnership of SOUTH FLORIDA VILLAS LTD., a Florida Limited Partnership, to me well known to be the person described in and who upon being duly sworn acknowledged that he executed the foregoing instrument as partner of the partnership for the uses and purposes therein expressed and that said instrument is the free act and deed of said Limited Partnership.
Witness my hand and official seal this 19th day of September, 1973

My commission expires: Aug. 1, 1977

Notary Public, State of Florida at Large

APPROVALS

This plat was approved by the Dade County, Florida, Planning Department this 8th day of Oct. 1973.
By: Allen A. Hoffman Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 18th day of Oct. 1973.
By: K. G. Cook Director

This plat was approved by the Dade County, Florida Public Works Department this 23 day of October, 1973.
By: Ellen Wellmer Jr. Director

This plat was approved and the foregoing dedications were accepted and confirmed by resolution No. 73-1111 passed and adopted by the BOARD of COUNTY COMMISSIONERS of DADE COUNTY, FLORIDA, this 16 day of October, 1973

Attest: The Clerk of the Circuit Court
By: Deputy Clerk

Signed: Mayor

Filed for record this 22 day of October 1973 at 10:00 A.M., book 96 of plats, at page 93 of the public records of Dade County, Florida.
This plat complies with the requirements of the Act of the State of Florida and Metropolitan Dade County, Florida.
RICHARD P. BRINKER
The Clerk of the Circuit Court
By: E.M. Russell Deputy Clerk 73R-127374

SURVEYOR'S NOTES

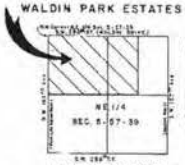
● P.R.M. Indicates Permanent Reference Monument
● P.C.P. Indicates Permanent Control Point.
All lots are 90 unless otherwise noted.
Distances are given in feet and decimals thereof.
Bearings shown are based on assumed meridian.
Utility easements as shown by dashed lines on the front, rear, or side lot lines are 12' unless otherwise noted.

SURVEYOR'S CERTIFICATION

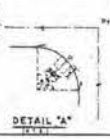
WE HEREBY CERTIFY: That the attached plat entitled WALDIN PARK ESTATES is a true and correct representation of the lands as recently surveyed and platted under our direction; that Permanent Reference Monuments were in place on the 2nd day of October, 1973 in accordance with Section 177.091, Chapter 71-339, Laws of the State of Florida.

BRISTOL, CHILDS & CROWDER, INC.
By: Donald J. Madison Jr. Vice President
Registered Engineer No. 14084
Registered Surveyor No. 2065
State of Florida

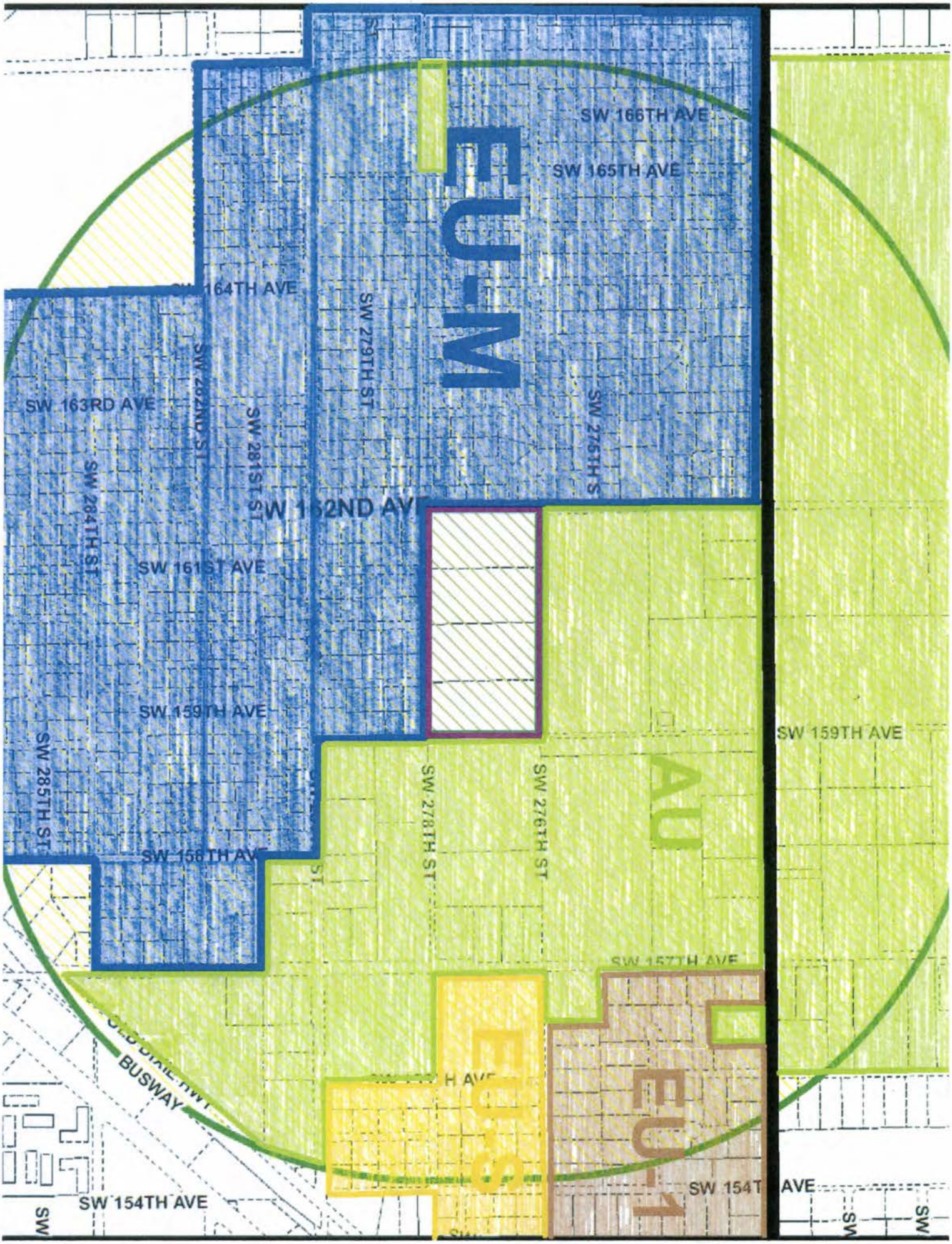
WALDIN PARK ESTATES



LOCATION MAP



DETAIL "A"


EU-M
AU
EU-1
SW 166TH AVE
SW 165TH AVE
SW 164TH AVE
SW 163RD AVE
SW 279TH ST
SW 275TH S
SW 282ND ST
SW 281ST ST
SW 264TH ST
SW 161ST AVE
SW 159TH AVE
SW 285TH ST
SW 156TH AVE
SW 278TH ST
SW 276TH ST
SW 157TH AVE
SW 154TH AVE
BUSWAY

3. JORGE A. ROSADO & GUADALUPE BRUNEMAN **06-11-CZ14-3 (06-9)**
(Applicant) **Area 14/District 8**
Hearing Date: 11/1/06

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 ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				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.

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

APPLICANTS: Jorge A. Rosado and Guadalupe Bruneman **PH:** Z06-009 (06-11-CZ14-3)

SECTION: 32-56-39 **DATE:** November 1, 2006

COMMISSION DISTRICT: 8 **ITEM NO.:** 3

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to EU-M

  (2) Applicants are requesting to permit 2 lots each with a lot frontage of 114.5' (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages, dated stamped received 1/17/06. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The requests will allow the applicants to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified Residential District, and permit a reduced lot frontage on two lots.

- **LOCATION:**

  16380 S.W. 272 Street, Miami-Dade County, Florida.

- **SIZE:** 2.25 Acres.

- **IMPACT:**

  The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site would have an impact on the schools, water and sewer services and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; Single-Family Residence	Estate Density Residential, 1 to 2.5 dua
Surrounding Properties:		
NORTH:	AU; Avocado Farm	Agriculture
SOUTH:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua

The 2.25-acre subject property is located south of and within the Urban Development Boundary (UDB) on the south side of section-line road SW 272 Street, which is also the southern boundary of the UDB in this area and is approximately 1.5 miles east of the UDB line. Single-family residences characterize the area to the east, west and south. Undeveloped, agricultural land lies on the north side of SW 272 Street.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**

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

*Subject to the Board's acceptance of the proffered Covenant.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, 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;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(d) The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

A. the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and

B. the proposed alternative development will not result in the further subdivision of land; and

C. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and

D. the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and

E. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

F. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

G. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

A. the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

B. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

C. each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(3) the proposed lot area, frontage or depth is such that:

A. the proposed alternative development will not result in the creation of more than three (3) lots; and

B. the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and

C. no lot area shall be less than the smaller of:

1. ninety percent (90%) of the lot area required by the underlying district regulations; or

2. the average area of the developed lots in the immediate vicinity within the same zoning district; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(4) If the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

A. the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and

B. the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]

C. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and

E. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where

the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No comment**
MDTA	**No comment**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**Objects/1 student**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The 2.25-acre subject property is located south of and within the Urban Development Boundary (UDB) on the south side of section-line road SW 272 Street, and approximately 1.5 miles east of the UDB line. There is currently an existing house occupying the site. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Modified Estate Residential District. The applicant is also seeking (request #2), to permit two lots with a lot frontage of 114.5' (120' required). The EU-M zoning regulations require lots to have a minimum lot frontage of 120 ft. The applicant has submitted a site plan showing the development of the 2.25-acre subject property subdivided into three residential lots, with two of the lots having a lesser lot frontage than required. The two smaller lots, each with a lot frontage of 114.5 ft., front on S.W. 164 Avenue and will have areas ranging from 15,829 sq. ft. to 16,061 sq. ft. The larger lot fronts on S.W. 272 Street and will house the existing single-family residence on a lot that's more than an acre in size. Single-family residences characterize the area to the east, south and west, developed under the EU-M zoning regulations. Undeveloped, agricultural land lies on the north side of SW 272 Street, which is a boundary of the UDB. The applicants have proffered a covenant limiting the development of the site to the submitted site plan.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. They have indicated that since the subject property contains a tree grove, a Miami-Dade County tree removal permit will be required prior to the removal or relocation of any trees. Further, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate an additional **3** PM daily peak hour **vehicle trips**. Their memorandum further indicates that the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the area roadways, which are currently operating at LOS "C" and "E". **Miami-Dade County Public Schools** (MDCPS) **objects** to this application. MDCPS has indicated that the proposed zoning will bring **1** additional student into the area's public schools. They indicate that Redlands Elementary School, Redland Middle School and South Dade Senior School are the schools that will be impacted by this development, which are currently operating at 120%, 111% and 131% respectively of FISH (Florida Inventory of School Houses) utilization.

MDCPS indicated in their memorandum that they met with the applicants on July 14, 2006, at which time they were advised by the applicants that they (the applicants) are unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Impact Fee Ordinance. Based on the review criteria established by the School Board, the School District is requesting that the application be **denied**, **or that it be deferred** until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a minimum of 2 and a maximum of 5 residential units. The proposed EU-M zoning will allow the applicant to develop the site with single-family residences at an estimated density of 2.42 units per gross acre, totaling a maximum of 5 units. As such, the proposed EU-M zoning will provide a development density which is within the density range permitted by the **Estate Density Residential** use LUP map category and is, therefore, **consistent** with this designation of the CDMP. Additionally, the applicants have proffered a covenant limiting the development of the site to three lots, which also falls within the numerical threshold permitted by the LUP map. To the east, south and west are EU-M zoned parcels developed with estate residences. Staff is of the opinion that the proposed zone change of the subject property to EU-M is **compatible** with the EU-M zoned properties in the area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking 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 utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation 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, streets or highways. The applicants are seeking approval for a district boundary change from AU, Agricultural District, to EU-M, Estate Modified Residential District, and staff supports the request. The subject property is one of the last AU-zoned properties in an area which is predominantly zoned EU-M and developed with single-family residences along section line road, SW 272 Street, which also serves as a northern boundary of the UDB in this portion of section 32-56-39. Undeveloped, agricultural land lies on the north side of SW 272 Street, which is outside the UDB. In 1978, pursuant to Resolution #Z-285-78, and in 1990, pursuant to Resolution # Z-43-90, two larger plots west and east respectively of the subject property were approved for zone changes to EU-M. These were just two of the many similar requests approved for EU-M Zoning surrounding the subject property. In staff's opinion, this request reflects a logical zoning continuum and respects the area's predominant EU-M zoning trend.

Essentially, the applicants' request for EU-M zoning would harmonize this portion of the section and rezone one of the last remaining portions of AU-zoned land south of the UDB. Staff notes that the proposed zone change would not result in a detrimental impact on the environmental and transportation resources of the County as evidenced by the comments from DERM and the Public Works Department. Additionally, staff opines that the proposed development will not have a negative impact on the economy of the Miami-Dade County. As such, staff is of the opinion that the requested zone change to EU-M is **compatible** with the single-family residential developments to the east, west and south of the subject property, and is **consistent** with the Estate Density Residential LUP map designation of the CDMP. Accordingly, staff recommends approval of the district boundary change from AU to EU-M, subject to the Board's acceptance of the proffered covenant.

The Alternative Site Development Option (ASDO) Standards under Section 33-311(A)(14) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable Alternative Site Development Option Standards and does not contravene the enumerated public interest standards as established. Request #2, to permit 2 lots with a lot frontage of 114.5' (120' required), does not satisfy the ASDO standards found in Section 33-311(A)(14)(d). For example, the submitted plans show that the size and dimensions of the proposed development are sufficient to provide all the required setbacks required by the underlying district regulations as specified under Section 33-311(A)(14)(d)(3)(B). However, request #2 does not fulfill the ASDO requirements in Section 33-311(A)(14)(d)(3)(E) as the subject parcel is not designated agricultural or open land under the Comprehensive Development Master Plan. As such, request #2 should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When request #2, to permit 2 lots with a frontage of 114.5' (120' required), is analyzed under the Non-use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. Staff notes that similar approvals for less than the required lot frontages on the property immediately to the east, pursuant to Resolution #Z-43-90, and on another property to the west, pursuant to Resolution #4-ZAB-324-77, were approved for lot frontages less than the 120' requirement in 1990 and 1977, respectively. As previously mentioned, the two smaller lots range in size from 15,829 sq. ft. to 16,061 sq. ft. Additionally, the larger lot on which the original house will remain is more than an acre in size. Staff notes that all three lots resulting from this rezoning are larger than some of the other lots previously approved in the area as noted above, and exceed the minimum requirements of the Zoning Code for EU-M zoned lots. Based on all the aforementioned, staff recommends approval with conditions of request #2 under the Non-Use Variance (NUV) Standards.

When request #2 is analyzed under the Alternative Non-use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that this request is due to unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. This request does not comply with the standards of said Section, since the property can be utilized in accordance with the zoning

regulations. Therefore, staff recommends denial without prejudice of request #2 under the Alternative Non-use Variance (ANUV) Standards.

Accordingly, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of requests #2 under Section 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b), (NUV) and denial without prejudice of request #2 under Section 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

J. CONDITIONS: For request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages, dated stamped received 1/17/06. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Completion.

5. That the applicant obtain a Certificate of Use from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

DATE INSPECTED: 08/8/06
DATE TYPED: 09/22/06
DATE REVISED: 09/25/06, 10/02/06, 10/03/06, 10/19/06; 10/23/06
DATE FINALIZED: 10/23/06
DO'QW:AJT:MTF:LVT:JV:CXH

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

Memorandum

MIAMI-DADE COUNTY

Date: February 24, 2006

RECEIVED
MAR 09 2006
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-14 #Z2006000009
Jorge A. Rosado & Guadalupe Bruneman
16380 SW 272nd Street
District Boundary Change from AU to EU-M
(AU) (2.25 Ac.)
32-56-39

The Department of 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 Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service:
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water 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.

Wastewater Disposal:
Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the property is connected to public water and the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

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/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:
The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives contact the Pollution Remediation Section of DERM at 305-372-6700.

Wetlands:
The subject property does not contain jurisdictional wetlands as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:
The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:
DERM has reviewed the permits and enforcement database and the enforcement case tracking system and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. 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 to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# Z2006000009
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: JORGE A ROSADO&GUADALUPE BRUNEMAN

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 3 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
9860	SW 157 Ave. s/o SW 272 St.	C	C
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E

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.
14-FEB-06

C-14

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Chief Facilities Officer
Rose Diamond

Planning Officer
Ana Rijo-Conde, AICP

August 17, 2006

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Frank J. Bolaños
Evelyn Langlieb Greer
Dr. Robert B. Ingram
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

C-14

Re: Jorge A. Rosado & Guadalupe Bruneman - Application No. 06-009
16380 SW 272 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary School currently operating at 120% of FISH % utilization (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on July 14, 2006, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. **The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.**

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

School Board Administration Building *• 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132*
305-995-7285 • FAX 305-995-4760 • ***arijo@dadeschools.net***

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the additional 2 units are estimated to generate approximately $4,800 ($2,400 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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,

Patricia Good
Coordinator III

PG:rr
L-090
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 06-009, Jorge A. Rosado & Guadalupe Bruneman
REQUEST:	Zone change from AU to EU-M
ACRES:	2.25 acres
LOCATION:	16380 SW 272 Street
MSA/MULTIPLIER:	7.3/.60
NUMBER OF UNITS:	2 additional units (1 units currently permitted under existing zoning classification, for a total of 3 units)
ESTIMATED STUDENT POPULATION:	1 student*
ELEMENTARY:	1
MIDDLE:	-
SENIOR:	-

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Redland Elementary – 24501 SW 162 Avenue
MIDDLE:	Redland Middle -16001 SW 248 Street
SENIOR HIGH:	South Dade Senior -28401 SW 167 Avenue

All schools are located in Regional Center VI

* 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, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Redland Elem.	1086/ 1087*	903	120%/ 120%*	0	**120%/ 120%***	1306
Redland Middle	1458	1230	119%	79	111%	2231
South Dade Sr.	2759	1721	160%	380	**131%**	3112

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001-present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, although the elementary and senior high schools meet the review threshold only the elementary school is impacted.

PLANNED RELIEF SCHOOLS IN THE AREA
(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

Projects in Planning, Design or Construction

School	Status	Projected Occupancy Date
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "YY-1" Jorge Mas Canosa Middle School (Ammons, Hammocks, Richmond Heights and Redland Middle Relief) (2232 student stations)	Construction	School Opening 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Construction	School Opening 2009
New K-8 @ Palm Glade (S/S "CC1") (Pine Villa and Redland Elementary School Relief, Redland Middle and Mays Middle School Relief) (1624 student stations)	Construction	School Opening 2008

New Elementary School State School "A1" (Chapman, Naranja and Redland Elementary School Relief) (826 student stations)	Design	School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	2729
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	4518
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total $6,549.

CAPITAL COSTS: Based on the State's June-2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x $ 14,378 = $ 14,378
MIDDLE	Does not meet the threshold
SENIOR	Not impacted by proposed development

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

Existing Charter Schools				
School Name	Actual Enrollment (11-18-05)	Projected Enrollment (as per contract)		
		2006-2007	2007-2008	Maximum
Academy of Arts & Minds	141	500	500	500
Archimedean Academy	469	525	525	525
Archimedean Middle Conservatory	61	240	240	240
ASPIRA Eugenio Maria de Hostos	365	600	600	600
ASPIRA Youth Leadership	305	450	450	450
ASPIRA South Youth Leadership	203	450	450	600
Aventura City of Excellence School	699	900	900	900
Balere Language Academy	148	250	350	450
Coral Reef Montessori	345	500	500	500
Doctors Charter School of Miami Shores	412	525	600	600
Doral Academy	730	2200	2,200	2,200
Doral Academy Middle School	815	1250	1,250	1,250
Doral Academy High School	925	1800	1,800	1,800
Doral Performing Arts & Entertainment Academy	45	150	200	200
Downtown Miami Charter School	614	650	650	650
Early Beginnings Academy – Civic Center	43	80	80	80
Early Beginnings Academy – North Shore	20	43	61	70
Florida International Academy	261	350	350	350
International Studies Charter High School	110	750	1,000	1,000
Keys Gate Charter School	1,132	1,150	1,150	1,150
Lawrence Academy	69	250	350	450
Liberty City Charter School	350	705	705	705
Life Skills Center Miami-Dade County	62	450	600	600
Mater Academy	713	1,150	1,150	1,150
Mater Academy Charter High School	1,165	1,300	1,300	1,300
Mater Academy Charter Middle School	1,154	1,300	1,300	1,300
Mater Academy East Charter School	303	800	800	800
Mater Academy East Middle School	107	250	300	250
Mater Performing Arts & Entertainment Academy	94	150	200	200
Miami Children's Museum	79	350	350	350
Miami Community Charter School	223	600	600	600
Oxford Academy of Miami	105	450	450	450
Pinecrest Preparatory Academy Middle School	222	800	800	800
Pinecrest Preparatory Academy	745	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	199	600	600	600
Renaissance Elementary Charter School	452	500	500	500
Renaissance Middle Charter School	47	700	1050	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	25	36	36	36
School for Integrated Academics & Technologies	332	800	800	800
Somerset Academy	525	700	700	700
Somerset Academy Charter Middle School	74	300	300	300
Somerset Academy Charter High School	22	375	500	500
~~Spiral Tech Elementary Charter School*~~	78	~~290~~	~~290~~	~~290~~
Spirit City Academy	39	300	350	400
Sunshine Academy	95	200	275	450
The Charter School at Waterstone	1,012	1,000	1,150	1,000
Theodore R. and Thelma A. Gibson Charter School	16	600	600	600
Transitional Learning Academy	29	48	72	72
Youth Co-Op Charter School	515	525	525	525
TOTAL: 49 schools	**16,713**	**30,364**	**31,331**	**32,625**

* Contract terminated effective June 30, 2006

Board-Approved Contracts for Schools to Open in Future Years			
School Name	Projected Enrollment (as per contract)		
	2006-2007	2007-2008	Maximum
Charter on the Beach Middle School	250	250	250
~~Liceo ENLACE Miami Charter Academy*~~	~~375~~	~~475~~	~~775~~
A Child's Journey Charter School	N/A	325	600
Atlantic Science Academy	N/A	600	840
Cooperative Charter School	100	120	200
~~Dr. Joseph Coats Grace Community Charter School*~~	~~600~~	~~600~~	~~600~~
Excelsior Academy of Miami	N/A	450	450
Mosaic Bilingual Academy	N/A	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	N/A	800	1,600
Pinecrest Academy Charter High School	600	850	850
South Dade Charter Elementary School	N/A	625	750
~~Summerville Charter School*~~	~~600~~	~~600~~	~~600~~
Excel Academy	250	300	700
Life Skills Center Opa Locka	400	400	400
Mater Academy Lakes Elementary School	-0-	800	800
Mater Academy Lakes Middle School	900	900	900
Mater Academy Lakes High School	300	600	1,200
Mater Gardens Academy	900	900	900
Mater Gardens Academy Middle School	450	450	450
Pinecrest Academy (South Campus)	800	800	800
Somerset Academy (Silver Palms)	-0-	600	600
Somerset Academy (Country Palms)	-0-	1,000	1,000
Somerset Academy Middle School (Country Palms)	-0-	600	600
TOTAL: 20 schools	**4,950**	**11,490**	**14,255**
SUB-TOTAL (EXISTING +APPROVED): 69 schools	**35,314**	**42,821**	**46,880**

*** Deferment period expired – contracts automatically lapse.**

Contracts Pending Approval			
School Name	Projected Enrollment (as per contract)		
	2006-2007	2007-2008	Maximum
Dr. Joseph Coats Grace Community Advantage Academy*	-0-	750	750
Summerville Advantage Academy*	-0-	750	750
Excel Academy North	-0-	250	700
River Cities Community Charter School	-0-	250	250
TOTAL: schools	**-0-**	**2,000**	**2,450**
SUB-TOTAL (EXISTING + APPROVED + PENDING APPROVAL): 73 schools	**35,314**	**44,821**	**49,330**

*** applications approved as Advantage Academy of Miami and Advantage Academy of Miami "B", respectively.**

Board-Approved applications for schools opening in subsequent years	
Applicant	Maximum Enrollment Capacity
Mater Springs Academy Elementary School	600
Mater Academy South Charter School	900
Mater Springs Academy Middle School	300
Sabal Palm Charter High School	800
Charter Academy of Excellence	600
Palmetto Bay Charter Academy	1,600
Princeton Charter Academy	1,600
Homestead Charter High School	2,000
South Miami-Dade Charter Elementary School	600
South Miami-Dade Charter Middle School	300
Advantage Academy of Miami "C"	750
Advantage Career Academy	900
Kush Academy	500
Life Skills Center – Homestead	700
Life Skills Center – Liberty City	700
Romans Charter School	540
South Florida Choir Intermediate/High School	280
Total: 17 schools	**13,670**
GRAND TOTALS	
Number of Schools	**Maximum Enrollment Capacity**
90	**63,000**

560 So.2d 1358, 15 Fla. L. Weekly D1272
(Cite as: 560 So.2d 1358)

District Court of Appeal of Florida,
Fourth District.

Patricia POLLARD, Petitioner,
v.
PALM BEACH COUNTY, a political subdivision of the State of Florida, Respondent.

No. 88-1827.
May 9, 1990.

Owner of residential property applied for special exception to use property as adult congregate living facility for elderly. The Circuit Court for Palm Beach County, William C. Williams, III, J., denied owner's petition for writ of certiorari to review denial of application, and owner petitioned for review. The District Court of Appeal held that opinions of neighbors that proposed use would cause traffic problems, would cause light and noise pollution, and would generally have unfavorable impact on area provided no competent substantial evidence to support denial of petition.

Certiorari granted, order quashed, and matter remanded with instructions.

Stone, J., dissented with opinion.

West Headnotes

[1] Zoning and Planning 414 1474

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1474 k. Public interest or welfare. Most Cited Cases
(Formerly 414k490)

Special exception is permitted use to which applicant is entitled unless zoning authority determines according to standards of zoning ordinance that use would adversely affect public interest.

[2] Zoning and Planning 414 1154

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1154 k. Rights of objecting owners; continuity of regulation. Most Cited Cases
(Formerly 414k161)

Opinions of residents are not factual evidence and not sound basis for denial of zoning change application.

[3] Zoning and Planning 414 1520

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1520 k. Residential facilities and day-care. Most Cited Cases
(Formerly 414k539)

Opinions of neighbors of residential property, for which special exception was requested, that proposed use of property as adult congregate living facility for elderly would cause traffic problems, would cause light and noise pollution, and would generally have unfavorable impact on area established no competent substantial evidence to support decision of zoning

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authority denying application.

*1359 Bruce G. Kaleita, West Palm Beach, for petitioner.

Richard W. Carlson, Jr. and Thomas P. Callan, Asst. County Attys., West Palm Beach, for respondent.

PER CURIAM.

This is a petition to review denial of an application for a special exception. The real property in question is located in an area zoned residential. The use for which a special exception was requested is an adult congregate living facility for the elderly, a use permitted by special exception in a residential area.

Certain procedural shortcomings having been remedied, we now treat only the merits, being satisfied that this court has jurisdiction.

After making appropriate application, petitioner obtained approval of the County Zoning Department and, subsequently, the approval of the County Planning Commission. Approval was based upon documentary evidence and expert opinion.

In public hearings before the County Commission, various neighbors expressed their opinion that the proposed use would cause traffic problems, light and noise pollution and generally would impact unfavorably on the area. The County Commission denied the application and the circuit court denied certiorari to review that denial. We grant the writ and quash the order under review.

[1][2][3] We explained the respective burdens of an applicant for a special exception and the zoning authority in *Rural New Town, Inc. v. Palm Beach County,* 315 So.2d 478, 480 (Fla. 4th DCA 1975), as follows:

> In rezoning, the burden is upon the *applicant* to clearly establish such right (as hereinabove indicated). In the case of a special exception, where the applicant has otherwise complied with those conditions set forth in the zoning code, the burden is upon the *zoning authority* to demonstrate by competent substantial evidence that the special exception *is adverse to the public interest.* Yokley on Zoning, vol. 2, p. 124. A special exception is a permitted use to which the applicant is entitled *unless* the zoning authority determines according to the standards of the zoning ordinance that such use would adversely affect the public interest.
>
> (Emphasis in original; some citations omitted.)

The supreme court, in *De Groot v. Sheffield,* 95 So.2d 912, 916 (Fla.1957), explained in the following language what is meant by the term "competent substantial evidence" in the context of certiorari review:

> Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. We have stated it to be such relevant evidence as a reasonable mind would accept as adequate to support a conclusion. *Becker v. Merrill,* 155 Fla. 379, 20 So.2d 912; *Laney v. Board of Public Instruction,* 153 Fla. 728, 15 So.2d 748. In employing the adjective "competent" to modify the word "substantial," we are aware of the familiar rule that in administrative proceedings the formalities in the introduction of testimony common to the courts of justice are not strictly employed. *Jenkins v. Curry,* 154 Fla. 617, 18 So.2d 521. We are of the view, however, that the evidence relied upon to *1360 sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached. To this extent the "substantial" evidence should also be "competent."
>
> (Some citations omitted.)

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In *City of Apopka v. Orange County,* 299 So.2d 657, 660 (Fla. 4th DCA 1974), the "evidence" in opposition to petitioner's application for special exception consisted, as in the present case, of the opinions of neighbors, and in that case we explained:

> The evidence in opposition to the request for exception was in the main laymen's opinions unsubstantiated by any competent facts. Witnesses were not sworn and cross examination was specifically prohibited. Although the Orange County Zoning Act requires the Board of County Commissioners to make a finding that the granting of the special exception shall not adversely affect the public interest, the Board made no finding of facts bearing on the question of the effect the proposed airport would have on the public interest; it simply stated as a conclusion that the exception would adversely affect the public interest. Accordingly we find it impossible to conclude that on an issue as important as the one before the board, there was substantial competent evidence to conclude that the public interest would be adversely affected by granting the appellants the special exception they had applied for.

Earlier in that opinion we also noted:

As pointed out by Professor Anderson in Volume 3 of his work, American Law Of Zoning, § 15.27, pp. 155-56:

> "It does not follow, ... that either the legislative or the quasi-judicial functions of zoning should be controlled or unduly influenced by opinions and desires expressed by interested persons at public hearings. Commenting upon the role of the public hearing in the processing of permit applications, the Supreme Court of Rhode Island said:
>
> 'Public notice of the hearing of an application for exception ... is not given for the purpose of polling the neighborhood on the question involved, but to give interested persons an opportunity to present facts from which the board may determine whether the particular provision of the ordinance, as applied to the applicant's property, is reasonably necessary for the protection of ... public health.... The board should base their determination upon facts which they find to have been established, instead of upon the wishes of persons who appear for or against the granting of the application.'
>
> The objections of a large number of residents of the affected neighborhood are not a sound basis for the denial of a permit. The quasi-judicial function of a board of adjustment must be exercised on the basis of the facts adduced; numerous objections by adjoining landowners may not properly be given even a cumulative effect."
>
> 299 So.2d at 659.

Our review of the record leads us to conclude that there is literally no competent substantial evidence to support the conclusion reached below. The circuit court overlooked the law which says that a special exception is a permitted use to which the applicant is entitled unless the zoning authority determines according to the standards of the zoning ordinance that the use would adversely affect the public interest. *Rural New Town,* 315 So.2d at 480. It also overlooked the law which says that opinions of residents are not factual evidence and not a sound basis for denial of a zoning change application. *See City of Apopka,* 299 So.2d at 660.

For these reasons we grant certiorari, quash the order and remand with instructions that the special exception be granted.

HERSEY, C.J., and ANSTEAD, J., concur.
STONE, J., dissents with opinion.

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***1361** STONE, Judge, dissenting.

I would deny certiorari. In my judgment, the record supports the decision of the circuit court upholding the action of the county. I also do not conclude that the trial court overlooked the law.

Fla.App. 4 Dist.,1990.
Pollard v. Palm Beach County
560 So.2d 1358, 15 Fla. L. Weekly D1272

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690 So.2d 700, 22 Fla. L. Weekly D827
(Cite as: 690 So.2d 700)

C

District Court of Appeal of Florida,
Third District.
Cheryl L. **DEBES**, as Trustee, Petitioner,
v.
The CITY OF **KEY WEST**, Respondent.

No. 96-2451.
April 2, 1997.

Landowner filed petition for certiorari review of decision by the Circuit Court, Monroe County, Sandra Taylor, J., which upheld city commission's denial of application to rezone parcel of owner's property from medium density residential to commercial general. The District Court of Appeal, Schwartz, C.J., held that refusal to rezone property was arbitrary, discriminatory, and unreasonable.

Certiorari granted.

West Headnotes

[1] Zoning and Planning 414 1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission's refusal to rezone owner's property from medium density residential to commercial general so as to permit construction of shopping center was arbitrary, discriminatory, and unreasonable, where parcel was surrounded in all directions and on both sides of street by property which was both zoned and used for commercial purposes.

[2] Zoning and Planning 414 1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission could not justify denial of application to rezone owner's property from medium density residential to commercial general on ground that commercial zoning of parcel would create more traffic than noncommercial use.

[3] Zoning and Planning 414 1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission could not justify denial of application to rezone owner's property from residential to commercial general on ground that denial promoted creation of adequate housing; promotion of affordable housing, while it may represent desirable public pol-

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icy, may not be promoted on back of private landowner by depriving him of constitutionally protected use of his property.

***700** Mattson & Tobin and Andrew M. Tobin, Key Largo, for petitioner.

***701** Mark Graham Hanson, for respondent.

Before SCHWARTZ, C.J., and COPE and FLETCHER, JJ.

SCHWARTZ, Chief Judge.

[1] The petitioner is the owner of undeveloped land on North Roosevelt Boulevard in Key West. The parcel is in the center of what is specifically designated in the city's Comprehensive Plan as a primary commercial area and is, in fact, surrounded in all directions and on both sides of the street by property which is both zoned and used for commercial purposes. Notwithstanding, the Key West City Commission three times denied [FN1] an application initiated by its own City Planner,[FN2] and approved by the Planning Board, to amend the designation of the property on the Future Land Use Map (FLUM) from Medium Density Residential (MDR) to Commercial General (CG) [FN3] so as to permit the construction of a shopping center. On this petition for certiorari review of a circuit court decision which upheld the last denial, we conclude that, as a matter of law, "the refusal to rezone the property [was] arbitrary, discriminatory [and] unreasonable." *Board of County Comm'rs v. Snyder,* 627 So.2d 469, 476 (Fla.1993).

FN1. The two previous denials were both quashed on review by the circuit court. Our disposition of the present case makes it unnecessary directly to consider the petitioner's very substantial contention that at least the first of these rulings entitles her to relief under the doctrine of res judicata.

FN2. The application stemmed from the professionals' desire to correct what they characterized as their own "mistake" in their designating the parcel as MDR because, at that time, a plan had been submitted to build a residential development on the parcel. In the event, the proposal proved financially unworkable and failed entirely.

FN3. CG permits commercial, office and residential use. MDR permits residential use.

Almost without more, this brief recitation of the characteristics of the area and of the petitioner's particular situation clearly establishes that singling out her property alone for disparate treatment represents a wholly impermissible instance of discriminatory spot zoning-or, in this context, spot planning-in reverse. *Tollius v. City of Miami,* 96 So.2d 122 (Fla.1957); *City Commission v. Woodlawn Park Cemetery Co.,* 553 So.2d 1227 (Fla. 3d DCA 1989), review denied, 563 So.2d 631 (Fla.1990); *City of Coral Gables v. Wepman,* 418 So.2d 339 (Fla. 3d DCA 1982), review denied, 424 So.2d 760 (Fla.1982); *Olive v. City of Jacksonville,* 328 So.2d 854 (Fla. 1st DCA 1976); *City of South Miami v. Hillbauer,* 312 So.2d 241 (Fla. 3d DCA 1975); *City of Miami v. Schutte,* 262 So.2d 14 (Fla. 3d DCA 1972); see *Parking Facilities, Inc. v. City of Miami Beach,* 88 So.2d 141 (Fla.1956)(spot zoning); *County of Brevard v. Woodham,* 223 So.2d 344 (Fla. 4th DCA 1969)(same), cert. denied, 229 So.2d 872 (Fla.1969); 7 Fla.Jur.2d Building, Zoning, & Land Controls § 110, at 512 (1978).

The city contends, however, that its action is justified by (a) "substantial, competent evidence," *Snyder,* 627 So.2d at 475,[FN4] before the Commission that commercial zoning of the petitioner's parcel would result in increased traffic and (b) a desire to encourage the building of "affordable housing" in the city-a result which would in effect be mandated by the MDR designation because it excludes commercial or office use. Neither position has a semblance of merit.

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FN4. While we agree that *Snyder* provides the appropriate standard of review, see *Snyder* 627 So.2d at 469; *City of Ft. Lauderdale v. Multidyne Medical Waste Management, Inc.,* 567 So.2d 955 (Fla. 4th DCA 1990), review denied, 581 So.2d 165 (Fla.1991), the issue is not determinative or even important in our consideration of the case. As we suspect is very often the case, the application of any possible formulation of the showing necessary either to support or to overturn a local government's decision of the present kind, including the "fairly debatable" standard deemed appropriate in *Martin County v. Yusem,* 690 So.2d 1288 (Fla. Case No. 87,078, opinion filed, March 27, 1997)[22 FLW S156]; *e.g., Allapattah Community Ass'n v. City of Miami,* 379 So.2d 387 (Fla. 3d DCA 1980), cert. denied, 386 So.2d 635 (Fla.1980), would yield the same result. See *Metropolitan Dade County v. Fuller,* 515 So.2d 1312, 1314 n. 4 (Fla. 3d DCA 1987).

[2] *1. Traffic Increase No Justification.* Because it is virtually self-evident that, by its very nature, all commercial uses create "more traffic" than non-commercial ones, it is equally obvious that local government cannot ***702** justify a denial of a particular commercial use on this ground. To hold otherwise would mean, as it apparently did in the proceedings before the Commission, that the protectable rights of any owner may be arbitrarily destroyed. This is not, and we will not let it be, the law. *Tollius,* 96 So.2d at 122 (change in neighborhood to commercial use requires restrictions to residential use to be relaxed).

Indeed, the Commission's actions in this case involve almost every one of the several bases upon which courts both here and elsewhere have rejected the contention that a potential traffic increase may support the denial of otherwise required commercial zoning. 5 Rathkopf's The Law of Zoning & Planning § 59.03 (4th ed. 1996), and cases collected at § 59.03[3] (denial of commercial use unjustified by showing merely of a "generalized increase in traffic due to an increase in intensity of use"); § 59.03[4]("a desire to prevent an undesirable increase in traffic congestion is not sufficient justification for the retention of an unsuitable or unreasonable zoning classification"); § 59.03[5] ("[z]oning classifications and permit decisions based on a desire to avoid increased traffic congestion may be held invalid where such action involves unreasonable discrimination between neighboring tracts or similar uses"; citing *Florida Mining & Materials Corp. v. Port Orange,* 518 So.2d 311 (Fla. 5th DCA 1987) (reversing denial of special permit to construct cement plant based on fact that cement trucks would pass through residential area, when trucks from other, similar businesses were permitted to do so), review denied, 528 So.2d 1181 (Fla.1988)); § 59.03[6] ("[z]oning classification or restrictions based on traffic conditions may be held invalid ... where land is uniquely burdened to extract a public benefit as a substitute for proper traffic management and control").

As the petitioner correctly argues, the traffic problems which may or may not be presented by her proposed commercial development of the property are properly considered in the administrative process which the city has itself established. See 5 Rathkopf's The Law of Zoning & Planning § 59.03[1], [3]. Generalized fears of an increase in traffic are wholly inappropriate, however, to deny any one landowner the rights to which he is entitled.

[3] *2. Promotion of Affordable Housing No Justification.* The claim that the city's action may be justified as promoting the creation of adequate housing is, if anything, even more obviously deficient. While this aim may represent a desirable public policy-which might support, for example, the condemnation of property for that use, see *State v. Miami Beach Redevelopment Agency,* 392 So.2d 875 (Fla.1980)-it emphatically may *not* be promoted on the back of a

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private landowner by depriving him of the constitutionally protected use of his property. As the estimable Judge Cowart correctly and succinctly stated:

> A property owner is entitled to have his property properly zoned based on proper zoning concepts without regard to the one particular use which the owner might then intend to make of the various uses permitted under a proper zoning classification. A zoning authority's insistence on considering the owner's specific use of a parcel of land constitutes not zoning but direct governmental control of the actual use of each parcel of land which is inconsistent with constitutionally guaranteed private property rights.

Porpoise Point Partnership v. St. Johns County, 470 So.2d 850, 851 (Fla. 5th DCA 1985); accord *ABG Real Estate Dev. Co. v. St. Johns County,* 608 So.2d 59, 63 (Fla. 5th DCA 1992), cause dismissed, 613 So.2d 8 (Fla.1993).

In sum, the record reflects that the only reason for the denial of the proposed rezoning was that the opposition-of the city's existing merchants to the competition represented by the prospective commercial use of the property and of those who wanted more housing-had the votes. We reiterate, however, what was said in the reverse situation presented by a city's *approval* of an unjustified zoning change in *Allapattah Community Ass'n v. City of Miami,* 379 So.2d 387, 394 (Fla. 3d DCA 1980), cert. denied, 386 So.2d 635 (Fla.1980):

> The [courts] ... will not and cannot approve a zoning regulation-or any governmental action adversely affecting the ***703** rights of others-which is based on no more than the fact that those who support it have the power to work their will.

Accord, e.g., Town of Ponce Inlet v. Rancourt, 627 So.2d 586, 588 n. 1 (Fla. 5th DCA 1993); *City of Apopka v. Orange County,* 299 So.2d 657 (Fla. 4th DCA 1974).

For these reasons, we conclude that the circuit court decision so fundamentally and seriously departs from the controlling law that a miscarriage of justice has resulted and that review on certiorari is therefore both justified and required. *Haines City Community Dev. v. Heggs,* 658 So.2d 523 (Fla.1995); *Snyder,* 627 So.2d at 469; *Metropolitan Dade County v. Blumenthal,* 675 So.2d 598 (Fla. 3d DCA 1995), review dismissed, 680 So.2d 421 (Fla.1996); *ABG,* 608 So.2d at 59. Upon that review, the decision is quashed and the cause remanded with directions to require the City Commission to grant the application in question.

Certiorari granted.

Fla.App. 3 Dist.,1997.
Debes v. City of Key West
690 So.2d 700, 22 Fla. L. Weekly D827

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627 So.2d 469, 18 Fla. L. Weekly S522
(Cite as: 627 So.2d 469)

Supreme Court of Florida.
BOARD OF COUNTY COMMISSIONERS OF **BREVARD** COUNTY, Florida, Petitioner,
v.
Jack R. **SNYDER**, et ux., Respondents.

No. 79720.
Oct. 7, 1993.
Rehearing Denied Dec. 23, 1993.

Property owners brought original action seeking writ of certiorari after county board denied their application for rezoning of property from general use to medium density multiple-family dwelling use. The District Court of Appeal, 595 So.2d 65, granted petition. On review for direct conflict of decisions, the Supreme Court, Grimes, J., held that: (1) rezoning action which entails application of general rule or policy to specific individuals, interests or activities is quasi-judicial in nature, subject to strict scrutiny on certiorari review; (2) landowner who demonstrates that proposed use of property is consistent with comprehensive plan is not presumptively entitled to such use; (3) landowner seeking to rezone property has burden of proving that proposal is consistent with comprehensive plan, and burden thereupon shifts to zoning board to demonstrate that maintaining existing zoning classification accomplishes legitimate public purpose; and (4) although board is not required to make findings of fact in denying application of rezoning, upon review by certiorari in the circuit court it must be shown there was competent substantial evidence presented to board to support its ruling.

Decision of District Court of Appeal quashed.

Shaw, J., dissented.

West Headnotes

[1] Counties 104 ⚿58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

Legislative action of county board of commissioners is subject to attack in circuit court; however, in deference to policymaking function of board when acting in a legislative capacity, its actions will be sustained as long as they are fairly debatable.

[2] Counties 104 ⚿58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

Rulings of county board of commissioners acting in its quasi-judicial capacity are subject to review by certiorari and will be upheld only if they are supported by substantial competent evidence.

[3] Counties 104 ⚿58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

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It is character of hearing that determines whether or not county board action is legislative or quasi-judicial, for purposes of judicial review; generally speaking, legislative action results in formulation of a general rule of policy, whereas judicial action results in application of a general rule of policy.

[4] Zoning and Planning 414 1575

414 Zoning and Planning
414X Judicial Review or Relief
414X(A) In General
414k1572 Nature and Form of Remedy
414k1575 k. Certiorari. Most Cited Cases
(Formerly 414k565)

Zoning and Planning 414 1623

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)1 In General
414k1623 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k604)

Zoning and Planning 414 1702

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1702 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k703)

Comprehensive rezonings affecting a large portion of the public are legislative in nature, and are subject to "fairly debatable" standard of review; however, rezoning actions which can be viewed as policy application, rather than policy setting, and which have an impact on a limited number of persons or property owners are quasi-judicial in nature and are properly reviewable by petition for certiorari; on such review they are subject to strict scrutiny and to substantial evidence standard.

[5] Zoning and Planning 414 1575

414 Zoning and Planning
414X Judicial Review or Relief
414X(A) In General
414k1572 Nature and Form of Remedy
414k1575 k. Certiorari. Most Cited Cases
(Formerly 414k565)

County board's denial of landowner's application to rezone property to zoning classification which would allow construction of 15 residential units per acre was in the nature of a quasi-judicial proceeding, and was properly reviewable by petition for certiorari.

[6] Zoning and Planning 414 1351

414 Zoning and Planning
414VIII Permits, Certificates, and Approvals
414VIII(A) In General
414k1350 Right to Permission, and Discretion
414k1351 k. In general. Most Cited Cases
(Formerly 414k375.1)

Zoning and Planning 414 1698

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1698 k. Substantial evidence in

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general. Most Cited Cases
(Formerly 414k703)

Even where denial of a zoning application would be inconsistent with comprehensive plan, local government should have discretion to decide that maximum development density should not be allowed provided governmental body approves some development that is consistent with the plan and government's decision is supported by substantial, competent evidence.

[7] Zoning and Planning 414 1151

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1149 Comprehensive or General Plan
414k1151 k. Conformity of change to plan. Most Cited Cases
(Formerly 414k194.1)

Landowner who demonstrates that proposed use is consistent with comprehensive zoning plan is not presumptively entitled to such use if opposing governmental agency fails to prove by clear and convincing evidence that specifically stated public necessity requires a more restricted use; property owner is not necessarily entitled to relief by proving such consistency when agency action is also consistent with plan.

[8] Zoning and Planning 414 1262

414 Zoning and Planning
414V Construction, Operation, and Effect
414V(C) Uses and Use Districts
414V(C)1 In General
414k1262 k. Maps, plats, and plans; subdivision regulations. Most Cited Cases
(Formerly 414k245)

Growth Management Act was not intended to preclude development but only to ensure that it proceed in an orderly manner. West's F.S.A. § 163.3161 et seq.

[9] Zoning and Planning 414 1146

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1146 k. Public interest and need; general welfare. Most Cited Cases
(Formerly 414k157)

Zoning and Planning 414 1151

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1149 Comprehensive or General Plan
414k1151 k. Conformity of change to plan. Most Cited Cases
(Formerly 414k159)

Zoning and Planning 414 1182

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(B) Proceedings to Modify or Amend
414k1179 Notice and Hearing
414k1182 k. Hearing or meeting in general. Most Cited Cases
(Formerly 414k194.1)

Landowner seeking to rezone property has burden of proving that proposal is consistent with comprehensive plan and complies with all procedural requirements of zoning ordinance; burden thereupon shifts to governmental board to demonstrate that maintaining existing zoning classification with respect to the property accomplishes a legitimate public purpose; board will have burden of showing refusal to

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rezone property is not arbitrary, discriminatory, or unreasonable; if board carries burden, application should be denied.

[10] Zoning and Planning 414 ⚿1189

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(B) Proceedings to Modify or Amend
414k1189 k. Filing, publication, and posting; minutes and findings. Most Cited Cases
(Formerly 414k199)

Zoning and Planning 414 ⚿1702

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1702 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k703)

Although zoning board is not required to make findings of fact in making decision on landowner's application to rezone property, it must be shown there was competent substantial evidence presented to the board to support its ruling in order to sustain its action, upon review by certiorari in circuit court.

***470** Robert D. Guthrie, County Atty., and Eden Bentley, Asst. County Atty., Melbourne, for petitioner.

Frank J. Griffith, Jr., Cianfrogna, Telfer, Reda & Faherty, P.A., Titusville, for respondents.

Denis Dean and Jonathan A. Glogau, Asst. Attys. Gen., Tallahassee, amicus curiae, for Atty. Gen., State of FL.

Nancy Stuparich, Asst. Gen. Counsel, and Jane C. Hayman, Deputy Gen. Counsel, Tallahassee, amicus curiae, for FL League of Cities, Inc.

Paul R. Gougelman, III, and Maureen M. Matheson, Reinman, Harrell, Graham, Mitchell & Wattwood, P.A., Melbourne, amicus curiae, for Space Coast League of Cities, Inc., City of Melbourne, and Town of Indialantic.

Richard E. Gentry, FL Home Builders Ass'n, and Robert M. Rhodes and Cathy M. Sellers, Steel, Hector and Davis, Tallahassee, amicus curiae, for FL Home Builders Ass'n.

David La Croix, Pennington, Wilkinson & Dunlap, P.A., and William J. Roberts, Roberts and Eagan, P.A., Tallahassee, amicus curiae, for FL Ass'n of Counties.

David J. Russ and Karen Brodeen, Asst. Gen. Counsels, Tallahassee, amicus curiae, for FL Dept. of Community Affairs.

Richard Grosso, Legal Director, Tallahassee, and C. Allen Watts, Cobb, Cole and Bell, Daytona Beach, amicus curiae, for 1000 Friends of FL.

Neal D. Bowen, County Atty., Kissimmee, amicus curiae, for Osceola County.

M. Stephen Turner and David K. Miller, Broad and Cassel, Tallahassee, amicus curiae, for Monticello Drug Co.

John J. Copelan, Jr., County Atty., and Barbara S. Monahan, Asst. County Atty. for Broward County, Fort Lauderdale, and Emeline Acton, County Atty. for Hillsborough County, Tampa, amici curiae, for Broward County, Hillsborough County and FL Ass'n of County Attys., Inc.

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Thomas G. Pelham, Holland & Knight, Tallahassee, amicus curiae, pro se.

GRIMES, Justice.

We review *Snyder v. Board of County Commissioners,* 595 So.2d 65 (Fla. 5th DCA1991), because of its conflict with *Schauer v. City of Miami Beach,* 112 So.2d 838 (Fla.1959); *City of Jacksonville Beach v. Grubbs,* 461 So.2d 160 (Fla. 1st DCA1984), *review denied,* 469 So.2d 749 (Fla.1985); and *Palm Beach County v. Tinnerman,* 517 So.2d 699 (Fla. 4th DCA1987), *review denied,* ***471** 528 So.2d 1183 (Fla.1988). We have jurisdiction under article V, section 3(b)(3) of the Florida Constitution. Jack and Gail Snyder owned a one-half acre parcel of property on Merritt Island in the unincorporated area of Brevard County. The property is zoned GU (general use) which allows construction of a single-family residence. The Snyders filed an application to rezone their property to the RU-2-15 zoning classification which allows the construction of fifteen units per acre. The area is designated for residential use under the 1988 Brevard County Comprehensive Plan Future Land Use Map. Twenty-nine zoning classifications are considered potentially consistent with this land use designation, including both the GU and the RU-2-15 classifications.

After the application for rezoning was filed, the Brevard County Planning and Zoning staff reviewed the application and completed the county's standard "rezoning review worksheet." The worksheet indicated that the proposed multifamily use of the Snyders' property was consistent with all aspects of the comprehensive plan except for the fact that it was located in the one-hundred-year flood plain in which a maximum of only two units per acre was permitted. For this reason, the staff recommended that the request be denied.

At the planning and zoning board meeting, the county planning and zoning director indicated that when the property was developed the land elevation would be raised to the point where the one-hundred-year-flood plain restriction would no longer be applicable. Thus, the director stated that the staff no longer opposed the application. The planning and zoning board voted to approve the Snyders' rezoning request.

When the matter came before the board of county commissioners, Snyder stated that he intended to build only five or six units on the property. However, a number of citizens spoke in opposition to the rezoning request. Their primary concern was the increase in traffic which would be caused by the development. Ultimately, the commission voted to deny the rezoning request without stating a reason for the denial.

The Snyders filed a petition for certiorari in the circuit court. Three circuit judges, sitting en banc, reviewed the petition and denied it by a two-to-one decision. The Snyders then filed a petition for certiorari in the Fifth District Court of Appeal.

The district court of appeal acknowledged that zoning decisions have traditionally been considered legislative in nature. Therefore, courts were required to uphold them if they could be justified as being "fairly debatable." Drawing heavily on *Fasano v. Board of County Commissioners,* 264 Or. 574, 507 P.2d 23 (1973), however, the court concluded that, unlike initial zoning enactments and comprehensive rezonings or rezonings affecting a large portion of the public, a rezoning action which entails the application of a general rule or policy to specific individuals, interests, or activities is quasi-judicial in nature. Under the latter circumstances, the court reasoned that a stricter standard of judicial review of the rezoning decision was required. The court went on to hold:

(4) Since a property owner's right to own and use his property is constitutionally protected, review of

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any governmental action denying or abridging that right is subject to close judicial scrutiny. Effective judicial review, constitutional due process and other essential requirements of law, all necessitate that the governmental agency (by whatever name it may be characterized) applying legislated land use restrictions to particular parcels of privately owned lands, must state reasons for action that denies the owner the use of his land and must make findings of fact and a record of its proceedings, sufficient for judicial review of: the legal sufficiency of the evidence to support the findings of fact made, the legal sufficiency of the findings of fact supporting the reasons given and the legal adequacy, under applicable law (*i.e.*, under general comprehensive zoning ordinances, applicable state and case law and state and federal constitutional provisions) of the reasons given for the result of the action taken.

(5) The initial burden is upon the landowner to demonstrate that his petition or application for use of privately owned ***472** lands, (rezoning, special exception, conditional use permit, variance, site plan approval, etc.) complies with the reasonable procedural requirements of the ordinance and that the use sought is consistent with the applicable comprehensive zoning plan. Upon such a showing the landowner is presumptively entitled to use his property in the manner he seeks unless the opposing governmental agency asserts and proves by clear and convincing evidence that a specifically stated public necessity requires a specified, more restrictive, use. After such a showing the burden shifts to the landowner to assert and prove that such specified more restrictive land use constitutes a taking of his property for public use for which he is entitled to compensation under the taking provisions of the state or federal constitutions.

Snyder v. Board of County Commissioners, 595 So.2d at 81 (footnotes omitted).

Applying these principles to the facts of the case, the court found (1) that the Snyders' petition for rezoning was consistent with the comprehensive plan; (2) that there was no assertion or evidence that a more restrictive zoning classification was necessary to protect the health, safety, morals, or welfare of the general public; and (3) that the denial of the requested zoning classification without reasons supported by facts was, as a matter of law, arbitrary and unreasonable. The court granted the petition for certiorari.

Before this Court, the county contends that the standard of review for the county's denial of the Snyders' rezoning application is whether or not the decision was fairly debatable. The county further argues that the opinion below eliminates a local government's ability to operate in a legislative context and impairs its ability to respond to public comment. The county refers to *Jennings v. Dade County,* 589 So.2d 1337 (Fla. 3d DCA 1991), *review denied,* 598 So.2d 75 (Fla.1992), for the proposition that if its rezoning decision is quasi-judicial, the commissioners will be prohibited from obtaining community input by way of ex parte communications from its citizens. In addition, the county suggests that the requirement to make findings in support of its rezoning decision will place an insurmountable burden on the zoning authorities. The county also asserts that the salutary purpose of the comprehensive plan to provide controlled growth will be thwarted by the court's ruling that the maximum use permitted by the plan must be approved once the rezoning application is determined to be consistent with it.

The Snyders respond that the decision below should be upheld in all of its major premises. They argue that the rationale for the early decisions that rezonings are legislative in nature has been changed by the enactment of the Growth Management Act. Thus, in order to ensure that local governments follow the principles enunciated in their comprehensive plans, it is necessary for the courts to exercise stricter scrutiny than would be provided under the fairly debatable rule. The Snyders contend that their rezoning

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application was consistent with the comprehensive plan. Because there are no findings of fact or reasons given for the denial by the board of county commissioners, there is no basis upon which the denial could be upheld. Various amici curiae have also submitted briefs in support of their several positions.

Historically, local governments have exercised the zoning power pursuant to a broad delegation of state legislative power subject only to constitutional limitations. Both federal and state courts adopted a highly deferential standard of judicial review early in the history of local zoning. In *Village of Euclid v. Ambler Realty Co.*, 272 U.S. 365, 47 S.Ct. 114, 71 L.Ed. 303 (1926), the United States Supreme Court held that "[i]f the validity of the legislative classification for zoning purposes be fairly debatable, the legislative judgment must be allowed to control." 272 U.S. at 388, 47 S.Ct. at 118. This Court expressly adopted the fairly debatable principle in *City of Miami Beach v. Ocean & Inland Co.*, 147 Fla. 480, 3 So.2d 364 (1941).

Inhibited only by the loose judicial scrutiny afforded by the fairly debatable rule, local zoning systems developed in a markedly inconsistent manner. Many land use experts and practitioners have been critical of the local zoning system. Richard Babcock deplored the effect of "neighborhoodism" and ***473** rank political influence on the local decision-making process. Richard F. Babcock, *The Zoning Game* (1966). Mandelker and Tarlock recently stated that "zoning decisions are too often ad hoc, sloppy and self-serving decisions with well-defined adverse consequences without off-setting benefits." Daniel R. Mandelker and A. Dan Tarlock, *Shifting the Presumption of Constitutionality in Land-Use Law*, 24 Urb.Law. 1, 2 (1992).

Professor Charles Harr, a leading proponent of zoning reform, was an early advocate of requiring that local land use regulation be consistent with a legally binding comprehensive plan which would serve long range goals, counteract local pressures for preferential treatment, and provide courts with a meaningful standard of review. Charles M. Harr, "*In Accordance With A Comprehensive Plan,*" 68 Harv.L.Rev. 1154 (1955). In 1975, the American Law Institute adopted the Model Land Development Code, which provided for procedural and planning reforms at the local level and increased state participation in land use decision-making for developments of regional impact and areas of critical state concern.

Reacting to the increasing calls for reform, numerous states have adopted legislation to change the local land use decision-making process. As one of the leaders of this national reform, Florida adopted the Local Government Comprehensive Planning Act of 1975. Ch. 75-257, Laws of Fla. This law was substantially strengthened in 1985 by the Growth Management Act. Ch. 85-55, Laws of Fla.

Pursuant to the Growth Management Act, each county and municipality is required to prepare a comprehensive plan for approval by the Department of Community Affairs. The adopted local plan must include "principles, guidelines, and standards for the orderly and balanced future economic, social, physical, environmental, and fiscal development" of the local government's jurisdictional area. Section 163.3177(1), Fla.Stat. (1991). At the minimum, the local plan must include elements covering future land use; capital improvements generally; sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer protection specifically; conservation; recreation and open space; housing; traffic circulation; intergovernmental coordination; coastal management (for local government in the coastal zone); and mass transit (for local jurisdictions with 50,000 or more people). *Id.*, § 163.3177(6).

Of special relevance to local rezoning actions, the future land use plan element of the local plan must contain both a future land use map and goals, policies, and measurable objectives to guide future land use

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decisions. This plan element must designate the "proposed future general distribution, location, and extent of the uses of land" for various purposes. *Id.*, § 163.3177(6)(a). It must include standards to be utilized in the control and distribution of densities and intensities of development. In addition, the future land use plan must be based on adequate data and analysis concerning the local jurisdiction, including the projected population, the amount of land needed to accommodate the estimated population, the availability of public services and facilities, and the character of undeveloped land. *Id.*, § 163.3177(6)(a).

The local plan must be implemented through the adoption of land development regulations that are consistent with the plan. *Id.* § 163.3202. In addition, all development, both public and private, and all development orders approved by local governments must be consistent with the adopted local plan. *Id.*, § 163.3194(1)(a). Section 163.3194(3), Florida Statutes (1991), explains consistency as follows:

> (a) A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

Section 163.3164, Florida Statutes (1991), reads in pertinent part:

> (6) "Development order" means any order granting, denying, or granting with conditions an application for a development permit.
>
> ***474** (7) "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Because an order granting or denying rezoning constitutes a development order and development orders must be consistent with the comprehensive plan, it is clear that orders on rezoning applications must be consistent with the comprehensive plan.

[1][2] The first issue we must decide is whether the Board's action on Snyder's rezoning application was legislative or quasi-judicial. A board's legislative action is subject to attack in circuit court. *Hirt v. Polk County Bd. of County Comm'rs,* 578 So.2d 415 (Fla. 2d DCA1991). However, in deference to the policy-making function of a board when acting in a legislative capacity, its actions will be sustained as long as they are fairly debatable. *Nance v. Town of Indialantic,* 419 So.2d 1041 (Fla.1982). On the other hand, the rulings of a board acting in its quasi-judicial capacity are subject to review by certiorari and will be upheld only if they are supported by substantial competent evidence. *De Groot v. Sheffield,* 95 So.2d 912 (Fla.1957).

Enactments of original zoning ordinances have always been considered legislative. *Gulf & Eastern Dev. Corp. v. City of Fort Lauderdale,* 354 So.2d 57 (Fla.1978); *County of Pasco v. J. Dico, Inc.,* 343 So.2d 83 (Fla. 2d DCA1977). In *Schauer v. City of Miami Beach,* this Court held that the passage of an amending zoning ordinance was the exercise of a legislative function. 112 So.2d at 839. However, the amendment in that case was comprehensive in nature in that it effected a change in the zoning of a large area so as to permit it to be used as locations for multiple family buildings and hotels. *Id.* In *City of Jacksonville Beach v. Grubbs* and *Palm Beach County v. Tinnerman,* the district courts of appeal went further and held that board action on specific rezoning applications of individual property owners was also legislative. *Grubbs,* 461 So.2d at 163; *Tinnerman,* 517 So.2d at 700.

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[3] It is the character of the hearing that determines whether or not board action is legislative or quasi-judicial. *Coral Reef Nurseries, Inc. v. Babcock Co.,* 410 So.2d 648 (Fla. 3d DCA1982). Generally speaking, legislative action results in the *formulation* of a general rule of policy, whereas judicial action results in the *application* of a general rule of policy. Carl J. Peckingpaugh, Jr., Comment, *Burden of Proof in Land Use Regulations: A Unified Approach and Application to Florida,* 8 Fla.St.U.L.Rev. 499, 504 (1980). In *West Flagler Amusement Co. v. State Racing Commission,* 122 Fla. 222, 225, 165 So. 64, 65 (1935), we explained:

> A judicial or quasi-judicial act determines the rules of law applicable, and the rights affected by them, in relation to past transactions. On the other hand, a quasi-legislative or administrative order prescribes what the rule or requirement of administratively determined duty shall be with respect to transactions to be executed in the future, in order that same shall be considered lawful. But even so, quasi-legislative and quasi-executive orders, after they have already been entered, may have a quasi-judicial attribute if capable of being arrived at and provided by law to be declared by the administrative agency only after express statutory notice, hearing and consideration of evidence to be adduced as a basis for the making thereof.

[4][5] Applying this criterion, it is evident that comprehensive rezonings affecting a large portion of the public are legislative in nature. However, we agree with the court below when it said:

> [R]ezoning actions which have an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at a hearing, and where the decision can be functionally viewed as policy application, rather than policy setting, are in the nature of ... quasi-judicial action....

Snyder, 595 So.2d at 78. Therefore, the board's action on Snyder's application was in the nature of a quasi-judicial proceeding and ***475** properly reviewable by petition for certiorari.[FN1]

> FN1. One or more of the amicus briefs suggests that Snyder's remedy was to bring a de novo action in circuit court pursuant to section 163.3215, Florida Statutes (1991). However, in *Parker v. Leon County,* 627 So.2d 476 (Fla.1993), we explained that this statute only provides a remedy for third parties to challenge the consistency of development orders.

We also agree with the court below that the review is subject to strict scrutiny. In practical effect, the review by strict scrutiny in zoning cases appears to be the same as that given in the review of other quasi-judicial decisions. *See Lee County v. Sunbelt Equities, II, Ltd. Partnership,* 619 So.2d 996 (Fla. 2d DCA1993) (The term "strict scrutiny" arises from the necessity of strict compliance with comprehensive plan.). This term as used in the review of land use decisions must be distinguished from the type of strict scrutiny review afforded in some constitutional cases. *Compare Snyder v. Board of County Comm'rs,* 595 So.2d 65, 75-76 (Fla. 5th DCA1991) (land use), *and Machado v. Musgrove,* 519 So.2d 629, 632 (Fla. 3d DCA1987), *review denied,* 529 So.2d 693 (Fla.1988), and *review denied,* 529 So.2d 694 (Fla.1988) (land use), *with In re Estate of Greenberg,* 390 So.2d 40, 42-43 (Fla.1980) (general discussion of strict scrutiny review in context of fundamental rights), *appeal dismissed,* 450 U.S. 961, 101 S.Ct. 1475, 67 L.Ed.2d 610 (1981), *Florida High Sch. Activities Ass'n v. Thomas,* 434 So.2d 306 (Fla.1983) (equal protection), *and Department of Revenue v. Magazine Publishers of America, Inc.,* 604 So.2d 459 (Fla.1992) (First Amendment).

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[6] At this point, we depart from the rationale of the court below. In the first place, the opinion overlooks the premise that the comprehensive plan is intended to provide for the *future* use of land, which contemplates a gradual and ordered growth. *See City of Jacksonville Beach,* 461 So.2d at 163, in which the following statement from *Marracci v. City of Scappoose,* 552 P.2d 552, 553 (Or.Ct.App.1976), was approved:

> [A] comprehensive plan only establishes a long-range maximum limit on the possible intensity of land use; a plan does not simultaneously establish an immediate minimum limit on the possible intensity of land use. The present use of land may, by zoning ordinance, continue to be more limited than the future use contemplated by the comprehensive plan.

Even where a denial of a zoning application would be inconsistent with the plan, the local government should have the discretion to decide that the maximum development density should not be allowed provided the governmental body approves some development that is consistent with the plan and the government's decision is supported by substantial, competent evidence.

[7] Further, we cannot accept the proposition that once the landowner demonstrates that the proposed use is consistent with the comprehensive plan, he is presumptively entitled to this use unless the opposing governmental agency proves by clear and convincing evidence that specifically stated public necessity requires a more restricted use. We do not believe that a property owner is necessarily entitled to relief by proving consistency when the board action is also consistent with the plan. As noted in *Lee County v. Sunbelt Equities II, Limited Partnership:*

> [A]bsent the assertion of some enforceable property right, an application for rezoning appeals at least in part to local officials' discretion to accept or reject the applicant's argument that change is desirable. The *right* of judicial review does not *ipso facto* ease the burden on a party seeking to overturn a decision made by a local government, and certainly does not confer any property-based right upon the owner where none previously existed.
>
> ....
>
> Moreover, when it is the zoning classification that is challenged, the comprehensive plan is relevant only when the suggested use is inconsistent with that plan. Where any of several zoning classifications is consistent with the plan, the applicant seeking a change from one to the other is not entitled to judicial relief absent proof the *status quo* is no longer reasonable. It is not enough simply to be "consistent"; the proposed change cannot be *inconsistent,* and will be subject to the "strict ***476** scrutiny" of *Machado* to insure this does not happen.

619 So.2d at 1005-06.

[8] This raises a question of whether the Growth Management Act provides any comfort to the landowner when the denial of the rezoning request is consistent with the comprehensive plan. It could be argued that the only recourse is to pursue the traditional remedy of attempting to prove that the denial of the application was arbitrary, discriminatory, or unreasonable. *Burritt v. Harris,* 172 So.2d 820 (Fla.1965); *City of Naples v. Central Plaza of Naples, Inc.,* 303 So.2d 423 (Fla. 2d DCA1974). Yet, the fact that a proposed use is consistent with the plan means that the planners contemplated that that use would be acceptable at some point in the future. We do not believe the Growth Management Act was intended to preclude development but only to insure that it proceed in an orderly manner.

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[9] Upon consideration, we hold that a landowner seeking to rezone property has the burden of proving that the proposal is consistent with the comprehensive plan and complies with all procedural requirements of the zoning ordinance. At this point, the burden shifts to the governmental board to demonstrate that maintaining the existing zoning classification with respect to the property accomplishes a legitimate public purpose. In effect, the landowners' traditional remedies will be subsumed within this rule, and the board will now have the burden of showing that the refusal to rezone the property is not arbitrary, discriminatory, or unreasonable. If the board carries its burden, the application should be denied.

[10] While they may be useful, the board will not be required to make findings of fact. However, in order to sustain the board's action, upon review by certiorari in the circuit court it must be shown that there was competent substantial evidence presented to the board to support its ruling. Further review in the district court of appeal will continue to be governed by the principles of *City of Deerfield Beach v. Vaillant,* 419 So.2d 624 (Fla.1982).

Based on the foregoing, we quash the decision below and disapprove *City of Jacksonville Beach v. Grubbs* and *Palm Beach County v. Tinnerman,* to the extent they are inconsistent with this opinion. However, in the posture of this case, we are reluctant to preclude the Snyders from any avenue of relief. Because of the possibility that conditions have changed during the extended lapse of time since their original application was filed, we believe that justice would be best served by permitting them to file a new application for rezoning of the property. The application will be without prejudice of the result reached by this decision and will allow the process to begin anew according to the procedure outlined in our opinion.

It is so ordered.

BARKETT, C.J., and OVERTON, McDONALD, KOGAN and HARDING, JJ., concur.
SHAW, J., dissents.

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C

District Court of Appeal of Florida, Fourth District.
The CITY OF APOPKA, Florida, et al., Appellants,
v.
ORANGE COUNTY, a political subdivision of the State of Florida, and Clarcona Improvement Association, Appellees.

No. 73-273.
Feb. 22, 1974.
On Rehearing April 11, 1974.

Application submitted by three communities for special exception to allow construction of airport on extraterritorial land owned by them was denied by the zoning board of adjustment and the board of county commissioners affirmed. Municipalities' petition for certiorari was denied by the Circuit Court, Orange County, Parker Lee McDonald, J., and municipalities appealed. The District Court of Appeal, Downey, J., held that it was not the function of the board of county commissioners to hold a plebiscite on the application for special exception and that board's duty was to make finding as to how construction and operation of proposed airport would affect public interest and base its granting or denial of the special exception on those findings; and that evidence which consisted mainly of laymen's opinions which were unsubstantiated by competent facts and which were submitted at hearing where witnesses were not sworn and where cross-examination was specifically prohibited did not support conclusion that public interest would be adversely affected by the granting of the special exception.

Reversed and remanded with directions.

West Headnotes

[1] Zoning and Planning 414 1541

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1539 Notice and Hearing
414k1541 k. Notice. Most Cited Cases
(Formerly 414k534)

Zoning and Planning 414 1542

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1539 Notice and Hearing
414k1542 k. Hearings in general. Most Cited Cases
(Formerly 414k541)

Although notice to, and hearing of, the proponents and opponents of application for special exception for construction of airport was essential and all interested parties should have been given full and fair opportunity to express their views, it was not the function of the board of county commissioners to hold a **plebiscite** on the application for the special exception.

[2] Zoning and Planning 414 1552

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1547 Determination

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414k1552 k. Findings, reasons, conclusions, minutes or records. Most Cited Cases
(Formerly 414k544)

Purpose of board of county commissioners, in ruling on application for special exception to zoning ordinance, was to make findings as to how construction and operation of the proposed airport would affect the public and it was board's duty to base its granting or denial of the special exception upon those findings.

[3] Zoning and Planning 414 ⚿1503

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1503 k. Aviation and airports. Most Cited Cases
(Formerly 414k537.1, 414k537)

Where evidence in opposition to request for special exception for construction of airport consisted mainly of laymen's opinions, unsubstantiated by any competent facts, where witnesses were not sworn and cross-examination was specifically prohibited and where board of county commissioners made no findings of fact bearing on the question of the effect of the proposed airport on the public interest, there was no substantial competent evidence to support conclusion that public interest would be adversely affected by granting the special permit. West's F.S.A. § 332.01 et seq.; Sp.Acts 1963, c. 63-1716 as amended.

***657** William G. Mitchell, of Giles, Hedrick & Robinson, Orlando, for appellants.

***658** Steven R. Bechtel, of Mateer & Harbert, Orlando, for appellee Orange county.

Carter A. Bradford, of Bradford, Oswald, Tharp & Fletcher, Orlando, for appellee Clarcona Improvement Assn.

DOWNEY, Judge.

This is an appeal by the cities of Apopka, Ocoee, and Winter Garden and the Tri-City Airport Authority from a final judgment of the circuit court denying their petition for certiorari which sought review of an order denying appellants' application for a special exception. This is a companion appeal to those consolidated appeals numbered 72-1204 and 72-1209, 299 So.2d 652.

The appellant cities formed the appellant Tri-City Airport Authority pursuant to Chapter 332, F.S.1971, F.S.A., commonly known as The Airport Law of 1945, for the purpose of building an airport to serve the three cities and the surrounding area. Appropriate engineering studies were made and various sites for the proposed airport were considered. Finally, the Authority determined that a parcel of property located in Orange County outside any municipality and zoned A-1 was the most suitable site for the proposed airport. The Authority thereafter obtained options to buy that property. Orange County's zoning legislation permits construction and operation of 'airplane landing fields and helicopter ports with accessory facilities for private or public use' in an A-1 district as a special exception. Thus, the three cities and the Authority filed an application for a special exception with the Orange County Zoning Board of Adjustment to build their proposed airport. Without entering any finding of fact, the Zoning Board of Adjustment denied the application on the ground that granting it 'would be adverse to the general public interest.' On appeal to the Board of County Commissioners a de novo hearing was held with the following result:

'A motion was made by Commissioner Pickett, seconded by Commissioner Poe, and carried, that the decision of the Board of Zoning Adjustment on December 2, 1971 denying application No. 2 for a Special Exception in an A-1 District for the construction of a proposed Tri-City Airport be affirmed and upheld on the grounds that the granting of the proposed Spe-

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cial Exception would adversely affect the general public and would be detrimental to the public health, safety, comfort, order, convenience, prosperity and general welfare and, therefore, not in accordance with the Comprehensive Zoning Plan of Orange County.'

Appellants then filed a petition for a writ of certiorari in the circuit court in accordance with the provisions of the Orange County Zoning Act, Chapter 63-1716, Laws of Florida, as amended, to obtain review of the foregoing decision of the Board of County Commissioners. While the petition for certiorari was pending appellants filed another action in the Circuit Court of Orange County. The new action sought a declaration that implementation of Chapter 332, F.S.1971, F.S.A., by the appellants constituted a governmental function thereby exempting appellants from the operation of Orange County zoning regulations.

In order to determine whether there was substantial competent evidence to support the decision below we must of necessity resort to the evidence introduced at the hearing before the Board of County Commissioners. The appellants adduced evidence from (a) the Tri-City Airport Authority consulting engineer, (b) a representative of the Federal Aviation Agency, (c) and a representative of the Florida Department of Transportation, Mass Transit Division. Their testimony showed that there was a definite public need for the airport; that serious in depth studies had been made to determine the most appropropriate location for the airport; that the location in question was the best available considering such factors as (1) convenience to users, (2) land and area requirements, (3) general*659 topography, (4) 'compatability with existing land use, plans and land users', (5) land costs, (6) air space and objections, (7) availability of utilities, (8) noise problems, (9) bird habitats and other ecological problems. The mayors of the three municipalities and the members of the Airport Authority also demonstrated that the selection of the site in question resulted from long study and competent advice on the subject. Approval had been received from every interested government agency including the Federal Aviation Administration, the Florida Department of Transportation, and the Florida Department of Air and Water Pollution Control.

The evidence upon which the Board of County Commissioners relied to deny appellants' application came from one abutting owner, Richard Byrd; several other owners within a two to five mile radius of the proposed airport site; a petition signed by some two hundred members of the Clarcona Improvement Association; and approximately thirty-five people in attendance at the hearing who objected but did not testify. Byrd's testimony was mainly directed to his opinion of what the airport would do to construction costs in the area and his opinion of what would happen to zoning in the area as a result of the proposed use. It also developed that Byrd is interested in buying the property proposed to be used as the airport. Several other property owners speculated about what would happen to the area's zoning, complained about the anticipated noise, and generally wanted to keep the status quo in the area. One witness who admitted he was a layman with no special training or experience advised the Board about his opinion of the damage to the Florida aquifer which would result from the proposed airport.

[1][2] Although notice to and hearing of the proponents and opponents of an application for a special exception or other zoning change are essential and all interested parties should be given a full and fair opportunity to express their views, it was not the function of the Board of County Commissioners to hold a plebiscite on the application for the special exception. Rockville Fuel and Feed Co. v. Board of Appeals, 257 Md. 183, 262 A.2d 499, 504 (1970). As pointed out by Professor Anderson in Volume 3 of his work, American Law of Zoning, s 15.27, pp. 155-156:

'It does not follow, . . . that either the legislative or the quasi-judicial functions of zoning should be

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controlled or even unduly influenced by opinions and desires expressed by interested persons at public hearings. Commenting upon the role of the public hearing in the processing of permit applications, the Supreme Court of Rhode Island said:

'Public notice of the hearing of an application for exception . . . is not given for the purpose of polling the neighborhood on the question involved, but to give interested persons an opportunity to present facts from which the board may determine whether the particular provision of the ordinance, as applied to the applicant's property, is reasonably necessary for the protection of . . . public health . . .. The board should base their determination upon facts which they find to have been established, instead of upon the wishes of persons who appear for or against the granting of the application.'

The objections of a large number of residents of the affected neighborhood are not a sound basis for the denial of a permit. The quasi-judicial function of a board of adjustment must be exercised on the basis of the facts adduced; numerous objections by adjoining landowners may not properly be given even a cumulative effect. While the facts disclosed by objecting neighbors should be considered, the courts have said that:

'A mere poll of the neighboring landowners does not serve to assist the board in determining whether the exception*660 applied for is consistent with the public convenience or welfare or whether it will tend to devaluate the neighboring property."

(Footnotes omitted.)

Instead the Board's purpose was to make findings as to how construction and operation of the proposed airport would affect the public and base its granting or denial of the special exception on those findings. Cf. Laney v. Holbrook, 150 Fla. 622, 8 So.2d 465, 146 A.L.R. 202 (1942); Veasey v. Board of Public Instruction, Fla.App.1971, 247 So.2d 80.

[3] The evidence in opposition to the request for exception was in the main laymen's opinions unsubstantiated by any competent facts. Witnesses were not sworn and cross examination was specifically prohibited. Although the Orange County Zoning Act requires the Board of County Commissioners to make a finding that the granting of the special exception shall not adversely affect the public interest, the Board made no finding of facts bearing on the question of the effect the proposed airport would have on the public interest; it simply stated as a conclusion that the exception would adversely affect the public interest. Accordingly, we find it impossible to conclude that on an issue as important as the one before the board, there was substantial competent evidence to conclude that the public interest would be adversely affected by granting the appellants the special exception they had applied for.

The judgment appealed from is therefore reversed and remanded to the circuit court with directions to grant the writ of certiorari and to remand the cause to the board of county commissioners for another de novo hearing on the application for special exception.

If the decision of the board is deemed to be arbitrary or unreasonable the aggrieved party will then have the option of a judicial review by certiorari pursuant to Florida Appellate Rules or a trial de novo in the circuit court pursuant to the Rules of Civil Procedure. Section 163.250 F.S.1971, F.S.A.

Reversed and remanded with directions.

WALDEN and MAGER, JJ., concur.

ON PETITIONS FOR REHEARING.

PER CURIAM.

On petitions for rehearing the parties have advised this court that Orange County has not taken

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formal suitable action declaring its election to proceed under the provisions of Part II of the act entitled County and Municipal Planning For Future Development (163.160-163.315, F.S.1971, F.S.A.). Accordingly, the petitions for rehearing filed by the parties are granted and we recede from all references in our opinion of February 22, 1974, to the availability of Section 163.250, F.S.1971, F.S.A., in this case.

We maintain the view however, that the judgment appealed from should be reversed with directions to grant the writ of certiorari and to remand the cause to the board of county commissioners for another de novo hearing on the application for a special exception, at which time said board will have the opportunity to apply the balance-of-interests test to the evidence adduced before it. Thereafter, any aggrieved party may have that decision reviewed by the circuit court on petition for certiorari pursuant to the provisions of Chapter 63-1716, Special Acts of Florida, as amended.

WALDEN, MAGER and DOWNEY, JJ., concur.

Fla.App. 1974.
City of Apopka v. Orange County
299 So.2d 657

END OF DOCUMENT

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Miami-Dade County Public Schools
giving our students the world

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Alberto M. Carvalho

Miami-Dade County School Board
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Susie V. Castillo
Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

October 1, 2014

VIA ELECTRONIC MAIL

Mr. Juan Mayol, Esquire
Holland & Knight
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

juan.mayol@hklaw.com

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. - Z2014000003
LOCATED NORTH OF SW 278 STREET, BETWEEN SW 159 & SW 162 AVENUE
PH3014092901280 – FOLIO Nos. 3069320000350, 3069320000351, 3069320000352, 3069320000353

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 40 single-family detached units, which generate 23 students; 10 elementary, 6 middle and 7 senior high students. **At this time, all school levels have sufficient capacity available to serve the application.** A final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-194
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:	PH3014092901280	Local Government (LG):	Miami-Dade
Date Application Received:	9/29/2014 11:56:50 AM	LG Application Number:	Z2014000003
Type of Application:	Public Hearing	Sub Type:	Zoning

Applicant's Name: Helen Michael and Preferred Enterprises, Inc.
Address/Location: 701 Brickell Avenue, Suite 3000, Miami, FL 33131
Master Folio Number: 3069320000350
Additional Folio Number(s): *3069320000351, 3069320000352, 3069320000353, 3069320000351, 3069320000352, 3069320000353,*

PROPOSED # OF UNITS	40
SINGLE-FAMILY DETACHED UNITS:	40
SINGLE-FAMILY ATTACHED UNITS:	0
MULTIFAMILY UNITS:	0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	11	10	10	YES	Current CSA
6761	REDLAND MIDDLE	524	6	6	YES	Current CSA
7701	SOUTH DADE SENIOR	4	7	4	NO	Current CSA
7701	SOUTH DADE SENIOR	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7151	HOMESTEAD SENIOR	551	3	3	YES	Adjacent CSA

*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

Procedures Manual

For Implementing the Adopted Interlocal Agreements for Public School Facility Planning in Miami-Dade County (ILA)

Collaborated by
Staff Working Group
under the auspices of the ILA

Amended October 24, 2013

NOTE: This amendment encompasses the following:

- **Update to Public School Concurrency Schedule of Fees for 2014**
  (See attachment "D" page 22 of 28)
- **Update to Student Station Cost Factors**
  (See attachment "H" pages 27-28 of 28)

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1. Introduction

The 2005 Growth Management Legislation enacted under Chapter 163 and 1013, Florida Statutes, requires that public school concurrency be implemented in Florida. The adopted Interlocal Agreements for Public School Facility Planning in Miami-Dade County (ILA), describes the requirements for the implementation of the law. The following procedure has been agreed upon and developed through a collaborative process with the Staff Working Group.

2. Supporting Entities and Areas of Responsibilities

2.1. Staff Working Group (SWG)

1. A SWG comprised of the County Mayor/Manager and/or designee, School Board Superintendent and/or designee, and City Mayor/Manager and/or their designees will meet at least on a semi-annual basis. The SWG will discuss issues and formulate recommendations regarding public education in the School District, and coordination of land use and school facilities planning.

2. Representatives from the South Florida Regional Planning Council, the Latin Builders Association and the Builders Association of South Florida will be invited to attend and participate to the SWG meetings.

3. The SWG shall meet:

   a. No later than March 31st of each year to address student enrollment projections.

   b. By April 30th of each year to address any proposed amendments to the school-related comprehensive plan provision proposed for the first County transmittal cycle.

   c. By October 31st of each year to address the public school concurrency management system, and any proposed amendments to the school-related comprehensive plan provisions proposed for the second County transmittal cycle.

   d. Meetings of the SWG shall be coordinated by the School Board Superintendent and/or designee and be held upon at least thirty (30) days written advance notice.

2.2 School Site Planning and Construction Committee (SSPCC)

The SSPCC shall review potential sites for new schools and proposals for significant renovation, the location of relocatables or additions to existing

buildings, and potential closure of existing schools, and make recommendations on these and all other issues within its purview under the School Board Rule 6Gx13-2C-1.083 for consideration by the School Board staff.

The SSPCC shall also:

1. By May 31st of each year, host a planning forum, as a joint meeting of the Staff Working Group and SSPCC on an annual basis or more often as may be needed. The planning forum will review Tentative Educational Facilities Capital Plan and all other relevant issues addressed in the ILA and required by statute.

2. Invite a staff representative from each unit of local government affected by an agenda item at any SSPCC meeting throughout the year to attend that meeting.

3. By June 30th of each year, Cities and County provide School Board with written comments on Tentative Educational Facilities Capital Plan introduced at planning forum.

4. The School Board Superintendent and/or designee shall provide the invitations to the planning forum/SSPCC meetings, with at least thirty (30) days advance written notice of such meeting to the person designated as a contact in the ILA.

2.3 Citizens Oversight Committee

1. Public oversight shall be provided by the Citizens Oversight Committee, which shall meet at least annually to oversee the implementation and effectiveness of the ILA. The oversight committee shall appoint a chairperson and adopt by-laws that shall govern its operations.

2. The oversight committee will be comprised of representatives from:

   - Miami-Dade County School Board (up to nine members appointed by the School Board)

   - Miami-Dade County (up to five members appointed by the County Commission)

   - Cities (up to five members appointed by the Miami-Dade League of Cities)

3. The School Board shall organize and staff the oversight committee and shall provide no less than seven (7) days written notice of any meeting

to the oversight committee, the Staff Working Group, the SSPCC, County, cities and to the public.

4. At least sixty (60) days prior to the oversight committee meeting of each calendar year, the Staff Working Group and the SSPCC shall each submit an annual report regarding the status on the implementation and effectiveness of the ILA. These annual reports shall additionally be distributed to all parties to the ILA.

2.4 Calendar of Activities and Milestones

The following chart depicts the key calendar of activities and milestones, indicating the tasks, the entity responsible and the due date:

Activities	Entity	March	April	May	June	Aug	Sept	Oct	Dec
Enrollment Projection	SWG	31							
1st CDMP Cycle - Review School Related Amendment	SWG		30						
Planning Forum - Review Tentative Capital Plan	SSPCC/SWG			31					
Provide Comments on District's Tentative Capital Plan	Cities and County				30				
Issue Final Proposed District's Tentative Plan	School Board					31			
Submit Growth Management Report to District	Cities and County						30		
Adopt District's Updated 5-Year Plan	School Board						30		
Provide Copy of Adopted District's 5-Yr. Plan to County and Cities	School Board							20	
Submit annual report to County and Cities regarding all schools that exceed the adopted Level-of-Service (LOS) Standards	School Board						30		
Submit annual report to County and Cities regarding the status of all capital projects related to school capacity that were due to be completed by the date of this reports.	School Board						30		
2nd CDMP Cycle-Review School Related Amendments	SWG							31	
Adopt District's 5-Yr. Plan into CDMP	Cities and County								1

Note: These dates may be adjusted from time to time, as necessary.

3. Methodology For Joint Development of Student Generation Multipliers by Miami-Dade County and the School District

Miami-Dade County and the School Board demographers will jointly review the student generation multipliers and engage in a review process every three years, starting on December 1st of each year. The methodology for calculating student generation rates in Miami-Dade County is as follows:

- Obtain address list of all students attending Miami-Dade public schools from School Board (they could be identified, if needed, by type of school and grade level).
- Select all single family and multi-family units from the Property Appraiser's files (the type of units could be further subdivided, if needed).
- Geo-code all student addresses.
- Match student addresses to type of residential structure.
- Calculate the ratio of students to the total number of single family and then multi-family units.

This approach can be modified to classify students by level of school and by any type of residential structure. Further, employing this approach, student generation rates can be calculated by MSAs or any desired sub-area of the County. Until the student generation multipliers are reviewed and adjusted, the existing Student Generation Multiplier Table generated by Miami-Dade County and review by the School District, shall be utilized. (Refer to **Attachment A**).

4. PUBLIC SCHOOL CONCURRENCY IMPLEMENTATION - PROCEDURES

The Public School Concurrency Management System, developed to manage school concurrency in Miami-Dade County, is comprised of several major components that detail the different aspects of the process. This procedure is divided into five sections to facilitate the understanding of the process, as follows: a) Types of Applications/Reviews; b) Required Information and Submittal Process; c) Application Review Fees; d) Outcomes; e) Mitigation Options; and f) Reservation Timeframes.

4.1 Types of Applications/Reviews - School Concurrency Review applications are classified, as follows:

Preliminary Concurrency Analysis (Not Tested for Concurrency) **Capacity is not Reserved**	**Concurrency Determination** (Tested for Concurrency) **Capacity is Reserved**	**Vested Applications** (Not tested for Concurrency) **Capacity is Deducted**
Land Use (Master Plan Amendment Hearings); **Zoning** (Public Hearings); and **DRI** (Development of Regional Impact)	**Plats** (Tentative Plats, Waiver of Plats, Final Plats)	**Previously Mitigated** School Board-approved mitigation options, as reflected in recorded covenants
	Site Plan or Functional Equivalent Approvals	**Building Permits**

Preliminary Concurrency Analysis - A Preliminary Concurrency Analysis (aka School Planning Review in the ILA) shall be provided for residential applications at the time of Land Use and Zoning Hearings. School Capacity is not reserved as part of this review.

Concurrency Determination – A Public School Concurrency Determination shall be provided for Plats and Site Plan approvals (or the functional equivalent). If available, school capacity is reserved at this time.

Vested Applications – Applications deemed to be vested (pursuant to the Interlocal Agreement) shall not be tested for concurrency; however required student stations will be deducted from the student station inventory at the time of review of the vested application for the particular schools impacted.

4.2 Information Required and Submittal Process - Applications for Public School Concurrency Review shall be first submitted to the applicable local government, who in turn shall transmit to the School District, via the Computerized Concurrency Management System (CMS). Each local government shall be provided with a secured access to the CMS and shall electronically submit applications to the District for review, via one or more of the two transmittal modes (through web interface and/or FTP (File Transmission Protocol) submittal). Local governments must identify the type of review being sought, i.e. land use, zoning, plat, site plan, building permit, etc. The CMS will automatically date and time stamp each submitted application at the time of receipt. The CMS requires specific information to initiate and complete the review process. Applications with missing information will not be accepted by the CMS. (Refer to **Attachment B** for required information and a sample CMS input screen, which lists the required information).

4.3 **Application Review Fees -** Upon receipt of application, the CMS will automatically transmit an email to the applicant, contact person and applicable local government, acknowledging receipt of application and requesting payment of the applicable review fee be made via the web (Refer to **Attachment C** - sample payment screen) at: https://www.velocitypayment.com/vbills/lookup/bankofamerica/schoolmiamidade
Application review fees are outlined in **Attachment D**. Upon payment of the applicable review fee, the CMS will conduct review of the application.

4.4 **Outcomes** - Within ten (10) working days after review payment is made, the applicant, contact person and the local government shall receive a Public School Preliminary Concurrency Analysis or Public School Concurrency Determination, depending on the type of application being reviewed and pursuant to the terms of the ILA and the Public School Facilities Element.

1. **Public School Preliminary Concurrency Analysis -** The District shall issue a Public School Preliminary Concurrency Analysis stating the current capacity of the schools being impacted by the application. Capacity is not reserved at that time (see sample – **Attachment E**).

2. **Public School Concurrency Determination -** The District shall issue a Public School Concurrency Determination indicating whether concurrency has or has not been met.

   a) **If concurrency has been met -** the Determination shall indicate the total number of residential units, the number of seats reserved at each of the three school types, the date of issuance, the expiration date and the assigned Master Concurrency Number. (see sample – **Attachment F**).

   b) **If concurrency has not been met** - when sufficient capacity is not available to meet some or all of the impacts created by the application, the Determination shall indicate why the development is not in compliance, and shall offer the applicant an opportunity to negotiate with the District and the applicable local government for a Proportionate Share Mitigation Option, as described in sections 4.5.

3. **Follow-up Action Required by Local Governments/School Board**

   a) Upon final action by the City or County regarding the application for final plat, site plan or functional equivalent, the City or County shall send written notice to the School Board within ten (10) business days from when the residential application was granted final approval or was denied.

   b) Within ten (10) business days of receipt of notice of the cancellation or denial of a residential application, the School Board shall release the capacity reservation for the applicable application.

4.5 Proportionate Share Mitigation Options - Proportionate Share Mitigation Options must: a) be consistent with the School Interlocal Agreement and Public School Facilities Element; b) consider the District's educational delivery methods, criteria and requirements; c) be in compliance with F.S. 1013, Class-size Constitutional Amendment, and the State Requirements for Educational Facilities (SREF); and d) be acceptable to and approved by the School Board. Mitigation shall be earmarked to projects for inclusion in the first three (3) years of the Work Plan and satisfy the impact of the application for which capacity is not available (Refer to **Attachment G** for Mitigation Options examples, shown for illustrative purposes only).

A. Determining Mitigation Amount

The amount of mitigation required shall be calculated based on the cost per student station for each school type (elementary, middle and high) as published by the Florida Department of Education at: http://edr.state.fl.us/conferences/peco/station.htm to satisfy the impact of the application for which capacity is not available (number of seats needed to be mitigated). The cost of Proportionate Share Mitigation shall be determined by the following formula:

Cost of Proportionate Share Mitigation =

Number of Student Stations Required For Mitigation (By School Type) x

*Cost Per Student Station (By School Type) in accordance with the most current Florida Department of Education published Student Station Cost Factors, for the month and year construction is projected to start (**Refer to Attachment H**).*

The full cost of Proportionate Share Mitigation shall be required from the application. The minimum acceptable project unit will be a classroom or multiple of classrooms. Mitigation Options shall consist of one or a combination of the options below, subject to School Board Approval.

B. Determining Mitigation Types

Contribute the full capital cost of a project to be added to the first three (3) years of the Work Plan. The project would relieve the impacted CSAs by providing sufficient additional capacity to accommodate the deficit created by the impact of the development, on School Board-owned land or land previously proffered (pending conveyance to the School District) by another development. The following are options available under this section:

1. **Advance a Project** – Advance a School District project listed in years 4 or 5 of the Work Plan (see also B.6).

2. **Increase size of a planned project** - Increase the size of a planned project listed in the first three years of the Work Plan by increasing the number of student stations.

3. **Additions/Remodeling/Renovation** - Create student stations by adding new instructional spaces or remodeling and/or renovating existing spaces into instructional spaces, through one or a combination of the following:

   a. **Remodeling/Renovation(s)** – Where physically and operationally possible, student stations may be created by renovating/remodeling existing spaces to generate additional capacity.

   b. **Addition(s) to existing school(s)** – Where physically and operationally possible, create additional student stations at existing impacted school(s) through additions and/or conversions of spaces.

4. **Construct New Facility**: Create additional student stations by constructing a new school facility.

5. **Land Donation** - Donate land suitable for educational use and/or capital dollars for the purchase of land by the School Board, equal in value to satisfy the impact of the application for which capacity is not available, to facilitate construction of a project in the Work Program in years 4 or 5, or for a project to be added to the first 3 years of the Work Plan in the affected CSAs. The value of the land contribution shall be determined pursuant to a District commissioned appraisal. Acceptability of dedicated land shall be subject to review under the governing School Board Rule(s) and shall be subject to final approval by the School Board. Conveyance of the dedicated land to the School Board shall be within the stated deadline in the negotiated Agreement. The negotiated Agreement shall provide a condition that development cannot proceed until conveyance of the school site(s) to the School Board has occurred. Should the proposed site not be acceptable to the Board, then the equivalent capital dollars shall be paid to the School Board within the allotted time frame for the purchase of a suitable alternate site or for the provision of a different type of mitigation, as detailed in the negotiated Agreement. Additionally, acceptance of a land donation is subject to availability of funding to either add the project to the first 3 years of the Work Plan or advance it from years 4 or 5 of the Work Plan to the first three years.

6. **Construction** – Advance to the first three years of the Work Plan a project proposed in years 4 or 5 of the Work Plan on land owned by the School Board or donated by another development, with sufficient capacity to absorb the excess impact of the development in the affected CSAs. If a public school facility project is contained in year

4 or 5 of the Work Plan, the applicant may propose to accelerate that project and build it in advance of the time set forth in the Work Plan. Excess capacity could be considered as mitigation banking.

7. **Mix and Match** - Combine two or more of above options to provide sufficient capacity to mitigate the estimated impact of the application for the affected CSAs for which there is not enough capacity.

8. **Mitigation Banking** - Mitigation banking is possible, based on the construction of an addition to or a new public school facility in exchange for the right to sell capacity credits in excess of a development's impact. Capacity credits shall only be transferred to developments within the same CSA or adjacent CSAs and within the same geographic area. Mitigation banking shall be administered by the School Board. This option would be suitable for example in connection with developments in areas of high residential growth and provides an opportunity for different developer in the general area to pool resources.

4.6 Reservation Timeframes[1] - The term of the Public School Concurrency Determination Reservation shall run concurrent with the term of the Development Order, as issued by the local government, unless otherwise provided for in the Proportionate Share Mitigation Agreement. The following are maximum timelines for the duration of Public School Concurrency Determination Reservation:

1. Up to one (1) year from the date of approval of T-Plat / Final Plat or Site Plan (or the functional equivalent).

2. Additional one-year extensions provided: a) local government confirms application is still valid and may be extended; b) applicant requests extension with 120 days advance notice; and c) total reservation period does not exceed six years from original date of issuance. Failure to request an extension at least 120 days prior to expiration shall result in revocation of certificate.

3. Once the local government's Development Order is issued, the concurrency determination shall run with the life of the Development Order as long as it is valid.

[1] This page was amended pursuant to the approval by the SWG on 10/27/2011.

Attachment A

Student Generation Rates By type of Unit and Grade

MSA 1.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1177	0.0609	0.0956	0.2742
SF Attached	0.0833	0.0278	0.0833	0.1944
Multi-Family	0.0529	0.0186	0.0354	0.1178
Total	0.0557	0.0204	0.0369	0.1244

MSA 1.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1750	0.0814	0.0578	0.3303
SF Attached	0.2500	0.0000	0.1250	0.3750
Multi Family	0.0971	0.0511	0.0303	0.1943
Total	0.1127	0.0570	0.0359	0.2214

MSA 1.3 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1328	0.0642	0.0714	0.2684
SF Attached	0.1141	0.0660	0.0699	0.2500
Multi-Family	0.0444	0.0209	0.0235	0.0887
Total	0.0528	0.0252	0.0282	0.1061

MSA 2.1 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2347	0.1385	0.1822	0.5555
SF Attached	0.2014	0.1213	0.1490	0.4723
Multi-Family	0.0962	0.0519	0.0571	0.2052
Total	0.1397	0.0792	0.0962	0.3151

MSA 2.2 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2608	0.1890	0.2190	0.6688
SF Attached	0.1832	0.1282	0.1685	0.4799
Multi-Family	0.1090	0.0739	0.0807	0.2636
Total	0.1698	0.1198	0.1374	0.4270

MSA 2.3 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2787	0.1393	0.1577	0.5757
SF Attached	0.1933	0.0947	0.1019	0.3899
Multi-Family	0.3452	0.1488	0.1377	0.6317
Total	0.2635	0.1289	0.1415	0.5339

MSA 2.4 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2706	0.1395	0.1560	0.5662
SF Attached	0.2527	0.1175	0.1303	0.5269
Multi-Family	0.1521	0.0718	0.0673	0.2845
Total	0.2287	0.1142	0.1267	0.4695

MSA 3.1 - All School Students

Housing Unit Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2447	0.1613	0.1870	0.5929
SF Attached	0.2067	0.1317	0.1563	0.4948
Multi-Family	0.1873	0.1199	0.1242	0.4314
Total	0.2083	0.1347	0.1487	0.4916

MSA 3.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1981	0.1307	0.1501	0.4789
SF Attached	0.2278	0.1333	0.1511	0.5121
Multi-Family	0.1506	0.0830	0.0986	0.3322
Total	0.1738	0.1002	0.1167	0.3907

MSA 4.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1812	0.0938	0.1051	0.3800
SF Attached	0.1912	0.1032	0.1145	0.4089
Multi-Family	0.1097	0.0475	0.0455	0.1868
Total	0.1511	0.0748	0.0802	0.2990

MSA 4.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2345	0.1253	0.1735	0.5334
SF Attached	0.2046	0.1016	0.1053	0.4115
Multi-Family	0.2151	0.0977	0.0976	0.4104
Total	0.2247	0.1141	0.1423	0.4811

MSA 4.3 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2308	0.1404	0.2011	0.5723
SF Attached	0.2144	0.1353	0.1643	0.5139
Multi-Family	0.1472	0.0862	0.1353	0.3778
Total	0.1848	0.1110	0.1626	0.4633

MSA 4.4 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1769	0.0902	0.2374	0.5045
SF Attached	0.1144	0.0664	0.1476	0.3284
Multi-Family	0.1160	0.0708	0.1735	0.3602
Total	0.1544	0.0829	0.2128	0.4501

MSA 4.5 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1026	0.0513	0.0256	0.2051

MSA 4.6 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2764	0.1316	0.1334	0.5414
SF Attached	0.2149	0.0861	0.0914	0.3924
Multi-Family	0.1352	0.0611	0.0573	0.2536
Total	0.1799	0.0797	0.0792	0.3388

MSA 4.7 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.3155	0.1707	0.1341	0.6204
SF Attached	0.2122	0.0980	0.1104	0.4206
Multi-Family	0.0515	0.0248	0.0239	0.1002
Total	0.0606	0.0294	0.0282	0.1183

MSA 5.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2123	0.1092	0.1219	0.4433
SF Attached	0.1777	0.1042	0.1203	0.4021
Multi-Family	0.1145	0.0614	0.0669	0.2428
Total	0.1489	0.0800	0.0890	0.3178

MSA 5.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1514	0.0827	0.0907	0.3248
SF Attached	0.1622	0.1088	0.1203	0.3913
Multi-Family	0.0415	0.0186	0.0167	0.0785
	0.0699	0.0368	0.0377	0.1456

MSA 5.3 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1372	0.0703	0.0796	0.2871
SF Attached	0.1142	0.0808	0.1109	0.3059
Multi-Family	0.0595	0.0322	0.0387	0.1304
Total	0.1060	0.0583	0.0697	0.2340

MSA 5.4 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1967	0.1128	0.1339	0.4434
SF Attached	0.1626	0.1038	0.1209	0.3873
Multi-Family	0.1174	0.0725	0.0973	0.2872
Total	0.1764	0.1035	0.1249	0.4049

MSA 5.5 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1542	0.0943	0.1108	0.3594
SF Attached	0.1112	0.0727	0.0861	0.2701
Multi-Family	0.0799	0.0450	0.0505	0.1753
Total	0.1110	0.0670	0.0777	0.2557

MSA 5.6 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1525	0.0830	0.1146	0.3501
SF Attached	0.0809	0.0458	0.0687	0.1954
Multi-Family	0.0623	0.0326	0.0523	0.1471
Total	0.1251	0.0678	0.0959	0.2887

MSA 5.7 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1989	0.1337	0.1970	0.5296
SF Attached	0.1850	0.1019	0.1206	0.4048
Multi-Family	0.1264	0.0704	0.1121	0.3089
Total	0.1874	0.1229	0.1811	0.4913

MSA 5.8 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2442	0.1474	0.1897	0.5812
SF Attached	0.2565	0.1620	0.1811	0.5996
Multi-Family	0.1718	0.0945	0.1070	0.3733
Total	0.2317	0.1386	0.1737	0.5439

MSA 6.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2196	0.1367	0.1709	0.5272
SF Attached	0.2020	0.1249	0.1724	0.4993
Multi-Family	0.1608	0.0977	0.1243	0.3828
Total	0.1950	0.1204	0.1554	0.4708

MSA 6.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2614	0.1550	0.1713	0.5878
SF Attached	0.1900	0.1090	0.1322	0.4312
Multi-Family	0.1138	0.0678	0.0848	0.2663
Total	0.2059	0.1210	0.1396	0.4665

MSA 7.1 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2363	0.1266	0.1427	0.5117
SF Attached	0.1852	0.0985	0.1017	0.3853
Multi-Family	0.1658	0.0930	0.0973	0.3561
Total	0.2020	0.1089	0.1176	0.4309

MSA 7.2 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2175	0.1244	0.1552	0.4972
SF Attached	0.2636	0.1323	0.1526	0.5486
Multi-Family	0.1577	0.0795	0.0765	0.3135
Total	0.2069	0.1146	0.1369	0.4583

MSA 7.3 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.2962	0.1765	0.2145	0.6870
SF Attached	0.4512	0.1688	0.1306	0.7500
Multi-Family	0.2479	0.1038	0.0893	0.4410
Total	0.3028	0.1512	0.1605	0.6143

MSA 7.4 - All School Students

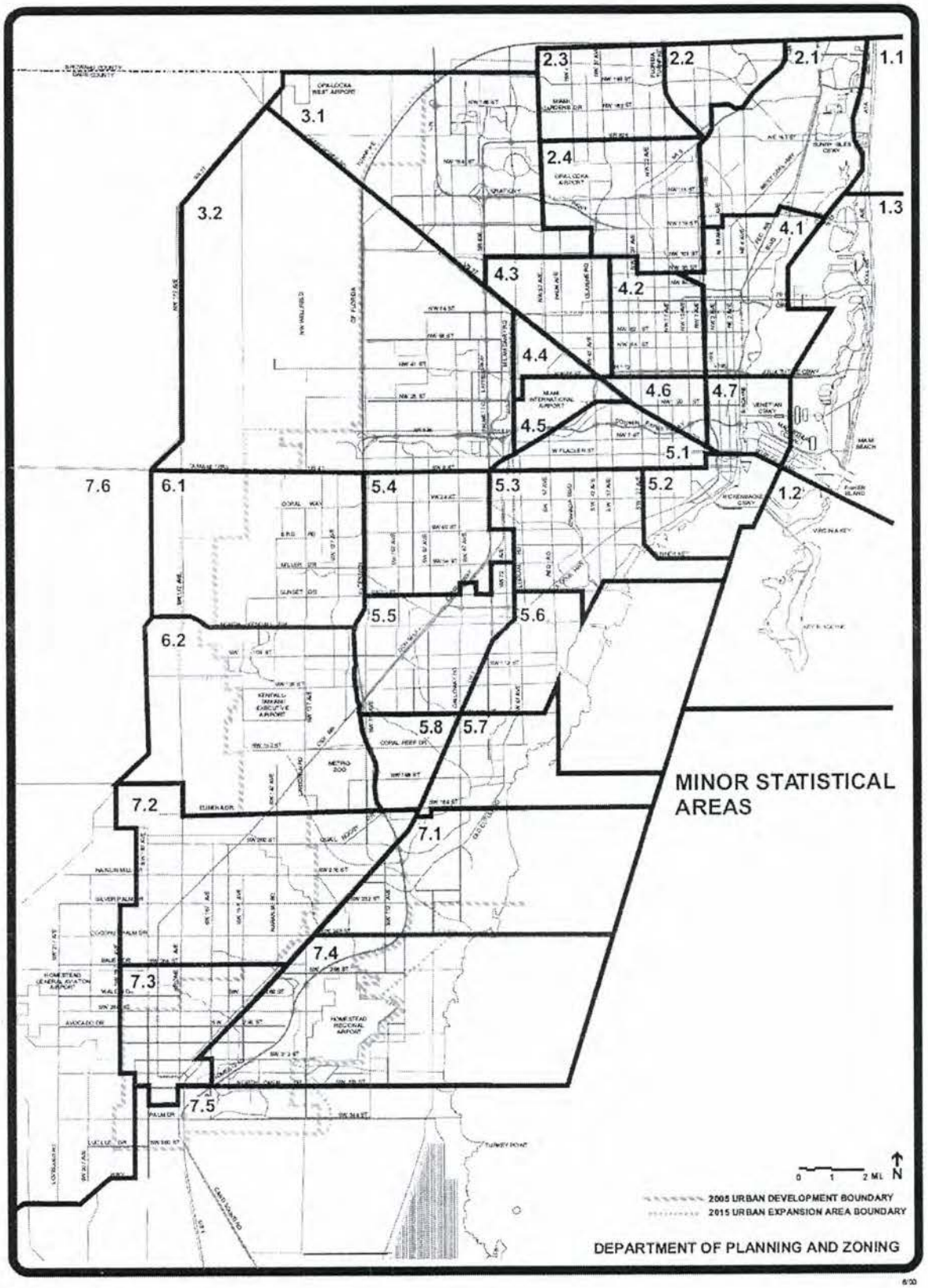
Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.3210	0.1813	0.1752	0.6775
SF Attached	0.1961	0.0990	0.0861	0.3812
Multi-Family	0.2882	0.1390	0.1207	0.5479
Total	0.2683	0.1415	0.1300	0.5398

MSA 7.5 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.3468	0.1667	0.1790	0.6925
SF Attached	0.2409	0.1104	0.0939	0.4452
Multi-Family	0.2700	0.0951	0.0799	0.4450
Total	0.2722	0.1117	0.1004	0.4843

MSA 7.6 - All School Students

Type	Elementary Grades PK-5	Middle School Grades 6-8	High School Grades 9-12	Total Students
SF Detached	0.1744	0.1089	0.1496	0.4323
SF Attached	0.2083	0.0595	0.1190	0.3869
Multi-Family	0.3125	0.1875	0.2500	0.7500
Total	0.1782	0.1055	0.1479	0.4311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2005 URBAN DEVELOPMENT BOUNDARY
2015 URBAN EXPANSION AREA BOUNDARY
DEPARTMENT OF PLANNING AND ZONING
6/00

Attachment B

Required Information for CMS

Applicant's Name
Applicant's Email
Applicant's Phone Number
Applicant's Address
Contact's Name
Contact's Phone Number
Contact's Email
Local Government
Local Government's Application Number
Folio Number(s)
Total Acreage
Proposed Land Use/Zoning Designation
Net Number of Proposed Single-Family Detached Units
Net Number of Proposed Single-Family Attached Units
Net Number of Proposed Multifamily Units
Comments

Additional Information required for Plat Applications
Type of Plat (New Plat, Re-Plat, Waiver of Plat, Final Plat)
Proposed Subdivision Name
Tentative (T-Plat) Number

Additional Information required for Building Permit Applications
Legal Description: Subdivision Name, Lot and Block
Zoning District
Type of Unit
Number of Units
Master Concurrency Number (if applicable)

Redevelopment Information (Site Plans/Functional Equivalent) - Re-development applications are for those vacant sites for which a local government has provided vested rights; or for an already improved property which does not have to be re-platted as deemed by the local government. The number of units to be input into the CMS is the net difference between the existing vested number of units and the newly proposed number of units.

***Example**: an existing 20-unit structure will be torn down for redevelopment. The newly proposed development calls for 40 total units. Local government shall input 20 units in the CMS (net difference between the 20 units vested less the newly proposed 4 units).*

2 Submit A New Application | [Back to Main Page]

NEW APPLICATION FORM

APPLICATION INFORMATION

Application Type	Select Type	*
Application Sub-Type		
Application Name		*
Application Phone		*
Application Email		*
Application Address		*

CONTACT INFORMATION

Contact Name		*
Contact Phone		*
Contact Email		*
Local Govt. Id		*
Local Govt. Name		
Local Govt. Phone		
Local Govt. Email		
Local Govt. App. Number		*

PROPERTY DETAILS

Master Folio Number		* 13 Number Format, NO DASHES
Additional Folio Numbers		Must be comma (,) seperated
Total Acreage		*
Proposed Use		Zone/Land Designation
Single-Family Detached Units	0	* Includes mobile homes.
Single-Family Attached Units	0	* Includes duplexes and townhomes with fee-simple lots (lot ownership).
Multi-Family Units	0	* Includes buildings with 3 or more apartments or townhouse style buildings (no lot ownership).
Total # of Units	0	*

Submit Application

Reset

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Attachment C

Required Information to Pay CMS Review Fee

- Miami-Dade County Public Schools Application Number
- Local Government's Application Number
- Folio Number (if multiple folio numbers are used for the application, only use the main folio number used when submitted to the Local Government)

Attachment D

Public School Concurrency Schedule of Fees for 2014[2]

❑ **Land Use, Zoning and DRI**	$272	
❑ **Plats/Site Plans/DRIs**		
Up to 20 units	$272	
21 to 100 units	$381	
101 to 200 units	$543	
201 to 500 units	$813	
501 units and above	$1,084	
❑ **Building Permits** (without a prior Public School Concurrency Review but vested)	$136	
Building Permits (with a Public School Concurrency Certificate Master Number)	$0	
Note: Building Permit fees are per permit.		
❑ **Revisions**	$83	
❑ **Extensions** (T-Plats and Site Plans)	$83	
❑ **Vesting Letter**	$110	for regular applications
	$217	for land donations, DRI's, DIC's, and applications over 500 units.
❑ **Proportionate Share Mitigation**	$2,538	
❑ **Tri-Party Agreement**	$2,538	
❑ **Information Letter**	$272	

Note: Public School Concurrency Fees will be adjusted annually based on CPI. 2013 Review Fees reflects CPI increase of 1.5% as of August 2013.

[2] This page was amended pursuant to approval by the SWG on 10/24/2013.

WAIVER REQUEST
FROM PUBLIC SCHOOL CONCURRENCY REVIEW FEES

Waiver request fees will be granted upon meeting the following conditions:

1. Local government is the applicant
2. Local Government is the owner of the land associated with the application
3. Submit Waiver Request Form for each application
4. The exemption request must be pre-approved by the District via concurrency@dadeschools.net, prior to submitting application through the concurrency management system

Application Information	
Local Government:	
Application Name:	
Address:	
Folio Number (s):	
Land Owner of Record:	
Type of Application:	
Number of Residential Units:	

Authorized Administrator Signature: _____ **Date:** _____

(Print your name and title) _____

M-DCPS Use Only

Explain:

_____

_____

_____

_____

Authorized ☐ **Unauthorized** ☐

M-DCPS Authorized Administrator Signature: _____ **Date:** _____

(Print your name and title) _____

Planning, Design and Sustainability Department
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525• Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

Attachment E

CMS Concurrency Analysis Report

Concurrency Management System (CMS)
Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:	PH0108061600001	Local Government (LG):	Miami
Date Application Received:	6/16/2008 11:14:54 AM	LG Application Number:	N/A
Type of Application:	Public Hearing	Sub Type:	Land Use

Applicant's Name: P.O.R. Investments LLC
Address/Location: 3628 NW 21st Court
Master Folio Number: 0131220080570
Additional Folio Number(s):

PROPOSED # OF UNITS 66

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 66

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
111	MAYA ANGELOU ELEMENTARY	89	8	8	YES	Current CSA
6011	ALLAPATTAH MIDDLE *	460	4	4	YES	Current CSA
7341	MIAMI JACKSON SENIOR*	610	5	5	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of 10.6% included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax /
concurrency@dadeschools.net

Attachment F

CMS Concurrency Determination Report

Concurrency Management System (CMS)
Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System
School Concurrency Determination

MDCPS Application Number:	PT0108090900011	Local Government (LG):	Miami
Date Application Received:	9/9/2008 11:47:14 AM	LG Application Number:	08-003
Type of Application:	Plats	Sub Type:	Re-Plat
Applicant's Name:	Paul Proenza & W Marlene		
Address/Location:	1825 Ponce De Leon Blvd., Coral Gables, FL		
Master Folio Number:	0102070701180		
Additional Folio Number(s):			
Name of Subdivision:	Incanto Subdivision	T-Plat number:	1682-B
PROPOSED # OF UNITS	0		
SINGLE-FAMILY DETACHED UNITS:	0		
SINGLE-FAMILY ATTACHED UNITS:	0		
MULTIFAMILY UNITS:	0		

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5321	SOUTHSIDE ELEMENTARY	-231	0	0	YES	Current CSA
6841	SHENANDOAH MIDDLE	-36	0	0	YES	Current CSA
7791	BOOKER T WASHINGTON SR	898	0	0	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of 10.6% included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA0108090900011	Total Number of Units:	0
Issue Date:	9/17/2008 4:01:24 AM	Capacity Reserved:	Elementary:0 / Middle:0 / Senior: 0
Expiration Date:	09/17/2009 4:01:24 AM		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

Attachment G

Mitigation Option Examples

The following are examples shown for illustrative purposes only:

Monetary Contribution
Advance a Project

Example:
Impact: An application needs to mitigate 18 elementary school seats. The Work Plan identifies a classroom addition project in year 5.

Mitigation: Applicant could pay for the cost of advancing the project from year 5 to year 3, subject to the District's financial ability to advance the balance of the funding required.

Increase size of a planned project

Example:
Impact: An application needs to mitigate 18 elementary school seats. The Work Plan identifies a 20 classroom addition project for 360 student stations in year 3 that does not create enough capacity for the required 18-seat impact.

Mitigation: Applicant could pay for the cost of increasing the number of student stations by one classroom. (In some instances, the revised project may necessitate that the number of seats be higher than the ones needed for mitigation. In this case, the additional seats would become part of mitigation banking).

Land Donation

Example:
Impact: An application needs to mitigate 100 senior high school seats. If the cost per student station is at $26,000, the applicant's proportionate fair share mitigation for this application would be $2,600,000.

Mitigation: The applicant could proffer land that is located within his development at this location and is appraised (based on an independent appraisal) at $3 million. The Work Plan has a project in year 4 that needs land, which project would mitigate the impacts of the development in this location. Subject to the School Board's financial ability to advance the project, School Board could then accept the land from the applicant with credits against educational facilities impact fees.

Attachment H

STUDENT STATION COST FACTORS

1/6/2012

	Consumer Price Index - REC National Economic Forecast of December 2011	Student Station Cost Factors	Cost of Elementary School Student Station ($)	Cost of Middle School Student Station ($)	Cost of High School Student Station ($)
Oct-2009	216.4	1.0874	19,522	21,081	27,383
Nov-2009	217.3	1.0920	19,603	21,169	27,497
Dec-2009	217.5	1.0930	19,621	21,188	27,522
Jan-2010	217.6	1.0935	19,630	21,198	27,535
Feb-2010	217.6	1.0935	19,630	21,198	27,535
Mar-2010	217.7	1.0940	19,639	21,208	27,547
Apr-2010	217.6	1.0935	19,630	21,198	27,535
May-2010	217.2	1.0915	19,594	21,159	27,484
Jun-2010	216.9	1.0899	19,567	21,130	27,446
Jul-2010	217.6	1.0935	19,630	21,198	27,535
Aug-2010	218.2	1.0965	19,684	21,256	27,611
Sep-2010	218.4	1.0975	19,702	21,276	27,636
Oct-2010	218.9	1.1000	19,747	21,325	27,699
Nov-2010	219.4	1.1025	19,792	21,373	27,762
Dec-2010	220.0	1.1055	19,846	21,432	27,838
Jan-2011	221.1	1.1111	19,946	21,539	27,977
Feb-2011	222.3	1.1171	20,054	21,656	28,129
Mar-2011	223.5	1.1231	20,162	21,773	28,281
Apr-2011	224.4	1.1276	20,243	21,860	28,395
May-2011	224.8	1.1296	20,279	21,899	28,446
Jun-2011	224.3	1.1271	20,234	21,851	28,382
Jul-2011	225.4	1.1327	20,334	21,958	28,522
Aug-2011	226.3	1.1372	20,415	22,045	28,635
Sep-2011	227.0	1.1407	20,478	22,114	28,724
Oct-2011	226.8	1.1397	20,460	22,094	28,699
Nov-2011	226.7	1.1392	20,451	22,084	28,686
Dec-2011	226.9	1.1402	20,469	22,104	28,711
Jan-2012	227.2	1.1417	20,496	22,133	28,749
Feb-2012	227.4	1.1427	20,514	22,153	28,775
Mar-2012	227.5	1.1432	20,523	22,162	28,787
Apr-2012	227.5	1.1432	20,523	22,162	28,787
May-2012	227.6	1.1437	20,532	22,172	28,800
Jun-2012	227.9	1.1452	20,559	22,201	28,838
Jul-2012	228.4	1.1477	20,604	22,250	28,901
Aug-2012	228.7	1.1492	20,631	22,279	28,939
Sep-2012	229.0	1.1508	20,658	22,309	28,977
Oct-2012	229.2	1.1518	20,676	22,328	29,002
Nov-2012	229.4	1.1528	20,694	22,347	29,028
Dec-2012	229.7	1.1543	20,721	22,377	29,066
Jan-2013	230.1	1.1563	20,758	22,416	29,116
Feb-2013	230.5	1.1583	20,794	22,455	29,167
Mar-2013	230.8	1.1598	20,821	22,484	29,205
Apr-2013	231.2	1.1618	20,857	22,523	29,256
May-2013	231.5	1.1633	20,884	22,552	29,293
Jun-2013	231.9	1.1653	20,920	22,591	29,344

	Consumer Price Index - REC National Economic Forecast of December 2011	Student Station Cost Factors	Cost of Elementary School Student Station ($)	Cost of Middle School Student Station ($)	Cost of High School Student Station ($)
Jul-2013	232.3	1.1673	20,956	22,630	29,395
Aug-2013	232.6	1.1688	20,983	22,659	29,433
Sep-2013	233.0	1.1709	21,019	22,698	29,483
Oct-2013	233.3	1.1724	21,046	22,727	29,521
Nov-2013	233.7	1.1744	21,082	22,766	29,572
Dec-2013	234.1	1.1764	21,118	22,805	29,622
Jan-2014	234.5	1.1784	21,154	22,844	29,673
Feb-2014	234.9	1.1804	21,191	22,883	29,724
Mar-2014	235.3	1.1824	21,227	22,922	29,774
Apr-2014	235.8	1.1849	21,272	22,971	29,838
May-2014	236.3	1.1874	21,317	23,020	29,901
Jun-2014	236.8	1.1899	21,362	23,068	29,964
Jul-2014	237.2	1.1920	21,398	23,107	30,015
Aug-2014	237.7	1.1945	21,443	23,156	30,078
Sep-2014	238.1	1.1965	21,479	23,195	30,129
Oct-2014	238.6	1.1990	21,524	23,244	30,192
Nov-2014	239.1	1.2015	21,569	23,292	30,255
Dec-2014	239.5	1.2035	21,606	23,331	30,306
Jan-2015	240.0	1.2060	21,651	23,380	30,369
Feb-2015	240.4	1.2080	21,687	23,419	30,420
Mar-2015	240.8	1.2101	21,723	23,458	30,470
Apr-2015	241.1	1.2116	21,750	23,487	30,508
May-2015	241.5	1.2136	21,786	23,526	30,559
Jun-2015	241.9	1.2156	21,822	23,565	30,609
Jul-2015	242.3	1.2176	21,858	23,604	30,660
Aug-2015	242.7	1.2196	21,894	23,643	30,711
Sep-2015	243.0	1.2211	21,921	23,672	30,749
Oct-2015	243.4	1.2231	21,957	23,711	30,799
Nov-2015	243.8	1.2251	21,993	23,750	30,850
Dec-2015	244.2	1.2271	22,030	23,789	30,901
Jan-2016	244.6	1.2291	22,066	23,828	30,951
Feb-2016	244.9	1.2307	22,093	23,857	30,989
Mar-2016	245.3	1.2327	22,129	23,896	31,040
Apr-2016	245.7	1.2347	22,165	23,935	31,090
May-2016	246.1	1.2367	22,201	23,974	31,141
Jun-2016	246.5	1.2387	22,237	24,013	31,192
Jul-2016	246.9	1.2407	22,273	24,052	31,242
Aug-2016	247.2	1.2422	22,300	24,082	31,280
Sep-2016	247.6	1.2442	22,336	24,120	31,331
Oct-2016	248.0	1.2462	22,372	24,159	31,381
Nov-2016	248.4	1.2482	22,408	24,198	31,432
Dec-2016	248.8	1.2503	22,445	24,237	31,483
Jan-2017	249.2	1.2523	22,481	24,276	31,533
Feb-2017	249.5	1.2538	22,508	24,306	31,571
Mar-2017	249.9	1.2558	22,544	24,345	31,622

The Student Station Cost Factors are updated at least twice a year. To obtain the latest list, please go to *http://edr.state.fl.us/Content/conferences/peco*

COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER - ROOM 203
10710 SW 211 STREET, MIAMI
October 1, 2014 @ 6:00 p.m.

Board Members
(Present)

Wilber Bell, Chairman
Curtis Lawrence, Vice Chairman
Gary Dufek
Diane Coats-Davis
Lubby Navarro
Nehemia Davis

County Attorney's Office

Abbie Schwaderer-Raurell
Assistant County Attorney

S t a f f

Carl Harrison, Evaluator

I N D E X

CHAIRMAN BELL: 3-4, 6-7, 13-14, 18-20, 23-25, 28-29, 35-36, 42-44, 57, 61, 64, 69-76.

VICE CHAIR LAWRENCE: 3, 13-14. 57-61, 71-75.

COUNCILWOMAN COATS-DAVIS: 3, 35, 42-43, 57-59, 71, 74-75.

COUNCILMAN DAVIS: 3, 70-71, 75.

COUNCILMAN DUFEK: 3, 64-71, 75.

COUNCILWOMAN NAVARRO: 3, 43, 61-64, 71, 75.

S T A F F

MR. HARRISON: 3-6, 30, 43, 70-71, 74-75.

ON BEHALF OF THE APPLICANT

MR. KRISCHER: 7-18, 28, 43-57, 67-69, 71-75.

SUPPORTERS

MR. ALVAREZ: 18-19.

PROTESTERS

MR. DE JESUS: 20-23.
MR. BUCKHALT: 23-25.
MR. LAURIE: 25-27.
MR. WALTON: 27-28.
MR. LECHOT: 28-29.
MR. WHITNEY: 29.
MS. LECHOT: 29-35.
MS. OSBORNE: 35-37.
MS. HINDIN: 37-42.
MR. JONCKHEERE: 43-44.

CHAIRMAN BELL: Call to order Community Council 14, zoning hearing.

Please stand for the Pledge.

(Pledge of Allegiance).

CHAIRMAN BELL: Roll call.

MR. HARRISON: Councilwoman Coats-Davis?

COUNCILWOMAN COATS-DAVIS: Present.

MR. HARRISON: Councilman Davis?

COUNCILMAN DAVIS: Here.

MR. HARRISON: Councilman Dufek?

COUNCILMAN DUFEK: Here.

MR. HARRISON: Vice Chair Lawrence?

VICE CHAIRMAN LAWRENCE: Here.

MR. HARRISON: Councilwoman Navarro?

COUNCILWOMAN NAVARRO: Present.

MR. HARRISON: Please note Councilman Spencer is absent.

Chairman Bell?

CHAIRMAN BELL: Here.

MR. HARRISON: We have quorum.

CHAIRMAN BELL: Those who wish to speak this afternoon, please stand and be sworn in by the court reporter. Anybody speaking this afternoon, please stand and

be sworn in.

(Thereupon, all interested individuals seeking to present testimony in these proceedings were duly sworn to tell the truth, the whole truth and nothing but the truth, after which the following transpired:)

CHAIRMAN BELL: Are there any requests for withdrawals or deferrals?

Seeing none --

MR. HARRISON: "In accordance with the Code of Miami-Dade County, all items to be heard this evening have been legally advertised in the newspaper, notices have been mailed and the properties have been posted. Additional copies of the agenda are available here at the meeting. Items will be called up to be heard by agenda number and name of applicant.

"The record of the hearing on each application will include the records of the Department of Regulatory and Economic Resources.

"All these items are physically present this evening, available to all

interested parties and available to the Members of the Board, who examine items from the record during the hearing. Parties have the right of cross-examination.

"This statement, along with the fact that all witnesses have been sworn, shall be included in any transcript of all or in part of these proceedings.

"In addition, the following departments have representatives present here at the meeting to address any questions: The zoning evaluation and platting and traffic review sections of the Department of Regulatory and Economic Resources and the County Attorney's Office.

"All exhibits used in presentation before the Board become part of the public record and will not be returned unless an identical letter-size copy is submitted for the file.

"Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Community

Appeals Board shall be barred from further audience before the Community Appeals Board by the presiding officer unless permission to continue or again address the Board be granted by the majority vote of the Board Members present.

"The number of filed protests and waivers in each application will be read into the record at the time of hearing as each application is read. Those items not heard prior to the ending time for this meeting will be deferred to the next available zoning hearing meeting date for this Board."

First item on the agenda, Item A, 14-7-CZ14-1, Helen Michael and Preferred Enterprises, Incorporated, application number 14-003. There are 197 protests and 0 waivers.

CHAIRMAN BELL: When I call you, please step up to the podium, state your name and address clearly for the record.

I will then proceed to call you who are in support of the application. I will then call on the objectors.

Those of you would wish to speak will state your name and address. For those of you speaking, I would ask, you know, that you make your presentation short and nonrepetitive. Thank you.

MR. KRISCHER: Thank you.

Good evening, Mr. Chairman, Members of the Board. For the record, my name is Alan Krischer with the law firm of Holland & Knight, address of 701 Brickell Avenue, appearing on behalf of the applicants tonight in their request for a district boundary change to rezone approximately 20 acres from AU to EU-M.

As your staff report indicates, we are consistent with the comprehensive plan and your staff is recommending approval with no objections and no conditions. And we, of course, agree with their analysis.

Now, in many circumstances, that would be the end of my presentation, but as you can see, the room is filled and I imagine that almost everyone behind me is going to be an objection to this application.

You had deferred this matter once before so that we would have the opportunity to meet with our neighbors, and talk about the issues and see if there was a way to resolve this before bringing it back to you. And unfortunately we were not able to work that out, the differences between what the neighbors are looking -- excuse me, what the neighbors are looking for and the applicant's proposal was too fundamental.

So because we have so many objectors here tonight, I will be making a slightly longer presentation, but since every one of your reviewing agencies has recommended approval and none of them have raised any objections, I'm going to be keeping my initial comments somewhat brief. And I expect that I'll be doing most of my talking in response to any points that are brought up by our objectors, so I'd like to reserve that time for rebuttal.

But the basic point remains the same: This application has been found to be consistent with your comprehensive plan.

It is consistent with your zoning code. It is consistent with principles of good planning and it has been thoroughly reviewed by your professional staff, which is recommending approval. And that does not change despite the fact that there are a number of objectors.

So to orient the Board, this aerial photograph shows the property and the surrounding area. The subject property consists of about 20 acres. It's outlined in light blue. It's at the intersection of Southwest 162 Avenue and 278 Street. It's about a block north of 280 Street.

It's surrounded to the west and to the south by existing residential development; to the north and to the east by existing agricultural development.

To orient you further, off this picture, this is where Dixie Highway runs, down this way.

On the other board is a detail from the Future Land Use Map of your Comprehensive Development Master Plan. And the subject property there is outlined

in yellow. The thick black line is 280 Street. The very thick dotted line across the top of that picture is the urban development boundary. This property is located well inside the Urban Development Boundary. And like all property inside the UDB, it is designated for an urban use. None of the property inside the UDB is designated to be agricultural use in the long term.

Like all of the surrounding property is designated for estate density residential. That's that light green that you see there. The ag is the dark green on the other side of the urban boundary.

The estate density residential category calls for residential development of up to 2.5 units per acre.

As I mentioned, the property is currently zoned AU. The applicants have requested a district boundary change from the ag designation to EU-M. That is consistent with the comprehensive plan designation.

Now, when originally filed, the

application had a number of variances that were requested. All of those requests have been withdrawn. This is a request for straight up EU-M zoning. There are no variances. There are no other special requests. No special exception.

EU-M is one of your estate density districts. It permits single-family detached residential homes. It requires a minimum net lot size of 15,000 square feet. And the more -- all of the regulations governing EU-M are included in Tab 6 of your book, if you have any questions about what those restrictions are.

What does EU-M look like? Well, it looks pretty much like almost every house you see on this aerial photograph. All of these houses to the west, everything you see on here is zoned EU-M. All of these houses to the south are zoned EU-M. A straight EU-M zoning is what this neighborhood has been working under for many, many years. And that's what we are requesting.

All the way from 288 Street, all the way up to the Urban Development Boundary, right along the Urban Development Boundary, that is all EU-M.

Now, in your books and in your packets that you receive from staff, you have the staff analysis. Planning & Zoning has determined that the EU-M request meets the comprehensive plan and the requirements of the zoning code. Your Public Works Department has reviewed the application and found that there is adequate capacity on the roadways to permit the proposed development. Fire, Solid Waste, DERM, Parks, they've all reviewed the instant request and determined that there's adequate infrastructure.

Your schools, Miami-Dade County Schools, has conducted its capacity analysis and found that capacity exists for these requests.

So, again, all the recommendations are for approval.

Why are we here for EU-M? Over here,

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this is a copy of all of the zoning maps for basically a full square mile centered around the property. You can see the subject property is identified there and you can see the surrounding areas. That is really hard to read at a distance.

CHAIRMAN BELL: Could you set that back so the audience can see it.

MR. KRISCHER: Sure. Mike, do you want to --

CHAIRMAN BELL: Go to the end, that way they got a good view.

VICE CHAIRMAN LAWRENCE: Turn the easel around. We can see it. Turn it.

CHAIRMAN BELL: Yeah, we're good. There we go.

MR. KRISCHER: Now I'm not sure I can see it.

CHAIRMAN BELL: That's better. Can the audience see that better?

THE AUDIENCE: Yes.

MR. KRISCHER: That's the zoning maps as they appeared.

Could you put that up? Because that's what I'm going to be talking off

of. The zoning map -- and we're going to turn around that for a second.

VICE CHAIRMAN LAWRENCE: Turn that to that side.

CHAIRMAN BELL: There you go, for the audience, right there.

MR. KRISCHER: Now, that map is based off -- that map is based off the notice map that went out. You'll have a copy of the uncolored map in your category.

That green oval is the boundaries of the noticed area for this application. That oval is a radius of half a mile. The diameter of it is a full mile. So that map is more than a square mile, again, centered around our property.

And you'll notice that all of that area in blue immediately abutting our property, adjoining our property, is EU-M. The EU-M runs the entire length of our western boundary. It runs the entire length of our southern boundary. Again, it runs all the way to the UDB, all the way up 162 Avenue.

This entire developed neighborhood

has been developed with EU-M density, with EU-M zoning. And the request before you tonight is simply to allow the EU-M district -- the EU-M zoning that is compatible with that district to continue. It's compatible with what's there, it's harmonious and it's the appropriate zoning district for this property.

How consistent is that pattern of development? Again, every person I think that's here tonight behind me is going to speak in opposition to this application and I expect that almost all of them themselves live on an EU-M lot. Because our objectors submitted a petition to the County, and there's a copy of it in Tab 7 of your book, but I'm sure they will distribute it as well, that has 188 signatures on it, 188 objectors, which is a lot of objectors. We've really brought the neighborhood together on this.

Of those 188 objectors, 185 of them live on an EU-M lot, when we crossed-checked the addresses.

So almost every single objector in

that petition is asking this Board to deny these applicants the same zoning that they themselves have for their neighborhood and on their own properties.

They will be coming up as soon as I sit down and asking you to make a determination that EU-M is inconsistent with EU-M. That having developed, and lived in a very lovely neighborhood that is EU-M, that somehow it would be detrimental, inharmonious or not supported to have the same zoning right next to them.

You probably have a lot of lawyers come up and talk about the standard of review for zoning application. I'm not going to do that, but I am going to say what you have been instructed in the past, which is, this hearing is not about figuring out what's popular. It's not about figuring out what the neighbors would want, or like or prefer. It's not the purpose of conducting a poll of the folks that live in the area. It is for planning. It is for zoning.

The purpose is to determine whether the planning policies that this County and this Board have adopted through the comprehensive plan and the zoning code warrant the request that's in front of you.

And so even though once I sit down -- I'm going to sit down in 30 seconds -- I'm going to be followed by a hopefully not too long line of speakers expressing their dismay with this request, I will reiterate, the request is consistent with the comprehensive plan. It is consistent with the requirements of your zoning code.

The County has already made a determination that this is an urban area, that this is part of the area that is to be part of the urban housing stock for this County.

It is appropriate for single-family development. And it is appropriate that it be exactly what's adjoining it, EU-M.

Every reviewing department of your professional staff has recommended approval. And we would ask that you do it

as well. And I look forward to speaking to you in response to our neighbor's objections.

Thank you.

CHAIRMAN BELL: Supporters of the application, are there any other supporters of the application?

MR. ALVAREZ: Right here.

CHAIRMAN BELL: Supporter?

MR. ALVAREZ: Yes.

Good evening. My name is Jorge Alvarez. I reside at 27401 Southwest 164 Avenue. I.

Was also the developer of the property that's to the south of this property, which is 10 acres, back in '02. I subdivided that property into 20 EU-M lots.

I think this application is just and coincides with the neighborhood. I currently own five acres close by and would like to develop that in the future.

Thank you.

CHAIRMAN BELL: Sorry. Could you put that map up on the easel, kind of move

back so the we can see it and the audience can see it, so people can show where they live, if they object to the application. To the side. There we go.

Are you on the map.

MR. ALVAREZ: Sorry?

CHAIRMAN BELL: Are you on this?

MR. ALVAREZ: Yes, I'm on the map.

CHAIRMAN BELL: Where are you on this, on the drawing?

MR. ALVAREZ: I own this five-acre tract right here (indicating) and I live right here (indicating).

MS. SCHWADERER-RAURELL: Sir, for the record, can you just state, I mean, the cross-streets of the 5-acre tract you indicated.

MR. ALVAREZ: It's 278th Street and approximately 157 Avenue, one lot in.

MS. SCHWADERER-RAURELL: Thank you.

CHAIRMAN BELL: Okay. Anymore supporters of the application?

Okay, objectors.

Is everybody -- all the objectors have been sworn in, right? Okay. All

right.

Yes, sir.

MR. DE JESUS: Good evening, Panel, my name is Victor De Jesus. I live at 27840 Southwest 160 Avenue.

CHAIRMAN BELL: On the map.

MR. DE JESUS: This is 160 Avenue. I'm the third house or the middle house. There's two houses. I'm right here, approximately.

CHAIRMAN BELL: Okay.

MR. DE JESUS: And, basically, of course, I agree with him, we all live in EU-M. That's a no-brainer.

When I bought my house 10, 12 years ago, I bought under -- not the assumption, but there's plenty of land there. And when my kids were a little smaller, we had a good time there. The schools were great.

I'm not saying we don't need it. I'm saying we don't -- but we don't want it. We don't need it.

And, for instance, Number 1, some of our commissioners do not support police,

Fire-Rescue as far as funding them. Now, when you bring more 52 approximately homes in this area, you're going to double the amount of people there. More Fire-Rescue, more police might be needed. They might not. Nobody knows.

Dade County schools. I was in open house the other night, my son's school has 50 to 53 kids per class. And I guess he says the panel says that the School Board approves of that. How many more kids are going to move in this area?

We're going to have more cars, more traffic. You know, our kids grow up in that neighborhood. And I'm speaking for myself and my kids, because, you know, that also is supported -- you could go back in the minutes of the County, Lynda Bell actually even supported that being agricultural. Now, Lynda Bell flip flops on certain things, so now I'm sure she won't support it now.

That's all agricultural. I mean, what's it going to take? I mean, a lot of people, I'm sure -- I don't mean any

disrespect, are older, but our kids still there. We're going to grow, but there's more kids in the neighborhood. There's parks.

I mean, I can sit here and talk to you till you're blue in the face. I don't have fancy words, but I've got a fancy family and a fancy neighborhood to back us up. Just understand where the neighbors are coming from.

They tried it before. And, you know, the sign said five-acre parcel lots for sale. Now they're talking about 50 some plus homes in that neighborhood.

And please, somebody, correct me if I'm wrong, when we got with the attorneys, their words were, they do not have to show us no kind of plan. Well, very good, thanks for helping us out there, Buddy.

Show us where the boundaries are. Show us where your roads are going to be. Show us when the new traffic comes through there, doing 60, 70 miles an hour, because we're going to be a cutoff zone and they're trying to get home. I mean, let's

think a little bit beyond just somebody with deep pockets. We don't have deep pockets. We got short hands with deep pockets. I mean, we're trying to make an honest living when we moved 10, 15 years ago. And it's all agricultural.

For now, I mean, I have nothing else to say. I'm not going to sit here and talk to you till you're blue in the face. I'm sure you're going to hear plenty more other people, but that's my stand. And I'm going to try to keep it short and sweet.

But please understand where the neighbors are coming from, as a mother, as a father for our kids.

CHAIRMAN BELL: Okay.

MR. DE JESUS: I mean, don't think about the big developers all the time. Give us a little bit.

Thanks.

CHAIRMAN BELL: Okay. Next.

MR. BUCKHALT: My name is Johnathan Buckhalt. I reside at 16 -- 16290 Southwest 274 Street.

CHAIRMAN BELL: Where is --

MR. BUCKHALT: My house sits here. I'm right here at the end of this street here. Like you said, they're all EU-M. I bought land on one acre. I didn't want to be packed into a place like sardines.

And all the land from that side, yeah, it can be zoned EU-M, up to that line where it's all going to be agricultural.

We know some day lots are going to be built, everyone knows it's going to be built some day, but we don't want to see 40 houses there with the cars, and traffic and everything else that comes along with that. Put -- I mean, I'd like to see five-acre lots, but even something better than 40 houses sitting right here.

We have five-acre parcels down this side already. If you had a five-acre lot, would you want six houses packed against your property line? No, you build some sort of progression to it.

There's many more things to say. I'll let other people bring up the points

I'm forgetting, but please think about the little man.

CHAIRMAN BELL: Okay. Next.

MR. LAURIE: Good evening. William Laurie, 27902 Southwest 159 Court. And I oppose the changing of this parcel of land from agricultural to EU-M.

The Miami-Dade definition of zoning is that zoning controls the use, the development of land for the health, welfare, safety of the community. The Redlands are synonymous with agriculture. And to change this parcel from AU to EU-M provides no gain to the established community. It's, in fact, detrimental.

If this parcel is rezoned to residential, this will link 40 new homes directly to an existing neighborhood. The impact has negative effects on all facets of the community's well-being.

First and foremost is traffic. We estimate that over 100 additional vehicles, not including the traffic that will be involved with the construction, will have to transit our neighborhood to

thoroughfares. Our streets are not equipped with sidewalks.

This through traffic will endanger our children, elderly walkers, longer street runs, increase speed and decrease safety. The traffic review should bear out.

Environmental concerns. All the homes in the area are on septic tanks. Some homes use wells for potable water. The aquifer water quality studies need to be done on that. That's going to be an impact.

Fire-Rescue services will be degraded due to increased populated density.

Neighborhood watch, police services will be stressed.

Parks and recreation facilities are at capacity now. We have a nice park. It's full. It's crowded.

An increase in school enrollees, teacher/student ratios.

Public transit, solid waste services will also be stretched.

I know apparently there's been a Comp

Plan done, but let's look at the level of services that will be reduced. Concurrency information center will note this loss of capacity.

Additional concerns are the developer has been less than forthcoming with site plans. The spec of tract homes next to our established neighborhood is distressing.

This parcel of land is presently being farmed, is providing produce. The surrounding area has been developed to a manageable density.

To rezone, lose farmland, while adversely affecting the community is counter to the Miami-Dade definition of zoning.

MR. WALTON: I'm Bruce Walton. I live at 27801 Southwest 159 Court. I live right next to the (inaudible). You have it highlighted there. I'm the house that's right on the field. And I've watched the farmer work there for all these years and he probably produces one of the best crops I've ever seen. All the

other farms around there cannot compare to what he's producing out of that farm.

I concur with everything he said.

Thank you.

CHAIRMAN BELL: Yes, sir. Next.

MR. LECHOT: Good evening. My name is Steve LeChot. I live at 16100 278 Street. That would be right across the street, right there facing the field.

Is there any way I can refer to that other chart?

MR. KRISCHER: Sure.

MR. LECHOT: That you have right there.

MR. KRISCHER: It's the one right behind it.

MR. LECHOT: When he was talking about this one here, he was talking about how close this was to the UDB -- or how far away it was from the UDB. That's only a thousand feet. He referred to the oval around it as being a half-mile radius, but he brought it down to 280 Street. The radius goes down to 286 Street. So, as you can see, over 50% of this boundary is

agriculture. And we'd like to keep it that way. That's all I've got.

CHAIRMAN BELL: Okay. Thank you.

Next.

MR. WHITNEY: My name is Joe Whitney. I'm at 27825 Southwest 162 Avenue, the second parcel to the south.

There are some other parcels that are available for sale out in the Redlands area. I work for Century 21. Our office has at least two pieces that I know off the top of my head that's available zoned and ready to go. There's plenty of other land out there that's available for these developers instead of changing these current AU-zoned Redland properties. So if you can take that into consideration when you decide on this. That's all I got, but thank you.

CHAIRMAN BELL: Thanks.

Next.

MS. LECHOT: Good evening. My name is Sandra LeChot. That was my better half that spoke a minute ago. My address is 16100 Southwest 278 Street. And I live

right here facing that field. I've lived there for 31 years. And I bought that house, because I love the area, because Redland is agriculture and nurseries. And I would like to see it kept that way.

I do have some more signatures on a petition. Can I turn this in at this time?

MR. HARRISON: Thank you.

MS. LECHOT: If you'll bear with me, I've kind of written some notes here as to what the attorney's had to say.

I printed out pretty much everything on the web site having to do with all the agencies that filed whatever they had to file and what the staff recommended.

According to what I found, I don't really see that the police department or that the schools actually made a comment. There was no comment. It was not an approval. It was not an objection. It was just a no comment. So he said that all of these agencies approved everything. And I disagree with that.

As far as the signatures on the

petitions, yes, most of them are from people that are in an EU-M zoning, but, like he did say, there are some that are not.

And we have signatures from all of these people here that are on five-acre lots and one-and-a-half or two-acre lots. And some of them even wrote letters, okay, which he didn't happen to mention, that we filed at least 35 letters that I'm aware of that oppose the zoning.

And one lady just bought the property on 280 here (indicating). She bought five acres. It's a beautiful place. She's just added all of this landscaping. She's got horses. It's gorgeous. And now here she is -- she did write a letter. And here she is not wanting all this traffic, because she's got these horses. And it's, like -- it's out in an area that we don't need all of this traffic.

We did meet with the developer's attorneys, like you asked us to, and basically it was all for not, because they came back to us. We told them our reasons

and what we would like to see. And they weren't willing to budge. All that they were willing to do was to budge on the size of the homes that they were going to build. I didn't think that that was any way of trying to work with the community. And I thought that was the purpose of the meeting, was to try to come to an agreement.

I object for many reasons. One is that there is no shortage of homes in the area. And there are eight new homes that are right here on 280 and Old Dixie, okay? They're up for sale. Four of them are built. Four of them are being built, okay? The developer himself is building homes within a mile of my house that's up for sale. He's got ads in the paper every Sunday for his homes. He's got two developments that he's building, one on 67 Avenue and 296 Street, which is where he had us meet, so that we could see the houses that he's building.

But then he had us move to another site, because they couldn't have -- they

didn't have a key to where we were supposed to meet. So we all had to move to another site, which is this other development, so that we could see that home as well. Just to let you know.

Also, as Joe Whitney said, there are resales in the area and there are foreclosures going on. And I know this, because I walked around and got these signatures on the petitions. So I know I saw homes for sale. There's plenty of homes for sale there.

And as my husband stated, this site here is only a thousand feet from the UDB line. It doesn't mean that it has to be developed. And as you can see, there's agriculture on two sides. And there's EU-M on two sides. So, to me, it's pretty equal. And it doesn't need to be developed.

As far as the water shortage, I feel that when you put up to 50 homes, which is what I believe they're wanting to do, if you put 50 homes there, you're going to have what we -- we have water restrictions

already in Miami-Dade County. You're going to have 52 homes that are going to need drinking water. You're going to have 52 homes that are going to need water for landscaping. This agriculture site needs well water. That's to say it comes from the same place, but you get much less use of water through the well water being used on this agriculture site as opposed to 50 homes.

And traffic, well, we already know what that's going to do. And, like I said, I moved to this area 31 years ago. And I moved there. I had a choice between two homes, the home in Redland and a home in West Kendall. And I moved here, because I love the agriculture. I love the nurseries. I love being out in a rural area. And I wanted to be away from traffic. I don't have far to go to do my shopping. It's a perfect setup, perfect neighborhood. And I would like to see it kept that way.

Agriculture is very, very important to the area. As a matter of fact, the

country uses agriculture from the Redland during the winter months throughout the country. So I would like to see it remain agriculture, and landscape and nurseries.

And I think that I would really appreciate it if you guys would support us in any way that you can and help us keep Redland green.

Thank you.

COUNCILWOMAN COATS-DAVIS: What's your name again?

MS. LECHOT: Sandra LeChot.

MS. OSBORNE: Hello, my name is Melinda Osborne and I live at 27850 Southwest 159 Avenue. I'm the third house in here, so we're right down the street. It's a dead-end street to go to the field.

And, first, I want to say that Bill Laurie, everything he said, I support 100%.

The lady that was mentioned that has horses --

CHAIRMAN BELL: You've got to be sworn. You came in late.

MS. OSBORNE: I didn't come in late.

I was sworn in. I was here early.

CHAIRMAN BELL: Okay. No problem.

MS. OSBORNE: There was a mention of the lady who bought the five acres of the horse. She's on my street, right here at the end, the point of 280 and 159 Avenue. My daughter and I work with her and the horses.

The extra traffic in the neighborhood would absolutely be detrimental to -- you know, none conducive with what we're doing with the horses there. The horses are used for a very important purpose. They are used for equine therapy at the Agape Center. Barb Morello is the owner of that property. And she couldn't be here tonight, but wanted me to speak her concerns. You know, it's going to totally derail her purpose of buying the property and having those horses. There's no way with the extra traffic, we're going to be able to walk, you know, train them the way we've been doing.

I've been in my property over 10-and-a-half years. I have a 13-year-old

daughter, who I raised in the neighborhood. I am not at all open to the extra traffic going through the neighborhood. There's already too much. The schools and the parks, as were already mentioned, are already overcapacity.

And just -- and the agricultural aspect of it, absolutely that was part of the reason, you know, I wanted to be near there, the fields there. We, you know, get to enjoy the change of the properties, the importance of that to the community and the whole United States, like they said, during the winter months.

And just, you know, we appreciate your consideration in any way you can to keep this property as it is agricultural, nursery and keep our neighborhood the way it is. Thank you.

MS. HINDIN: Hi. I'm Lindsey Hindin. I live at 27905 Southwest 162 Avenue. I live right next to Joe Whitney, 162, and I'm the third house in from the field.

Just to sort of sum up some of the concerns. We previously addressed this

issue on this exact same property back in 2007 and '08, and we were very successful. And this situation was dismissed.

The traffic pattern -- one of the problems with traffic pattern is this particular piece of land, as you can see, is surrounded by avocado groves. That means that the traffic is going to be very limited to these areas, which is going to increase density and traffic, because there's very limited access to that particular 20-acre piece.

In 2008, when we went door to door and we petitioned every home, we found out that in our area there's 2.7 vehicles per home and 2.2 children per home. So that traffic pattern is going to be very much of a problem when you have those avocado groves on either side and you have Mr. Ingram's nursery on the other side.

Secondly, I am the director of the emergency department of South Miami Hospital. And I'm very familiar with Homestead Hospital being extremely overwhelmed with increasing wait times in

their emergency departments, decreasing patient satisfaction. And they are now transferring patients from Homestead Hospital to Baptist and to South Miami.

They cannot continue to have overwhelming development in this area in spite of the comprehensive plan.

I have also spoken to Fire-Rescue in Miami-Dade County. They have reduced the number of people that are working there. They have laid them off. And that has resulted in increasing response times. And I can tell you this was the case back in 2007, and they acknowledge that.

Furthermore, there are, as Joe Whitney says, multiple other developments taking place in Homestead, many by Mr. Rosen, and including Keys Gate Golf Club, which has just been purchased. And it will not be a golf club anymore; it will be a housing development. How much more do we need in the comprehensive plan?

Schools are overwhelmed. The ratios are increasing, and the schools in -- C and D schools. This is not a great thing.

I'm very glad that I chose not to have children.

The other reality is that this property -- it's true, this property is less than two blocks from the UDB line. As has been stated, why not have a progression from EU-M through to UDB. That would be a natural progression and it would work for the community. It would work for the agricultural. And it would work for the people, who have those five-acre lots right here. Forty new houses is going to be a huge density.

And we don't know it's 40, because, as has already been stated in the meeting where we met, as you had requested, with the lawyers, they said they did not have to provide any kind of plan for us. That was it.

The bottom line was they were looking at rezoning. So we don't know. The original plan was 52 homes, which they withdrew. Now it's 40, 42. We have no idea. And did they sort of fool us around. You know, the meeting was

supposed to be here. Then they moved it to here. This is a very accomplished law firm. I know, they do business for the hospital I work for. They are not paid to make errors and they're not paid to forget a key.

Septic tanks and wells. I'm on a septic tank and I'm on a well. Having 42, 52 more homes is a problem. The Redlands is agricultural.

And, finally, I think at the last election, us, as taxpayers and voters, we clearly stated that we did not want this piece of land. Clearly stated that we did not want this piece of land developed. Lynda Bell is no longer as effective I believe November 16th, the commissioner. She was outvoted.

We are tired of having our neighborhood, which is EU-M -- and it was very presumptuous of you, by the way, to make the comment that we were going to state that EU-M is inconsistent with EU-M. We've never stated that. We are simply stating that we feel that EU-M is at its

maximum capacity. This is the UDB line with five-acre lots. And we would like a reasonable progression. This piece of land does not need to be developed at this time.

We would very much appreciate your consideration. And if you have any questions, we'd be happy to answer them.

Thank you.

CHAIRMAN BELL: Okay. Thank you.

MS. SCHWADERER-RAURELL: Mr. Bell, Mr. Chair, if I could make a quick announcement.

Staff has passed around copies of petitions and letters that were received on this application. Some of them say duplicate. And that just means that the letter is maybe by the same person who also signed the petition, just for purposes of staff counts of how many objectors they received, but it doesn't mean that there's two copies of the letter in the packet. Just to clarify.

COUNCILWOMAN COATS-DAVIS: Is this the petition the same that's in the book,

same application?

MR. KRISCHER: That is the copy of the petition that we received from staff. It would not include any additional names that were submitted tonight.

COUNCILWOMAN NAVARRO: Mr. Chairman, so do we have a total of --

MR. HARRISON: Through the Chair.

COUNCILWOMAN NAVARRO: -- the petitioners -- the objectors?

MR. HARRISON: For the record, what staff read into the record, apart from what was received recently, which we have not had a chance to match with what was received, we had 197 people that were opposed.

CHAIRMAN BELL: Do we have any objectors?

MR. JONCKHEERE: I was not sworn in.

(Thereupon, Mr. Benoit Jonckheere was duly sworn).

MR. JONCKHEERE: My name is Benoit Jonckheere. I live on 16208 Southwest 274 Street. Property over here (indicating). It's a two-acre property. John has one.

Another neighbor has one also.

We moved there, because we love the neighborhood. We love the green. So, east, I have all the avocado grove.

I totally acknowledge and agree with everything, which have been said before.

One thing I want to add, it's -- I'm sorry, I don't know the street. I think it's 270 probably 5 or 276 Street. Let me show you. (Indicating). It was an eight-acre avocado. Was sold maybe six, seven years ago by a developer to build 16 houses. Only three have been built right now. Only three. So I don't know if because the market is strong, but I don't think there's a demand probably for houses in this neighborhood. Let's keep it green.

Thank you.

CHAIRMAN BELL: Anymore? Is there anymore objectors?

Seeing none, we'll go to the rebuttal.

MR. KRISCHER: All right. Mr. Chairman, thank you very much.

I was right that most of the people here were in objection to this. And I think that we can stipulate that no matter how many people have sent in letters, that there's considerable amount of opposition to this development.

However, many of the things, indeed all of the things that you've heard tonight, are not a sufficient basis for denying this application. And I'll go through why.

It's mentioned, and I apologize that I tried to keep track as well as I could of who raised the objections, but I'll just group them by subject.

So the objection concerning to schools. And I've been doing this for a while. And, you know, back in 2000, the mid 2000's, early 2000's, that was the complaint that I'm sure you, as Board members, and members of the community, heard the most, the schools are overcrowded, the schools are overcrowded.

And you, the County, Miami-Dade County School Board, did something about

that. You made it better. In the application that you have -- I mean, for some reason, the staff report for this particular application in 2007, isn't available online, but if you look in Tab 10, you approved, this Board approved, any EU-M application up near the UDB, back in the day, in 2006. And it has the school report. And the schools were horribly overcrowded: 160%, 120% overcrowded.

School analysis for this application, which is the last tab in this book, all of the schools that service this property are under capacity today, which seems amazing, but what's happened in the last 10 years is that the School Board has constructed numerous improvements. All of the things that were identified as future capacity improvements in 2006 have been completed.

And so you have new K through 8 schools that have been opened, expansions to South Dade Senior. And you have had so many charter schools open in this area, that at the council meeting last month of the city of Homestead, the city of

Homestead council directed their staff to start exploring a moratorium, because there were too many schools that have been built in the city of Homestead, in this area. There are literally hundreds of student stations, elementary, middle and high school, that are available to service this.

Not only has the capacity been increased, but because of the pressure of good folks, like the people that are here tonight, constantly complaining about that with reason, Miami-Dade County and Miami-Dade County Public Schools finally implemented school concurrency. You cannot build unless the School Board determines that there's adequate capacity.

Not just tonight. Whatever this Board does tonight, if you approve this application, when we come in for plat, they're going to check again to make sure that whatever is specifically requested, that there is adequate capacity in the schools. And if there isn't, we can't get a plat.

And so, yes, there is still a lot of residual fear and a perception out there that things are going to be terrible if you approve more homes, but things have improved markedly in that respect.

As to traffic, we're talking about extending local roads by a block. You'll notice that all of this area over here, you've got local roads that extend two blocks, four blocks. People don't go 70 miles an hour down those roads. If they do -- if they do, then that is a condition that exists everywhere in the County.

These roads are all constructed according to the Public Works manual for local roads. In many cases, in areas much denser than EU-M; RU-1, RU-1MA, RU-1MB. So if neighbors are telling you that the basic standard for a local road in Dade County cannot handle more than one block, a local road cannot be more than one block or it's unsafe for their kids, unsafe for their elderly, that is simply absurd.

I don't mean to disparage their

experience of their neighborhood, but the standard for evaluating these zoning requests has to be grounded in evidence and in fact.

The Public Works Department has reviewed this. A local road that is two blocks in length is not inherently unsafe.

Moreover, they've reviewed the overall infrastructure for the area. Southwest 268 Street has more than enough capacity to accommodate these homes.

It is above level of service. It's actually level of service C. Not level of service E. Not level of service D.

The addition of another 20 acres of EU-M, when you've got literally five or 600 homes, just in that portion of that aerial and it extends beyond, is not going to render that road any different that they'll notice in terms of traffic, because your Public Works Department has analyzed the impact. And determined that for all the traffic counts, there will be no degradation of level of service.

With respect to wells, I mean,

generally, as a general matter, agricultural uses more water than residential uses. It's a very water-intensive use.

But all of these homes in this area -- and, again, I keep coming back to the fact -- that this is blocks, and blocks and blocks of EU-M that all function very nicely.

This block, if this Board approves it, this group of homes, is going to be functionally indistinguishable from the rest of this neighborhood. And I'll get to the cumulative nature in a moment.

But in terms of calling them tract houses, thinking that the wells won't operate, thinking that it's going to cause an environmental problem for these residents, these homes have been here for decades, in the same level of density, without any of those ill effects.

With respect to Homestead Hospital, it was something that had been brought up earlier. We actually, as Ms. Hindin mentioned, we represent Baptist Hospital.

We spoke to them about that. Baptist Hospital does have a tremendous number of people that are using the emergency room, the emergency services at Homestead Hospital. The problem that they're having is that there's a lot of people that are showing up there not for emergency care, but for primary care. Very large numbers of indigent folks, some with, some without insurance, are showing up, not for emergency treatment, but for primary care. And those individuals get triaged, and they do not receive emergency room care, obviously, and they will have to wait, because they're not an emergency.

The folks that are buying detached estate density homes with 2.7 cars are not going to be showing up at Baptist Hospital emergency room instead of going to their primary doctor.

There is no indication that Baptist Hospital cannot provide adequate emergency care for the people that are turning up there in need of it.

With respect to parks, your Parks

Department has reviewed this, determined there's surplus of park land in the area.

With respect to the fire, the Fire Department has reviewed this and determined that there is an adequate response time.

There are budget constraints on all County departments. That has been the case for unfortunately far too long.

If that were an adequate basis for not increasing density by 40, 50 homes, you would shut down development in Miami-Dade County. And I don't want to talk about case law too much, although I did include some cases in the book, but it is simply not legally sufficient to point to these types of generalized impacts that would completely preclude all development as a basis for denying a rezoning.

Almost every request for development approval increases traffic, for example. That's not the issue. The issue is, can the infrastructure accommodate the increase in traffic. Otherwise, this Board and all government boards would have

unfettered discretion to deny everything that came in front of them. And the courts have said that is not what the rule is.

With respect to the lack of a site plan, when we had originally come forward with this application, we had submitted a site plan because we were seeking variances. We were seeking to deviate from the minimum standards of EU-M.

We withdrew that application for two reasons.

One, because we were receiving pushback from the County with respect to the increase in density that comes from those variances, because they would have allowed for slightly smaller lots. And we were told that that was not something that we were looking at.

The second thing that we were told, is that the Public Works Department had concerns about not having these roads pass through, because the Public Works Department has determined that that type of road interconnectivity is critical to

the smooth function of the transportation network down here.

We will be working with your professional staff and we will be working with your Public Works Department when we come in for platting. Just like all of the homes in this area were zoned EU-M and the final site plan was determined at the time that the plat came forward in connection with Public Works Department and meeting all of the requirements for staff.

Buffers and transitional elements are a marvelous tool of planning. They work really well.

I have five-acre estates, which I don't think is really a credible option. There's homes all the way up here. There's literally hundreds of homes. Each of these blocks is 32 lots. 150 homes that are closer to the UDB than we are. They're all EU-M.

These homes up here are five-acre estates immediately adjoining the UDB. We're not immediately adjoining the UDB.

What we are immediately adjoining is five homes over here, eight homes over here. All of them are EU-M. All of them are 15 to 17,000-square-foot lots.

What this property would be appropriate for, will be compatible for, is to match what borders us. Not what is several blocks away. And not to keep it as agriculture.

Yes, the Redlands is renown for its agriculture. This property is inside the Urban Development Boundary. This property is not supposed to remain in the agricultural inventory for the long term. It is an urban property.

The best way to protect the properties outside the UDB is to not waste the developable land inside the UDB. Whenever you increase the size of your lot, you burn up more developable land for each unit.

Talk about need, if you approve this application tonight, it would be a year before we got our plat approved. That's about what it takes to get a plat approved

in Dade County. It would be another, you know, 5 or 6 months before we got a building permit done. However long construction would take from that point, sales, marketing.

Developers are not looking at what the market is today. They're looking at what the market is typically two years from when I'm standing in front of you.

And so while we recognize that our neighbors can look and see what homes are for sale, in terms of substantial competent evidence, using that term, looking forward into the market is a skill that developers use. And they don't always do it well, but they're not planning for the present day.

I think I've hit on most of the points. I'm available to answer any questions.

But to summarize all of this, we totally understand that our neighbors would rather things stay the way they are. I don't think that there's any question tonight that they don't want this to

happen. And if that was the rule, then this would be a very easy decision for you.

However, there's a reason why you have a thick packet from your Planning and Zoning Department instead of just how many people are for and against. It's because this process is supposed to be guided by what makes sense, what does the infrastructure support, what does your comprehensive plan say, how do you plan for the orderly development of this County. Not just what other people would like to see in the adjoining yards.

We believe that we have fully satisfied all of the criteria of the code, that your staff has done an excellent job of reviewing the impacts and that this application should be approved.

Thank you very much. And I can answer any specific questions that you have.

CHAIRMAN BELL: Okay, Board Members.

COUNCILWOMAN COATS-DAVIS: Excuse me.

VICE CHAIRMAN LAWRENCE: You know --

we -- I'm sorry.

COUNCILWOMAN COATS-DAVIS: I'm sorry.

VICE CHAIRMAN LAWRENCE: Ladies first.

COUNCILWOMAN COATS-DAVIS: I'm sorry about my voice. I'm not well tonight, but I'm here listening.

And let me commend the attorney for an elegant and factual presentation, but I am one that don't change stripes.

I am a native born Miamian. I know what's in the Redlands. I know what was on Krome. I know what was in Richmond Heights. Pretty much what's going on as far as the land is concerned.

And I'm in a neighborhood that had development. And after development came, then citizens started complaining about traffic and everything else.

Well, my response to them was, "Why didn't you come to the meetings? Why weren't you there when decisions were deemed? Plans were being made to make those decisions?"

The traffic in the community is just

terrible. I've watched groves turning to estates where the communities are crowded.

I don't know if I'm speaking for the citizens out there, but, to me, it's not as much we don't want, as we don't want to be crowded, a crowded community, where people are moving out where they can have space, and have land for their children to play and enjoy some kind of peace, atmosphere, not like the north end of Miami-Dade, which is pretty congested.

So as a native Miamian, and you may call me old fashion, but that's my opinion, I think the community should have what they want and we start listening to the community for what they want.

Thank you.

(Applause).

VICE CHAIRMAN LAWRENCE: Mr. Chairman, over the years we've seen this happen time and time again. You have property that is zoned ag. And the owners farm it. And when farming becomes less viable, or they get tired of it and they want to liquidate, the first thing that is

done is you seek to upgrade the zoning on the property to increase its value and it becomes more profitable to the owner then.

And I think the owners actually owe the residents a little something. After all, you've gotten an agricultural exemption on the property all of these years.

And I think a compromise would have gone a long ways here as far as maybe asking for one-acre parcels instead of what you're looking at here.

And we've tried over the years to create -- when you get that close to the Urban Development Boundary line, to create some type of buffer where we do entertain, you know, one-acre lots as opposed to these 15,000, 16, 17,000-square-foot lots.

So with the availability of other parcels in the area and the glut of houses, whether they're foreclosures or new homes on the market, I really believe that this application is a little bit premature at this time.

And to give you what you want this

evening would actually change the whole character of that neighborhood.

I've been out there many times. And I know it's -- you can look at it as being a little selfish on the residents' part, because, you know, they want to see this field. They want to see this farmland. I mean, even though they are living on the same thing, they want to see it.

If you go out there, and you take a look at what they're talking about, they have a valid point. You know, when they moved there, this was there. And, you know, like I said, I know it's a little selfish to expect it to be there forever. And eventually it will be developed, but I just think this is a little premature at this time and I can't support it.

(Applause).

CHAIRMAN BELL: We can't have the clapping. That's out of order, please, okay?

Lubby.

COUNCILWOMAN NAVARRO: Thank you, Mr. Attorney and residents for coming.

I am a strong believer that we do -- we should have long time ago created a buffer, basically the UDB and development. And I was not on the board when those, I think, five homes were referenced to or approved right along the UDB. And that is something that I will never support that close to the UDB.

I think it is a buffer in an area that is, to me, our most pristine area in the County. And I do understand your pride living in that area. I think these are the areas in our County that we have to continue to protect.

Like my colleague said, eventually, because of our Master Plan, these are areas that are going to be developed, so I think it's something that you, living there, will have to know, that, eventually, whether this passes here or not today, the attorneys and developers and the owner representatives will come here again to ask us or another board to approve it.

Again, this area, to me, is an area

that has a large agriculture area. Although you are living in a different density, we have to protect -- and this is just my philosophical view of maybe land use, in these areas along the UDB, I do see it, it is very -- it borders the UDB very close.

And my other concern is that, obviously, like the attorney said, we don't know until he goes through plat, and through that process what the through streets would look like, but I do believe that looking at the property that it will create traffic and the traffic will probably end up in those homes right across.

So the dumping -- on the people speeding to get to the top of the border of the property will occur. And then -- 'cause you're not going to be able to create streets in the other area, which is ag. And that, to me -- I understand the residents' concerns in that.

So, at this time, I have to say that this is something that I cannot support.

I have to say that we have to continue to preserve this area.

CHAIRMAN BELL: Mr. Dufek.

COUNCILMAN DUFEK: I've lived on the Redlands most of my life. And I've been involved in zoning most of my life.

One thing that I've seen is the fact that every time the County or developers come in and move the UDB line, the first thing that the people in the affected area will say, and I've heard it time and time again at hearings, is there's already so much land inside the UDB, develop that first.

Well, this, from what I can see, has been -- and I don't know when it was put in the UDB, and I'm quite sure that staff probably doesn't know when it was put inside the UDB, but I do know that the homes on the south side were built in the mid 60's and the homes on the west side were built in the mid 70's.

And so I would venture a guess that it's probably been 50 years that this property has been inside the UDB. And

people have been using the argument that, hey, we've already got all this land in the UDB; develop that before you move the line.

Now, if we come here and say, no, we're not going to let you develop this, then we're defeating the purpose of having a zoning and a UDB line altogether.

Because, like I said, this is inside the UDB, whether it was developed 50 years ago, when it was moved in or whether it just is going to sit there and we're going to keep moving the UDB line, because we can't develop what's inside there. Then what we're doing, and I've seen it also, is the fact that you're doing leap frog development and that cost you more for public services. It cost you more for police to go through empty areas, blank areas, like you see in West Kendall and stuff like that. There will be massive tracks of agricultural line and then another development. Well, it cost money to be leap frogging. Not only the Fire Department, but the police department and

all the public services over those long distances.

And that's the reason why, to my idea, the orderly development of the stuff inside the UDB line should happen before the UDB is moved again. And if you don't allow this to happen, I'm afraid that you're basically pushing the can down the road saying, well, yeah, we're going to need more UDB land, which means we're going to lose more agricultural land.

And this land, although it's been farmed for, like I say, probably over 50 years that it's been inside the UDB, it's still -- the fact remains that it is inside the UDB. And, like I said, the fact that the homes south of that were built in the 60's and the ones west of it were built in the 70's, that tells you that it's been a long time that it's been inside the UDB. And that should be developed before we go any farther.

And so I hate to say it, because I got a lot of friends out there, but I think that this development is

appropriate. It's not out of line.

I'd like to ask just a couple of questions.

Number 1, how many units are you planning to build on this? Because comparable properties to the south shows that there shouldn't be more than, what, about 40 units in this 20-acre property.

MR. KRISCHER: Through the Chair, and to respond to your first point first, it's always been inside the UDB. It was inside the first iteration of the UDB.

COUNCILMAN DUFEK: That's what I was thinking, that it was probably part of the original UDB line that was drawn back in the 50's when Dade County was first organized. That's how old it is.

MR. KRISCHER: It was in the GLUMP, the Generalized Urban Master Plan, whatever it stands for.

The total number of units will be determined by -- with EU-M, it's a net density. And so it's a matter of where the roads are, where the functions are. It's always going to be less than the

maximum.

All of your staff reports analyze at 52, because that's the theoretical maximum. If we didn't have any roads, if we didn't have any need to -- if we could just put them all together and have people walk to their houses, you could fit 52 on here.

You're absolutely right, the four blocks immediately south of us are also the same size, it's 20 acres, and there's 40 homes on that. That's probably what we're looking at. To be candid with the Board, it might be 1 or 2 more units that's going to be driven by -- the derisive laughter may not show on the transcript, but you should base your decision on the fact that even at 52. There is no indication that this is not an appropriate development that's supported by infrastructure.

COUNCILMAN DUFEK: The other question I have is, some of the people brought up the subject, and I was curious as to whether you would be allowed in this

development to do the same thing or whether you would have to bring in Water and Sewer lines.

Will this be developed -- if this is developed, will this be developed with well on septic tanks or will it have to be on Water and Sewer?

MR. KRISCHER: It would not have to be on Water and Sewer. If you look in Tab 2 of the book that we handed out, that's the DERM recommendation. We will have to bring in water, but we will not have to bring sewer.

COUNCILMAN DUFEK: Oh, you just have to bring in the water?

MR. KRISCHER: Yes.

CHAIRMAN BELL: What is that, well water?

MR. KRISCHER: We will have to -- DERM has said we will have to connect to potable water, public water.

COUNCILMAN DUFEK: Public water, septic tank.

Okay, that's all I have.

CHAIRMAN BELL: Mr. Davis.

COUNCILMAN DAVIS: I agree with him, so --

THE AUDIENCE: Can't hear you.

COUNCILMAN DAVIS: -- I don't need to restate it.

MR. HARRISON: Through the Chair, if I might just make one slight correction for staff's sake.

Our recommendation shows that you, may get up to 50 units, not 52, so just for clarification.

CHAIRMAN BELL: Okay.

COUNCILMAN DUFEK: I'll make a motion to approve the application as per the Department's recommendation.

COUNCILMAN DAVIS: I'll second.

COUNCILMAN DUFEK: All terms and conditions of the County.

CHAIRMAN BELL: We have a motion to approve.

COUNCILMAN DAVIS: And I second.

CHAIRMAN BELL: We have a second.

We'll call for the question.

MR. HARRISON: There's a motion on the floor to approve the application per

staff's recommendation.

Motion was moved by Councilman Dufek and seconded by Councilman Davis.

Councilman Dufek?

COUNCILMAN DUFEK: Yes.

MR. HARRISON: Councilman Davis?

COUNCILMAN DAVIS: Yes.

MR. HARRISON: Vice Chair Lawrence?

VICE CHAIR LAWRENCE: No.

MR. HARRISON: Councilwoman Coats-Davis?

COUNCILWOMAN COATS-DAVIS: No.

MR. HARRISON: Councilwoman Navarro?

COUNCILMAN NAVARRO: No.

MR. HARRISON: And Chairman Bell?

CHAIRMAN BELL: Yes.

MR. HARRISON: It's a tie vote.

MR. KRISCHER: If I may, through the Chair, there has been considerable distress by the community voiced to you about being called out here time and time again, and we have contractual issues with the application.

Given that there are insufficient votes for the approval, we would request

the contrary motion. And if it pleases the Board, to formally take action on this, recognizing that we're not going to get approval.

I'm quite confident that our neighbors do not want to come out again next month, which I'm looking to the County attorney, will be the result of a tie vote. We appreciate the members that have voted in support of this application, but a tie vote, I don't think anybody here would object to resolving this issue tonight. If it cannot be resolved with an approval, we would welcome the opportunity for a final resolution with a contrary motion.

MS. SCHWADERER-RAURELL: If there is a tie vote, another motion could be in order. If no other motion is passed, if it's a tie vote, the application would automatically be deferred to your next meeting.

VICE CHAIRMAN LAWRENCE: We can't change the actual request, correct?

CHAIRMAN BELL: Modify.

MS. SCHWADERER-RAURELL: Well, what exactly -- Mr. Lawrence, what exactly do you mean? I mean --

VICE CHAIRMAN LAWRENCE: If he were to change his request to one-acre home sites, then I would change my vote.

CHAIRMAN BELL: Even three quarter.

MR. KRISCHER: If I may, I appreciate the suggestion, Board Member Lawrence. The applicants in this matter are the owners of the property. There are financial terms of the transaction, as were noted before. I cannot stand here and say that the deal still works at a lower density.

And although it may seem as though any density is better than ag, if they are going to be forced to continue to farm this for another, what, it was seven years since the last application when everybody was here and told, you know, next year in Jerusalem, dayenu; this will be in the future. Well, if they have to farm it another seven years, they need to have their ag.

So I do appreciate it. I do not mean to be in any way difficult, but I do not believe that is a resolution for the applicant.

CHAIRMAN BELL: Okay. Board Members, what's it going to be?

VICE CHAIRMAN LAWRENCE: That's it.

MR. KRISCHER: A motion for denial I think would be the contrary motion.

VICE CHAIRMAN LAWRENCE: I'd like to offer a motion that this application be denied.

COUNCILWOMAN COATS-DAVIS: Second.

CHAIRMAN BELL: Call for the question.

MR. HARRISON: There's a motion on the floor. There's a new motion on the floor to deny the application. The motion was moved by Councilman Lawrence and it was seconded by Councilwoman Coats-Davis.

Vice Chair Lawrence?

VICE-CHAIR LAWRENCE: Yes.

MR. HARRISON: Councilman Coats-Davis?

COUNCILMAN COATS-DAVIS: Yes.

MR. HARRISON: Councilwoman Navarro?
COUNCILWOMAN NAVARRO: Yes.
MR. HARRISON: Councilman Dufek?
COUNCILMAN DUFEK: No.
MR. HARRISON: Councilman Davis?
COUNCILMAN DAVIS: Yes. Go ahead, yes.
MR. HARRISON: And Chairman Bell?
CHAIRMAN BELL: No.
Your motion carries.
MR. HARRISON: Motion carries 4 to 2, motion to deny with -- is that denied without prejudice?
VICE CHAIRMAN LAWRENCE: That's correct.
CHAIRMAN BELL: Right.
VICE CHAIRMAN LAWRENCE: Yeah.
COUNCILWOMAN COATS-DAVIS: Right.
CHAIRMAN BELL: Denied without prejudice.
MR. KRISCHER: Thank you very much. We will not see you next month.
CHAIRMAN BELL: The public hearing is closed. You did a good job.
MR. KRISCHER: Thank you very much.

CHAIRMAN BELL: Excellent. You're the best.

(Thereupon, at 7:37 p.m., the meeting was adjourned).

CERTIFICATE OF REPORTER

I, Lorena Ramos, Registered Professional Reporter and Florida Professional Reporter, do hereby certify that I was authorized to and did report the foregoing proceeding, the hearing on Helen Michael and Preferred Enterprises, Inc., No. 14-003, heard by Board 14; and that the transcript, pages 1 through 76, is a true and correct record of my stenographic notes.

DATED this 5th day of November 2014, at Miami-Dade County, Florida.

Lorena Ramos

_____

LORENA RAMOS, RPR & FPR

COURT REPORTER

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Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

Signature	Print Name	Address
14-3	P-197	C-14
1. [signature]	Samuel Willian	27600 SW 157 Ave Homestead 33031
2. [signature]	Victor DeJesus	27840 SW 160 Ave 33031
3. [signature]	Susana Forte.	27903 SW 160 Ave 33031
4. [signature]	Lynda DeJesus	27840 SW160Av 33031
5. [signature]	Niurka Costales	27805 SW 162 Ave
6. Javier Forte	[signature]	27903 SW 160th Ave.
7. [signature]	Glenn Hindin	27905 SW 162 AVE.
8. Sandra LeChot	SANDRA LECHOT	16100 SW 278 ST Homestead, FL 33031
9. Alberto Pozo	Alberto Pozo	28203 SW 160th CT Fl, 33033
10. Norma Brieler	Norma Brieler	28123 SW 160ct Homestead 33033
11. Lliny De la Nuez	[signature]	28122 SW 160ct, Homestead FL 33033
12. Linda Klurman	[signature]	16050 S.W. 281 St. Homestead, FLA. 33033
13. Ana Rodriguez		28204 SW 159 Pl. Ana Rodriguez 33033
14. Marie A. Blonder	Marie A. Blonder	28234 S.W. 159th Pl
15. Harvey D. Blonder	Harvey D. Blonder	28234 S.W. 159 Place Homestead, FL 33033

C-14
14-3
P-197

Hearing Number: 14-003
Area 14/District 8

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Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[signature]	William Laurie	27902 SW 159 CT
2.	[signature]	Daphne Brenner	27802 SW 159 Ct.
3.	[signature]	HARRY GRIGSBY	27951 SW 159 CT
4.	[signature]	Guillermo Ochoa	27901 SW 159 CT
5.	[signature]	MIRTHA OCHOA	27901 SW 159 Ct
6.	[signature]	Milagros Roque	27952 SW 159 Ct.
7.	[signature]	Jorge Roque	27952 SW 159 Ct.
8.	[signature]	Caridad Banos	27803 SW 16 ~~55~~ Ave
9.	Patricia Scroggs		16045 SW 283 St Hmstd.
10.	David Scroggs		16045 SW 283 St Hmstd.
11.	Anthony Ruiz	[signature]	15940 S.W. 283rd St.
12.	[signature]	Sayaka Ruiz	15940 SW 283rd St
13.	[signature]	Kathleen Brenner	28251 SW 159 Ave
14.	[signature]	Julio Roca	28200 SW 159 AVE
15.	[signature]	A. Gonzalez	28081 SW 159 Ct

8/2

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		BRUCE WALTON	27801 SW 159 CT HMSTD
2.		SHIZUKO WALTON	27801 SW 159 CT "
3.		Melinda Osborne	27850 SW 159 Ave
4.		DAVID S. KIRBY	27800 SW. 159TH AVE
5.			27450 SW 159 AVE
6.		Christa Ingram	27850 SW 157 Ave
7.		Bryan Ingram	27800 SW 157 Ave
8.		Susan Dunn	28105 SW 158 Place
9.		GREGORY DEHART	15881 SW 281 ST (305) 247-6694
10.	Ann H DeHart	Ann H DeHart	15881 SW 281 ST (305) 247-6694
11.		RONALD D LOPEZ	28124 SW 158 PLACE (305) 245-6796
12.		Jamie Fobb	28205 SW 158 PL Homestead, Fl 33033
13.		Judith Dunbar	28234 SW 158 PL Homestead Fl 33033
14.		Alice Brown	28235 SW 158 PL Homestead FL 33033
15.		Debbie Page	28254 SW 158 PL Hmstd FL 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Ibia Domenech-Lopez	27208 SW 162 AVE
2.		Tania Almagro	27225 SW 162 CT 33031
3.		Maria Mateo	27225 SW 162 CT 33031 Homestead
4.		Laura Suits	27305 SW 162 Ct 33031 Homestead
5.		Bill Suits	27305 SW 162 court Fe 33031
6.		Claude Potter	27205 SW 162 CT
7.		Evan E Evans	16250 SW 274 ST
8.		KIMBERLY EVANS	16250 SW 274 St Hmstd. FL 33031
9.		Kyle Baggardt	16290 SW 274 St
10.		Jose Portillo	16290 S.W. 283rd St.
11.		Hector L. Roman	16260 SW 283rd St.
12.		Lori Lee	16240 SW 283 St.
13.		Nelson Gomez	16241 SW 283 ST.
14.			16781 SW 278 St.
15.		Jessica Rogers	16781 SW 278 St

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Drew Goubeaux	15790 SW 283rd St Homestead FL 33033
2.		Jysecca DelRio	15860 SW 283 St FL 33033
3.		Al Rolle	28232 SW 159 Ct
4.	Michele Arnold	Michele Arnold	28206 SW 158 CT
5.	Maria Salgado		28122 SW 158 CT Homestead FL 33033
6.		Gerardo Hernandez	28172 SW 158 Ct.
7.	Jmallock	Ilene Mallock	28123 SW 158 Ct.
8.	R. mallock	Robert L. Mallock, SR.	28123 SW 158 Ct.
9.		JENNIFER WRIGHT	28021 SW 159 CT 33033
10.		JAHAIRA TODD	16200 SW 284 St.
11.		Edward Todd	16200 SW 284 st 33033
12.		JESSE ARMSTRONG	16201 S.W. 284 ST 33033
13.	Kathy Kolb	Kathleen Kolb	16023 SW 284th St 33033
14.		Christina Jordan	16260 SW 284th St 33033
15.		Patricia J Massey	16283 SW 283rd St 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Alan Simmons	16201 SW 282 St Homestead
2.		Sandra Salinas	16200 SW 282 St Homestead.
3.		Robert Salinas	16200 SW 282 St. Homestead.
4.		Kim Reeder	16221 SW 282 St Homestead
5.		Roger Reeder	16221 SW 282 St Homestead
6.		Maritza Marrero	16231 SW 282 St. Hmstd.
7.		Jeffrey Richardson	16241 SW 282 St Homestead
8.		Mala Ford	16260 SW 282 St Homestead
9.		Lupe Mendoza	28035 SW 166 Ct Homestead
10.		Mercedes Montagudo	28036 SW 166 Ct Homest.
11.		Ramon Masson	28104 SW 165 Ct Homestead
12.		Mariela Ayala	16483 SW 282 St
13.		Jonathan Spicer	16350 SW 282 St
14.		Dwayne H. Clark	16330 SW 282 St
15.		Jason Rogers	16280 SW 282 St 33033

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
(1)		Jose Anguiano	27900 SW 162nd Ave.
(2)		Joseph Whitney	27825 SW 162 AVE
(3)		Matthew Whitney	27825 SW 162 Ave
(4)		GERALD WHITNEY	28632 SW 163 CT
(5)		Carlos Javier Noda	27990 SW 160 Ave
(6)		Arlene M. Samalea	26251 SW 162nd Ave.
(7)		Sidney Robinson	23515 SW 162nd Ave Sidney Robinson
(8)			16075 SW 283 ST – DIANE MASSUCCI
(9)			16075 SW 283 ST DONALD MASSUCCI
(10)			15941 SW 283 ST JOSEPH T. PARR
(11)			16290 SW 274 St John Buchtha
(12)		KHALID GHANI	27805 SW-161 Av. Homestead FL 33031
(13)		KAMIL GHANI	27805 SW 161 AV HOMESTEAD FL
(14)		Sabina Ghani	27805 SW 161 Ave
(15)		CHRIS RAAB	27884 SW 161 AVE

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
✓(1)		RICHARD G. FLOM	28420 SW 161 AVE
(2)		SAMMY G JONES	1650 S.W. 277 ST
(3)		A. Barrett	28400 S.W. 161 Ave
(4)		DALLIS CHANDLER	16221 S.W 283 St.
(5)		Sue A Askins	28110 SW 161 Ave
(6)		Cynthia L. MEAD	28110 SW 161 Ave
(7)		ROSALIND DuPUIS	28101 S.W. 161
(8)		John Ackerman	28101 SW 161 AVE
(9)			28200 SW 161 Ave
(10)	Joel K. Bray	Joel K. Bray	28220 SW 161 AVE
(11)		DORIS WOHL	28231 SW 161st Ave.
(12)		PATRICIA MARRIOTT	28251 SW 161 AVE
(13)		Karen Gilley	16080 SW 283 St
(14)		Roger G. Ilg	16080 SW 283 St.
(15)		Priscilla Bouchet	28232 SW 160 Court

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
1		Lindsay Hinds	27795 SW 162 Ave. Homestead FL 33031
2		STEVE LECHOT	16100 S.W. 278 STR. HOMESTEAD, FL 33031
3	Enid Raab	Enid Raab	27889 SW 161 AVE Homestead FL 33031
4		Donna Ghadi	27855 SW 161 Ave Homestead FL 33031
5		Jolean Stuminski	27825 SW 161 Ave Homestead, FL 33031
6	DAVID GARCIA	David Garcia	16101 SW 280 St Homestead FL 33031
7	Nilda Hernandez	Nilda Hernandez	27720 SW 162 ave Homestead, FL 33031
8			27700 SW 162 AVE Homestead FL 33031
9		Charles H. Munz	27680 SW 162 AVE Homestead FL, 33031
10		Mark Gadol	27660 SW 162 Ave Homestead Fla 33031
11		Stephen McLean	16205 SW 27[illegible] Homestead FL 33031
12			27642 SW 162 ct Homestead FL 33031
13			27910 SW 162 Ave.
14	Alexander Alvarez		27800 SW 162 Ave
15			27810 SW 162 Ave

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Carlos	27945 SW 163 AV
2.		Rachi Jimenez	27945 SW 163 Ave
3.		Kapp Bays	2905 SW 163 Ave
4.		Tom Bays	2905 SW 163 Ave
5.	C.A. Shim.	Carol Shim	27805 SW 163 Ave
6.	N. Shim	Nakita Shim	27805 SW 163 Ave
7.	D. Shim	Dominique Shim	27805 SW 163 Ave
8.	Russell Johnson	Russell S Johnson	27825 SW 163 Ave
9.	Catherine McGlothlin	Catherine McGlothlin	27645 SW 163 Ave
10.		Omar Fiebeck	16305 SW 276 Ter
11.	Jodi Gonzalez	Jodi Gonzalez	27702 SW 163 ave.
12.		Mike Fiebeck	27702 SW 163
13.	Amy Whitney	Amy Whitney	27825 SW 162 Ave
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Abigail Jonckheere	16208 SW 274st 33031
2.		BENOIT JONCKHEERE	16208 SW 274 33031
3.		Mary Palazuelo-Jonckheere	16208 SW 274st 33031
4.			16281 SW 274 ST 33031
5.		Annette Virok	16281 SW 274 st 33031
6.		Taylor Paul	16281 SW 274 ST 33031
7.		Richard West	16241 S.W. 274 St 33031
8.		Robert W. Zukowski	16261 SW 274 33031
9.		Carolyn Zukowski	16261 S.W. 274 St 33031
10.			16221 SW 274 ST
11.			16221 SW 274 ST 33031
12.			16250 SW 274 st 33031
13.			16211 SW 274 St 33031
14.			16211 SW 274 ST 33031
15.			27200 SW 162 AVE. 33031.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
		Siegfried Schwab	2
1.			28240 SW 163 Ave
2.		Monica Weisson	28331 SW 163RD CT
3.		KAREN LAAS.	28242 SW 162 Ct
4.		David Pharo	16370 SW 284 St.
5.		Amelia Hernandez	16350 S.W 284 ST.
6.	Julio Callen	Julio Callen	16462 SW 281 ST
7.		letta	28102 SW 165 ST
8.		RALPHIE SANCHEZ	16470 SW 280 ST
9.			16724 SW 306 Terr.
10.		Betsabeth Ramirez	16470 SW 280 St.
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	L. Anguiano	Leticia Anguiano	27900 S.W. 162 Ave. Homestead, FL 33031
2.	[illegible]	Robert LaRicci	16241 SW 280 ST Homestead Fl
3.	[illegible]	David Mershon	27942 SW 162 Ct Homestead Fl.
4.	[illegible]	Vicente GARZA	27902 SW 162 Ct Homestead Fl
5.	Julie Brandt	Julie Brandt	27822 SW 162 Ct. Hmstd, FL 33031
6.	Jorge Aponte	Jorge Aponte	27802 SW 162 Ct Homestead, Fl 33031
7.	Nelson Marcos Rhymestine		27701 SW 162 Ct Miami Fl 33031
8.	Michael Denigris		27701 SW 162 Ct Homestead, Fl 33031
9.	Felix A. Lopez		27681 SW 162 Ct Homestead FL 33031
10.	[redacted]		[redacted]
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[redacted]		
2.	Joe Nodal	Joe Nodal	27911 SW 162 CT
3.	J. Nodal	Janein Nodal	27911 S.W. 162 Ct
4.	Josiel Morera	Josiel Morera	27925 SW 162 AVE
5.	Silvia day Mederos	Silvia day Mederos	27925 SW 162 AVE
6.	Edward Vazquez	Edward Vazquez	27945 SW 162 AVE
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

AUGUST 20, 2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

Homestead has always been known as an agricultural community. I'm afraid by changing that, we'll be turing it into another West Kendal.
I'm not against progress, but is building a lot of homes where there isn't need in the current market needed? I only see it lowering the current property values by increasing the supply when there isn't a high demand.

Sincerly,
Cristina Nieves

27903 S.W. 160 AVENUE
HOMESTEAD, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I object to this development will affect my horse equine program, which is the whole reason I bought this property.

Bob Moll

For this address / property owner
15875 SW 250 St Homestead
954-629-0478

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen: Aug. 13, 2014

I object to the re-zoning of the above-mentioned parcel from the current AU to EU-M.

I am against the increased traffic that will occur on 162nd. It will effect the safety and lifestyle we are used to.

The public schools that are already very overcrowded, will continue to get worse.

I believe a compromise of 1 acre lots is a reasonable request.

Kaitlin Simmons
16290 SW 274th St.
Homestead, FL 33031

Kaitlin Simmons

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

My residence is at the following adress 27910 SW 162 Ave. Homestead Fla 33031. I am againts the development and chanching of zoning described above. because of increased trafic, septic tank constructions, needed incresed police ~~pse~~ officers (at this moment they are going to leave 300 officers without employment.) and not enough teachers & schools. My name is Angela A. Kinsey Bezu.

Sincerely yours
A Kinsey

FOLIO #'S FOR Z 20140000003

11/18/14

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320000090	26810	SW 157TH	AVE	26810 SW 157 AVE	EDUARDO GUILLEN
3069320000010	15900	SW 268TH	ST	15900 SW 268 ST	ROBERT A MITCHELL TR
3069320000180	16205	SW 272ND	ST	16205 SW 272 ST	DIMARE HOMESTEAD INC
3069320000130	15901	SW 272ND	ST	15901 SW 272 ST	BOTANICAL ENTERPRISES
3069320000142	26805	SW 162ND	AVE	26805 SW 162 AVE	STEVEN R WATERS
3069320000160	26920	SW 157TH	AVE	26920 SW 157 AVE	ALINA PONCE JTRS
3069320000020					ROBERT A MITCHELL TRS
3069320000021					J W MITCHELL JR TR
3069320000140					WAYNE WORTHLEY &W CRISTINA R
3069330000321				26995 SW 157 AVE	ALICE HAAS TR
3069320000151	27000	SW 157TH	AVE	27000 SW 157 AVE	YANIER ORLANDO OLAZABAL
3069320000150	26950	SW 157TH	AVE	26950 SW 157 AVE	ROBERT A MITCHELL TR
3069320000152					ADA F HAMILTON
3069320000141					RAKER ENTERPRISES LLC
3069330000320	27055	SW 157TH	AVE	27055 SW 157 AVE	ARTHUR MITCHELL
3069330190030	27111	SW 155TH	AVE	27111 SW 155 AVE	SERGIO YONY &W ANGELINA
3069330000310	15515	SW 272ND	ST	15515 SW 272 ST	STEVEN DEAN HOVELAND
3069330000291	27115	SW 157TH	AVE	27115 SW 157 AVE	DEUTSCHE BANK NATIONAL TR CO TRS
3069320000120	27150	SW 157TH	AVE	27150 SW 157 AVE	JOAO F BARREIRO
3069320000122					OSCAR RODRIGUEZ
3069320000121	15795	EPMORE	DR	15795 EPMORE DR	OSCAR RODRIGUEZ
3069320000110	15825	SW 272ND	ST	15825 SW 272 ST	ROBERT A MITCHELL TRS
3069330190020	27105	SW 155TH	AVE	27105 SW 155 AVE	LAMPHONE WANSAKUL
3069320000111	15885	SW 272ND	ST	15885 SW 272 ST	ADA F HAMILTON
3069330190010	27191	SW 155TH	AVE		
3069330000290					MIRIAM ROMERO ALFONSO
3069320000140					WAYNE WORTHLEY &W CRISTINA R
3069330000560	15410	SW 272ND	ST	15410 SW 272 ST	JAMES R HILSON &W MARY ANN
3069330260010	15430	SW 272ND	ST	15430 SW 272 ST	MARIO GARCIA &W MARIA
3069330260020	15460	SW 272ND	ST		MARIO J GARCIA
3069320000373	15720	SW 272ND	ST	15720 SW 272 ST	EUGENIO J COLLAZO &W ROSA S
3069330260030	15490	SW 272ND	ST	15490 SW 272 ST	JOSE CALERO
3069320000360	15800	SW 272ND	ST	15800 SW 272 ST	MAGDALENA RODRIGUEZ
3069330260260	15500	SW 272ND	ST	15500 SW 272 ST	YOHAN SANCHEZ
3069330000552	15580	SW 272ND	ST	15580 SW 272 ST	MICHAEL B HOOD
3069330260270	27203	SW 157TH	AVE	27203 SW 157 AVE	ANTHONY ARROYO &W KENNYA
3069320000365					DUNAGANS FRUIT GROVE LLC
3069320000330	27200	SW 157TH	AVE		FLORIDA POWER & LIGHT CO
3069320000366					JMC GROVES LLC
3069320000372					JMC GROVES LLC
3069320000341	16000	SW 272ND	ST		
3069320000340	16100	SW 272ND	ST	16100 SW 272 ST	YORJANERES RODRIGUEZ
3069320000342	16150	SW 272ND	ST	16150 SW 272 ST	ISRAEL JOSE PUENTES
3069320070090	27205	SW 162ND	CT	27205 SW 162 CT	CLAUDE H POTTER &W LORI
3069320070080	27200	SW 162ND	AVE	27200 SW 162 AVE	IBIA DOMENECH LOPEZ
3069320000220	16250	SW 272ND	ST	16250 SW 272 ST	MICHAEL & CLAUDIO INVESTMENT INC
3069320000190	16270	SW 272ND	ST	16270 SW 272 ST	ERIC DUBE &W LINDA
3069320000212	16350	SW 272ND	ST	16350 SW 272 ST	KAREN A AVINS
3069320000320	16380	SW 272ND	ST	16380 SW 272 ST	LESLIE P THOMAS
3069320000321					ALVAREZ DEVELOPMENT GROUP LLC
3069320000211	16300	SW 272ND	ST	16300 SW 272 ST	DEBORAH J MCLEAN
3069320080200	27202	SW 164TH	AVE	27202 SW 164 AVE	RAYMOND L ARNETT &W LYNN J
3069320080010	27201	SW 164TH	CT	27201 SW 164 CT	CLAYTON E WATERSON &W ROBIN B
3069320010010	16460	SW 272ND	ST	16460 SW 272 ST	DENNIS SCHWEBACH &W MARY
3069320130010	16520	SW 272ND	ST	16520 SW 272 ST	ROBERT M COOPER & REBECCA GAJARDO
3069320130020	16500	SW 272ND	ST	16500 SW 272 ST	HSBC BANK USA NATIONAL ASSN TRS
3069320100090	27210	SW 166TH	AVE	27210 SW 166 AVE	MARCIAL ESTRADA TR
3069330260280	27233	SW 157TH	AVE	27233 SW 157 AVE	JERRY R METALLO &H
3069320000322					ALVAREZ DEVELOPMENT GROUP LLC
3069320070070	27220	SW 162ND	AVE	27220 SW 162 AVE	THEODORE J DOBOL &W SHERYL
3069320070100	27225	SW 162ND	CT	27225 SW 162 CT	MARIA E MATEO
3069320010580	27220	SW 166TH	AVE	27220 SW 166 AVE	YAMIL DOVAL
3069320010420	27220	SW 165TH	AVE	27220 SW 165 AVE	HARRY W WILSON
3069320010210	27220	SW 164TH	CT	27220 SW 164 CT	RICHARD D BATTON &W BRENDA D
3069320010020	27225	SW 165TH	AVE	27225 SW 165 AVE	LARRY DALE TRS
3069320010230	27225	SW 166TH	AVE	27225 SW 166 AVE	LARRY J FURTAK &W CHARLA G
3069330260070	27352	SW 154TH	PL	27325 SW 154 PL	MARITZA GONZALEZ
3069330260040	27353	SW 155TH	AVE		MARIO J GARCIA
3069320080190	27222	SW 164TH	AVE	27222 SW 164 AVE	ROYCE POWELL JR &W SUK
3069320080020	27221	SW 164TH	CT	27221 SW 164 CT	JAMES M FORD
3069320120150	16349	SW 273RD	TER	16349 SW 273 TER	RICHARD WILKINSON
3069320110090	27291	SW 164TH	AVE	27291 SW 164 AVE	MICHAEL LOESCHE &W GLENDA J
3069330260290	27263	SW 157TH	AVE	27263 SW 157 AVE	JUAN E TORRES
3069330260250	27354	SW 155TH	AVE	27354 SW 155 AVE	GLORIA POLANCO
3069320010570	27240	SW 166TH	AVE	27240 SW 166 AVE	GARY D LUMBERT &W TRINA C
3069320010410	27240	SW 165TH	AVE	27240 SW 165 AVE	JUAN P BETANCOURT &W DORA M
3069320010200	27240	SW 164TH	CT	27240 SW 164 CT	JOHN B WARBINGTON
3069320010030	27245	SW 165TH	AVE	27245 SW 165 AVE	JUAN RENE SAID
3069320010240	27245	SW 166TH	AVE	27245 SW 166 AVE	WALTER RYAN LAMB JTRS
3069320070060	27300	SW 162ND	AVE	27300 SW 162 AVE	PATRICIA WILSON
3069320070110	27305	SW 162ND	CT	27305 SW 162 CT	BILL M SUITS &W
3069320080180	27242	SW 164TH	AVE	27242 SW 164 AVE	BARBARA G LINNETT
3069320080030	27241	SW 164TH	CT	27241 SW 164 CT	OLIVIO BLANCO &W
3069320110080	27300	SW 163RD	CT	27300 SW 163 CT	JEFFREY DALTON &W SUZANNE
3069320000364					JMC GRV LLC
3069320000374					DUNAGANS FRUIT GROVES LLC
3069330260060	15461	SW 274TH	ST	15461 SW 274 ST	BVK LLC
3069330260050	15491	SW 274TH	ST	15491 SW 274 ST	SANDRA MCLEAN &H CHARLES W
3069320110100	27301	SW 164TH	AVE	27301 SW 164 AVE	DARLENE H BISSELL
3069320070030	16241	SW 274TH	ST	16241 SW 274 ST	RICHARD WEST
3069320070020	16261	SW 274TH	ST	16261 SW 274 ST	ROBT ZUKOWSKI &W CAROLYN
3069320070010	16281	SW 274TH	ST	16281 SW 274 ST	ABUNDANT BASKETS CORP
3069330260240	15561	SW 274TH	ST	15561 SW 274 ST	LUIS GIANNATTASIO
3069320010560	27280	SW 166TH	AVE	27280 SW 166 AVE	U S BANK TRUST NATIONAL ASSOC TRS
3069330260230	15601	SW 274TH	ST	15601 SW 274 ST	JOSE R GONZALEZ &W
3069330260080	15431	SW 274TH	ST	15431 SW 274 ST	SAFFIRA SELENE CORONEL
3069320010190	27300	SW 164TH	CT	27300 SW 164 CT	DAVID G BALLANTINE JR
3069320010400	27260	SW 165TH	AVE	27260 SW 165 AVE	ANGEL A GONZALEZ &W ADELAINE
3069320010040	27301	SW 165TH	AVE	27301 SW 165 AVE	VIVIAN A MCROSTIE
3069320070050	16211	SW 274TH	ST	16211 SW 274 ST	RENE GUZMAN
3069320010250	27301	SW 166TH	AVE	27301 SW 166 AVE	DANIEL F NAVARRO
3069320070040	16221	SW 274TH	ST	16221 SW 274 ST	JOSEPH A NORAT
3069330260300	27293	SW 157TH	AVE	27293 SW 157 AVE	JULIO MERCADO &W AMIS MERCADO
3069320120140	16341	SW 273RD	TER	16341 SW 273 TER	TAIMUR A KHAN
3069320080170	27302	SW 164TH	AVE	27302 SW 164 AVE	PAMELA A BORRERO
3069320080040	27301	SW 164TH	CT	27301 SW 164 CT	RICHARD WAYNE TURNER JR
3069320110070	27330	SW 163RD	CT	27330 SW 163 CT	CLIFFORD CALDWELL III &W BARBARA

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320120130	16348	SW 273RD	TER	16348 SW 273 TER	FRANK HERNANDEZ
3069320110110	27331	SW 164TH	AVE	27331 SW 164 AVE	RALPH O IRWIN
3069320010550	27330	SW 166TH	AVE	27330 SW 166 AVE	KEVIN L KENNEY
3069320010180	27320	SW 164TH	CT	27320 SW 164 CT	DOUGLAS BRIDGES
3069320010390	27340	SW 165TH	AVE	27340 SW 165 AVE	TERENCE E GARNER
3069320010050	27335	SW 165TH	AVE	27335 SW 165 AVE	HITACHI GONZALEZ
3069320010260	27335	SW 166TH	AVE	27335 SW 166 AVE	FEDERAL NATIONAL MORTGAGE ASSOC
3069320000200	16208	SW 274TH	ST	16208 SW 274 ST	BENOIT F JONCKHEERE &W
3069320000202	16290	SW 274TH	ST	16290 SW 274 ST	JOHNATHAN BUCKHALT
3069320080160	27322	SW 164TH	AVE		
3069320080050	27321	SW 164TH	CT	27321 SW 164 CT	EDWARD W WIEDER &W MARITA
3069320110060	27360	SW 163RD	CT	27360 SW 163 CT	MICHAEL T HUGHES &W DEBORAH C
3069320000203	16250	SW 274TH	ST	16250 SW 274 ST	EVANS E EVANS &W KIMBERLY
3069320110120	27321	SW 164TH	AVE	27361 SW 164 AVE	PATRICIA CARDENAS
3069320120100	16331	SW 274TH	TER	16331 SW 274 TER	RUTH E MURRAY JTRS
3069320120110	16341	SW 274TH	TER	16341 SW 274 TER	CHARLES C WARD &W SARAH D
3069320120120	16351	SW 274TH	TER	16351 SW 274 TER	GENEVA HUGHES
3069330260310	27403	SW 157TH	AVE	27403 SW 157 AVE	JONATHAN MONTESINO
3069320010540	27400	SW 166TH	AVE	27400 SW 166 AVE	JOSHUA E BERKEY
3069320000376					DUNAGANS FRUIT GROVES LLC
3069330260220	15602	SW 274TH	ST	15602 SW 274 ST	HEMAN RAMOS
3069320010380	27400	SW 165TH	AVE	27400 SW 165 AVE	ROBERT E & ARLENE SPILLER TR
3069320010270	27401	SW 166TH	AVE	27401 SW 166 AVE	GREGORY A DENTINO &W JANET E
3069330260160	15402	SW 274TH	ST		PENNYS INVESTMENT CORPORATION
3069320000370					JMC GRV LLC
3069320010170	27400	SW 164TH	CT	27400 SW 164 CT	BARTO G DAVIS JR &W CLAUDIA P
3069320010060	27401	SW 165TH	AVE	27401 SW 165 AVE	DANIEL CABALLERO
3069330260170	15432	SW 274TH	ST	15432 SW 274 ST	RAUL SOSA &W
3069330260180	15462	SW 274TH	ST	15462 SW 274 ST	EDUARDO B DELGADO &W GISELA M
3069330260190	15492	SW 274TH	ST	15492 SW 274 ST	MANUEL A PARRA &W
3069330260200	15502	SW 274TH	ST	15502 SW 274 ST	JORGE J PALACIO &W HORTENSIA M
3069330260210	15562	SW 274TH	ST	15562 SW 274 ST	RAUL V REYES
3069320080150	27402	SW 164TH	AVE	27402 SW 164 AVE	WILLIAM RUSSELL MYERS &W NORA B
3069320080060	27401	SW 164TH	CT	27401 SW 164 CT	WALTER BRYANT &W VERA
3069320110050	27400	SW 163RD	CT	27400 SW 163 CT	WALTER BRAILLY
3069320110130	27401	SW 164TH	AVE	27401 SW 164 AVE	ALICIA CUMBA
3069320100030	27431	SW 167TH	AVE	27431 SW 167 AVE	MARINA SANCHEZ
3069320010530	27430	SW 166TH	AVE	27430 SW 166 AVE	MICHAEL R STEVENS
3069320010370	27420	SW 165TH	AVE	27420 SW 165 AVE	LEON A CRAVENS &W JEANNE B
3069320010160	27420	SW 164TH	CT	27420 SW 164 CT	MARIA M FRANCISCO
3069320010280	27425	SW 166TH	AVE	27425 SW 166 AVE	DEBBIE L AMBEY
3069320010070	27421	SW 165TH	AVE	27421 SW 165 AVE	FRANCES YUNQUE
3069330260320	27433	SW 157TH	AVE	27433 SW 157 AVE	WILLIAM M DUQUETT &W GLADIS M
3069320120090	16330	SW 274TH	TER	16330 SW 274 TER	SHOUAN ZHANG
3069320080140	27422	SW 164TH	AVE	27422 SW 164 AVE	WALTER L WEST III &W
3069320080070	27421	SW 164TH	CT	27421 SW 164 CT	DENNIS A LOWE
3069320120080	16340	SW 274TH	TER	16340 SW 274 TER	MARCUS ADSIDE
3069320120070	16350	SW 274TH	TER	16350 SW 274 TER	CARLOS HERNANDEZ &W LISETTE
3069320110040					MARIA C KNAUS LE
3069320150010	16205	SW 275TH	ST	16205 SW 275 ST	ANACO SOUTH LLC
3069320150020	16215	SW 275TH	ST	16215 SW 275 ST	JULIO C S CRUZ PACHECO JTRS
3069320150030	16225	SW 275TH	ST	16225 SW 275 ST	ANACO SOUTH LLC
3069320150040	16235	SW 275TH	ST	16235 SW 275 ST	ANACO SOUTH LLC
3069320150050	16245	SW 275TH	ST	16245 SW 275 ST	ANACO SOUTH LLC
3069320150060	16255	SW 275TH	ST	16255 SW 275 ST	ANACO SOUTH LLC
3069320110140	27431	SW 164TH	AVE	27431 SW 164 AVE	ALICIA CUMBA
3069320100020	27451	SW 167TH	AVE	27451 SW 167 AVE	YUN FENG CHOW &W
3069320010520	27440	SW 166TH	AVE	27440 SW 166 AVE	ANTHONY F VERZI &W LUCILLE F
3069320010360	27440	SW 165TH	AVE	27440 SW 165 AVE	STEVEN K DIEHL &W ROXANNE L
3069320010290	27445	SW 166TH	AVE	27445 SW 166 AVE	SYBIL G MULHAUSER
3069320010150	27430	SW 164TH	CT	27430 SW 164 CT	ROMY SEIFE
3069320010080	27441	SW 165TH	AVE	27441 SW 165 AVE	WILLIAMS J BARROWS JR
3069320080130	27442	SW 164TH	AVE	27442 SW 164 AVE	JASON SMITH &
3069320080080	27441	SW 164TH	CT	27441 SW 164 CT	HENRY S BOWLES &W MILLIE L
3069330260150	15403	SW 276TH	ST	15403 SW 276 ST	MARIA BELDA JAIMES
3069320110030	27460	SW 163RD	CT	27460 SW 163 CT	YELIAN BORGES
3069330260140	15433	SW 276TH	ST	15433 SW 276 ST	RAUL RODRIGUEZ &W JULIETA M &
3069330260130	15463	SW 276TH	ST	15463 SW 267 ST	MONICA ZAPATA RODRIGUEZ
3069330260120	15493	SW 276TH	ST	15493 SW 276 ST	GABRIELA ULLOA
3069330260110	15503	SW 276TH	ST	15503 SW 276 ST	EDGARDO A CONDE &W
3069330260100	15563	SW 276TH	ST	15563 SW 276 ST	CARLOS A LOPEZ
3069330260090	15603	SW 276TH	ST	15603 SW 276 ST	BLANCA Z PADRON
3069330000550	27525	SW 157TH	AVE	27525 SW 157 AVE	PAUL W KUSCHINSKY &W JOYCE D
3069320110150	27461	SW 164TH	AVE	27461 SW 164 AVE	ROGER AVILA &W EROTIDA
3069320120040	16333	SW 275TH	TER		
3069320120050	16343	SW 275TH	TER	16343 SW 275 TER	GREGORY L WORCESTER
3069320120060	16353	SW 275TH	TER	16353 SW 275 TER	MICHAEL F MARTINO &W R Z ZERTUCHE
3069320010510	27500	SW 166TH	AVE	27500 SW 166 AVE	MERIJO ATTONG
3069320010350	27500	SW 165TH	AVE	27500 SW 165 AVE	JOE EDGAR WHETSTONE JTRS
3069320010140	27500	SW 164TH	CT	27500 SW 164 CT	KENNETH W POTEET &W BARBARA C
3069320010300	27501	SW 166TH	AVE	27501 SW 166 AVE	DANNY HELMS &W SHARON
3069320010090	27501	SW 165TH	AVE	27501 SW 165 AVE	TIMOTHY A & DANA M LUCAS
3069320100010	27531	SW 167TH	AVE	27531 SW 167 AVE	RONALD J CASTONGUAY &W MELISSA
3069320150180				27501 SW 162 CT	ANACO SOUTH LLC
3069320150130	27502	SW 162ND	CT	27502 SW 162 CT	ANACO SOUTH LLC
3069320150120	27503	SW 162ND	PL	27503 SW 162 PL	ANACO SOUTH LLC
3069320150070	27504	SW 162ND	PL	27504 SW 162 PL	ANACO SOUTH LLC
3069320080120	27502	SW 164TH	AVE	27502 SW 164 AVE	DEANNA R SANCHEZ OSSORIO JTRS
3069320080090	27501	SW 164TH	CT	27501 SW 164 CT	JAMES ALLEN DUNN
3069320110020				27500 SW 163 CT	IDA CABEZAS
3069320110160	27501	SW 164TH	AVE	27501 SW 164 AVE	RALPH IORI JR &W SUSY
3069320010500	27520	SW 166TH	AVE	27520 SW 166 AVE	LUCIO DIAZ
3069320010130	27510	SW 164TH	CT	27510 SW 164 CT	REGINA VELLANTI ESPINOZA
3069320010100	27521	SW 165TH	AVE	27521 SW 165 AVE	WILLIAM E KELLY &W TINA
3069320010330	16551	SW 276TH	ST	16551 SW 276 ST	HARM J MISKE &W
3069320010310	27525	SW 166TH	AVE	27525 SW 166 AVE	WILFREDO SERRANO JTRS
3069320150170	27531	SW 162ND	CT	27531 SW 162 CT	ANACO SOUTH LLC
3069320150140	27532	SW 162ND	CT	27532 SW 162 CT	ANACO SOUTH LLC
3069320150110	27533	SW 162ND	PL	27533 SW 162 PL	ANACO SOUTH LLC
3069320010481	27535	SW 167TH	AVE	27535 SW 167 AVE	OPEN BILBLE BAPTIST CHURCH INC
3069320150080	27534	SW 162ND	PL	27534 SW 162 PL	ANACO SOUTH LLC
3069320120030	16334	SW 275TH	TER	16334 SW 275 TER	MANUEL PENA ORTIZ
3069320080110	27522	SW 164TH	AVE	27522 SW 164 AVE	HECTOR C VARGAS &W LOURDES
3069320080100	27521	SW 164TH	CT	27521 SW 164 CT	JAIME MADRUGA
3069320120020	16344	SW 275TH	TER	16344 SW 275 TER	JAMES E SHAVER &W DONNA I
3069320110010	27550	SW 163RD	CT	27550 SW 163 CT	GREGORY A DEMERCADO &W KAREN J
3069320120010	16354	SW 275TH	TER	16354 SW 275 TER	PEDRO E GONZALEZ &W

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320120130	16348	SW 273RD	TER	16348 SW 273 TER	FRANK HERNANDEZ
3069320110110	27331	SW 164TH	AVE	27331 SW 164 AVE	RALPH O IRWIN
3069320010550	27330	SW 166TH	AVE	27330 SW 166 AVE	KEVIN L KENNEY
3069320010180	27320	SW 164TH	CT	27320 SW 164 CT	DOUGLAS BRIDGES
3069320010390	27340	SW 165TH	AVE	27340 SW 165 AVE	TERENCE E GARNER
3069320010050	27335	SW 165TH	AVE	27335 SW 165 AVE	HITACHI GONZALEZ
3069320010260	27335	SW 166TH	AVE	27335 SW 166 AVE	FEDERAL NATIONAL MORTGAGE ASSOC
3069320000200	16208	SW 274TH	ST	16208 SW 274 ST	BENOIT F JONCKHEERE &W
3069320000202	16290	SW 274TH	ST	16290 SW 274 ST	JOHNATHAN BUCKHALT
3069320080160	27322	SW 164TH	AVE		
3069320080050	27321	SW 164TH	CT	27321 SW 164 CT	EDWARD W WIEDER &W MARITA
3069320110060	27360	SW 163RD	CT	27360 SW 163 CT	MICHAEL T HUGHES &W DEBORAH C
3069320000203	16250	SW 274TH	ST	16250 SW 274 ST	EVANS E EVANS &W KIMBERLY
3069320110120	27321	SW 164TH	AVE	27361 SW 164 AVE	PATRICIA CARDENAS
3069320120100	16331	SW 274TH	TER	16331 SW 274 TER	RUTH E MURRAY JTRS
3069320120110	16341	SW 274TH	TER	16341 SW 274 TER	CHARLES C WARD &W SARAH D
3069320120120	16351	SW 274TH	TER	16351 SW 274 TER	GENEVA HUGHES
3069330260310	27403	SW 157TH	AVE	27403 SW 157 AVE	JONATHAN MONTESINO
3069320010540	27400	SW 166TH	AVE	27400 SW 166 AVE	JOSHUA E BERKEY
3069320000376					DUNAGANS FRUIT GROVES LLC
3069330260220	15602	SW 274TH	ST	15602 SW 274 ST	HEMAN RAMOS
3069320010380	27400	SW 165TH	AVE	27400 SW 165 AVE	ROBERT E & ARLENE SPILLER TR
3069320010270	27401	SW 166TH	AVE	27401 SW 166 AVE	GREGORY A DENTINO &W JANET E
3069330260160	15402	SW 274TH	ST		PENNYS INVESTMENT CORPORATION
3069320000370					JMC GRV LLC
3069320010170	27400	SW 164TH	CT	27400 SW 164 CT	BARTO G DAVIS JR &W CLAUDIA P
3069320010060	27401	SW 165TH	AVE	27401 SW 165 AVE	DANIEL CABALLERO
3069330260170	15432	SW 274TH	ST	15432 SW 274 ST	RAUL SOSA &W
3069330260180	15462	SW 274TH	ST	15462 SW 274 ST	EDUARDO B DELGADO &W GISELA M
3069330260190	15492	SW 274TH	ST	15492 SW 274 ST	MANUEL A PARRA &W
3069330260200	15502	SW 274TH	ST	15502 SW 274 ST	JORGE J PALACIO &W HORTENSIA M
3069330260210	15562	SW 274TH	ST	15562 SW 274 ST	RAUL V REYES
3069320080150	27402	SW 164TH	AVE	27402 SW 164 AVE	WILLIAM RUSSELL MYERS &W NORA B
3069320080060	27401	SW 164TH	CT	27401 SW 164 CT	WALTER BRYANT &W VERA
3069320110050	27400	SW 163RD	CT	27400 SW 163 CT	WALTER BRAILLY
3069320110130	27401	SW 164TH	AVE	27401 SW 164 AVE	ALICIA CUMBA
3069320100030	27431	SW 167TH	AVE	27431 SW 167 AVE	MARINA SANCHEZ
3069320010530	27430	SW 166TH	AVE	27430 SW 166 AVE	MICHAEL R STEVENS
3069320010370	27420	SW 165TH	AVE	27420 SW 165 AVE	LEON A CRAVENS &W JEANNE B
3069320010160	27420	SW 164TH	CT	27420 SW 164 CT	MARIA M FRANCISCO
3069320010280	27425	SW 166TH	AVE	27425 SW 166 AVE	DEBBIE L AMBEY
3069320010070	27421	SW 165TH	AVE	27421 SW 165 AVE	FRANCES YUNQUE
3069330260320	27433	SW 157TH	AVE	27433 SW 157 AVE	WILLIAM M DUQUETT &W GLADIS M
3069320120090	16330	SW 274TH	TER	16330 SW 274 TER	SHOUAN ZHANG
3069320080140	27422	SW 164TH	AVE	27422 SW 164 AVE	WALTER L WEST III &W
3069320080070	27421	SW 164TH	CT	27421 SW 164 CT	DENNIS A LOWE
3069320120080	16340	SW 274TH	TER	16340 SW 274 TER	MARCUS ADSIDE
3069320120070	16350	SW 274TH	TER	16350 SW 274 TER	CARLOS HERNANDEZ &W LISETTE
3069320110040					MARIA C KNAUS LE
3069320150010	16205	SW 275TH	ST	16205 SW 275 ST	ANACO SOUTH LLC
3069320150020	16215	SW 275TH	ST	16215 SW 275 ST	JULIO C S CRUZ PACHECO JTRS
3069320150030	16225	SW 275TH	ST	16225 SW 275 ST	ANACO SOUTH LLC
3069320150040	16235	SW 275TH	ST	16235 SW 275 ST	ANACO SOUTH LLC
3069320150050	16245	SW 275TH	ST	16245 SW 275 ST	ANACO SOUTH LLC
3069320150060	16255	SW 275TH	ST	16255 SW 275 ST	ANACO SOUTH LLC
3069320110140	27431	SW 164TH	AVE	27431 SW 164 AVE	ALICIA CUMBA
3069320100020	27451	SW 167TH	AVE	27451 SW 167 AVE	YUN FENG CHOW &W
3069320010520	27440	SW 166TH	AVE	27440 SW 166 AVE	ANTHONY F VERZI &W LUCILLE F
3069320010360	27440	SW 165TH	AVE	27440 SW 165 AVE	STEVEN K DIEHL &W ROXANNE L
3069320010290	27445	SW 166TH	AVE	27445 SW 166 AVE	SYBIL G MULHAUSER
3069320010150	27430	SW 164TH	CT	27430 SW 164 CT	ROMY SEIFE
3069320010080	27441	SW 165TH	AVE	27441 SW 165 AVE	WILLIAMS J BARROWS JR
3069320080130	27442	SW 164TH	AVE	27442 SW 164 AVE	JASON SMITH &
3069320080080	27441	SW 164TH	CT	27441 SW 164 CT	HENRY S BOWLES &W MILLIE L
3069330260150	15403	SW 276TH	ST	15403 SW 276 ST	MARIA BELDA JAIMES
3069320110030	27460	SW 163RD	CT	27460 SW 163 CT	YELIAN BORGES
3069330260140	15433	SW 276TH	ST	15433 SW 276 ST	RAUL RODRIGUEZ &W JULIETA M &
3069330260130	15463	SW 276TH	ST	15463 SW 267 ST	MONICA ZAPATA RODRIGUEZ
3069330260120	15493	SW 276TH	ST	15493 SW 276 ST	GABRIELA ULLOA
3069330260110	15503	SW 276TH	ST	15503 SW 276 ST	EDGARDO A CONDE &W
3069330260100	15563	SW 276TH	ST	15563 SW 276 ST	CARLOS A LOPEZ
3069330260090	15603	SW 276TH	ST	15603 SW 276 ST	BLANCA Z PADRON
3069330000550	27525	SW 157TH	AVE	27525 SW 157 AVE	PAUL W KUSCHINSKY &W JOYCE D
3069320110150	27461	SW 164TH	AVE	27461 SW 164 AVE	ROGER AVILA &W EROTIDA
3069320120040	16333	SW 275TH	TER		
3069320120050	16343	SW 275TH	TER	16343 SW 275 TER	GREGORY L WORCESTER
3069320120060	16353	SW 275TH	TER	16353 SW 275 TER	MICHAEL F MARTINO &W R Z ZERTUCHE
3069320010510	27500	SW 166TH	AVE	27500 SW 166 AVE	MERIJO ATTONG
3069320010350	27500	SW 165TH	AVE	27500 SW 165 AVE	JOE EDGAR WHETSTONE JTRS
3069320010140	27500	SW 164TH	CT	27500 SW 164 CT	KENNETH W POTEET &W BARBARA C
3069320010300	27501	SW 166TH	AVE	27501 SW 166 AVE	DANNY HELMS &W SHARON
3069320010090	27501	SW 165TH	AVE	27501 SW 165 AVE	TIMOTHY A & DANA M LUCAS
3069320100010	27531	SW 167TH	AVE	27531 SW 167 AVE	RONALD J CASTONGUAY &W MELISSA
3069320150180				27501 SW 162 CT	ANACO SOUTH LLC
3069320150130	27502	SW 162ND	CT	27502 SW 162 CT	ANACO SOUTH LLC
3069320150120	27503	SW 162ND	PL	27503 SW 162 PL	ANACO SOUTH LLC
3069320150070	27504	SW 162ND	PL	27504 SW 162 PL	ANACO SOUTH LLC
3069320080120	27502	SW 164TH	AVE	27502 SW 164 AVE	DEANNA R SANCHEZ OSSORIO JTRS
3069320080090	27501	SW 164TH	CT	27501 SW 164 CT	JAMES ALLEN DUNN
3069320110020				27500 SW 163 CT	IDA CABEZAS
3069320110160	27501	SW 164TH	AVE	27501 SW 164 AVE	RALPH IORI JR &W SUSY
3069320010500	27520	SW 166TH	AVE	27520 SW 166 AVE	LUCIO DIAZ
3069320010130	27510	SW 164TH	CT	27510 SW 164 CT	REGINA VELLANTI ESPINOZA
3069320010100	27521	SW 165TH	AVE	27521 SW 165 AVE	WILLIAM E KELLY &W TINA
3069320010330	16551	SW 276TH	ST	16551 SW 276 ST	HARM J MISKE &W
3069320010310	27525	SW 166TH	AVE	27525 SW 166 AVE	WILFREDO SERRANO JTRS
3069320150170	27531	SW 162ND	CT	27531 SW 162 CT	ANACO SOUTH LLC
3069320150140	27532	SW 162ND	CT	27532 SW 162 CT	ANACO SOUTH LLC
3069320150110	27533	SW 162ND	PL	27533 SW 162 PL	ANACO SOUTH LLC
3069320010481	27535	SW 167TH	AVE	27535 SW 167 AVE	OPEN BILBLE BAPTIST CHURCH INC
3069320150080	27534	SW 162ND	PL	27534 SW 162 PL	ANACO SOUTH LLC
3069320120030	16334	SW 275TH	TER	16334 SW 275 TER	MANUEL PENA ORTIZ
3069320080110	27522	SW 164TH	AVE	27522 SW 164 AVE	HECTOR C VARGAS &W LOURDES
3069320080100	27521	SW 164TH	CT	27521 SW 164 CT	JAIME MADRUGA
3069320120020	16344	SW 275TH	TER	16344 SW 275 TER	JAMES E SHAVER &W DONNA I
3069320110010	27550	SW 163RD	CT	27550 SW 163 CT	GREGORY A DEMERCADO &W KAREN J
3069320120010	16354	SW 275TH	TER	16354 SW 275 TER	PEDRO E GONZALEZ &W

FOLIO #'S FOR Z 20140000003

11/18/14

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320000090	26810	SW 157TH	AVE	26810 SW 157 AVE	EDUARDO GUILLEN
3069320000010	15900	SW 268TH	ST	15900 SW 268 ST	ROBERT A MITCHELL TR
3069320000180	16205	SW 272ND	ST	16205 SW 272 ST	DIMARE HOMESTEAD INC
3069320000130	15901	SW 272ND	ST	15901 SW 272 ST	BOTANICAL ENTERPRISES
3069320000142	26805	SW 162ND	AVE	26805 SW 162 AVE	STEVEN R WATERS
3069320000160	26920	SW 157TH	AVE	26920 SW 157 AVE	ALINA PONCE JTRS
3069320000020					ROBERT A MITCHELL TRS
3069320000021					J W MITCHELL JR TR
3069320000140					WAYNE WORTHLEY &W CRISTINA R
3069330000321				26995 SW 157 AVE	ALICE HAAS TR
3069320000151	27000	SW 157TH	AVE	27000 SW 157 AVE	YANIER ORLANDO OLAZABAL
3069320000150	26950	SW 157TH	AVE	26950 SW 157 AVE	ROBERT A MITCHELL TR
3069320000152					ADA F HAMILTON
3069320000141					RAKER ENTERPRISES LLC
3069330000320	27055	SW 157TH	AVE	27055 SW 157 AVE	ARTHUR MITCHELL
3069330190030	27111	SW 155TH	AVE	27111 SW 155 AVE	SERGIO YONY &W ANGELINA
3069330000310	15515	SW 272ND	ST	15515 SW 272 ST	STEVEN DEAN HOVELAND
3069330000291	27115	SW 157TH	AVE	27115 SW 157 AVE	DEUTSCHE BANK NATIONAL TR CO TRS
3069320000120	27150	SW 157TH	AVE	27150 SW 157 AVE	JOAO F BARREIRO
3069320000122					OSCAR RODRIGUEZ
3069320000121	15795	EPMORE	DR	15795 EPMORE DR	OSCAR RODRIGUEZ
3069320000110	15825	SW 272ND	ST	15825 SW 272 ST	ROBERT A MITCHELL TRS
3069330190020	27105	SW 155TH	AVE	27105 SW 155 AVE	LAMPHONE WANSAKUL
3069320000111	15885	SW 272ND	ST	15885 SW 272 ST	ADA F HAMILTON
3069330190010	27191	SW 155TH	AVE		
3069330000290					MIRIAM ROMERO ALFONSO
3069320000140					WAYNE WORTHLEY &W CRISTINA R
3069330000560	15410	SW 272ND	ST	15410 SW 272 ST	JAMES R HILSON &W MARY ANN
3069330260010	15430	SW 272ND	ST	15430 SW 272 ST	MARIO GARCIA &W MARIA
3069330260020	15460	SW 272ND	ST		MARIO J GARCIA
3069320000373	15720	SW 272ND	ST	15720 SW 272 ST	EUGENIO J COLLAZO &W ROSA S
3069330260030	15490	SW 272ND	ST	15490 SW 272 ST	JOSE CALERO
3069320000360	15800	SW 272ND	ST	15800 SW 272 ST	MAGDALENA RODRIGUEZ
3069330260260	15500	SW 272ND	ST	15500 SW 272 ST	YOHAN SANCHEZ
3069330000552	15580	SW 272ND	ST	15580 SW 272 ST	MICHAEL B HOOD
3069330260270	27203	SW 157TH	AVE	27203 SW 157 AVE	ANTHONY ARROYO &W KENNYA
3069320000365					DUNAGANS FRUIT GROVE LLC
3069320000330	27200	SW 157TH	AVE		FLORIDA POWER & LIGHT CO
3069320000366					JMC GROVES LLC
3069320000372					JMC GROVES LLC
3069320000341	16000	SW 272ND	ST		
3069320000340	16100	SW 272ND	ST	16100 SW 272 ST	YORJANERES RODRIGUEZ
3069320000342	16150	SW 272ND	ST	16150 SW 272 ST	ISRAEL JOSE PUENTES
3069320070090	27205	SW 162ND	CT	27205 SW 162 CT	CLAUDE H POTTER &W LORI
3069320070080	27200	SW 162ND	AVE	27200 SW 162 AVE	IBIA DOMENECH LOPEZ
3069320000220	16250	SW 272ND	ST	16250 SW 272 ST	MICHAEL & CLAUDIO INVESTMENT INC
3069320000190	16270	SW 272ND	ST	16270 SW 272 ST	ERIC DUBE &W LINDA
3069320000212	16350	SW 272ND	ST	16350 SW 272 ST	KAREN A AVINS
3069320000320	16380	SW 272ND	ST	16380 SW 272 ST	LESLIE P THOMAS
3069320000321					ALVAREZ DEVELOPMENT GROUP LLC
3069320000211	16300	SW 272ND	ST	16300 SW 272 ST	DEBORAH J MCLEAN
3069320080200	27202	SW 164TH	AVE	27202 SW 164 AVE	RAYMOND L ARNETT &W LYNN J
3069320080010	27201	SW 164TH	CT	27201 SW 164 CT	CLAYTON E WATERSON &W ROBIN B
3069320010010	16460	SW 272ND	ST	16460 SW 272 ST	DENNIS SCHWEBACH &W MARY
3069320130010	16520	SW 272ND	ST	16520 SW 272 ST	ROBERT M COOPER & REBECCA GAJARDO
3069320130020	16500	SW 272ND	ST	16500 SW 272 ST	HSBC BANK USA NATIONAL ASSN TRS
3069320100090	27210	SW 166TH	AVE	27210 SW 166 AVE	MARCIAL ESTRADA TR
3069330260280	27233	SW 157TH	AVE	27233 SW 157 AVE	JERRY R METALLO &H
3069320000322					ALVAREZ DEVELOPMENT GROUP LLC
3069320070070	27220	SW 162ND	AVE	27220 SW 162 AVE	THEODORE J DOBOL &W SHERYL
3069320070100	27225	SW 162ND	CT	27225 SW 162 CT	MARIA E MATEO
3069320010580	27220	SW 166TH	AVE	27220 SW 166 AVE	YAMIL DOVAL
3069320010420	27220	SW 165TH	AVE	27220 SW 165 AVE	HARRY W WILSON
3069320010210	27220	SW 164TH	CT	27220 SW 164 CT	RICHARD D BATTON &W BRENDA D
3069320010020	27225	SW 165TH	AVE	27225 SW 165 AVE	LARRY DALE TRS
3069320010230	27225	SW 166TH	AVE	27225 SW 166 AVE	LARRY J FURTAK &W CHARLA G
3069330260070	27352	SW 154TH	PL	27325 SW 154 PL	MARITZA GONZALEZ
3069330260040	27353	SW 155TH	AVE		MARIO J GARCIA
3069320080190	27222	SW 164TH	AVE	27222 SW 164 AVE	ROYCE POWELL JR &W SUK
3069320080020	27221	SW 164TH	CT	27221 SW 164 CT	JAMES M FORD
3069320120150	16349	SW 273RD	TER	16349 SW 273 TER	RICHARD WILKINSON
3069320110090	27291	SW 164TH	AVE	27291 SW 164 AVE	MICHAEL LOESCHE &W GLENDA J
3069330260290	27263	SW 157TH	AVE	27263 SW 157 AVE	JUAN E TORRES
3069330260250	27354	SW 155TH	AVE	27354 SW 155 AVE	GLORIA POLANCO
3069320010570	27240	SW 166TH	AVE	27240 SW 166 AVE	GARY D LUMBERT &W TRINA C
3069320010410	27240	SW 165TH	AVE	27240 SW 165 AVE	JUAN P BETANCOURT &W DORA M
3069320010200	27240	SW 164TH	CT	27240 SW 164 CT	JOHN B WARBINGTON
3069320010030	27245	SW 165TH	AVE	27245 SW 165 AVE	JUAN RENE SAID
3069320010240	27245	SW 166TH	AVE	27245 SW 166 AVE	WALTER RYAN LAMB JTRS
3069320070060	27300	SW 162ND	AVE	27300 SW 162 AVE	PATRICIA WILSON
3069320070110	27305	SW 162ND	CT	27305 SW 162 CT	BILL M SUITS &W
3069320080180	27242	SW 164TH	AVE	27242 SW 164 AVE	BARBARA G LINNETT
3069320080030	27241	SW 164TH	CT	27241 SW 164 CT	OLIVIO BLANCO &W
3069320110080	27300	SW 163RD	CT	27300 SW 163 CT	JEFFREY DALTON &W SUZANNE
3069320000364					JMC GRV LLC
3069320000374					DUNAGANS FRUIT GROVES LLC
3069330260060	15461	SW 274TH	ST	15461 SW 274 ST	BVK LLC
3069330260050	15491	SW 274TH	ST	15491 SW 274 ST	SANDRA MCLEAN &H CHARLES W
3069320110100	27301	SW 164TH	AVE	27301 SW 164 AVE	DARLENE H BISSELL
3069320070030	16241	SW 274TH	ST	16241 SW 274 ST	RICHARD WEST
3069320070020	16261	SW 274TH	ST	16261 SW 274 ST	ROBT ZUKOWSKI &W CAROLYN
3069320070010	16281	SW 274TH	ST	16281 SW 274 ST	ABUNDANT BASKETS CORP
3069330260240	15561	SW 274TH	ST	15561 SW 274 ST	LUIS GIANNATTASIO
3069320010560	27280	SW 166TH	AVE	27280 SW 166 AVE	U S BANK TRUST NATIONAL ASSOC TRS
3069330260230	15601	SW 274TH	ST	15601 SW 274 ST	JOSE R GONZALEZ &W
3069330260080	15431	SW 274TH	ST	15431 SW 274 ST	SAFFIRA SELENE CORONEL
3069320010190	27300	SW 164TH	CT	27300 SW 164 CT	DAVID G BALLANTINE JR
3069320010400	27260	SW 165TH	AVE	27260 SW 165 AVE	ANGEL A GONZALEZ &W ADELAINE
3069320010040	27301	SW 165TH	AVE	27301 SW 165 AVE	VIVIAN A MCROSTIE
3069320070050	16211	SW 274TH	ST	16211 SW 274 ST	RENE GUZMAN
3069320010250	27301	SW 166TH	AVE	27301 SW 166 AVE	DANIEL F NAVARRO
3069320070040	16221	SW 274TH	ST	16221 SW 274 ST	JOSEPH A NORAT
3069330260300	27293	SW 157TH	AVE	27293 SW 157 AVE	JULIO MERCADO &W AMIS MERCADO
3069320120140	16341	SW 273RD	TER	16341 SW 273 TER	TAIMUR A KHAN
3069320080170	27302	SW 164TH	AVE	27302 SW 164 AVE	PAMELA A BORRERO
3069320080040	27301	SW 164TH	CT	27301 SW 164 CT	RICHARD WAYNE TURNER JR
3069320110070	27330	SW 163RD	CT	27330 SW 163 CT	CLIFFORD CALDWELL III &W BARBARA

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320110170	27521-27551 SW 164TH		AVE	27551 SW 164 AVE	BERNADETTE BURGOS
3069320150160	27561	SW 162ND	CT	27561 SW 162 CT	ANACO SOUTH LLC
3069320010120	27520	SW 164TH	CT	27520 SW 164 CT	VELIA VELLANTI
3069320010110	27541	SW 165TH	AVE	27541 SW 165 AVE	TOMMY D RIGSBY
3069320150150	27562	SW 162ND	CT	27562 SW 162 CT	ANACO SOUTH LLC
3069320010490	27542	SW 166TH	AVE	27542 SW 166 AVE	GUILLERMO D RODRIGUEZ &W MARIA E
3069320150100	27563	SW 162ND	PL	27563 SW 162 PL	ANACO SOUTH LLC
3069320010480	27545	SW 167TH	AVE	27545 SW 167 AVE	STEPHEN A BARKER &W LI C BARKER
3069320010320	27545	SW 166TH	AVE	27545 SW 166 AVE	DEEDRA A SANZ &H GUIDO A
3069320150090	27564	SW 162ND	PL	27564 SW 162 PL	ANACO SOUTH LLC
3069330000410					THANG Q DANG JTRS
3069320000450	27600	SW 157TH	AVE		
3069320000460					JORGE ALVAREZ
3069320000361					DUNAGANS FRUIT GROVES LLC
3069330230120	27600	SW 154TH	AVE	27600 SW 154 AVE	TINA M DAVIS
3069330230110	15430	SW 276TH	ST	15430 SW 276 ST	ALEX PAGAN
3069330230100	15460	SW 276TH	ST	15460 SW 276 ST	CRAIG CRUZ
3069320000350					HELEN MICHAEL
3069330230090	15490	SW 276TH	ST	15490 SW 276 ST	RONALD F HOUGHTON &W EILEEN T
3069320000351					PREFERRED ENTERPRISES INC
3069320000352					HELEN MICHAEL
3069320000353					PREFERRED ENTERPRISES INC
3069320050460	16205	SW 276TH	TER	16205 SW 276 TER	WILLIAM G LYDEN &W ERIN M ADAIR
3069320050450	16225	SW 276TH	TER	16225 SW 276 TER	EVELYN M BENNETT &
3069320050260	16305	SW 276TH	TER	16305 SW 276 TER	OMAR FUNDORA
3069320050270	27645	SW 163RD	AVE	27645 SW 163 AVE	MICHAEL A MCGLOTHLIN
3069320050440	27642	SW 162ND	CT	27642 SW 162 CT	RUTH E SCHOOLEY TRS
3069320050250	16325	SW 276TH	TER	16325 SW 276 TER	RACHAEL SANTI
3069320050240	16345	SW 276TH	TER	16345 SW 276 TER	WILLIAM E CARPENTER
3069320050110	27603	SW 163RD	CT	27603 SW 163 CT	SHARON L SIKES
3069320050010	27601	SW 164TH	AVE	27601 SW 164 AVE	ARNOLD MILTON BLONDER
3069320050100	27604	SW 163RD	CT	27604 SW 163 CT	RICHARD L WILKINSON
3069320020100	16400	SW 276TH	ST	16400 SW 276 ST	ROBERT J WYNNE &W LISA
3069320020110	27601	SW 164TH	CT	27601 SW 164 CT	DEAN RICHARDS &W PATRICIA
3069320090200	27600	SW 164TH	CT	27600 SW 164 CT	GREGG W POWELL &W LISA M
3069320090010	27601	SW 165TH	AVE	27601 SW 165 AVE	HELEN J VASQUEZ
3069320060010	16500	SW 276TH	ST	16500 SW 276 ST	CHERYL T BURCHELL
3069320060020	16520	SW 276TH	ST		
3069320060030	16540	SW 276TH	ST	16540 SW 276 ST	STEPHEN ROBERSON
3069320060040	16600	SW 276TH	ST	16600 SW 276 ST	WILLIAM A WORTON &W MARY K
3069320060050	27635	SW 167TH	AVE	27635 SW 167 AVE	JOSE SANDOVAL
3069320000451	27630	SW 157TH	AVE	27630 SW 157 AVE	JANING VELA
3069330230130	15401	SW 277TH	ST	15401 SW 277 ST	GUSTAVO GARCIA
3069330230140	15431	SW 277TH	ST	15431 SW 277 ST	JOSE A HERNANDEZ &W MARIA I
3069330230150	15461	SW 277TH	ST		
3069330230160	27651	SW 155TH	AVE	27651 SW 155 AVE	MATHEW A HAUGHTON JAMES &W
3069320050120	27663	SW 163RD	CT	27663 SW 163 CT	DENNIS JAMES BURKE &W VICKIE I
3069320050520	27660	SW 162ND	AVE	27660 SW 162 AVE	MARK GADOL
3069320020090	27620	SW 164TH	AVE	27620 SW 164 AVE	FRANCISCO ENRIQUEZ
3069320020120	27615	SW 164TH	CT	27615 SW 164 CT	MICHELLE JORDAN LE
3069320050510	27661	SW 162ND	CT	27661 SW 162 CT	VIRGINIA K GRANGER
3069320050090	27644	SW 163RD	CT	27644 SW 163 CT	ANDRES RODRIGUEZ
3069320050020	27641	SW 164TH	AVE	27641 SW 164 AVE	JACQUELYN MARIE LINTON
3069320050230	16340	SW 276TH	TER	16340 SW 276 TER	WEEDA B GOSS
3069320050220	27662	SW 163RD	AVE	27662 SW 163 AVE	DAVID A HANDY
3069320060090	16501	SW 277TH	ST		
3069320060080	16521	SW 277TH	ST	16521 SW 277 ST	RONALD KHAWLY &W VERONICA
3069320060070	16541	SW 277TH	ST	16541 SW 277 ST	OLEYMIS SACO
3069320060060	16605	SW 277TH	ST	16605 SW 277 ST	JUDITH HINNANT TRS
3069320060051	27695	SW 167TH	AVE	27695 SW 167 AVE	JEFFREY A BROWN
3069320090190	27620	SW 164TH	CT	27620 SW 164 CT	DONALD CHAMPION II
3069320090020	27615	SW 165TH	AVE	27615 SW 165 AVE	SHELLEY L JACOBS
3069320000440	27650	SW 157TH	AVE	27650 SW 157 AVE	THOMAS FARIS
3069320050430	27662	SW 162ND	CT	27662 SW 162 CT	CHARMAINE STONE
3069320050280	27665	SW 163RD	AVE	27665 SW 163 AVE	DUANE E SCHULTZ &W CANDACE C
3069320050130	27683	SW 163RD	CT	27683 SW 163 CT	ROBERT A KOONTZ &W NANCY J
3069320050200	16321	SW 277TH	ST	16321 SW 277 ST	JOHN C GRIFFIN &W MARY E
3069330230180	15462	SW 277TH	ST	15462 SW 277 ST	LORI L CARR TRS
3069330230170	27701	SW 155TH	AVE	27701 SW 155 AVE	EVIS TOLEDO
3069320020080	27640	SW 164TH	AVE	27640 SW 164 AVE	DANNY LOVELLETTE &W BERNADETTE
3069320020130	27635	SW 164TH	CT	27635 SW 164 CT	CHARLES G SHORT &W MARIA I
3069320050530	27680	SW 162ND	AVE	27680 SW 162 AVE	TERRY L MUNZ
3069320050080	27684	SW 163RD	CT	27684 SW 163 CT	GAIL LEE CARL
3069320050030	27681	SW 164TH	AVE	27681 SW 164 AVE	LUIS HERNANDEZ BAQUERO
3069330230200	27720	SW 154TH	AVE	27720 SW 154 AVE	MAYNADA GARDENS LLC
3069330230190	15432	SW 277TH	ST	15432 SW 277 ST	CHARLES T KURYLA
3069320050210	27682	SW 163RD	AVE	27682 SW 163 AVE	LISA HARRIOT
3069320050500	27681	SW 162ND	CT	27681 SW 162 CT	FELIX LOPEZ &W BARBARA CAPOTE
3069320090180	27640	SW 164TH	CT	27640 SW 164 CT	GEORGE PARRADO &W JOANNA
3069320090030	27635	SW 165TH	AVE	27635 SW 165 AVE	MATTHEW P LOFTON & LISA WYANT &
3069320000441	27750	SW 157TH	AVE	27750 SW 157 AVE	AURELIO MOLINA
3069320060100	16500	SW 277TH	ST	16500 SW 277 ST	SAMMY G JONES LE
3069320060110	16520	SW 277TH	ST	16520 SW 277 ST	SAMMY G JONES LE
3069320050420	27702	SW 162ND	CT	27702 SW 162 CT	MICHAEL GREEN
3069320060120	16540	SW 277TH	ST	16540 SW 277 ST	DONNA M TRUEX &H JOHN E
3069320050290	27705	SW 163RD	AVE	27705 SW 163 AVE	EDWIN R ROMAN & ROSALIE VELAZQUEZ
3069320060130	16600	SW 277TH	ST	16600 SW 277 ST	AUSTIN ACCURSIO JTRS
3069320060140	27701	SW 167TH	AVE		
3069320020070	27700	SW 164TH	AVE	27700 SW 164 AVE	PEDRO E BAEZ
3069320020140	27705	SW 164TH	CT	27705 SW 164 CT	MICHAEL D ARVE &W SUZANNE
3069320050190	16322	SW 277TH	ST	16322 SW 277 ST	TIM G RIVETT &W MERYL W
3069320050540	27700	SW 162ND	AVE	27700 SW 162 AVE	TIFFANY BARTEE &W ANGELA BARTEE
3069320050070	27704	SW 163RD	CT	27704 SW 163 CT	EDWARD P GREEN &W PEGGY
3069320050040	27701	SW 164TH	AVE	27701 SW 164 AVE	WILLIAM K BROUGHTON &W AUDREY
3069320050140	27703	SW 163RD	CT	27703 SW 163 CT	KEITH QUARTERMAINE &W JOAN F
3069320090170	27700	SW 164TH	CT	27700 SW 164 CT	ROBERT FREEMAN
3069320090040	27705	SW 165TH	AVE	27705 SW 165 AVE	JAMES DONALD ELLENBURG
3069330230210	27780	SW 154TH	AVE	27780 SW 154 AVE	WILLIAM FISHER &W VICTORIA
3069330230220	15433	SW 278TH	ST	15433 SW 278 ST	DANNIELLE E BALLOVERAS
3069320050180	27702	SW 163RD	AVE	27702 SW 163 AVE	MICHAEL FIEBECK
3069330230230	15463	SW 278TH	ST	15463 SW 278 ST	ERIN ANN SARDINAS
3069330230240	15493	SW 278TH	ST	15493 SW 278 ST	MARIA ORTEGA
3069320050490	27701	SW 162ND	CT	27701 SW 162 CT	THOMAS L RHYMESTINE &W
3069320050410	27722	SW 162ND	CT	27722 SW 162 CT	HEROINA M MORENO
3069320050300	27725	SW 163RD	AVE		
3069320000280	27745	SW 167TH	AVE	27745 SW 167 AVE	WILLIAM R STOCKBURGER &W ANA C
3069320020060	27730	SW 164TH	AVE	27730 SW 164 AVE	CHRISTOPHER A MOLNAR

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320020150	27725	SW 164TH	CT	27725 SW 164 CT	DAWN J JACKSON
3069320050550	27720	SW 162ND	AVE	27720 SW 162 AVE	NILDA HERNANDEZ
3069320090160	27730	SW 164TH	CT	27730 SW 164 CT	ALETHA B REDDEN
3069320050060	27724	SW 163RD	CT	27724 SW 163 CT	GARY L SHAFER LE
3069320050050	27721	SW 164TH	AVE	27721 SW 164 AVE	TODD G YOUNG &W KATHLEEN D
3069320090050	27725	SW 165TH	AVE	27725 SW 165 AVE	FRANCO MORALES &W MELANIE
3069320050170	16303	SW 278TH	ST	16303 SW 278 ST	ALEXANDER E ANZARDO
3069320050160	16323	SW 278TH	ST	16323 SW 278 ST	BRITTA D CARNES
3069320050150	16343	SW 278TH	ST	16343 SW 278 ST	CARL J NEWBERG &W JEAN E
3069330000400					BAAAMA VII LLC
3069320050480	27801	SW 162ND	CT	27801 SW 162 CT	RICHARD R DAVIS &W BEVERLY L
3069330000430	15401	SW 280TH	ST	15401 SW 280 ST	SW 280 ST LLC
3069320000381	27800	SW 157TH	AVE	27800 SW 157 AVE	BRYAN E INGRAM &W RUTH
3069330230080	15404	SW 278TH	ST	27800 SW 154 AVE	DANIEL MORENO JR &W
3069330230010	15434	SW 278TH	ST	15434 SW 278 ST	RALPH P GONZALEZ
3069330290010				27800 SW 154 CT	JOSE ZAMORA
3069320000380	27850	SW 157TH	AVE	27850 SW 157 AVE	BRYAN E INGRAM JR &W CHRISTA G
3069320050400	27802	SW 162ND	CT	27802 SW 162 CT	JORGE R APONTE
3069320050310	27805	SW 163RD	AVE	27805 SW 163 AVE	CAROL A SHIM
3069320020050	27800	SW 164TH	AVE	27800 SW 164 AVE	MARIE MACDANIEL
3069320020160	27805	SW 164TH	CT	27805 SW 164 CT	CHRIS B SPAULDING
3069320090150	27800	SW 164TH	CT	27800 SW 164 CT	MICHAEL J CUTRER
3069320090060	27805	SW 165TH	AVE	27805 SW 165 AVE	ULISES HERNANDEZ DIAZ
3069320040430	27800	SW 162ND	AVE	27800 SW 162 AVE	ALEXANDER ALVAREZ
3069320140160	27800	SW 159TH	AVE	27800 SW 159 AVE	DAVID KIRBY
3069320140150	27801	SW 159TH	CT	27801 SW 159 CT	BRUCE F WALTON
3069320140050	27803	SW 160TH	AVE	27803 SW 160 AVE	ODALYS BANOS
3069320030010	27800	SW 160TH	AVE	27800 SW 160 AVE	KIMBERLY REINHARD
3069320140060	27802	SW 159TH	CT	27802 SW 159 CT	GEORGE GILMORE &W
3069320030100	27805	SW 161ST	AVE	27805 SW 161 AVE	KAMIL GHANI
3069320030110	16100	SW 278TH	ST	16100 SW 278 ST	STEVEN LECHOT &W SANDRA
3069320000290	27945	SW 167TH	AVE	27945 SW 167 AVE	LAURA MARTINEZ
3069320030200	27805	SW 162ND	AVE	27805 SW 162 AVE	NIURKA G COSTALES
3069320040060	16300	SW 278TH	ST	16300 SW 278 ST	TODD J SMITH
3069320040050	16320	SW 278TH	ST	16320 SW 278 ST	WAYNE WORTHLEY &W CRISTINA M
3069320040040	16340	SW 278TH	ST	16340 SW 278 ST	EDWIN E RODGRIGUEZ &W ELIZABETH
3069320040030	16360	SW 278TH	ST	16360 SW 278 ST	JOE S HERNANDEZ &W MARY H
3069320040020	16380	SW 278TH	ST	16380 SW 278 ST	HANTZ RALPH BENNETT
3069320040010	16390	SW 278TH	ST	16390 SW 278 ST	ERASMO POLACO
3069320050470	27821	SW 162ND	CT	27821 SW 162 CT	CATHERINE M MANNION
3069320050390	27822	SW 162ND	CT	27822 SW 162 CT	MARK D BRANDT &W JULIE ANN
3069320050320	27825	SW 163RD	AVE	27825 SW 163 AVE	RUSSELL S JOHNSON &W SHARON
3069330230070	27850	SW 154TH	AVE	27850 SW 154 AVE	PATRICK NAVARRA
3069330230020	27851	SW 154TH	CT	27851 SW 154 CT	JAMES RODNEY MAYS
3069320090140	27820	SW 164TH	CT	27820 SW 164 CT	ANTHONY J KANIEWSKI
3069320090070	27825	SW 165TH	AVE	27825 SW 165 AVE	JOSEPH HENDRIX &W KATHERINE
3069320020040	27820	SW 164TH	AVE	27820 SW 164 AVE	ADAM T PARKS
3069320020170	27825	SW 164TH	CT	27825 SW 164 CT	AUDREY JACKSON
3069330290020				27850 SW 154 CT	NICHOLAS A D AMBROSIA
3069320040420	27810	SW 162ND	AVE	27810 SW 162 AVE	NILO ESCORCIA &W TERESA VAZQUEZ
3069320140170	27850	SW 159TH	AVE	27850 SW 159 AVE	RAYMOND L OSBORNE JR
3069320140140	27851	SW 159TH	CT		
3069320030020	27820	SW 160TH	AVE		
3069320140070	27852	SW 159TH	CT	27852 SW 159 CT	MARTHA DANA
3069320030090	27825	SW 161ST	AVE	27825 SW 161 AVE	LAUTARO JACOBSON
3069320140040	27853	SW 160TH	AVE	27853 SW 160 AVE	PEDRO MALDONADO
3069320030120	27840	SW 161ST	AVE	27840 SW 161 AVE	IDABELL LAFFITTE
3069320030190	27825	SW 162ND	AVE	27825 SW 162 AVE	JOSEPH F WHITNEY &W AMY J
3069320040070	16305	SW 279TH	ST	16305 SW 279 ST	JASON J NIMARK &W
3069320040080	16325	SW 279TH	ST	16325 SW 279 ST	NELSON R ESTRADA
3069320040090	16345	SW 279TH	ST	16345 SW 279 ST	MICHAEL G PEKEL
3069320040100	16365	SW 279TH	ST	16365 SW 279 ST	CHRISTOPHER M X HASKINS
3069320040110	16385	SW 279TH	ST	16385 SW 279 ST	SANDY CORRALES
3069320040120	16395	SW 279TH	ST	16395 SW 279 ST	MARK A CRETELLA &W EILEEN M
3069320040360	27901	SW 162ND	CT	27901 SW 162 CT	ROY MEDINA
3069320140180	27900	SW 159TH	AVE	27900 SW 159 AVE	RAMON CORNIDE
3069320050380	27902	SW 162ND	CT	27902 SW 162 CT	VICENTE R GARZA JR
3069320050330	27905	SW 163RD	AVE	27905 SW 163 AVE	THOMAS G BAYS
3069320140130	27915	SW 159TH	CT		
3069320090130	27850	SW 164TH	CT	27850 SW 164 CT	ROBERT J GOLDEN &W BEVERLY J
3069320020030	27850	SW 164TH	AVE	27850 SW 164 AVE	MICHAEL J MARTIN
3069320090080	27845	SW 165TH	AVE		
3069320040410	27900	SW 162ND	AVE	27900 SW 162 AVE	JOSE L ANGUIANO &W LETICIA
3069320020180	27845	SW 164TH	CT	27845 SW 164 CT	WILLIAM BRANCH
3069320140080	27902	SW 159TH	CT		
3069320030030	27840	SW 160TH	AVE	27840 SW 160 AVE	VICTOR M DEJESUS &W
3069320030080	27889	SW 161ST	AVE	27889 SW 161 AVE	ENID M RAAB
3069320140030	27903	SW 160TH	AVE	27903 SW 160 AVE	JAVIER FORTE &W SUSANA
3069320030130	27890	SW 161ST	AVE	27890 SW 161 AVE	MICHELLE SIMPSON GONZALEZ TRS
3069320030180	27905	SW 162ND	AVE	27905 SW 162 AVE	GLENN HINDIN &W LINDSAY D
3069330230060	27910	SW 154TH	AVE	27910 SW 154 AVE	U S BANK NATL ASSN TRS
3069330230030	27911	SW 154TH	CT	27911 SW 154 CT	JACQUELINE LAGOA
3069330290030				27900 SW 154 CT	WALDIN DRIVE ESTATES LLC
3069320000401					BRYAN A INGRAM &W RUTH L
3069320000391	15725	SW 280TH	ST	15725 SW 280 ST	WILLIAM PRINCE III
3069320000390	15795	SW 280TH	ST	15795 SW 280 ST	BARBARA K MC CABE
3069320000420	15821	SW 280TH	ST	15821 SW 280 ST	DONA LA PRADD
3069320000410	15875	SW 280TH	ST	15875 SW 280 ST	BARBARA R MORELLO
3069320140190	27950	SW 159TH	AVE	27950 SW 159 AVE	GEMONIMO GUTIERREZ BACARDI
3069320140120	27951	SW 159TH	CT	27951 SW 159 CT	HARRY GRIGSBY
3069320050370	27922	SW 162ND	CT	27922 SW 162 CT	GIOVANNI AMAYA
3069320040370	27911	SW 162ND	CT	27911 SW 162 CT	JOSE L NODAL &W JANEIN NEGRON
3069320050340	27925	SW 163RD	AVE	27925 SW 163 AVE	K RAMKISSOON TRS
3069320040180	16300	SW 279TH	ST	16300 SW 279 ST	WILLIAM C TAUNTON
3069320040170	16320	SW 279TH	ST	16320 SW 279 ST	DAVID L KARCHER
3069320040160	16340	SW 279TH	ST	16340 SW 279 ST	FEDERAL NATIONAL MORTGAGE ASSN
3069320020020	27900	SW 164TH	AVE		
3069320090120	27900	SW 164TH	CT	27900 SW 164 CT	MICHAEL S BISKUP &W
3069320020190	27901	SW 164TH	CT	27901 SW 164 CT	ROBERTO LAGEYRE &W LILIANA
3069320040150	16360	SW 279TH	ST	16360 SW 279 ST	JINIE O OQUELI
3069320040140	16380	SW 279TH	ST	16380 SW 279 ST	GUSTAVO NOGUEIRA
3069320090090	27901	SW 165TH	AVE	27901 SW 165 AVE	JEFFREY A WICH &W BOBBIE J
3069320140090	27952	SW 159TH	CT	27952 SW 159 CT	MILAGROS ROQUE
3069320040130	16390	SW 279TH	ST	16390 SW 279 ST	LOUIS R MELARA &W KATIE L
3069320040400	27910	SW 162ND	AVE	27910 SW 162 AVE	ANGELA A KINSEY BOZA
3069320030040	27900	SW 160TH	AVE	27900 SW 160 AVE	MINA BEAUCHAMP
3069320140020	27953	SW 160TH	AVE	27953 SW 160 AVE	CARMEN R DIAZ

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320020150	27725	SW 164TH	CT	27725 SW 164 CT	DAWN J JACKSON
3069320050550	27720	SW 162ND	AVE	27720 SW 162 AVE	NILDA HERNANDEZ
3069320090160	27730	SW 164TH	CT	27730 SW 164 CT	ALETHA B REDDEN
3069320050060	27724	SW 163RD	CT	27724 SW 163 CT	GARY L SHAFER LE
3069320050050	27721	SW 164TH	AVE	27721 SW 164 AVE	TODD G YOUNG &W KATHLEEN D
3069320090050	27725	SW 165TH	AVE	27725 SW 165 AVE	FRANCO MORALES &W MELANIE
3069320050170	16303	SW 278TH	ST	16303 SW 278 ST	ALEXANDER E ANZARDO
3069320050160	16323	SW 278TH	ST	16323 SW 278 ST	BRITTA D CARNES
3069320050150	16343	SW 278TH	ST	16343 SW 278 ST	CARL J NEWBERG &W JEAN E
3069330000400					BAAAMA VII LLC
3069320050480	27801	SW 162ND	CT	27801 SW 162 CT	RICHARD R DAVIS &W BEVERLY L
3069330000430	15401	SW 280TH	ST	15401 SW 280 ST	SW 280 ST LLC
3069320000381	27800	SW 157TH	AVE	27800 SW 157 AVE	BRYAN E INGRAM &W RUTH
3069330230080	15404	SW 278TH	ST	27800 SW 154 AVE	DANIEL MORENO JR &W
3069330230010	15434	SW 278TH	ST	15434 SW 278 ST	RALPH P GONZALEZ
3069330290010				27800 SW 154 CT	JOSE ZAMORA
3069320000380	27850	SW 157TH	AVE	27850 SW 157 AVE	BRYAN E INGRAM JR &W CHRISTA G
3069320050400	27802	SW 162ND	CT	27802 SW 162 CT	JORGE R APONTE
3069320050310	27805	SW 163RD	AVE	27805 SW 163 AVE	CAROL A SHIM
3069320020050	27800	SW 164TH	AVE	27800 SW 164 AVE	MARIE MACDANIEL
3069320020160	27805	SW 164TH	CT	27805 SW 164 CT	CHRIS B SPAULDING
3069320090150	27800	SW 164TH	CT	27800 SW 164 CT	MICHAEL J CUTRER
3069320090060	27805	SW 165TH	AVE	27805 SW 165 AVE	ULISES HERNANDEZ DIAZ
3069320040430	27800	SW 162ND	AVE	27800 SW 162 AVE	ALEXANDER ALVAREZ
3069320140160	27800	SW 159TH	AVE	27800 SW 159 AVE	DAVID KIRBY
3069320140150	27801	SW 159TH	CT	27801 SW 159 CT	BRUCE F WALTON
3069320140050	27803	SW 160TH	AVE	27803 SW 160 AVE	ODALYS BANOS
3069320030010	27800	SW 160TH	AVE	27800 SW 160 AVE	KIMBERLY REINHARD
3069320140060	27802	SW 159TH	CT	27802 SW 159 CT	GEORGE GILMORE &W
3069320030100	27805	SW 161ST	AVE	27805 SW 161 AVE	KAMIL GHANI
3069320030110	16100	SW 278TH	ST	16100 SW 278 ST	STEVEN LECHOT &W SANDRA
3069320000290	27945	SW 167TH	AVE	27945 SW 167 AVE	LAURA MARTINEZ
3069320030200	27805	SW 162ND	AVE	27805 SW 162 AVE	NIURKA G COSTALES
3069320040060	16300	SW 278TH	ST	16300 SW 278 ST	TODD J SMITH
3069320040050	16320	SW 278TH	ST	16320 SW 278 ST	WAYNE WORTHLEY &W CRISTINA M
3069320040040	16340	SW 278TH	ST	16340 SW 278 ST	EDWIN E RODGRIGUEZ &W ELIZABETH
3069320040030	16360	SW 278TH	ST	16360 SW 278 ST	JOE S HERNANDEZ &W MARY H
3069320040020	16380	SW 278TH	ST	16380 SW 278 ST	HANTZ RALPH BENNETT
3069320040010	16390	SW 278TH	ST	16390 SW 278 ST	ERASMO POLACO
3069320050470	27821	SW 162ND	CT	27821 SW 162 CT	CATHERINE M MANNION
3069320050390	27822	SW 162ND	CT	27822 SW 162 CT	MARK D BRANDT &W JULIE ANN
3069320050320	27825	SW 163RD	AVE	27825 SW 163 AVE	RUSSELL S JOHNSON &W SHARON
3069330230070	27850	SW 154TH	AVE	27850 SW 154 AVE	PATRICK NAVARRA
3069330230020	27851	SW 154TH	CT	27851 SW 154 CT	JAMES RODNEY MAYS
3069320090140	27820	SW 164TH	CT	27820 SW 164 CT	ANTHONY J KANIEWSKI
3069320090070	27825	SW 165TH	AVE	27825 SW 165 AVE	JOSEPH HENDRIX &W KATHERINE
3069320020040	27820	SW 164TH	AVE	27820 SW 164 AVE	ADAM T PARKS
3069320020170	27825	SW 164TH	CT	27825 SW 164 CT	AUDREY JACKSON
3069330290020				27850 SW 154 CT	NICHOLAS A D AMBROSIA
3069320040420	27810	SW 162ND	AVE	27810 SW 162 AVE	NILO ESCORCIA &W TERESA VAZQUEZ
3069320140170	27850	SW 159TH	AVE	27850 SW 159 AVE	RAYMOND L OSBORNE JR
3069320140140	27851	SW 159TH	CT		
3069320030020	27820	SW 160TH	AVE		
3069320140070	27852	SW 159TH	CT	27852 SW 159 CT	MARTHA DANA
3069320030090	27825	SW 161ST	AVE	27825 SW 161 AVE	LAUTARO JACOBSON
3069320140040	27853	SW 160TH	AVE	27853 SW 160 AVE	PEDRO MALDONADO
3069320030120	27840	SW 161ST	AVE	27840 SW 161 AVE	IDABELL LAFFITTE
3069320030190	27825	SW 162ND	AVE	27825 SW 162 AVE	JOSEPH F WHITNEY &W AMY J
3069320040070	16305	SW 279TH	ST	16305 SW 279 ST	JASON J NIMARK &W
3069320040080	16325	SW 279TH	ST	16325 SW 279 ST	NELSON R ESTRADA
3069320040090	16345	SW 279TH	ST	16345 SW 279 ST	MICHAEL G PEKEL
3069320040100	16365	SW 279TH	ST	16365 SW 279 ST	CHRISTOPHER M X HASKINS
3069320040110	16385	SW 279TH	ST	16385 SW 279 ST	SANDY CORRALES
3069320040120	16395	SW 279TH	ST	16395 SW 279 ST	MARK A CRETELLA &W EILEEN M
3069320040360	27901	SW 162ND	CT	27901 SW 162 CT	ROY MEDINA
3069320140180	27900	SW 159TH	AVE	27900 SW 159 AVE	RAMON CORNIDE
3069320050380	27902	SW 162ND	CT	27902 SW 162 CT	VICENTE R GARZA JR
3069320050330	27905	SW 163RD	AVE	27905 SW 163 AVE	THOMAS G BAYS
3069320140130	27915	SW 159TH	CT		
3069320090130	27850	SW 164TH	CT	27850 SW 164 CT	ROBERT J GOLDEN &W BEVERLY J
3069320020030	27850	SW 164TH	AVE	27850 SW 164 AVE	MICHAEL J MARTIN
3069320090080	27845	SW 165TH	AVE		
3069320040410	27900	SW 162ND	AVE	27900 SW 162 AVE	JOSE L ANGUIANO &W LETICIA
3069320020180	27845	SW 164TH	CT	27845 SW 164 CT	WILLIAM BRANCH
3069320140080	27902	SW 159TH	CT		
3069320030030	27840	SW 160TH	AVE	27840 SW 160 AVE	VICTOR M DEJESUS &W
3069320030080	27889	SW 161ST	AVE	27889 SW 161 AVE	ENID M RAAB
3069320140030	27903	SW 160TH	AVE	27903 SW 160 AVE	JAVIER FORTE &W SUSANA
3069320030130	27890	SW 161ST	AVE	27890 SW 161 AVE	MICHELLE SIMPSON GONZALEZ TRS
3069320030180	27905	SW 162ND	AVE	27905 SW 162 AVE	GLENN HINDIN &W LINDSAY D
3069330230060	27910	SW 154TH	AVE	27910 SW 154 AVE	U S BANK NATL ASSN TRS
3069330230030	27911	SW 154TH	CT	27911 SW 154 CT	JACQUELINE LAGOA
3069330290030				27900 SW 154 CT	WALDIN DRIVE ESTATES LLC
3069320000401					BRYAN A INGRAM &W RUTH L
3069320000391	15725	SW 280TH	ST	15725 SW 280 ST	WILLIAM PRINCE III
3069320000390	15795	SW 280TH	ST	15795 SW 280 ST	BARBARA K MC CABE
3069320000420	15821	SW 280TH	ST	15821 SW 280 ST	DONA LA PRADD
3069320000410	15875	SW 280TH	ST	15875 SW 280 ST	BARBARA R MORELLO
3069320140190	27950	SW 159TH	AVE	27950 SW 159 AVE	GEMONIMO GUTIERREZ BACARDI
3069320140120	27951	SW 159TH	CT	27951 SW 159 CT	HARRY GRIGSBY
3069320050370	27922	SW 162ND	CT	27922 SW 162 CT	GIOVANNI AMAYA
3069320040370	27911	SW 162ND	CT	27911 SW 162 CT	JOSE L NODAL &W JANEIN NEGRON
3069320050340	27925	SW 163RD	AVE	27925 SW 163 AVE	K RAMKISSOON TRS
3069320040180	16300	SW 279TH	ST	16300 SW 279 ST	WILLIAM C TAUNTON
3069320040170	16320	SW 279TH	ST	16320 SW 279 ST	DAVID L KARCHER
3069320040160	16340	SW 279TH	ST	16340 SW 279 ST	FEDERAL NATIONAL MORTGAGE ASSN
3069320020020	27900	SW 164TH	AVE		
3069320090120	27900	SW 164TH	CT	27900 SW 164 CT	MICHAEL S BISKUP &W
3069320020190	27901	SW 164TH	CT	27901 SW 164 CT	ROBERTO LAGEYRE &W LILIANA
3069320040150	16360	SW 279TH	ST	16360 SW 279 ST	JINIE O OQUELI
3069320040140	16380	SW 279TH	ST	16380 SW 279 ST	GUSTAVO NOGUEIRA
3069320090090	27901	SW 165TH	AVE	27901 SW 165 AVE	JEFFREY A WICH &W BOBBIE J
3069320140090	27952	SW 159TH	CT	27952 SW 159 CT	MILAGROS ROQUE
3069320040130	16390	SW 279TH	ST	16390 SW 279 ST	LOUIS R MELARA &W KATIE L
3069320040400	27910	SW 162ND	AVE	27910 SW 162 AVE	ANGELA A KINSEY BOZA
3069320030040	27900	SW 160TH	AVE	27900 SW 160 AVE	MINA BEAUCHAMP
3069320140020	27953	SW 160TH	AVE	27953 SW 160 AVE	CARMEN R DIAZ

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320110170	27521-27551 SW 164TH		AVE	27551 SW 164 AVE	BERNADETTE BURGOS
3069320150160	27561	SW 162ND	CT	27561 SW 162 CT	ANACO SOUTH LLC
3069320010120	27520	SW 164TH	CT	27520 SW 164 CT	VELIA VELLANTI
3069320010110	27541	SW 165TH	AVE	27541 SW 165 AVE	TOMMY D RIGSBY
3069320150150	27562	SW 162ND	CT	27562 SW 162 CT	ANACO SOUTH LLC
3069320010490	27542	SW 166TH	AVE	27542 SW 166 AVE	GUILLERMO D RODRIGUEZ &W MARIA E
3069320150100	27563	SW 162ND	PL	27563 SW 162 PL	ANACO SOUTH LLC
3069320010480	27545	SW 167TH	AVE	27545 SW 167 AVE	STEPHEN A BARKER &W LI C BARKER
3069320010320	27545	SW 166TH	AVE	27545 SW 166 AVE	DEEDRA A SANZ &H GUIDO A
3069320150090	27564	SW 162ND	PL	27564 SW 162 PL	ANACO SOUTH LLC
3069330000410					THANG Q DANG JTRS
3069320000450	27600	SW 157TH	AVE		
3069320000460					JORGE ALVAREZ
3069320000361					DUNAGANS FRUIT GROVES LLC
3069330230120	27600	SW 154TH	AVE	27600 SW 154 AVE	TINA M DAVIS
3069330230110	15430	SW 276TH	ST	15430 SW 276 ST	ALEX PAGAN
3069330230100	15460	SW 276TH	ST	15460 SW 276 ST	CRAIG CRUZ
3069320000350					HELEN MICHAEL
3069330230090	15490	SW 276TH	ST	15490 SW 276 ST	RONALD F HOUGHTON &W EILEEN T
3069320000351					PREFERRED ENTERPRISES INC
3069320000352					HELEN MICHAEL
3069320000353					PREFERRED ENTERPRISES INC
3069320050460	16205	SW 276TH	TER	16205 SW 276 TER	WILLIAM G LYDEN &W ERIN M ADAIR
3069320050450	16225	SW 276TH	TER	16225 SW 276 TER	EVELYN M BENNETT &
3069320050260	16305	SW 276TH	TER	16305 SW 276 TER	OMAR FUNDORA
3069320050270	27645	SW 163RD	AVE	27645 SW 163 AVE	MICHAEL A MCGLOTHLIN
3069320050440	27642	SW 162ND	CT	27642 SW 162 CT	RUTH E SCHOOLEY TRS
3069320050250	16325	SW 276TH	TER	16325 SW 276 TER	RACHAEL SANTI
3069320050240	16345	SW 276TH	TER	16345 SW 276 TER	WILLIAM E CARPENTER
3069320050110	27603	SW 163RD	CT	27603 SW 163 CT	SHARON L SIKES
3069320050010	27601	SW 164TH	AVE	27601 SW 164 AVE	ARNOLD MILTON BLONDER
3069320050100	27604	SW 163RD	CT	27604 SW 163 CT	RICHARD L WILKINSON
3069320020100	16400	SW 276TH	ST	16400 SW 276 ST	ROBERT J WYNNE &W LISA
3069320020110	27601	SW 164TH	CT	27601 SW 164 CT	DEAN RICHARDS &W PATRICIA
3069320090200	27600	SW 164TH	CT	27600 SW 164 CT	GREGG W POWELL &W LISA M
3069320090010	27601	SW 165TH	AVE	27601 SW 165 AVE	HELEN J VASQUEZ
3069320060010	16500	SW 276TH	ST	16500 SW 276 ST	CHERYL T BURCHELL
3069320060020	16520	SW 276TH	ST		
3069320060030	16540	SW 276TH	ST	16540 SW 276 ST	STEPHEN ROBERSON
3069320060040	16600	SW 276TH	ST	16600 SW 276 ST	WILLIAM A WORTON &W MARY K
3069320060050	27635	SW 167TH	AVE	27635 SW 167 AVE	JOSE SANDOVAL
3069320000451	27630	SW 157TH	AVE	27630 SW 157 AVE	JANING VELA
3069330230130	15401	SW 277TH	ST	15401 SW 277 ST	GUSTAVO GARCIA
3069330230140	15431	SW 277TH	ST	15431 SW 277 ST	JOSE A HERNANDEZ &W MARIA I
3069330230150	15461	SW 277TH	ST		
3069330230160	27651	SW 155TH	AVE	27651 SW 155 AVE	MATHEW A HAUGHTON JAMES &W
3069320050120	27663	SW 163RD	CT	27663 SW 163 CT	DENNIS JAMES BURKE &W VICKIE I
3069320050520	27660	SW 162ND	AVE	27660 SW 162 AVE	MARK GADOL
3069320020090	27620	SW 164TH	AVE	27620 SW 164 AVE	FRANCISCO ENRIQUEZ
3069320020120	27615	SW 164TH	CT	27615 SW 164 CT	MICHELLE JORDAN LE
3069320050510	27661	SW 162ND	CT	27661 SW 162 CT	VIRGINIA K GRANGER
3069320050090	27644	SW 163RD	CT	27644 SW 163 CT	ANDRES RODRIGUEZ
3069320050020	27641	SW 164TH	AVE	27641 SW 164 AVE	JACQUELYN MARIE LINTON
3069320050230	16340	SW 276TH	TER	16340 SW 276 TER	WEEDA B GOSS
3069320050220	27662	SW 163RD	AVE	27662 SW 163 AVE	DAVID A HANDY
3069320060090	16501	SW 277TH	ST		
3069320060080	16521	SW 277TH	ST	16521 SW 277 ST	RONALD KHAWLY &W VERONICA
3069320060070	16541	SW 277TH	ST	16541 SW 277 ST	OLEYMIS SACO
3069320060060	16605	SW 277TH	ST	16605 SW 277 ST	JUDITH HINNANT TRS
3069320060051	27695	SW 167TH	AVE	27695 SW 167 AVE	JEFFREY A BROWN
3069320090190	27620	SW 164TH	CT	27620 SW 164 CT	DONALD CHAMPION II
3069320090020	27615	SW 165TH	AVE	27615 SW 165 AVE	SHELLEY L JACOBS
3069320000440	27650	SW 157TH	AVE	27650 SW 157 AVE	THOMAS FARIS
3069320050430	27662	SW 162ND	CT	27662 SW 162 CT	CHARMAINE STONE
3069320050280	27665	SW 163RD	AVE	27665 SW 163 AVE	DUANE E SCHULTZ &W CANDACE C
3069320050130	27683	SW 163RD	CT	27683 SW 163 CT	ROBERT A KOONTZ &W NANCY J
3069320050200	16321	SW 277TH	ST	16321 SW 277 ST	JOHN C GRIFFIN &W MARY E
3069330230180	15462	SW 277TH	ST	15462 SW 277 ST	LORI L CARR TRS
3069330230170	27701	SW 155TH	AVE	27701 SW 155 AVE	EVIS TOLEDO
3069320020080	27640	SW 164TH	AVE	27640 SW 164 AVE	DANNY LOVELLETTE &W BERNADETTE
3069320020130	27635	SW 164TH	CT	27635 SW 164 CT	CHARLES G SHORT &W MARIA I
3069320050530	27680	SW 162ND	AVE	27680 SW 162 AVE	TERRY L MUNZ
3069320050080	27684	SW 163RD	CT	27684 SW 163 CT	GAIL LEE CARL
3069320050030	27681	SW 164TH	AVE	27681 SW 164 AVE	LUIS HERNANDEZ BAQUERO
3069330230200	27720	SW 154TH	AVE	27720 SW 154 AVE	MAYNADA GARDENS LLC
3069330230190	15432	SW 277TH	ST	15432 SW 277 ST	CHARLES T KURYLA
3069320050210	27682	SW 163RD	AVE	27682 SW 163 AVE	LISA HARRIOT
3069320050500	27681	SW 162ND	CT	27681 SW 162 CT	FELIX LOPEZ &W BARBARA CAPOTE
3069320090180	27640	SW 164TH	CT	27640 SW 164 CT	GEORGE PARRADO &W JOANNA
3069320090030	27635	SW 165TH	AVE	27635 SW 165 AVE	MATTHEW P LOFTON & LISA WYANT &
3069320000441	27750	SW 157TH	AVE	27750 SW 157 AVE	AURELIO MOLINA
3069320060100	16500	SW 277TH	ST	16500 SW 277 ST	SAMMY G JONES LE
3069320060110	16520	SW 277TH	ST	16520 SW 277 ST	SAMMY G JONES LE
3069320050420	27702	SW 162ND	CT	27702 SW 162 CT	MICHAEL GREEN
3069320060120	16540	SW 277TH	ST	16540 SW 277 ST	DONNA M TRUEX &H JOHN E
3069320050290	27705	SW 163RD	AVE	27705 SW 163 AVE	EDWIN R ROMAN & ROSALIE VELAZQUEZ
3069320060130	16600	SW 277TH	ST	16600 SW 277 ST	AUSTIN ACCURSIO JTRS
3069320060140	27701	SW 167TH	AVE		
3069320020070	27700	SW 164TH	AVE	27700 SW 164 AVE	PEDRO E BAEZ
3069320020140	27705	SW 164TH	CT	27705 SW 164 CT	MICHAEL D ARVE &W SUZANNE
3069320050190	16322	SW 277TH	ST	16322 SW 277 ST	TIM G RIVETT &W MERYL W
3069320050540	27700	SW 162ND	AVE	27700 SW 162 AVE	TIFFANY BARTEE &W ANGELA BARTEE
3069320050070	27704	SW 163RD	CT	27704 SW 163 CT	EDWARD P GREEN &W PEGGY
3069320050040	27701	SW 164TH	AVE	27701 SW 164 AVE	WILLIAM K BROUGHTON &W AUDREY
3069320050140	27703	SW 163RD	CT	27703 SW 163 CT	KEITH QUARTERMAINE &W JOAN F
3069320090170	27700	SW 164TH	CT	27700 SW 164 CT	ROBERT FREEMAN
3069320090040	27705	SW 165TH	AVE	27705 SW 165 AVE	JAMES DONALD ELLENBURG
3069330230210	27780	SW 154TH	AVE	27780 SW 154 AVE	WILLIAM FISHER &W VICTORIA
3069330230220	15433	SW 278TH	ST	15433 SW 278 ST	DANNIELLE E BALLOVERAS
3069320050180	27702	SW 163RD	AVE	27702 SW 163 AVE	MICHAEL FIEBECK
3069330230230	15463	SW 278TH	ST	15463 SW 278 ST	ERIN ANN SARDINAS
3069330230240	15493	SW 278TH	ST	15493 SW 278 ST	MARIA ORTEGA
3069320050490	27701	SW 162ND	CT	27701 SW 162 CT	THOMAS L RHYMESTINE &W
3069320050410	27722	SW 162ND	CT	27722 SW 162 CT	HEROINA M MORENO
3069320050300	27725	SW 163RD	AVE		
3069320000280	27745	SW 167TH	AVE	27745 SW 167 AVE	WILLIAM R STOCKBURGER &W ANA C
3069320020060	27730	SW 164TH	AVE	27730 SW 164 AVE	CHRISTOPHER A MOLNAR

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320030070	27901	SW 161ST	AVE	27901 SW 161 AVE	EST OF CAROLYN KAY PETITT
3069320030140	27900	SW 161ST	AVE	27900 SW 161 AVE	DAVID A ALVAREZ &W MONICA A
3069320030170	27925	SW 162ND	AVE	27925 SW 162 AVE	SURISADAY MEDEROS
3069330290040				27950 SW 154 CT	WALDIN DRIVE ESTATES LLC
3069330230050	27980	SW 154TH	AVE	27980 SW 154 AVE	MIRIAM GARCIA CASALS
3069330230040	27955	SW 154TH	CT	27955 SW 154 CT	LORD A FLOREZ
3069320000400	27900	SW 157TH	AVE	27900 SW 157 AVE	ALFONSO RODRIGUEZ
3069320140200	15905	SW 280TH	ST	15905 SW 280 ST	MIRTA RAMIRO LE
3069320140110	15915	SW 280TH	ST	15915 SW 280 ST	SHU CHEN KUO &
3069320090110	27930	SW 164TH	CT	27930 SW 164 CT	SOCRATES L ISAMBERT
3069320050360	27942	SW 162ND	CT	27942 SW 162 CT	DAVID P MERSHON &W
3069320090100	27925	SW 165TH	AVE	27925 SW 165 AVE	FIRST UNITED METHODIST CHURCH OF
3069320140100	27992	SW 159TH	CT	27992 SW 159 CT	ERICK VALLINA
3069320050350	27945	SW 163RD	AVE	27945 SW 163 AVE	CARLOS LOPEZ CARBONELL JTRS
3069320040380	16241	SW 280TH	ST		
3069320140010	27993	SW 160TH	AVE	27993 SW 160 AVE	RUDOLPH E ROCCO BURRELL
3069320020010	16405	SW 280TH	ST	16405 SW 280 ST	JESSE CAMPA &W
3069320020200	16425	SW 280TH	ST	16425 SW 280 ST	STANLEY R CHAPMAN
3069320040390	16211	SW 280TH	ST	16211 SW 280 ST	SHANNON A GOTTARDI &H JAVIER J
3069320030050	27990	SW 160TH	AVE	27990 SW 160 AVE	CARLOS J NODA
3069320040190	16305	SW 280TH	ST	16305 SW 280 ST	APRIL C SLATER &H FRED C
3069320030060	16045	SW 280TH	ST	16045 SW 280 ST	JULIO LUGONES &W NORA
3069320030150	16101	SW 280TH	ST	16101 SW 280 ST	ZHITONG LI
3069320040200	16325	SW 280TH	ST	16325 SW 280 ST	BARBARA J AYRES
3069320030160	27945	SW 162ND	AVE	27945 SW 162 AVE	EDWARD G VAZQUEZ
3069320040210	16345	SW 280TH	ST	16345 SW 280 ST	DARRYL W EDGE &W SHELBY
3069320040220	16365	SW 280TH	ST	16365 SW 280 ST	SHIRLEY VAN HOOK
3069320040230	16385	SW 280TH	ST	16385 SW 280 ST	RAYMOND W VAN HOOK &W SHIRLEY &
3069320040240	16395	SW 280TH	ST	16395 SW 280 ST	WILLIAM P GAMBILL
3079040000310					MIAMI-DADE COUNTY
3079040000210	15450	SW 280TH	ST	28030 OLD DIXIE HWY	WILLIAM WESLEY BASS JR TRS
3079040000450	15500	WALDIN	DR	15500 WALDIN DR	GED W TOLEDO
3079040000452	15540	SW 280TH	ST	15540 SW 280 ST	DONALD W JONES &W JACQUELINE V
3079050000010	28000	SW 157TH	AVE	28000 SW 157 AVE	STEPHEN C FREEMAN &W SHIRLEE C
3079040000453	28005	SW 157TH	AVE	28005 SW 157 AVE	RELLA FAY ALBURY
3079050000100	15760	SW 280TH	ST	15760 SW 280 ST	ROBERT F ROTOLANTE
3079050000030	15790	SW 280TH	ST	15790 SW 280 ST	PATRICIA R HALL
3079050100280	15800	SW 280TH	ST	15800 SW 280 ST	JOSE A VILLALON
3079050100270	15820	SW 280TH	ST	15820 SW 280 ST	ILLIANA M TUYA VELO
3079050100260	15840	SW 280TH	ST	15840 SW 280 ST	ORLANDO J CABRERA &W DONNA
3079050100250	15860	SW 280TH	ST	15860 SW 280 ST	MAIKEL ESTERLICH NARANJO
3079050100240	15880	SW 280TH	ST	15880 SW 280 ST	JORGE VELEZ &W
3079050100230	15900	SW 280TH	ST	15900 SW 280 ST	MAURILIO REYES
3079050100220	15920	SW 280TH	ST	15920 SW 280 ST	CAROL Y WILLIAMS
3079050100010	28020	SW 159TH	CT	28020 SW 159 CT	JORGE L RODRIGUEZ
3079050100210	28021	SW 159TH	CT	28021 SW 159 CT	JENNIFER L WRIGHT
3079050100020	15980	SW 280TH	ST	15980 SW 280 ST	AMETT E PINO
3079050100030	16000	SW 280TH	ST	16000 SW 280 ST	MICHAEL H RHODES &W PATRICIA M
3079050100040	16020	SW 280TH	ST	16020 SW 280 ST	VICTOR J LOPEZ &W MYRIAM C
3079050100050	16040	SW 280TH	ST	16040 SW 280 ST	STEVE TURNER &W KATHLEEN
3079050100060	16060	SW 280TH	ST	16060 SW 280 ST	DEWEY EDGAR BOWLING &W PATRICIA S
3079050100070	16100	SW 280TH	ST	16100 SW 280 ST	JOSE A SIERRA
3079050150050	16210	SW 280TH	ST	16210 SW 280 ST	JEAN CHARLES
3079050150040	16220	SW 280TH	ST	16220 SW 280 ST	JAMES E TICE
3079050100080	16140	SW 280TH	ST	16140 SW 280 ST	KENNETH YOUNGMAN &W KATHLEEN
3079050150030	16230	SW 280TH	ST	16230 SW 280 ST	ROY MYERS
3079050150020	16240	SW 280TH	ST	16240 SW 280 ST	ANTONIO GONZALEZ &W MARILYN
3079050150010	16250	SW 280TH	ST	16250 SW 280 ST	FEDERAL NATIONAL MORTGAGE ASSOC
3079050000162				28151 SW 164 AVE	MIAMI-DADE COUNTY
3079050330440	16400	SW 280TH	ST	16400 SW 280 ST	DUANE HINES &W
3079050330430	16430	SW 280TH	ST	16430 SW 280 ST	ALBERTO CABELLO &W
3079050330420	16460	SW 280TH	ST	16460 SW 280 ST	BRADLEY S SRIRO (JTRS)
3079050330410	16470	SW 280TH	ST	16470 SW 280 ST	JOSE M CUELLO SR
3079050330400	28002	SW 164TH	PL	28002 SW 164 PL	MIGUEL GARCIA &W GRICELDA JARA
3079050330210	28003	SW 165TH	CT	28003 SW 165 CT	PHUC DUC NGUYEN &W
3079050330200	28004	SW 165TH	CT	28004 SW 165 CT	ROBERTO J JUNCO
3079050330110	28005	SW 166TH	CT	28005 SW 166 CT	JUAN P COSTALES
3079050330100	28006	SW 166TH	CT	28006 SW 166 CT	HUGO F STANGL &W
3079040000451	28045	SW 157TH	AVE	28045 SW 157 AVE	MARIE H WILLIAM &H WEBSTER TRS
3079050100290	28030	SW 158TH	AVE	28030 SW 158 AVE	IDALI ANDRADE
3079050100350	15851	SW 281ST	ST	15851 SW 281 ST	MARISA MOORE
3079050100360	15871	SW 281ST	ST	15871 SW 281 ST	PIERRE BELLEROSE
3079050100370	15881	SW 281ST	ST	15881 SW 281 ST	GREGORY C DEHART &W ANN
3079050100380	15891	SW 281ST	ST	15891 SW 281 ST	MARLYS A JUSTICE &H CARL JUSTICE
3079050100390	15901	SW 281ST	ST	15901 SW 281 ST	ANDREA MAUREEN FORD
3079050100400	28081	SW 159TH	CT	28081 SW 159 CT	A GONZALEZ ROJAS &W ESTRELLA
3079050100200	28080	SW 159TH	CT	28080 SW 159 CT	EUGENIO FERNANDEZ &W BIENVENIDA
3079050100190	15981	SW 281ST	ST	15981 SW 281 ST	JAMES H FORD
3079050330490	28031	SW 164TH	PL	28031 SW 164 PL	KERRY L VOGT
3079050100090	28021	SW 162ND	AVE	28021 SW 162 AVE	ELKA D CHAPARRO &
3079050100180	16001	SW 281ST	ST	16001 SW 281 ST	HECTOR GARCIA
3079050100170	16021	SW 281ST	ST	16021 SW 281 ST	JAMI L JENKINS &W
3079050100160	16051	SW 281ST	ST	16051 SW 281 ST	ASHLEY MEGAN WOHL
3079050100150	16101	SW 281ST	ST	16101 SW 281 ST	BRYAN MICHAEL KOYLES
3079050330450	16401	SW 281ST	ST	16401 SW 281 ST	JOSEPH J CORDOVA &
3079050330460	16421	SW 281ST	ST	16421 SW 281 ST	OMAR E MACHADO &W
3079050150060	16205	SW 281ST	ST	16205 SW 281 ST	ALFREDO RAVINET
3079050330390	28032	SW 164TH	PL	28032 SW 164 PL	ROBERTO TINOCO &W NORMA
3079050150070	16225	SW 281ST	ST	16225 SW 281 ST	JOSEPH J DAWSON
3079050330220	28033	SW 165TH	CT	28033 SW 165 CT	ERALDO EIDAM
3079050150080	16235	SW 281ST	ST	16235 SW 281 ST	FREDERICK D LANE
3079050330190	28034	SW 165TH	CT	28034 SW 165 CT	JUAN L RODRIGUEZ
3079050150090	16245	SW 281ST	ST	16245 SW 281 ST	CARLOS AGURTO &W IMELDA
3079050330120	28035	SW 166TH	CT	28035 SW 166 CT	JUAN M PESINA
3079050150100	16255	SW 281ST	ST	16255 SW 281 ST	MELINDA LILJA &H SVEN H
3079050330090	28036	SW 166TH	CT	28036 SW 166 CT	RAFAEL DJESUS RUBIO
3079050330470	16441	SW 281ST	ST	16441 SW 281 ST	EDWARD A EVANS &W
3079050100300	28050	SW 158TH	AVE	28050 SW 158 AVE	MICHAEL MARTIN &W PETRA
3079050330480	28061	SW 164TH	PL	16461 SW 281 ST	HANSEL SANTAMARIA
3079050100340	28123	SW 158TH	CT	28123 SW 158 CT	ROBERT L MALLOCK
3079050100100	28041	SW 162ND	AVE	28041 SW 162 AVE	PAULINE E TAYLOR EST OF
3079040000220	28240	OLD DIXIE	HWY	28240 OLD DIXIE HWY	CARLOS V GRANADO &W AMERICA D
3079040000280	28105	SW 157TH	AVE	28105 SW 157 AVE	D WEBSTER WILLIAMS &W MARIE H
3079050330380	28062	SW 164TH	PL	28062 SW 164 PL	JORGE L MARTINEZ &
3079050100140	28110	SW 161ST	AVE		
3079050000022	28051	SW 158TH	AVE	28051 SW 158 AVE	E CELESTE RUBIO
3079050000023					MARY N LUNSFORD LE

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050000020	28100	SW 157TH	AVE	28100 SW 157 AVE	ANDREW ALONGE &W SANDRA
3079050330230	28063	SW 165TH	CT	28063 SW 165 CT	EMIGDIO RODRIGUEZ &W
3079050330180	28064	SW 165TH	CT	28064 SW 165 CT	AGOSTINHO SILVA
3079050330130	28065	SW 166TH	CT	28065 SW 166 CT	KAREN M HOOTS
3079050330080	28066	SW 166TH	CT	28066 SW 166 CT	FRITZROY A INNIS &W
3079050100860	28102	SW 158TH	CT	28102 SW 158 CT	STEPHEN D KNOX
3079050100850	28105	SW 158TH	PL	28105 SW 158 PL	CHRISTOPHER B DUNN
3079050100760	28104	SW 158TH	PL	28104 SW 158 PL	LISVANY R FERNANDEZ
3079050100750	28101	SW 159TH	AVE	28101 SW 159 AVE	DIANA B SAKUR
3079050100460	16050	SW 281ST	ST	16050 SW 281 ST	RONALD N & KATHI JO KLURMAN
3079050100660	28100	SW 159TH	AVE	28100 SW 159 AVE	PAOLA EEIKA PEREZ
3079050100450	28101	SW 161ST	AVE		
3079050100650	28101	SW 159TH	PL	28101 SW 159 PL	HUGO O JARRIN &W ZUSANN L
3079050100560	15940	SW 281ST	ST	15940 SW 281 ST	BERTHA A SPEARS
3079050100550	28103	SW 160TH	CT	28103 SW 160 CT	JEFFREY S BARRIS
3079050330330	28100	SW 164TH	AVE	16400 SW 281 ST	JEANETTE REYES &H
3079050330340	16422	SW 281ST	ST	16422 SW 281 ST	EVEROL FORBES &W
3079050150150	16200	SW 281ST	ST	16200 SW 281 ST	RENNIE W MAYBEE &W ELIZABETH Y
3079050150140	16222	SW 281ST	ST	16222 SW 281 ST	EDDIE W HARRIS &W TAMMIE L
3079050150130	16232	SW 281ST	ST	16232 SW 281 ST	DELMA S PROPST
3079050150120	16242	SW 281ST	ST	16242 SW 281 ST	BRADLEY S SRIRO
3079050100310	28100	SW 158TH	AVE	28100 SW 158 AVE	WILLIAM JACK GRAFMYER
3079050150110	16252	SW 281ST	ST	16252 SW 281 ST	EDGAR BECERRA &W MARIA N
3079050330350	16442	SW 281ST	ST	16442 SW 281 ST	EDWARD LOBOGUERRERO
3079050100110	28101	SW 162ND	AVE	28101 SW 162 AVE	RICHARD A PELLAND
3079050330360	16462	SW 281ST	ST	16462 SW 281 ST	JULIO CESAR CALLES
3079050330370	28102	SW 164TH	PL	28102 SW 164 PL	KAMAL HOSSAIN PATWARY
3079050330240	28103	SW 165TH	CT		
3079050330170	28104	SW 165TH	CT	28104 SW 165 CT	RAMON MASSON
3079050330140	28105	SW 166TH	CT	28105 SW 166 CT	HUMBERTO ALVAREZ &W
3079050330070	28106	SW 166TH	CT	28106 SW 166 CT	ROSA S GINORIS
3079050330320	28130	SW 164TH	AVE	28130 SW 164 AVE	JULIO CAMPOS JR
3079050100330	28133	SW 158TH	CT	15825 SW 282 ST	ZHITONG LI
3079050000021	28101	SW 158TH	AVE	28101 SW 158 AVE	F E GLADLE &W VEN (USN)
3079050100870	28122	SW 158TH	CT	28122 SW 158 CT	MARIA D SALGADO
3079050100840	28125	SW 158TH	PL	28125 SW 158 PL	JAY G VAN HULZEN
3079050100770	28124	SW 158TH	PL	28124 SW 158 PL	RONALD D LOPEZ &W SANDRA J
3079050100740	28121	SW 159TH	AVE	28121 SW 159 AVE	SANDRA F ODEA
3079050100670	28120	SW 159TH	AVE	28120 SW 159 AVE	BRIAN LEE COLEMAN &W PAMELA B
3079050100640	28125	SW 159TH	PL	28125 SW 159 PL	LESTER O GIL NARANJO &
3079050100570	28124	SW 159TH	PL	28124 SW 159 PL	KINGS BUNCHE LLC
3079050100540	28123	SW 160TH	CT	28123 SW 160 CT	NORMA J BRIELER TRS
3079050100130	28130	SW 161ST	AVE	28130 SW 161 AVE	LUIS MELENDEZ JR &W IRENE
3079050100470	28122	SW 160TH	CT		
3079050100440	28121	SW 161ST	AVE	28121 SW 161 AVE	DENIS NERNEY JR &W
3079050100320	28120	SW 158TH	AVE	28120 SW 158 AVE	MARGARITO NAVARRO
3079050150160	16201	SW 282ND	ST		
3079050150170	16221	SW 282ND	ST	16221 SW 282 ST	ROGER L REEDER &W KIMBERLY
3079050150180	16231	SW 282ND	ST	16231 SW 282 ST	CARLOS MARRERO &W MARITZA
3079050150190	16241	SW 282ND	ST	16241 SW 282 ST	J D RICHARDSON &W KATHLEEN
3079050150200	16251	SW 282ND	ST	16251 SW 282 ST	TIM O HAVER &W
3079050100120	16141	SW 282ND	ST	16141 SW 282 ST	JEWEL Y SHUMANS
3079050330300	16423	SW 282ND	ST	16423 SW 282 ST	JORGE L OLIVERO JR
3079050330290	16443	SW 282ND	ST	16443 SW 282 ST	FEDERAL HOME LOAN MORTGAGE CORP
3079050330280	16463	SW 282ND	ST	16463 SW 282 ST	ALFREDO BLANCO &W
3079050330270	16483	SW 282ND	ST	16483 SW 282 ST	NESTOR V PEREZ &W MARIELA AYALA
3079050330260	16503	SW 282ND	ST	16503 SW 282 ST	MICHAEL STEPHENSON &
3079050330250	28153	SW 165TH	CT	28153 SW 165 CT	DIANA LAGO
3079050330160	28154	SW 165TH	CT	28154 SW 165 CT	JOSE A ARMESTO &
3079050330150	28155	SW 166TH	CT	28155 SW 166 CT	EULALIA GAYTAN &H
3079050330310	28160	SW 164TH	AVE	28160 SW 164 AVE	MAXCELINO HERNANDEZ &W
3079050100880	28202	SW 158TH	CT	28202 SW 158 CT	BRIAN P LEFCOURT &W CATHERINE
3079050100830	28205	SW 158TH	PL	28205 SW 158 PL	JOEL K FOBB
3079050100780	28204	SW 158TH	PL	28204 SW 158 PL	PEDRO J NUNEZ &W MARTHA
3079050100730	28201	SW 159TH	AVE	28201 SW 159 AVE	FEDERAL NATIONAL MORTGAGE ASSN
3079050100630	28205	SW 159TH	PL	28205 SW 159 PL	ALLEN B NEUMAYER &W NANCY
3079050100680	28200	SW 159TH	AVE	28200 SW 159 AVE	JULIO ROCA
3079050100480	28202	SW 160TH	CT	28202 SW 160 CT	JOHN E FORESMAN &W MARTHA A
3079050100580	28204	SW 159TH	PL	28204 SW 159 PL	ANA C RODRIGUEZ & RICARDO M ULLOA
3079050100430	28201	SW 161ST	AVE	28201 SW 161 AVE	GEORGE E BRINKSNEADER &W
3079050100530	28203	SW 160TH	CT	28203 SW 160 CT	MARIA POZO
3079050101320	15820	SW 282ND	ST	15820 SW 282 ST	DONALD J SHIVER
3079050000040	28200	SW 157TH	AVE	28200 SW 157 AVE	WILLIAM E MAGUIRE JR
3079050101120	15800	SW 282ND	ST	15800 SW 282 ST	MAMIE PENNERMAN
3079050101110	28200	SW 161ST	AVE	28200 SW 161 AVE	TABITA WILSON
3079050100910	16120	SW 282ND	ST	16120 SW 282 ST	ADOLFO DENIS
3079050110050	16200	SW 282ND	ST		
3079050110040	16220	SW 282ND	ST	16220 SW 282 ST	GLENN J MONIZ &W DONNA J
3079050110030	16240	SW 282ND	ST	16240 SW 282 ST	EDWARD BOOTH &W KIMBERLY
3079050110020	16260	SW 282ND	ST	16260 SW 282 ST	JACK W FORD &W MALA K
3079050110010	16280	SW 282ND	ST	16280 SW 282 ST	JASON T ROGERS
3079050240360	16310	SW 282ND	ST	16310 SW 282 ST	ALAN C BRAMBLETT &W DEBORAH T
3079050240350	16330	SW 282ND	ST	16330 SW 282 ST	JAMES H CLARK
3079050240340	16350	SW 282ND	ST	16350 SW 282 ST	SILVIA C LEE
3079050240330	16370	SW 282ND	ST	16370 SW 282 ST	FEDERAL NATIONAL MORTGAGE ASSN
3079050240320	16390	SW 282ND	ST	16390 SW 282 ST	ALAN B BAHM &W VICTORIA J
3079050000180	28401	SW 167TH	AVE	28401 SW 167 AVE	SCHOOL BOARD OF MIAMI-DADE COUNTY
3079050100890	28232	SW 158TH	CT		
3079050100820	28235	SW 158TH	PL	28235 SW 158 PL	ALICE REBECCA LIBERTY
3079050100790	28234	SW 158TH	PL	28234 SW 158 PL	JUDITH DUNBAR
3079050100720	28231	SW 159TH	AVE	28231 SW 159 AVE	TAMARA M MINER
3079050100690	28230	SW 159TH	AVE	28230 SW 159 AVE	NATCHANON AMORNTHAMMARONG &W
3079050100620	28235	SW 159TH	PL	28235 SW 159 PL	NICHOLAS RODNEY
3079050100590	28234	SW 159TH	PL	28234 SW 159 PL	HARVEY D BLONDER &W MARIE
3079050100520	28233	SW 160TH	CT	28233 SW 160 CT	NICHOLAS GRASSO &W JOYCE
3079050100490	28232	SW 160TH	CT	28232 SW 160 CT	CHRISTIAN G POUCHET &W PRISCILLA
3079050100420	28231	SW 161ST	AVE		
3079050101310	28223	SW 158TH	CT	28223 SW 158 CT	HARVEY R ANGLIN &W KATHY
3079050260160	28222	SW 157TH	AVE	28222 SW 157 AVE	LOURDES PARRILLA
3079050260010	28301	SW 158TH	AVE	28301 SW 158 AVE	FEDERAL NATIONAL MORTGAGE ASSN
3079050260080	28220	SW 157TH	CT	28220 SW 157 CT	ESPERANZA LAPAIX &H
3079050260090	28221	SW 157TH	CT	28221 SW 157 CT	KENNETH R EASTMENT &W LAURA
3079050101130	28220	SW 158TH	AVE	28220 SW 158 AVE	SHAWN J KALMAN &W JENNIFER A
3079050101100	28220	SW 161ST	AVE	28220 SW 161 AVE	WAYNE R RICHARDSON
3079050100920	28221	SW 162ND	AVE	28221 SW 162 AVE	EMMA & ESTEFANA HERNANDEZ JTRS
3079050240440	28241	SW 163RD	CT	28241 SW 163 CT	VICTOR H CASTILLO
3079050240450	28242	SW 163RD	CT	28242 SW 163 CT	ALEXANDER LAAS

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050000020	28100	SW 157TH	AVE	28100 SW 157 AVE	ANDREW ALONGE &W SANDRA
3079050330230	28063	SW 165TH	CT	28063 SW 165 CT	EMIGDIO RODRIGUEZ &W
3079050330180	28064	SW 165TH	CT	28064 SW 165 CT	AGOSTINHO SILVA
3079050330130	28065	SW 166TH	CT	28065 SW 166 CT	KAREN M HOOTS
3079050330080	28066	SW 166TH	CT	28066 SW 166 CT	FRITZROY A INNIS &W
3079050100860	28102	SW 158TH	CT	28102 SW 158 CT	STEPHEN D KNOX
3079050100850	28105	SW 158TH	PL	28105 SW 158 PL	CHRISTOPHER B DUNN
3079050100760	28104	SW 158TH	PL	28104 SW 158 PL	LISVANY R FERNANDEZ
3079050100750	28101	SW 159TH	AVE	28101 SW 159 AVE	DIANA B SAKUR
3079050100460	16050	SW 281ST	ST	16050 SW 281 ST	RONALD N & KATHI JO KLURMAN
3079050100660	28100	SW 159TH	AVE	28100 SW 159 AVE	PAOLA EEIKA PEREZ
3079050100450	28101	SW 161ST	AVE		
3079050100650	28101	SW 159TH	PL	28101 SW 159 PL	HUGO O JARRIN &W ZUSANN L
3079050100560	15940	SW 281ST	ST	15940 SW 281 ST	BERTHA A SPEARS
3079050100550	28103	SW 160TH	CT	28103 SW 160 CT	JEFFREY S BARRIS
3079050330330	28100	SW 164TH	AVE	16400 SW 281 ST	JEANETTE REYES &H
3079050330340	16422	SW 281ST	ST	16422 SW 281 ST	EVEROL FORBES &W
3079050150150	16200	SW 281ST	ST	16200 SW 281 ST	RENNIE W MAYBEE &W ELIZABETH Y
3079050150140	16222	SW 281ST	ST	16222 SW 281 ST	EDDIE W HARRIS &W TAMMIE L
3079050150130	16232	SW 281ST	ST	16232 SW 281 ST	DELMA S PROPST
3079050150120	16242	SW 281ST	ST	16242 SW 281 ST	BRADLEY S SRIRO
3079050100310	28100	SW 158TH	AVE	28100 SW 158 AVE	WILLIAM JACK GRAFMYER
3079050150110	16252	SW 281ST	ST	16252 SW 281 ST	EDGAR BECERRA &W MARIA N
3079050330350	16442	SW 281ST	ST	16442 SW 281 ST	EDWARD LOBOGUERRERO
3079050100110	28101	SW 162ND	AVE	28101 SW 162 AVE	RICHARD A PELLAND
3079050330360	16462	SW 281ST	ST	16462 SW 281 ST	JULIO CESAR CALLES
3079050330370	28102	SW 164TH	PL	28102 SW 164 PL	KAMAL HOSSAIN PATWARY
3079050330240	28103	SW 165TH	CT		
3079050330170	28104	SW 165TH	CT	28104 SW 165 CT	RAMON MASSON
3079050330140	28105	SW 166TH	CT	28105 SW 166 CT	HUMBERTO ALVAREZ &W
3079050330070	28106	SW 166TH	CT	28106 SW 166 CT	ROSA S GINORIS
3079050330320	28130	SW 164TH	AVE	28130 SW 164 AVE	JULIO CAMPOS JR
3079050100330	28133	SW 158TH	CT	15825 SW 282 ST	ZHITONG LI
3079050000021	28101	SW 158TH	AVE	28101 SW 158 AVE	F E GLADLE &W VEN (USN)
3079050100870	28122	SW 158TH	CT	28122 SW 158 CT	MARIA D SALGADO
3079050100840	28125	SW 158TH	PL	28125 SW 158 PL	JAY G VAN HULZEN
3079050100770	28124	SW 158TH	PL	28124 SW 158 PL	RONALD D LOPEZ &W SANDRA J
3079050100740	28121	SW 159TH	AVE	28121 SW 159 AVE	SANDRA F ODEA
3079050100670	28120	SW 159TH	AVE	28120 SW 159 AVE	BRIAN LEE COLEMAN &W PAMELA B
3079050100640	28125	SW 159TH	PL	28125 SW 159 PL	LESTER O GIL NARANJO &
3079050100570	28124	SW 159TH	PL	28124 SW 159 PL	KINGS BUNCHE LLC
3079050100540	28123	SW 160TH	CT	28123 SW 160 CT	NORMA J BRIELER TRS
3079050100130	28130	SW 161ST	AVE	28130 SW 161 AVE	LUIS MELENDEZ JR &W IRENE
3079050100470	28122	SW 160TH	CT		
3079050100440	28121	SW 161ST	AVE	28121 SW 161 AVE	DENIS NERNEY JR &W
3079050100320	28120	SW 158TH	AVE	28120 SW 158 AVE	MARGARITO NAVARRO
3079050150160	16201	SW 282ND	ST		
3079050150170	16221	SW 282ND	ST	16221 SW 282 ST	ROGER L REEDER &W KIMBERLY
3079050150180	16231	SW 282ND	ST	16231 SW 282 ST	CARLOS MARRERO &W MARITZA
3079050150190	16241	SW 282ND	ST	16241 SW 282 ST	J D RICHARDSON &W KATHLEEN
3079050150200	16251	SW 282ND	ST	16251 SW 282 ST	TIM O HAVER &W
3079050100120	16141	SW 282ND	ST	16141 SW 282 ST	JEWEL Y SHUMANS
3079050330300	16423	SW 282ND	ST	16423 SW 282 ST	JORGE L OLIVERO JR
3079050330290	16443	SW 282ND	ST	16443 SW 282 ST	FEDERAL HOME LOAN MORTGAGE CORP
3079050330280	16463	SW 282ND	ST	16463 SW 282 ST	ALFREDO BLANCO &W
3079050330270	16483	SW 282ND	ST	16483 SW 282 ST	NESTOR V PEREZ &W MARIELA AYALA
3079050330260	16503	SW 282ND	ST	16503 SW 282 ST	MICHAEL STEPHENSON &
3079050330250	28153	SW 165TH	CT	28153 SW 165 CT	DIANA LAGO
3079050330160	28154	SW 165TH	CT	28154 SW 165 CT	JOSE A ARMESTO &
3079050330150	28155	SW 166TH	CT	28155 SW 166 CT	EULALIA GAYTAN &H
3079050330310	28160	SW 164TH	AVE	28160 SW 164 AVE	MAXCELINO HERNANDEZ &W
3079050100880	28202	SW 158TH	CT	28202 SW 158 CT	BRIAN P LEFCOURT &W CATHERINE
3079050100830	28205	SW 158TH	PL	28205 SW 158 PL	JOEL K FOBB
3079050100780	28204	SW 158TH	PL	28204 SW 158 PL	PEDRO J NUNEZ &W MARTHA
3079050100730	28201	SW 159TH	AVE	28201 SW 159 AVE	FEDERAL NATIONAL MORTGAGE ASSN
3079050100630	28205	SW 159TH	PL	28205 SW 159 PL	ALLEN B NEUMAYER &W NANCY
3079050100680	28200	SW 159TH	AVE	28200 SW 159 AVE	JULIO ROCA
3079050100480	28202	SW 160TH	CT	28202 SW 160 CT	JOHN E FORESMAN &W MARTHA A
3079050100580	28204	SW 159TH	PL	28204 SW 159 PL	ANA C RODRIGUEZ & RICARDO M ULLOA
3079050100430	28201	SW 161ST	AVE	28201 SW 161 AVE	GEORGE E BRINKSNEADER &W
3079050100530	28203	SW 160TH	CT	28203 SW 160 CT	MARIA POZO
3079050101320	15820	SW 282ND	ST	15820 SW 282 ST	DONALD J SHIVER
3079050000040	28200	SW 157TH	AVE	28200 SW 157 AVE	WILLIAM E MAGUIRE JR
3079050101120	15800	SW 282ND	ST	15800 SW 282 ST	MAMIE PENNERMAN
3079050101110	28200	SW 161ST	AVE	28200 SW 161 AVE	TABITA WILSON
3079050100910	16120	SW 282ND	ST	16120 SW 282 ST	ADOLFO DENIS
3079050110050	16200	SW 282ND	ST		
3079050110040	16220	SW 282ND	ST	16220 SW 282 ST	GLENN J MONIZ &W DONNA J
3079050110030	16240	SW 282ND	ST	16240 SW 282 ST	EDWARD BOOTH &W KIMBERLY
3079050110020	16260	SW 282ND	ST	16260 SW 282 ST	JACK W FORD &W MALA K
3079050110010	16280	SW 282ND	ST	16280 SW 282 ST	JASON T ROGERS
3079050240360	16310	SW 282ND	ST	16310 SW 282 ST	ALAN C BRAMBLETT &W DEBORAH T
3079050240350	16330	SW 282ND	ST	16330 SW 282 ST	JAMES H CLARK
3079050240340	16350	SW 282ND	ST	16350 SW 282 ST	SILVIA C LEE
3079050240330	16370	SW 282ND	ST	16370 SW 282 ST	FEDERAL NATIONAL MORTGAGE ASSN
3079050240320	16390	SW 282ND	ST	16390 SW 282 ST	ALAN B BAHM &W VICTORIA J
3079050000180	28401	SW 167TH	AVE	28401 SW 167 AVE	SCHOOL BOARD OF MIAMI-DADE COUNTY
3079050100890	28232	SW 158TH	CT		
3079050100820	28235	SW 158TH	PL	28235 SW 158 PL	ALICE REBECCA LIBERTY
3079050100790	28234	SW 158TH	PL	28234 SW 158 PL	JUDITH DUNBAR
3079050100720	28231	SW 159TH	AVE	28231 SW 159 AVE	TAMARA M MINER
3079050100690	28230	SW 159TH	AVE	28230 SW 159 AVE	NATCHANON AMORNTHAMMARONG &W
3079050100620	28235	SW 159TH	PL	28235 SW 159 PL	NICHOLAS RODNEY
3079050100590	28234	SW 159TH	PL	28234 SW 159 PL	HARVEY D BLONDER &W MARIE
3079050100520	28233	SW 160TH	CT	28233 SW 160 CT	NICHOLAS GRASSO &W JOYCE
3079050100490	28232	SW 160TH	CT	28232 SW 160 CT	CHRISTIAN G POUCHET &W PRISCILLA
3079050100420	28231	SW 161ST	AVE		
3079050101310	28223	SW 158TH	CT	28223 SW 158 CT	HARVEY R ANGLIN &W KATHY
3079050260160	28222	SW 157TH	AVE	28222 SW 157 AVE	LOURDES PARRILLA
3079050260010	28301	SW 158TH	AVE	28301 SW 158 AVE	FEDERAL NATIONAL MORTGAGE ASSN
3079050260080	28220	SW 157TH	CT	28220 SW 157 CT	ESPERANZA LAPAIX &H
3079050260090	28221	SW 157TH	CT	28221 SW 157 CT	KENNETH R EASTMENT &W LAURA
3079050101130	28220	SW 158TH	AVE	28220 SW 158 AVE	SHAWN J KALMAN &W JENNIFER A
3079050101100	28220	SW 161ST	AVE	28220 SW 161 AVE	WAYNE R RICHARDSON
3079050100920	28221	SW 162ND	AVE	28221 SW 162 AVE	EMMA & ESTEFANA HERNANDEZ JTRS
3079050240440	28241	SW 163RD	CT	28241 SW 163 CT	VICTOR H CASTILLO
3079050240450	28242	SW 163RD	CT	28242 SW 163 CT	ALEXANDER LAAS

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320030070	27901	SW 161ST	AVE	27901 SW 161 AVE	EST OF CAROLYN KAY PETITT
3069320030140	27900	SW 161ST	AVE	27900 SW 161 AVE	DAVID A ALVAREZ &W MONICA A
3069320030170	27925	SW 162ND	AVE	27925 SW 162 AVE	SURISADAY MEDEROS
3069330290040				27950 SW 154 CT	WALDIN DRIVE ESTATES LLC
3069330230050	27980	SW 154TH	AVE	27980 SW 154 AVE	MIRIAM GARCIA CASALS
3069330230040	27955	SW 154TH	CT	27955 SW 154 CT	LORD A FLOREZ
3069320000400	27900	SW 157TH	AVE	27900 SW 157 AVE	ALFONSO RODRIGUEZ
3069320140200	15905	SW 280TH	ST	15905 SW 280 ST	MIRTA RAMIRO LE
3069320140110	15915	SW 280TH	ST	15915 SW 280 ST	SHU CHEN KUO &
3069320090110	27930	SW 164TH	CT	27930 SW 164 CT	SOCRATES L ISAMBERT
3069320050360	27942	SW 162ND	CT	27942 SW 162 CT	DAVID P MERSHON &W
3069320090100	27925	SW 165TH	AVE	27925 SW 165 AVE	FIRST UNITED METHODIST CHURCH OF
3069320140100	27992	SW 159TH	CT	27992 SW 159 CT	ERICK VALLINA
3069320050350	27945	SW 163RD	AVE	27945 SW 163 AVE	CARLOS LOPEZ CARBONELL JTRS
3069320040380	16241	SW 280TH	ST		
3069320140010	27993	SW 160TH	AVE	27993 SW 160 AVE	RUDOLPH E ROCCO BURRELL
3069320020010	16405	SW 280TH	ST	16405 SW 280 ST	JESSE CAMPA &W
3069320020200	16425	SW 280TH	ST	16425 SW 280 ST	STANLEY R CHAPMAN
3069320040390	16211	SW 280TH	ST	16211 SW 280 ST	SHANNON A GOTTARDI &H JAVIER J
3069320030050	27990	SW 160TH	AVE	27990 SW 160 AVE	CARLOS J NODA
3069320040190	16305	SW 280TH	ST	16305 SW 280 ST	APRIL C SLATER &H FRED C
3069320030060	16045	SW 280TH	ST	16045 SW 280 ST	JULIO LUGONES &W NORA
3069320030150	16101	SW 280TH	ST	16101 SW 280 ST	ZHITONG LI
3069320040200	16325	SW 280TH	ST	16325 SW 280 ST	BARBARA J AYRES
3069320030160	27945	SW 162ND	AVE	27945 SW 162 AVE	EDWARD G VAZQUEZ
3069320040210	16345	SW 280TH	ST	16345 SW 280 ST	DARRYL W EDGE &W SHELBY
3069320040220	16365	SW 280TH	ST	16365 SW 280 ST	SHIRLEY VAN HOOK
3069320040230	16385	SW 280TH	ST	16385 SW 280 ST	RAYMOND W VAN HOOK &W SHIRLEY &
3069320040240	16395	SW 280TH	ST	16395 SW 280 ST	WILLIAM P GAMBILL
3079040000310					MIAMI-DADE COUNTY
3079040000210	15450	SW 280TH	ST	28030 OLD DIXIE HWY	WILLIAM WESLEY BASS JR TRS
3079040000450	15500	WALDIN	DR	15500 WALDIN DR	GED W TOLEDO
3079040000452	15540	SW 280TH	ST	15540 SW 280 ST	DONALD W JONES &W JACQUELINE V
3079050000010	28000	SW 157TH	AVE	28000 SW 157 AVE	STEPHEN C FREEMAN &W SHIRLEE C
3079040000453	28005	SW 157TH	AVE	28005 SW 157 AVE	RELLA FAY ALBURY
3079050000100	15760	SW 280TH	ST	15760 SW 280 ST	ROBERT F ROTOLANTE
3079050000030	15790	SW 280TH	ST	15790 SW 280 ST	PATRICIA R HALL
3079050100280	15800	SW 280TH	ST	15800 SW 280 ST	JOSE A VILLALON
3079050100270	15820	SW 280TH	ST	15820 SW 280 ST	ILLIANA M TUYA VELO
3079050100260	15840	SW 280TH	ST	15840 SW 280 ST	ORLANDO J CABRERA &W DONNA
3079050100250	15860	SW 280TH	ST	15860 SW 280 ST	MAIKEL ESTERLICH NARANJO
3079050100240	15880	SW 280TH	ST	15880 SW 280 ST	JORGE VELEZ &W
3079050100230	15900	SW 280TH	ST	15900 SW 280 ST	MAURILIO REYES
3079050100220	15920	SW 280TH	ST	15920 SW 280 ST	CAROL Y WILLIAMS
3079050100010	28020	SW 159TH	CT	28020 SW 159 CT	JORGE L RODRIGUEZ
3079050100210	28021	SW 159TH	CT	28021 SW 159 CT	JENNIFER L WRIGHT
3079050100020	15980	SW 280TH	ST	15980 SW 280 ST	AMETT E PINO
3079050100030	16000	SW 280TH	ST	16000 SW 280 ST	MICHAEL H RHODES &W PATRICIA M
3079050100040	16020	SW 280TH	ST	16020 SW 280 ST	VICTOR J LOPEZ &W MYRIAM C
3079050100050	16040	SW 280TH	ST	16040 SW 280 ST	STEVE TURNER &W KATHLEEN
3079050100060	16060	SW 280TH	ST	16060 SW 280 ST	DEWEY EDGAR BOWLING &W PATRICIA S
3079050100070	16100	SW 280TH	ST	16100 SW 280 ST	JOSE A SIERRA
3079050150050	16210	SW 280TH	ST	16210 SW 280 ST	JEAN CHARLES
3079050150040	16220	SW 280TH	ST	16220 SW 280 ST	JAMES E TICE
3079050100080	16140	SW 280TH	ST	16140 SW 280 ST	KENNETH YOUNGMAN &W KATHLEEN
3079050150030	16230	SW 280TH	ST	16230 SW 280 ST	ROY MYERS
3079050150020	16240	SW 280TH	ST	16240 SW 280 ST	ANTONIO GONZALEZ &W MARILYN
3079050150010	16250	SW 280TH	ST	16250 SW 280 ST	FEDERAL NATIONAL MORTGAGE ASSOC
3079050000162				28151 SW 164 AVE	MIAMI-DADE COUNTY
3079050330440	16400	SW 280TH	ST	16400 SW 280 ST	DUANE HINES &W
3079050330430	16430	SW 280TH	ST	16430 SW 280 ST	ALBERTO CABELLO &W
3079050330420	16460	SW 280TH	ST	16460 SW 280 ST	BRADLEY S SRIRO (JTRS)
3079050330410	16470	SW 280TH	ST	16470 SW 280 ST	JOSE M CUELLO SR
3079050330400	28002	SW 164TH	PL	28002 SW 164 PL	MIGUEL GARCIA &W GRICELDA JARA
3079050330210	28003	SW 165TH	CT	28003 SW 165 CT	PHUC DUC NGUYEN &W
3079050330200	28004	SW 165TH	CT	28004 SW 165 CT	ROBERTO J JUNCO
3079050330110	28005	SW 166TH	CT	28005 SW 166 CT	JUAN P COSTALES
3079050330100	28006	SW 166TH	CT	28006 SW 166 CT	HUGO F STANGL &W
3079040000451	28045	SW 157TH	AVE	28045 SW 157 AVE	MARIE H WILLIAM &H WEBSTER TRS
3079050100290	28030	SW 158TH	AVE	28030 SW 158 AVE	IDALI ANDRADE
3079050100350	15851	SW 281ST	ST	15851 SW 281 ST	MARISA MOORE
3079050100360	15871	SW 281ST	ST	15871 SW 281 ST	PIERRE BELLEROSE
3079050100370	15881	SW 281ST	ST	15881 SW 281 ST	GREGORY C DEHART &W ANN
3079050100380	15891	SW 281ST	ST	15891 SW 281 ST	MARLYS A JUSTICE &H CARL JUSTICE
3079050100390	15901	SW 281ST	ST	15901 SW 281 ST	ANDREA MAUREEN FORD
3079050100400	28081	SW 159TH	CT	28081 SW 159 CT	A GONZALEZ ROJAS &W ESTRELLA
3079050100200	28080	SW 159TH	CT	28080 SW 159 CT	EUGENIO FERNANDEZ &W BIENVENIDA
3079050100190	15981	SW 281ST	ST	15981 SW 281 ST	JAMES H FORD
3079050330490	28031	SW 164TH	PL	28031 SW 164 PL	KERRY L VOGT
3079050100090	28021	SW 162ND	AVE	28021 SW 162 AVE	ELKA D CHAPARRO &
3079050100180	16001	SW 281ST	ST	16001 SW 281 ST	HECTOR GARCIA
3079050100170	16021	SW 281ST	ST	16021 SW 281 ST	JAMI L JENKINS &W
3079050100160	16051	SW 281ST	ST	16051 SW 281 ST	ASHLEY MEGAN WOHL
3079050100150	16101	SW 281ST	ST	16101 SW 281 ST	BRYAN MICHAEL KOYLES
3079050330450	16401	SW 281ST	ST	16401 SW 281 ST	JOSEPH J CORDOVA &
3079050330460	16421	SW 281ST	ST	16421 SW 281 ST	OMAR E MACHADO &W
3079050150060	16205	SW 281ST	ST	16205 SW 281 ST	ALFREDO RAVINET
3079050330390	28032	SW 164TH	PL	28032 SW 164 PL	ROBERTO TINOCO &W NORMA
3079050150070	16225	SW 281ST	ST	16225 SW 281 ST	JOSEPH J DAWSON
3079050330220	28033	SW 165TH	CT	28033 SW 165 CT	ERALDO EIDAM
3079050150080	16235	SW 281ST	ST	16235 SW 281 ST	FREDERICK D LANE
3079050330190	28034	SW 165TH	CT	28034 SW 165 CT	JUAN L RODRIGUEZ
3079050150090	16245	SW 281ST	ST	16245 SW 281 ST	CARLOS AGURTO &W IMELDA
3079050330120	28035	SW 166TH	CT	28035 SW 166 CT	JUAN M PESINA
3079050150100	16255	SW 281ST	ST	16255 SW 281 ST	MELINDA LILJA &H SVEN H
3079050330090	28036	SW 166TH	CT	28036 SW 166 CT	RAFAEL DJESUS RUBIO
3079050330470	16441	SW 281ST	ST	16441 SW 281 ST	EDWARD A EVANS &W
3079050100300	28050	SW 158TH	AVE	28050 SW 158 AVE	MICHAEL MARTIN &W PETRA
3079050330480	28061	SW 164TH	PL	16461 SW 281 ST	HANSEL SANTAMARIA
3079050100340	28123	SW 158TH	CT	28123 SW 158 CT	ROBERT L MALLOCK
3079050100100	28041	SW 162ND	AVE	28041 SW 162 AVE	PAULINE E TAYLOR EST OF
3079040000220	28240	OLD DIXIE	HWY	28240 OLD DIXIE HWY	CARLOS V GRANADO &W AMERICA D
3079040000280	28105	SW 157TH	AVE	28105 SW 157 AVE	D WEBSTER WILLIAMS &W MARIE H
3079050330380	28062	SW 164TH	PL	28062 SW 164 PL	JORGE L MARTINEZ &
3079050100140	28110	SW 161ST	AVE		
3079050000022	28051	SW 158TH	AVE	28051 SW 158 AVE	E CELESTE RUBIO
3079050000023					MARY N LUNSFORD LE

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050110060	16201	SW 283RD	ST	16201 SW 283 ST	DELIA LEZAMA
3079050240370	28240	SW 163RD	AVE	28240 SW 163 AVE	SIEGFRIED A SCHWAB
3079050110070	16221	SW 283RD	ST	16221 SW 283 ST	DALLIS B CHANDLER
3079050110080	16241	SW 283RD	ST	16241 SW 283 ST	NELSON V GOMEZ &W
3079050110090	16261	SW 283RD	ST	16261 SW 283 ST	ROBERT W GOODMAN
3079050110100	16281	SW 283RD	ST	16281 SW 283 ST	BRIAN F NESTOK &W ROBIN L
3079050100900	28252	SW 158TH	CT	28252 SW 158 CT	LESEL LOVE JR &W GWENDOLYN
3079050100810	28255	SW 158TH	PL	28255 SW 158 PL	CHARLES DAYTON &W JEANNETTE
3079050100800	28254	SW 158TH	PL	28254 SW 158 PL	DEBORAH A PAGE
3079050100710	28251	SW 159TH	AVE	28251 SW 159 AVE	KEITH A BRANNEN &W KATHLEEN L
3079050100700	28250	SW 159TH	AVE	28250 SW 159 AVE	JOSE R ROIG
3079050100610	28225	SW 159TH	PL	28225 SW 159 PL	DANNY LEWIS
3079050100600	15941	SW 283RD	ST	15941 SW 283 ST	JOSEPH T PARR
3079050100510	28253	SW 160TH	CT	16045 SW 283 ST	DAVID L SCROGGS &W PATRICIA
3079050100500	16075	SW 283RD	ST	16075 SW 283 ST	DONALD J MASSUCCI &W DIANE G
3079050100410	28251	SW 161ST	AVE		
3079050101300	28243	SW 158TH	CT	28243 SW 158 CT	KENNETH L KONSKY &W TRACY W
3079050260150	28242	SW 157TH	AVE	28242 SW 157 AVE	MARIO A MORAGA
3079050260020	28331	SW 158TH	AVE	28331 SW 158 AVE	OTNIEL H BATISTA &W
3079050260100	28241	SW 157TH	CT	28241 SW 157 CT	CHRISTOPHER P HEBERT &W HOLLY
3079050101140	28240	SW 158TH	AVE	28240 SW 158 AVE	JENNY OROPEZA
3079050260070	28240	SW 157TH	CT	28240 SW 157 CT	GEORGE SILVER &W
3079040000240	28400	S DIXIE	HWY	28400 S DIXIE HWY	I & A HOLDING GROUP LLC
3079050101090	28240	SW 161ST	AVE	28240 SW 161 AVE	JAMES W HALL
3079050000152	28305	SW 164TH	AVE	28305 SW 164 AVE	MAURICIO MARIN
3079050100930	28241	SW 162ND	AVE	28241 SW 162 AVE	WELLS FARGO BANK NA
3079050240380	28300	SW 163RD	AVE	28300 SW 163 AVE	GREGORY H PETERS LE
3079050240430	28301	SW 163RD	CT	28301 SW 163 CT	CYNTHIA NOVOA FINN
3079050101290	15840	SW 283RD	ST	15840 SW 283 ST	CAULION SINGLETARY &W SHARON
3079050260140	28302	SW 157TH	AVE	28302 SW 157 AVE	JAVIER CASTANEDA
3079050260030	28361	SW 158TH	AVE	28361 SW 158 AVE	ANNIE MAE JOHNSON AS GDN FOR
3079050101080	16100	SW 283RD	ST	16100 SW 283 ST	DONALD A ELLIS &W CHRISTINA C
3079050101150	28260	SW 158TH	AVE	28260 SW 158 AVE	MICHAEL T OGDEN &W JUNE
3079050250100	16200	SW 283RD	ST	16200 SW 283 ST	JOSEPH H HAMKER
3079050250090	16220	SW 283RD	ST	16220 SW 283 ST	ANGELO TROVATO & MARCELLO TROVATO
3079050260110	28301	SW 157TH	CT	28301 SW 157 CT	JERRY M CROSS &W SUSAN M
3079050250080	16240	SW 283RD	ST	16240 SW 283 ST	RICHARD L LEE &W LORI S
3079050250070	16260	SW 283RD	ST	16260 SW 283 ST	HECTOR L ROMAN LE
3079050260060	28300	SW 157TH	CT	28300 SW 157 CT	JEFFREY R OHLSEN &
3079050250060	16280	SW 283RD	ST	16280 SW 283 ST	JOSE A PARRILLA &W NANCY M
3079050101280	15860	SW 283RD	ST	15860 SW 283 ST	SUSAN I DELRIO
3079050101270	15880	SW 283RD	ST	15880 SW 283 ST	DEBRA DESMOND
3079050101260	15900	SW 283RD	ST	15900 SW 283 ST	AMALIA E BENNET &H
3079050101250	15920	SW 283RD	ST	15920 SW 283 ST	RAM REMMERSWAAL
3079050101240	15940	SW 283RD	ST	15940 SW 283 ST	SAYAKA RUIZ
3079050101030	15970	SW 283RD	ST	15970 SW 283 ST	FRANCISCO A & MARIA ORTEGA TRUST
3079050101040	16000	SW 283RD	ST	16000 SW 283 ST	VIRGINA C ELLIS JTRS
3079050101050	16040	SW 283RD	ST	16040 SW 283 ST	FRED D WALKER & CHRISTA A WALKER
3079050101060	16060	SW 283RD	ST	16060 SW 283 ST	EDLINA Y HALL
3079050101070	16080	SW 283RD	ST	16080 SW 283 ST	KAREN D WALKER
3079050100940	28301	SW 162ND	AVE	28301 SW 162 AVE	THOMAS N TICE &W SHENG
3079050240390	28330	SW 163RD	AVE	28330 SW 163 AVE	BARBARA KIRSTEN BULUT
3079050240420	28331	SW 163RD	CT	28331 SW 163 CT	MONICA WEISSON
3079050000160	28395	SW 164TH	AVE	28395 SW 164 AVE	ARTURO ACOSTA
3079050260130	28352	SW 157TH	AVE		
3079050260040	28391	SW 158TH	AVE	28391 SW 158 AVE	WILLIAM CRUZ
3079050260120	28391	SW 157TH	CT	28391 SW 157 CT	ELSA CHIRINO
3079050260050	28350	SW 157TH	CT	28350 SW 157 CT	BIBI K PERSAUD
3079050101160	15801	SW 284TH	ST	15801 SW 284 ST	MICHAEL M SCHMIDT
3079050101170	15811	SW 284TH	ST	15811 SW 284 ST	MARLENE BRYANT
3079050101180	15831	SW 284TH	ST	15831 SW 284 ST	ORIOSKY GIL &W
3079050101190	15851	SW 284TH	ST	15851 SW 284 ST	RICHARD A SEGEBRE &W PATRICIA
3079050101200	15871	SW 284TH	ST	15871 SW 284 ST	JERRY L HILL &
3079050101210	15891	SW 284TH	ST	15891 SW 284 ST	DARREL R GROUETTE &W SUSAN J
3079050101220	15901	SW 284TH	ST	15901 SW 284 ST	BANK OF NEW YORK MELLON
3079050101230	15931	SW 284TH	ST	15931 SW 284 ST	JOSE A RODRIGUEZ
3079050101020	15961	SW 284TH	ST	15961 SW 284 ST	RICARDO J LAVANDERO
3079050101010	15981	SW 284TH	ST	15981 SW 284 ST	LILLIAN MARLATT TRST OF THE
3079050250010	16201	SW 284TH	ST	16201 SW 284 ST	JESSE WAYNE ARMSTRONG &W CLAIRE L
3079050101000	16001	SW 284TH	ST	16001 SW 284 ST	JORGE LUIS MORALES
3079050100990	16021	SW 284TH	ST	16021 SW 284 ST	JORGE MORALES
3079050250020	16223	SW 284TH	ST	16223 SW 284 ST	TAYLOR L KOLLEN
3079050100980	16041	SW 284TH	ST	16041 SW 284 ST	MARTHA E FERNANDEZ
3079050250030	16243	SW 284TH	ST		
3079050100970	16101	SW 284TH	ST	16101 SW 284 ST	GARY H MARTINEZ
3079050100960	16121	SW 284TH	ST	16121 SW 284 ST	RONALD W TYRE
3079050250040	16263	SW 284TH	ST	16263 SW 284 ST	MATTHEW MCALPINE &
3079050100950	16181	SW 284TH	ST	16181 SW 284 ST	DELITZA ALSINA
3079050250050	16283	SW 284TH	ST	16283 SW 284 ST	LESTER F SARDINHA &W ELLA A
3079050240400	28360	SW 163RD	AVE	28360 SW 163 AVE	ILDENIA CAMACHO
3079050240410	28361	SW 163RD	CT	28361 SW 163 CT	OSCAR A DAVILA &W CONCEPTION V
3079050270010	28401	SW 158TH	CT	28401 SW 158 CT	JOHN DIAZ &W MERCEDES AVILA DIAZ
3079050010030	15790	SW 284TH	ST	15790 SW 284 ST	JEFFREY H & HARLAND CRAWFORD JTRS
3079050010050	15740	SW 284TH	ST	15740 SW 284 ST	MAGNUM ENTERP LLC
3079050010020	28400	SW 157TH	AVE	28400 SW 157 AVE	HERLINDA DEL RIO
3079050270120	15826	SW 284TH	ST	15826 SW 284 ST	HANNIBAL I RUIZ &W
3079050270130	15846	SW 284TH	ST	15846 SW 284 ST	NORMA T DIAZ
3079050270140	15866	SW 284TH	ST	15866 SW 284 ST	JORGE A GALLEGOS
3079050270150	15886	SW 284TH	ST	15886 SW 284 ST	LANA S JONES
3079050120300	15900	SW 284TH	ST	15900 SW 284 ST	ROBERT BRADLEY BEALL
3079050120420	15920	SW 284TH	ST	15920 SW 284 ST	HERBERT W KELLER &W BILLIE
3079050120290	15960	SW 284TH	ST	15960 SW 284 ST	MARK A CORNELIUS
3079050120410	15940	SW 284TH	ST	15940 SW 284 ST	CLAUDE R REAGAN &W NINA C TRS
3079050120200	16012	SW 284TH	ST	16012 SW 284 ST	LEROY DOUGLAS
3079050120190	16020	SW 284TH	ST	16020 SW 284 ST	ONEXA LUYA
3079050120090	28400	SW 161ST	AVE	28400 SW 161 AVE	AGNES BARRETT
3079050120100	16040	SW 284TH	ST	16040 SW 284 ST	TIMOTHY D JONES &W SANDRA L
3079050120010	28401	SW 162ND	AVE	28401 SW 162 AVE	WILLIAM M YOUNG &W LYNN C
3079050220280	16200	SW 284TH	ST	16200 SW 284 ST	JAHAIRA TODD
3079050220270	16220	SW 284TH	ST	16220 SW 284 ST	PATRICIA BATTLE
3079050220260	16240	SW 284TH	ST		
3079050220250	16260	SW 284TH	ST	16260 SW 284 ST	CHRISTINA E JORDAN
3079050220240	28401	SW 163RD	AVE	28401 SW 163 AVE	TIMOTHY P HEISTERMAN
3079050240200	16300	SW 284TH	ST		
3079050240190	16330	SW 284TH	ST	16330 SW 284 ST	BARBARA E RATH
3079050240180	16350	SW 284TH	ST	16350 SW 284 ST	PETRA PROSKOUA
3079050240170	16370	SW 284TH	ST		

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050240160	16390	SW 284TH	ST	16390 SW 284 ST	JORGE HERNANDEZ &W AMELIA
3079050010060	28410	SW 157TH	AVE	28410 SW 157 AVE	JULIO DEL RIO &W HERLINDA
3079050010040					MAGNUM ENTERPRISES LLC
3079050120310	28420	SW 159TH	AVE	28420 SW 159 AVE	RONYA AHMAD
3079050120390	15925	SW 285TH	ST	15925 SW 285 ST	PAUL D KNOWLES &W LINDA A
3079050120400	15945	SW 285TH	ST	15945 SW 285 ST	SANDY CORRALES
3079050270190	15825	SW 285TH	ST	15825 SW 285 ST	JOSEPH SIDDONS &W ALETHEA
3079050270020	28465	SW 158TH	CT	28465 SW 158 CT	EDUARDO ZARATE & BLANCA ZARATE
3079050270180	15845	SW 285TH	ST	15845 SW 285 ST	JABAR SADIG BHATTI
3079050270170	15865	SW 285TH	ST	15865 SW 285 ST	GIORDANO PEREZ GUZMAN &W MIRNA
3079050270160	15885	SW 285TH	ST	15885 SW 285 ST	MARIA ARBOGAST
3079050120280	28422	SW 159TH	PL	28422 SW 159 PL	GERMAINE HERROLD LE
3079050120210	28425	SW 160TH	CT	28425 SW 160 CT	HAYDEE & ROLANDO PEREZ &
3079050120180	28424	SW 160TH	CT		
3079050120110	28421	SW 161ST	AVE	28421 SW 161 AVE	MICHAEL MORGAN &W ELAINE
3079050240210	16301	SW 285TH	ST	16301 SW 285 ST	CARLOS J CHIRINOS
3079050220230	28431	SW 163RD	AVE	28431 SW 163 AVE	JOSE HERNANDEZ &W TANYA
3079050120080	28420	SW 161ST	AVE	28420 SW 161 AVE	RICHARD G FLOM
3079050240220	16331	SW 285TH	ST	16331 SW 285 ST	ANDREW L BOBICK &W SUZY B
3079050240230	16351	SW 285TH	ST	16351 SW 285 ST	SUSAN HERNANDEZ
3079050220290	16201	SW 285TH	ST	16201 SW 285 ST	SUZANNE PUPO BASTER
3079050220300	16221	SW 285TH	ST	16221 SW 285 ST	LANRY MARRERO
3079050220310	16241	SW 285TH	ST	16241 SW 285 ST	MICHELLE RIOS
3079050220320	16261	SW 285TH	ST	16261 SW 285 ST	PAMELA A HERNANDEZ
3079050120020	28421	SW 162ND	AVE	28421 SW 162 AVE	JEMMA LOPEZ
3079050240150	28451	SW 164TH	AVE	28451 SW 164 AVE	IICON CONTRACTORS CORP
3079050010080	28500	OLD DIXIE	HWY	28500 OLD DIXIE HWY	FLA CONF ASSN 7TH DAY ADVENTISTS
3079050010090	28600	OLD DIXIE	HWY	28600 OLD DIXIE HWY	ALLAN S MCLEOD
3079050120320	28440	SW 159TH	AVE	28440 SW 159 AVE	JERRY A EASON
3079050270030	28501	SW 158TH	CT	28501 SW 158 CT	VIRTUAL INVESTMENTS LLC
3079050120270	28442	SW 159TH	PL	28442 SW 159 PL	JULIE N ANGELINI
3079050120220	28445	SW 160TH	CT	28445 SW 160 CT	DANIEL GIL
3079050120170	28444	SW 160TH	CT	28444 SW 160 CT	MAYRA AMPARO JULIEN
3079050120120	28441	SW 161ST	AVE		
3079050220220	28461	SW 163RD	AVE	28461 SW 163 AVE	MICHELLE RIMART
3079050120070	28440	SW 161ST	AVE	28440 SW 161 AVE	TRACY A SCHAFER &W MAGALY A
3079050270200	15824	SW 285TH	ST	15824 SW 285 ST	DIOSDADO C HERNANDEZ
3079050270210	15844	SW 285TH	ST	15844 SW 285 ST	THOMAS HARRIS &W JENNIFER
3079050270230	15884	SW 285TH	ST	15884 SW 285 ST	W FRED WINGATE JR &W JULIA F
3079050270220	15864	SW 285TH	ST	15864 SW 285 ST	NICHOLAS J FALCONE &W ROSEMARIE
3079050120380	15920	SW 285TH	ST	15920 SW 285 ST	DEAN ALVAREZ &H CARLOS
3079050240040	28500	SW 163RD	AVE	28500 SW 163 AVE	ZOFIA PACE
3079050240030	28501	SW 163RD	CT		
3079050120030	28501	SW 162ND	AVE	28501 SW 162 AVE	MANUEL CORONADO SR
3079050220330	16260	SW 285TH	ST	16260 SW 285 ST	CATHY DE LOS SANTOS
3079050240140	28501	SW 164TH	AVE	28501 SW 164 AVE	YUH MAY SUNG
3079050240240	28502	SW 163RD	CT	28502 SW 163 CT	LINDA M ROGERS
3079050120370	15940	SW 285TH	ST	15940 SW 285 ST	WILLIAM JOYCE
3079050220360	16200	SW 285TH	ST	16200 SW 285 ST	RACHEL BUENO
3079050220350	16220	SW 285TH	ST	16220 SW 285 ST	123 PROPERTY LLC
3079050220340	16240	SW 285TH	ST	16240 SW 285 ST	WARREN R RICHARDSON
3079050120330	28500	SW 159TH	AVE	28500 SW 159 AVE	JOHN A MURPHY &W DEBBIE
3079050270040	28565	SW 158TH	CT	28565 SW 158 CT	ALLISON SARDINAS
3079050120260	28502	SW 159TH	PL	28502 SW 159 PL	MICHAEL V ROURA &W MAYRA
3079050120230	28505	SW 160TH	CT	28505 SW 160 CT	JOHN SADOWSKI &W BETTY
3079050120160	28504	SW 160TH	CT	28504 SW 160 CT	JASON A VARGA
3079050120130	28501	SW 161ST	AVE	28501 SW 161 AVE	JORGE SOTA
3079050220210	28501	SW 163RD	AVE	28501 SW 163 AVE	MARTIN PILAFIAN &W BEATRICE E
3079050120060	28500	SW 161ST	AVE	28500 SW 161 AVE	CARLOS M GONZALEZ &W
3079050270270	15823	SW 286TH	ST	15823 SW 286 ST	JOSE QUINONES &W MIGDALIA
3079050270260	15843	SW 286TH	ST	15843 SW 286 ST	NICKY L NEWBURY &W DIANE
3079050270250	15863	SW 286TH	ST	15863 SW 286 ST	LESLIE ADAMS
3079050240050	28530	SW 163RD	AVE	28530 SW 163 AVE	CINDY HARRAH
3079050240020	28531	SW 163RD	CT	28531 SW 163 CT	JEFFORY W SHEESLEY
3079050270240	15883	SW 286TH	ST	15883 SW 286 ST	JORGE J RODRIGUEZ &W MARTA B
3079050120040	28521	SW 162ND	AVE	28521 SW 162 AVE	DOMENICK G FANELLI &W HIEN
3079050120340	15905	SW 286TH	ST	15905 SW 286 ST	JOHN W STANLEY &W DONEVA K
3079050120350	15925	SW 286TH	ST	15925 SW 286 ST	HECTOR L MATIAS JTRS
3079050220160	16201	SW 286TH	ST	16201 SW 286 ST	PRINCETON CHR OF THE NAZARENE INC
3079050120360	15945	SW 286TH	ST	15945 SW 286 ST	VINCENT W ROURA &W ALBA N
3079050220170	16221	SW 286TH	ST	16221 SW 286 ST	ALLEN J KASMIR &W CARRIE S
3079050120250	15955	SW 286TH	ST	15955 SW 286 ST	LEROY OWENS III
3079050220180	16241	SW 286TH	ST	16241 SW 286 ST	STEVEN V KENDALL &W CYNTHIA J
3079050120240	16031	SW 286TH	ST		
3079050220190	16261	SW 286TH	ST	16261 SW 286 ST	JOANN L SPEERS TRS
3079050270050	28601	SW 158TH	CT	28601 SW 158 CT	JAZMIN RIVERA
3079050220200	16281	SW 286TH	ST	16281 SW 286 ST	TOCOVIA CALDERON
3079050120150	16041	SW 286TH	ST	16041 SW 286 ST	ZACHARY H POWELL
3079050120140	16061	SW 286TH	ST	16061 SW 286 ST	PENNYMAC CORP
3079050120050	28520	SW 161ST	AVE	28520 SW 161 AVE	DAVID M ROMNEY &W JACQUI L
3079050240060	28560	SW 163RD	AVE	28560 SW 163 AVE	TED NUNEZ &W CHERYL &
3079050270070	28665	SW 158TH	CT	28665 SW 158 CT	MICHAEL STEWART

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050240160	16390	SW 284TH	ST	16390 SW 284 ST	JORGE HERNANDEZ &W AMELIA
3079050010060	28410	SW 157TH	AVE	28410 SW 157 AVE	JULIO DEL RIO &W HERLINDA
3079050010040					MAGNUM ENTERPRISES LLC
3079050120310	28420	SW 159TH	AVE	28420 SW 159 AVE	RONYA AHMAD
3079050120390	15925	SW 285TH	ST	15925 SW 285 ST	PAUL D KNOWLES &W LINDA A
3079050120400	15945	SW 285TH	ST	15945 SW 285 ST	SANDY CORRALES
3079050270190	15825	SW 285TH	ST	15825 SW 285 ST	JOSEPH SIDDONS &W ALETHEA
3079050270020	28465	SW 158TH	CT	28465 SW 158 CT	EDUARDO ZARATE & BLANCA ZARATE
3079050270180	15845	SW 285TH	ST	15845 SW 285 ST	JABAR SADIG BHATTI
3079050270170	15865	SW 285TH	ST	15865 SW 285 ST	GIORDANO PEREZ GUZMAN &W MIRNA
3079050270160	15885	SW 285TH	ST	15885 SW 285 ST	MARIA ARBOGAST
3079050120280	28422	SW 159TH	PL	28422 SW 159 PL	GERMAINE HERROLD LE
3079050120210	28425	SW 160TH	CT	28425 SW 160 CT	HAYDEE & ROLANDO PEREZ &
3079050120180	28424	SW 160TH	CT		
3079050120110	28421	SW 161ST	AVE	28421 SW 161 AVE	MICHAEL MORGAN &W ELAINE
3079050240210	16301	SW 285TH	ST	16301 SW 285 ST	CARLOS J CHIRINOS
3079050220230	28431	SW 163RD	AVE	28431 SW 163 AVE	JOSE HERNANDEZ &W TANYA
3079050120080	28420	SW 161ST	AVE	28420 SW 161 AVE	RICHARD G FLOM
3079050240220	16331	SW 285TH	ST	16331 SW 285 ST	ANDREW L BOBICK &W SUZY B
3079050240230	16351	SW 285TH	ST	16351 SW 285 ST	SUSAN HERNANDEZ
3079050220290	16201	SW 285TH	ST	16201 SW 285 ST	SUZANNE PUPO BASTER
3079050220300	16221	SW 285TH	ST	16221 SW 285 ST	LANRY MARRERO
3079050220310	16241	SW 285TH	ST	16241 SW 285 ST	MICHELLE RIOS
3079050220320	16261	SW 285TH	ST	16261 SW 285 ST	PAMELA A HERNANDEZ
3079050120020	28421	SW 162ND	AVE	28421 SW 162 AVE	JEMMA LOPEZ
3079050240150	28451	SW 164TH	AVE	28451 SW 164 AVE	IICON CONTRACTORS CORP
3079050010080	28500	OLD DIXIE	HWY	28500 OLD DIXIE HWY	FLA CONF ASSN 7TH DAY ADVENTISTS
3079050010090	28600	OLD DIXIE	HWY	28600 OLD DIXIE HWY	ALLAN S MCLEOD
3079050120320	28440	SW 159TH	AVE	28440 SW 159 AVE	JERRY A EASON
3079050270030	28501	SW 158TH	CT	28501 SW 158 CT	VIRTUAL INVESTMENTS LLC
3079050120270	28442	SW 159TH	PL	28442 SW 159 PL	JULIE N ANGELINI
3079050120220	28445	SW 160TH	CT	28445 SW 160 CT	DANIEL GIL
3079050120170	28444	SW 160TH	CT	28444 SW 160 CT	MAYRA AMPARO JULIEN
3079050120120	28441	SW 161ST	AVE		
3079050220220	28461	SW 163RD	AVE	28461 SW 163 AVE	MICHELLE RIMART
3079050120070	28440	SW 161ST	AVE	28440 SW 161 AVE	TRACY A SCHAFER &W MAGALY A
3079050270200	15824	SW 285TH	ST	15824 SW 285 ST	DIOSDADO C HERNANDEZ
3079050270210	15844	SW 285TH	ST	15844 SW 285 ST	THOMAS HARRIS &W JENNIFER
3079050270230	15884	SW 285TH	ST	15884 SW 285 ST	W FRED WINGATE JR &W JULIA F
3079050270220	15864	SW 285TH	ST	15864 SW 285 ST	NICHOLAS J FALCONE &W ROSEMARIE
3079050120380	15920	SW 285TH	ST	15920 SW 285 ST	DEAN ALVAREZ &H CARLOS
3079050240040	28500	SW 163RD	AVE	28500 SW 163 AVE	ZOFIA PACE
3079050240030	28501	SW 163RD	CT		
3079050120030	28501	SW 162ND	AVE	28501 SW 162 AVE	MANUEL CORONADO SR
3079050220330	16260	SW 285TH	ST	16260 SW 285 ST	CATHY DE LOS SANTOS
3079050240140	28501	SW 164TH	AVE	28501 SW 164 AVE	YUH MAY SUNG
3079050240240	28502	SW 163RD	CT	28502 SW 163 CT	LINDA M ROGERS
3079050120370	15940	SW 285TH	ST	15940 SW 285 ST	WILLIAM JOYCE
3079050220360	16200	SW 285TH	ST	16200 SW 285 ST	RACHEL BUENO
3079050220350	16220	SW 285TH	ST	16220 SW 285 ST	123 PROPERTY LLC
3079050220340	16240	SW 285TH	ST	16240 SW 285 ST	WARREN R RICHARDSON
3079050120330	28500	SW 159TH	AVE	28500 SW 159 AVE	JOHN A MURPHY &W DEBBIE
3079050270040	28565	SW 158TH	CT	28565 SW 158 CT	ALLISON SARDINAS
3079050120260	28502	SW 159TH	PL	28502 SW 159 PL	MICHAEL V ROURA &W MAYRA
3079050120230	28505	SW 160TH	CT	28505 SW 160 CT	JOHN SADOWSKI &W BETTY
3079050120160	28504	SW 160TH	CT	28504 SW 160 CT	JASON A VARGA
3079050120130	28501	SW 161ST	AVE	28501 SW 161 AVE	JORGE SOTA
3079050220210	28501	SW 163RD	AVE	28501 SW 163 AVE	MARTIN PILAFIAN &W BEATRICE E
3079050120060	28500	SW 161ST	AVE	28500 SW 161 AVE	CARLOS M GONZALEZ &W
3079050270270	15823	SW 286TH	ST	15823 SW 286 ST	JOSE QUINONES &W MIGDALIA
3079050270260	15843	SW 286TH	ST	15843 SW 286 ST	NICKY L NEWBURY &W DIANE
3079050270250	15863	SW 286TH	ST	15863 SW 286 ST	LESLIE ADAMS
3079050240050	28530	SW 163RD	AVE	28530 SW 163 AVE	CINDY HARRAH
3079050240020	28531	SW 163RD	CT	28531 SW 163 CT	JEFFORY W SHEESLEY
3079050270240	15883	SW 286TH	ST	15883 SW 286 ST	JORGE J RODRIGUEZ &W MARTA B
3079050120040	28521	SW 162ND	AVE	28521 SW 162 AVE	DOMENICK G FANELLI &W HIEN
3079050120340	15905	SW 286TH	ST	15905 SW 286 ST	JOHN W STANLEY &W DONEVA K
3079050120350	15925	SW 286TH	ST	15925 SW 286 ST	HECTOR L MATIAS JTRS
3079050220160	16201	SW 286TH	ST	16201 SW 286 ST	PRINCETON CHR OF THE NAZARENE INC
3079050120360	15945	SW 286TH	ST	15945 SW 286 ST	VINCENT W ROURA &W ALBA N
3079050220170	16221	SW 286TH	ST	16221 SW 286 ST	ALLEN J KASMIR &W CARRIE S
3079050120250	15955	SW 286TH	ST	15955 SW 286 ST	LEROY OWENS III
3079050220180	16241	SW 286TH	ST	16241 SW 286 ST	STEVEN V KENDALL &W CYNTHIA J
3079050120240	16031	SW 286TH	ST		
3079050220190	16261	SW 286TH	ST	16261 SW 286 ST	JOANN L SPEERS TRS
3079050270050	28601	SW 158TH	CT	28601 SW 158 CT	JAZMIN RIVERA
3079050220200	16281	SW 286TH	ST	16281 SW 286 ST	TOCOVIA CALDERON
3079050120150	16041	SW 286TH	ST	16041 SW 286 ST	ZACHARY H POWELL
3079050120140	16061	SW 286TH	ST	16061 SW 286 ST	PENNYMAC CORP
3079050120050	28520	SW 161ST	AVE	28520 SW 161 AVE	DAVID M ROMNEY &W JACQUI L
3079050240060	28560	SW 163RD	AVE	28560 SW 163 AVE	TED NUNEZ &W CHERYL &
3079050270070	28665	SW 158TH	CT	28665 SW 158 CT	MICHAEL STEWART

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050110060	16201	SW 283RD	ST	16201 SW 283 ST	DELIA LEZAMA
3079050240370	28240	SW 163RD	AVE	28240 SW 163 AVE	SIEGFRIED A SCHWAB
3079050110070	16221	SW 283RD	ST	16221 SW 283 ST	DALLIS B CHANDLER
3079050110080	16241	SW 283RD	ST	16241 SW 283 ST	NELSON V GOMEZ &W
3079050110090	16261	SW 283RD	ST	16261 SW 283 ST	ROBERT W GOODMAN
3079050110100	16281	SW 283RD	ST	16281 SW 283 ST	BRIAN F NESTOK &W ROBIN L
3079050100900	28252	SW 158TH	CT	28252 SW 158 CT	LESEL LOVE JR &W GWENDOLYN
3079050100810	28255	SW 158TH	PL	28255 SW 158 PL	CHARLES DAYTON &W JEANNETTE
3079050100800	28254	SW 158TH	PL	28254 SW 158 PL	DEBORAH A PAGE
3079050100710	28251	SW 159TH	AVE	28251 SW 159 AVE	KEITH A BRANNEN &W KATHLEEN L
3079050100700	28250	SW 159TH	AVE	28250 SW 159 AVE	JOSE R ROIG
3079050100610	28225	SW 159TH	PL	28225 SW 159 PL	DANNY LEWIS
3079050100600	15941	SW 283RD	ST	15941 SW 283 ST	JOSEPH T PARR
3079050100510	28253	SW 160TH	CT	16045 SW 283 ST	DAVID L SCROGGS &W PATRICIA
3079050100500	16075	SW 283RD	ST	16075 SW 283 ST	DONALD J MASSUCCI &W DIANE G
3079050100410	28251	SW 161ST	AVE		
3079050101300	28243	SW 158TH	CT	28243 SW 158 CT	KENNETH L KONSKY &W TRACY W
3079050260150	28242	SW 157TH	AVE	28242 SW 157 AVE	MARIO A MORAGA
3079050260020	28331	SW 158TH	AVE	28331 SW 158 AVE	OTNIEL H BATISTA &W
3079050260100	28241	SW 157TH	CT	28241 SW 157 CT	CHRISTOPHER P HEBERT &W HOLLY
3079050101140	28240	SW 158TH	AVE	28240 SW 158 AVE	JENNY OROPEZA
3079050260070	28240	SW 157TH	CT	28240 SW 157 CT	GEORGE SILVER &W
3079040000240	28400	S DIXIE	HWY	28400 S DIXIE HWY	I & A HOLDING GROUP LLC
3079050101090	28240	SW 161ST	AVE	28240 SW 161 AVE	JAMES W HALL
3079050000152	28305	SW 164TH	AVE	28305 SW 164 AVE	MAURICIO MARIN
3079050100930	28241	SW 162ND	AVE	28241 SW 162 AVE	WELLS FARGO BANK NA
3079050240380	28300	SW 163RD	AVE	28300 SW 163 AVE	GREGORY H PETERS LE
3079050240430	28301	SW 163RD	CT	28301 SW 163 CT	CYNTHIA NOVOA FINN
3079050101290	15840	SW 283RD	ST	15840 SW 283 ST	CAULION SINGLETARY &W SHARON
3079050260140	28302	SW 157TH	AVE	28302 SW 157 AVE	JAVIER CASTANEDA
3079050260030	28361	SW 158TH	AVE	28361 SW 158 AVE	ANNIE MAE JOHNSON AS GDN FOR
3079050101080	16100	SW 283RD	ST	16100 SW 283 ST	DONALD A ELLIS &W CHRISTINA C
3079050101150	28260	SW 158TH	AVE	28260 SW 158 AVE	MICHAEL T OGDEN &W JUNE
3079050250100	16200	SW 283RD	ST	16200 SW 283 ST	JOSEPH H HAMKER
3079050250090	16220	SW 283RD	ST	16220 SW 283 ST	ANGELO TROVATO & MARCELLO TROVATO
3079050260110	28301	SW 157TH	CT	28301 SW 157 CT	JERRY M CROSS &W SUSAN M
3079050250080	16240	SW 283RD	ST	16240 SW 283 ST	RICHARD L LEE &W LORI S
3079050250070	16260	SW 283RD	ST	16260 SW 283 ST	HECTOR L ROMAN LE
3079050260060	28300	SW 157TH	CT	28300 SW 157 CT	JEFFREY R OHLSEN &
3079050250060	16280	SW 283RD	ST	16280 SW 283 ST	JOSE A PARRILLA &W NANCY M
3079050101280	15860	SW 283RD	ST	15860 SW 283 ST	SUSAN I DELRIO
3079050101270	15880	SW 283RD	ST	15880 SW 283 ST	DEBRA DESMOND
3079050101260	15900	SW 283RD	ST	15900 SW 283 ST	AMALIA E BENNET &H
3079050101250	15920	SW 283RD	ST	15920 SW 283 ST	RAM REMMERSWAAL
3079050101240	15940	SW 283RD	ST	15940 SW 283 ST	SAYAKA RUIZ
3079050101030	15970	SW 283RD	ST	15970 SW 283 ST	FRANCISCO A & MARIA ORTEGA TRUST
3079050101040	16000	SW 283RD	ST	16000 SW 283 ST	VIRGINA C ELLIS JTRS
3079050101050	16040	SW 283RD	ST	16040 SW 283 ST	FRED D WALKER & CHRISTA A WALKER
3079050101060	16060	SW 283RD	ST	16060 SW 283 ST	EDLINA Y HALL
3079050101070	16080	SW 283RD	ST	16080 SW 283 ST	KAREN D WALKER
3079050100940	28301	SW 162ND	AVE	28301 SW 162 AVE	THOMAS N TICE &W SHENG
3079050240390	28330	SW 163RD	AVE	28330 SW 163 AVE	BARBARA KIRSTEN BULUT
3079050240420	28331	SW 163RD	CT	28331 SW 163 CT	MONICA WEISSON
3079050000160	28395	SW 164TH	AVE	28395 SW 164 AVE	ARTURO ACOSTA
3079050260130	28352	SW 157TH	AVE		
3079050260040	28391	SW 158TH	AVE	28391 SW 158 AVE	WILLIAM CRUZ
3079050260120	28391	SW 157TH	CT	28391 SW 157 CT	ELSA CHIRINO
3079050260050	28350	SW 157TH	CT	28350 SW 157 CT	BIBI K PERSAUD
3079050101160	15801	SW 284TH	ST	15801 SW 284 ST	MICHAEL M SCHMIDT
3079050101170	15811	SW 284TH	ST	15811 SW 284 ST	MARLENE BRYANT
3079050101180	15831	SW 284TH	ST	15831 SW 284 ST	ORIOSKY GIL &W
3079050101190	15851	SW 284TH	ST	15851 SW 284 ST	RICHARD A SEGEBRE &W PATRICIA
3079050101200	15871	SW 284TH	ST	15871 SW 284 ST	JERRY L HILL &
3079050101210	15891	SW 284TH	ST	15891 SW 284 ST	DARREL R GROUETTE &W SUSAN J
3079050101220	15901	SW 284TH	ST	15901 SW 284 ST	BANK OF NEW YORK MELLON
3079050101230	15931	SW 284TH	ST	15931 SW 284 ST	JOSE A RODRIGUEZ
3079050101020	15961	SW 284TH	ST	15961 SW 284 ST	RICARDO J LAVANDERO
3079050101010	15981	SW 284TH	ST	15981 SW 284 ST	LILLIAN MARLATT TRST OF THE
3079050250010	16201	SW 284TH	ST	16201 SW 284 ST	JESSE WAYNE ARMSTRONG &W CLAIRE L
3079050101000	16001	SW 284TH	ST	16001 SW 284 ST	JORGE LUIS MORALES
3079050100990	16021	SW 284TH	ST	16021 SW 284 ST	JORGE MORALES
3079050250020	16223	SW 284TH	ST	16223 SW 284 ST	TAYLOR L KOLLEN
3079050100980	16041	SW 284TH	ST	16041 SW 284 ST	MARTHA E FERNANDEZ
3079050250030	16243	SW 284TH	ST		
3079050100970	16101	SW 284TH	ST	16101 SW 284 ST	GARY H MARTINEZ
3079050100960	16121	SW 284TH	ST	16121 SW 284 ST	RONALD W TYRE
3079050250040	16263	SW 284TH	ST	16263 SW 284 ST	MATTHEW MCALPINE &
3079050100950	16181	SW 284TH	ST	16181 SW 284 ST	DELITZA ALSINA
3079050250050	16283	SW 284TH	ST	16283 SW 284 ST	LESTER F SARDINHA &W ELLA A
3079050240400	28360	SW 163RD	AVE	28360 SW 163 AVE	ILDENIA CAMACHO
3079050240410	28361	SW 163RD	CT	28361 SW 163 CT	OSCAR A DAVILA &W CONCEPTION V
3079050270010	28401	SW 158TH	CT	28401 SW 158 CT	JOHN DIAZ &W MERCEDES AVILA DIAZ
3079050010030	15790	SW 284TH	ST	15790 SW 284 ST	JEFFREY H & HARLAND CRAWFORD JTRS
3079050010050	15740	SW 284TH	ST	15740 SW 284 ST	MAGNUM ENTERP LLC
3079050010020	28400	SW 157TH	AVE	28400 SW 157 AVE	HERLINDA DEL RIO
3079050270120	15826	SW 284TH	ST	15826 SW 284 ST	HANNIBAL I RUIZ &W
3079050270130	15846	SW 284TH	ST	15846 SW 284 ST	NORMA T DIAZ
3079050270140	15866	SW 284TH	ST	15866 SW 284 ST	JORGE A GALLEGOS
3079050270150	15886	SW 284TH	ST	15886 SW 284 ST	LANA S JONES
3079050120300	15900	SW 284TH	ST	15900 SW 284 ST	ROBERT BRADLEY BEALL
3079050120420	15920	SW 284TH	ST	15920 SW 284 ST	HERBERT W KELLER &W BILLIE
3079050120290	15960	SW 284TH	ST	15960 SW 284 ST	MARK A CORNELIUS
3079050120410	15940	SW 284TH	ST	15940 SW 284 ST	CLAUDE R REAGAN &W NINA C TRS
3079050120200	16012	SW 284TH	ST	16012 SW 284 ST	LEROY DOUGLAS
3079050120190	16020	SW 284TH	ST	16020 SW 284 ST	ONEXA LUYA
3079050120090	28400	SW 161ST	AVE	28400 SW 161 AVE	AGNES BARRETT
3079050120100	16040	SW 284TH	ST	16040 SW 284 ST	TIMOTHY D JONES &W SANDRA L
3079050120010	28401	SW 162ND	AVE	28401 SW 162 AVE	WILLIAM M YOUNG &W LYNN C
3079050220280	16200	SW 284TH	ST	16200 SW 284 ST	JAHAIRA TODD
3079050220270	16220	SW 284TH	ST	16220 SW 284 ST	PATRICIA BATTLE
3079050220260	16240	SW 284TH	ST		
3079050220250	16260	SW 284TH	ST	16260 SW 284 ST	CHRISTINA E JORDAN
3079050220240	28401	SW 163RD	AVE	28401 SW 163 AVE	TIMOTHY P HEISTERMAN
3079050240200	16300	SW 284TH	ST		
3079050240190	16330	SW 284TH	ST	16330 SW 284 ST	BARBARA E RATH
3079050240180	16350	SW 284TH	ST	16350 SW 284 ST	PETRA PROSKOUA
3079050240170	16370	SW 284TH	ST		

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 14

October 1, 2014

RESOLUTION # CZAB14-6-14

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
A	14-003	**Helen Michael and Preferred Enterprises, Inc.**	32-56-39

EX. #	EXHIBIT DESCRIPTION	IN FILE
A-1	Comprehensive Book of Zoning and CDMP Maps, Photos and Information	X
A-2	Additional signatures for Objection	X
A-3		
A-4		
A-5		
A-6		
A-7		
A-8		
A-9		
A-10		
A-11		
A-12		
A-13		
A-14		
A-15		
A-16		
A-17		
A-18		

ATTENDANCE AND SPEAKER'S ROSTER

10/01/2014 **COMMUNITY ZONING APPEALS BOARD** **14**

(DATE) *(CZAB)*

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
1	STEVE LECHOT	
	Harvey Anglin	
	WILLIAM LAURIE	
	Daphne Benner	
	Melinda Osborne	
	SANDRA LECHOT	
	Lindsay Hindin	
	Amy Whitney	
	Matt Whitney	
	Joe Whitney	
	Clara Lynne Vande Hei	
	Lynda DeJESUS	
	William DeJesus	
	Victor DeJESUS	
	John Buchholt	
	Kaitlin Simmons	
	VICTOR DeJesus SR	
	JAVIER Forte	

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER'S ROSTER

10/01/2014 **COMMUNITY ZONING APPEALS BOARD** **14**

(DATE) *(CZAB)*

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
	BRUCE FRACTION	
	GLENN HINDIN	
	DONALD VANDEHEI	
	Javier Forte	
	Jorge Alvarez	
	Joanna Parrado	
	David Buckhalt	DAVID Buckhalt
	Karen Buckhalt	KAREN Buckhalt

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER ROSTER

10/01/2014 **COMMUNITY ZONING APPEALS BOARD** **14**

(DATE) *(CZAB)*

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
	KIM EVANS	
	Evan Evans	

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	Michael A Rhodes	Michael Rhodes	16000 SW 280th ST Homestead, FL 33031
2.	Patricia Rhodes	Patricia Rhodes	16000 SW 280th ST Homestead, FL 33031
3.		Matthew Rhodes	16000 SW 280TH ST HOMESTEAD, FL
4.	Afernandez	Alexa Fernandez	6550 SW 79 Ave Miami, FL 33143
5.	Valerie Garcia	Valerie Garcia	15925 SW 84 Ave Miami, FL 33157
6.	Alonza Jenkins	ALONZA JENKINS	16021 SW 281st Homestead FL 33033
7.	Jami Jenkins	JAMI JENKINS	16021 SW 281st Homestead FL 33033
8.	Stephen A. Moore	STEPHEN A. MOORE	17490 SW 288 ST HOMESTEAD, FL 33030
9.	Dewey E Steele	DEWEY E. STEELE	22320 SW 256 ST. HOMESTEAD FL 33031
10.	Nina Boucher	Nina Boucher	27900 SW 160 AVE Homestead FL 33031
11.		EUGENIO FERNANDEZ	27820 SW 160 AVE Homestead, FL 33031
12.	Harvey Auglin	Harvey Auglin	28223 SW 158 CT Homestead, FL 33033
13.			
14.			
15.			

RECEIVED BY CLERK
Item # 14-003
CZAB # 14 Exhibit A-2
SEP 0 1 2014
CLERK OF THE BOARD

BEFORE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD 14

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

Public Hearing No. Z14-003

October 1, 2014

Holland & Knight

701 Brickell Avenue
Suite 3000
Miami, Florida 33131
(305) 374-8500 Phone
(305) 789-7799 Fax

RECEIVED BY CLERK
Item # 14-003 Exhibit A-1
CZAB # 14
SEP 0 1 2014
CLERK OF THE BOARD

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14

PH: Z14-003 (14-7-CZ14-1) **October 1, 2014**
Item No. A

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

This item was deferred from the July 9, 2014 meeting of Community Zoning Appeals Board (CZAB 14), to allow the applicant to meet with the neighbors, and subsequently, the application was deferred from the September 3, 2014 meeting due to an inadvertent error in the advertisement.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, 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;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Memorandum

Date: June 4, 2014

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

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Wetlands
The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
There are no tree resources issues on the subject properties.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

REVISION 2

Memorandum

Date: 09-JUN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

52 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

REVISION 1

Memorandum

Date: 04-JUN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000003

Fire Prevention Unit:

This meo supersedes MDFR memorandum dated April 2, 2014.
APPROVAL
No objection to the site plan with a May 18, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

52 dwelling units		N/A square feet	
residential		**industrial**	
N/A square feet		N/A square feet	
Office		**institutional**	
N/A square feet		N/A square feet	
Retail		**nursing home/hospitals**	

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontaineableau - 8225 NW 18 Terrace
Rescue, ALS Engine, (TRT)Heavy Rescue, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

N/A

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required 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 **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

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.

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

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 2014

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

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

Subject: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

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

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT >>

ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT [24]

Sec. 33-224. Uses permitted.
Sec. 33-225. Area, frontage and depth of lots.

Sec. 33-224. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, reconstructed, moved or structurally altered or maintained for any purpose in an EU-M District, unless otherwise provided for, except for one (1) or more of the following uses:

(1) Every use as a one (1) family residence, including every customary use not inconsistent therewith, and including guest house, private garage or garages and apartment designed for servants' quarters only, not over one (1) story in height.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.

(2) Noncommercial boat piers on slips for docking of private watercraft under same conditions as in an RU-1 District.

(3) A group home shall be permitted in a dwelling unit provided:

  (a) That the total number of resident clients on the premises not exceed six (6) in number.

  (b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of said licensure no later than the time of home occupancy.

  (c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(4) Reserved.

[illegible]

[illegible]

Sec. 33-225. Area, frontage and depth of lots.

(a) In any area zoned EU-M the minimum area of each site or lot shall be not less than fifteen thousand (15,000) square feet, having a minimum frontage of one hundred twenty (120) feet, and a minimum depth of one hundred fifteen (115) feet.

(b) Where lots in a subdivision have been platted or a lot has been deeded and recorded with a minimum frontage of less than one hundred twenty (120) feet, but having a frontage of at least

one hundred (100) feet and an area of at least fifteen thousand (15,000) square feet prior to July 18, 1957, the site shall be deemed conforming, if the property concerned was zoned LRU prior to July 18, 1957.

(Ord. No. [illegible], § [illegible])

Cross reference— Maximum [illegible] principal residential building in EU-M Districts, § [illegible].

FOOTNOTE(S):

— (24) —

Cross reference — Height of fences, walls and hedges in EU-M District, § 33-11. (Back)

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE II. BUILDING CONTENT, SETBACKS AND AREA OF SITES >>

ARTICLE II. BUILDING CONTENT, SETBACKS AND AREA OF SITES [3]

Sec. 33-40. Cubic content of buildings.
Sec. 33-41. Setbacks—Application of tables.
Sec. 33-42. Same—Survey required when property line in doubt.
Sec. 33-43. Use of more restrictive dimensions; compliance with special setback lines.
Sec. 33-44. Measuring setback from right-of-way lines.
Sec. 33-45. Maximum setbacks in certain districts.
Sec. 33-46. Permits to issue for lots on public road only.
Sec. 33-47. Front street setbacks for commercial uses in BU and IU Districts; pump islands at service stations; light poles.
Sec. 33-48. Reserved.
Sec. 33-49. Table of minimum widths, area of lots; maximum lot coverage, and minimum building sizes.
Sec. 33-50. Table of setback lines in residential and estate districts.
Sec. 33-51. Setbacks in business and industrial districts.

Sec. 33-40. Cubic content of buildings.

The minimum standards established for cubic content of buildings by tables in this article in each district are applicable unless:

(1) A greater cubic content has previously been established by usage or otherwise in a specific neighborhood, subdivision or area.

(2) In order to provide compatibility with the adjacent or surrounding or nearby area or areas a greater cubic content is established when any land, body of water or structure is rezoned or when a special permit or a variance is granted.

(3) A greater cubic content is required by deed, or plat restriction or by covenant running with the land.

(4) A greater cubic content is shown on an official district map or otherwise provided by this or any other ordinance.

(5) Such building or buildings are in bungalow courts, in which event individual buildings therein shall not be less than two-thirds (2/3) of the size established as the minimum for the block or subdivision; and provided that the size of any bungalow within fifty (50) feet of a street or road right-of-way is not less than the size required for other residential buildings in the neighborhood.

Sec. 33-41. Setbacks—Application of tables.

The minimum lot area and dimensions of sites and setbacks shown by tables in this article shall apply to the districts indicated.

Front building lines for all structures shall be set back from the nearest highway right-of-way according to sections on official right-of-way plan and minimum widths and tables in this article. The setback from all side and rear property lines shall be not less than ten (10) percent of the average

width of the lot, provided such setback is not less than five (5) feet, but in no case shall such setback requirements exceed seven and one-half (7½) feet, except where greater distance is required for a specified district by tables in this article and for corner lots.

(Ord. No. 57-19, § 30(B), 10-22-57)

Cross reference—Definition of setback, § 33-1(80); location of building for public assemblage in EU-0, EU-1 and EU-2 Districts, § 33-17(4).

Sec. 33-42. Same—Survey required when property line in doubt.

Applications for permit to erect, move or alter a structure which is to be located within ten (10) feet of any property line, or which is to be located within twenty-five (25) feet of any existing or proposed highway right-of-way, or where there is any doubt in the minds of the Director and the Director of the Public Works Department about the location of a property line, shall be accompanied by a certified map from a survey of the premises prepared by a land surveyor, registered in the State, and markers showing the boundary corners, corresponding to the survey, shall be left undisturbed until a certificate of occupancy is issued.

(Ord. No. 57-19, § 30(B)(1), 10-22-57; Ord. No. 95-216, § 1, 12-5-95)

Sec. 33-43. Use of more restrictive dimensions; compliance with special setback lines.

(a) In the case of two (2) or more districts abutting in one (1) block, the yard dimensions which are the greater for the districts in that block shall prevail.

(b) Where special setback lines, other than those provided in this article, are established by the Director for any purpose, such as for odd shaped lots, for waterfront sites (including canals, bays, etc.) or other reasons specified herein, all buildings erected, moved or added to thereafter shall conform to said special setback lines established by any amendment hereto, regardless of the standards provided in this article, or chapter.

(c) No person, firm, corporation, or public agency shall excavate or construct or reconstruct any building or structure including, but not limited to, dwelling house, hotel, motel, apartment building, seawall, revetment, or other structure incidental to or related to such structure, including, but not limited to, such attendant structures or facilities as a patio, swimming pool or garage, within fifty-five (55) feet of the line of mean high water, but not closer than fifty-five (55) feet from the applicable erosion control line whenever same has been established under Chapter 161, Florida Statutes, at any riparian coastal location fronting the Atlantic Ocean shoreline of Miami-Dade County, exclusive however of bays, inlets, rivers, canals, bayous, creeks, passes, vegetation type non-sandy shores, and the like, said line of mean high water being hereby defined as the natural ground contour that is one and six-tenths (1.6) feet above mean sea level, as provided by the national 1929 datum. Whenever any building or buildings are to be erected closer than one hundred (100) feet to the line of mean high water, fifty (50) percent of the width of said building (measured roughly from north to south along said line) shall be set back a minimum distance of one hundred (100) feet from the line of mean high water; and a seawall or revetment shall be constructed so that there is an essentially unbroken and continuous barrier to storm wave action, formed by the combination of building walls and seawalls or revetments. Except for such seawalls or revetments no structure of any kind shall be erected within the area of additional setback established in this paragraph.

(1) In order that there be no doubt that the required setback is not violated, all applications for permits for any excavations to be made, or for any building or structures to be erected, within one hundred fifty (150) feet of the line of mean high water or applicable erosion

control line, whichever controls, shall be accompanied by a certified survey made by a surveyor or engineer registered in the State of Florida, showing property lines, the line of mean high water, erosion control line if established and applicable, and pertinent ground elevations and beach profiles normal to the shoreline based on the mean sea level provided by the national 1929 datum. Said permit application shall be made to the Department. The permit shall be issued, provided that the Director of the Public Works Department finds that the excavation, or building or structure to be erected, complies with the setback requirement.

(2) A waiver to the setback requirements may be granted by the Director whenever the Director of the Public Works Department of Miami-Dade County certifies that the application for waiver clearly and unequivocally complies with the guidelines hereinafter provided.

(3) The application from any riparian property owner shall include such facts and circumstances and engineering data concerning shoreline stability and storm tides related to shoreline topography as are adequate for making an engineering determination as to the justification for said waiver; and if in the immediate contiguous or adjacent area of the proposed structure a number of existing substantial structures have established a reasonably continuous and uniform construction line closer to the line of mean high water or to an applicable erosion control line than provided herein, said proposed structure may be permitted along such existing line or along a transition line to meet said existing structures if such alignment of the proposed structure will minimize beach erosion; provided, however, that all said waivers shall be further processed in accord with Section 161.052 and 161.053, Florida Statutes.

(4) The provisions of this section shall not apply to structures intended for shore protection purposes which are regulated by Section 161.041, Florida Statutes, nor shall they apply to structures existing or under construction on January 19, 1973. Reconstruction and repairs of an existing building damaged more than fifty (50) percent of the current value of the existing building will not be permitted except in conformance with this ordinance and other applicable regulation.

(5) The provisions of Subsection (c) hereof are applicable in the unincorporated areas of the County.

(Ord. No. 57-19, § 30(B)(3), (3), 10-22-57; Ord. No. 73-4, § 1, 1-9-73; Ord. No. 74-07, §§ 1, 2, 9-3-74; Ord. No. 95-215, § 1, 12-5-95)

Sec. 33-44. Measuring setback from right-of-way lines.

All setback distances from property lines which abut an existing or officially established highway right-of-way shall be measured from the limits of the official right-of-way lines, including those established by this chapter, regardless of whether or not such full official right-of-way width has been dedicated.

(Ord. No. 57-19, § 30(B)(4), 10-22-57)

Sec. 33-45. Maximum setbacks in certain districts.

The front setback distance of the building line of the principal building in an EU-M, RU-1 and RU-2 District shall not exceed fifty (50) feet, provided, however, such maximum front setback may be adjusted by the Director where peculiar conditions exist and where compliance with this regulation would impose an unnecessary hardship on the property owner, and a greater front setback would not be detrimental to the adjacent property owner and would comply with the spirit and intent of the regulations; among other things, peculiar conditions which can be considered would be such as,

buildings or structures in the area with greater front setbacks than regularly permitted, unusually deep lots, lakefront lots, use of property across the street in variance with usual permitted uses in the district, such as school, church, cemetery, park or the like.

(Ord. No. 57-19, § 30(B)(5), 10-22-57; Ord. No. 87-48, § 2, 2-4-87; Ord. No. 96-104, § 3, 10-8-96)

Sec. 33-46. Permits to issue for lots on public road only.

No permit shall be issued for a building or use on a lot, plot, tract, or parcel in any district until that portion of the applicant's lot, plot, tract, or parcel lying within the required official zoned right-of-way has been dedicated to the public for road purposes, and standard pavement improvements have been made, bonded for or an improvement agreement signed prior to building permit issuances except as otherwise provided in Sections 33-133(C), (D) and (E) herein. Any deviation from this section shall require a non-use variance pursuant to the provisions of Section 33-311 of the Code.

Any lot, plot, tract or parcel under single ownership is exempt from the provisions of this section where that lot, plot, tract, or parcel (a) is located outside the Urban Development Boundary (as shown on the Comprehensive Development Master Plan); (b) is to be used only for agricultural or residential purposes; and (c) is not located adjacent to a zoned section line road.

Where a site plan for a multiple-family housing development, apartment development, or apartment hotel development containing frontage on a public or dedicated road and containing interior private streets or roads within the development has been submitted to and approved by the Department, it shall be exempt from the provisions of this section, except that if full right-of-way dedications or improvements as required by the Public Works Department are lacking, the same shall be provided or a non-use variance obtained.

(Ord. No. 57-19, § 30(B)(6), 10-22-57; Ord. No. 69-50, § 1, 9-3-69; Ord. No. 90-71, § 2, 7-1-80; Ord. No. 81-106, § 1, 9-17-81; Ord. No. 82-69, § 1, 7-20-82; Ord. No. 94-28, § 1, 2-1-94; Ord. No. 96-210, § 1, 12-3-96)

Sec. 33-47. Front street setbacks for commercial uses in BU and IU Districts; pump islands at service stations; light poles.

(a) Front setback and yard area requirements for commercial structures in Business (BU) and Industrial (IU) Districts shall be twenty (20) feet, provided that front setback of pump islands for gasoline service stations shall be only fifteen (15) feet, and provided, further, that light standards (poles) shall meet the setback requirements for class B detached signs.

(b) Detached, freestanding canopies to cover pump islands at gasoline service stations shall be permitted, provided:

(1) That the nearest edge of the detached canopy to the front property line (measured to the official right-of-way line) is at least seventeen (17) feet therefrom.

(2) That the nearest edge of the detached canopy to the side street property line (measured to the official right-of-way line) is at least twelve (12) feet therefrom.

(3) No minimum setback or spacing need be provided between the inner edge of the canopy and the gasoline service station building.

(Ord. No. 57-19, § 30(B)(7), 10-22-57; Ord. No. 96-104, § 3, 10-8-96)

Sec. 33-48. Reserved.

Ord. No. 90-118, § 2, adopted Nov. 6, 1990, repealed § 33-48, relative to setbacks for auto sales or vacant

lots, which derived from Ord. No. 57-19, § 30(C)(2), adopted Oct. 22, 1957.

Sec. 33-49. Table of minimum widths, area of lots; maximum lot coverage, and minimum building sizes.

The minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be in effect for the districts enumerated in the following table:

District	*Families*	*Min. Width*	*Min. Lot Area (Sq. Ft.)*	*Max. Lot Coverage (% of Lot Area)*	*Min. Bldg. Size (Cu. Ft.)*
RU-1	1	New sub.-75'	7,500	35% for subdivisions platted on or before March 8, 2002; 40% for subdivisions platted after March 8, 2002	8,500
		Old sub.-50'	5,000	35%	8,500
RU-1M(a)	1	50'	5,000	40% for subdivisions platted on or before March 8, 2002; 45% for subdivisions platted after March 8, 2002	8,500
RU-1M(b)	1	60'	6,000	40% for subdivisions platted on or before March 8, 2002; 45% for subdivisions platted after March 8, 2002	8,500
RU-1Z	1	New sub.-45'	4,500	50%	8,500
		Old sub.*			
*as approved by public hearing or administrative site plan review					
RU-2	1	New sub.-75'	7,500	35%	8,500
		Old sub.-None	3,750	30%	8,500
	2 singles	New sub.-75'	7,500	30%	8,500 front res.
					5,000 rear res.
		Old sub.-50'	5,550	30%	8,500 front res.
					3,000 rear res.
	duplex	New sub.-75'	7,500	30%	8,500
		Old sub.-50'	5,550	30%	8,500
RU-3	1	Same as single-family residence in RU-2 District.			
	2 singles	Same as two single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	75'	7,500	40%	7,500
	Multi-family	100'	2 acres net lot	30%	

	housing development		area		
RU-3B	1	Same as single-family residence in RU-2 District.			
	2 singles	Same as two single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-3 District.			
	bungalow	100′	2000 per fam.	40%	See RU-3B
	court		10,000 min.		
RU-4	1 or 2 singles	Same as 1 or 2 single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-2 District.			
	5 or more units	100′	500 per fam. 10,000 min.	See RU-4	
RU-4A	1 or 2 singles	Same as 1 or 2 single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-2 District.			
	5 or more units	100′	500 per fam. 10,000 min.	See RU-4	
	bungalow villa	See RU-4A			
EU-M	1	Prior to 5-9-57 100′	15,000	30%	12,500
		New sub.-120′ (Min. depth 115′)	15,000	30%	12,500
EU-S	1	125′ (Min. depth 135′)	25,000 (inc. r/w)	30%	15,000
EU-1	1	Prior to 4-17-51 100′	1 ac. (inc. r/w)	15%	15,000
		New sub.-125′	1 ac. (inc. r/w)	15%	15,000
EU-1C	1	150′	2½ ac. (inc. r/w)	15%	17,500
EU-2	1	200′	5 ac. (inc. r/w)	15%	17,500
AU	1	Prior to 2-13-51 100′	10,000	25%	7,500
		New sub.-200′	5 ac. (inc. r/w)	15%	7,500

BU Districts		*Minimum lot frontage*	*Minimum lot area*
BU use	Old sub.	50′	5000 sq. ft.
	New sub.	50′, 75′ corner	5000 sq. ft., 7500 sq. ft.
RU or BU & RU use	Old sub. & New sub.	1, 2, 3 or 4 residential units—75′	1, 2, 3 or 4 residential units—7500 sq. ft.
		5 or more residential units—100′ See Note 3	5 or more residential units—10,000 sq. ft. See Note 3
IU Districts			
BU or IU use	Old sub.	50′	5000 sq. ft.
	New sub.	75′	7500 sq. ft.

KU Districts	Same as RU-1 Districts

NOTE 1. Percentage of lot coverage allowed applied to principal structure. Lot coverage for accessory buildings such as guest houses, secondary residences, etc., shall be as provided in other applicable Sections.

Lot coverage requirements shall in no way affect existing setback or spacing requirements, or the requirements that residential uses must conform to residential setbacks when established in business or industrial districts.

NOTE 2. Unless otherwise stated, figures in this column are for single-family residential use. Duplex structure shall be one and one-half (1½) times minimum cubic content. Three (3) or four (4) units shall be twice the minimum cubic content.

NOTE 3. Where a lot is to be used exclusively for commercial purposes, the number of store units shall not be dependent on any square foot area requirements; however, where it is desired to combine a residential use of any type with a commercial use, necessary lot area shall first be provided for the residential use and, if there is any surplus area, the commercial use will be permitted, providing all setback, spacing, parking, and other requirements are met.

NOTE 4. Unless otherwise stated herein or shown on the district maps, the cubic content specified shall refer to a one (1) story, single-family dwelling. Proportional increases in size or value shall be required for two (2) story or more than one (1) family use.

NOTE 5. Minimum width of lots in new subdivisions in the RU-1Z, RU-1, RU-1M(a), RU-1M(b), EU-M, EU-S and EU-1 Districts may be decreased from the amount required under the following conditions:

(a) The decrease shall be applicable to lots containing a portion of their frontage along the curvilinear streets and cul-de-sacs.

(b) The minimum lot frontage as defined elsewhere for the various zoning districts must be provided at the minimum building setback line of curvilinear lots.

(c) That the minimum frontage requirement at street right-of-way line and radius requirements of exterior street right-of-way line along curvilinear streets and cul-de-sacs shall meet the following requirements:

Zoning District	*Minimum Frontage (feet)*
RU-1Z	31
RU-1	50
RU-1M(a)	33
RU-1M(b)	40
EU-M	80
EU-S	85
EU-1	85

(d) Lot area must comply with all other minimum zoning requirements.

(e) The design of the streets where the lot frontage occurs must conform to standards of the Public Works Department.

(Ord. No. 77-43, § 2(B), 7-19-77; Ord. No. 89-43, § 2, 11-14-89; Ord. No. 91-51, 9-10-91; Ord. No. 91-61, § 1, 7-9-91; Ord. No. 91-71, § 1, 7-30-91; Ord. No. 92-22, § 1, 4-13-92; Ord. No. 72-59, § 1, 8-10-72; Ord. No. 92-30, § 1, 4-28-92; Ord. No. 91-20T, § 1, 1-1-92; Ord. No. 95-135, § 5, 7-25-95; Ord. No. 02-32, § 1, 2-25-02; Ord. No. 03-101, § 2, 11-13-03; Ord. No. 12-2, § 2, 1-25-12)

Sec. 33-50. Table of setback lines in residential and estate districts.

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	*Front (Ft.)*	*Rear (Ft.)*	*Between Buildings (Ft.)*	*Interior Side (Ft.)*	*Side Street (Ft.)*
RU-1: One	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15
Acc. bldg.	75	5	10	same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.
Canopy carport	5	5	—	2	5
RU-1M(a):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	5	10

	garages				
Acc. bldg.	75	5	10	5	15
Canopy carport	5	5	—	2	5
RU-1M(b):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	6	10
Acc. bldg.	75	5	10	6	15
Canopy carport	5	5	—	2	5
RU-2: One			—same as RU-1 res.—		
Two singles: Front			—same as RU-1 res.—		
Rear			—same as RU-1 acc. bldg.—		
Duplex			—same as RU-1 res.—		
Acc. bldg.			—same as RU-1 acc. bldg.—		
Canopy carport	5	5	—	2	5
RU-3: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four	25	25	—	15	25
Acc. bldg.	75	5	10	7½	30
Canopy carport	5	5	—	2	5
RU-3B: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four			—same as 3 or 4 unit in RU-3—		
Bungalow court			—see RU-3B—		
Acc. bldg., 1 to 4 units	75	5	10	7½	30
RU-4 & RU-4A: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		

Three or four			—same as 3 or 4 units in RU-3—		
Five or more			—see RU-4 and RU-4A—		
Acc. bldg.	75	5	10	7½	30
EU-M: One	25	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	5	5	—	2	5
EU-S: One	35	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	13	5	—	2	5
EU-1: One	50	25	—	15	25
Acc. bldg.			—same as EU-M accessory buildings—		
Canopy carport	28	5	—	2	5
EU-1C			—same as EU-1—		
EU-2			—same as EU-1—principal building and entrance lodge same as principal building in EU-1—all other buildings not closer than 85' to the highway right-of-way		
Canopy carport	28	5	—	2	5
AU			—same as EU-1 unless otherwise specified in AU District—		

NOTE 1. Refer to Section 33-20(b)(l) for additional utility shed setback regulations. Sheds in townhouse developments shall be regulated by Section 33-202.3(2)(q).

(Ord. No. [illegible], § 5(33-5), 10-3-62; Ord. No. 60-68, § 2, 11-21-68; Ord. No. 76-82, § 1, 3-21-76; Ord. No. 76-19, § 3, 3-[illegible]; Ord. No. 80-110, § 3.1, 12-29-80; Ord. No. 87-93, § 3, 9-24-87; Ord. No. 01-77, § 1, 4-24-01; Ord. No. 02-82, § 2, 6-[illegible]; Ord. No. 14-38, § 3, 10-14)

Sec. 33-51. Setbacks in business and industrial districts.

The minimum setback distances and spacing requirements in all business districts and in IU-1, IU-2 and IU-3 Industrial Districts (see Section 33-273 for IU-C setback requirements) shall be as follows:

Front—Twenty (20) feet.
Side street—Fifteen (15) feet, except where an RU, EU or GU lot abuts a business or industrial lot, then the side street setback shall be twenty-five (25) feet on any part of the commercial structure located within twenty-five (25) feet of the residential district boundary provided, however, if an abutting GU lot is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence at the time of the approval of the building permit for the business or industrial use, the setback shall be fifteen (15) feet from the side street property line.
Interior side—Zero (0) feet where the adjacent property is BU or IU Districts and where the use of the building is limited exclusively to business or industrial use. The wall along the side property line shall be constructed in

accordance with the Florida Building Code.

Five (5) feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

Ten (10) feet for such portions of the business structure as are devoted to residential use.

Fifteen (15) feet where the adjacent property is zoned RU or EU or GU. It is provided, however, that where an abutting GU lot is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence at the time of the approval of the building permit for the business or industrial use, in such instances the setback shall be:

Zero (0) feet where the wall along the interior side property line is unpierced and constructed in accordance with the Florida Building Code; or

Five (5) feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

Rear—Twenty (20) feet from residential district boundary, except that credit shall be given for full width of dedicated alleys in computing this setback.

Five (5) feet from business or industrial district boundary, where any openings are provided in wall of proposed structure, adjacent to rear lot line.

Zero (0) feet from business or industrial district boundary where no openings are proposed in wall of proposed structure, adjacent to rear lot line.

Same setbacks shall apply for accessory buildings as apply to principal structures.

Between buildings—Twenty (20) feet.

Structures containing residential uses or mixed residential-business uses shall comply with residential setbacks (for the entire building) as may be required for the residential use in the residential district.

(Ord. No. 67-19, § 3, 10-23-67; Ord. No. 68-4, § 1, 2-13-68; Ord. No. 64-19, § 4, 6-5-64; Ord. No. 80-89, § 1, 9-2-80; Ord. No. 83-38, § 1, 6-7-83; Ord. No. 02-266, § 3, 12-3-02; Ord. No. 03-41, § 1, 3-11-03)

FOOTNOTE(S):

(Back)

A

Hearing Number: 14-003 Applicant: Helen Michael and Preferred Enterprises, Inc.
Area 14/District 8 Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Samuel Willis	27600 SW 157 Ave Homestead 33031
2.		Victor DeJesus	27840 SW 160 Ave 33031
3.		Susana Forte.	27903 SW 160 Ave 33031
4.		Lynda DeJesus	27840 SW 160 Av 33031
5.		Niurka Costales	27809 SW 162 Ave
6.		Javier Forte	27903 SW 160th Ave.
7.		Glenn Hinson	27905 SW 162 Ave.
8.		Sandra LeChot	16100 SW 278 St Homestead, FL 33031
9.		Alberto Pozo	28203 SW 160 Ct Homestead, FL 33033
10.		Norma Brieler	28123 SW 160 Ct Homestead 33033
11.		Liny de la Nuez	28122 SW 160 ct, Homestead FL 33033
12.		Linda Kluman	16050 S.W. 281 St. Homestead, Fla. 33033
13.		Ana Rodriguez	28204 SW 159 Pl. 33033 Ana Rodriguez
14.		Marie A. Blonder	28234 S.W. 159th Pl
15.		Harvey D. Blonder	28234 S.W. 159 Place Homestead, FL 33033

C-14
14-3

P-197

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		WILLIAM LARRIE	27902 SW 159 CT
2.		Daphne Brenner	27802 SW 159 Ct.
3.		HARRY GRIGSBY	27951 SW 159 CT
4.		GUILLERMO OCHOA	27901 SW 159 CT
5.		MIRTHA OCHOA	27901 SW 159 Ct
6.		Milagros Rogue	27952 SW 159 Ct
7.		Jorge Rogue	27952 SW 159 Ct
8.	CARIDAD BANOS	Caridad Banos	27803 SW 160 Ave
9.		PATRICIA SCROGGS	16045 SW 283 St Homestead
10.		DAVID SCROGGS	16045 SW 283 St Homestead
11.		Anthony Ruiz	15940 SW. 283rd St.
12.		Sonyata Ruiz	15940 SW 283rd St
13.		Kathleen Brenner	28251 SW 159 Ave
14.		Julio Roca	28200 SW 159 AVE
15.		A. Gonzalez	28081 SW 159 Ct

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		BRUCE WALTON	27801 SW 159 CT HMSTD
2.		SHIZUKO WALTON	27801 SW 159 CT "
3.		Melinda Osborne	27850 SW 159 Ave
4.		DAVID S. KIRBY	27800 SW 159TH AVE
5.			27850 SW 159 AVE
6.		Christa Ingram	27850 SW 157 AVE
7.		Bryan Ingram	27800 SW 157 AVE
8.		Susan Dunn	28105 SW 158 Place
9.		GREGORY DEHART	15881 SW 281 ST (305-247-6694)
10.	Ann H DeHart	Ann H DeHart	15881 SW 281 ST (305) 247-6694
11.		RONALD D LOPEZ	28124 SW 158 PLACE (305) 245-6796
12.		Jamie Fobb	28205 SW 158 PL Homestead, Fl 33033
13.		Judith Dunbar	28234 SW 158 PL Homestead Fl 33033
14.		Alice Brown	28235 SW 158 PL Homestead FL 33033
15.		Debbie Page	28254 SW 158 PL Homstd FL 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[signature]	Ibia Domenech-Lopez	27200 SW 162 AVE
2.	Tania Almagro	[signature]	27225 SW 162 CT 33031
3.	Maria Mateo	[signature]	27225 SW 162 CT 33031
4.	[signature]	Laura Suits	27305 SW 162 Ct Homestead 33031
5.	[signature]	Bill Suits	27305 SW 162 Court Homestead Fl 33031
6.	[signature]	Claude Potter	27205 SW. 162 CT
7.	[signature]	Evan E Evans	16250 SW 274 ST
8.	[signature]	KIMBERLY EVANS	16250 SW 274 St Hmstd. FL 33031
9.	[signature]	Kyle Bergardt	16290 SW 274 St
10.	[signature]	Jose Parrilla	16290 S.W. 283 St.
11.	Hector L. Roman	[signature]	16260 SW 283rd St.
12.	[signature]	Lori Lee	16240 SW 283 St.
13.	[signature]	Nelson Gomez	16241 SW 283 ST.
14.	[signature]		16781 SW 278 St.
15.	[signature]	Jessica Rogers	16781 SW 278 St.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Drew Colbaugh	15900 SW 283rd St Homestead FL 33033
2.		Jysecca DelRio	15860 SW 283 St FL 33033
3.		Al Rolle	28232 SW 159 Ct
4.	Michele Arnold	Michele Arnold	28202 SW 158 CT
5.	Maria Salgado		28122 SW 158 CT Homestead FL 33033
6.		Geraldo Hernandez	28172 SW 158 Ct.
7.	Imallock	Ilene Mallock	28123 SW 158 Ct - "
8.	R. mallock	Robert L. Mallock, SR.	28123 SW 158 Ct.
9.		JENNIFER WRIGHT	28021 SW 159 CT 33033
10.		JAHAIRA TODD	16200 SW 284 St.
11.	Edward Todd	Edward Todd	16200 SW 284 st 33033
12.		JESSE ARMSTRONG	16201 S.W. 284 ST 33033
13.	Kathy Kolb	Kathleen Kolb	16223 SW 284th St 33033
14.	Christina Jordan		16260 SW 284th St 33033
	Patricia J Massey	Patricia J Massey	16283 SW 283rd St 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Alan C Simmons	16201 SW 282 ST Hmstd
2.		Sandra Salinas	16200 SW 282 St Husted.
3.		Robert Salinas	16200 SW 282 St. Husted.
4.		Kim Reeder	16221 SW 282 St Hmstd
5.		Roger Reeder	16221 SW 282 St Hmstd
6.		Maritza Marrero	16231 SW 282 ST. Hmstd.
7.		Jeffrey Richardson	16241 SW 282 St Hmstd
8.		Mala Foard	16260 SW 282 St Homestead
9.		Lupe Mendoza	28035 SW 166 Ct Homstd
10.		Mercedes Montagudo	28036 SW 166 Ct Homest.
11.		Ramon Masson	28104 SW 165 Ct Homestead
12.		Mariela Tejela	16483 SW 282 ST
13.		Jonathan Spicer	16350 SW 282 St
14.		Dwayne H. Clark	16330 SW 282 St
15.		Jason Rogers	16280 SW 282 ST 33033

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
(1)		Jose Anguiano	27900 SW 162nd Ave.
(2)		Joseph Whitney	27825 SW 162 AVE
(3)		Matthew Whitney	27825 SW 162 Ave
(4)		GERALD WHITNEY	28632 SW 163 CT
(5)		Carlos Javier Noda	27990 SW 160 Ave
(6)		Arlene M. Sanabria	26251 SW 162nd Ave
(7)		Sydney Robinson	23515 SW 162nd Ave
(8)		[illegible]	16075 SW 283 ST – DIANE MASSUCCI
(9)		[illegible]	16075 SW 283 ST DONALD MASSUCCI
(10)		[illegible]	15941 SW 283 ST JOSEPH T. PARR
(11)		[illegible]	16290 SW 274 ST John Buchheim
(12)		KHALID GHANI	27805 SW 161 AV. Homestead FL 33031
(13)		KAMIL GHANI	27805 SW 161 AV HOMESTEAD FL
(14)		Sabina Ghani	27805 SW 161 Ave
(15)		CHRIS RAAB	27829 SW 161 AVE

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE,MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014,SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
✓1	[signature]	RICHARD G. FLOM	28420 SW 161 AVE
2	[signature]	SAMMY G JONES	1650 S.W. 277 ST
3	[signature]	A. Barrett	28400 S.W. 161 Ave
4	[signature]	DALLIS CHANDLER	16221 S.W 283 St.
5	[signature]	Sue a askins	28110 SW 161 Ave
6	[signature]	Cynthia L. MEAD	28110 SW 161 AVE
7	[signature]	ROSALIND DuPILL	28101 S.W. 161
8	[signature]	John Ackerman	28101 SW 161 AVE
9	Yolande Locter	[signature]	28200 SW 161 Ave
10	Joel K. Bray	Joel K. Bray	28220 SW 161 AVE
11	[signature]	DORIS WOHL	28231 SW 161st Ave.
12	Patricia Marriott	PATRICIA MARRIOTT	28251 SW 161 AVE
13	Karen Gilley	Karen Gilley	16080 SW 283 St
14	[signature]	Roger Gilley	16080 SW 283 St.
15	[signature]	PRISSILLA POUCHET	28232 SW 160 Court

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE,MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014,SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
(1)		Lindsay Hinden	27795 SW 162 Ave Homestead FL 33031
(2)		STEVE LeCHOT	16100 S.W. 278 STR. HOMESTEAD, FL. 33031
(3)	Enid Raab.	Enid Raab	27889 SW 161 AVE Homestead FL 33031
(4)		Donna Ghadi	27855 SW 161 Ave Homestead FL 33031
(5)		Tolean Stuminski	27825 SW 161 Ave Homestead, FL 33031
(6)	DAVID GARCIA	David Garcia	16101 SW 280 St Homestead FL 33031
(7)	Nilda Hernandez	Nilda Hernandez	27720 SW 162 ave Homestead, FL 33031
(8)			27700 SW 162 Ave Homestead FL 33031
(9)		Charles H. Munz	27680 SW 162 AVE Homestead FL, 33031
(10)		Mark Gadol	27660 SW 162 Ave Homestead Fla 33031
(11)		Stephen McKeown	16205 SW 278 Terrace Homestead FL 33031
(12)	STEVE SCHOOLEY		27642 SW 162 ct Homestead FL 33031
(13)			27910 SW 162 Ave.
(14)	Alexander Alvarez		27800 SW 162 Ave
(15)	Teresa Vazquez		27810 SW 162 Ave

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Carlos	27945 SW 163 Ave
2.		Rachi Jimenez	27945 SW 163 Ave
3.		Kapp Boys	27905 SW 163 Ave
4.		Tom Boys	27905 SW 163 Ave
5.	C.A. Shim	Carol Shim	27805 SW 163 Ave
6.	N. Shim	Nakita Shim	27805 SW 163 Ave
7.	D. Shim	Dominique Shim	27805 SW 163 Ave
8.		Russell Johnson	27825 SW 163 Ave
9.		Catherine McGlothlin	27645 SW 163 Ave
10.		Omar Fiedler	16305 SW 276 Ter
11.		Jodi Gonzalez	27702 SW 163 ave.
12.		Mike Fiebeck	27702 SW 163
13.		Amy Whitney	27825 SW 162 Ave
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[signature]	Abigail Jonckheere	16208 SW 274st 33031
2.	[signature]	BENOIT JONCKHEERE	16208 SW 274 33031
3.	Mary Palazuelo-Jonckheere		16208 SW 274st 33031
4.	[signature]		16281 SW 274st 33031
5.	Annette Virok	Annette Virok	16281 SW 274 st 33031
6.	Taylor Paul	Taylor Paul	16281 SW 274 ST 33031
7.	[signature]	Richard West	16241 S.W. 274 st 33031
8.	[signature]	Robert W. Zukowski	16261 SW 274 33031
9.	Carolyn Zukowski	Carolyn E. Zukowski	16261 S. 274st H. 33031
10.	Joe Norat	[signature]	16221 SW 274 ST
11.	Juliana [signature]	Juliana Norat	16221 SW 274 ST 33031
12.	Luke Evans	[signature]	16250 SW 274 st 33031
13.	Reve Guzman		16211 SW 274 st 33031
14.	Amy. Guzman		16211 SW 274 st 33031
15.	Adriana Lopez		27200 SW 162 AVE. 33031.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
		Siegfried Schwab	2
1.			28240 SW 163 Ave
2.		Monica Weisson	28331 SW 163RD CT
3.		KAREN LAAS.	28242 SW 163 Ct
4.		David Pharo	16370 SW 284 St.
5.		Amelie Hernandez	16350 S.W 284 ST.
6.	Julio Callen	Julio Callen	16462 SW 281 ST
7.		letta	28102 SW 165 ST
8.		RALPHIE SANCHEZ	16470 SW 280 ST
9.			18724 SW 306 TERR.
10.		Betsabeth Ramirez	16470 SW 280 St.
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	L Anguiano	Leticia Anguiano	27900 S.W. 162 Ave. Homestead, FL 33031
2.		Robert LaRicci	16241 SW 280 ST Homestead FL
3.		David Mershon	27942 SW 162 Ct Homestead Fl.
4.		Vicente Garza	27902 SW 162 ct Homestead Fl
5.	Julie Brandt	Julie Brandt	27822 SW 162 Ct. Homstd, FL 33031
6.	Jorge Aponte	Jorge Aponte	27802 SW 162 Ct Homestead, Fl 33031
7.	Nilda Maria Rhymestine		27701 SW 162 Ct miami Fl 33031
8.	Michael Denigris		27701 SW 162 Ct Homestead, Fl 33031
9.	Felix A. Lopez		27681 SW 162 Ct Homestead FL 33031
10.	[redacted]	[redacted]	[redacted]
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[redacted]		
2.	Joe Nodal	Joe Nodal	27911 SW 162 CT
3.	J. Nodal	Janein Nodal	27911 S.W. 162 Ct
4.	Josiel Morera	Josiel Morera	27925 SW 162 AVE
5.	Lurisaday Mateos	Lurisaday Materos	27925 SW 162 AVE
6.	[illegible]	Edward Vazquez	27945 SW 162 AVE
7.			
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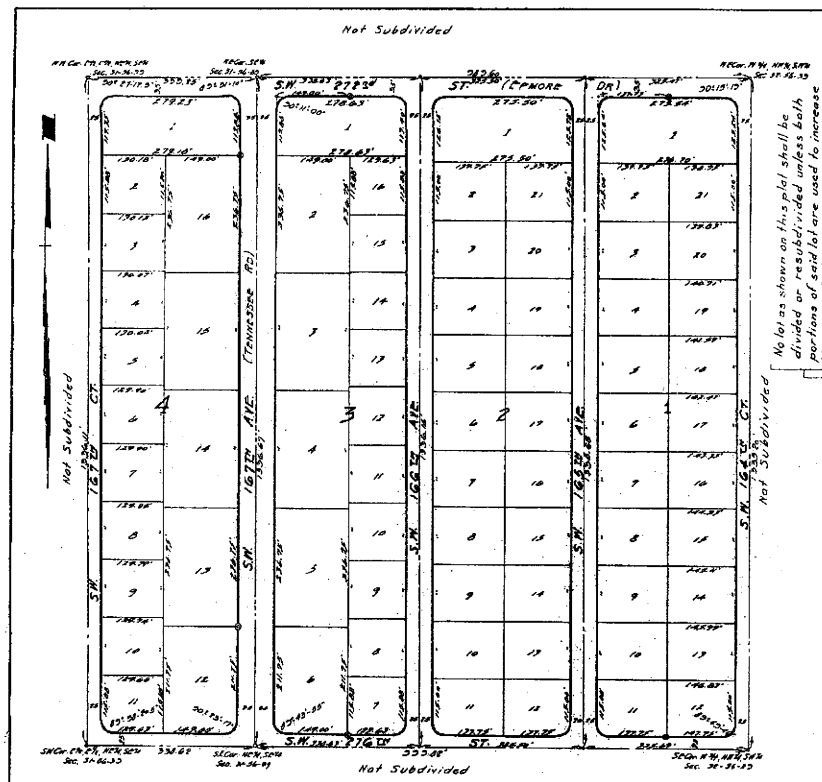
15.			

63-18



MELODY MANOR

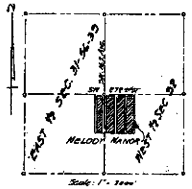
A SUBDIVISION OF
THE E½ OF E½ OF NE¼ OF SE¼ OF SEC. 31, TWP. 56S, RGE. 39E,
AND W¼ OF NW¼ OF SW¼ OF SECTION 32, TWP. 56S, RGE. 39E,
DADE COUNTY, FLORIDA.

Scale in Feet

SCALE: 1" = 100' JANUARY 1956

Thomas J. Kelly, Civil Engineer & Land Surveyor, Miami, Florida.

ENGINEERS NOTE:
● Denotes Permanent Reference Monuments set
All Radii are 25' and dimensions on corner lots are to the intersections of Lot lines extended



LOCATION SKETCH

KNOW ALL MEN BY THESE PRESENTS:
That Jordan, Ashbes & Kramer, Inc., a Florida Corporation, have caused to be made the attached Plat entitled "MELODY MANOR" the same being a subdivision of the East ½ of the E½ of the NE¼ of the SE¼ of Section 31, Twp. 56S, Rge. 39E, and of the West ¼ of the NW¼ of the SW¼ of Section 32, Twp. 56S, Rge. 39E, lying in Dade County, Florida

The Streets, Avenues, and Courts shown hereon together with all existing and future plantings, trees and shrubbery are hereby dedicated to the perpetual use of the Public for proper purposes reserving to Jordan, Ashbes & Kramer, Inc., the reversion or reversions thereof whenever discontinued by Law.

The Official Dade County Zoning Regulations now in effect or as the same may be from time to time changed or amended applicable to the area within which this subdivision is located shall be observed.

IN WITNESS WHEREOF, We have hereunto set our hands and seal at Coral Gables Florida this 4 day of April A.D. 1956.

JORDAN, ASHBES & KRAMER, INC.

Signed: David E. Jordan, President — David E. Jordan
Attest: Norman Ashbes, Secretary — Norman Ashbes

STATE OF FLORIDA
COUNTY OF DADE SS.

Before me this day personally appeared David C. Jordan and Norman Ashbes, President and Secretary respectively of Jordan, Ashbes & Kramer, Inc., a Florida Corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged that they executed the same freely and voluntary as officers of said Corporation that they affixed thereto the official seal of said corporation, and that this is the free act and deed of said corporation.

WITNESS my hand and Notarial Seal at Coral Gables Florida, this 4 day of April A.D. 1956

My Commission expires December 11, 1956

Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Nellie Kennedy, the owner and holder of that certain mortgage dated Nov. 15, 1954 and recorded in Mortgage Book 3012 at Page 468 Public Records hereby consent to this Plat and join in the dedication.

WITNESS my hand and seal at Coral Gables Florida, this 11th day of APRIL A.D. 1956

Witnessed: Juanita V. Hartley, Elizabeth W. Hunter

Nellie Kennedy

State of Florida
County of Dade SS.

Before me this day personally appeared Nellie Kennedy to me well known to be the person described in and who executed the foregoing instrument, who being duly sworn acknowledged that she executed the same freely and voluntary.

Witness my hand and Notarial Seal at Coral Gables Florida, this 11th day of APRIL A.D. 1956

My Commission expires 9/21/56

Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Eugene Fleischer and Lucille Fleischer, his wife, owners and holders of that certain mortgage dated Mar. 20, 1956 and recorded in Mortgage Book 3558 at Page 169 of the Public Records of Dade County, Florida, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF: We have hereunto set our hands and Seals this 4 day of April A.D. 1956

Witnessed: Jean Kramer, Stella Mann

Eugene Fleischer (Seal) — Lucille Fleischer (Seal)

STATE OF FLORIDA
COUNTY OF DADE SS.

Before me this day personally appeared Eugene Fleischer and Lucille Fleischer, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who upon being duly sworn acknowledged that they executed the same freely and voluntary.

Witness my hand and Notarial Seal at Coral Gables Florida, this 4th day of April A.D. 1956

My Commission expires December 11, 1956

Notary Public State of Florida.

I HEREBY CERTIFY: That the attached Plat entitled "MELODY MANOR" is a true and correct representation of the land as recently surveyed and platted under my direction, also that the Permanent Reference Monuments shown hereon were set on the 28th day of February 1956 in accordance with Section 7, Chapter 10375 (No 253) Laws of the State of Florida.

Registered Land Surveyor No. 538 & Engineer No. 5281 State of Florida

This Plat was approved by the Dade County, Florida, Planning, Zoning and Building Department this 23rd day of March A.D. 1956.

by [illegible] Director

This Plat was approved and the foregoing dedication was accepted and approved by Resolution No. 9258 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 27th day of March A.D. 1956

Approved: E. A. Sundlun, County Engineer

Attest: E. D. Leatherman, Clerk of the Circuit Court

Signed: [illegible], Chairman

By [illegible] Deputy Clerk.

Filed for Record this 16th day of MARCH A.D. 1956 at 10:48 A.M. in Book 63 of Plats at Page 18 of the Public Records of Dade County, Florida. This Plat complies with the Provisions of the Laws of State of Florida.

E.D. Leatherman, Clerk of the Circuit Court

By [illegible] Deputy Clerk

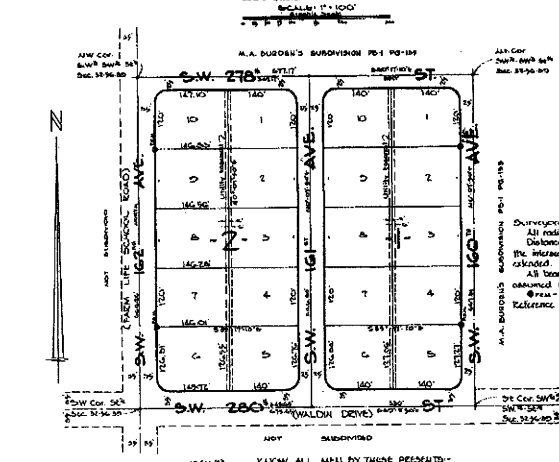
FF 75[illegible]

67-89

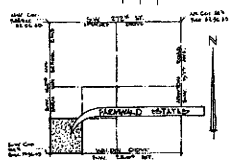
FARMWALD ESTATES

A RESUBDIVISION OF THE SW¼ · SW¼ · SE¼ OF SECTION 32 - TWP. 56S - RGE. 39E
BEING A PART OF "M.A. BURDEN'S SUBDIVISION" PB 1 - PGE. 135
DADE COUNTY, FLORIDA.

MUELLER & FAITH
CIVIL ENGINEERS & LAND SURVEYORS
CORAL GABLES FLORIDA
SCALE: 1" = 100'



Surveyors Note:
All radii are 25 feet
Distances on corner lots are to the intersection of block lines extended.
All bearings based on an assumed meridian
⊕ rod - Indicates Permanent Reference Monument.



LOCATION MAP
SE¼ SEC. 32 TWP. 56 S. RGE. 39 E. SCALE: 1"=1000'

KNOW ALL MEN BY THESE PRESENTS:-
That Ethel Beloff, a single woman, the owner and holder by assignment, dated Aug. 28, 1958, recorded Aug 28, 1958 in Official Records Book 979, Page 151, Public Records of Dade County, Florida, of that certain mortgage dated September 10, 1957, and filed in Official Records Book 447, Page 511, Public Records of Dade County Florida, encumbering the above described property, does hereby consent this plat and join in the above dedication.
Witness my hand and seal this 12th day of Nov. AD 1958.

Witnessed by:
1. Carl A. Petty
2. Robt. Worden

Ethel Beloff SEAL
Ethel Beloff

STATE OF FLORIDA
COUNTY OF DADE ss.
Before me this day personally appeared Ethel Beloff, a single woman, to me well known to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 12th day of Nov. AD 1958

Robt. Worden
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires:
[illegible]

KNOW ALL MEN BY THESE PRESENTS:-
That Clement T. Belko and Vernet Belko his wife, and Farm-Wald Corporation, a Florida Corporation, have caused to be made, the attached plat entitled "FARM WALD ESTATES" the same being a resubdivision of the SW¼, SW¼, SE¼ of Sec. 32, Twp. 56 S., Rge. 39 E. being a part of "M.A. Burden's Sub." recorded in PB-1 PG-135, Public Records of Dade Co. Florida.
The Streets, Avenues, Road and Drives, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their heirs, successors or assigns, the reversion or reversions thereof whenever discontinued by law.
The official zoning regulations of Dade County, Florida, now in effect or as the same may be from time to time, changed or amended applicable to the area in which this subdivision is located, shall be observed. A strip of land 6.0 feet wide, at the rear of each lot, as shown by dashed lines on the attached plat shall be dedicated for the installation and maintenance of public utilities. Also lot as shown on the attached plat shall be divided or resubdivided unless both portions of said lot are used to increase the size of the adjacent lot as platted.
WITNESS our hands and seals this 11th day of September AD 1958.

Witnessed By:
1. Shirley Patterson
2. Wm. Patterson

Clement T. Belko SEAL
Clement T. Belko

Vernet Belko SEAL
Vernet Belko

IN WITNESS WHEREOF, Farm-Wald Corporation has caused these presents to be signed in its name for and on its behalf, by its President and Secretary, and its corporate seal to be hereunto affixed this 11th day of September AD 1958.

FARM-WALD CORPORATION

Attest: Clyde E. Lafee, Secretary
By: Charles H. Wolfe, President

STATE OF FLORIDA
COUNTY OF DADE ss.
Before me this day personally appeared Clement T. Belko and Vernet Belko his wife, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 11 day of September AD 1958.

My Commission expires
March 1, 1962

Julia H. Patterson
Notary Public State of Florida at Large

STATE OF FLORIDA
COUNTY OF DADE ss.
Before me this day personally appeared Charles H. Wolfe, President and Alfred E. Lafee, Secretary of Farm-Wald Corporation, to me known to be the persons who signed the foregoing instrument as such officers and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.
Witness my hand and notarial seal this 12 day of September AD 1958.

My Commission expires
March 1, 1962

Julia H. Patterson
Notary Public State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:-
That Howard W. Dixon, Shirley Dixon, his wife, Selma Black, a single woman, the owners and holders of a certain mortgage dated September 10 1957 and filed in Official Records Book 449, Page 511, Public Records of Dade County, Florida, encumbering the above described property, do hereby consent to this plat and join in the above dedication.
Witness our hands and seals this 4 day of November AD 1958.

Witnesses as to all:
1. Chris B. Rodrigo
2. Pilar Nelson

Selma Black SEAL
Selma Black

Howard W. Dixon SEAL
Howard W. Dixon

Shirley Dixon SEAL
Shirley Dixon

STATE OF FLORIDA
COUNTY OF DADE ss.
Before me this day personally appeared Howard W. Dixon, Shirley Dixon, his wife, and Selma Black, a single woman, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 4 day of November AD 1958.

My Commission expires
[illegible]

Notary Public State of Florida at Large

I hereby certify that the attached plat entitled "FARMWALD ESTATES" is a true and correct representation of the land as recently surveyed and platted under my direction also that the Permanent Reference Monuments were set on the 17 day of [illegible] AD 1958 in accordance with Section 7, Chapter 177.19 (6248) Laws of the State of Florida.

John W. Mueller Jr.
Registered Engineer #5629 - Registered Surveyor #140, State of Florida.

This plat was approved by the Dade County, Florida, Zoning and Building Department this 26th day of Nov. AD 1958

by [illegible] Director

This plat was approved and the foregoing dedication accepted and approved by Resolution No. 274 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 17th day of March AD 1959.

Attest: [illegible] Clerk of the Circuit Court

By [illegible]

Approved: R.A. Graham
County Engineer

By [illegible] County Clerk

Chairman.

Filed for record this 2 day of April AD 1959 at 2:24 P.M. in Book 64 of Plats, Page 29 of the Public Records of Dade County, Florida. This plat complies with the requirements of the Laws of the State of Florida and Ordinance #1957-30 of Dade County, Florida, 1957.

R.E.D. Leatherman, Clerk of the Circuit Court

By [illegible] Deputy Clerk

93-32

93-32

"SOUTH ADDITION"

A RESUBDIVISION OF LOTS I-II, BLOCK 3, "UNIVERSAL ESTATES SOUTH" (P.B.87-P.30); AND A SUBDIVISION OF THE N 1/2, OF THE SE 1/4 OF THE SW 1/4, SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

DADE COUNTY - FLORIDA

0 50 100 200 300 400
GRAPHIC SCALE

DATE JANUARY, 1972
ORDER Nº 11970-19
F.B. Nº 389
SCALE: 1"=100'

DENES & DENES & ASSOCIATES
Surveyors- Engineers- Planners
CORAL GABLES, FLORIDA

MORTGAGEE'S CONSENT AND ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS: That PAN AMERICAN BANK OF MIAMI, a Florida banking corporation, the owners and holders of that certain mortgage dated April 26, 1972 and recorded on April 28, 1972 in Official Record Book 7682, Page 20, of the Public Records of Dade County, Florida, do hereby consent to this plat and join the foregoing dedications.

IN WITNESS WHEREOF said PAN AMERICAN BANK OF MIAMI, has caused these presents to be signed in its corporate name, by its Vice-President, its corporate seal hereunto affixed and attested by its Secretary this 8 day of June AD 1972

PAN AMERICAN BANK OF MIAMI

Attest: L. E. Tebbe Ass't Cashier
Lois E. Tebbe

By Bette Brown Vice-Pres
Bette Brown

STATE OF FLORIDA
COUNTY OF DADE SS. I HEREBY CERTIFY: That on this day appeared before me Bette Brown and Lois E. Tebbe, Vice-President and Ass't Cashier respectively of PAN AMERICAN BANK OF MIAMI, a Florida Banking Corporation, to me well known to be the persons described, and who signed the foregoing instrument as such officers, and who acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and seal this 8 day of June AD 1972.

My commission expires June 11, 1972

Notary Public
State of Florida, at large

SURVEYORS CERTIFICATE:

WE HEREBY CERTIFY: That the attached Plat of "SOUTH ADDITION" is true and correct representation of the land described as recently surveyed and platted under our direction, also that the permanent reference monuments (PRM) were set on the 15th day of February, A.D. 1972, in accordance with Section 177.091 Chapter 713339, Laws of the State of Florida.

DENES & DENES & ASSOC.
Gabriel L. Denes, PLS
Reg. land surveyor No. 1908
State of Florida

SURVEYOR'S NOTES:
PRM Denotes permanent reference monument.
pcp Denotes permanent control point.
Denotes utility easement.
Bearings refer to the State Plane Coordinate System, East Zone.
Rads are 25 feet unless shown otherwise.
Dimensions on corner lots are to the intersection of block lines produced, unless shown otherwise.

APPROVALS:

This Plat was approved by Dade County, Florida, BUILDING AND ZONING Department this 10 day of June AD 1972.

By [signature]
Director

This Plat was approved by Dade County, Florida, PLANNING Department this 20th day of June, AD 1972.

By [signature]
Asst. Director

This Plat was approved by Dade County, Florida, PUBLIC WORKS Department, this 20 day of June, AD 1972

By Ellis Williams Jr.
Act. Director

This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-952-72 passed and adopted by the BOARD OF COUNTY COMMISSIONERS of Dade County, Florida, this 22 day of June, AD 1972

Attest: E.B. Leatherman
Clerk of the Circuit Court

By [signature]
Deputy Clerk

By [signature]
Mayor

KNOW ALL MEN BY THESE PRESENTS: That FORD DEVELOPMENTS, INC. a Florida corporation, has caused to be made the plat of "SOUTH ADDITION" the same being a subdivision of the following described land.

DESCRIPTION:

Lots 1 through 11, Block 3, UNIVERSAL ESTATES SOUTH, according to the Plat thereof, recorded in Plat Book 87, at Page 30 of the Public Records of Dade County, Florida, and that portion of S.W. 162nd Court according to the plat of UNIVERSAL ESTATES SOUTH (P.B. 87, P.30) which lies within the limits of Blocks 2 and 3 of this plat and the North 1/2 of the Southeast 1/4 of the Southwest 1/4, less the East 35 feet thereof, Section 32, Township 56 South, Range 39 East, lying and being in Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS:

The Avenues, Courts, Streets, Terraces and Drive as shown on the attached Plat together with all existing and future plantings, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and or assignes the reversion or reversions thereof, whenever discontinued by law.
All new electric and communication lines other than transmission lines within this subdivision shall be installed underground.
No individual well will be permitted on any lot within this subdivision except for irrigation, swimming pools and air conditioning.
No septic tank will be permitted on any lot within this subdivision.
That circular drives or onsite turnarounds will be required on lots fronting on Southwest 162nd Avenue, no drive connection will be permitted on on Southwest 280th Street (Waldin Drive), as shown on the attached Plat.

OWNERS PLAT RESTRICTION:

The utility easements as shown on the attached Plat by dashed lines at the rear and sides of certain lots are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: said FORD DEVELOPMENTS, INC. has caused these presents to be signed in its corporate name by its President, its corporate seal to be hereunto affixed and attested by its Secretary on this 25 day of FEBRUARY A.D. 1972

FORD DEVELOPMENTS, INC.

Attest: Milton L. Markowitz Sec'y.
Milton L. Markowitz

By Max Goldstein Pres.
Max Goldstein

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE SS. That on this day personally appeared before me Max Goldstein and Milton L. Markowitz, President and Secretary, respectively, of FORD DEVELOPMENTS, INC., a Florida corporation, to me well known to be the persons described, and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and seal this 26 day of February, A.D. 1972.

My commission expires March 11, 1975

Notary Public
State of Florida, at large

MORTGAGEES' CONSENTS AND ACKNOWLEDGEMENTS:

KNOW ALL MEN BY THESE PRESENTS: That K.C. Bell and Martha J. Bell, his wife, the owners and holders of that certain mortgage, recorded on July 24, 1970, under Clerk's File 70-R-138536 of the Public Records of Dade County, Florida do hereby consent to this Plat and join in the above dedications.

WITNESS our hands and seals this 21st day of MARCH A.D. 1972.

Witness [signature]
Witness [signature] for both

K. C. Bell
K. C. Bell

Martha J. Bell
Martha J. Bell

STATE OF TEXAS
COUNTY OF PATTER SS

I HEREBY CERTIFY: That on this day appeared before me K.C. Bell, and Martha J. Bell, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein described.

WITNESS my hand and seal this 21st day of March AD 1972.

My commission expires June 1, 1973

Notary Public
State of Texas, at large

KNOW ALL MEN BY THESE PRESENTS: That Gary R. Gerson and Niety Gerson, his wife, and Barney B. Lee and Eve Lee, his wife, and Nathan S. Lee and Janice S. Lee, his wife, the owners and holders of that certain mortgage recorded on June 4, 1971, under Clerk's File No. 71R-81036 of the Public Records of Dade County, Florida, do hereby consent to this Plat and join in the above dedications.

WITNESS our hands and seals this 3rd day of MARCH A.D. 1972.

Witness Madeline L. Moore
Witness [signature] for both Gerson's
Witness [signature]
Witness [signature] for both Lee's
Witness Henry Nelson
Witness [signature] for both Lee's

Gary R. Gerson
Niety Gerson, his wife
Barney B. Lee
Eve Lee, his wife
Nathan S. Lee
Janice S. Lee, his wife

KNOW ALL MEN BY THESE PRESENTS: That UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida corporation, the owners and holders of that certain mortgage dated December 24, 1970, and recorded under Clerk's File No. 70R-220510, of the Public Records of Dade County, Florida, do hereby consent to this Plat, and join in the foregoing dedications.

IN WITNESS WHEREOF said UNIVERSAL MORTGAGE AND INVESTMENT COMPANY has caused these presents to be signed in its corporate name, by its President, its corporate seal hereunto affixed and attested by its Secretary this 3rd day of MARCH A.D. 1972.

UNIVERSAL MORTGAGE AND INVESTMENT CO.

Attest: Janice S. Lee Sec'y.
Janice S. Lee

By Nathan S. Lee Pres.
Nathan S. Lee

STATE OF FLORIDA
COUNTY OF DADE SS

I HEREBY CERTIFY: That on this day appeared before me Gary R. Gerson and Niety Gerson, his wife, and Barney B. Lee and Eve Lee, his wife, and Nathan S. Lee and Janice S. Lee, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein described, and that this day personally appeared before me Nathan S. Lee and Janice S. Lee, President and Secretary, respectively, of UNIVERSAL INVESTMENT AND MORTGAGE COMPANY, a Florida corporation, to me well known to be the persons described herein and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, and who being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and seal this 3rd day of March A.D. 1972.

My commission expires

Madeline L. Moore
Notary Public
State of Florida, at large

CLERK'S CERTIFICATE:

This Plat is filed for record this 27 day of June A.D., 1972, at 11:00 AM, in Book 93 of Plats at Page 32 of the Public Records of Dade County, Florida.

This Plat complies with the provisions of the State of Florida and Metropolitan Dade County, Florida.

72R144498

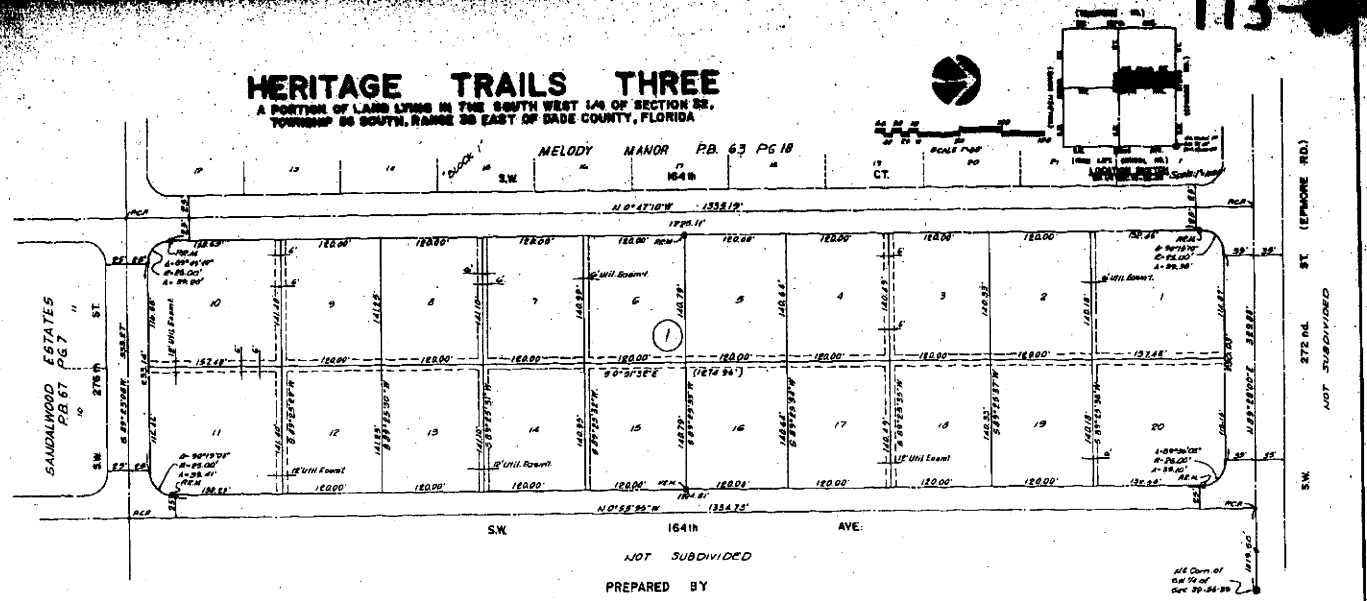
E.B. Leatherman
Clerk of the Circuit Court

By [signature]
Deputy Clerk

113

HERITAGE TRAILS THREE

A PORTION OF LAND LYING IN THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF DADE COUNTY, FLORIDA



PREPARED BY

METRIC ENGINEERING INC.

11531 SOUTH DIXIE HWY
MIAMI, FLORIDA 33186
APRIL, 1979

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN DEVELOPERS, INC. a Florida Corporation has caused to be made the attached plat entitled "HERITAGE TRAILS THREE" the same being a subdivision of the following described property: The East ½ of the Northeast ¼ of the southwest ¼, in Section 32, Township 56 South, Range 39 East of Dade County, Florida and containing 10.18 more or less acres.

DADE COUNTY PLAT RESTRICTIONS: That the streets, Avenue and Court as shown on the attached plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicants, their successors or assigns the reversions or reversions thereof, whenever discontinued by law.

That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County of State regulations.
No privately connections will be permitted onto SW 272nd. ST.
That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

OWNERS PLAT RESTRICTIONS: That the utility easements as shown on the attached Plat in dashed lines are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: "AMERICAN DEVELOPERS, INC. A Florida Corporation, has caused these presents to be signed by its President, its corporate seal to be hereunto affixed and attested by its Secretary This 16 day of APRIL, 1979.

AMERICAN DEVELOPERS, INC.

BY: Gary B. Lee, President

BY: Jacqueline B. Lee, Secretary

ACKNOWLEDGEMENT:
STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Gary B. Lee and Jacqueline B. Lee President and Secretary respectively of AMERICAN DEVELOPERS, INC. a Florida corporation to me well known to the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness my hand and official seal this 16 day of APRIL A.D., 1979.

My Commission expires: FEB 8TH 1983
Notary Public State of Florida

SURVEYOR'S NOTES:
Bearings shown are based upon an assumed meridian.
All corners found are 5/8 inch
⊙ —— Denotes permanent Reference Monument
■ —— Denotes Permanent Control Point

Know all Men By These Presents:

That Marjorie J. Camp the owner and holder of that Certain Mortgage dated March 14, 1979 and recorded April 5, 1979, under Clerk's File No. 79068115 of the Public Records of Dade County, Florida. (File in O.R. Book 10151, at page 51) Does hereby consent to this plat and joins in the owner dedication.

In Witness Whereof: I have hereunto set my hand and seal this 17TH day of APRIL A.D. 1979.

WITNESSES:

BY: Marjorie J. Camp

ACKNOWLEDGEMENT,

State of Florida
County of Dade SS

I hereby certify: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Elizabeth C. Ferguson to me well known, who executed the foregoing instrument and acknowledged the execution thereof to be her free act and deed for the purposes therein described.

Witness: My hand and official seal this 17TH day of APRIL A.D. 1979.

My Commission expires: FEBRUARY 27, 1982
Notary Public State of FLORIDA

SURVEYOR'S CERTIFICATION:
WE HEREBY CERTIFY: That the attached plat entitled "HERITAGE TRAILS THREE" is a true and correct representation of the lands as recently surveyed and platted under our direction: Also that the permanent reference monuments as shown hereon, were set on this 18 day of APRIL 1979, in accordance with Part I, Chapter 177, Laws of the State of Florida.

Allen de la Torre
Registered Land Surveyor # 1878
State of Florida

APPROVALS:

This plat was approved by the Dade County, Florida, Metropolitan Zoning Department this 7 day of AUGUST A.D. 1979

BY: Raymond Rackas

This plat was approved by the Dade County, Florida, Public Works Department this 7 day of Sept A.D. 1979

BY: [illegible]

This plat was approved and the dedications thereon accepted and Approved by Resolution No. R-1010-79 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 2ND day of SEPTEMBER A.D., 1979

ATTEST:
Clerk of the Circuit Court

By: [illegible] Deputy Clerk

RECORDING STATEMENT

Filed for record this 7 day of Sept A.D., 1979, at 2:45 P.M. in Book 77 of Plats, at Page 72 of the Public Records of Dade County, Florida. This plat complies with the law of the State of Florida and Metropolitan Dade County, Florida.

By: [illegible] Director, Clerk Circuit Court

Ex-Officio Clerk of the Board of County Commissioners

79R211852

A REPLAT OF A PORTION OF [illegible] AND A REPLAT OF LOT E, [illegible] IN THE NW 1/4 SECTION 36-TWP 51 S.- RGE. 40 E. AND SECTION 36-TWP 51 S.- RGE. 41 E.

DADE COUNTY FLORIDA

[illegible] ENGINEERS AND SURVEYORS INC.

MIAMI FLORIDA

JULY 1979

1 IN. = 60 FT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That FLORIDA COMMUNITIES, a Joint Venture comprised of SEMINOLE HOMES, INC. and ZAMORA FLORIDA CO. (Florida Corporations), has caused to be made the attached plat entitled "HAMLIN - MISTY LAKE SECTION ONE", the same being:

LEGAL DESCRIPTION

A Tract of land being a portion of the NW 1/4 of the NW 1/4 of Section 36, Township 51 South, Range 41 East, Dade County, Florida AND Lot 2, Block 2 of the plat "HAMLIN TRACT SECTION ONE" as recorded in Plat Book 96 at Page 46 of the Public Records of Dade County, Florida, more particularly described as follows: COMMENCE at the Northwest corner of said Section 36; thence S1°31'40"E along the Westerly line of said Section 36 a distance of 250.00 feet to the Point of Beginning of said Tract of Land; thence N88°34'11"E along a line that is 250.00 feet South of, as measured at right angles and parallel to the Northerly line of said Section 36, a distance of 335.00 feet; thence N88°34'11"E, 295.02 feet; thence N1°31'40"W along a line that is 215.00 feet East of, as measured at right angles and parallel to the Westerly line of said Section 36, a distance of 190.00 feet; thence N88°34'11"E along a line that is 138.78 feet South of, as measured at right angles and parallel to the Northerly line of said Section 36, a distance of 1306.26 feet; thence N88°33'44"E, 1045.80 feet to a point on the Easterly line of said NW 1/4 of the NW 1/4 of Section 36; thence S1°40'27"E (Road S1°40'32"E) along said Easterly line a distance of 560.24 feet; thence S87°50'41"W along the South line of the N 1/2 of the said NW 1/4 of the NW 1/4 of Section 36 for 1242.83 feet; thence S1°31'40"E for 137.64 feet; thence S88°28'20"W for 90.00 feet; thence along the boundary of said Lot 2, of Block 1 of the plat "HAMLI TOWN SECTION A" for the following described Course (5) courses: (1) thence S88°28'20"W for 179.00 feet; (2) thence N1°31'40"W for 210.00 feet; (3) thence N88°28'20"E for 179.00 feet; thence N1°31'40"W along the said Westerly line of Section 36 for 290.81 feet to the Point of Beginning. Said Tract contains 17.46 acres more or less.

A RESUBDIVISION of a portion of "JOHN W. MCKENDREE'S SURVEY OF THE EAST HALF OF FRACTIONAL SECTION, RANGE, 41 EAST", as recorded in Plat Book 1 at Page 40 AND a resubdivision of

DADE COUNTY PLAT RESTRICTIONS:

That the Street and Avenues as shown on the attached plat together with all retaining and insert platings, trees, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County or State regulations.

That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.

That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

THAT THE LAKE AS SHOWN ON THE ATTACHED PLAT IS HEREBY DEDICATED TO ALL OF THE PROPERTY OWNERS within THIS SUBDIVISION

That the Limited Access Right-of-way line, as shown on the attached plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road.

OTHERS PLAT RESTRICTIONS

That the easements as indicated on the plat by dashed lines along the boundary and across said plat are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF, The said SEMINOLE HOMES, INC., a Florida Corporation, has caused these Presents to be signed for and on its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 1 day of August 1979 A.D.

SEMINOLE HOMES, INC.

Attest Robert A. Linnett Secretary — By David Richardson Vice-President

Robert A. Linnett — David J. Richardson

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, David J. Richardson and Robert A. Linnett, President and Secretary respectively of SEMINOLE HOMES, INC., a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof, to be their free act and deed as such officers for the purposes therein described. That they affixed thereto the official seal of said corporation and that this is the free act and deed of said Corporation.

WITNESS: My hand and official seal this 1st day of August A.D. 1979.

My commission expires: 1/16/82

Phyllis D. Upperthaun
Notary Public, State of Florida

IN WITNESS WHEREOF, the said ZAMORA FLORIDA CO., a Florida Corporation, has caused these presents to be signed for and on its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 1 day of August 1979 A.D.

ZAMORA FLORIDA CO.

Attest Herbert Brill Secretary — By Lenny Katz Vice-President

Herbert Brill — Lenny Katz

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Lenny Katz and Herbert Brill, President and Secretary respectively of ZAMORA FLORIDA CO., a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof, to be their free act and deed as such officers for the purpose therein described. That they affixed thereto the official seal of said corporation and that this is the free act and deed of said Corporation.

WITNESS: My hand and official seal this 1st day of August A.D. 1979.

My commission expires: 1/16/82

Phyllis D. Upperthaun
Notary Public, State of Florida

DADE COUNTY APPROVALS

DADE COUNTY BUILDING AND ZONING DEPARTMENT

This plat was approved by the Dade County, Florida, Building and Zoning Department this 31 day of July, 1979, and that the size of the lots and/or tracts and other features as shown on this plat conform to all requirements of the existing zoning as of this date.

By [illegible] Director

DADE COUNTY PLANNING DEPARTMENT

This plat was approved by the Dade County, Florida, Planning Department, this 10 day of August A.D. 1979

By [illegible] Director

DADE COUNTY PUBLIC WORKS DEPARTMENT

This plat was approved by the Dade County, Florida, Public Works Department, this 7 day of Sept. A.D. 1979

By [illegible] Director

BOARD OF COUNTY COMMISSIONERS

This plat was approved and the dedication made thereon accepted for record by resolution of the Board of County Commissioners of Dade County, Florida, at its meeting of Sept 6 1979

Attest: [illegible] Clerk

William C. Kirk
Deputy Clerk

RECORDING CERTIFICATE

Filed for record this 7 day of Sept, 1979, at 3, 30 P.M. and duly recorded in Plat Book 112 of Plats, at Page 32 in the Public Records of Dade County, Florida. This plat complies with the law, and the State of Florida and Metropolitan Dade County, Florida.

By [illegible] Deputy Clerk
Clerk of the Circuit Court
By: [illegible]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: That the aforesaid plat entitled "HAMLIN - MISTY LAKE SECTION ONE" is a true and correct representation of the lands as recently surveyed and platted under my direction; that the survey data shown on this plat comply with the applicable requirements of Chapter 177, Florida Statutes, and that the Permanent Reference Monuments have been set.

HOLT, RUCKER, STARK AND ASSOCIATES, INC.

By Herbert L. Stark
Herbert L. Stark
Professional Land Surveyor No. 2134
State of Florida

REDLANDS FOREST

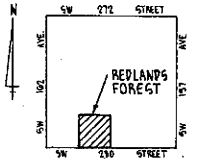
A SUBDIVISION OF A TRACT OF LAND LYING
IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SEPTEMBER 2000
SHEET 1 OF 1

PLAT BOOK 157 PAGE 54

50 0 50 100 150
GRAPHIC SCALE: 1"=50'

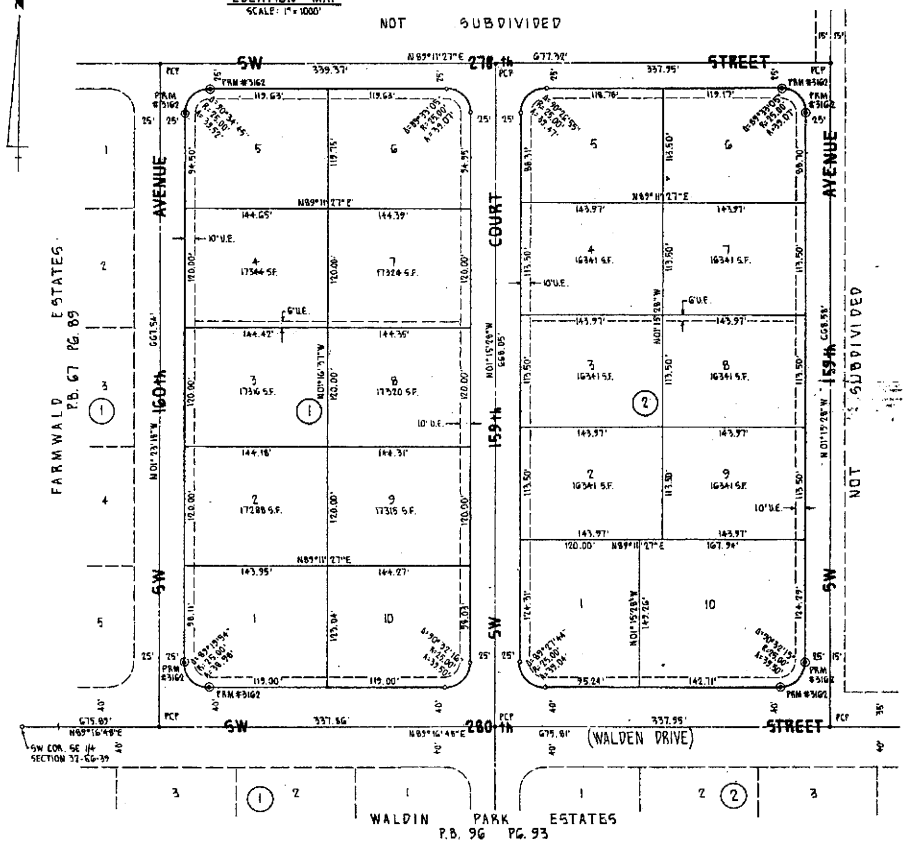
PREPARED BY:
SERGIO REDONDO & ASSOCIATES
Professional Land Surveyors
Miami, Florida
13712 SW 146 CT. MIAMI, FL. 33186



SE 1/4 SECTION 32-56-39
LOCATION MAP
SCALE: 1"=1000'

SURVEYOR'S NOTES

PRM ⊕ DENOTES PERMANENT REFERENCE MONUMENT SET
PCP ● DENOTES PERMANENT CONTROL POINT
U.E. INDICATES UTILITY EASEMENT
BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN OF N89°16'48"E ALONG ℄ OF SW 280th STREET.
S.F. INDICATES SQUARE FEET



OWNER'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED REDLANDS FOREST THE SAME BEING A SUBDIVISION OF A TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION.

LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 35 FEET THEREOF FOR ROADWAY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES OTHER THAN TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE STREETS, AVENUES AND COURT AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AGREEING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNER'S PLAT RESTRICTIONS

THAT THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF THE SAID REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY REDLAND ESTATE PROPERTIES, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, ON THIS 23rd DAY OF October A.D. 2000.

REDLAND ESTATE PROPERTIES, INC. GENERAL PARTNER OF REDLAND ESTATE PROPERTIES, LTD.

WITNESSES:
Krista Ramirez
Felipe Abreu

BY: Mario Pino
MARIO PINO, PRESIDENT/SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE SS.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MARIO PINO, PRESIDENT AND SECRETARY OF REDLAND ESTATE PROPERTIES, INC. A FLORIDA CORPORATION, A GENERAL PARTNER OF REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF Oct A.D. 2000.

Julio C. Martinez
NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME OF ACKNOWLEDGER Julio Cesar Martinez
SERIAL NUMBER CC950016
MY COMMISSION EXPIRES June 28, 2004

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY: THAT THE BOUNDARY PLAT ENTITLED REDLAND FOREST IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THE PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES THEREUNTO APPERTAINING.

8 DAY OF September A.D. 2000.

BY: Sergio Redondo
SERGIO REDONDO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3162
STATE OF FLORIDA
13712 SW 146 CT. MIAMI, FL. 33186

APPROVALS OF MIAMI-DADE COUNTY

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, DEPARTMENT OF PLANNING AND ZONING THIS 28th DAY OF January A.D. 2001. THE SIZE OF THE LOTS AND OTHER FEATURES AS SHOWN ON THE PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE.

BY: Craig L. Robinson DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, PUBLIC WORKS DEPARTMENT THIS 13 DAY OF February A.D. 2001. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) OF THE FLORIDA STATUTES.

BY: _____ DIRECTOR

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33G OF MIAMI-DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND CHAPTER 336. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. R-205-01 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 22nd DAY OF January A.D. 2001.

BOARD OF COUNTY COMMISSIONERS

ATTEST: CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

SIGNED: _____ MAYOR

RECORDING STATEMENT

FILED FOR RECORD THIS 23rd DAY OF May A.D. 2001 AT 2:56 P.M. IN BOOK 157 OF PLATS AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

20010264553

CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

106-67

HERITAGE TRAILS TWO

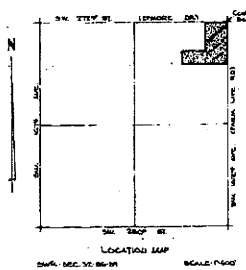
A SUBDIVISION IN THE SW 1/4 SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST

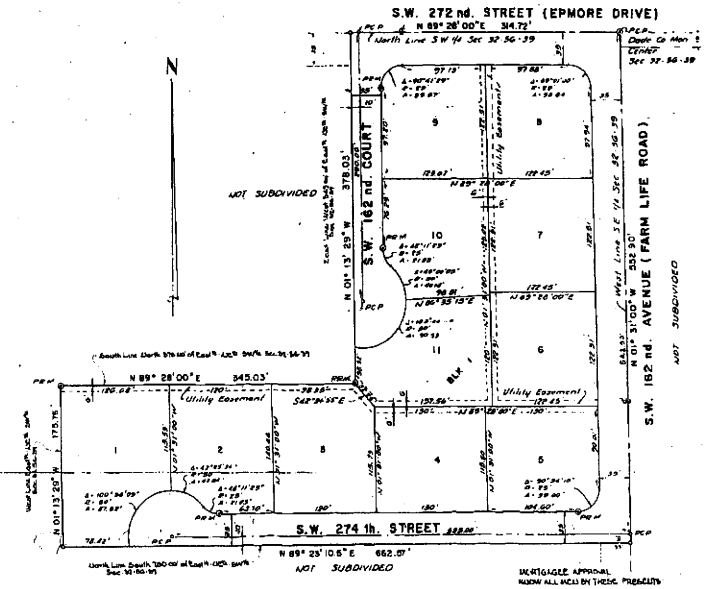
DADE COUNTY, FLORIDA

METRIC ENGINEERING INC.
CONSULTING ENGINEERS
LAND SURVEYORS AND PLANNERS
MIAMI, FLORIDA

MARCH 1977 SCALE: 1" = 50'

GRAPHIC SCALE





Survey Data:
● P.R.M. - indicates Permanent Reference Monument
+ P.C.P. - indicates Permanent Control Point
Bearings based on Florida State Plane Coordinate System - East Zone

KNOW ALL MEN BY THESE PRESENTS

That Universal Mortgage & Investment Company, Inc., a Florida corporation, has caused to be made the attached plat entitled "HERITAGE TRAILS TWO", the same being a subdivision of the following described property

DESCRIPTION: The East ½ less the South 780 feet thereof, and also less the North 378 feet of the West 345 feet thereof of the NE¼ of the SW¼ of Section 32, Township 56 South, Range 39 East, Dade County, Florida

DADE COUNTY PLAT RESTRICTIONS: The Streets, Avenue, Court, Drive, and Road as shown on the attached plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, resulting to the dedicator, its successors or assigns the reversion or reversions thereof whenever discontinued by law. No well will be permitted on any lot within this subdivision except for irrigation, air conditioning or swimming pools. The use of septic tanks will not be permitted on any lot within this subdivision unless approved for temporary use in accordance with State and County regulations. All new electric and communication lines, other than transmission lines, within this subdivision shall be installed underground.

OWNERS PLAT RESTRICTIONS: A strip of land six feet wide at the rear and/or sides of certain lots as shown by dashed lines on the attached plat is hereby reserved for the installation and maintenance of public utilities

IN WITNESS WHEREOF, the said Universal Mortgage & Investment Company, Inc. has caused these presents to be signed for and on its behalf by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 28th day of March 1977

UNIVERSAL MORTGAGE & INVESTMENT COMPANY, INC.

By [signature] President
Nathan S. Lee

Attest [signature] Secretary
Jessie S. Lee

ACKNOWLEDGEMENT
State of Florida
County of Dade
I HEREBY CERTIFY: Before me this day personally appeared Nathan S. Lee, President, and Jessie S. Lee, Secretary, of Universal Mortgage & Investment Company, Inc., a Florida corporation to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation, and that it is the free act and deed of said corporation.

WITNESS my hand and official seal this 28th day of March 1977

[signature]
Notary Public, State of Florida at Large

My commission expires
March 16, 1980

MORTGAGEE APPROVAL
KNOW ALL MEN BY THESE PRESENTS

That Harold Morris and Marguerite A. Morris, his wife, the owners and holders of that certain mortgage dated Jan. 12, 1977 and recorded Jan. 12, 1977 under Clerks File No. 778-12566 of the Public Records of Dade County, Florida, do hereby consent to this plat and join in the foregoing dedication in Official Records Book 9961 at Page 16

IN WITNESS WHEREOF, the said Harold Morris and Marguerite Morris have set their hands and seals this 29th day of March 1977
Witnesses as to both signatures:

[signature] [signature] Harold Morris [signature] Marguerite Morris, his wife

ACKNOWLEDGEMENT
State of Florida
County of Dade
I HEREBY CERTIFY: Before me this day personally appeared Harold Morris and Marguerite Morris, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed

Witness my hand and official seal this 29th day of March 1977

[signature]
Notary Public State of Florida at Large.

My commission expires 2-6-80

APPROVALS

This plat was approved by the Dade County, Florida, Planning Department this [illegible] day of [illegible] 1977.

By [signature] Director.

This plat was approved by the Dade County, Florida, Public Works Department this 10 day of June 1977.

By [signature] Act. Director.

This plat was approved by the Dade County, Florida, Building and Zoning Department this 6 day of June 1977. The size of the lots and other features as shown on this plat conform to all requirements of the existing zoning as of this date

By [signature] Director

This plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-[illegible]-77 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 7 day of June 1977.
Attest: Richard P. Brinkmer, Clerk of the Court Court

By [signature] Deputy Clerk. Signed [signature] Mayor

Filed for record this 11 day of June 1977, at 4:02 P.M., in Book 106 of Plats, at Page 67 of the Public Records of Dade County, Florida. This plat complies with the laws of the State of Florida and Metropolitan Dade County, Florida.
Richard P. Brinkmer, Clerk of the Court Court

By [signature] Deputy Clerk.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY: That the attached plat entitled "HERITAGE TRAILS TWO" is a true and correct representation of the lands as recently surveyed and platted under our direct supervision; also that the Permanent Reference Monuments were in place as the 8th day of May 1977, in accordance with Section 177.091, Chapter 71-339, Laws of the State of Florida.

METRIC ENGINEERING INC.

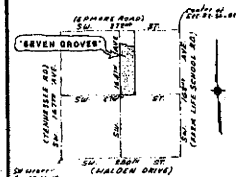
By [signature]
Leroy C. Van Wyk
Registered Land Surveyor No. 2267
State of Florida.

135-30

"SEVEN GROVES"

A SUBDIVISION IN THE W.1/4 OF THE NE.1/4 OF THE SW.1/4 OF SEC. 32, TWP. 56 SOUTH, RGE. 39 EAST, DADE COUNTY, FLORIDA

LOCATION MAP
SCALE: 1" = 1000'
SW.1/4 SEC.32, TWP.56s, RGE.39e

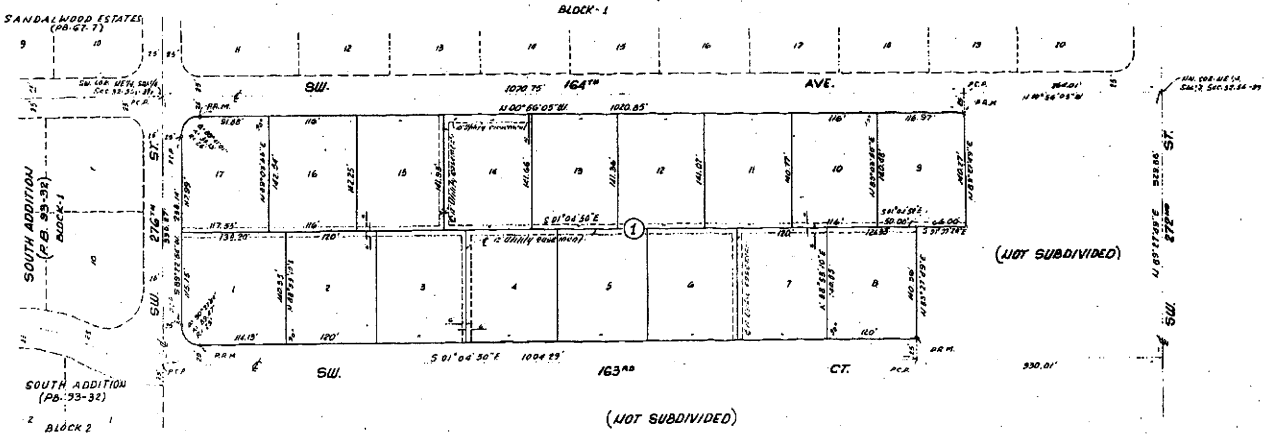


PREPARED BY
J.F. LOPEZ & ASSOCIATES
LAND SURVEYORS - LAND PLANNERS - CONSTRUCTION SURVEYS
355 EAST 49th ST. SUITE 112 - HIALEAH, FLORIDA 33013

GRAPHIC SCALE
10 15 0 30 60 150
SCALE 1"=60' JUNE 1988

SURVEYOR'S NOTES:
P.R.M. ● Denotes Permanent Reference Monument.
P.C.P. ▪ Denotes Permanent Control Point.
Bearings are based on an assumed meridian.
NOTICE:
There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

HERITAGE TRAILS THREE (P.B. 113-40)
BLOCK-1



KNOW ALL MEN BY THESE PRESENTS: That VILLAGE HOMES, INC., a Florida Corporation duly authorized to do business in Florida, has caused to be made the attached plat entitled "SEVEN GROVES", the same being a subdivision of the following described property:

LEGAL DESCRIPTION:
The West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4, less the North 208.00 feet of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 and less the North 208.00 feet of the West 1/2 of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 56 South, Range 39 East, Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS:
That the Street, Avenue, and Court, as shown on the attached Plat, together with all grading and future platting, travel, thoroughfare and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes; reserving to the Municipality, those easements and/or assigns, the reservation of reversionary interest, whenever abandonment by law, that residential units shall not be permitted within (10)w Subdivision except for swimming pools, outdoor systems and/or air conditioners. That all new electric and communication lines other than transmission lines within this subdivision, shall be installed underground. That the use of septic tanks will not be permitted on any lot within this subdivision, without approval and temporary use in accordance with County or State regulations.

OWNER'S PLAT RESTRICTIONS:
That the easements, as indicated on the attached Plat be dedicated lines of the rear and/or sides of certain lots are hereby reserved for the installations and maintenance of Public Utilities.

IN WITNESS WHEREOF:
That the said "VILLAGE HOMES, INC.", a Florida Corporation, has caused these presents to be signed for and on its behalf by its president and its corporate seal to be hereunto affixed and attested by its vice President this 10th day of October A.D. 1988.

VILLAGE HOMES, INC.

Witness: _____ Attest: _____ Vice President
Richard S. Lee

Witness: _____ By: _____ President
Carl C. Lee

ACKNOWLEDGEMENT:
State of Florida S.S.
County of Dade

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, Carl C. Lee and Richard S. Lee, President and Vice-President respectively of Village Homes, Inc., a Florida Corporation, to me well known to be the individuals hereinafter described and who executed the foregoing instrument and who acknowledged the execution thereof, to be their free act and deed as such officers for the purposes therein described.

WITNESS: My hand and official seal this 10th day of October A.D. 1988

My commission expires: _____

_____
Notary Public, State of Florida, at large

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS: That Carlton C. Childress, the owner and holder of that certain mortgage dated September 30, 1986 and recorded on September 30, 1986 in Official Records Book 12662, at Page 2741, of the Public Records of Dade County, Florida, does hereby consent to this Plat and join in the aforementioned dedications.

IN WITNESS WHEREOF:
I have hereunto set my hand and seal this 10th day of October 1988.

Witnesses: _____ By: _____
Carlton C. Childress

ACKNOWLEDGEMENT:
State of Florida S.S.
County of Dade

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, CARLTON C. CHILDRESS, to me well known to be the person herein described and who acknowledged the execution thereof to be his free act and deed for the purposes therein described.

WITNESS: My hand and seal this 10th day of October 1988.

My commission expires: Sept 16, 1989

_____
Notary Public, State of Florida at large

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: That the attached Plat of "SEVEN GROVES", is a true and correct representation of the land as recently surveyed and platted under my direct supervision; that the Permanent Reference Monuments and Permanent Control Points were set on the 22nd day of September, 1988, all in accordance with Part 1, Chapter 177, laws of the State of Florida.

_____
James F. Lopez
Professional Land Surveyor # 3065
State of Florida

APPROVALS:
This Plat was approved by the Dade County, Florida, Building and Zoning Department this 27 day of Oct 1988, also that the size of the lots and other features, as shown on this Plat conform to all requirements of the existing Zoning as of this date.

By: _____ Director

This Plat was approved by the Dade County, Florida, Planning Department this 7th day of October 1988.

By: _____ Director

This Plat was approved by the Dade County, Florida, Public Works Department this 7 day of Nov 1988.

By: _____ Director

This Plat was reviewed and the foregoing qualifications were approved by Resolution # 2117-88 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 1st day of November 1988.

ATTEST: Richard P. Brinker
Clerk of the circuit court

By: _____ Deputy Clerk

By: _____ Mayor

RECORDING STATEMENT:
Filed for record this 15th day of November 1988, at 12:49 o'clock P.M. in Plat Book 135 of Plats, at page 30 of the Public Records of Dade County, Florida.
This Plat complies with the laws of the State of Florida, and Metropolitan Dade County, Florida.

Richard P. Brinker, Clerk of the circuit court

By: _____ Deputy Clerk

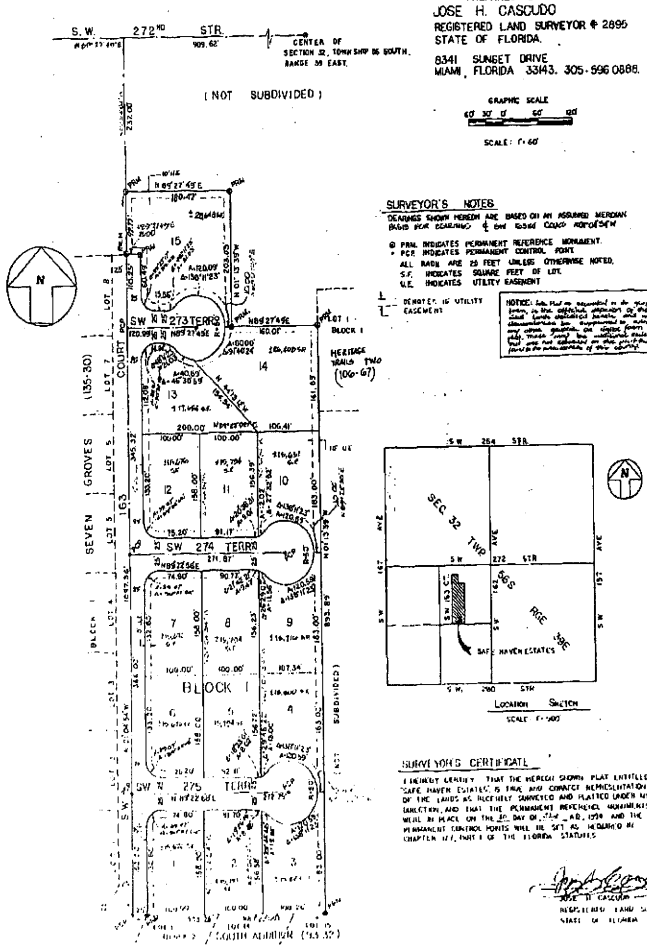
SAFE HAVEN ESTATES

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

APRIL 1994

PLAT BOOK: 154 PAGE: 1
SHEET 1 OF 1

PREPARED BY:
JOSE H. CASCUDO
REGISTERED LAND SURVEYOR # 2895
STATE OF FLORIDA.
8341 SUNSET DRIVE
MIAMI, FLORIDA 33143. 305-596 0886.



SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN BASIS FOR BEARINGS IS THE EAST LINE OF SAID SECTION 32 AS BEING S 01°27'49" E

- ⊕ PRM INDICATES PERMANENT REFERENCE MONUMENT.
- • PCP INDICATES PERMANENT CONTROL POINT.

ALL BARS ARE 28 FEET UNLESS OTHERWISE NOTED.
S.F. INDICATES SQUARE FEET OF LOT.
U.E. INDICATES UTILITY EASEMENT

DENOTES U.E. UTILITY EASEMENT

NOTICE: The plat as recorded in the official records of Miami-Dade County, Florida may contain additional restrictions that may be found in the public records of this county, and may also be found in the deed records of the original developer of this plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THE HEREON SHOWN PLAT ENTITLED "SAFE HAVEN ESTATES" IS TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, AND THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON THE 30 DAY OF June A.D. 1994 AND THE PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1 OF THE FLORIDA STATUTES

JOSE H. CASCUDO
REGISTERED LAND SURVEYOR #2895
STATE OF FLORIDA

OWNER'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS: THAT HORST OTTO HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "SAFE HAVEN ESTATES" A SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY.

LEGAL DESCRIPTION:

THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE County, FLORIDA, LESS THE EAST 660.0 FEET OF THE NORTH 440.0 FEET OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 32 AND LESS THE NORTH 232.0 FEET OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 32, OF SAID SUBDIVISION, SUBJECT TO ANY DEDICATIONS THEREOF.

DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATIONS LINES OTHER THAN TRANSMISSIONS LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE. IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE OWNERS OF LOTS AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THEIR DEDICATORS, THEIR SUCCESSORS AND/OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNERS PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS SHOWN HEREIN ARE HEREBY RESERVED BY THE UNDERSIGNED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF: I HAVE, HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF APR. A.D. 1994

WITNESS:
SIGN: Christine Rodriguez
PRINT: Christine Rodriguez
SIGN: Tania F. Clark
PRINT: TANIA F. CLARK

BY: Horst Otto
HORST OTTO

STATE OF FLORIDA } S.S.
COUNTY OF DADE }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, HORST OTTO PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF APRIL A.D. 1994.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 8, 1996
Joyce P. Webster
JOYCE P WEBSTER

MIAMI-DADE COUNTY APPROVALS

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA DEPARTMENT OF PLANNING DEVELOPMENT AND REGULATIONS THIS 15TH DAY OF SEPT A.D. 1998, ALSO THAT THE SIZE OF THE LOTS SHOWN AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING ORDINANCE OF MIAMI-DADE COUNTY, FLORIDA, THAT PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR EMPLOYED BY MIAMI-DADE COUNTY, FLORIDA AND THAT IT COMPLIES WITH CHAPTER 177 OF THE FLORIDA STATUTES.

BY: _____ DIRECTOR.

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33 G CODE OF MIAMI — DADE COUNTY, SUBJECT TO ALL OF THE CONCURRENCE REVIEW AGENCIES AND SAID CHAPTER 33 G THE PLAT WAS APPROVED BY RESOLUTION NO. 2221-98 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OF MIAMI-DADE COUNTY, FLORIDA THIS 3rd DAY OF September A.D. 1998.

ATTEST: _____ CLERK OF THE CIRCUIT COURT
BY: _____ DEPUTY CLERK
SIGNED: _____ MAYOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT THIS 1st DAY OF April A.D. 1998
BY: _____ DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS 5TH DAY OF December A.D. 1998 AT 8:15 AM IN BOOK 154 OF PLATS AT PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI DADE COUNTY FLORIDA.

CLERK OF THE CIRCUIT COURT
BY: _____ DEPUTY CLERK

ANACO SOUTH ESTATES

PLAT BOOK 167 PAGE 51

SHEET 1 OF 1

A SUBDIVISION OF THE SOUTH 500 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE EAST 35 FEET THEREOF, IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

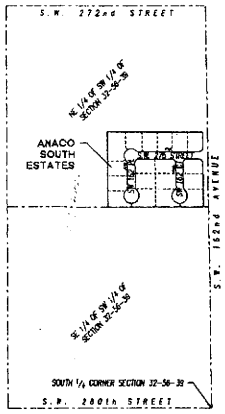
PREPARED BY:
ROBERTO R. BRIZUELA & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
7319 WEST FLAGLER STREET, MIAMI, FLORIDA, 33144, (305) 551-4393

SEPTEMBER, 2007

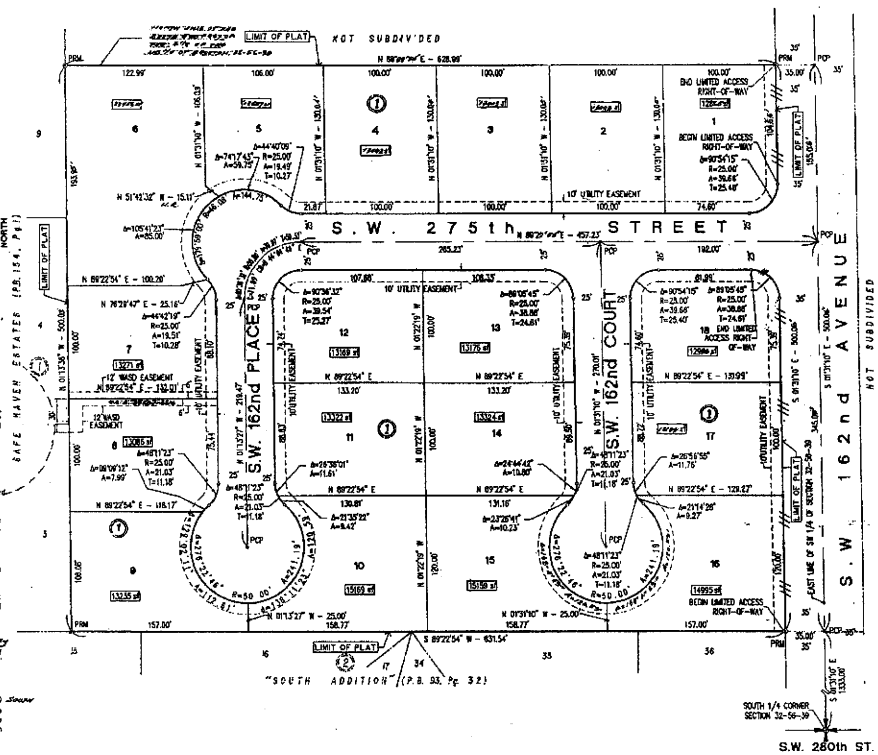
GRAPHIC SCALE

SCALE : 1" = 40'

NOTICE:



LOCATION MAP
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'



SURVEYOR'S NOTES

- PCP ● INDICATES PERMANENT CONTROL POINT
- PRM ⊕ INDICATES PERMANENT REFERENCE MONUMENT
- INDICATES 10' UTILITY EASEMENT
- DENOTES NET LOT AREA (IN SQUARE FEET)
- DENOTES DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

BEARINGS ARE BASED UPON AN ASSUMED VALUE OF SOUTH 01°31'10" EAST, FOR THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 32-56-39, AS SHOWN ON THE TOWNSHIP MAP OF MIAMI-DADE COUNTY.

P.O.B. DENOTES POINT OF BEGINNING
Δ DENOTES DENOTES CENTRAL (DELTA) ANGLE
R DENOTES RADIUS
A DENOTES ARC LENGTH
T DENOTES TANGENT DISTANCE
C DENOTES CHORD DISTANCE
CB DENOTES CHORD BEARING
P.B. DENOTES PLAT BOOK
PG. DENOTES PLAT BOOK PAGE
WASD DENOTES MIAMI-DADE WATER & SEWER DEPARTMENT
N.R. DENOTES NON-RADIAL

SEE NOTE THE LOTS SHOWN ON THIS PLAT WERE ORIGINALLY PLATTED AS A PORTION OF A LARGER PARCEL(S) OF LAND AND MAY NOT COMPLY WITH CURRENT ZONING AND/OR MIAMI-DADE COUNTY CODE.

KNOW ALL MEN BY THESE PRESENTS:

That ANACO SOUTH, LLC, a Florida Limited Liability Company, has caused to be made the attached plat entitled ANACO SOUTH ESTATES, the same being a subdivision of the following described property:

LEGAL DESCRIPTION:

The South 500 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 less the East 35 feet thereof in Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That the Street, Avenue, Court and Place, as shown on the attached plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

That the Limited Access Right-of-Way line, as shown on the attached plat is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road. That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems and/or air conditioners.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use in accordance with County and State regulations.

That all new electric and communication lines, except transmission lines, within this subdivision shall be installed underground.

OWNERS PLAT RESTRICTIONS:

That the utility easements as shown by dashed lines are reserved for the installation and maintenance of public utilities.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached plat entitled, "ANACO SOUTH ESTATES", is a true and correct representation of the lands as recently surveyed and platted under my direction, also that the permanent reference monuments were in place in accordance with Part 1, Chapter 177, Laws of the State of Florida.

7319 WEST FLAGLER STREET
MIAMI, FL. 33144
Date: 11-20-07

By: ROBERTO BRIZUELA, P.S.M.
Professional Surveyor and Mapper No. 3064
State of Florida

IN WITNESS WHEREOF:

That the said, ANACO SOUTH, LLC, a Florida Limited Liability Company, has caused these presents to be signed for and on its own behalf by its manager, in the presence of these two witnesses, this 30th day of August A.D., 2007.

ANACO SOUTH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

Witness: Print Name: Margarita Cardwell
By: RICHARD OCHA, Manager

Witness: Print Name: Debra Green

ACKNOWLEDGMENT:

STATE OF FLORIDA) S. S.
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, RICHARD OCHA, Manager, of ANACO SOUTH, LLC, a Florida Limited Liability Company, who is personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purposes therein expressed and who did not take an oath.

Witness my hand and official seal this 30th day of August A.D. 2007.

My Commission expires: 10-15-2011
Commission Number: DD 6536611

Notary Public State of Florida at Large
Print Name: Yolanda Rodriguez

MORTGAGEE APPROVAL:

That INTERAMERICAN BANK, FSB, a Federal Savings Bank, the owner and holder of that certain mortgage dated July 28, 2006, and filed for record on July 27, 2006, and filed in Official Records Book 24761 at Page 4584, of the Public Records of Miami-Dade County, Florida does hereby consent to this plat and joins in the above dedications.

IN WITNESS WHEREOF:

That the said INTERAMERICAN BANK, FSB, a Federal Savings Bank has caused these presents to be signed for and on its behalf and its corporate seal to be hereunto affixed to by its SENIOR VICE PRESIDENT in the presence of these two witnesses this 30th day of August A.D., 2007.

INTERAMERICAN BANK, FSB, a Federal Savings Bank

Witness: Print Name: Gladys Mora
By: Print Name: GLADYS MORA
Title: SENIOR VICE PRESIDENT

Witness: Print Name: Elizabeth Rivera

ACKNOWLEDGEMENT:

STATE OF FLORIDA) S.S.
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments GLADYS MORA, SENIOR VICE PRESIDENT of INTERAMERICAN BANK FSB, a Federal Savings Bank, personally known to me to be the person herein described and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the purposes therein described and who did not take an oath.

Witness my hand and official seal this 30th day of August A.D., 2007.

My commission expires: July 5, 2009
Commission Number: DD 653611

Notary Public State of Florida at Large
Print Name: Elizabeth Rivera

MIAMI-DADE COUNTY APPROVALS:

This Plat was approved by the Miami-Dade County, Florida, Department of Planning and Zoning this 26th day of November A.D., 2008. The size of the lots, and other features as shown on this Plat conform to all requirements of the existing zoning as of this date.

By: Director

This Plat was approved by the Miami-Dade County, Florida, Public Works Department, this 18th day of December A.D., 2008. This Plat has been reviewed by a Professional Surveyor and Mapper employed by Miami - Dade County in accordance with Section 177.081(1) of the Florida Statutes.

By: Director

This Plat has been found to be in compliance with the requirements of Chapter 33G, Code of Miami-Dade County, subject to all of the conditions of the Concurrency Review Agencies and said Chapter 33G. This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-209-09 passed and adopted by the Board of County Commissioners of Miami-Dade County, Florida, this 17th day of March A.D., 2009

BOARD OF COUNTY COMMISSIONERS

Harvey Ruvin, Clerk of the Circuit Court
By: Deputy Clerk

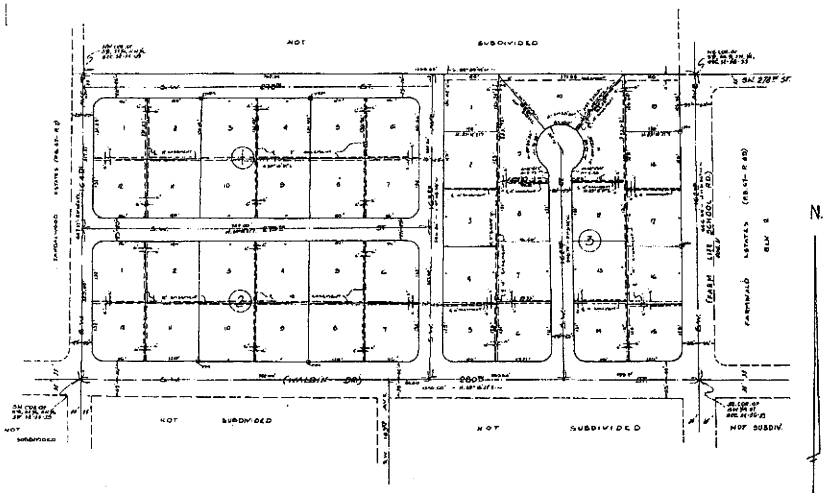
Signed: Carlos Alvarez, Mayor

RECORDING STATEMENT:

Filed for Record this 13 day of March A.D., 2009 at 2:46 P.M. in Book 167 of Plats at Page 51 of Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

CLERK OF THE CIRCUIT COURT
By: Ruben Grevasa, Deputy Clerk

87-30



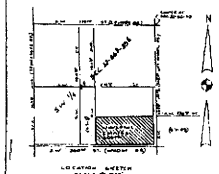
UNIVERSAL ESTATES SOUTH

A SUBDIVISION OF THE S1/2 OF THE SE1/4 OF THE SW1/4
OF SEC 32, TP 56 S, RGE 39 E
DADE COUNTY — FLORIDA

GRAPHIC SCALE
SCALE : 1" = 100'

DÉNES & DÉNES & ASSOC.
LAND SURVEYORS & ENGINEERS
MIAMI — FLORIDA
ORDER No. 1963-M1
F.B. No. 350-30
REF. 1965

SURVEYOR'S NOTES:
1. ● DENOTES PERMANENT REFERENCE MONUMENTS
2. BEARINGS SHOWN REFER TO AN ASSUMED MERIDIAN
3. ALL RADII ARE 25' UNLESS SHOWN OTHERWISE
4. DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES PRODUCED UNLESS SHOWN OTHERWISE



WE HEREBY CERTIFY That the attached Plat of UNIVERSAL ESTATES SOUTH is a true and correct representation of the land shown hereon, as recently surveyed and platted under our direction, and that the Permanent Reference Monuments (P.R.M.) set on the 17 day of December, 1963, A.D. comply with Section 5, Chapter 177 of the 1961 Laws of the State of Florida

Gabriel E. Dénes
Florida Certificate No. 1204
Registered Land Surveyor

KNOW ALL MEN BY THESE PRESENTS:

That UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida Corporation, has caused to be made the attached Plat of UNIVERSAL ESTATES SOUTH, the same being a subdivision of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, less the East 35 feet and less the South 35 feet thereof, lying and being in Dade County, Florida.

That the Avenues, Court, Streets, Drive and Road, as shown on the attached Plat, together with all existing and future platting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and/or assigns the reversion or reversions thereof whenever discontinued by law.

That the Utility Easements as shown on the attached Plat by dashed lines at the rear and/or side of certain lots are hereby reserved for the installation and maintenance of public utilities.

That all new electric and communication lines other than transmission lines within this subdivision shall be installed underground.

That no individual well will be permitted on any lot within this subdivision except for irrigation, swimming pools and air-conditioning.

That no septic tank will be permitted on any lot within this subdivision.

That the official zoning regulations of Dade County, Florida, as now in effect or as the same may be from time to time changed or amended applicable to the area in which this subdivision is located shall be obtained.

That no lot as shown on the attached Plat shall be divided or resubdivided unless all portions of said lot are used to increase the size of the adjacent lots as platted or unless the portions of such lot are used to create a lot or lots substantially as large as the frontage, depth and area of the average of other lots on the block, all without leaving any lot of parcel smaller in any dimension than such average lots.

IN WITNESS WHEREOF, said UNIVERSAL MORTGAGE AND INVESTMENT COMPANY has caused these presents to be signed in its corporate name by its Vice President, its corporate seal to be hereunto affixed and attested by its Secretary on this 5 day of December, A.D. 1963

UNIVERSAL MORTGAGE AND INVESTMENT COMPANY

Attest: Janice S. Lee, Secy. — by: Nathan S. Lee, Vice Pres.

STATE OF FLORIDA SS.
COUNTY OF DADE

I HEREBY CERTIFY That on this day personally appeared before me Nathan S. Lee and Janice S. Lee, Vice President and Secretary, respectively, of UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida Corporation, to me well known to be the persons described herein and who executed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and notarial seal this 5th day of December A.D. 1963
My commission expires: May 18, 1975

Notary Public, State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:

1. That Murray A Shaw and Lillian H. Shaw, his wife, the owners and holders of those certain mortgages covering an Equity of Sale and recorded as Judgments of Sale under Clerk's File Numbers 84-8-6010 and 84-8-6014 of the Public Records of Dade County, Florida, do hereby consent to the Plat and join in the above dedications.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of December A.D. 1963.

WITNESS: Beatrice Lefkin
WITNESS: M. G. Fallon
} for both

Murray A. Shaw
Lillian H. Shaw, his wife

STATE OF FLORIDA SS.
COUNTY OF DADE

I HEREBY CERTIFY That on this day personally appeared before me Murray A Shaw and Lillian H. Shaw, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and notarial seal this 4th day of Dec. A.D. 1963
My commission expires: Sept. 19, 1973

Notary Public, State of Florida at Large

2. That Theodore R. Nelson, as Trustee, the owner and holder of that certain mortgage dated April 1, 1963 and recorded April 4, 1963 under Clerk's File No. 84-8-6055 of the Public Records of Dade County, Florida, does hereby consent to this Plat and joins in the above dedications.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of Dec. A.D. 1963.

WITNESS: M. G. Fallon
WITNESS: Beatrice Lefkin

Theodore R. Nelson, as Trustee

STATE OF FLORIDA SS.
COUNTY OF DADE

I HEREBY CERTIFY That on this day personally appeared before me Theodore R. Nelson, as Trustee, to me well known to be the person described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and notarial seal this 5th day of Dec., A.D. 1963.
My commission expires: Sept. 19, 1973

Notary Public, State of Florida at Large

This Plat was approved by Dade County, Florida, Zoning and Building Department this 19th day of January A.D. 1970.

By: [illegible] Director

This Plat was approved by Dade County, Florida, Planning Department this 21 day of JANUARY A.D. 1970

By: [illegible] Director

This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-121-70 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 28 day of JANUARY A.D. 1970

Approved: [illegible]
Dade County, Florida, Public Works Dept.

Attest: E. R. Leatherman, Clerk of the Circuit Court
By: [illegible] Deputy Clerk

Chairman

FILED for Record this 3 day of February A.D. 1970, at 11:29 A.M., in Book 32 of Plats, Page 10 of the Public Records of Dade County, Florida.
This Plat complies with the provisions of the Laws of the State of Florida and Metropolitan Dade County, Florida.

E. R. Leatherman
Clerk of the Circuit Court
By: [illegible] Deputy Clerk

96-93

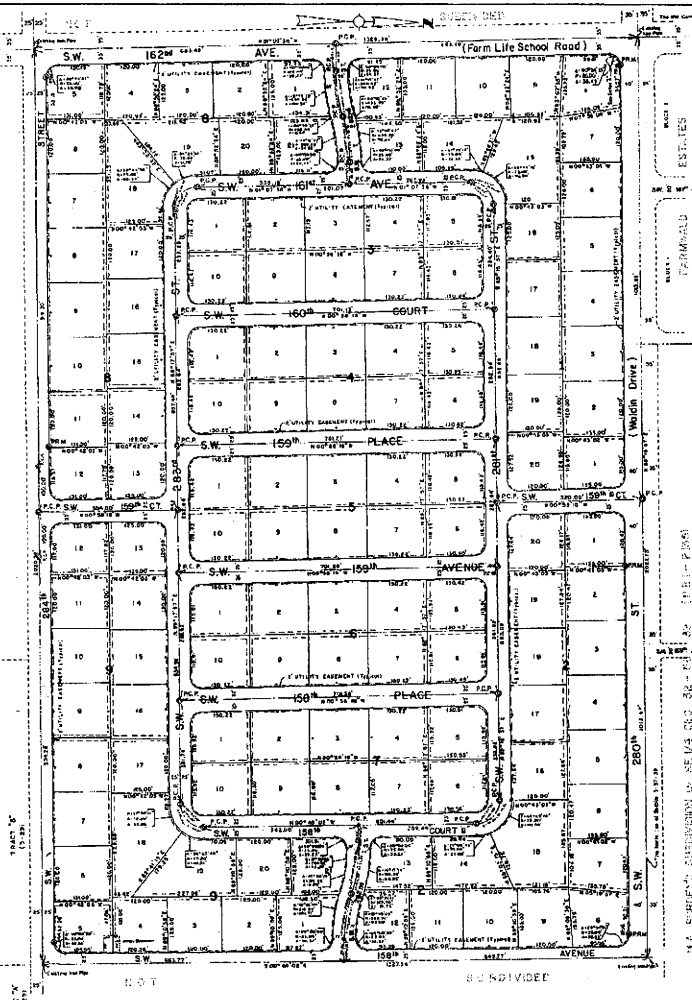
WALDIN PARK ESTATES

A Subdivision of the NW 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the NE 1/4 of Section 5, Township 57 South, Range 39 East, Dade County, Florida.

PREPARED BY
BRISTOL, CHILDS & CROWDER, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
7200 CORAL WAY MIAMI, FLORIDA

JULY 1973

GRAPHIC SCALE
0 50 100 200
SCALE 1" = 100'



DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: That CHARTER LAND AND HOUSING CORPORATION, a Florida Corporation, has caused to be made the attached plat entitled "WALDIN PARK ESTATES" the same being a subdivision of the NW 1/4 of the NE 1/4 AND the SW 1/4 of the NE 1/4 of the NE 1/4 AND the NW 1/4 of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 5, Township 57 South, Range 39 East, Dade County, Florida, LESS the North 35 feet thereof, AND less the West 35 feet thereof, AND less the South 25 feet thereof.

DADE COUNTY PLAT RESTRICTIONS

That the Avenues, Courts, Places, and Streets as shown on the attached plat together with all existing and future trees, shrubbery, and fire hydrants thereon are hereby dedicated to the perpetual use of the Public; reservation in the dedication, their subsequent use, assigns, the reversion or reversions thereof whenever discontinued by law.
That no septic tank will be allowed in this subdivision.
That no individual wells other than swimming pool, irrigation, and/or air conditioners will be permitted within this subdivision.
That all new electric & communication lines other than transmission lines which this subdivision shall be required underground.
That lots 1 thru 8 inclusive Block F and lots 1 thru 18, and lots 4 thru 7 inclusive of Block B shall be provided with circular drives or service turn-arounds.
That the 2' Utility Easement shown on the Right-of-Way lines is hereby Reserved for the installation and maintenance of fire hydrants, public street lights, and guard rail if any.

OWNERS PLAT RESTRICTIONS

That the utility easements as shown by dashed lines at the front, side and/or rear lot lines are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS THEREOF: Said CHARTER LAND AND HOUSING CORP, a Florida Corporation, has caused these presents to be signed in its corporate name by its President, its corporate seal to be hereunto affixed and by its Secretary this 24th day of Sept 1973
and attested by

Attest: Jack T. O'Brien — Assistant Secretary
Jack T. O'Brien

Signed: J. Hardy Smith Jr. — President
C. Hardy Smith Jr.

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That before me this day personally appeared C. Hardy Smith Jr. and Jack T. O'Brien, President and Assistant Secretary respectively of
COUNTY OF DUVAL CHARTER LAND AND HOUSING CORPORATION, a Florida corporation, to me well known to be the persons described in and who were duly sworn acknowledged that they executed the foregoing instrument as their free act and deed as such officers, for the uses and purposes therein expressed, that they have affixed thereto the true seal of said corporation, and that the said instrument is the act and deed of said corporation.
Witness my hand and official seal this 24th day of Sept, 1973

My commission expires Feb 29 1976

Notary Public State of Florida at Large

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That SOUTH FLORIDA VILLAS, LTD., a Florida Limited Partnership, the owner and holder of that certain mortgage dated May 31, 1972, and filed for record June 6, 1972, under Clerk's File No. 72R-127180 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the dedication.

Witness my hand and as a member of the partnership this 19th day of September 1973

Witness: [signature]

Witness: Alice Cohen

Max M. Hagen, General Partner
Max M. Hagen, a member of the partnership

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That before me this day personally appeared or either duly authorized in subsidiary writing and later acknowledged personally, Max M. Hagen, a member of the
COUNTY OF DADE partnership of SOUTH FLORIDA VILLAS LTD., a Florida Limited Partnership, a co-partnership to be the person described in and who upon being duly sworn acknowledged that he executed the foregoing instrument as a member of the partnership for the uses and purposes therein expressed and that said instrument is the free and deed of said Limited Partnership.
Witness my hand and official seal this 19th day of September, 1973

My commission expires Nov. 1, 1973

Notary Public State of Florida at Large

SURVEYOR'S NOTES

- ⊙ P.R.M. Indicates Permanent Reference Monument
- ● P.C.P. Indicates Permanent Control Point.

All radii are 20' unless otherwise noted.
Distances on curved lots are to the intersections of lines that extended.
Bearings shown are based on assumed meridian.
Utility easements as shown by dashed lines at the front, rear, and/or side lot lines are 12' unless otherwise noted.

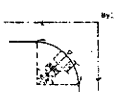
SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY: That the attached plat entitled WALDIN PARK ESTATES is a true and correct representation of the land as recently surveyed and platted under our direction, and that Permanent Reference Monuments were in place on the 1st day of October 1973 in accordance with Section 177.091, Chapter 71-334, Laws of the State of Florida.

BRISTOL, CHILDS & CROWDER, INC.
By: [signature] Vice President
DONALD J. HARDY JR.
Registered Engineer No. 14094
Registered Surveyor No. 2905
State of Florida

WALDIN PARK ESTATES

LOCATION MAP



DETAIL "A"

APPROVALS:

This plat was approved by the Dade County, Florida, Planning Department, this 16th day of Oct 1973
By: Alice N. Bay Hyde, Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 16th day of Oct 1973
By: R. J. Beck, Director

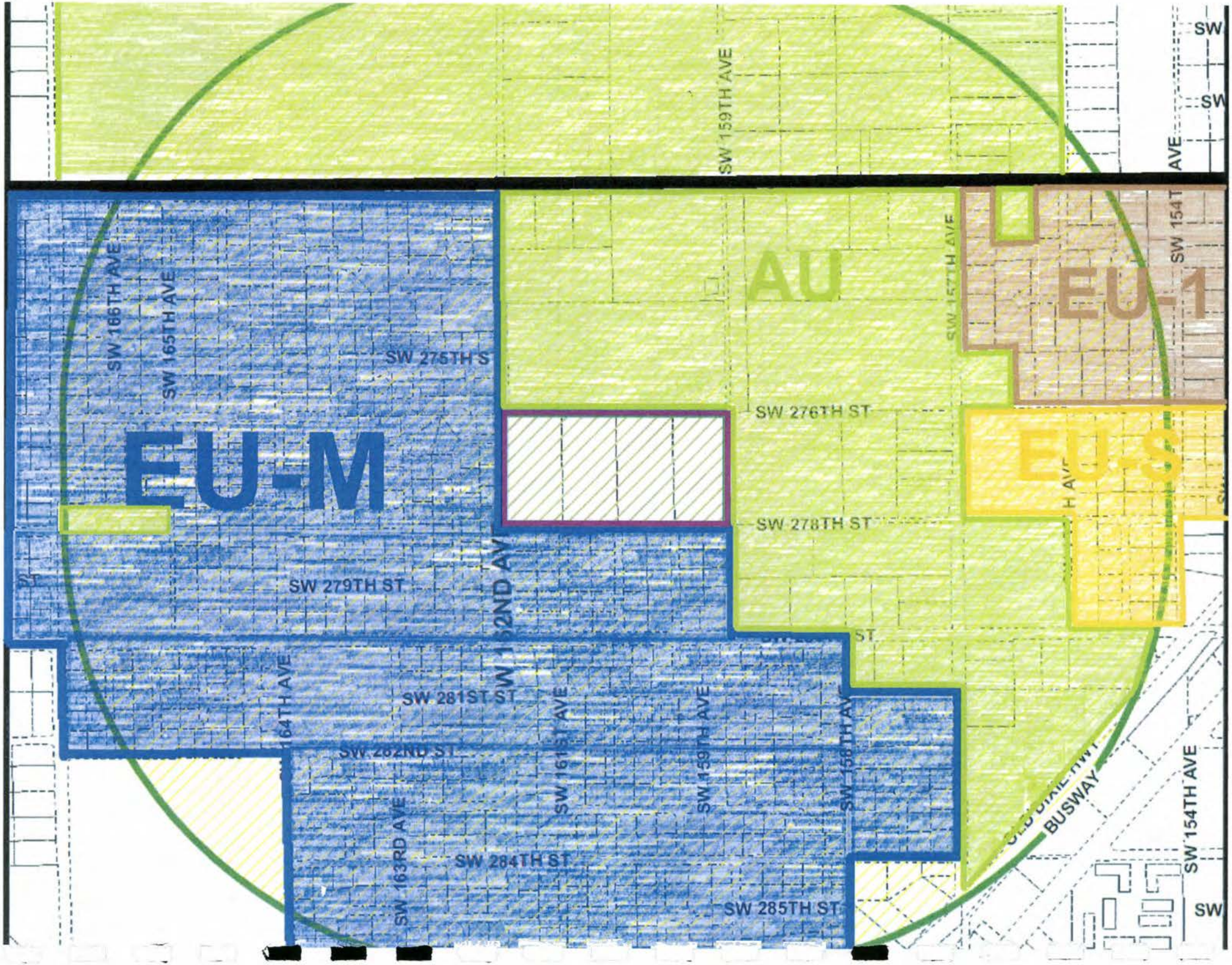
This plat was approved by the Dade County, Florida Public Works Department this 25 day of October 1973
By: Ellis Holloman Jr., Director

This plat was approved and the foregoing dedications were accepted and ratified by resolution No. R-1156-73 passed and adopted by the BOARD OF COUNTY COMMISSIONERS of DADE COUNTY, FLORIDA, this 16 day of October 1973

Attest: The Clerk of the Circuit Court
By: Deputy Clerk

Signed: Mayor

Filed for record this 22 day of October 1973 at 4:00 PM in book 96 of plats, at page 82 of the public Records of Dade County, Florida.
This plat complies with the requirements of the laws of the State of Florida and Metropolitan Dade County, Florida.
RICHARD P. BRINKER
Clerk Circuit Court
By: E.M. Reisel
Deputy Clerk


AU
EU-1
EU-S
EU-M
SW 159TH AVE
SW 166TH AVE
SW 165TH AVE
SW 275TH S
SW 276TH ST
SW 278TH ST
SW 279TH ST
SW 281ST ST
SW 282ND ST
SW 284TH ST
SW 285TH ST
SW 163RD AVE
SW 161ST AVE
SW 159TH AVE
SW 156TH AV
SW 154TH AVE
BUSWAY

3. JORGE A. ROSADO & GUADALUPE BRUNEMAN
(Applicant)

06-11-CZ14-3 (06-9)
Area 14/District 8
Hearing Date: 11/1/06

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 ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				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.

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

APPLICANTS: Jorge A. Rosado and Guadalupe Bruneman **PH:** Z06-009 (06-11-CZ14-3)

SECTION: 32-56-39 **DATE:** November 1, 2006

COMMISSION DISTRICT: 8 **ITEM NO.:** 3

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to EU-M

  (2) Applicants are requesting to permit 2 lots each with a lot frontage of 114.5' (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages, dated stamped received 1/17/06. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The requests will allow the applicants to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified Residential District, and permit a reduced lot frontage on two lots.

- **LOCATION:**

  16380 S.W. 272 Street, Miami-Dade County, Florida.

- **SIZE:** 2.25 Acres.

- **IMPACT:**

  The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site would have an impact on the schools, water and sewer services and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; Single-Family Residence	Estate Density Residential, 1 to 2.5 dua
Surrounding Properties:		
NORTH:	AU; Avocado Farm	Agriculture
SOUTH:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua

The 2.25-acre subject property is located south of and within the Urban Development Boundary (UDB) on the south side of section-line road SW 272 Street, which is also the southern boundary of the UDB in this area and is approximately 1.5 miles east of the UDB line. Single-family residences characterize the area to the east, west and south. Undeveloped, agricultural land lies on the north side of SW 272 Street.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**

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

*Subject to the Board's acceptance of the proffered Covenant.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, 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;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(d) The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

A. the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and

B. the proposed alternative development will not result in the further subdivision of land; and

C. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and

D. the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and

E. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

F. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

G. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

A. the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

B. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

C. each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(3) the proposed lot area, frontage or depth is such that:

A. the proposed alternative development will not result in the creation of more than three (3) lots; and

B. the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and

C. no lot area shall be less than the smaller of:

1. ninety percent (90%) of the lot area required by the underlying district regulations; or

2. the average area of the developed lots in the immediate vicinity within the same zoning district; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(4) If the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

A. the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and

B. the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]

C. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and

E. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where

the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No comment**
MDTA	**No comment**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**Objects/1 student**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The 2.25-acre subject property is located south of and within the Urban Development Boundary (UDB) on the south side of section-line road SW 272 Street, and approximately 1.5 miles east of the UDB line. There is currently an existing house occupying the site. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Modified Estate Residential District. The applicant is also seeking (request #2), to permit two lots with a lot frontage of 114.5' (120' required). The EU-M zoning regulations require lots to have a minimum lot frontage of 120 ft. The applicant has submitted a site plan showing the development of the 2.25-acre subject property subdivided into three residential lots, with two of the lots having a lesser lot frontage than required. The two smaller lots, each with a lot frontage of 114.5 ft., front on S.W. 164 Avenue and will have areas ranging from 15,829 sq. ft. to 16,061 sq. ft. The larger lot fronts on S.W. 272 Street and will house the existing single-family residence on a lot that's more than an acre in size. Single-family residences characterize the area to the east, south and west, developed under the EU-M zoning regulations. Undeveloped, agricultural land lies on the north side of SW 272 Street, which is a boundary of the UDB. The applicants have proffered a covenant limiting the development of the site to the submitted site plan.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. They have indicated that since the subject property contains a tree grove, a Miami-Dade County tree removal permit will be required prior to the removal or relocation of any trees. Further, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate an additional **3** PM daily peak hour **vehicle trips**. Their memorandum further indicates that the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the area roadways, which are currently operating at LOS "C" and "E". **Miami-Dade County Public Schools** (MDCPS) **objects** to this application. MDCPS has indicated that the proposed zoning will bring **1** additional student into the area's public schools. They indicate that Redlands Elementary School, Redland Middle School and South Dade Senior School are the schools that will be impacted by this development, which are currently operating at 120%, 111% and 131% respectively of FISH (Florida Inventory of School Houses) utilization.

MDCPS indicated in their memorandum that they met with the applicants on July 14, 2006, at which time they were advised by the applicants that they (the applicants) are unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Impact Fee Ordinance. Based on the review criteria established by the School Board, the School District is requesting that the application be **denied**, **or that it be deferred** until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a minimum of 2 and a maximum of 5 residential units. The proposed EU-M zoning will allow the applicant to develop the site with single-family residences at an estimated density of 2.42 units per gross acre, totaling a maximum of 5 units. As such, the proposed EU-M zoning will provide a development density which is within the density range permitted by the **Estate Density Residential** use LUP map category and is, therefore, **consistent** with this designation of the CDMP. Additionally, the applicants have proffered a covenant limiting the development of the site to three lots, which also falls within the numerical threshold permitted by the LUP map. To the east, south and west are EU-M zoned parcels developed with estate residences. Staff is of the opinion that the proposed zone change of the subject property to EU-M is **compatible** with the EU-M zoned properties in the area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking 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 utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation 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, streets or highways. The applicants are seeking approval for a district boundary change from AU, Agricultural District, to EU-M, Estate Modified Residential District, and staff supports the request. The subject property is one of the last AU-zoned properties in an area which is predominantly zoned EU-M and developed with single-family residences along section line road, SW 272 Street, which also serves as a northern boundary of the UDB in this portion of section 32-56-39. Undeveloped, agricultural land lies on the north side of SW 272 Street, which is outside the UDB. In 1978, pursuant to Resolution #Z-285-78, and in 1990, pursuant to Resolution # Z-43-90, two larger plots west and east respectively of the subject property were approved for zone changes to EU-M. These were just two of the many similar requests approved for EU-M Zoning surrounding the subject property. In staff's opinion, this request reflects a logical zoning continuum and respects the area's predominant EU-M zoning trend.

Essentially, the applicants' request for EU-M zoning would harmonize this portion of the section and rezone one of the last remaining portions of AU-zoned land south of the UDB. Staff notes that the proposed zone change would not result in a detrimental impact on the environmental and transportation resources of the County as evidenced by the comments from DERM and the Public Works Department. Additionally, staff opines that the proposed development will not have a negative impact on the economy of the Miami-Dade County. As such, staff is of the opinion that the requested zone change to EU-M is **compatible** with the single-family residential developments to the east, west and south of the subject property, and is **consistent** with the Estate Density Residential LUP map designation of the CDMP. Accordingly, staff recommends approval of the district boundary change from AU to EU-M, subject to the Board's acceptance of the proffered covenant.

The Alternative Site Development Option (ASDO) Standards under Section 33-311(A)(14) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable Alternative Site Development Option Standards and does not contravene the enumerated public interest standards as established. Request #2, to permit 2 lots with a lot frontage of 114.5' (120' required), does not satisfy the ASDO standards found in Section 33-311(A)(14)(d). For example, the submitted plans show that the size and dimensions of the proposed development are sufficient to provide all the required setbacks required by the underlying district regulations as specified under Section 33-311(A)(14)(d)(3)(B). However, request #2 does not fulfill the ASDO requirements in Section 33-311(A)(14)(d)(3)(E) as the subject parcel is not designated agricultural or open land under the Comprehensive Development Master Plan. As such, request #2 should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When request #2, to permit 2 lots with a frontage of 114.5' (120' required), is analyzed under the Non-use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. Staff notes that similar approvals for less than the required lot frontages on the property immediately to the east, pursuant to Resolution #Z-43-90, and on another property to the west, pursuant to Resolution #4-ZAB-324-77, were approved for lot frontages less than the 120' requirement in 1990 and 1977, respectively. As previously mentioned, the two smaller lots range in size from 15,829 sq. ft. to 16,061 sq. ft. Additionally, the larger lot on which the original house will remain is more than an acre in size. Staff notes that all three lots resulting from this rezoning are larger than some of the other lots previously approved in the area as noted above, and exceed the minimum requirements of the Zoning Code for EU-M zoned lots. Based on all the aforementioned, staff recommends approval with conditions of request #2 under the Non-Use Variance (NUV) Standards.

When request #2 is analyzed under the Alternative Non-use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that this request is due to unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. This request does not comply with the standards of said Section, since the property can be utilized in accordance with the zoning

regulations. Therefore, staff recommends denial without prejudice of request #2 under the Alternative Non-use Variance (ANUV) Standards.

Accordingly, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of requests #2 under Section 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b), (NUV) and denial without prejudice of request #2 under Section 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

J. CONDITIONS: For request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages, dated stamped received 1/17/06. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Completion.

5. That the applicant obtain a Certificate of Use from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

DATE INSPECTED: 08/8/06
DATE TYPED: 09/22/06
DATE REVISED: 09/25/06, 10/02/06, 10/03/06, 10/19/06; 10/23/06
DATE FINALIZED: 10/23/06
DO'QW:AJT:MTF:LVT:JV:CXH

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

Memorandum

MIAMI-DADE COUNTY

Date: February 24, 2006

RECEIVED
MAR 09 2006
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-14 #Z2006000009
Jorge A. Rosado & Guadalupe Bruneman
16380 SW 272nd Street
District Boundary Change from AU to EU-M
(AU) (2.25 Ac.)
32-56-39

The Department of 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 Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service:
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water 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.

Wastewater Disposal:
Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the property is connected to public water and the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

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/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:
The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives contact the Pollution Remediation Section of DERM at 305-372-6700.

Wetlands:
The subject property does not contain jurisdictional wetlands as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:
The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:
DERM has reviewed the permits and enforcement database and the enforcement case tracking system and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. 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 to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# Z2006000009
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: JORGE A ROSADO&GUADALUPE BRUNEMAN

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 3 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
9860	SW 157 Ave. s/o SW 272 St.	C	C
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E

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.
14-FEB-06

C-14

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Chief Facilities Officer
Rose Diamond

Planning Officer
Ana Rijo-Conde, AICP

August 17, 2006

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Frank J. Bolaños
Evelyn Langlieb Greer
Dr. Robert B. Ingram
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

C-14

Re: Jorge A. Rosado & Guadalupe Bruneman - Application No. 06-009
16380 SW 272 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary School currently operating at 120% of FISH % utilization (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on July 14, 2006, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. **The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.**

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

School Board Administration Building *• 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132*
305-995-7285 • FAX 305-995-4760 • ***arijo@dadeschools.net***

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the additional 2 units are estimated to generate approximately $4,800 ($2,400 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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,

Patricia Good
Coordinator III

PG:rr
L-090
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 06-009, Jorge A. Rosado & Guadalupe Bruneman

REQUEST: Zone change from AU to EU-M

ACRES: 2.25 acres

LOCATION: 16380 SW 272 Street

MSA/MULTIPLIER: 7.3/.60

NUMBER OF UNITS: 2 additional units (1 units currently permitted under existing zoning classification, for a total of 3 units)

ESTIMATED STUDENT POPULATION: 1 student*

ELEMENTARY: 1

MIDDLE: -

SENIOR: -

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary – 24501 SW 162 Avenue

MIDDLE: Redland Middle -16001 SW 248 Street

SENIOR HIGH: South Dade Senior -28401 SW 167 Avenue

All schools are located in Regional Center VI

* 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, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Redland Elem.	1086/ 1087*	903	120%/ 120%*	0	**120%/ 120%***	1306
Redland Middle	1458	1230	119%	79	111%	2231
South Dade Sr.	2759	1721	160%	380	**131%**	3112

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001-present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, although the elementary and senior high schools meet the review threshold only the elementary school is impacted.

PLANNED RELIEF SCHOOLS IN THE AREA
(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

Projects in Planning, Design or Construction

School	Status	Projected Occupancy Date
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "YY-1" Jorge Mas Canosa Middle School (Ammons, Hammocks, Richmond Heights and Redland Middle Relief) (2232 student stations)	Construction	School Opening 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Construction	School Opening 2009
New K-8 @ Palm Glade (S/S "CC1") (Pine Villa and Redland Elementary School Relief, Redland Middle and Mays Middle School Relief) (1624 student stations)	Construction	School Opening 2008

New Elementary School
State School "A1"
(Chapman, Naranja and Redland
Elementary School Relief)
(826 student stations)

Design

School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	2729
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	4518
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total $6,549.

CAPITAL COSTS: Based on the State's June-2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x $ 14,378 = $ 14,378
MIDDLE	Does not meet the threshold
SENIOR	Not impacted by proposed development

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

School Name	Actual Enrollment (11-18-05)	Projected Enrollment (as per contract) 2006-2007	2007-2008	Maximum
Academy of Arts & Minds	141	500	500	500
Archimedean Academy	469	525	525	525
Archimedean Middle Conservatory	61	240	240	240
ASPIRA Eugenio Maria de Hostos	365	600	600	600
ASPIRA Youth Leadership	305	450	450	450
ASPIRA South Youth Leadership	203	450	450	600
Aventura City of Excellence School	699	900	900	900
Balere Language Academy	148	250	350	450
Coral Reef Montessori	345	500	500	500
Doctors Charter School of Miami Shores	412	525	600	600
Doral Academy	730	2200	2,200	2,200
Doral Academy Middle School	815	1250	1,250	1,250
Doral Academy High School	925	1800	1,800	1,800
Doral Performing Arts & Entertainment Academy	45	150	200	200
Downtown Miami Charter School	614	650	650	650
Early Beginnings Academy – Civic Center	43	80	80	80
Early Beginnings Academy – North Shore	20	43	61	70
Florida International Academy	261	350	350	350
International Studies Charter High School	110	750	1,000	1,000
Keys Gate Charter School	1,132	1,150	1,150	1,150
Lawrence Academy	69	250	350	450
Liberty City Charter School	350	705	705	705
Life Skills Center Miami-Dade County	62	450	600	600
Mater Academy	713	1,150	1,150	1,150
Mater Academy Charter High School	1,165	1,300	1,300	1,300
Mater Academy Charter Middle School	1,154	1,300	1,300	1,300
Mater Academy East Charter School	303	800	800	800
Mater Academy East Middle School	107	250	300	250
Mater Performing Arts & Entertainment Academy	94	150	200	200
Miami Children's Museum	79	350	350	350
Miami Community Charter School	223	600	600	600
Oxford Academy of Miami	105	450	450	450
Pinecrest Preparatory Academy Middle School	222	800	800	800
Pinecrest Preparatory Academy	745	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	199	600	600	600
Renaissance Elementary Charter School	452	500	500	500
Renaissance Middle Charter School	47	700	1050	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	25	36	36	36
School for Integrated Academics & Technologies	332	800	800	800
Somerset Academy	525	700	700	700
Somerset Academy Charter Middle School	74	300	300	300
Somerset Academy Charter High School	22	375	500	500
~~Spiral-Tech Elementary Charter School*~~	78	~~200~~	~~200~~	~~200~~
Spirit City Academy	39	300	350	400
Sunshine Academy	95	200	275	450
The Charter School at Waterstone	1,012	1,000	1,150	1,000
Theodore R. and Thelma A. Gibson Charter School	16	600	600	600
Transitional Learning Academy	29	48	72	72
Youth Co-Op Charter School	515	525	525	525
TOTAL: 49 schools	**16,713**	**30,364**	**31,331**	**32,625**

* Contract terminated effective June 30, 2006

Board Approved Contracts for Schools to open in Future Years			
School Name	Projected Enrollment (as per contract)		
	2006-2007	2007-2008	Maximum
Charter on the Beach Middle School	250	250	250
~~Liceo ENLACE Miami Charter Academy*~~	~~375~~	~~475~~	~~775~~
A Child's Journey Charter School	N/A	325	600
Atlantic Science Academy	N/A	600	840
Cooperative Charter School	100	120	200
~~Dr. Joseph Coats Grace Community Charter School*~~	~~600~~	~~600~~	~~600~~
Excelsior Academy of Miami	N/A	450	450
Mosaic Bilingual Academy	N/A	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	N/A	800	1,600
Pinecrest Academy Charter High School	600	850	850
South Dade Charter Elementary School	N/A	625	750
~~Summerville Charter School*~~	~~600~~	~~600~~	~~600~~
Excel Academy	250	300	700
Life Skills Center Opa Locka	400	400	400
Mater Academy Lakes Elementary School	-0-	800	800
Mater Academy Lakes Middle School	900	900	900
Mater Academy Lakes High School	300	600	1,200
Mater Gardens Academy	900	900	900
Mater Gardens Academy Middle School	450	450	450
Pinecrest Academy (South Campus)	800	800	800
Somerset Academy (Silver Palms)	-0-	600	600
Somerset Academy (Country Palms)	-0-	1,000	1,000
Somerset Academy Middle School (Country Palms)	-0-	600	600
TOTAL: 20 schools	**4,950**	**11,490**	**14,255**
SUB-TOTAL (EXISTING +APPROVED): 69 schools	**35,314**	**42,821**	**46,880**

*** Deferment period expired – contracts automatically lapse.**

Contracts Pending Approval			
School Name	Projected Enrollment (as per contract)		
	2006-2007	2007-2008	Maximum
Dr. Joseph Coats Grace Community Advantage Academy*	-0-	750	750
Summerville Advantage Academy*	-0-	750	750
Excel Academy North	-0-	250	700
River Cities Community Charter School	-0-	250	250
TOTAL: schools	**-0-**	**2,000**	**2,450**
SUB-TOTAL (EXISTING + APPROVED + PENDING APPROVAL): 73 schools	**35,314**	**44,821**	**49,330**

*** applications approved as Advantage Academy of Miami and Advantage Academy of Miami "B", respectively.**

Board Approved applications for schools opening in subsequent years:	
Applicant	Maximum Enrollment Capacity
Mater Springs Academy Elementary School	600
Mater Academy South Charter School	900
Mater Springs Academy Middle School	300
Sabal Palm Charter High School	800
Charter Academy of Excellence	600
Palmetto Bay Charter Academy	1,600
Princeton Charter Academy	1,600
Homestead Charter High School	2,000
South Miami-Dade Charter Elementary School	600
South Miami-Dade Charter Middle School	300
Advantage Academy of Miami "C"	750
Advantage Career Academy	900
Kush Academy	500
Life Skills Center – Homestead	700
Life Skills Center – Liberty City	700
Romans Charter School	540
South Florida Choir Intermediate/High School	280
Total: 17 schools	**13,670**
GRAND TOTALS	
Number of Schools	**Maximum Enrollment Capacity**
90	**63,000**

560 So.2d 1358, 15 Fla. L. Weekly D1272
(Cite as: 560 So.2d 1358)

District Court of Appeal of Florida,
Fourth District.

Patricia POLLARD, Petitioner,
v.
PALM BEACH COUNTY, a political subdivision of the State of Florida, Respondent.

No. 88-1827.
May 9, 1990.

Owner of residential property applied for special exception to use property as adult congregate living facility for elderly. The Circuit Court for Palm Beach County, William C. Williams, III, J., denied owner's petition for writ of certiorari to review denial of application, and owner petitioned for review. The District Court of Appeal held that opinions of neighbors that proposed use would cause traffic problems, would cause light and noise pollution, and would generally have unfavorable impact on area provided no competent substantial evidence to support denial of petition.

Certiorari granted, order quashed, and matter remanded with instructions.

Stone, J., dissented with opinion.

West Headnotes

[1] Zoning and Planning 414 1474

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1474 k. Public interest or welfare. Most Cited Cases
(Formerly 414k490)

Special exception is permitted use to which applicant is entitled unless zoning authority determines according to standards of zoning ordinance that use would adversely affect public interest.

[2] Zoning and Planning 414 1154

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1154 k. Rights of objecting owners; continuity of regulation. Most Cited Cases
(Formerly 414k161)

Opinions of residents are not factual evidence and not sound basis for denial of zoning change application.

[3] Zoning and Planning 414 1520

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1520 k. Residential facilities and day-care. Most Cited Cases
(Formerly 414k539)

Opinions of neighbors of residential property, for which special exception was requested, that proposed use of property as adult congregate living facility for elderly would cause traffic problems, would cause light and noise pollution, and would generally have unfavorable impact on area established no competent substantial evidence to support decision of zoning

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authority denying application.

***1359** Bruce G. Kaleita, West Palm Beach, for petitioner.

Richard W. Carlson, Jr. and Thomas P. Callan, Asst. County Attys., West Palm Beach, for respondent.

PER CURIAM.

This is a petition to review denial of an application for a special exception. The real property in question is located in an area zoned residential. The use for which a special exception was requested is an adult congregate living facility for the elderly, a use permitted by special exception in a residential area.

Certain procedural shortcomings having been remedied, we now treat only the merits, being satisfied that this court has jurisdiction.

After making appropriate application, petitioner obtained approval of the County Zoning Department and, subsequently, the approval of the County Planning Commission. Approval was based upon documentary evidence and expert opinion.

In public hearings before the County Commission, various neighbors expressed their opinion that the proposed use would cause traffic problems, light and noise pollution and generally would impact unfavorably on the area. The County Commission denied the application and the circuit court denied certiorari to review that denial. We grant the writ and quash the order under review.

[1][2][3] We explained the respective burdens of an applicant for a special exception and the zoning authority in *Rural New Town, Inc. v. Palm Beach County,* 315 So.2d 478, 480 (Fla. 4th DCA 1975), as follows:

> In rezoning, the burden is upon the *applicant* to clearly establish such right (as hereinabove indicated). In the case of a special exception, where the applicant has otherwise complied with those conditions set forth in the zoning code, the burden is upon the *zoning authority* to demonstrate by competent substantial evidence that the special exception *is adverse to the public interest.* Yokley on Zoning, vol. 2, p. 124. A special exception is a permitted use to which the applicant is entitled *unless* the zoning authority determines according to the standards of the zoning ordinance that such use would adversely affect the public interest.
>
> (Emphasis in original; some citations omitted.)

The supreme court, in *De Groot v. Sheffield,* 95 So.2d 912, 916 (Fla.1957), explained in the following language what is meant by the term "competent substantial evidence" in the context of certiorari review:

> Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. We have stated it to be such relevant evidence as a reasonable mind would accept as adequate to support a conclusion. *Becker v. Merrill,* 155 Fla. 379, 20 So.2d 912; *Laney v. Board of Public Instruction,* 153 Fla. 728, 15 So.2d 748. In employing the adjective "competent" to modify the word "substantial," we are aware of the familiar rule that in administrative proceedings the formalities in the introduction of testimony common to the courts of justice are not strictly employed. *Jenkins v. Curry,* 154 Fla. 617, 18 So.2d 521. We are of the view, however, that the evidence relied upon to ***1360** sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached. To this extent the "substantial" evidence should also be "competent."
>
> (Some citations omitted.)

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(Cite as: 560 So.2d 1358)

In *City of Apopka v. Orange County,* 299 So.2d 657, 660 (Fla. 4th DCA 1974), the "evidence" in opposition to petitioner's application for special exception consisted, as in the present case, of the opinions of neighbors, and in that case we explained:

> The evidence in opposition to the request for exception was in the main laymen's opinions unsubstantiated by any competent facts. Witnesses were not sworn and cross examination was specifically prohibited. Although the Orange County Zoning Act requires the Board of County Commissioners to make a finding that the granting of the special exception shall not adversely affect the public interest, the Board made no finding of facts bearing on the question of the effect the proposed airport would have on the public interest; it simply stated as a conclusion that the exception would adversely affect the public interest. Accordingly we find it impossible to conclude that on an issue as important as the one before the board, there was substantial competent evidence to conclude that the public interest would be adversely affected by granting the appellants the special exception they had applied for.

Earlier in that opinion we also noted:
As pointed out by Professor Anderson in Volume 3 of his work, American Law Of Zoning, § 15.27, pp. 155-56:

> "It does not follow, ... that either the legislative or the quasi-judicial functions of zoning should be controlled or unduly influenced by opinions and desires expressed by interested persons at public hearings. Commenting upon the role of the public hearing in the processing of permit applications, the Supreme Court of Rhode Island said:
>
> 'Public notice of the hearing of an application for exception ... is not given for the purpose of polling the neighborhood on the question involved, but to give interested persons an opportunity to present facts from which the board may determine whether the particular provision of the ordinance, as applied to the applicant's property, is reasonably necessary for the protection of ... public health.... The board should base their determination upon facts which they find to have been established, instead of upon the wishes of persons who appear for or against the granting of the application.'
>
> The objections of a large number of residents of the affected neighborhood are not a sound basis for the denial of a permit. The quasi-judicial function of a board of adjustment must be exercised on the basis of the facts adduced; numerous objections by adjoining landowners may not properly be given even a cumulative effect."

299 So.2d at 659.

Our review of the record leads us to conclude that there is literally no competent substantial evidence to support the conclusion reached below. The circuit court overlooked the law which says that a special exception is a permitted use to which the applicant is entitled unless the zoning authority determines according to the standards of the zoning ordinance that the use would adversely affect the public interest. *Rural New Town,* 315 So.2d at 480. It also overlooked the law which says that opinions of residents are not factual evidence and not a sound basis for denial of a zoning change application. *See City of Apopka,* 299 So.2d at 660.

For these reasons we grant certiorari, quash the order and remand with instructions that the special exception be granted.

HERSEY, C.J., and ANSTEAD, J., concur.
STONE, J., dissents with opinion.

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***1361** STONE, Judge, dissenting.

I would deny certiorari. In my judgment, the record supports the decision of the circuit court upholding the action of the county. I also do not conclude that the trial court overlooked the law.

Fla.App. 4 Dist.,1990.
Pollard v. Palm Beach County
560 So.2d 1358, 15 Fla. L. Weekly D1272

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690 So.2d 700, 22 Fla. L. Weekly D827
(Cite as: 690 So.2d 700)

C

District Court of Appeal of Florida,
Third District.
Cheryl L. **DEBES**, as Trustee, Petitioner,
v.
The CITY OF **KEY WEST**, Respondent.

No. 96-2451.
April 2, 1997.

Landowner filed petition for certiorari review of decision by the Circuit Court, Monroe County, Sandra Taylor, J., which upheld city commission's denial of application to rezone parcel of owner's property from medium density residential to commercial general. The District Court of Appeal, Schwartz, C.J., held that refusal to rezone property was arbitrary, discriminatory, and unreasonable.

Certiorari granted.

West Headnotes

[1] Zoning and Planning 414 ⚿1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission's refusal to rezone owner's property from medium density residential to commercial general so as to permit construction of shopping center was arbitrary, discriminatory, and unreasonable, where parcel was surrounded in all directions and on both sides of street by property which was both zoned and used for commercial purposes.

[2] Zoning and Planning 414 ⚿1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission could not justify denial of application to rezone owner's property from medium density residential to commercial general on ground that commercial zoning of parcel would create more traffic than noncommercial use.

[3] Zoning and Planning 414 ⚿1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission could not justify denial of application to rezone owner's property from residential to commercial general on ground that denial promoted creation of adequate housing; promotion of affordable housing, while it may represent desirable public pol-

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690 So.2d 700, 22 Fla. L. Weekly D827
(Cite as: 690 So.2d 700)

icy, may not be promoted on back of private landowner by depriving him of constitutionally protected use of his property.

***700** Mattson & Tobin and Andrew M. Tobin, Key Largo, for petitioner.

***701** Mark Graham Hanson, for respondent.

Before SCHWARTZ, C.J., and COPE and FLETCHER, JJ.

SCHWARTZ, Chief Judge.

[1] The petitioner is the owner of undeveloped land on North Roosevelt Boulevard in Key West. The parcel is in the center of what is specifically designated in the city's Comprehensive Plan as a primary commercial area and is, in fact, surrounded in all directions and on both sides of the street by property which is both zoned and used for commercial purposes. Notwithstanding, the Key West City Commission three times denied [FN1] an application initiated by its own City Planner,[FN2] and approved by the Planning Board, to amend the designation of the property on the Future Land Use Map (FLUM) from Medium Density Residential (MDR) to Commercial General (CG) [FN3] so as to permit the construction of a shopping center. On this petition for certiorari review of a circuit court decision which upheld the last denial, we conclude that, as a matter of law, "the refusal to rezone the property [was] arbitrary, discriminatory [and] unreasonable." *Board of County Comm'rs v. Snyder,* 627 So.2d 469, 476 (Fla.1993).

FN1. The two previous denials were both quashed on review by the circuit court. Our disposition of the present case makes it unnecessary directly to consider the petitioner's very substantial contention that at least the first of these rulings entitles her to relief under the doctrine of res judicata.

FN2. The application stemmed from the professionals' desire to correct what they characterized as their own "mistake" in their designating the parcel as MDR because, at that time, a plan had been submitted to build a residential development on the parcel. In the event, the proposal proved financially unworkable and failed entirely.

FN3. CG permits commercial, office and residential use. MDR permits residential use.

Almost without more, this brief recitation of the characteristics of the area and of the petitioner's particular situation clearly establishes that singling out her property alone for disparate treatment represents a wholly impermissible instance of discriminatory spot zoning-or, in this context, spot planning-in reverse. *Tollius v. City of Miami,* 96 So.2d 122 (Fla.1957); *City Commission v. Woodlawn Park Cemetery Co.,* 553 So.2d 1227 (Fla. 3d DCA 1989), review denied, 563 So.2d 631 (Fla.1990); *City of Coral Gables v. Wepman,* 418 So.2d 339 (Fla. 3d DCA 1982), review denied, 424 So.2d 760 (Fla.1982); *Olive v. City of Jacksonville,* 328 So.2d 854 (Fla. 1st DCA 1976); *City of South Miami v. Hillbauer,* 312 So.2d 241 (Fla. 3d DCA 1975); *City of Miami v. Schutte,* 262 So.2d 14 (Fla. 3d DCA 1972); see *Parking Facilities, Inc. v. City of Miami Beach,* 88 So.2d 141 (Fla.1956)(spot zoning); *County of Brevard v. Woodham,* 223 So.2d 344 (Fla. 4th DCA 1969)(same), cert. denied, 229 So.2d 872 (Fla.1969); 7 Fla.Jur.2d Building, Zoning, & Land Controls § 110, at 512 (1978).

The city contends, however, that its action is justified by (a) "substantial, competent evidence," *Snyder,* 627 So.2d at 475,[FN4] before the Commission that commercial zoning of the petitioner's parcel would result in increased traffic and (b) a desire to encourage the building of "affordable housing" in the city-a result which would in effect be mandated by the MDR designation because it excludes commercial or office use. Neither position has a semblance of merit.

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(Cite as: 690 So.2d 700)

FN4. While we agree that *Snyder* provides the appropriate standard of review, see *Snyder* 627 So.2d at 469; *City of Ft. Lauderdale v. Multidyne Medical Waste Management, Inc.*, 567 So.2d 955 (Fla. 4th DCA 1990), review denied, 581 So.2d 165 (Fla.1991), the issue is not determinative or even important in our consideration of the case. As we suspect is very often the case, the application of any possible formulation of the showing necessary either to support or to overturn a local government's decision of the present kind, including the "fairly debatable" standard deemed appropriate in *Martin County v. Yusem*, 690 So.2d 1288 (Fla. Case No. 87,078, opinion filed, March 27, 1997)[22 FLW S156]; *e.g., Allapattah Community Ass'n v. City of Miami*, 379 So.2d 387 (Fla. 3d DCA 1980), cert. denied, 386 So.2d 635 (Fla.1980), would yield the same result. See *Metropolitan Dade County v. Fuller*, 515 So.2d 1312, 1314 n. 4 (Fla. 3d DCA 1987).

[2] *1. Traffic Increase No Justification.* Because it is virtually self-evident that, by its very nature, all commercial uses create "more traffic" than non-commercial ones, it is equally obvious that local government cannot ***702** justify a denial of a particular commercial use on this ground. To hold otherwise would mean, as it apparently did in the proceedings before the Commission, that the protectable rights of any owner may be arbitrarily destroyed. This is not, and we will not let it be, the law. *Tollius*, 96 So.2d at 122 (change in neighborhood to commercial use requires restrictions to residential use to be relaxed).

Indeed, the Commission's actions in this case involve almost every one of the several bases upon which courts both here and elsewhere have rejected the contention that a potential traffic increase may support the denial of otherwise required commercial zoning. 5 Rathkopf's The Law of Zoning & Planning § 59.03 (4th ed. 1996), and cases collected at § 59.03[3] (denial of commercial use unjustified by showing merely of a "generalized increase in traffic due to an increase in intensity of use"); § 59.03[4]("a desire to prevent an undesirable increase in traffic congestion is not sufficient justification for the retention of an unsuitable or unreasonable zoning classification"); § 59.03[5] ("[z]oning classifications and permit decisions based on a desire to avoid increased traffic congestion may be held invalid where such action involves unreasonable discrimination between neighboring tracts or similar uses"; citing *Florida Mining & Materials Corp. v. Port Orange*, 518 So.2d 311 (Fla. 5th DCA 1987) (reversing denial of special permit to construct cement plant based on fact that cement trucks would pass through residential area, when trucks from other, similar businesses were permitted to do so), review denied, 528 So.2d 1181 (Fla.1988)); § 59.03[6] ("[z]oning classification or restrictions based on traffic conditions may be held invalid ... where land is uniquely burdened to extract a public benefit as a substitute for proper traffic management and control").

As the petitioner correctly argues, the traffic problems which may or may not be presented by her proposed commercial development of the property are properly considered in the administrative process which the city has itself established. See 5 Rathkopf's The Law of Zoning & Planning § 59.03[1], [3]. Generalized fears of an increase in traffic are wholly inappropriate, however, to deny any one landowner the rights to which he is entitled.

[3] *2. Promotion of Affordable Housing No Justification.* The claim that the city's action may be justified as promoting the creation of adequate housing is, if anything, even more obviously deficient. While this aim may represent a desirable public policy-which might support, for example, the condemnation of property for that use, see *State v. Miami Beach Redevelopment Agency*, 392 So.2d 875 (Fla.1980)-it emphatically may *not* be promoted on the back of a

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private landowner by depriving him of the constitutionally protected use of his property. As the estimable Judge Cowart correctly and succinctly stated:

> A property owner is entitled to have his property properly zoned based on proper zoning concepts without regard to the one particular use which the owner might then intend to make of the various uses permitted under a proper zoning classification. A zoning authority's insistence on considering the owner's specific use of a parcel of land constitutes not zoning but direct governmental control of the actual use of each parcel of land which is inconsistent with constitutionally guaranteed private property rights.

Porpoise Point Partnership v. St. Johns County, 470 So.2d 850, 851 (Fla. 5th DCA 1985); accord *ABG Real Estate Dev. Co. v. St. Johns County,* 608 So.2d 59, 63 (Fla. 5th DCA 1992), cause dismissed, 613 So.2d 8 (Fla.1993).

In sum, the record reflects that the only reason for the denial of the proposed rezoning was that the opposition-of the city's existing merchants to the competition represented by the prospective commercial use of the property and of those who wanted more housing-had the votes. We reiterate, however, what was said in the reverse situation presented by a city's *approval* of an unjustified zoning change in *Allapattah Community Ass'n v. City of Miami,* 379 So.2d 387, 394 (Fla. 3d DCA 1980), cert. denied, 386 So.2d 635 (Fla.1980):

> The [courts] ... will not and cannot approve a zoning regulation-or any governmental action adversely affecting the ***703** rights of others-which is based on no more than the fact that those who support it have the power to work their will.

Accord, e.g., Town of Ponce Inlet v. Rancourt, 627 So.2d 586, 588 n. 1 (Fla. 5th DCA 1993); *City of Apopka v. Orange County,* 299 So.2d 657 (Fla. 4th DCA 1974).

For these reasons, we conclude that the circuit court decision so fundamentally and seriously departs from the controlling law that a miscarriage of justice has resulted and that review on certiorari is therefore both justified and required. *Haines City Community Dev. v. Heggs,* 658 So.2d 523 (Fla.1995); *Snyder,* 627 So.2d at 469; *Metropolitan Dade County v. Blumenthal,* 675 So.2d 598 (Fla. 3d DCA 1995), review dismissed, 680 So.2d 421 (Fla.1996); *ABG,* 608 So.2d at 59. Upon that review, the decision is quashed and the cause remanded with directions to require the City Commission to grant the application in question.

Certiorari granted.

Fla.App. 3 Dist.,1997.
Debes v. City of Key West
690 So.2d 700, 22 Fla. L. Weekly D827

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(Cite as: 627 So.2d 469)

Supreme Court of Florida.
BOARD OF COUNTY COMMISSIONERS OF **BREVARD** COUNTY, Florida, Petitioner,
v.
Jack R. **SNYDER**, et ux., Respondents.

No. 79720.
Oct. 7, 1993.
Rehearing Denied Dec. 23, 1993.

Property owners brought original action seeking writ of certiorari after county board denied their application for rezoning of property from general use to medium density multiple-family dwelling use. The District Court of Appeal, 595 So.2d 65, granted petition. On review for direct conflict of decisions, the Supreme Court, Grimes, J., held that: (1) rezoning action which entails application of general rule or policy to specific individuals, interests or activities is quasi-judicial in nature, subject to strict scrutiny on certiorari review; (2) landowner who demonstrates that proposed use of property is consistent with comprehensive plan is not presumptively entitled to such use; (3) landowner seeking to rezone property has burden of proving that proposal is consistent with comprehensive plan, and burden thereupon shifts to zoning board to demonstrate that maintaining existing zoning classification accomplishes legitimate public purpose; and (4) although board is not required to make findings of fact in denying application of rezoning, upon review by certiorari in the circuit court it must be shown there was competent substantial evidence presented to board to support its ruling.

Decision of District Court of Appeal quashed.

Shaw, J., dissented.

West Headnotes

[1] Counties 104 58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

Legislative action of county board of commissioners is subject to attack in circuit court; however, in deference to policymaking function of board when acting in a legislative capacity, its actions will be sustained as long as they are fairly debatable.

[2] Counties 104 58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

Rulings of county board of commissioners acting in its quasi-judicial capacity are subject to review by certiorari and will be upheld only if they are supported by substantial competent evidence.

[3] Counties 104 58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

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It is character of hearing that determines whether or not county board action is legislative or quasi-judicial, for purposes of judicial review; generally speaking, legislative action results in formulation of a general rule of policy, whereas judicial action results in application of a general rule of policy.

[4] Zoning and Planning 414 1575

414 Zoning and Planning
414X Judicial Review or Relief
414X(A) In General
414k1572 Nature and Form of Remedy
414k1575 k. Certiorari. Most Cited Cases
(Formerly 414k565)

Zoning and Planning 414 1623

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)1 In General
414k1623 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k604)

Zoning and Planning 414 1702

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1702 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k703)

Comprehensive rezonings affecting a large portion of the public are legislative in nature, and are subject to "fairly debatable" standard of review; however, rezoning actions which can be viewed as policy application, rather than policy setting, and which have an impact on a limited number of persons or property owners are quasi-judicial in nature and are properly reviewable by petition for certiorari; on such review they are subject to strict scrutiny and to substantial evidence standard.

[5] Zoning and Planning 414 1575

414 Zoning and Planning
414X Judicial Review or Relief
414X(A) In General
414k1572 Nature and Form of Remedy
414k1575 k. Certiorari. Most Cited Cases
(Formerly 414k565)

County board's denial of landowner's application to rezone property to zoning classification which would allow construction of 15 residential units per acre was in the nature of a quasi-judicial proceeding, and was properly reviewable by petition for certiorari.

[6] Zoning and Planning 414 1351

414 Zoning and Planning
414VIII Permits, Certificates, and Approvals
414VIII(A) In General
414k1350 Right to Permission, and Discretion
414k1351 k. In general. Most Cited Cases
(Formerly 414k375.1)

Zoning and Planning 414 1698

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1698 k. Substantial evidence in

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general. Most Cited Cases
(Formerly 414k703)

Even where denial of a zoning application would be inconsistent with comprehensive plan, local government should have discretion to decide that maximum development density should not be allowed provided governmental body approves some development that is consistent with the plan and government's decision is supported by substantial, competent evidence.

[7] Zoning and Planning 414 1151

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1149 Comprehensive or General Plan
414k1151 k. Conformity of change to plan. Most Cited Cases
(Formerly 414k194.1)

Landowner who demonstrates that proposed use is consistent with comprehensive zoning plan is not presumptively entitled to such use if opposing governmental agency fails to prove by clear and convincing evidence that specifically stated public necessity requires a more restricted use; property owner is not necessarily entitled to relief by proving such consistency when agency action is also consistent with plan.

[8] Zoning and Planning 414 1262

414 Zoning and Planning
414V Construction, Operation, and Effect
414V(C) Uses and Use Districts
414V(C)1 In General
414k1262 k. Maps, plats, and plans; subdivision regulations. Most Cited Cases
(Formerly 414k245)

Growth Management Act was not intended to preclude development but only to ensure that it proceed in an orderly manner. West's F.S.A. § 163.3161 et seq.

[9] Zoning and Planning 414 1146

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1146 k. Public interest and need; general welfare. Most Cited Cases
(Formerly 414k157)

Zoning and Planning 414 1151

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1149 Comprehensive or General Plan
414k1151 k. Conformity of change to plan. Most Cited Cases
(Formerly 414k159)

Zoning and Planning 414 1182

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(B) Proceedings to Modify or Amend
414k1179 Notice and Hearing
414k1182 k. Hearing or meeting in general. Most Cited Cases
(Formerly 414k194.1)

Landowner seeking to rezone property has burden of proving that proposal is consistent with comprehensive plan and complies with all procedural requirements of zoning ordinance; burden thereupon shifts to governmental board to demonstrate that maintaining existing zoning classification with respect to the property accomplishes a legitimate public purpose; board will have burden of showing refusal to

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rezone property is not arbitrary, discriminatory, or unreasonable; if board carries burden, application should be denied.

[10] Zoning and Planning 414 1189

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(B) Proceedings to Modify or Amend
414k1189 k. Filing, publication, and posting; minutes and findings. Most Cited Cases
(Formerly 414k199)

Zoning and Planning 414 1702

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1702 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k703)

Although zoning board is not required to make findings of fact in making decision on landowner's application to rezone property, it must be shown there was competent substantial evidence presented to the board to support its ruling in order to sustain its action, upon review by certiorari in circuit court.

***470** Robert D. Guthrie, County Atty., and Eden Bentley, Asst. County Atty., Melbourne, for petitioner.

Frank J. Griffith, Jr., Cianfrogna, Telfer, Reda & Faherty, P.A., Titusville, for respondents.

Denis Dean and Jonathan A. Glogau, Asst. Attys. Gen., Tallahassee, amicus curiae, for Atty. Gen., State of FL.

Nancy Stuparich, Asst. Gen. Counsel, and Jane C. Hayman, Deputy Gen. Counsel, Tallahassee, amicus curiae, for FL League of Cities, Inc.

Paul R. Gougelman, III, and Maureen M. Matheson, Reinman, Harrell, Graham, Mitchell & Wattwood, P.A., Melbourne, amicus curiae, for Space Coast League of Cities, Inc., City of Melbourne, and Town of Indialantic.

Richard E. Gentry, FL Home Builders Ass'n, and Robert M. Rhodes and Cathy M. Sellers, Steel, Hector and Davis, Tallahassee, amicus curiae, for FL Home Builders Ass'n.

David La Croix, Pennington, Wilkinson & Dunlap, P.A., and William J. Roberts, Roberts and Eagan, P.A., Tallahassee, amicus curiae, for FL Ass'n of Counties.

David J. Russ and Karen Brodeen, Asst. Gen. Counsels, Tallahassee, amicus curiae, for FL Dept. of Community Affairs.

Richard Grosso, Legal Director, Tallahassee, and C. Allen Watts, Cobb, Cole and Bell, Daytona Beach, amicus curiae, for 1000 Friends of FL.

Neal D. Bowen, County Atty., Kissimmee, amicus curiae, for Osceola County.

M. Stephen Turner and David K. Miller, Broad and Cassel, Tallahassee, amicus curiae, for Monticello Drug Co.

John J. Copelan, Jr., County Atty., and Barbara S. Monahan, Asst. County Atty. for Broward County, Fort Lauderdale, and Emeline Acton, County Atty. for Hillsborough County, Tampa, amici curiae, for Broward County, Hillsborough County and FL Ass'n of County Attys., Inc.

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Thomas G. Pelham, Holland & Knight, Tallahassee, amicus curiae, pro se.

GRIMES, Justice.

We review *Snyder v. Board of County Commissioners,* 595 So.2d 65 (Fla. 5th DCA1991), because of its conflict with *Schauer v. City of Miami Beach,* 112 So.2d 838 (Fla.1959); *City of Jacksonville Beach v. Grubbs,* 461 So.2d 160 (Fla. 1st DCA1984), *review denied,* 469 So.2d 749 (Fla.1985); and *Palm Beach County v. Tinnerman,* 517 So.2d 699 (Fla. 4th DCA1987), *review denied,* ***471** 528 So.2d 1183 (Fla.1988). We have jurisdiction under article V, section 3(b)(3) of the Florida Constitution. Jack and Gail Snyder owned a one-half acre parcel of property on Merritt Island in the unincorporated area of Brevard County. The property is zoned GU (general use) which allows construction of a single-family residence. The Snyders filed an application to rezone their property to the RU-2-15 zoning classification which allows the construction of fifteen units per acre. The area is designated for residential use under the 1988 Brevard County Comprehensive Plan Future Land Use Map. Twenty-nine zoning classifications are considered potentially consistent with this land use designation, including both the GU and the RU-2-15 classifications.

After the application for rezoning was filed, the Brevard County Planning and Zoning staff reviewed the application and completed the county's standard "rezoning review worksheet." The worksheet indicated that the proposed multifamily use of the Snyders' property was consistent with all aspects of the comprehensive plan except for the fact that it was located in the one-hundred-year flood plain in which a maximum of only two units per acre was permitted. For this reason, the staff recommended that the request be denied.

At the planning and zoning board meeting, the county planning and zoning director indicated that when the property was developed the land elevation would be raised to the point where the one-hundred-year-flood plain restriction would no longer be applicable. Thus, the director stated that the staff no longer opposed the application. The planning and zoning board voted to approve the Snyders' rezoning request.

When the matter came before the board of county commissioners, Snyder stated that he intended to build only five or six units on the property. However, a number of citizens spoke in opposition to the rezoning request. Their primary concern was the increase in traffic which would be caused by the development. Ultimately, the commission voted to deny the rezoning request without stating a reason for the denial.

The Snyders filed a petition for certiorari in the circuit court. Three circuit judges, sitting en banc, reviewed the petition and denied it by a two-to-one decision. The Snyders then filed a petition for certiorari in the Fifth District Court of Appeal.

The district court of appeal acknowledged that zoning decisions have traditionally been considered legislative in nature. Therefore, courts were required to uphold them if they could be justified as being "fairly debatable." Drawing heavily on *Fasano v. Board of County Commissioners,* 264 Or. 574, 507 P.2d 23 (1973), however, the court concluded that, unlike initial zoning enactments and comprehensive rezonings or rezonings affecting a large portion of the public, a rezoning action which entails the application of a general rule or policy to specific individuals, interests, or activities is quasi-judicial in nature. Under the latter circumstances, the court reasoned that a stricter standard of judicial review of the rezoning decision was required. The court went on to hold:

(4) Since a property owner's right to own and use his property is constitutionally protected, review of

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any governmental action denying or abridging that right is subject to close judicial scrutiny. Effective judicial review, constitutional due process and other essential requirements of law, all necessitate that the governmental agency (by whatever name it may be characterized) applying legislated land use restrictions to particular parcels of privately owned lands, must state reasons for action that denies the owner the use of his land and must make findings of fact and a record of its proceedings, sufficient for judicial review of: the legal sufficiency of the evidence to support the findings of fact made, the legal sufficiency of the findings of fact supporting the reasons given and the legal adequacy, under applicable law (*i.e.,* under general comprehensive zoning ordinances, applicable state and case law and state and federal constitutional provisions) of the reasons given for the result of the action taken.

(5) The initial burden is upon the landowner to demonstrate that his petition or application for use of privately owned ***472** lands, (rezoning, special exception, conditional use permit, variance, site plan approval, etc.) complies with the reasonable procedural requirements of the ordinance and that the use sought is consistent with the applicable comprehensive zoning plan. Upon such a showing the landowner is presumptively entitled to use his property in the manner he seeks unless the opposing governmental agency asserts and proves by clear and convincing evidence that a specifically stated public necessity requires a specified, more restrictive, use. After such a showing the burden shifts to the landowner to assert and prove that such specified more restrictive land use constitutes a taking of his property for public use for which he is entitled to compensation under the taking provisions of the state or federal constitutions.

Snyder v. Board of County Commissioners, 595 So.2d at 81 (footnotes omitted).

Applying these principles to the facts of the case, the court found (1) that the Snyders' petition for rezoning was consistent with the comprehensive plan; (2) that there was no assertion or evidence that a more restrictive zoning classification was necessary to protect the health, safety, morals, or welfare of the general public; and (3) that the denial of the requested zoning classification without reasons supported by facts was, as a matter of law, arbitrary and unreasonable. The court granted the petition for certiorari.

Before this Court, the county contends that the standard of review for the county's denial of the Snyders' rezoning application is whether or not the decision was fairly debatable. The county further argues that the opinion below eliminates a local government's ability to operate in a legislative context and impairs its ability to respond to public comment. The county refers to *Jennings v. Dade County,* 589 So.2d 1337 (Fla. 3d DCA1991), *review denied,* 598 So.2d 75 (Fla.1992), for the proposition that if its rezoning decision is quasi-judicial, the commissioners will be prohibited from obtaining community input by way of ex parte communications from its citizens. In addition, the county suggests that the requirement to make findings in support of its rezoning decision will place an insurmountable burden on the zoning authorities. The county also asserts that the salutary purpose of the comprehensive plan to provide controlled growth will be thwarted by the court's ruling that the maximum use permitted by the plan must be approved once the rezoning application is determined to be consistent with it.

The Snyders respond that the decision below should be upheld in all of its major premises. They argue that the rationale for the early decisions that rezonings are legislative in nature has been changed by the enactment of the Growth Management Act. Thus, in order to ensure that local governments follow the principles enunciated in their comprehensive plans, it is necessary for the courts to exercise stricter scrutiny than would be provided under the fairly debatable rule. The Snyders contend that their rezoning

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application was consistent with the comprehensive plan. Because there are no findings of fact or reasons given for the denial by the board of county commissioners, there is no basis upon which the denial could be upheld. Various amici curiae have also submitted briefs in support of their several positions.

Historically, local governments have exercised the zoning power pursuant to a broad delegation of state legislative power subject only to constitutional limitations. Both federal and state courts adopted a highly deferential standard of judicial review early in the history of local zoning. In *Village of Euclid v. Ambler Realty Co.,* 272 U.S. 365, 47 S.Ct. 114, 71 L.Ed. 303 (1926), the United States Supreme Court held that "[i]f the validity of the legislative classification for zoning purposes be fairly debatable, the legislative judgment must be allowed to control." 272 U.S. at 388, 47 S.Ct. at 118. This Court expressly adopted the fairly debatable principle in *City of Miami Beach v. Ocean & Inland Co.,* 147 Fla. 480, 3 So.2d 364 (1941).

Inhibited only by the loose judicial scrutiny afforded by the fairly debatable rule, local zoning systems developed in a markedly inconsistent manner. Many land use experts and practitioners have been critical of the local zoning system. Richard Babcock deplored the effect of "neighborhoodism" and ***473** rank political influence on the local decision-making process. Richard F. Babcock, *The Zoning Game* (1966). Mandelker and Tarlock recently stated that "zoning decisions are too often ad hoc, sloppy and self-serving decisions with well-defined adverse consequences without off-setting benefits." Daniel R. Mandelker and A. Dan Tarlock, *Shifting the Presumption of Constitutionality in Land-Use Law,* 24 Urb.Law. 1, 2 (1992).

Professor Charles Harr, a leading proponent of zoning reform, was an early advocate of requiring that local land use regulation be consistent with a legally binding comprehensive plan which would serve long range goals, counteract local pressures for preferential treatment, and provide courts with a meaningful standard of review. Charles M. Harr, "*In Accordance With A Comprehensive Plan,*" 68 Harv.L.Rev. 1154 (1955). In 1975, the American Law Institute adopted the Model Land Development Code, which provided for procedural and planning reforms at the local level and increased state participation in land use decision-making for developments of regional impact and areas of critical state concern.

Reacting to the increasing calls for reform, numerous states have adopted legislation to change the local land use decision-making process. As one of the leaders of this national reform, Florida adopted the Local Government Comprehensive Planning Act of 1975. Ch. 75-257, Laws of Fla. This law was substantially strengthened in 1985 by the Growth Management Act. Ch. 85-55, Laws of Fla.

Pursuant to the Growth Management Act, each county and municipality is required to prepare a comprehensive plan for approval by the Department of Community Affairs. The adopted local plan must include "principles, guidelines, and standards for the orderly and balanced future economic, social, physical, environmental, and fiscal development" of the local government's jurisdictional area. Section 163.3177(1), Fla.Stat. (1991). At the minimum, the local plan must include elements covering future land use; capital improvements generally; sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer protection specifically; conservation; recreation and open space; housing; traffic circulation; intergovernmental coordination; coastal management (for local government in the coastal zone); and mass transit (for local jurisdictions with 50,000 or more people). *Id.,* § 163.3177(6).

Of special relevance to local rezoning actions, the future land use plan element of the local plan must contain both a future land use map and goals, policies, and measurable objectives to guide future land use

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decisions. This plan element must designate the "proposed future general distribution, location, and extent of the uses of land" for various purposes. *Id.*, § 163.3177(6)(a). It must include standards to be utilized in the control and distribution of densities and intensities of development. In addition, the future land use plan must be based on adequate data and analysis concerning the local jurisdiction, including the projected population, the amount of land needed to accommodate the estimated population, the availability of public services and facilities, and the character of undeveloped land. *Id.*, § 163.3177(6)(a).

The local plan must be implemented through the adoption of land development regulations that are consistent with the plan. *Id.* § 163.3202. In addition, all development, both public and private, and all development orders approved by local governments must be consistent with the adopted local plan. *Id.*, § 163.3194(1)(a). Section 163.3194(3), Florida Statutes (1991), explains consistency as follows:

> (a) A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

Section 163.3164, Florida Statutes (1991), reads in pertinent part:

> (6) "Development order" means any order granting, denying, or granting with conditions an application for a development permit.
>
> ***474** (7) "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Because an order granting or denying rezoning constitutes a development order and development orders must be consistent with the comprehensive plan, it is clear that orders on rezoning applications must be consistent with the comprehensive plan.

[1][2] The first issue we must decide is whether the Board's action on Snyder's rezoning application was legislative or quasi-judicial. A board's legislative action is subject to attack in circuit court. *Hirt v. Polk County Bd. of County Comm'rs,* 578 So.2d 415 (Fla. 2d DCA1991). However, in deference to the policy-making function of a board when acting in a legislative capacity, its actions will be sustained as long as they are fairly debatable. *Nance v. Town of Indialantic,* 419 So.2d 1041 (Fla.1982). On the other hand, the rulings of a board acting in its quasi-judicial capacity are subject to review by certiorari and will be upheld only if they are supported by substantial competent evidence. *De Groot v. Sheffield,* 95 So.2d 912 (Fla.1957).

Enactments of original zoning ordinances have always been considered legislative. *Gulf & Eastern Dev. Corp. v. City of Fort Lauderdale,* 354 So.2d 57 (Fla.1978); *County of Pasco v. J. Dico, Inc.,* 343 So.2d 83 (Fla. 2d DCA1977). In *Schauer v. City of Miami Beach,* this Court held that the passage of an amending zoning ordinance was the exercise of a legislative function. 112 So.2d at 839. However, the amendment in that case was comprehensive in nature in that it effected a change in the zoning of a large area so as to permit it to be used as locations for multiple family buildings and hotels. *Id.* In *City of Jacksonville Beach v. Grubbs* and *Palm Beach County v. Tinnerman,* the district courts of appeal went further and held that board action on specific rezoning applications of individual property owners was also legislative. *Grubbs,* 461 So.2d at 163; *Tinnerman,* 517 So.2d at 700.

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(Cite as: 627 So.2d 469)

[3] It is the character of the hearing that determines whether or not board action is legislative or quasi-judicial. *Coral Reef Nurseries, Inc. v. Babcock Co.,* 410 So.2d 648 (Fla. 3d DCA1982). Generally speaking, legislative action results in the *formulation* of a general rule of policy, whereas judicial action results in the *application* of a general rule of policy. Carl J. Peckingpaugh, Jr., Comment, *Burden of Proof in Land Use Regulations: A Unified Approach and Application to Florida,* 8 Fla.St.U.L.Rev. 499, 504 (1980). In *West Flagler Amusement Co. v. State Racing Commission,* 122 Fla. 222, 225, 165 So. 64, 65 (1935), we explained:

> A judicial or quasi-judicial act determines the rules of law applicable, and the rights affected by them, in relation to past transactions. On the other hand, a quasi-legislative or administrative order prescribes what the rule or requirement of administratively determined duty shall be with respect to transactions to be executed in the future, in order that same shall be considered lawful. But even so, quasi-legislative and quasi-executive orders, after they have already been entered, may have a quasi-judicial attribute if capable of being arrived at and provided by law to be declared by the administrative agency only after express statutory notice, hearing and consideration of evidence to be adduced as a basis for the making thereof.

[4][5] Applying this criterion, it is evident that comprehensive rezonings affecting a large portion of the public are legislative in nature. However, we agree with the court below when it said:

> [R]ezoning actions which have an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at a hearing, and where the decision can be functionally viewed as policy application, rather than policy setting, are in the nature of ... quasi-judicial action....

Snyder, 595 So.2d at 78. Therefore, the board's action on Snyder's application was in the nature of a quasi-judicial proceeding and ***475** properly reviewable by petition for certiorari.[FN1]

> FN1. One or more of the amicus briefs suggests that Snyder's remedy was to bring a de novo action in circuit court pursuant to section 163.3215, Florida Statutes (1991). However, in *Parker v. Leon County,* 627 So.2d 476 (Fla.1993), we explained that this statute only provides a remedy for third parties to challenge the consistency of development orders.

We also agree with the court below that the review is subject to strict scrutiny. In practical effect, the review by strict scrutiny in zoning cases appears to be the same as that given in the review of other quasi-judicial decisions. *See Lee County v. Sunbelt Equities, II, Ltd. Partnership,* 619 So.2d 996 (Fla. 2d DCA1993) (The term "strict scrutiny" arises from the necessity of strict compliance with comprehensive plan.). This term as used in the review of land use decisions must be distinguished from the type of strict scrutiny review afforded in some constitutional cases. *Compare Snyder v. Board of County Comm'rs,* 595 So.2d 65, 75-76 (Fla. 5th DCA1991) (land use), *and Machado v. Musgrove,* 519 So.2d 629, 632 (Fla. 3d DCA1987), *review denied,* 529 So.2d 693 (Fla.1988), and *review denied,* 529 So.2d 694 (Fla.1988) (land use), *with In re Estate of Greenberg,* 390 So.2d 40, 42-43 (Fla.1980) (general discussion of strict scrutiny review in context of fundamental rights), *appeal dismissed,* 450 U.S. 961, 101 S.Ct. 1475, 67 L.Ed.2d 610 (1981), *Florida High Sch. Activities Ass'n v. Thomas,* 434 So.2d 306 (Fla.1983) (equal protection), *and Department of Revenue v. Magazine Publishers of America, Inc.,* 604 So.2d 459 (Fla.1992) (First Amendment).

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627 So.2d 469, 18 Fla. L. Weekly S522
(Cite as: 627 So.2d 469)

[6] At this point, we depart from the rationale of the court below. In the first place, the opinion overlooks the premise that the comprehensive plan is intended to provide for the *future* use of land, which contemplates a gradual and ordered growth. *See City of Jacksonville Beach,* 461 So.2d at 163, in which the following statement from *Marracci v. City of Scappoose,* 552 P.2d 552, 553 (Or.Ct.App.1976), was approved:

> [A] comprehensive plan only establishes a long-range maximum limit on the possible intensity of land use; a plan does not simultaneously establish an immediate minimum limit on the possible intensity of land use. The present use of land may, by zoning ordinance, continue to be more limited than the future use contemplated by the comprehensive plan.

Even where a denial of a zoning application would be inconsistent with the plan, the local government should have the discretion to decide that the maximum development density should not be allowed provided the governmental body approves some development that is consistent with the plan and the government's decision is supported by substantial, competent evidence.

[7] Further, we cannot accept the proposition that once the landowner demonstrates that the proposed use is consistent with the comprehensive plan, he is presumptively entitled to this use unless the opposing governmental agency proves by clear and convincing evidence that specifically stated public necessity requires a more restricted use. We do not believe that a property owner is necessarily entitled to relief by proving consistency when the board action is also consistent with the plan. As noted in *Lee County v. Sunbelt Equities II, Limited Partnership:*

> [A]bsent the assertion of some enforceable property right, an application for rezoning appeals at least in part to local officials' discretion to accept or reject the applicant's argument that change is desirable. The *right* of judicial review does not *ipso facto* ease the burden on a party seeking to overturn a decision made by a local government, and certainly does not confer any property-based right upon the owner where none previously existed.
>
> ....
>
> Moreover, when it is the zoning classification that is challenged, the comprehensive plan is relevant only when the suggested use is inconsistent with that plan. Where any of several zoning classifications is consistent with the plan, the applicant seeking a change from one to the other is not entitled to judicial relief absent proof the *status quo* is no longer reasonable. It is not enough simply to be "consistent"; the proposed change cannot be *inconsistent,* and will be subject to the "strict ***476** scrutiny" of *Machado* to insure this does not happen.

619 So.2d at 1005-06.

[8] This raises a question of whether the Growth Management Act provides any comfort to the landowner when the denial of the rezoning request is consistent with the comprehensive plan. It could be argued that the only recourse is to pursue the traditional remedy of attempting to prove that the denial of the application was arbitrary, discriminatory, or unreasonable. *Burritt v. Harris,* 172 So.2d 820 (Fla.1965); *City of Naples v. Central Plaza of Naples, Inc.,* 303 So.2d 423 (Fla. 2d DCA1974). Yet, the fact that a proposed use is consistent with the plan means that the planners contemplated that that use would be acceptable at some point in the future. We do not believe the Growth Management Act was intended to preclude development but only to insure that it proceed in an orderly manner.

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[9] Upon consideration, we hold that a landowner seeking to rezone property has the burden of proving that the proposal is consistent with the comprehensive plan and complies with all procedural requirements of the zoning ordinance. At this point, the burden shifts to the governmental board to demonstrate that maintaining the existing zoning classification with respect to the property accomplishes a legitimate public purpose. In effect, the landowners' traditional remedies will be subsumed within this rule, and the board will now have the burden of showing that the refusal to rezone the property is not arbitrary, discriminatory, or unreasonable. If the board carries its burden, the application should be denied.

[10] While they may be useful, the board will not be required to make findings of fact. However, in order to sustain the board's action, upon review by certiorari in the circuit court it must be shown that there was competent substantial evidence presented to the board to support its ruling. Further review in the district court of appeal will continue to be governed by the principles of *City of Deerfield Beach v. Vaillant,* 419 So.2d 624 (Fla.1982).

Based on the foregoing, we quash the decision below and disapprove *City of Jacksonville Beach v. Grubbs* and *Palm Beach County v. Tinnerman,* to the extent they are inconsistent with this opinion. However, in the posture of this case, we are reluctant to preclude the Snyders from any avenue of relief. Because of the possibility that conditions have changed during the extended lapse of time since their original application was filed, we believe that justice would be best served by permitting them to file a new application for rezoning of the property. The application will be without prejudice of the result reached by this decision and will allow the process to begin anew according to the procedure outlined in our opinion.

It is so ordered.

BARKETT, C.J., and OVERTON, McDONALD, KOGAN and HARDING, JJ., concur.
SHAW, J., dissents.

Fla.,1993.
Board of County Com'rs of Brevard County v. Snyder
627 So.2d 469, 18 Fla. L. Weekly S522

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299 So.2d 657
(Cite as: 299 So.2d 657)

C

District Court of Appeal of Florida, Fourth District.
The CITY OF APOPKA, Florida, et al., Appellants,
v.
ORANGE COUNTY, a political subdivision of the State of Florida, and Clarcona Improvement Association, Appellees.

No. 73-273.
Feb. 22, 1974.
On Rehearing April 11, 1974.

Application submitted by three communities for special exception to allow construction of airport on extraterritorial land owned by them was denied by the zoning board of adjustment and the board of county commissioners affirmed. Municipalities' petition for certiorari was denied by the Circuit Court, Orange County, Parker Lee McDonald, J., and municipalities appealed. The District Court of Appeal, Downey, J., held that it was not the function of the board of county commissioners to hold a plebiscite on the application for special exception and that board's duty was to make finding as to how construction and operation of proposed airport would affect public interest and base its granting or denial of the special exception on those findings; and that evidence which consisted mainly of laymen's opinions which were unsubstantiated by competent facts and which were submitted at hearing where witnesses were not sworn and where cross-examination was specifically prohibited did not support conclusion that public interest would be adversely affected by the granting of the special exception.

Reversed and remanded with directions.

West Headnotes

[1] Zoning and Planning 414 1541

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1539 Notice and Hearing
414k1541 k. Notice. Most Cited Cases
(Formerly 414k534)

Zoning and Planning 414 1542

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1539 Notice and Hearing
414k1542 k. Hearings in general. Most Cited Cases
(Formerly 414k541)

Although notice to, and hearing of, the proponents and opponents of application for special exception for construction of airport was essential and all interested parties should have been given full and fair opportunity to express their views, it was not the function of the board of county commissioners to hold a **plebiscite** on the application for the special exception.

[2] Zoning and Planning 414 1552

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1547 Determination

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414k1552 k. Findings, reasons, conclusions, minutes or records. Most Cited Cases
(Formerly 414k544)

Purpose of board of county commissioners, in ruling on application for special exception to zoning ordinance, was to make findings as to how construction and operation of the proposed airport would affect the public and it was board's duty to base its granting or denial of the special exception upon those findings.

[3] Zoning and Planning 414 ⚿1503

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1503 k. Aviation and airports. Most Cited Cases
(Formerly 414k537.1, 414k537)

Where evidence in opposition to request for special exception for construction of airport consisted mainly of laymen's opinions, unsubstantiated by any competent facts, where witnesses were not sworn and cross-examination was specifically prohibited and where board of county commissioners made no findings of fact bearing on the question of the effect of the proposed airport on the public interest, there was no substantial competent evidence to support conclusion that public interest would be adversely affected by granting the special permit. West's F.S.A. § 332.01 et seq.; Sp.Acts 1963, c. 63-1716 as amended.

*657 William G. Mitchell, of Giles, Hedrick & Robinson, Orlando, for appellants.

*658 Steven R. Bechtel, of Mateer & Harbert, Orlando, for appellee Orange county.

Carter A. Bradford, of Bradford, Oswald, Tharp & Fletcher, Orlando, for appellee Clarcona Improvement Assn.

DOWNEY, Judge.

This is an appeal by the cities of Apopka, Ocoee, and Winter Garden and the Tri-City Airport Authority from a final judgment of the circuit court denying their petition for certiorari which sought review of an order denying appellants' application for a special exception. This is a companion appeal to those consolidated appeals numbered 72-1204 and 72-1209, 299 So.2d 652.

The appellant cities formed the appellant Tri-City Airport Authority pursuant to Chapter 332, F.S.1971, F.S.A., commonly known as The Airport Law of 1945, for the purpose of building an airport to serve the three cities and the surrounding area. Appropriate engineering studies were made and various sites for the proposed airport were considered. Finally, the Authority determined that a parcel of property located in Orange County outside any municipality and zoned A-1 was the most suitable site for the proposed airport. The Authority thereafter obtained options to buy that property. Orange County's zoning legislation permits construction and operation of 'airplane landing fields and helicopter ports with accessory facilities for private or public use' in an A-1 district as a special exception. Thus, the three cities and the Authority filed an application for a special exception with the Orange County Zoning Board of Adjustment to build their proposed airport. Without entering any finding of fact, the Zoning Board of Adjustment denied the application on the ground that granting it 'would be adverse to the general public interest.' On appeal to the Board of County Commissioners a de novo hearing was held with the following result:

'A motion was made by Commissioner Pickett, seconded by Commissioner Poe, and carried, that the decision of the Board of Zoning Adjustment on December 2, 1971 denying application No. 2 for a Special Exception in an A-1 District for the construction of a proposed Tri-City Airport be affirmed and upheld on the grounds that the granting of the proposed Spe-

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cial Exception would adversely affect the general public and would be detrimental to the public health, safety, comfort, order, convenience, prosperity and general welfare and, therefore, not in accordance with the Comprehensive Zoning Plan of Orange County.'

Appellants then filed a petition for a writ of certiorari in the circuit court in accordance with the provisions of the Orange County Zoning Act, Chapter 63-1716, Laws of Florida, as amended, to obtain review of the foregoing decision of the Board of County Commissioners. While the petition for certiorari was pending appellants filed another action in the Circuit Court of Orange County. The new action sought a declaration that implementation of Chapter 332, F.S.1971, F.S.A., by the appellants constituted a governmental function thereby exempting appellants from the operation of Orange County zoning regulations.

In order to determine whether there was substantial competent evidence to support the decision below we must of necessity resort to the evidence introduced at the hearing before the Board of County Commissioners. The appellants adduced evidence from (a) the Tri-City Airport Authority consulting engineer, (b) a representative of the Federal Aviation Agency, (c) and a representative of the Florida Department of Transportation, Mass Transit Division. Their testimony showed that there was a definite public need for the airport; that serious in depth studies had been made to determine the most appropropriate location for the airport; that the location in question was the best available considering such factors as (1) convenience to users, (2) land and area requirements, (3) general*659 topography, (4) 'compatability with existing land use, plans and land users', (5) land costs, (6) air space and objections, (7) availability of utilities, (8) noise problems, (9) bird habitats and other ecological problems. The mayors of the three municipalities and the members of the Airport Authority also demonstrated that the selection of the site in question resulted from long study and competent advice on the subject. Approval had been received from every interested government agency including the Federal Aviation Administration, the Florida Department of Transportation, and the Florida Department of Air and Water Pollution Control.

The evidence upon which the Board of County Commissioners relied to deny appellants' application came from one abutting owner, Richard Byrd; several other owners within a two to five mile radius of the proposed airport site; a petition signed by some two hundred members of the Clarcona Improvement Association; and approximately thirty-five people in attendance at the hearing who objected but did not testify. Byrd's testimony was mainly directed to his opinion of what the airport would do to construction costs in the area and his opinion of what would happen to zoning in the area as a result of the proposed use. It also developed that Byrd is interested in buying the property proposed to be used as the airport. Several other property owners speculated about what would happen to the area's zoning, complained about the anticipated noise, and generally wanted to keep the status quo in the area. One witness who admitted he was a layman with no special training or experience advised the Board about his opinion of the damage to the Florida aquifer which would result from the proposed airport.

[1][2] Although notice to and hearing of the proponents and opponents of an application for a special exception or other zoning change are essential and all interested parties should be given a full and fair opportunity to express their views, it was not the function of the Board of County Commissioners to hold a plebiscite on the application for the special exception. Rockville Fuel and Feed Co. v. Board of Appeals, 257 Md. 183, 262 A.2d 499, 504 (1970). As pointed out by Professor Anderson in Volume 3 of his work, American Law of Zoning, s 15.27, pp. 155-156:

'It does not follow, . . . that either the legislative or the quasi-judicial functions of zoning should be

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controlled or even unduly influenced by opinions and desires expressed by interested persons at public hearings. Commenting upon the role of the public hearing in the processing of permit applications, the Supreme Court of Rhode Island said:

'Public notice of the hearing of an application for exception . . . is not given for the purpose of polling the neighborhood on the question involved, but to give interested persons an opportunity to present facts from which the board may determine whether the particular provision of the ordinance, as applied to the applicant's property, is reasonably necessary for the protection of . . . public health . . .. The board should base their determination upon facts which they find to have been established, instead of upon the wishes of persons who appear for or against the granting of the application.'

The objections of a large number of residents of the affected neighborhood are not a sound basis for the denial of a permit. The quasi-judicial function of a board of adjustment must be exercised on the basis of the facts adduced; numerous objections by adjoining landowners may not properly be given even a cumulative effect. While the facts disclosed by objecting neighbors should be considered, the courts have said that:

'A mere poll of the neighboring landowners does not serve to assist the board in determining whether the exception*660 applied for is consistent with the public convenience or welfare or whether it will tend to devaluate the neighboring property."

(Footnotes omitted.)

Instead the Board's purpose was to make findings as to how construction and operation of the proposed airport would affect the public and base its granting or denial of the special exception on those findings. Cf. Laney v. Holbrook, 150 Fla. 622, 8 So.2d 465, 146 A.L.R. 202 (1942); Veasey v. Board of Public Instruction, Fla.App.1971, 247 So.2d 80.

[3] The evidence in opposition to the request for exception was in the main laymen's opinions unsubstantiated by any competent facts. Witnesses were not sworn and cross examination was specifically prohibited. Although the Orange County Zoning Act requires the Board of County Commissioners to make a finding that the granting of the special exception shall not adversely affect the public interest, the Board made no finding of facts bearing on the question of the effect the proposed airport would have on the public interest; it simply stated as a conclusion that the exception would adversely affect the public interest. Accordingly, we find it impossible to conclude that on an issue as important as the one before the board, there was substantial competent evidence to conclude that the public interest would be adversely affected by granting the appellants the special exception they had applied for.

The judgment appealed from is therefore reversed and remanded to the circuit court with directions to grant the writ of certiorari and to remand the cause to the board of county commissioners for another de novo hearing on the application for special exception.

If the decision of the board is deemed to be arbitrary or unreasonable the aggrieved party will then have the option of a judicial review by certiorari pursuant to Florida Appellate Rules or a trial de novo in the circuit court pursuant to the Rules of Civil Procedure. Section 163.250 F.S.1971, F.S.A.

Reversed and remanded with directions.

WALDEN and MAGER, JJ., concur.

ON PETITIONS FOR REHEARING.

PER CURIAM.

On petitions for rehearing the parties have advised this court that Orange County has not taken

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formal suitable action declaring its election to proceed under the provisions of Part II of the act entitled County and Municipal Planning For Future Development (163.160-163.315, F.S.1971, F.S.A.). Accordingly, the petitions for rehearing filed by the parties are granted and we recede from all references in our opinion of February 22, 1974, to the availability of Section 163.250, F.S.1971, F.S.A., in this case.

We maintain the view however, that the judgment appealed from should be reversed with directions to grant the writ of certiorari and to remand the cause to the board of county commissioners for another de novo hearing on the application for a special exception, at which time said board will have the opportunity to apply the balance-of-interests test to the evidence adduced before it. Thereafter, any aggrieved party may have that decision reviewed by the circuit court on petition for certiorari pursuant to the provisions of Chapter 63-1716, Special Acts of Florida, as amended.

WALDEN, MAGER and DOWNEY, JJ., concur.

Fla.App. 1974.
City of Apopka v. Orange County
299 So.2d 657

END OF DOCUMENT

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Henderson, Cassandra (RER)

From: Lindsay Hindin <LindsayH@baptisthealth.net>
Sent: Tuesday, August 26, 2014 1:19 PM
To: Henderson, Cassandra (RER); 'sdoggie@bellsouth.net'; 'anguiano57@bellsouth.net'; 'carlosnoda@gmail.com'; 'lindsayh@baptisthealth.net'; 'arlene68as@aol.com'; 'joe.whitney@century21.com'; www.JWB@Miamidade.gov; adehart@bellsouth.net; oldpa@bellsouth.net; william.laurie@dhs.gov
Cc: Connally, Ronald (RER); Gutierrez, Franklin (RER); Nitti, Nicholas (RER)
Subject: RE: Error in location (Z14-003)

; Henderson,
I find this delay an unacceptable tact to defer the zoning hearing from our community. The community attended the zoning hearing in July and it was deferred to allow the lawyers and their client to discuss issues with the neighbors. This meeting was set up by the lawyers, with a last minute change in venue, by the lawyers, due to poor communication from Holland and Knight to the real-estate agent. Needless to say we had our meeting relocated . The result of this meeting was the client was uninterested in any compromise.
As a result the neighbors have met, signed petitions and sent letters all of which you received yesterday. It seem extremely coincidental that this minor address change came at the same time our letters of protest arrived.
The community is prepared to come to the zoning hearing on Sept 3 at 6 pm. There is insufficient notice to make changes to the zooming hearing at this time.
As a tax payer and voter I am unsettled with the coincidence and alleged collusion with the client. It would appear our rights as community neighbors are being dismissed.
I formally am submitting this letter as protest to this delay.
I would ask that you respond and let us know how you anticipate notifying all the neighbors.

Lindsay Hindin

C-14

Lindsay Hindin, MSN, RN
Director of Emergency Services, Clinical Decision Unit
6200 SW 73 Street | Miami, FL 33143
Direct: 786-662-0620| Main: 786-662-0403
lindsayh@baptisthealth.net

South Miami Hospital
BAPTIST HEALTH SOUTH FLORIDA
Connect BaptistHealthSF

From: Henderson, Cassandra (RER) [mailto:sde@miamidade.gov]
Sent: Tuesday, August 26, 2014 9:37 AM
To: 'sdoggie@bellsouth.net'; 'anguiano57@bellsouth.net'; 'carlosnoda@gmail.com'; 'lindsayh@baptisthealth.net'; 'arlene68as@aol.com'; 'joe.whitney@century21.com'
:: Connally, Ronald (RER); Gutierrez, Franklin (RER); Nitti, Nicholas (RER)
ubject: Error in location (Z14-003)

Hello,

The Department recently found out that the location for public hearing application Z2014000003 for Helen Michael and Preferred Enterprises was advertised with an incorrect address since the July hearing date. The advertisement should have read SW 159 Court instead of SW 159 Avenue. Therefore, the application has to be re-advertised and will be scheduled for the October 1, agenda.

I apologize for the error.

Please let me know if you have any questions.

Thank you!

Cassandra Henderson, Zoning Development Analyst
Zoning Hearing Section
Department of Regulatory & Economic Resources
111 NW 1st Street, 11th Floor
Miami, Fl. 33128
Telephone: 305.375.2640 I Fax 305.372.6096
http://www.miamidade.gov/business
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Henderson, Cassandra (RER)

From: sdoggie@bellsouth.net
Sent: Tuesday, August 26, 2014 12:59 PM
To: Henderson, Cassandra (RER)
Cc: Connally, Ronald (RER); Gutierrez, Franklin (RER); Nitti, Nicholas (RER)
Subject: Re: Error in location (Z14-003)

Cassandra,

r my telephone conversation with you this morning, I would like for it to go on record that I oppose the rescheduling of this hearing. I do not think that a slight rical error in the address should make any difference. We all know what piece of property the zoning hearing is about. Many documents filed under this application use the address of 159 Avenue and/or Court. However, the application number is always correct.

Those on this email list attended the initial hearing on July 9, 2014. That hearing was deferred so we could meet with the attorneys for the developer per Community Council's request. We met with the attorneys on July 24, 2014. Since that time, we have sent letters and petitions to your department regarding this application.

You advised me that the people on this email were notified out of courtesy as to the hearing date change. While I do appreciate the courtesy of your email, I feel that notices need to be sent to all the individuals who wrote letters to your department, as well as to all the individuals who signed the petition. It is unfair to all of us that this hearing be rescheduled at this time, as there are only 5 business days remaining (including today and considering Monday is a holiday) before the hearing scheduled for September 3rd. We are prepared to attend the hearing on September 3rd, and should be able to be heard at that time. **Everyone is entitled to proper notification and in a appropriate time frame**.

I have not been able to speak to Franklin Gutierrez yet regarding the advertising of the 9/3 hearing date. I would like to know what date the notice was published in the Miami Herald and in what section of the paper was it published.

ank you.

Sandy LeChot
305-248-6151

C-14

From: "Henderson, Cassandra (RER)" <sde@miamidade.gov>
To: "'sdoggie@bellsouth.net'" <'sdoggie@bellsouth.net'>; "'anguiano57@bellsouth.net'" <'anguiano57@bellsouth.net'>; "'carlosnoda@gmail.com'" <'carlosnoda@gmail.com'>; "'lindsayh@baptisthealth.net'" <'lindsayh@baptisthealth.net'>; "'arlene68as@aol.com'" <'arlene68as@aol.com'>; "'joe.whitney@century21.com'" <'joe.whitney@century21.com'>
Cc: "Connally, Ronald (RER)" <connall@miamidade.gov>; "Gutierrez, Franklin (RER)" <GutierrezF@miamidade.gov>; "Nitti, Nicholas (RER)" <NDN@miamidade.gov>
Sent: Tuesday, August 26, 2014 9:37 AM
Subject: Error in location (Z14-003)

Hello,

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I apologize for the error.

Please let me know if you have any questions.

ıank you!

Cassandra Henderson, Zoning Development Analyst
Zoning Hearing Section
Department of Regulatory & Economic Resources
111 NW 1st Street, 11th Floor
Miami, Fl. 33128
Telephone: 305.375.2640 I Fax 305.372.6096
http://www.miamidade.gov/business
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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: JUAN MAYOL

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	September 3, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Oct. 1 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ NOTE: Item is deferred due to an error with the ad.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	**M**	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN		Gary J. **DUFEK**	X		
VICE CHAIRMAN		Curtis **LAWRENCE**	X		
COUNCILWOMAN	**S**	Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**			X
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Eddie Kirtley

August 22, 2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

C-14
W-

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I would like to file an **OBJECTION** to the zoning change request from AU to EU-M regarding the above-captioned parcel site. My reasons are as follows:

1. **There is no shortage of available housing in the immediate area**. There are 8 new homes (4 are already completed and up for sale) less than one-half mile from this site, as well as two new developments within one-mile of this site. Additionally, there are many homes up for sale (re-sales) and/or in foreclosure within this one-half mile radius.

2. **Unnecessary use of agricultural land**. This site sits within 1000 feet of the UDB line and is bordered on two (2) sides by active agriculture (avocado groves). For the past 31 years that I have lived in this neighborhood, this particular parcel has grown various crops year round. Our nation depends on Redland to supply it with crops during the winter months. Agricultural lands are a unique and economically important resource and need to be protected and preserved.

3. **Water shortage**. Water restrictions are in place on all Miami-Dade residents and drinking water is under serious threat. More landscaped homes will have a negative effect on the water reserves. This agricultural site is watered by wells and not using public water supply. We must limit over development in order to conserve our limited water supply.

4. **Traffic**. Our quiet neighborhood does not need additional vehicles on our roads.

PLEASE HELP US KEEP REDLAND GREEN!

DUPLICATE

Respectfully submitted,

Sandra K. LeChot

Sandra K. LeChot
16100 SW 278 STREET
HOMESTEAD, FL 33031-3012

AUG 20, 2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I HAVE LIVED IN THE AREA FOR 31 YEARS AND I OPPOSE THE REQUEST FOR ZONING CHANGE FROM AU TO ~~EU-M~~ DUE TO HEAVIER TRAFFIC IN THE IMMEDIATE AREA CAUSING SAFETY CONCERNS. THE LOSS OF AGRICULTURE LAND COULD PROVE TO BE DETRIMENTAL TO THE ENTIRE REDLAND AREA. ALSO, WE HAVE ENOUGH HOUSES IN OUR AREA ALREADY ON THE MARKET AND/OR IN FORECLOSURE STATUS.

DUPLICATE

SINCERELY,

STEVEN M. LECHOT, SMSGT, USAF(RET)
16100 S.W. 278 STREET
HOMESTEAD, FL. 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

Please DO NOT BUILD any Houses in these lots. It will BEING too much TRAFFIC, POLLUTION, CRIME & NOISE to OUR VERY NICE and QUIET STREET.

Please.

DUPLICATE

Thank You FOR
Your consideration.

Niurka Costales
27805 SW 162 Ave
Homestead FL
33031

8-19-2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

Along with the increase of traffic down the street, infront of our house where our kids play; my concern is a surplus of unoccupied homes - bringing down the property value of our homes. There are already. (too many) a good number of vacant and forclosed houses in our area. Why build more?

DUPLICATE

A concerned resident,
Javier Forte

27903 SW 160 AVE
HOMESTEAD FL 33031

8/19/2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

one of the great things about our neighborhood is the security of knowing that my kids can ride their bikes in front of our house. Thus far our local traffic is minimal. Adding 40 homes with streets running through, connecting to ours will ruin that.

Duplicate

Sincerely,
Susana Porto

27903 SW 160 AVE
HOMESTEAD FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

The proposed construction of homes on the referenced property will only add to the infringement on South Dade's agricultural land. The increase in traffic pattern and on our public services will greatly hamper our quality of life. Please do not allow this to happen.

Sincerely,

DUPLICATE

Jose J Izquierdo
27900 S.W. 162nd Avenue
Homestead, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I strongly object to the proposed construction of homes on the above-referenced site due to the increase in traffic, burden on our filled-to-capacity schools and hospital, and the effect it will have on our emergency services response personnel. The developers' pockets are deep enough already.... Please help us maintain the quality of life that we have become accustomed to.

Sincerely,
Leticia Anguiano
27900 S.W. 162nd Avenue, Homestead, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I have fond memories of this neighborhood, having grown up here. Now, having a family of my own, I am deeply concerned about the proposed construction. The inevitable increase in traffic is worrisome, especially as a parent of a small child. I am asking you to help me preserve the integrity of my beloved community.

Sincerely,

Van Ali

27900 S.W 162nd Ave.
Homestead, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami , FL 33128-1974

Attention: Community Council 14

RE: Hearing Number: 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street
Between SW 159 Avenue and SW 162 Avenue: Miami-Dade County, FL).

Gentlemen:

Re: The 20 acre property site rezoning application of AU land to EU-M high density housing.

As a concerned citizen that lives north of this site on 162nd avenue and 264th street, I object to this rezoning of agriculture land to EU-M high density housing site for the following reasons:

1. Higher density housing will exacerbate the already increased traffic flow on our access roads, (such as 162nd avenue and 272/264th streets), causing more accidents and traffic gridlock.
2. More agriculture land net loss, (land that needs to be contiguous to be productive), is a dangerous precedent to set. No farms = No food! We do not need more vacant, foreclosed houses sitting on AU land lands that are still a glut on the market.
3. Most importantly. All these houses with all their individual water wells and septic tanks In a flood zone area could pose to be a health hazard, especially due to rising seas and climate temperature change, (which has risen 1 degree over the past years according to the Florida Oceans & Coastal Council, Tallahassee, Florida Report). Too many of these wells could overload the system.

Arlene M. Samalion 8/18/2014

Arlene M. Samalion
26251 S.W. 162nd Avenue
Redland, FL – 33031-2009

DUPLICATE

8/18/2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I WOULD LIKE TO VOICE MY OBJECTION TO THE PROPERTY LISTED ABOVE FROM AGRICULTURE TO SINGLE FAMILY HOMES.

THE ADDITION OF 40 MORE HOMES TO AN ALREADY MAXED OUT SCHOOL SYSTEM IN THE AREA WOULD BE OVER WHELMING, NOT TO MENTION THE ADDED TRAFFIC ON SW 162 AVE.

THANK YOU,
Richard S. Flom
23420 SW 161 AVE

DUPLICATE

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

August 12/2014

Gentlemen:

I object to the re-zoning of this parcel of land from AU to EU-M.

The current location cannot accomodate the increased traffic density, school overcrowding, the need for increased services such as fire + police.

There is a need to keep AU land for the purposes of farming and providing produce.

Sincerely.

DUPLICATE

Lindsay Hindin
27905 SW 162 Ave
Homestead FL
33031

8-13-2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I object to the re-zoning of the parcel of land between SW 159th Ave and SW 162nd Ave from AU to EU-M.

My major concerns are:

- increased traffic onto 162nd Ave. (over 80 extra vehicles)
- the effect on our aquifer
- lack of a transition period of land between the current EU-M and the AU boundary at 272nd.
- the effect of increased overcrowding in local public schools
- already limited emergency response services (police, fire, etc.)

Duplicate

John Buckhalt
16290 SW 274th St.
Homestead, FL 33031

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

I object to the rezoning of this parcel from AU to EU-M.

The reason I object is that this change in zoning from agricultural to residential will have a negative impact on the health, safety and welfare of the adjacent residents and local community. Some issues at hand are as follows.

Traffic: The road infrastructure in this rural area is two lane surface streets that are at near capacity during workdays as a result of close proximity to US-1 and South Miami Dade High School. Injecting 40 new homes would result in over 100 additional vehicles. The site plans of the new development have road/street incursions into adjacent neighborhoods which will create a safety hazard (no existing sidewalks) and the longer runs will result in higher speed thru traffic, putting children and pedestrians at risk. The neighborhood to the South presently has a closed network of streets that is barely adequate at this time. The construction phase with heavy equipment traffic will damage/destroy the lightly built roads in the area and further disrupt the community. A Miami-Dade traffic review, which needs to be conducted, will demonstrate this fact.

M-D Services: The traffic congestion and additional homes will degrade the already strapped police and fire department services. Fire response and law enforcement actions will be delayed and neighborhood watch support will be reduced creating a negative impact on the community. Trash and mail services will also be impacted.

Schools: Local schools are at capacity now. Additional students will degrade the quality of education through the teacher/student ratio.

Medical: Local hospitals are just sufficient at present. Additional homes in this area again negatively affect the standing community.

Pollution: All homes in this area are on septic tanks. Adding another 40 homes in this already densely populated area will put more pressure on our aquifer and possibly have health ramifications. Many homes in close proximity to this proposed development have well water as their only source of potable water.

The Redland agricultural area is a major source of domestic winter produce; this parcel is zoned as such and is presently being farmed. The surrounding area has been developed to capacity, to rezone, and give up sustainable farm land that is having a beneficial effect on the area is counter to the interest of the community.

Thank you for your consideration in this matter.

DUPLICATE

William Laurie 27902 SW 159 CT. Miami, FL. 33031

8/14/14

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

8/13/14

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I object to the rezoning of the agricultural land. It would cause unnecessary pollution to the aquifer. It's unnecessary to build more homes when there are other lots in the area for sale that are already zoned. As our police services are already being cut, we can not afford to jeopardize the safety of our children that play in the area. It would also put strain on an already strained public school system and hospital.

DUPLICATE

Victor DeSousa

27840 SW 160 Ave
Miami, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

~~Draft~~
DUPLICATE
8/13/14

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I am in extreme disagreement with the re-zoning of the land to change it to residential. There are many other lots in the area for sale that can be developed. We, as a community, do not have the resources necessary to support any additions. On the contrary, our police services are being cut and our schools and hospitals are already at a maximum. Our community is close knit and our kids are active in the neighborhood. The area is known for crops and is a major contributor. Thank you for any consideration you can give.

Lynda DeJesus
27840 SW 160 Ave
Homestead

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Duplicate

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

My residence is at the following address 27911 S.W. 162 Court Homestead, Fl 33031. I am against the proposal to zone and develop the area mentioned above due to increased traffic, installation of ~~Septic~~ septic tanks that would be harmful to the environment, and due to the lack of police presence, ~~(and)~~ which could cause an increase in crime.

Sincerely yours,
Janeiro Nodal

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

DUPLICATE

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

I object to the rezoning of this parcel from AU to EU-M.

The reason I object is that this change in zoning from agricultural to residential will have a negative impact on the health, safety and welfare of the adjacent residents and local community. Some issues at hand are as follows.

Traffic: The road infrastructure in this rural area is two lane surface streets that are at near capacity during workdays as a result of close proximity to US-1 and South Miami Dade High School. Injecting 40 new homes would result in over 100 additional vehicles. The site plans of the new development have road/street incursions into adjacent neighborhoods which will create a safety hazard (no existing sidewalks) and the longer runs will result in higher speed thru traffic, putting children and pedestrians at risk. The neighborhood to the South presently has a closed network of streets that is barely adequate at this time. The construction phase with heavy equipment traffic will damage/destroy the lightly built roads in the area and further disrupt the community. A Miami-Dade traffic review, which needs to be conducted, will demonstrate this fact.

M-D Services: The traffic congestion and additional homes will degrade the already strapped police and fire department services. Fire response and law enforcement actions will be delayed and neighborhood watch support will be reduced creating a negative impact on the community. Trash and mail services will also be impacted.

Schools: Local schools are at capacity now. Additional students will degrade the quality of education through the teacher/student ratio.

Medical: Local hospitals are just sufficient at present. Additional homes in this area again negatively affect the standing community.

Pollution: All homes in this area are on septic tanks. Adding another 40 homes in this already densely populated area will put more pressure on our aquifer and possibly have health ramifications. Many homes in close proximity to this proposed development have well water as their only source of potable water.

The Redland agricultural area is a major source of domestic winter produce; this parcel is zoned as such and is presently being farmed. The surrounding area has been developed to capacity, to rezone, and give up sustainable farm land that is having a beneficial effect on the area is counter to the interest of the community.

Thank you for your consideration in this matter.

Caridad Banos 27803 SW 160 Ave

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

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Thank you for your consideration in this matter.

G. Ochoa GUILLERMO OCHOA 2790 SW 159 CT

DUPLICATE

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

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Thank you for your consideration in this matter.

Mirtha Ochoa Mirtha OcHoA

27901 SW 159 crt Homestead FL 33031

DUPLICATE

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

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Thank you for your consideration in this matter.

Capt. Harry P. Grigsby
27951 SW 159 Ct.
Homestead, FL
33031

Duplicate

.Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

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Thank you for your consideration in this matter.

Jose Lagua 33031 27952 SW 159 CT

Duplicate 33031

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

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Thank you for your consideration in this matter.

Milagros Rogue 33031

Duplicate

27952 SW 119 Ct

33031

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

I object to the rezoning of this parcel from AU to EU-M.

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Thank you for your consideration in this matter.

Daphne Brenner Daphne Brenner
27802 SW 159 ct
Homestead, Fl 33031

DUPLICATE

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

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Thank you for your consideration in this matter.

27806 SW 159TH AVE

DAVID S. KIRBY

DUPLICATE

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Melinda Osborne

Melinda Osborne
27850 SW 159 Avenue
Homestead, FL. 33031
305-302-6445

Duplicate

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Duplicate

Blanca F. Walker
27801 SW 159 Ct Homestead FL 33031
305 246 3751

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Shizuko Walton

22801 SW 159 CT
Homestead FL
305 246 9357

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Disapproved

Christa Ingram Christa Ingram
27850 SW 187 Ave.
Homestead, Fl.
305-216-5655

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Duplicate

Roger A Ingram Jr
27800 S.W. 157 AVE
Homestead, FL 33
305-246-5657

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

My resident is at 27925 SW 162 Ave Homestead, FL 33031. I am not agreed with the need development. This new home community will bring more traffic to this area, septic tank construction. Also we don't have enough schools and recreation services to have more homes.

Sincerely,

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

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27950 SW 159 AVE

786 285-8360

LE CHOT
16100 SW 278 ST
HOMESTEAD, FL 33031-3012

DUPLICATE

C-14

14-03

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DEPARTMENT OF
PLANNING AND ZONING

AGENDA COORDINATOR
MIAMI-DADE COUNTY
DEPT. OF REGULATORY & ECONOMIC RESOURCES
111 N.W. 1st STREET STE 1110
MIAMI, FL 33128-1974

C-14

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ATTENDANCE AND SPEAKER'S ROSTER

07/09/2014 **COMMUNITY ZONING APPEALS BOARD** **14**

(DATE) *(CZAB)*

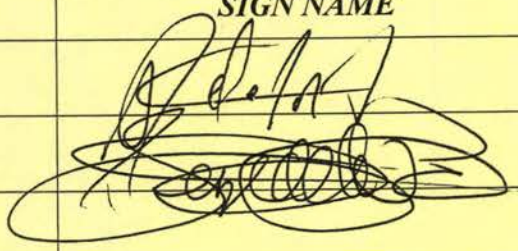
AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
1	Leonard S. Anthony	Leonard S. Anthony
1	Carlos Javier Noda	Carlos Javier Noda
1	Maria Noda	Maria Noda
1	Arlene M. Sanderson	Arlene M. Sanderson
1	Joe Whitney	Joe Whitney
	SIDNEY ROBINSON	Sidney Robinson
1	SANDRA LECHOT	Sandra LeChot
1	Leticia Anguiano	L. Anguiano
1	Lindsay Hinds	Lindsay Hinds
1	Glenn Henderson GLENN HINDS	Glenn Henderson

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER'S ROSTER

07/09/2014 **COMMUNITY ZONING APPEALS BOARD 14**

(DATE) *(CZAB)*

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
2	GEORGE DELAFÉ	
2	JORGE DELAFE	

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

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

#1

APPLICANT'S NAME: **HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	July 9, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: 9/3/14 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ Deferred to 9/3/14 to allow applicants to meet with neighbors. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN	**S**	Gary J. **DUFEK**	X		
VICE CHAIRMAN	**M**	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**			X
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Lauren Morse

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 14

July 9, 2014

RESOLUTION # CZAB14-6-14

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
1	14-003	**HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**	32-56-39

EX. #	EXHIBIT DESCRIPTION	IN FILE
1-1		
1-2	NONE	
1-3		
1-4		
1-5		
1-6		
1-7		
1-8		
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1-16		
1-17		
1-18		

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

Signature	Print Name	Address
14-3	P-197	C-14
1. [signature]	Samuel Willian	27600 SW 157 Ave Homestead 33031
2. [signature]	Victor DeJesus	27840 SW 160 Ave 33031
3. [signature]	Susana Forte.	27903 SW 160 Ave 33031
4. [signature]	Lynda DeJesus	27840 SW160Av 33031
5. [signature]	Niurka Costales	27805 SW 162 Ave
6. Javier Forte	[signature]	27903 SW 160th Ave.
7. [signature]	Glenn Hindin	27905 SW 162 AVE.
8. Sandra LeChot	SANDRA LECHOT	16100 SW 278 ST Homestead, FL 33031
9. Alberto Pozo	Alberto Pozo	28203 SW 160th CT Fl, 33033
10. Norma Brieler	Norma Brieler	28123 SW 160ct Homestead 33033
11. Lliny De la Nuez	[signature]	28122 SW 160ct, Homestead FL 33033
12. Linda Klurman	[signature]	16050 S.W. 281 St. Homestead, FLA. 33033
13. Ana Rodriguez		28204 SW 159 Pl. Ana Rodriguez 33033
14. Marie A. Blonder	Marie A. Blonder	28234 S.W. 159th Pl
15. Harvey D. Blonder	Harvey D. Blonder	28234 S.W. 159 Place Homestead, FL 33033

C-14
14-3
P-197

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	Signature	Print Name	Address
1.	[signature]	William Laurie	27902 SW 159 CT
2.	[signature]	Daphne Brenner	27802 SW 159 Ct.
3.	[signature]	HARRY GRIGSBY	27951 SW 159 CT
4.	[signature]	Guillermo Ochoa	27901 SW 159 CT
5.	[signature]	MIRTHA OCHOA	27901 SW 159 Ct
6.	[signature]	Milagros Roque	27952 SW 159 Ct.
7.	[signature]	Jorge Roque	27952 SW 159 Ct.
8.	[signature]	Caridad Banos	27803 SW 16 ~~55~~ Ave
9.	Patricia Scroggs		16045 SW 283 St Hmstd.
10.	David Scroggs		16045 SW 283 St Hmstd.
11.	Anthony Ruiz	[signature]	15940 S.W. 283rd St.
12.	[signature]	Sayaka Ruiz	15940 SW 283rd St
13.	[signature]	Kathleen Brenner	28251 SW 159 Ave
14.	[signature]	Julio Roca	28200 SW 159 AVE
15.	[signature]	A. Gonzalez	28081 SW 159 Ct

Hearing Number: 14-003
Area 14/District 8

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	Signature	Print Name	Address
1.		BRUCE WALTON	27801 SW 159 CT HMSTD
2.		SHIZUKO WALTON	27801 SW 159 CT "
3.		Melinda Osborne	27850 SW 159 Ave
4.		DAVID S. KIRBY	27800 SW. 159TH AVE
5.			27450 SW 159 AVE
6.		Christa Ingram	27850 SW 157 Ave
7.		Bryan Ingram	27800 SW 157 Ave
8.		Susan Dunn	28105 SW 158 Place
9.		GREGORY DEHART	15881 SW 281 ST (305) 247-6694
10.	Ann H DeHart	Ann H DeHart	15881 SW 281 ST (305) 247-6694
11.		RONALD D LOPEZ	28124 SW 158 PLACE (305) 245-6796
12.		Jamie Fobb	28205 SW 158 PL Homestead, Fl 33033
13.		Judith Dunbar	28234 SW 158 PL Homestead Fl 33033
14.		Alice Brown	28235 SW 158 PL Homestead FL 33033
15.		Debbie Page	28254 SW 158 PL Hmstd FL 33033

Hearing Number: 14-003
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Miami-Dade County, Florida

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	Signature	Print Name	Address
1.		Ibia Domenech-Lopez	27208 SW 162 AVE
2.		Tania Almagro	27225 SW 162 CT 33031
3.		Maria Mateo	27225 SW 162 CT 33031 Homestead
4.		Laura Suits	27305 SW 162 Ct 33031 Homestead
5.		Bill Suits	27305 SW 162 court Fe 33031
6.		Claude Potter	27205 SW 162 CT
7.		Evan E Evans	16250 SW 274 ST
8.		KIMBERLY EVANS	16250 SW 274 St Hmstd. FL 33031
9.		Kyle Baggardt	16290 SW 274 St
10.		Jose Portillo	16290 S.W. 283rd St.
11.		Hector L. Roman	16260 SW 283rd St.
12.		Lori Lee	16240 SW 283 St.
13.		Nelson Gomez	16241 SW 283 ST.
14.			16781 SW 278 St.
15.		Jessica Rogers	16781 SW 278 St

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Drew Goubeaux	15790 SW 283rd St Homestead FL 33033
2.		Jysecca DelRio	15860 SW 283 St FL 33033
3.		Al Rolle	28232 SW 159 Ct
4.	Michele Arnold	Michele Arnold	28206 SW 158 CT
5.	Maria Salgado		28122 SW 158 CT Homestead FL 33033
6.		Gerardo Hernandez	28172 SW 158 Ct.
7.	Jmallock	Ilene Mallock	28123 SW 158 Ct.
8.	R. mallock	Robert L. Mallock, SR.	28123 SW 158 Ct.
9.		JENNIFER WRIGHT	28021 SW 159 CT 33033
10.		JAHAIRA TODD	16200 SW 284 St.
11.		Edward Todd	16200 SW 284 st 33033
12.		JESSE ARMSTRONG	16201 S.W. 284 ST 33033
13.	Kathy Kolb	Kathleen Kolb	16023 SW 284th St 33033
14.		Christina Jordan	16260 SW 284th St 33033
15.		Patricia J Massey	16283 SW 283rd St 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Alan Simmons	16201 SW 282 St Homestead
2.		Sandra Salinas	16200 SW 282 St Homestead.
3.		Robert Salinas	16200 SW 282 St. Homestead.
4.		Kim Reeder	16221 SW 282 St Homestead
5.		Roger Reeder	16221 SW 282 St Homestead
6.		Maritza Marrero	16231 SW 282 St. Hmstd.
7.		Jeffrey Richardson	16241 SW 282 St Homestead
8.		Mala Ford	16260 SW 282 St Homestead
9.		Lupe Mendoza	28035 SW 166 Ct Homestead
10.		Mercedes Montagudo	28036 SW 166 Ct Homest.
11.		Ramon Masson	28104 SW 165 Ct Homestead
12.		Mariela Ayala	16483 SW 282 St
13.		Jonathan Spicer	16350 SW 282 St
14.		Dwayne H. Clark	16330 SW 282 St
15.		Jason Rogers	16280 SW 282 St 33033

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
(1)		Jose Anguiano	27900 SW 162nd Ave.
(2)		Joseph Whitney	27825 SW 162 AVE
(3)		Matthew Whitney	27825 SW 162 Ave
(4)		GERALD WHITNEY	28632 SW 163 CT
(5)		Carlos Javier Noda	27990 SW 160 Ave
(6)		Arlene M. Samalea	26251 SW 162nd Ave.
(7)		Sidney Robinson	23515 SW 162nd Ave Sidney Robinson
(8)			16075 SW 283 ST – DIANE MASSUCCI
(9)			16075 SW 283 ST DONALD MASSUCCI
(10)			15941 SW 283 ST JOSEPH T. PARR
(11)			16290 SW 274 St John Buchtha
(12)		KHALID GHANI	27805 SW-161 Av. Homestead FL 33031
(13)		KAMIL GHANI	27805 SW 161 AV HOMESTEAD FL
(14)		Sabina Ghani	27805 SW 161 Ave
(15)		CHRIS RAAB	27884 SW 161 AVE

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
✓(1)		RICHARD G. FLOM	28420 SW 161 AVE
(2)		SAMMY G JONES	1650 S.W. 277 ST
(3)		A. Barrett	28400 S.W. 161 Ave
(4)		DALLIS CHANDLER	16221 S.W 283 St.
(5)		Sue A Askins	28110 SW 161 Ave
(6)		Cynthia L. MEAD	28110 SW 161 Ave
(7)		ROSALIND DuPUIS	28101 S.W. 161
(8)		John Ackerman	28101 SW 161 AVE
(9)			28200 SW 161 Ave
(10)	Joel K. Bray	Joel K. Bray	28220 SW 161 AVE
(11)		DORIS WOHL	28231 SW 161st Ave.
(12)		PATRICIA MARRIOTT	28251 SW 161 AVE
(13)		Karen Gilley	16080 SW 283 St
(14)		Roger G. Ilg	16080 SW 283 St.
(15)		Priscilla Bouchet	28232 SW 160 Court

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
1		Lindsay Hinds	27795 SW 162 Ave. Homestead FL 33031
2		STEVE LECHOT	16100 S.W. 278 STR. HOMESTEAD, FL 33031
3	Enid Raab	Enid Raab	27889 SW 161 AVE Homestead FL 33031
4		Donna Ghadi	27855 SW 161 Ave Homestead FL 33031
5		Jolean Stuminski	27825 SW 161 Ave Homestead, FL 33031
6	DAVID GARCIA	David Garcia	16101 SW 280 St Homestead FL 33031
7	Nilda Hernandez	Nilda Hernandez	27720 SW 162 ave Homestead, FL 33031
8			27700 SW 162 AVE Homestead FL 33031
9		Charles H. Munz	27680 SW 162 AVE Homestead FL, 33031
10		Mark Gadol	27660 SW 162 Ave Homestead Fla 33031
11		Stephen McLean	16205 SW 27[illegible] Homestead FL 33031
12			27642 SW 162 ct Homestead FL 33031
13			27910 SW 162 Ave.
14	Alexander Alvarez		27800 SW 162 Ave
15			27810 SW 162 Ave

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

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WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Carlos	27945 SW 163 AV
2.		Rachi Jimenez	27945 SW 163 Ave
3.		Kapp Bays	2905 SW 163 Ave
4.		Tom Bays	2905 SW 163 Ave
5.	C.A. Shim.	Carol Shim	27805 SW 163 Ave
6.	N. Shim	Nakita Shim	27805 SW 163 Ave
7.	D. Shim	Dominique Shim	27805 SW 163 Ave
8.	Russell Johnson	Russell S Johnson	27825 SW 163 Ave
9.	Catherine McGlothlin	Catherine McGlothlin	27645 SW 163 Ave
10.		Omar Fiebeck	16305 SW 276 Ter
11.	Jodi Gonzalez	Jodi Gonzalez	27702 SW 163 ave.
12.		Mike Fiebeck	27702 SW 163
13.	Amy Whitney	Amy Whitney	27825 SW 162 Ave
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Abigail Jonckheere	16208 SW 274st 33031
2.		BENOIT JONCKHEERE	16208 SW 274 33031
3.		Mary Palazuelo-Jonckheere	16208 SW 274st 33031
4.			16281 SW 274 ST 33031
5.		Annette Virok	16281 SW 274 st 33031
6.		Taylor Paul	16281 SW 274 ST 33031
7.		Richard West	16241 S.W. 274 St 33031
8.		Robert W. Zukowski	16261 SW 274 33031
9.		Carolyn Zukowski	16261 S.W. 274 St 33031
10.			16221 SW 274 ST
11.			16221 SW 274 ST 33031
12.			16250 SW 274 st 33031
13.			16211 SW 274 St 33031
14.			16211 SW 274 ST 33031
15.			27200 SW 162 AVE. 33031.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
		Siegfried Schwab	2
1.			28240 SW 163 Ave
2.		Monica Weisson	28331 SW 163RD CT
3.		KAREN LAAS.	28242 SW 162 Ct
4.		David Pharo	16370 SW 284 St.
5.		Amelia Hernandez	16350 S.W 284 ST.
6.	Julio Callen	Julio Callen	16462 SW 281 ST
7.		letta	28102 SW 165 ST
8.		RALPHIE SANCHEZ	16470 SW 280 ST
9.			16724 SW 306 Terr.
10.		Betsabeth Ramirez	16470 SW 280 St.
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	L. Anguiano	Leticia Anguiano	27900 S.W. 162 Ave. Homestead, FL 33031
2.	[illegible]	Robert LaRicci	16241 SW 280 ST Homestead Fl
3.	[illegible]	David Mershon	27942 SW 162 Ct Homestead Fl.
4.	[illegible]	Vicente GARZA	27902 SW 162 Ct Homestead Fl
5.	Julie Brandt	Julie Brandt	27822 SW 162 Ct. Hmstd, FL 33031
6.	Jorge Aponte	Jorge Aponte	27802 SW 162 Ct Homestead, Fl 33031
7.	Nelson Marcos Rhymestine		27701 SW 162 Ct Miami Fl 33031
8.	Michael Denigris		27701 SW 162 Ct Homestead, Fl 33031
9.	Felix A. Lopez		27681 SW 162 Ct Homestead FL 33031
10.	[redacted]		[redacted]
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[redacted]		
2.	Joe Nodal	Joe Nodal	27911 SW 162 CT
3.	J. Nodal	Janein Nodal	27911 S.W. 162 Ct
4.	Josiel Morera	Josiel Morera	27925 SW 162 AVE
5.	Silvia day Mederos	Silvia day Mederos	27925 SW 162 AVE
6.	Edward Vazquez	Edward Vazquez	27945 SW 162 AVE
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

AUGUST 20, 2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

Homestead has always been known as an agricultural community. I'm afraid by changing that, we'll be turing it into another West Kendal.
I'm not against progress, but is building a lot of homes where there isn't need in the current market needed? I only see it lowering the current property values by increasing the supply when there isn't a high demand.

Sincerly,
Cristina Nieves

27903 S.W. 160 AVENUE
HOMESTEAD, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I object to this development will affect my horse equine program, which is the whole reason I bought this property.

Bob Moll

For this address / property owner
15875 SW 250 St Homestead
954-629-0478

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen: Aug. 13, 2014

I object to the re-zoning of the above-mentioned parcel from the current AU to EU-M.

I am against the increased traffic that will occur on 162nd. It will effect the safety and lifestyle we are used to.

The public schools that are already very overcrowded, will continue to get worse.

I believe a compromise of 1 acre lots is a reasonable request.

Kaitlin Simmons
16290 SW 274th St.
Homestead, FL 33031

Kaitlin Simmons

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

My residence is at the following adress 27910 SW 162 Ave. Homestead Fla 33031. I am againts the development and chanching of zoning described above. because of increased trafic, septic tank constructions, needed incresed police ~~pse~~ officers (at this moment they are going to leave 300 officers without employment.) and not enough teachers & schools. My name is Angela A. Kinsey Bezu.

Sincerely yours
A Kinsey

FOLIO #'S FOR Z 20140000003

11/18/14

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320000090	26810	SW 157TH	AVE	26810 SW 157 AVE	EDUARDO GUILLEN
3069320000010	15900	SW 268TH	ST	15900 SW 268 ST	ROBERT A MITCHELL TR
3069320000180	16205	SW 272ND	ST	16205 SW 272 ST	DIMARE HOMESTEAD INC
3069320000130	15901	SW 272ND	ST	15901 SW 272 ST	BOTANICAL ENTERPRISES
3069320000142	26805	SW 162ND	AVE	26805 SW 162 AVE	STEVEN R WATERS
3069320000160	26920	SW 157TH	AVE	26920 SW 157 AVE	ALINA PONCE JTRS
3069320000020					ROBERT A MITCHELL TRS
3069320000021					J W MITCHELL JR TR
3069320000140					WAYNE WORTHLEY &W CRISTINA R
3069330000321				26995 SW 157 AVE	ALICE HAAS TR
3069320000151	27000	SW 157TH	AVE	27000 SW 157 AVE	YANIER ORLANDO OLAZABAL
3069320000150	26950	SW 157TH	AVE	26950 SW 157 AVE	ROBERT A MITCHELL TR
3069320000152					ADA F HAMILTON
3069320000141					RAKER ENTERPRISES LLC
3069330000320	27055	SW 157TH	AVE	27055 SW 157 AVE	ARTHUR MITCHELL
3069330190030	27111	SW 155TH	AVE	27111 SW 155 AVE	SERGIO YONY &W ANGELINA
3069330000310	15515	SW 272ND	ST	15515 SW 272 ST	STEVEN DEAN HOVELAND
3069330000291	27115	SW 157TH	AVE	27115 SW 157 AVE	DEUTSCHE BANK NATIONAL TR CO TRS
3069320000120	27150	SW 157TH	AVE	27150 SW 157 AVE	JOAO F BARREIRO
3069320000122					OSCAR RODRIGUEZ
3069320000121	15795	EPMORE	DR	15795 EPMORE DR	OSCAR RODRIGUEZ
3069320000110	15825	SW 272ND	ST	15825 SW 272 ST	ROBERT A MITCHELL TRS
3069330190020	27105	SW 155TH	AVE	27105 SW 155 AVE	LAMPHONE WANSAKUL
3069320000111	15885	SW 272ND	ST	15885 SW 272 ST	ADA F HAMILTON
3069330190010	27191	SW 155TH	AVE		
3069330000290					MIRIAM ROMERO ALFONSO
3069320000140					WAYNE WORTHLEY &W CRISTINA R
3069330000560	15410	SW 272ND	ST	15410 SW 272 ST	JAMES R HILSON &W MARY ANN
3069330260010	15430	SW 272ND	ST	15430 SW 272 ST	MARIO GARCIA &W MARIA
3069330260020	15460	SW 272ND	ST		MARIO J GARCIA
3069320000373	15720	SW 272ND	ST	15720 SW 272 ST	EUGENIO J COLLAZO &W ROSA S
3069330260030	15490	SW 272ND	ST	15490 SW 272 ST	JOSE CALERO
3069320000360	15800	SW 272ND	ST	15800 SW 272 ST	MAGDALENA RODRIGUEZ
3069330260260	15500	SW 272ND	ST	15500 SW 272 ST	YOHAN SANCHEZ
3069330000552	15580	SW 272ND	ST	15580 SW 272 ST	MICHAEL B HOOD
3069330260270	27203	SW 157TH	AVE	27203 SW 157 AVE	ANTHONY ARROYO &W KENNYA
3069320000365					DUNAGANS FRUIT GROVE LLC
3069320000330	27200	SW 157TH	AVE		FLORIDA POWER & LIGHT CO
3069320000366					JMC GROVES LLC
3069320000372					JMC GROVES LLC
3069320000341	16000	SW 272ND	ST		
3069320000340	16100	SW 272ND	ST	16100 SW 272 ST	YORJANERES RODRIGUEZ
3069320000342	16150	SW 272ND	ST	16150 SW 272 ST	ISRAEL JOSE PUENTES
3069320070090	27205	SW 162ND	CT	27205 SW 162 CT	CLAUDE H POTTER &W LORI
3069320070080	27200	SW 162ND	AVE	27200 SW 162 AVE	IBIA DOMENECH LOPEZ
3069320000220	16250	SW 272ND	ST	16250 SW 272 ST	MICHAEL & CLAUDIO INVESTMENT INC
3069320000190	16270	SW 272ND	ST	16270 SW 272 ST	ERIC DUBE &W LINDA
3069320000212	16350	SW 272ND	ST	16350 SW 272 ST	KAREN A AVINS
3069320000320	16380	SW 272ND	ST	16380 SW 272 ST	LESLIE P THOMAS
3069320000321					ALVAREZ DEVELOPMENT GROUP LLC
3069320000211	16300	SW 272ND	ST	16300 SW 272 ST	DEBORAH J MCLEAN
3069320080200	27202	SW 164TH	AVE	27202 SW 164 AVE	RAYMOND L ARNETT &W LYNN J
3069320080010	27201	SW 164TH	CT	27201 SW 164 CT	CLAYTON E WATERSON &W ROBIN B
3069320010010	16460	SW 272ND	ST	16460 SW 272 ST	DENNIS SCHWEBACH &W MARY
3069320130010	16520	SW 272ND	ST	16520 SW 272 ST	ROBERT M COOPER & REBECCA GAJARDO
3069320130020	16500	SW 272ND	ST	16500 SW 272 ST	HSBC BANK USA NATIONAL ASSN TRS
3069320100090	27210	SW 166TH	AVE	27210 SW 166 AVE	MARCIAL ESTRADA TR
3069330260280	27233	SW 157TH	AVE	27233 SW 157 AVE	JERRY R METALLO &H
3069320000322					ALVAREZ DEVELOPMENT GROUP LLC
3069320070070	27220	SW 162ND	AVE	27220 SW 162 AVE	THEODORE J DOBOL &W SHERYL
3069320070100	27225	SW 162ND	CT	27225 SW 162 CT	MARIA E MATEO
3069320010580	27220	SW 166TH	AVE	27220 SW 166 AVE	YAMIL DOVAL
3069320010420	27220	SW 165TH	AVE	27220 SW 165 AVE	HARRY W WILSON
3069320010210	27220	SW 164TH	CT	27220 SW 164 CT	RICHARD D BATTON &W BRENDA D
3069320010020	27225	SW 165TH	AVE	27225 SW 165 AVE	LARRY DALE TRS
3069320010230	27225	SW 166TH	AVE	27225 SW 166 AVE	LARRY J FURTAK &W CHARLA G
3069330260070	27352	SW 154TH	PL	27325 SW 154 PL	MARITZA GONZALEZ
3069330260040	27353	SW 155TH	AVE		MARIO J GARCIA
3069320080190	27222	SW 164TH	AVE	27222 SW 164 AVE	ROYCE POWELL JR &W SUK
3069320080020	27221	SW 164TH	CT	27221 SW 164 CT	JAMES M FORD
3069320120150	16349	SW 273RD	TER	16349 SW 273 TER	RICHARD WILKINSON
3069320110090	27291	SW 164TH	AVE	27291 SW 164 AVE	MICHAEL LOESCHE &W GLENDA J
3069330260290	27263	SW 157TH	AVE	27263 SW 157 AVE	JUAN E TORRES
3069330260250	27354	SW 155TH	AVE	27354 SW 155 AVE	GLORIA POLANCO
3069320010570	27240	SW 166TH	AVE	27240 SW 166 AVE	GARY D LUMBERT &W TRINA C
3069320010410	27240	SW 165TH	AVE	27240 SW 165 AVE	JUAN P BETANCOURT &W DORA M
3069320010200	27240	SW 164TH	CT	27240 SW 164 CT	JOHN B WARBINGTON
3069320010030	27245	SW 165TH	AVE	27245 SW 165 AVE	JUAN RENE SAID
3069320010240	27245	SW 166TH	AVE	27245 SW 166 AVE	WALTER RYAN LAMB JTRS
3069320070060	27300	SW 162ND	AVE	27300 SW 162 AVE	PATRICIA WILSON
3069320070110	27305	SW 162ND	CT	27305 SW 162 CT	BILL M SUITS &W
3069320080180	27242	SW 164TH	AVE	27242 SW 164 AVE	BARBARA G LINNETT
3069320080030	27241	SW 164TH	CT	27241 SW 164 CT	OLIVIO BLANCO &W
3069320110080	27300	SW 163RD	CT	27300 SW 163 CT	JEFFREY DALTON &W SUZANNE
3069320000364					JMC GRV LLC
3069320000374					DUNAGANS FRUIT GROVES LLC
3069330260060	15461	SW 274TH	ST	15461 SW 274 ST	BVK LLC
3069330260050	15491	SW 274TH	ST	15491 SW 274 ST	SANDRA MCLEAN &H CHARLES W
3069320110100	27301	SW 164TH	AVE	27301 SW 164 AVE	DARLENE H BISSELL
3069320070030	16241	SW 274TH	ST	16241 SW 274 ST	RICHARD WEST
3069320070020	16261	SW 274TH	ST	16261 SW 274 ST	ROBT ZUKOWSKI &W CAROLYN
3069320070010	16281	SW 274TH	ST	16281 SW 274 ST	ABUNDANT BASKETS CORP
3069330260240	15561	SW 274TH	ST	15561 SW 274 ST	LUIS GIANNATTASIO
3069320010560	27280	SW 166TH	AVE	27280 SW 166 AVE	U S BANK TRUST NATIONAL ASSOC TRS
3069330260230	15601	SW 274TH	ST	15601 SW 274 ST	JOSE R GONZALEZ &W
3069330260080	15431	SW 274TH	ST	15431 SW 274 ST	SAFFIRA SELENE CORONEL
3069320010190	27300	SW 164TH	CT	27300 SW 164 CT	DAVID G BALLANTINE JR
3069320010400	27260	SW 165TH	AVE	27260 SW 165 AVE	ANGEL A GONZALEZ &W ADELAINE
3069320010040	27301	SW 165TH	AVE	27301 SW 165 AVE	VIVIAN A MCROSTIE
3069320070050	16211	SW 274TH	ST	16211 SW 274 ST	RENE GUZMAN
3069320010250	27301	SW 166TH	AVE	27301 SW 166 AVE	DANIEL F NAVARRO
3069320070040	16221	SW 274TH	ST	16221 SW 274 ST	JOSEPH A NORAT
3069330260300	27293	SW 157TH	AVE	27293 SW 157 AVE	JULIO MERCADO &W AMIS MERCADO
3069320120140	16341	SW 273RD	TER	16341 SW 273 TER	TAIMUR A KHAN
3069320080170	27302	SW 164TH	AVE	27302 SW 164 AVE	PAMELA A BORRERO
3069320080040	27301	SW 164TH	CT	27301 SW 164 CT	RICHARD WAYNE TURNER JR
3069320110070	27330	SW 163RD	CT	27330 SW 163 CT	CLIFFORD CALDWELL III &W BARBARA

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320120130	16348	SW 273RD	TER	16348 SW 273 TER	FRANK HERNANDEZ
3069320110110	27331	SW 164TH	AVE	27331 SW 164 AVE	RALPH O IRWIN
3069320010550	27330	SW 166TH	AVE	27330 SW 166 AVE	KEVIN L KENNEY
3069320010180	27320	SW 164TH	CT	27320 SW 164 CT	DOUGLAS BRIDGES
3069320010390	27340	SW 165TH	AVE	27340 SW 165 AVE	TERENCE E GARNER
3069320010050	27335	SW 165TH	AVE	27335 SW 165 AVE	HITACHI GONZALEZ
3069320010260	27335	SW 166TH	AVE	27335 SW 166 AVE	FEDERAL NATIONAL MORTGAGE ASSOC
3069320000200	16208	SW 274TH	ST	16208 SW 274 ST	BENOIT F JONCKHEERE &W
3069320000202	16290	SW 274TH	ST	16290 SW 274 ST	JOHNATHAN BUCKHALT
3069320080160	27322	SW 164TH	AVE		
3069320080050	27321	SW 164TH	CT	27321 SW 164 CT	EDWARD W WIEDER &W MARITA
3069320110060	27360	SW 163RD	CT	27360 SW 163 CT	MICHAEL T HUGHES &W DEBORAH C
3069320000203	16250	SW 274TH	ST	16250 SW 274 ST	EVANS E EVANS &W KIMBERLY
3069320110120	27321	SW 164TH	AVE	27361 SW 164 AVE	PATRICIA CARDENAS
3069320120100	16331	SW 274TH	TER	16331 SW 274 TER	RUTH E MURRAY JTRS
3069320120110	16341	SW 274TH	TER	16341 SW 274 TER	CHARLES C WARD &W SARAH D
3069320120120	16351	SW 274TH	TER	16351 SW 274 TER	GENEVA HUGHES
3069330260310	27403	SW 157TH	AVE	27403 SW 157 AVE	JONATHAN MONTESINO
3069320010540	27400	SW 166TH	AVE	27400 SW 166 AVE	JOSHUA E BERKEY
3069320000376					DUNAGANS FRUIT GROVES LLC
3069330260220	15602	SW 274TH	ST	15602 SW 274 ST	HEMAN RAMOS
3069320010380	27400	SW 165TH	AVE	27400 SW 165 AVE	ROBERT E & ARLENE SPILLER TR
3069320010270	27401	SW 166TH	AVE	27401 SW 166 AVE	GREGORY A DENTINO &W JANET E
3069330260160	15402	SW 274TH	ST		PENNYS INVESTMENT CORPORATION
3069320000370					JMC GRV LLC
3069320010170	27400	SW 164TH	CT	27400 SW 164 CT	BARTO G DAVIS JR &W CLAUDIA P
3069320010060	27401	SW 165TH	AVE	27401 SW 165 AVE	DANIEL CABALLERO
3069330260170	15432	SW 274TH	ST	15432 SW 274 ST	RAUL SOSA &W
3069330260180	15462	SW 274TH	ST	15462 SW 274 ST	EDUARDO B DELGADO &W GISELA M
3069330260190	15492	SW 274TH	ST	15492 SW 274 ST	MANUEL A PARRA &W
3069330260200	15502	SW 274TH	ST	15502 SW 274 ST	JORGE J PALACIO &W HORTENSIA M
3069330260210	15562	SW 274TH	ST	15562 SW 274 ST	RAUL V REYES
3069320080150	27402	SW 164TH	AVE	27402 SW 164 AVE	WILLIAM RUSSELL MYERS &W NORA B
3069320080060	27401	SW 164TH	CT	27401 SW 164 CT	WALTER BRYANT &W VERA
3069320110050	27400	SW 163RD	CT	27400 SW 163 CT	WALTER BRAILLY
3069320110130	27401	SW 164TH	AVE	27401 SW 164 AVE	ALICIA CUMBA
3069320100030	27431	SW 167TH	AVE	27431 SW 167 AVE	MARINA SANCHEZ
3069320010530	27430	SW 166TH	AVE	27430 SW 166 AVE	MICHAEL R STEVENS
3069320010370	27420	SW 165TH	AVE	27420 SW 165 AVE	LEON A CRAVENS &W JEANNE B
3069320010160	27420	SW 164TH	CT	27420 SW 164 CT	MARIA M FRANCISCO
3069320010280	27425	SW 166TH	AVE	27425 SW 166 AVE	DEBBIE L AMBEY
3069320010070	27421	SW 165TH	AVE	27421 SW 165 AVE	FRANCES YUNQUE
3069330260320	27433	SW 157TH	AVE	27433 SW 157 AVE	WILLIAM M DUQUETT &W GLADIS M
3069320120090	16330	SW 274TH	TER	16330 SW 274 TER	SHOUAN ZHANG
3069320080140	27422	SW 164TH	AVE	27422 SW 164 AVE	WALTER L WEST III &W
3069320080070	27421	SW 164TH	CT	27421 SW 164 CT	DENNIS A LOWE
3069320120080	16340	SW 274TH	TER	16340 SW 274 TER	MARCUS ADSIDE
3069320120070	16350	SW 274TH	TER	16350 SW 274 TER	CARLOS HERNANDEZ &W LISETTE
3069320110040					MARIA C KNAUS LE
3069320150010	16205	SW 275TH	ST	16205 SW 275 ST	ANACO SOUTH LLC
3069320150020	16215	SW 275TH	ST	16215 SW 275 ST	JULIO C S CRUZ PACHECO JTRS
3069320150030	16225	SW 275TH	ST	16225 SW 275 ST	ANACO SOUTH LLC
3069320150040	16235	SW 275TH	ST	16235 SW 275 ST	ANACO SOUTH LLC
3069320150050	16245	SW 275TH	ST	16245 SW 275 ST	ANACO SOUTH LLC
3069320150060	16255	SW 275TH	ST	16255 SW 275 ST	ANACO SOUTH LLC
3069320110140	27431	SW 164TH	AVE	27431 SW 164 AVE	ALICIA CUMBA
3069320100020	27451	SW 167TH	AVE	27451 SW 167 AVE	YUN FENG CHOW &W
3069320010520	27440	SW 166TH	AVE	27440 SW 166 AVE	ANTHONY F VERZI &W LUCILLE F
3069320010360	27440	SW 165TH	AVE	27440 SW 165 AVE	STEVEN K DIEHL &W ROXANNE L
3069320010290	27445	SW 166TH	AVE	27445 SW 166 AVE	SYBIL G MULHAUSER
3069320010150	27430	SW 164TH	CT	27430 SW 164 CT	ROMY SEIFE
3069320010080	27441	SW 165TH	AVE	27441 SW 165 AVE	WILLIAMS J BARROWS JR
3069320080130	27442	SW 164TH	AVE	27442 SW 164 AVE	JASON SMITH &
3069320080080	27441	SW 164TH	CT	27441 SW 164 CT	HENRY S BOWLES &W MILLIE L
3069330260150	15403	SW 276TH	ST	15403 SW 276 ST	MARIA BELDA JAIMES
3069320110030	27460	SW 163RD	CT	27460 SW 163 CT	YELIAN BORGES
3069330260140	15433	SW 276TH	ST	15433 SW 276 ST	RAUL RODRIGUEZ &W JULIETA M &
3069330260130	15463	SW 276TH	ST	15463 SW 267 ST	MONICA ZAPATA RODRIGUEZ
3069330260120	15493	SW 276TH	ST	15493 SW 276 ST	GABRIELA ULLOA
3069330260110	15503	SW 276TH	ST	15503 SW 276 ST	EDGARDO A CONDE &W
3069330260100	15563	SW 276TH	ST	15563 SW 276 ST	CARLOS A LOPEZ
3069330260090	15603	SW 276TH	ST	15603 SW 276 ST	BLANCA Z PADRON
3069330000550	27525	SW 157TH	AVE	27525 SW 157 AVE	PAUL W KUSCHINSKY &W JOYCE D
3069320110150	27461	SW 164TH	AVE	27461 SW 164 AVE	ROGER AVILA &W EROTIDA
3069320120040	16333	SW 275TH	TER		
3069320120050	16343	SW 275TH	TER	16343 SW 275 TER	GREGORY L WORCESTER
3069320120060	16353	SW 275TH	TER	16353 SW 275 TER	MICHAEL F MARTINO &W R Z ZERTUCHE
3069320010510	27500	SW 166TH	AVE	27500 SW 166 AVE	MERIJO ATTONG
3069320010350	27500	SW 165TH	AVE	27500 SW 165 AVE	JOE EDGAR WHETSTONE JTRS
3069320010140	27500	SW 164TH	CT	27500 SW 164 CT	KENNETH W POTEET &W BARBARA C
3069320010300	27501	SW 166TH	AVE	27501 SW 166 AVE	DANNY HELMS &W SHARON
3069320010090	27501	SW 165TH	AVE	27501 SW 165 AVE	TIMOTHY A & DANA M LUCAS
3069320100010	27531	SW 167TH	AVE	27531 SW 167 AVE	RONALD J CASTONGUAY &W MELISSA
3069320150180				27501 SW 162 CT	ANACO SOUTH LLC
3069320150130	27502	SW 162ND	CT	27502 SW 162 CT	ANACO SOUTH LLC
3069320150120	27503	SW 162ND	PL	27503 SW 162 PL	ANACO SOUTH LLC
3069320150070	27504	SW 162ND	PL	27504 SW 162 PL	ANACO SOUTH LLC
3069320080120	27502	SW 164TH	AVE	27502 SW 164 AVE	DEANNA R SANCHEZ OSSORIO JTRS
3069320080090	27501	SW 164TH	CT	27501 SW 164 CT	JAMES ALLEN DUNN
3069320110020				27500 SW 163 CT	IDA CABEZAS
3069320110160	27501	SW 164TH	AVE	27501 SW 164 AVE	RALPH IORI JR &W SUSY
3069320010500	27520	SW 166TH	AVE	27520 SW 166 AVE	LUCIO DIAZ
3069320010130	27510	SW 164TH	CT	27510 SW 164 CT	REGINA VELLANTI ESPINOZA
3069320010100	27521	SW 165TH	AVE	27521 SW 165 AVE	WILLIAM E KELLY &W TINA
3069320010330	16551	SW 276TH	ST	16551 SW 276 ST	HARM J MISKE &W
3069320010310	27525	SW 166TH	AVE	27525 SW 166 AVE	WILFREDO SERRANO JTRS
3069320150170	27531	SW 162ND	CT	27531 SW 162 CT	ANACO SOUTH LLC
3069320150140	27532	SW 162ND	CT	27532 SW 162 CT	ANACO SOUTH LLC
3069320150110	27533	SW 162ND	PL	27533 SW 162 PL	ANACO SOUTH LLC
3069320010481	27535	SW 167TH	AVE	27535 SW 167 AVE	OPEN BILBLE BAPTIST CHURCH INC
3069320150080	27534	SW 162ND	PL	27534 SW 162 PL	ANACO SOUTH LLC
3069320120030	16334	SW 275TH	TER	16334 SW 275 TER	MANUEL PENA ORTIZ
3069320080110	27522	SW 164TH	AVE	27522 SW 164 AVE	HECTOR C VARGAS &W LOURDES
3069320080100	27521	SW 164TH	CT	27521 SW 164 CT	JAIME MADRUGA
3069320120020	16344	SW 275TH	TER	16344 SW 275 TER	JAMES E SHAVER &W DONNA I
3069320110010	27550	SW 163RD	CT	27550 SW 163 CT	GREGORY A DEMERCADO &W KAREN J
3069320120010	16354	SW 275TH	TER	16354 SW 275 TER	PEDRO E GONZALEZ &W

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320110170	27521-27551 SW 164TH		AVE	27551 SW 164 AVE	BERNADETTE BURGOS
3069320150160	27561	SW 162ND	CT	27561 SW 162 CT	ANACO SOUTH LLC
3069320010120	27520	SW 164TH	CT	27520 SW 164 CT	VELIA VELLANTI
3069320010110	27541	SW 165TH	AVE	27541 SW 165 AVE	TOMMY D RIGSBY
3069320150150	27562	SW 162ND	CT	27562 SW 162 CT	ANACO SOUTH LLC
3069320010490	27542	SW 166TH	AVE	27542 SW 166 AVE	GUILLERMO D RODRIGUEZ &W MARIA E
3069320150100	27563	SW 162ND	PL	27563 SW 162 PL	ANACO SOUTH LLC
3069320010480	27545	SW 167TH	AVE	27545 SW 167 AVE	STEPHEN A BARKER &W LI C BARKER
3069320010320	27545	SW 166TH	AVE	27545 SW 166 AVE	DEEDRA A SANZ &H GUIDO A
3069320150090	27564	SW 162ND	PL	27564 SW 162 PL	ANACO SOUTH LLC
3069330000410					THANG Q DANG JTRS
3069320000450	27600	SW 157TH	AVE		
3069320000460					JORGE ALVAREZ
3069320000361					DUNAGANS FRUIT GROVES LLC
3069330230120	27600	SW 154TH	AVE	27600 SW 154 AVE	TINA M DAVIS
3069330230110	15430	SW 276TH	ST	15430 SW 276 ST	ALEX PAGAN
3069330230100	15460	SW 276TH	ST	15460 SW 276 ST	CRAIG CRUZ
3069320000350					HELEN MICHAEL
3069330230090	15490	SW 276TH	ST	15490 SW 276 ST	RONALD F HOUGHTON &W EILEEN T
3069320000351					PREFERRED ENTERPRISES INC
3069320000352					HELEN MICHAEL
3069320000353					PREFERRED ENTERPRISES INC
3069320050460	16205	SW 276TH	TER	16205 SW 276 TER	WILLIAM G LYDEN &W ERIN M ADAIR
3069320050450	16225	SW 276TH	TER	16225 SW 276 TER	EVELYN M BENNETT &
3069320050260	16305	SW 276TH	TER	16305 SW 276 TER	OMAR FUNDORA
3069320050270	27645	SW 163RD	AVE	27645 SW 163 AVE	MICHAEL A MCGLOTHLIN
3069320050440	27642	SW 162ND	CT	27642 SW 162 CT	RUTH E SCHOOLEY TRS
3069320050250	16325	SW 276TH	TER	16325 SW 276 TER	RACHAEL SANTI
3069320050240	16345	SW 276TH	TER	16345 SW 276 TER	WILLIAM E CARPENTER
3069320050110	27603	SW 163RD	CT	27603 SW 163 CT	SHARON L SIKES
3069320050010	27601	SW 164TH	AVE	27601 SW 164 AVE	ARNOLD MILTON BLONDER
3069320050100	27604	SW 163RD	CT	27604 SW 163 CT	RICHARD L WILKINSON
3069320020100	16400	SW 276TH	ST	16400 SW 276 ST	ROBERT J WYNNE &W LISA
3069320020110	27601	SW 164TH	CT	27601 SW 164 CT	DEAN RICHARDS &W PATRICIA
3069320090200	27600	SW 164TH	CT	27600 SW 164 CT	GREGG W POWELL &W LISA M
3069320090010	27601	SW 165TH	AVE	27601 SW 165 AVE	HELEN J VASQUEZ
3069320060010	16500	SW 276TH	ST	16500 SW 276 ST	CHERYL T BURCHELL
3069320060020	16520	SW 276TH	ST		
3069320060030	16540	SW 276TH	ST	16540 SW 276 ST	STEPHEN ROBERSON
3069320060040	16600	SW 276TH	ST	16600 SW 276 ST	WILLIAM A WORTON &W MARY K
3069320060050	27635	SW 167TH	AVE	27635 SW 167 AVE	JOSE SANDOVAL
3069320000451	27630	SW 157TH	AVE	27630 SW 157 AVE	JANING VELA
3069330230130	15401	SW 277TH	ST	15401 SW 277 ST	GUSTAVO GARCIA
3069330230140	15431	SW 277TH	ST	15431 SW 277 ST	JOSE A HERNANDEZ &W MARIA I
3069330230150	15461	SW 277TH	ST		
3069330230160	27651	SW 155TH	AVE	27651 SW 155 AVE	MATHEW A HAUGHTON JAMES &W
3069320050120	27663	SW 163RD	CT	27663 SW 163 CT	DENNIS JAMES BURKE &W VICKIE I
3069320050520	27660	SW 162ND	AVE	27660 SW 162 AVE	MARK GADOL
3069320020090	27620	SW 164TH	AVE	27620 SW 164 AVE	FRANCISCO ENRIQUEZ
3069320020120	27615	SW 164TH	CT	27615 SW 164 CT	MICHELLE JORDAN LE
3069320050510	27661	SW 162ND	CT	27661 SW 162 CT	VIRGINIA K GRANGER
3069320050090	27644	SW 163RD	CT	27644 SW 163 CT	ANDRES RODRIGUEZ
3069320050020	27641	SW 164TH	AVE	27641 SW 164 AVE	JACQUELYN MARIE LINTON
3069320050230	16340	SW 276TH	TER	16340 SW 276 TER	WEEDA B GOSS
3069320050220	27662	SW 163RD	AVE	27662 SW 163 AVE	DAVID A HANDY
3069320060090	16501	SW 277TH	ST		
3069320060080	16521	SW 277TH	ST	16521 SW 277 ST	RONALD KHAWLY &W VERONICA
3069320060070	16541	SW 277TH	ST	16541 SW 277 ST	OLEYMIS SACO
3069320060060	16605	SW 277TH	ST	16605 SW 277 ST	JUDITH HINNANT TRS
3069320060051	27695	SW 167TH	AVE	27695 SW 167 AVE	JEFFREY A BROWN
3069320090190	27620	SW 164TH	CT	27620 SW 164 CT	DONALD CHAMPION II
3069320090020	27615	SW 165TH	AVE	27615 SW 165 AVE	SHELLEY L JACOBS
3069320000440	27650	SW 157TH	AVE	27650 SW 157 AVE	THOMAS FARIS
3069320050430	27662	SW 162ND	CT	27662 SW 162 CT	CHARMAINE STONE
3069320050280	27665	SW 163RD	AVE	27665 SW 163 AVE	DUANE E SCHULTZ &W CANDACE C
3069320050130	27683	SW 163RD	CT	27683 SW 163 CT	ROBERT A KOONTZ &W NANCY J
3069320050200	16321	SW 277TH	ST	16321 SW 277 ST	JOHN C GRIFFIN &W MARY E
3069330230180	15462	SW 277TH	ST	15462 SW 277 ST	LORI L CARR TRS
3069330230170	27701	SW 155TH	AVE	27701 SW 155 AVE	EVIS TOLEDO
3069320020080	27640	SW 164TH	AVE	27640 SW 164 AVE	DANNY LOVELLETTE &W BERNADETTE
3069320020130	27635	SW 164TH	CT	27635 SW 164 CT	CHARLES G SHORT &W MARIA I
3069320050530	27680	SW 162ND	AVE	27680 SW 162 AVE	TERRY L MUNZ
3069320050080	27684	SW 163RD	CT	27684 SW 163 CT	GAIL LEE CARL
3069320050030	27681	SW 164TH	AVE	27681 SW 164 AVE	LUIS HERNANDEZ BAQUERO
3069330230200	27720	SW 154TH	AVE	27720 SW 154 AVE	MAYNADA GARDENS LLC
3069330230190	15432	SW 277TH	ST	15432 SW 277 ST	CHARLES T KURYLA
3069320050210	27682	SW 163RD	AVE	27682 SW 163 AVE	LISA HARRIOT
3069320050500	27681	SW 162ND	CT	27681 SW 162 CT	FELIX LOPEZ &W BARBARA CAPOTE
3069320090180	27640	SW 164TH	CT	27640 SW 164 CT	GEORGE PARRADO &W JOANNA
3069320090030	27635	SW 165TH	AVE	27635 SW 165 AVE	MATTHEW P LOFTON & LISA WYANT &
3069320000441	27750	SW 157TH	AVE	27750 SW 157 AVE	AURELIO MOLINA
3069320060100	16500	SW 277TH	ST	16500 SW 277 ST	SAMMY G JONES LE
3069320060110	16520	SW 277TH	ST	16520 SW 277 ST	SAMMY G JONES LE
3069320050420	27702	SW 162ND	CT	27702 SW 162 CT	MICHAEL GREEN
3069320060120	16540	SW 277TH	ST	16540 SW 277 ST	DONNA M TRUEX &H JOHN E
3069320050290	27705	SW 163RD	AVE	27705 SW 163 AVE	EDWIN R ROMAN & ROSALIE VELAZQUEZ
3069320060130	16600	SW 277TH	ST	16600 SW 277 ST	AUSTIN ACCURSIO JTRS
3069320060140	27701	SW 167TH	AVE		
3069320020070	27700	SW 164TH	AVE	27700 SW 164 AVE	PEDRO E BAEZ
3069320020140	27705	SW 164TH	CT	27705 SW 164 CT	MICHAEL D ARVE &W SUZANNE
3069320050190	16322	SW 277TH	ST	16322 SW 277 ST	TIM G RIVETT &W MERYL W
3069320050540	27700	SW 162ND	AVE	27700 SW 162 AVE	TIFFANY BARTEE &W ANGELA BARTEE
3069320050070	27704	SW 163RD	CT	27704 SW 163 CT	EDWARD P GREEN &W PEGGY
3069320050040	27701	SW 164TH	AVE	27701 SW 164 AVE	WILLIAM K BROUGHTON &W AUDREY
3069320050140	27703	SW 163RD	CT	27703 SW 163 CT	KEITH QUARTERMAINE &W JOAN F
3069320090170	27700	SW 164TH	CT	27700 SW 164 CT	ROBERT FREEMAN
3069320090040	27705	SW 165TH	AVE	27705 SW 165 AVE	JAMES DONALD ELLENBURG
3069330230210	27780	SW 154TH	AVE	27780 SW 154 AVE	WILLIAM FISHER &W VICTORIA
3069330230220	15433	SW 278TH	ST	15433 SW 278 ST	DANNIELLE E BALLOVERAS
3069320050180	27702	SW 163RD	AVE	27702 SW 163 AVE	MICHAEL FIEBECK
3069330230230	15463	SW 278TH	ST	15463 SW 278 ST	ERIN ANN SARDINAS
3069330230240	15493	SW 278TH	ST	15493 SW 278 ST	MARIA ORTEGA
3069320050490	27701	SW 162ND	CT	27701 SW 162 CT	THOMAS L RHYMESTINE &W
3069320050410	27722	SW 162ND	CT	27722 SW 162 CT	HEROINA M MORENO
3069320050300	27725	SW 163RD	AVE		
3069320000280	27745	SW 167TH	AVE	27745 SW 167 AVE	WILLIAM R STOCKBURGER &W ANA C
3069320020060	27730	SW 164TH	AVE	27730 SW 164 AVE	CHRISTOPHER A MOLNAR

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320020150	27725	SW 164TH	CT	27725 SW 164 CT	DAWN J JACKSON
3069320050550	27720	SW 162ND	AVE	27720 SW 162 AVE	NILDA HERNANDEZ
3069320090160	27730	SW 164TH	CT	27730 SW 164 CT	ALETHA B REDDEN
3069320050060	27724	SW 163RD	CT	27724 SW 163 CT	GARY L SHAFER LE
3069320050050	27721	SW 164TH	AVE	27721 SW 164 AVE	TODD G YOUNG &W KATHLEEN D
3069320090050	27725	SW 165TH	AVE	27725 SW 165 AVE	FRANCO MORALES &W MELANIE
3069320050170	16303	SW 278TH	ST	16303 SW 278 ST	ALEXANDER E ANZARDO
3069320050160	16323	SW 278TH	ST	16323 SW 278 ST	BRITTA D CARNES
3069320050150	16343	SW 278TH	ST	16343 SW 278 ST	CARL J NEWBERG &W JEAN E
3069330000400					BAAAMA VII LLC
3069320050480	27801	SW 162ND	CT	27801 SW 162 CT	RICHARD R DAVIS &W BEVERLY L
3069330000430	15401	SW 280TH	ST	15401 SW 280 ST	SW 280 ST LLC
3069320000381	27800	SW 157TH	AVE	27800 SW 157 AVE	BRYAN E INGRAM &W RUTH
3069330230080	15404	SW 278TH	ST	27800 SW 154 AVE	DANIEL MORENO JR &W
3069330230010	15434	SW 278TH	ST	15434 SW 278 ST	RALPH P GONZALEZ
3069330290010				27800 SW 154 CT	JOSE ZAMORA
3069320000380	27850	SW 157TH	AVE	27850 SW 157 AVE	BRYAN E INGRAM JR &W CHRISTA G
3069320050400	27802	SW 162ND	CT	27802 SW 162 CT	JORGE R APONTE
3069320050310	27805	SW 163RD	AVE	27805 SW 163 AVE	CAROL A SHIM
3069320020050	27800	SW 164TH	AVE	27800 SW 164 AVE	MARIE MACDANIEL
3069320020160	27805	SW 164TH	CT	27805 SW 164 CT	CHRIS B SPAULDING
3069320090150	27800	SW 164TH	CT	27800 SW 164 CT	MICHAEL J CUTRER
3069320090060	27805	SW 165TH	AVE	27805 SW 165 AVE	ULISES HERNANDEZ DIAZ
3069320040430	27800	SW 162ND	AVE	27800 SW 162 AVE	ALEXANDER ALVAREZ
3069320140160	27800	SW 159TH	AVE	27800 SW 159 AVE	DAVID KIRBY
3069320140150	27801	SW 159TH	CT	27801 SW 159 CT	BRUCE F WALTON
3069320140050	27803	SW 160TH	AVE	27803 SW 160 AVE	ODALYS BANOS
3069320030010	27800	SW 160TH	AVE	27800 SW 160 AVE	KIMBERLY REINHARD
3069320140060	27802	SW 159TH	CT	27802 SW 159 CT	GEORGE GILMORE &W
3069320030100	27805	SW 161ST	AVE	27805 SW 161 AVE	KAMIL GHANI
3069320030110	16100	SW 278TH	ST	16100 SW 278 ST	STEVEN LECHOT &W SANDRA
3069320000290	27945	SW 167TH	AVE	27945 SW 167 AVE	LAURA MARTINEZ
3069320030200	27805	SW 162ND	AVE	27805 SW 162 AVE	NIURKA G COSTALES
3069320040060	16300	SW 278TH	ST	16300 SW 278 ST	TODD J SMITH
3069320040050	16320	SW 278TH	ST	16320 SW 278 ST	WAYNE WORTHLEY &W CRISTINA M
3069320040040	16340	SW 278TH	ST	16340 SW 278 ST	EDWIN E RODGRIGUEZ &W ELIZABETH
3069320040030	16360	SW 278TH	ST	16360 SW 278 ST	JOE S HERNANDEZ &W MARY H
3069320040020	16380	SW 278TH	ST	16380 SW 278 ST	HANTZ RALPH BENNETT
3069320040010	16390	SW 278TH	ST	16390 SW 278 ST	ERASMO POLACO
3069320050470	27821	SW 162ND	CT	27821 SW 162 CT	CATHERINE M MANNION
3069320050390	27822	SW 162ND	CT	27822 SW 162 CT	MARK D BRANDT &W JULIE ANN
3069320050320	27825	SW 163RD	AVE	27825 SW 163 AVE	RUSSELL S JOHNSON &W SHARON
3069330230070	27850	SW 154TH	AVE	27850 SW 154 AVE	PATRICK NAVARRA
3069330230020	27851	SW 154TH	CT	27851 SW 154 CT	JAMES RODNEY MAYS
3069320090140	27820	SW 164TH	CT	27820 SW 164 CT	ANTHONY J KANIEWSKI
3069320090070	27825	SW 165TH	AVE	27825 SW 165 AVE	JOSEPH HENDRIX &W KATHERINE
3069320020040	27820	SW 164TH	AVE	27820 SW 164 AVE	ADAM T PARKS
3069320020170	27825	SW 164TH	CT	27825 SW 164 CT	AUDREY JACKSON
3069330290020				27850 SW 154 CT	NICHOLAS A D AMBROSIA
3069320040420	27810	SW 162ND	AVE	27810 SW 162 AVE	NILO ESCORCIA &W TERESA VAZQUEZ
3069320140170	27850	SW 159TH	AVE	27850 SW 159 AVE	RAYMOND L OSBORNE JR
3069320140140	27851	SW 159TH	CT		
3069320030020	27820	SW 160TH	AVE		
3069320140070	27852	SW 159TH	CT	27852 SW 159 CT	MARTHA DANA
3069320030090	27825	SW 161ST	AVE	27825 SW 161 AVE	LAUTARO JACOBSON
3069320140040	27853	SW 160TH	AVE	27853 SW 160 AVE	PEDRO MALDONADO
3069320030120	27840	SW 161ST	AVE	27840 SW 161 AVE	IDABELL LAFFITTE
3069320030190	27825	SW 162ND	AVE	27825 SW 162 AVE	JOSEPH F WHITNEY &W AMY J
3069320040070	16305	SW 279TH	ST	16305 SW 279 ST	JASON J NIMARK &W
3069320040080	16325	SW 279TH	ST	16325 SW 279 ST	NELSON R ESTRADA
3069320040090	16345	SW 279TH	ST	16345 SW 279 ST	MICHAEL G PEKEL
3069320040100	16365	SW 279TH	ST	16365 SW 279 ST	CHRISTOPHER M X HASKINS
3069320040110	16385	SW 279TH	ST	16385 SW 279 ST	SANDY CORRALES
3069320040120	16395	SW 279TH	ST	16395 SW 279 ST	MARK A CRETELLA &W EILEEN M
3069320040360	27901	SW 162ND	CT	27901 SW 162 CT	ROY MEDINA
3069320140180	27900	SW 159TH	AVE	27900 SW 159 AVE	RAMON CORNIDE
3069320050380	27902	SW 162ND	CT	27902 SW 162 CT	VICENTE R GARZA JR
3069320050330	27905	SW 163RD	AVE	27905 SW 163 AVE	THOMAS G BAYS
3069320140130	27915	SW 159TH	CT		
3069320090130	27850	SW 164TH	CT	27850 SW 164 CT	ROBERT J GOLDEN &W BEVERLY J
3069320020030	27850	SW 164TH	AVE	27850 SW 164 AVE	MICHAEL J MARTIN
3069320090080	27845	SW 165TH	AVE		
3069320040410	27900	SW 162ND	AVE	27900 SW 162 AVE	JOSE L ANGUIANO &W LETICIA
3069320020180	27845	SW 164TH	CT	27845 SW 164 CT	WILLIAM BRANCH
3069320140080	27902	SW 159TH	CT		
3069320030030	27840	SW 160TH	AVE	27840 SW 160 AVE	VICTOR M DEJESUS &W
3069320030080	27889	SW 161ST	AVE	27889 SW 161 AVE	ENID M RAAB
3069320140030	27903	SW 160TH	AVE	27903 SW 160 AVE	JAVIER FORTE &W SUSANA
3069320030130	27890	SW 161ST	AVE	27890 SW 161 AVE	MICHELLE SIMPSON GONZALEZ TRS
3069320030180	27905	SW 162ND	AVE	27905 SW 162 AVE	GLENN HINDIN &W LINDSAY D
3069330230060	27910	SW 154TH	AVE	27910 SW 154 AVE	U S BANK NATL ASSN TRS
3069330230030	27911	SW 154TH	CT	27911 SW 154 CT	JACQUELINE LAGOA
3069330290030				27900 SW 154 CT	WALDIN DRIVE ESTATES LLC
3069320000401					BRYAN A INGRAM &W RUTH L
3069320000391	15725	SW 280TH	ST	15725 SW 280 ST	WILLIAM PRINCE III
3069320000390	15795	SW 280TH	ST	15795 SW 280 ST	BARBARA K MC CABE
3069320000420	15821	SW 280TH	ST	15821 SW 280 ST	DONA LA PRADD
3069320000410	15875	SW 280TH	ST	15875 SW 280 ST	BARBARA R MORELLO
3069320140190	27950	SW 159TH	AVE	27950 SW 159 AVE	GEMONIMO GUTIERREZ BACARDI
3069320140120	27951	SW 159TH	CT	27951 SW 159 CT	HARRY GRIGSBY
3069320050370	27922	SW 162ND	CT	27922 SW 162 CT	GIOVANNI AMAYA
3069320040370	27911	SW 162ND	CT	27911 SW 162 CT	JOSE L NODAL &W JANEIN NEGRON
3069320050340	27925	SW 163RD	AVE	27925 SW 163 AVE	K RAMKISSOON TRS
3069320040180	16300	SW 279TH	ST	16300 SW 279 ST	WILLIAM C TAUNTON
3069320040170	16320	SW 279TH	ST	16320 SW 279 ST	DAVID L KARCHER
3069320040160	16340	SW 279TH	ST	16340 SW 279 ST	FEDERAL NATIONAL MORTGAGE ASSN
3069320020020	27900	SW 164TH	AVE		
3069320090120	27900	SW 164TH	CT	27900 SW 164 CT	MICHAEL S BISKUP &W
3069320020190	27901	SW 164TH	CT	27901 SW 164 CT	ROBERTO LAGEYRE &W LILIANA
3069320040150	16360	SW 279TH	ST	16360 SW 279 ST	JINIE O OQUELI
3069320040140	16380	SW 279TH	ST	16380 SW 279 ST	GUSTAVO NOGUEIRA
3069320090090	27901	SW 165TH	AVE	27901 SW 165 AVE	JEFFREY A WICH &W BOBBIE J
3069320140090	27952	SW 159TH	CT	27952 SW 159 CT	MILAGROS ROQUE
3069320040130	16390	SW 279TH	ST	16390 SW 279 ST	LOUIS R MELARA &W KATIE L
3069320040400	27910	SW 162ND	AVE	27910 SW 162 AVE	ANGELA A KINSEY BOZA
3069320030040	27900	SW 160TH	AVE	27900 SW 160 AVE	MINA BEAUCHAMP
3069320140020	27953	SW 160TH	AVE	27953 SW 160 AVE	CARMEN R DIAZ

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3069320030070	27901	SW 161ST	AVE	27901 SW 161 AVE	EST OF CAROLYN KAY PETITT
3069320030140	27900	SW 161ST	AVE	27900 SW 161 AVE	DAVID A ALVAREZ &W MONICA A
3069320030170	27925	SW 162ND	AVE	27925 SW 162 AVE	SURISADAY MEDEROS
3069330290040				27950 SW 154 CT	WALDIN DRIVE ESTATES LLC
3069330230050	27980	SW 154TH	AVE	27980 SW 154 AVE	MIRIAM GARCIA CASALS
3069330230040	27955	SW 154TH	CT	27955 SW 154 CT	LORD A FLOREZ
3069320000400	27900	SW 157TH	AVE	27900 SW 157 AVE	ALFONSO RODRIGUEZ
3069320140200	15905	SW 280TH	ST	15905 SW 280 ST	MIRTA RAMIRO LE
3069320140110	15915	SW 280TH	ST	15915 SW 280 ST	SHU CHEN KUO &
3069320090110	27930	SW 164TH	CT	27930 SW 164 CT	SOCRATES L ISAMBERT
3069320050360	27942	SW 162ND	CT	27942 SW 162 CT	DAVID P MERSHON &W
3069320090100	27925	SW 165TH	AVE	27925 SW 165 AVE	FIRST UNITED METHODIST CHURCH OF
3069320140100	27992	SW 159TH	CT	27992 SW 159 CT	ERICK VALLINA
3069320050350	27945	SW 163RD	AVE	27945 SW 163 AVE	CARLOS LOPEZ CARBONELL JTRS
3069320040380	16241	SW 280TH	ST		
3069320140010	27993	SW 160TH	AVE	27993 SW 160 AVE	RUDOLPH E ROCCO BURRELL
3069320020010	16405	SW 280TH	ST	16405 SW 280 ST	JESSE CAMPA &W
3069320020200	16425	SW 280TH	ST	16425 SW 280 ST	STANLEY R CHAPMAN
3069320040390	16211	SW 280TH	ST	16211 SW 280 ST	SHANNON A GOTTARDI &H JAVIER J
3069320030050	27990	SW 160TH	AVE	27990 SW 160 AVE	CARLOS J NODA
3069320040190	16305	SW 280TH	ST	16305 SW 280 ST	APRIL C SLATER &H FRED C
3069320030060	16045	SW 280TH	ST	16045 SW 280 ST	JULIO LUGONES &W NORA
3069320030150	16101	SW 280TH	ST	16101 SW 280 ST	ZHITONG LI
3069320040200	16325	SW 280TH	ST	16325 SW 280 ST	BARBARA J AYRES
3069320030160	27945	SW 162ND	AVE	27945 SW 162 AVE	EDWARD G VAZQUEZ
3069320040210	16345	SW 280TH	ST	16345 SW 280 ST	DARRYL W EDGE &W SHELBY
3069320040220	16365	SW 280TH	ST	16365 SW 280 ST	SHIRLEY VAN HOOK
3069320040230	16385	SW 280TH	ST	16385 SW 280 ST	RAYMOND W VAN HOOK &W SHIRLEY &
3069320040240	16395	SW 280TH	ST	16395 SW 280 ST	WILLIAM P GAMBILL
3079040000310					MIAMI-DADE COUNTY
3079040000210	15450	SW 280TH	ST	28030 OLD DIXIE HWY	WILLIAM WESLEY BASS JR TRS
3079040000450	15500	WALDIN	DR	15500 WALDIN DR	GED W TOLEDO
3079040000452	15540	SW 280TH	ST	15540 SW 280 ST	DONALD W JONES &W JACQUELINE V
3079050000010	28000	SW 157TH	AVE	28000 SW 157 AVE	STEPHEN C FREEMAN &W SHIRLEE C
3079040000453	28005	SW 157TH	AVE	28005 SW 157 AVE	RELLA FAY ALBURY
3079050000100	15760	SW 280TH	ST	15760 SW 280 ST	ROBERT F ROTOLANTE
3079050000030	15790	SW 280TH	ST	15790 SW 280 ST	PATRICIA R HALL
3079050100280	15800	SW 280TH	ST	15800 SW 280 ST	JOSE A VILLALON
3079050100270	15820	SW 280TH	ST	15820 SW 280 ST	ILLIANA M TUYA VELO
3079050100260	15840	SW 280TH	ST	15840 SW 280 ST	ORLANDO J CABRERA &W DONNA
3079050100250	15860	SW 280TH	ST	15860 SW 280 ST	MAIKEL ESTERLICH NARANJO
3079050100240	15880	SW 280TH	ST	15880 SW 280 ST	JORGE VELEZ &W
3079050100230	15900	SW 280TH	ST	15900 SW 280 ST	MAURILIO REYES
3079050100220	15920	SW 280TH	ST	15920 SW 280 ST	CAROL Y WILLIAMS
3079050100010	28020	SW 159TH	CT	28020 SW 159 CT	JORGE L RODRIGUEZ
3079050100210	28021	SW 159TH	CT	28021 SW 159 CT	JENNIFER L WRIGHT
3079050100020	15980	SW 280TH	ST	15980 SW 280 ST	AMETT E PINO
3079050100030	16000	SW 280TH	ST	16000 SW 280 ST	MICHAEL H RHODES &W PATRICIA M
3079050100040	16020	SW 280TH	ST	16020 SW 280 ST	VICTOR J LOPEZ &W MYRIAM C
3079050100050	16040	SW 280TH	ST	16040 SW 280 ST	STEVE TURNER &W KATHLEEN
3079050100060	16060	SW 280TH	ST	16060 SW 280 ST	DEWEY EDGAR BOWLING &W PATRICIA S
3079050100070	16100	SW 280TH	ST	16100 SW 280 ST	JOSE A SIERRA
3079050150050	16210	SW 280TH	ST	16210 SW 280 ST	JEAN CHARLES
3079050150040	16220	SW 280TH	ST	16220 SW 280 ST	JAMES E TICE
3079050100080	16140	SW 280TH	ST	16140 SW 280 ST	KENNETH YOUNGMAN &W KATHLEEN
3079050150030	16230	SW 280TH	ST	16230 SW 280 ST	ROY MYERS
3079050150020	16240	SW 280TH	ST	16240 SW 280 ST	ANTONIO GONZALEZ &W MARILYN
3079050150010	16250	SW 280TH	ST	16250 SW 280 ST	FEDERAL NATIONAL MORTGAGE ASSOC
3079050000162				28151 SW 164 AVE	MIAMI-DADE COUNTY
3079050330440	16400	SW 280TH	ST	16400 SW 280 ST	DUANE HINES &W
3079050330430	16430	SW 280TH	ST	16430 SW 280 ST	ALBERTO CABELLO &W
3079050330420	16460	SW 280TH	ST	16460 SW 280 ST	BRADLEY S SRIRO (JTRS)
3079050330410	16470	SW 280TH	ST	16470 SW 280 ST	JOSE M CUELLO SR
3079050330400	28002	SW 164TH	PL	28002 SW 164 PL	MIGUEL GARCIA &W GRICELDA JARA
3079050330210	28003	SW 165TH	CT	28003 SW 165 CT	PHUC DUC NGUYEN &W
3079050330200	28004	SW 165TH	CT	28004 SW 165 CT	ROBERTO J JUNCO
3079050330110	28005	SW 166TH	CT	28005 SW 166 CT	JUAN P COSTALES
3079050330100	28006	SW 166TH	CT	28006 SW 166 CT	HUGO F STANGL &W
3079040000451	28045	SW 157TH	AVE	28045 SW 157 AVE	MARIE H WILLIAM &H WEBSTER TRS
3079050100290	28030	SW 158TH	AVE	28030 SW 158 AVE	IDALI ANDRADE
3079050100350	15851	SW 281ST	ST	15851 SW 281 ST	MARISA MOORE
3079050100360	15871	SW 281ST	ST	15871 SW 281 ST	PIERRE BELLEROSE
3079050100370	15881	SW 281ST	ST	15881 SW 281 ST	GREGORY C DEHART &W ANN
3079050100380	15891	SW 281ST	ST	15891 SW 281 ST	MARLYS A JUSTICE &H CARL JUSTICE
3079050100390	15901	SW 281ST	ST	15901 SW 281 ST	ANDREA MAUREEN FORD
3079050100400	28081	SW 159TH	CT	28081 SW 159 CT	A GONZALEZ ROJAS &W ESTRELLA
3079050100200	28080	SW 159TH	CT	28080 SW 159 CT	EUGENIO FERNANDEZ &W BIENVENIDA
3079050100190	15981	SW 281ST	ST	15981 SW 281 ST	JAMES H FORD
3079050330490	28031	SW 164TH	PL	28031 SW 164 PL	KERRY L VOGT
3079050100090	28021	SW 162ND	AVE	28021 SW 162 AVE	ELKA D CHAPARRO &
3079050100180	16001	SW 281ST	ST	16001 SW 281 ST	HECTOR GARCIA
3079050100170	16021	SW 281ST	ST	16021 SW 281 ST	JAMI L JENKINS &W
3079050100160	16051	SW 281ST	ST	16051 SW 281 ST	ASHLEY MEGAN WOHL
3079050100150	16101	SW 281ST	ST	16101 SW 281 ST	BRYAN MICHAEL KOYLES
3079050330450	16401	SW 281ST	ST	16401 SW 281 ST	JOSEPH J CORDOVA &
3079050330460	16421	SW 281ST	ST	16421 SW 281 ST	OMAR E MACHADO &W
3079050150060	16205	SW 281ST	ST	16205 SW 281 ST	ALFREDO RAVINET
3079050330390	28032	SW 164TH	PL	28032 SW 164 PL	ROBERTO TINOCO &W NORMA
3079050150070	16225	SW 281ST	ST	16225 SW 281 ST	JOSEPH J DAWSON
3079050330220	28033	SW 165TH	CT	28033 SW 165 CT	ERALDO EIDAM
3079050150080	16235	SW 281ST	ST	16235 SW 281 ST	FREDERICK D LANE
3079050330190	28034	SW 165TH	CT	28034 SW 165 CT	JUAN L RODRIGUEZ
3079050150090	16245	SW 281ST	ST	16245 SW 281 ST	CARLOS AGURTO &W IMELDA
3079050330120	28035	SW 166TH	CT	28035 SW 166 CT	JUAN M PESINA
3079050150100	16255	SW 281ST	ST	16255 SW 281 ST	MELINDA LILJA &H SVEN H
3079050330090	28036	SW 166TH	CT	28036 SW 166 CT	RAFAEL DJESUS RUBIO
3079050330470	16441	SW 281ST	ST	16441 SW 281 ST	EDWARD A EVANS &W
3079050100300	28050	SW 158TH	AVE	28050 SW 158 AVE	MICHAEL MARTIN &W PETRA
3079050330480	28061	SW 164TH	PL	16461 SW 281 ST	HANSEL SANTAMARIA
3079050100340	28123	SW 158TH	CT	28123 SW 158 CT	ROBERT L MALLOCK
3079050100100	28041	SW 162ND	AVE	28041 SW 162 AVE	PAULINE E TAYLOR EST OF
3079040000220	28240	OLD DIXIE	HWY	28240 OLD DIXIE HWY	CARLOS V GRANADO &W AMERICA D
3079040000280	28105	SW 157TH	AVE	28105 SW 157 AVE	D WEBSTER WILLIAMS &W MARIE H
3079050330380	28062	SW 164TH	PL	28062 SW 164 PL	JORGE L MARTINEZ &
3079050100140	28110	SW 161ST	AVE		
3079050000022	28051	SW 158TH	AVE	28051 SW 158 AVE	E CELESTE RUBIO
3079050000023					MARY N LUNSFORD LE

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050000020	28100	SW 157TH	AVE	28100 SW 157 AVE	ANDREW ALONGE &W SANDRA
3079050330230	28063	SW 165TH	CT	28063 SW 165 CT	EMIGDIO RODRIGUEZ &W
3079050330180	28064	SW 165TH	CT	28064 SW 165 CT	AGOSTINHO SILVA
3079050330130	28065	SW 166TH	CT	28065 SW 166 CT	KAREN M HOOTS
3079050330080	28066	SW 166TH	CT	28066 SW 166 CT	FRITZROY A INNIS &W
3079050100860	28102	SW 158TH	CT	28102 SW 158 CT	STEPHEN D KNOX
3079050100850	28105	SW 158TH	PL	28105 SW 158 PL	CHRISTOPHER B DUNN
3079050100760	28104	SW 158TH	PL	28104 SW 158 PL	LISVANY R FERNANDEZ
3079050100750	28101	SW 159TH	AVE	28101 SW 159 AVE	DIANA B SAKUR
3079050100460	16050	SW 281ST	ST	16050 SW 281 ST	RONALD N & KATHI JO KLURMAN
3079050100660	28100	SW 159TH	AVE	28100 SW 159 AVE	PAOLA EEIKA PEREZ
3079050100450	28101	SW 161ST	AVE		
3079050100650	28101	SW 159TH	PL	28101 SW 159 PL	HUGO O JARRIN &W ZUSANN L
3079050100560	15940	SW 281ST	ST	15940 SW 281 ST	BERTHA A SPEARS
3079050100550	28103	SW 160TH	CT	28103 SW 160 CT	JEFFREY S BARRIS
3079050330330	28100	SW 164TH	AVE	16400 SW 281 ST	JEANETTE REYES &H
3079050330340	16422	SW 281ST	ST	16422 SW 281 ST	EVEROL FORBES &W
3079050150150	16200	SW 281ST	ST	16200 SW 281 ST	RENNIE W MAYBEE &W ELIZABETH Y
3079050150140	16222	SW 281ST	ST	16222 SW 281 ST	EDDIE W HARRIS &W TAMMIE L
3079050150130	16232	SW 281ST	ST	16232 SW 281 ST	DELMA S PROPST
3079050150120	16242	SW 281ST	ST	16242 SW 281 ST	BRADLEY S SRIRO
3079050100310	28100	SW 158TH	AVE	28100 SW 158 AVE	WILLIAM JACK GRAFMYER
3079050150110	16252	SW 281ST	ST	16252 SW 281 ST	EDGAR BECERRA &W MARIA N
3079050330350	16442	SW 281ST	ST	16442 SW 281 ST	EDWARD LOBOGUERRERO
3079050100110	28101	SW 162ND	AVE	28101 SW 162 AVE	RICHARD A PELLAND
3079050330360	16462	SW 281ST	ST	16462 SW 281 ST	JULIO CESAR CALLES
3079050330370	28102	SW 164TH	PL	28102 SW 164 PL	KAMAL HOSSAIN PATWARY
3079050330240	28103	SW 165TH	CT		
3079050330170	28104	SW 165TH	CT	28104 SW 165 CT	RAMON MASSON
3079050330140	28105	SW 166TH	CT	28105 SW 166 CT	HUMBERTO ALVAREZ &W
3079050330070	28106	SW 166TH	CT	28106 SW 166 CT	ROSA S GINORIS
3079050330320	28130	SW 164TH	AVE	28130 SW 164 AVE	JULIO CAMPOS JR
3079050100330	28133	SW 158TH	CT	15825 SW 282 ST	ZHITONG LI
3079050000021	28101	SW 158TH	AVE	28101 SW 158 AVE	F E GLADLE &W VEN (USN)
3079050100870	28122	SW 158TH	CT	28122 SW 158 CT	MARIA D SALGADO
3079050100840	28125	SW 158TH	PL	28125 SW 158 PL	JAY G VAN HULZEN
3079050100770	28124	SW 158TH	PL	28124 SW 158 PL	RONALD D LOPEZ &W SANDRA J
3079050100740	28121	SW 159TH	AVE	28121 SW 159 AVE	SANDRA F ODEA
3079050100670	28120	SW 159TH	AVE	28120 SW 159 AVE	BRIAN LEE COLEMAN &W PAMELA B
3079050100640	28125	SW 159TH	PL	28125 SW 159 PL	LESTER O GIL NARANJO &
3079050100570	28124	SW 159TH	PL	28124 SW 159 PL	KINGS BUNCHE LLC
3079050100540	28123	SW 160TH	CT	28123 SW 160 CT	NORMA J BRIELER TRS
3079050100130	28130	SW 161ST	AVE	28130 SW 161 AVE	LUIS MELENDEZ JR &W IRENE
3079050100470	28122	SW 160TH	CT		
3079050100440	28121	SW 161ST	AVE	28121 SW 161 AVE	DENIS NERNEY JR &W
3079050100320	28120	SW 158TH	AVE	28120 SW 158 AVE	MARGARITO NAVARRO
3079050150160	16201	SW 282ND	ST		
3079050150170	16221	SW 282ND	ST	16221 SW 282 ST	ROGER L REEDER &W KIMBERLY
3079050150180	16231	SW 282ND	ST	16231 SW 282 ST	CARLOS MARRERO &W MARITZA
3079050150190	16241	SW 282ND	ST	16241 SW 282 ST	J D RICHARDSON &W KATHLEEN
3079050150200	16251	SW 282ND	ST	16251 SW 282 ST	TIM O HAVER &W
3079050100120	16141	SW 282ND	ST	16141 SW 282 ST	JEWEL Y SHUMANS
3079050330300	16423	SW 282ND	ST	16423 SW 282 ST	JORGE L OLIVERO JR
3079050330290	16443	SW 282ND	ST	16443 SW 282 ST	FEDERAL HOME LOAN MORTGAGE CORP
3079050330280	16463	SW 282ND	ST	16463 SW 282 ST	ALFREDO BLANCO &W
3079050330270	16483	SW 282ND	ST	16483 SW 282 ST	NESTOR V PEREZ &W MARIELA AYALA
3079050330260	16503	SW 282ND	ST	16503 SW 282 ST	MICHAEL STEPHENSON &
3079050330250	28153	SW 165TH	CT	28153 SW 165 CT	DIANA LAGO
3079050330160	28154	SW 165TH	CT	28154 SW 165 CT	JOSE A ARMESTO &
3079050330150	28155	SW 166TH	CT	28155 SW 166 CT	EULALIA GAYTAN &H
3079050330310	28160	SW 164TH	AVE	28160 SW 164 AVE	MAXCELINO HERNANDEZ &W
3079050100880	28202	SW 158TH	CT	28202 SW 158 CT	BRIAN P LEFCOURT &W CATHERINE
3079050100830	28205	SW 158TH	PL	28205 SW 158 PL	JOEL K FOBB
3079050100780	28204	SW 158TH	PL	28204 SW 158 PL	PEDRO J NUNEZ &W MARTHA
3079050100730	28201	SW 159TH	AVE	28201 SW 159 AVE	FEDERAL NATIONAL MORTGAGE ASSN
3079050100630	28205	SW 159TH	PL	28205 SW 159 PL	ALLEN B NEUMAYER &W NANCY
3079050100680	28200	SW 159TH	AVE	28200 SW 159 AVE	JULIO ROCA
3079050100480	28202	SW 160TH	CT	28202 SW 160 CT	JOHN E FORESMAN &W MARTHA A
3079050100580	28204	SW 159TH	PL	28204 SW 159 PL	ANA C RODRIGUEZ & RICARDO M ULLOA
3079050100430	28201	SW 161ST	AVE	28201 SW 161 AVE	GEORGE E BRINKSNEADER &W
3079050100530	28203	SW 160TH	CT	28203 SW 160 CT	MARIA POZO
3079050101320	15820	SW 282ND	ST	15820 SW 282 ST	DONALD J SHIVER
3079050000040	28200	SW 157TH	AVE	28200 SW 157 AVE	WILLIAM E MAGUIRE JR
3079050101120	15800	SW 282ND	ST	15800 SW 282 ST	MAMIE PENNERMAN
3079050101110	28200	SW 161ST	AVE	28200 SW 161 AVE	TABITA WILSON
3079050100910	16120	SW 282ND	ST	16120 SW 282 ST	ADOLFO DENIS
3079050110050	16200	SW 282ND	ST		
3079050110040	16220	SW 282ND	ST	16220 SW 282 ST	GLENN J MONIZ &W DONNA J
3079050110030	16240	SW 282ND	ST	16240 SW 282 ST	EDWARD BOOTH &W KIMBERLY
3079050110020	16260	SW 282ND	ST	16260 SW 282 ST	JACK W FORD &W MALA K
3079050110010	16280	SW 282ND	ST	16280 SW 282 ST	JASON T ROGERS
3079050240360	16310	SW 282ND	ST	16310 SW 282 ST	ALAN C BRAMBLETT &W DEBORAH T
3079050240350	16330	SW 282ND	ST	16330 SW 282 ST	JAMES H CLARK
3079050240340	16350	SW 282ND	ST	16350 SW 282 ST	SILVIA C LEE
3079050240330	16370	SW 282ND	ST	16370 SW 282 ST	FEDERAL NATIONAL MORTGAGE ASSN
3079050240320	16390	SW 282ND	ST	16390 SW 282 ST	ALAN B BAHM &W VICTORIA J
3079050000180	28401	SW 167TH	AVE	28401 SW 167 AVE	SCHOOL BOARD OF MIAMI-DADE COUNTY
3079050100890	28232	SW 158TH	CT		
3079050100820	28235	SW 158TH	PL	28235 SW 158 PL	ALICE REBECCA LIBERTY
3079050100790	28234	SW 158TH	PL	28234 SW 158 PL	JUDITH DUNBAR
3079050100720	28231	SW 159TH	AVE	28231 SW 159 AVE	TAMARA M MINER
3079050100690	28230	SW 159TH	AVE	28230 SW 159 AVE	NATCHANON AMORNTHAMMARONG &W
3079050100620	28235	SW 159TH	PL	28235 SW 159 PL	NICHOLAS RODNEY
3079050100590	28234	SW 159TH	PL	28234 SW 159 PL	HARVEY D BLONDER &W MARIE
3079050100520	28233	SW 160TH	CT	28233 SW 160 CT	NICHOLAS GRASSO &W JOYCE
3079050100490	28232	SW 160TH	CT	28232 SW 160 CT	CHRISTIAN G POUCHET &W PRISCILLA
3079050100420	28231	SW 161ST	AVE		
3079050101310	28223	SW 158TH	CT	28223 SW 158 CT	HARVEY R ANGLIN &W KATHY
3079050260160	28222	SW 157TH	AVE	28222 SW 157 AVE	LOURDES PARRILLA
3079050260010	28301	SW 158TH	AVE	28301 SW 158 AVE	FEDERAL NATIONAL MORTGAGE ASSN
3079050260080	28220	SW 157TH	CT	28220 SW 157 CT	ESPERANZA LAPAIX &H
3079050260090	28221	SW 157TH	CT	28221 SW 157 CT	KENNETH R EASTMENT &W LAURA
3079050101130	28220	SW 158TH	AVE	28220 SW 158 AVE	SHAWN J KALMAN &W JENNIFER A
3079050101100	28220	SW 161ST	AVE	28220 SW 161 AVE	WAYNE R RICHARDSON
3079050100920	28221	SW 162ND	AVE	28221 SW 162 AVE	EMMA & ESTEFANA HERNANDEZ JTRS
3079050240440	28241	SW 163RD	CT	28241 SW 163 CT	VICTOR H CASTILLO
3079050240450	28242	SW 163RD	CT	28242 SW 163 CT	ALEXANDER LAAS

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050110060	16201	SW 283RD	ST	16201 SW 283 ST	DELIA LEZAMA
3079050240370	28240	SW 163RD	AVE	28240 SW 163 AVE	SIEGFRIED A SCHWAB
3079050110070	16221	SW 283RD	ST	16221 SW 283 ST	DALLIS B CHANDLER
3079050110080	16241	SW 283RD	ST	16241 SW 283 ST	NELSON V GOMEZ &W
3079050110090	16261	SW 283RD	ST	16261 SW 283 ST	ROBERT W GOODMAN
3079050110100	16281	SW 283RD	ST	16281 SW 283 ST	BRIAN F NESTOK &W ROBIN L
3079050100900	28252	SW 158TH	CT	28252 SW 158 CT	LESEL LOVE JR &W GWENDOLYN
3079050100810	28255	SW 158TH	PL	28255 SW 158 PL	CHARLES DAYTON &W JEANNETTE
3079050100800	28254	SW 158TH	PL	28254 SW 158 PL	DEBORAH A PAGE
3079050100710	28251	SW 159TH	AVE	28251 SW 159 AVE	KEITH A BRANNEN &W KATHLEEN L
3079050100700	28250	SW 159TH	AVE	28250 SW 159 AVE	JOSE R ROIG
3079050100610	28225	SW 159TH	PL	28225 SW 159 PL	DANNY LEWIS
3079050100600	15941	SW 283RD	ST	15941 SW 283 ST	JOSEPH T PARR
3079050100510	28253	SW 160TH	CT	16045 SW 283 ST	DAVID L SCROGGS &W PATRICIA
3079050100500	16075	SW 283RD	ST	16075 SW 283 ST	DONALD J MASSUCCI &W DIANE G
3079050100410	28251	SW 161ST	AVE		
3079050101300	28243	SW 158TH	CT	28243 SW 158 CT	KENNETH L KONSKY &W TRACY W
3079050260150	28242	SW 157TH	AVE	28242 SW 157 AVE	MARIO A MORAGA
3079050260020	28331	SW 158TH	AVE	28331 SW 158 AVE	OTNIEL H BATISTA &W
3079050260100	28241	SW 157TH	CT	28241 SW 157 CT	CHRISTOPHER P HEBERT &W HOLLY
3079050101140	28240	SW 158TH	AVE	28240 SW 158 AVE	JENNY OROPEZA
3079050260070	28240	SW 157TH	CT	28240 SW 157 CT	GEORGE SILVER &W
3079040000240	28400	S DIXIE	HWY	28400 S DIXIE HWY	I & A HOLDING GROUP LLC
3079050101090	28240	SW 161ST	AVE	28240 SW 161 AVE	JAMES W HALL
3079050000152	28305	SW 164TH	AVE	28305 SW 164 AVE	MAURICIO MARIN
3079050100930	28241	SW 162ND	AVE	28241 SW 162 AVE	WELLS FARGO BANK NA
3079050240380	28300	SW 163RD	AVE	28300 SW 163 AVE	GREGORY H PETERS LE
3079050240430	28301	SW 163RD	CT	28301 SW 163 CT	CYNTHIA NOVOA FINN
3079050101290	15840	SW 283RD	ST	15840 SW 283 ST	CAULION SINGLETARY &W SHARON
3079050260140	28302	SW 157TH	AVE	28302 SW 157 AVE	JAVIER CASTANEDA
3079050260030	28361	SW 158TH	AVE	28361 SW 158 AVE	ANNIE MAE JOHNSON AS GDN FOR
3079050101080	16100	SW 283RD	ST	16100 SW 283 ST	DONALD A ELLIS &W CHRISTINA C
3079050101150	28260	SW 158TH	AVE	28260 SW 158 AVE	MICHAEL T OGDEN &W JUNE
3079050250100	16200	SW 283RD	ST	16200 SW 283 ST	JOSEPH H HAMKER
3079050250090	16220	SW 283RD	ST	16220 SW 283 ST	ANGELO TROVATO & MARCELLO TROVATO
3079050260110	28301	SW 157TH	CT	28301 SW 157 CT	JERRY M CROSS &W SUSAN M
3079050250080	16240	SW 283RD	ST	16240 SW 283 ST	RICHARD L LEE &W LORI S
3079050250070	16260	SW 283RD	ST	16260 SW 283 ST	HECTOR L ROMAN LE
3079050260060	28300	SW 157TH	CT	28300 SW 157 CT	JEFFREY R OHLSEN &
3079050250060	16280	SW 283RD	ST	16280 SW 283 ST	JOSE A PARRILLA &W NANCY M
3079050101280	15860	SW 283RD	ST	15860 SW 283 ST	SUSAN I DELRIO
3079050101270	15880	SW 283RD	ST	15880 SW 283 ST	DEBRA DESMOND
3079050101260	15900	SW 283RD	ST	15900 SW 283 ST	AMALIA E BENNET &H
3079050101250	15920	SW 283RD	ST	15920 SW 283 ST	RAM REMMERSWAAL
3079050101240	15940	SW 283RD	ST	15940 SW 283 ST	SAYAKA RUIZ
3079050101030	15970	SW 283RD	ST	15970 SW 283 ST	FRANCISCO A & MARIA ORTEGA TRUST
3079050101040	16000	SW 283RD	ST	16000 SW 283 ST	VIRGINA C ELLIS JTRS
3079050101050	16040	SW 283RD	ST	16040 SW 283 ST	FRED D WALKER & CHRISTA A WALKER
3079050101060	16060	SW 283RD	ST	16060 SW 283 ST	EDLINA Y HALL
3079050101070	16080	SW 283RD	ST	16080 SW 283 ST	KAREN D WALKER
3079050100940	28301	SW 162ND	AVE	28301 SW 162 AVE	THOMAS N TICE &W SHENG
3079050240390	28330	SW 163RD	AVE	28330 SW 163 AVE	BARBARA KIRSTEN BULUT
3079050240420	28331	SW 163RD	CT	28331 SW 163 CT	MONICA WEISSON
3079050000160	28395	SW 164TH	AVE	28395 SW 164 AVE	ARTURO ACOSTA
3079050260130	28352	SW 157TH	AVE		
3079050260040	28391	SW 158TH	AVE	28391 SW 158 AVE	WILLIAM CRUZ
3079050260120	28391	SW 157TH	CT	28391 SW 157 CT	ELSA CHIRINO
3079050260050	28350	SW 157TH	CT	28350 SW 157 CT	BIBI K PERSAUD
3079050101160	15801	SW 284TH	ST	15801 SW 284 ST	MICHAEL M SCHMIDT
3079050101170	15811	SW 284TH	ST	15811 SW 284 ST	MARLENE BRYANT
3079050101180	15831	SW 284TH	ST	15831 SW 284 ST	ORIOSKY GIL &W
3079050101190	15851	SW 284TH	ST	15851 SW 284 ST	RICHARD A SEGEBRE &W PATRICIA
3079050101200	15871	SW 284TH	ST	15871 SW 284 ST	JERRY L HILL &
3079050101210	15891	SW 284TH	ST	15891 SW 284 ST	DARREL R GROUETTE &W SUSAN J
3079050101220	15901	SW 284TH	ST	15901 SW 284 ST	BANK OF NEW YORK MELLON
3079050101230	15931	SW 284TH	ST	15931 SW 284 ST	JOSE A RODRIGUEZ
3079050101020	15961	SW 284TH	ST	15961 SW 284 ST	RICARDO J LAVANDERO
3079050101010	15981	SW 284TH	ST	15981 SW 284 ST	LILLIAN MARLATT TRST OF THE
3079050250010	16201	SW 284TH	ST	16201 SW 284 ST	JESSE WAYNE ARMSTRONG &W CLAIRE L
3079050101000	16001	SW 284TH	ST	16001 SW 284 ST	JORGE LUIS MORALES
3079050100990	16021	SW 284TH	ST	16021 SW 284 ST	JORGE MORALES
3079050250020	16223	SW 284TH	ST	16223 SW 284 ST	TAYLOR L KOLLEN
3079050100980	16041	SW 284TH	ST	16041 SW 284 ST	MARTHA E FERNANDEZ
3079050250030	16243	SW 284TH	ST		
3079050100970	16101	SW 284TH	ST	16101 SW 284 ST	GARY H MARTINEZ
3079050100960	16121	SW 284TH	ST	16121 SW 284 ST	RONALD W TYRE
3079050250040	16263	SW 284TH	ST	16263 SW 284 ST	MATTHEW MCALPINE &
3079050100950	16181	SW 284TH	ST	16181 SW 284 ST	DELITZA ALSINA
3079050250050	16283	SW 284TH	ST	16283 SW 284 ST	LESTER F SARDINHA &W ELLA A
3079050240400	28360	SW 163RD	AVE	28360 SW 163 AVE	ILDENIA CAMACHO
3079050240410	28361	SW 163RD	CT	28361 SW 163 CT	OSCAR A DAVILA &W CONCEPTION V
3079050270010	28401	SW 158TH	CT	28401 SW 158 CT	JOHN DIAZ &W MERCEDES AVILA DIAZ
3079050010030	15790	SW 284TH	ST	15790 SW 284 ST	JEFFREY H & HARLAND CRAWFORD JTRS
3079050010050	15740	SW 284TH	ST	15740 SW 284 ST	MAGNUM ENTERP LLC
3079050010020	28400	SW 157TH	AVE	28400 SW 157 AVE	HERLINDA DEL RIO
3079050270120	15826	SW 284TH	ST	15826 SW 284 ST	HANNIBAL I RUIZ &W
3079050270130	15846	SW 284TH	ST	15846 SW 284 ST	NORMA T DIAZ
3079050270140	15866	SW 284TH	ST	15866 SW 284 ST	JORGE A GALLEGOS
3079050270150	15886	SW 284TH	ST	15886 SW 284 ST	LANA S JONES
3079050120300	15900	SW 284TH	ST	15900 SW 284 ST	ROBERT BRADLEY BEALL
3079050120420	15920	SW 284TH	ST	15920 SW 284 ST	HERBERT W KELLER &W BILLIE
3079050120290	15960	SW 284TH	ST	15960 SW 284 ST	MARK A CORNELIUS
3079050120410	15940	SW 284TH	ST	15940 SW 284 ST	CLAUDE R REAGAN &W NINA C TRS
3079050120200	16012	SW 284TH	ST	16012 SW 284 ST	LEROY DOUGLAS
3079050120190	16020	SW 284TH	ST	16020 SW 284 ST	ONEXA LUYA
3079050120090	28400	SW 161ST	AVE	28400 SW 161 AVE	AGNES BARRETT
3079050120100	16040	SW 284TH	ST	16040 SW 284 ST	TIMOTHY D JONES &W SANDRA L
3079050120010	28401	SW 162ND	AVE	28401 SW 162 AVE	WILLIAM M YOUNG &W LYNN C
3079050220280	16200	SW 284TH	ST	16200 SW 284 ST	JAHAIRA TODD
3079050220270	16220	SW 284TH	ST	16220 SW 284 ST	PATRICIA BATTLE
3079050220260	16240	SW 284TH	ST		
3079050220250	16260	SW 284TH	ST	16260 SW 284 ST	CHRISTINA E JORDAN
3079050220240	28401	SW 163RD	AVE	28401 SW 163 AVE	TIMOTHY P HEISTERMAN
3079050240200	16300	SW 284TH	ST		
3079050240190	16330	SW 284TH	ST	16330 SW 284 ST	BARBARA E RATH
3079050240180	16350	SW 284TH	ST	16350 SW 284 ST	PETRA PROSKOUA
3079050240170	16370	SW 284TH	ST		

FOLIO *	ADDRESS *			PTXADDRESS	MAIL_ADD1
3079050240160	16390	SW 284TH	ST	16390 SW 284 ST	JORGE HERNANDEZ &W AMELIA
3079050010060	28410	SW 157TH	AVE	28410 SW 157 AVE	JULIO DEL RIO &W HERLINDA
3079050010040					MAGNUM ENTERPRISES LLC
3079050120310	28420	SW 159TH	AVE	28420 SW 159 AVE	RONYA AHMAD
3079050120390	15925	SW 285TH	ST	15925 SW 285 ST	PAUL D KNOWLES &W LINDA A
3079050120400	15945	SW 285TH	ST	15945 SW 285 ST	SANDY CORRALES
3079050270190	15825	SW 285TH	ST	15825 SW 285 ST	JOSEPH SIDDONS &W ALETHEA
3079050270020	28465	SW 158TH	CT	28465 SW 158 CT	EDUARDO ZARATE & BLANCA ZARATE
3079050270180	15845	SW 285TH	ST	15845 SW 285 ST	JABAR SADIG BHATTI
3079050270170	15865	SW 285TH	ST	15865 SW 285 ST	GIORDANO PEREZ GUZMAN &W MIRNA
3079050270160	15885	SW 285TH	ST	15885 SW 285 ST	MARIA ARBOGAST
3079050120280	28422	SW 159TH	PL	28422 SW 159 PL	GERMAINE HERROLD LE
3079050120210	28425	SW 160TH	CT	28425 SW 160 CT	HAYDEE & ROLANDO PEREZ &
3079050120180	28424	SW 160TH	CT		
3079050120110	28421	SW 161ST	AVE	28421 SW 161 AVE	MICHAEL MORGAN &W ELAINE
3079050240210	16301	SW 285TH	ST	16301 SW 285 ST	CARLOS J CHIRINOS
3079050220230	28431	SW 163RD	AVE	28431 SW 163 AVE	JOSE HERNANDEZ &W TANYA
3079050120080	28420	SW 161ST	AVE	28420 SW 161 AVE	RICHARD G FLOM
3079050240220	16331	SW 285TH	ST	16331 SW 285 ST	ANDREW L BOBICK &W SUZY B
3079050240230	16351	SW 285TH	ST	16351 SW 285 ST	SUSAN HERNANDEZ
3079050220290	16201	SW 285TH	ST	16201 SW 285 ST	SUZANNE PUPO BASTER
3079050220300	16221	SW 285TH	ST	16221 SW 285 ST	LANRY MARRERO
3079050220310	16241	SW 285TH	ST	16241 SW 285 ST	MICHELLE RIOS
3079050220320	16261	SW 285TH	ST	16261 SW 285 ST	PAMELA A HERNANDEZ
3079050120020	28421	SW 162ND	AVE	28421 SW 162 AVE	JEMMA LOPEZ
3079050240150	28451	SW 164TH	AVE	28451 SW 164 AVE	IICON CONTRACTORS CORP
3079050010080	28500	OLD DIXIE	HWY	28500 OLD DIXIE HWY	FLA CONF ASSN 7TH DAY ADVENTISTS
3079050010090	28600	OLD DIXIE	HWY	28600 OLD DIXIE HWY	ALLAN S MCLEOD
3079050120320	28440	SW 159TH	AVE	28440 SW 159 AVE	JERRY A EASON
3079050270030	28501	SW 158TH	CT	28501 SW 158 CT	VIRTUAL INVESTMENTS LLC
3079050120270	28442	SW 159TH	PL	28442 SW 159 PL	JULIE N ANGELINI
3079050120220	28445	SW 160TH	CT	28445 SW 160 CT	DANIEL GIL
3079050120170	28444	SW 160TH	CT	28444 SW 160 CT	MAYRA AMPARO JULIEN
3079050120120	28441	SW 161ST	AVE		
3079050220220	28461	SW 163RD	AVE	28461 SW 163 AVE	MICHELLE RIMART
3079050120070	28440	SW 161ST	AVE	28440 SW 161 AVE	TRACY A SCHAFER &W MAGALY A
3079050270200	15824	SW 285TH	ST	15824 SW 285 ST	DIOSDADO C HERNANDEZ
3079050270210	15844	SW 285TH	ST	15844 SW 285 ST	THOMAS HARRIS &W JENNIFER
3079050270230	15884	SW 285TH	ST	15884 SW 285 ST	W FRED WINGATE JR &W JULIA F
3079050270220	15864	SW 285TH	ST	15864 SW 285 ST	NICHOLAS J FALCONE &W ROSEMARIE
3079050120380	15920	SW 285TH	ST	15920 SW 285 ST	DEAN ALVAREZ &H CARLOS
3079050240040	28500	SW 163RD	AVE	28500 SW 163 AVE	ZOFIA PACE
3079050240030	28501	SW 163RD	CT		
3079050120030	28501	SW 162ND	AVE	28501 SW 162 AVE	MANUEL CORONADO SR
3079050220330	16260	SW 285TH	ST	16260 SW 285 ST	CATHY DE LOS SANTOS
3079050240140	28501	SW 164TH	AVE	28501 SW 164 AVE	YUH MAY SUNG
3079050240240	28502	SW 163RD	CT	28502 SW 163 CT	LINDA M ROGERS
3079050120370	15940	SW 285TH	ST	15940 SW 285 ST	WILLIAM JOYCE
3079050220360	16200	SW 285TH	ST	16200 SW 285 ST	RACHEL BUENO
3079050220350	16220	SW 285TH	ST	16220 SW 285 ST	123 PROPERTY LLC
3079050220340	16240	SW 285TH	ST	16240 SW 285 ST	WARREN R RICHARDSON
3079050120330	28500	SW 159TH	AVE	28500 SW 159 AVE	JOHN A MURPHY &W DEBBIE
3079050270040	28565	SW 158TH	CT	28565 SW 158 CT	ALLISON SARDINAS
3079050120260	28502	SW 159TH	PL	28502 SW 159 PL	MICHAEL V ROURA &W MAYRA
3079050120230	28505	SW 160TH	CT	28505 SW 160 CT	JOHN SADOWSKI &W BETTY
3079050120160	28504	SW 160TH	CT	28504 SW 160 CT	JASON A VARGA
3079050120130	28501	SW 161ST	AVE	28501 SW 161 AVE	JORGE SOTA
3079050220210	28501	SW 163RD	AVE	28501 SW 163 AVE	MARTIN PILAFIAN &W BEATRICE E
3079050120060	28500	SW 161ST	AVE	28500 SW 161 AVE	CARLOS M GONZALEZ &W
3079050270270	15823	SW 286TH	ST	15823 SW 286 ST	JOSE QUINONES &W MIGDALIA
3079050270260	15843	SW 286TH	ST	15843 SW 286 ST	NICKY L NEWBURY &W DIANE
3079050270250	15863	SW 286TH	ST	15863 SW 286 ST	LESLIE ADAMS
3079050240050	28530	SW 163RD	AVE	28530 SW 163 AVE	CINDY HARRAH
3079050240020	28531	SW 163RD	CT	28531 SW 163 CT	JEFFORY W SHEESLEY
3079050270240	15883	SW 286TH	ST	15883 SW 286 ST	JORGE J RODRIGUEZ &W MARTA B
3079050120040	28521	SW 162ND	AVE	28521 SW 162 AVE	DOMENICK G FANELLI &W HIEN
3079050120340	15905	SW 286TH	ST	15905 SW 286 ST	JOHN W STANLEY &W DONEVA K
3079050120350	15925	SW 286TH	ST	15925 SW 286 ST	HECTOR L MATIAS JTRS
3079050220160	16201	SW 286TH	ST	16201 SW 286 ST	PRINCETON CHR OF THE NAZARENE INC
3079050120360	15945	SW 286TH	ST	15945 SW 286 ST	VINCENT W ROURA &W ALBA N
3079050220170	16221	SW 286TH	ST	16221 SW 286 ST	ALLEN J KASMIR &W CARRIE S
3079050120250	15955	SW 286TH	ST	15955 SW 286 ST	LEROY OWENS III
3079050220180	16241	SW 286TH	ST	16241 SW 286 ST	STEVEN V KENDALL &W CYNTHIA J
3079050120240	16031	SW 286TH	ST		
3079050220190	16261	SW 286TH	ST	16261 SW 286 ST	JOANN L SPEERS TRS
3079050270050	28601	SW 158TH	CT	28601 SW 158 CT	JAZMIN RIVERA
3079050220200	16281	SW 286TH	ST	16281 SW 286 ST	TOCOVIA CALDERON
3079050120150	16041	SW 286TH	ST	16041 SW 286 ST	ZACHARY H POWELL
3079050120140	16061	SW 286TH	ST	16061 SW 286 ST	PENNYMAC CORP
3079050120050	28520	SW 161ST	AVE	28520 SW 161 AVE	DAVID M ROMNEY &W JACQUI L
3079050240060	28560	SW 163RD	AVE	28560 SW 163 AVE	TED NUNEZ &W CHERYL &
3079050270070	28665	SW 158TH	CT	28665 SW 158 CT	MICHAEL STEWART

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 14

October 1, 2014

RESOLUTION # CZAB14-6-14

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
A	14-003	**Helen Michael and Preferred Enterprises, Inc.**	32-56-39

EX. #	EXHIBIT DESCRIPTION	IN FILE
A-1	Comprehensive Book of Zoning and CDMP Maps, Photos and Information	X
A-2	Additional signatures for Objection	X
A-3		
A-4		
A-5		
A-6		
A-7		
A-8		
A-9		
A-10		
A-11		
A-12		
A-13		
A-14		
A-15		
A-16		
A-17		
A-18		

ATTENDANCE AND SPEAKER'S ROSTER

10/01/2014 (DATE) **COMMUNITY ZONING APPEALS BOARD 14** (CZAB)

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
1	STEVE LE CHOT	
	Harvey Anglin	
	WILLIAM LAURIE	
	DAPhne Brenner	
	Melinda Osborne	
	SANDRA LE CHOT	
	Lindsay Hindin	
	Amy Whitney	
	Matt Whitney	
	Joe Whitney	
	Clara Lynne Vande Hei	
	Lynda DeJESUS	
	William DeJesus	
	Victor DeJESUS	
	John Buchholt	
	Kaitlin Simmons	
	Victor DeJesus SR	
	JAVIER Forte	

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER'S ROSTER

10/01/2014 **COMMUNITY ZONING APPEALS BOARD** **14**

(DATE) *(CZAB)*

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
	BRUCE FURLTON	
	GLENN HINDIN	
	DONALD VANDEHEI	
	Javier Forte	
	Jorge Alvarez	
	Joanna Parrado	
	David Buckhalt	DAVID Buckhalt
	Karen Buckhalt	KAREN Buckhalt

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER ROSTER

10/01/2014 **COMMUNITY ZONING APPEALS BOARD** **14**

(DATE) *(CZAB)*

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
	KIM EVANS	
	Evan Evans	

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	Michael A Rhodes	Michael Rhodes	16000 SW 280th ST Homestead, FL 33031
2.	Patricia Rhodes	Patricia Rhodes	16000 SW 280th ST Homestead, FL 33031
3.		Matthew Rhodes	16000 SW 280TH ST HOMESTEAD, FL
4.	Afernandez	Alexa Fernandez	6550 SW 79 Ave Miami, FL 33143
5.	Valerie Garcia	Valerie Garcia	15925 SW 84 Ave Miami, FL 33157
6.	Alonza Jenkins	ALONZA JENKINS	16021 SW 281st Homestead FL 33033
7.	Jami Jenkins	JAMI JENKINS	16021 SW 281st Homestead FL 33033
8.	Stephen A. Moore	STEPHEN A. MOORE	17490 SW 288 ST HOMESTEAD, FL 33030
9.	Dewey E Steele	DEWEY E. STEELE	22320 SW 256 ST. HOMESTEAD FL 33031
10.	Nina Boucher	Nina Boucher	27900 SW 160 AVE Homestead FL 33031
11.		EUGENIO FERNANDEZ	27820 SW 160 AVE Homestead, FL 33031
12.	Harvey Auglin	Harvey Auglin	28223 SW 158 CT Homestead, FL 33033
13.			
14.			
15.			

RECEIVED BY CLERK
Item # 14-003
CZAB # 14 Exhibit A-2
SEP 0 1 2014
CLERK OF THE BOARD

BEFORE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD 14

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

Public Hearing No. Z14-003

October 1, 2014

Holland & Knight

701 Brickell Avenue
Suite 3000
Miami, Florida 33131
(305) 374-8500 Phone
(305) 789-7799 Fax

RECEIVED BY CLERK
Item # 14-003 Exhibit A-1
CZAB # 14
SEP 0 1 2014
CLERK OF THE BOARD

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14

PH: Z14-003 (14-7-CZ14-1) **October 1, 2014**
Item No. A

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

This item was deferred from the July 9, 2014 meeting of Community Zoning Appeals Board (CZAB 14), to allow the applicant to meet with the neighbors, and subsequently, the application was deferred from the September 3, 2014 meeting due to an inadvertent error in the advertisement.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, 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;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Memorandum

Date: June 4, 2014

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

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Wetlands
The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
There are no tree resources issues on the subject properties.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. 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.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

REVISION 2

Memorandum

Date: 09-JUN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

52 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

REVISION 1

Memorandum

Date: 04-JUN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000003

Fire Prevention Unit:

This meo supersedes MDFR memorandum dated April 2, 2014.
APPROVAL
No objection to the site plan with a May 18, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

52 dwelling units		N/A square feet	
residential		**industrial**	
N/A square feet		N/A square feet	
Office		**institutional**	
N/A square feet		N/A square feet	
Retail		**nursing home/hospitals**	

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 48 - Fontaineableau - 8225 NW 18 Terrace
Rescue, ALS Engine, (TRT)Heavy Rescue, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

N/A

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required 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 **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

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.

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

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 2014

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

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

Subject: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

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

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT >>

ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT [24]

Sec. 33-224. Uses permitted.
Sec. 33-225. Area, frontage and depth of lots.

Sec. 33-224. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, reconstructed, moved or structurally altered or maintained for any purpose in an EU-M District, unless otherwise provided for, except for one (1) or more of the following uses:

(1) Every use as a one (1) family residence, including every customary use not inconsistent therewith, and including guest house, private garage or garages and apartment designed for servants' quarters only, not over one (1) story in height.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.

(2) Noncommercial boat piers on slips for docking of private watercraft under same conditions as in an RU-1 District.

(3) A group home shall be permitted in a dwelling unit provided:

(a) That the total number of resident clients on the premises not exceed six (6) in number.

(b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of said licensure no later than the time of home occupancy.

(c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(4) Reserved.

[illegible]

[illegible]

Sec. 33-225. Area, frontage and depth of lots.

(a) In any area zoned EU-M the minimum area of each site or lot shall be not less than fifteen thousand (15,000) square feet, having a minimum frontage of one hundred twenty (120) feet, and a minimum depth of one hundred fifteen (115) feet.

(b) Where lots in a subdivision have been platted or a lot has been deeded and recorded with a minimum frontage of less than one hundred twenty (120) feet, but having a frontage of at least

one hundred (100) feet and an area of at least fifteen thousand (15,000) square feet prior to July 18, 1957, the site shall be deemed conforming, if the property concerned was zoned LRU prior to July 18, 1957.

(Ord. No. [illegible], § [illegible])

Cross reference— Maximum [illegible] principal residential building in EU-M Districts, § [illegible].

FOOTNOTE(S):

— (24) —

Cross reference — Height of fences, walls and hedges in EU-M District, § 33-11. *(Back)*

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE II. BUILDING CONTENT, SETBACKS AND AREA OF SITES >>

ARTICLE II. BUILDING CONTENT, SETBACKS AND AREA OF SITES [3]

Sec. 33-40. Cubic content of buildings.
Sec. 33-41. Setbacks—Application of tables.
Sec. 33-42. Same—Survey required when property line in doubt.
Sec. 33-43. Use of more restrictive dimensions; compliance with special setback lines.
Sec. 33-44. Measuring setback from right-of-way lines.
Sec. 33-45. Maximum setbacks in certain districts.
Sec. 33-46. Permits to issue for lots on public road only.
Sec. 33-47. Front street setbacks for commercial uses in BU and IU Districts; pump islands at service stations; light poles.
Sec. 33-48. Reserved.
Sec. 33-49. Table of minimum widths, area of lots; maximum lot coverage, and minimum building sizes.
Sec. 33-50. Table of setback lines in residential and estate districts.
Sec. 33-51. Setbacks in business and industrial districts.

Sec. 33-40. Cubic content of buildings.

The minimum standards established for cubic content of buildings by tables in this article in each district are applicable unless:

(1) A greater cubic content has previously been established by usage or otherwise in a specific neighborhood, subdivision or area.

(2) In order to provide compatibility with the adjacent or surrounding or nearby area or areas a greater cubic content is established when any land, body of water or structure is rezoned or when a special permit or a variance is granted.

(3) A greater cubic content is required by deed, or plat restriction or by covenant running with the land.

(4) A greater cubic content is shown on an official district map or otherwise provided by this or any other ordinance.

(5) Such building or buildings are in bungalow courts, in which event individual buildings therein shall not be less than two-thirds (2/3) of the size established as the minimum for the block or subdivision; and provided that the size of any bungalow within fifty (50) feet of a street or road right-of-way is not less than the size required for other residential buildings in the neighborhood.

Sec. 33-41. Setbacks—Application of tables.

The minimum lot area and dimensions of sites and setbacks shown by tables in this article shall apply to the districts indicated.

Front building lines for all structures shall be set back from the nearest highway right-of-way according to sections on official right-of-way plan and minimum widths and tables in this article. The setback from all side and rear property lines shall be not less than ten (10) percent of the average

width of the lot, provided such setback is not less than five (5) feet, but in no case shall such setback requirements exceed seven and one-half (7½) feet, except where greater distance is required for a specified district by tables in this article and for corner lots.

(Ord. No. 57-19, § 30(B), 10-22-57)

Cross reference—Definition of setback, § 33-1(80); location of building for public assemblage in EU-0, EU-1 and EU-2 Districts, § 33-17(4).

Sec. 33-42. Same—Survey required when property line in doubt.

Applications for permit to erect, move or alter a structure which is to be located within ten (10) feet of any property line, or which is to be located within twenty-five (25) feet of any existing or proposed highway right-of-way, or where there is any doubt in the minds of the Director and the Director of the Public Works Department about the location of a property line, shall be accompanied by a certified map from a survey of the premises prepared by a land surveyor, registered in the State, and markers showing the boundary corners, corresponding to the survey, shall be left undisturbed until a certificate of occupancy is issued.

(Ord. No. 57-19, § 30(B)(1), 10-22-57; Ord. No. 95-216, § 1, 12-5-95)

Sec. 33-43. Use of more restrictive dimensions; compliance with special setback lines.

(a) In the case of two (2) or more districts abutting in one (1) block, the yard dimensions which are the greater for the districts in that block shall prevail.

(b) Where special setback lines, other than those provided in this article, are established by the Director for any purpose, such as for odd shaped lots, for waterfront sites (including canals, bays, etc.) or other reasons specified herein, all buildings erected, moved or added to thereafter shall conform to said special setback lines established by any amendment hereto, regardless of the standards provided in this article, or chapter.

(c) No person, firm, corporation, or public agency shall excavate or construct or reconstruct any building or structure including, but not limited to, dwelling house, hotel, motel, apartment building, seawall, revetment, or other structure incidental to or related to such structure, including, but not limited to, such attendant structures or facilities as a patio, swimming pool or garage, within fifty-five (55) feet of the line of mean high water, but not closer than fifty-five (55) feet from the applicable erosion control line whenever same has been established under Chapter 161, Florida Statutes, at any riparian coastal location fronting the Atlantic Ocean shoreline of Miami-Dade County, exclusive however of bays, inlets, rivers, canals, bayous, creeks, passes, vegetation type non-sandy shores, and the like, said line of mean high water being hereby defined as the natural ground contour that is one and six-tenths (1.6) feet above mean sea level, as provided by the national 1929 datum. Whenever any building or buildings are to be erected closer than one hundred (100) feet to the line of mean high water, fifty (50) percent of the width of said building (measured roughly from north to south along said line) shall be set back a minimum distance of one hundred (100) feet from the line of mean high water; and a seawall or revetment shall be constructed so that there is an essentially unbroken and continuous barrier to storm wave action, formed by the combination of building walls and seawalls or revetments. Except for such seawalls or revetments no structure of any kind shall be erected within the area of additional setback established in this paragraph.

(1) In order that there be no doubt that the required setback is not violated, all applications for permits for any excavations to be made, or for any building or structures to be erected, within one hundred fifty (150) feet of the line of mean high water or applicable erosion

control line, whichever controls, shall be accompanied by a certified survey made by a surveyor or engineer registered in the State of Florida, showing property lines, the line of mean high water, erosion control line if established and applicable, and pertinent ground elevations and beach profiles normal to the shoreline based on the mean sea level provided by the national 1929 datum. Said permit application shall be made to the Department. The permit shall be issued, provided that the Director of the Public Works Department finds that the excavation, or building or structure to be erected, complies with the setback requirement.

(2) A waiver to the setback requirements may be granted by the Director whenever the Director of the Public Works Department of Miami-Dade County certifies that the application for waiver clearly and unequivocally complies with the guidelines hereinafter provided.

(3) The application from any riparian property owner shall include such facts and circumstances and engineering data concerning shoreline stability and storm tides related to shoreline topography as are adequate for making an engineering determination as to the justification for said waiver; and if in the immediate contiguous or adjacent area of the proposed structure a number of existing substantial structures have established a reasonably continuous and uniform construction line closer to the line of mean high water or to an applicable erosion control line than provided herein, said proposed structure may be permitted along such existing line or along a transition line to meet said existing structures if such alignment of the proposed structure will minimize beach erosion; provided, however, that all said waivers shall be further processed in accord with Section 161.052 and 161.053, Florida Statutes.

(4) The provisions of this section shall not apply to structures intended for shore protection purposes which are regulated by Section 161.041, Florida Statutes, nor shall they apply to structures existing or under construction on January 19, 1973. Reconstruction and repairs of an existing building damaged more than fifty (50) percent of the current value of the existing building will not be permitted except in conformance with this ordinance and other applicable regulation.

(5) The provisions of Subsection (c) hereof are applicable in the unincorporated areas of the County.

(Ord. No. 57-19, § 30(B)(3), (3), 10-22-57; Ord. No. 73-4, § 1, 1-9-73; Ord. No. 74-07, §§ 1, 2, 9-3-74; Ord. No. 95-215, § 1, 12-5-95)

Sec. 33-44. Measuring setback from right-of-way lines.

All setback distances from property lines which abut an existing or officially established highway right-of-way shall be measured from the limits of the official right-of-way lines, including those established by this chapter, regardless of whether or not such full official right-of-way width has been dedicated.

(Ord. No. 57-19, § 30(B)(4), 10-22-57)

Sec. 33-45. Maximum setbacks in certain districts.

The front setback distance of the building line of the principal building in an EU-M, RU-1 and RU-2 District shall not exceed fifty (50) feet, provided, however, such maximum front setback may be adjusted by the Director where peculiar conditions exist and where compliance with this regulation would impose an unnecessary hardship on the property owner, and a greater front setback would not be detrimental to the adjacent property owner and would comply with the spirit and intent of the regulations; among other things, peculiar conditions which can be considered would be such as,

buildings or structures in the area with greater front setbacks than regularly permitted, unusually deep lots, lakefront lots, use of property across the street in variance with usual permitted uses in the district, such as school, church, cemetery, park or the like.

(Ord. No. 57-19, § 30(B)(5), 10-22-57; Ord. No. 87-48, § 2, 2-4-87; Ord. No. 96-104, § 3, 10-8-96)

Sec. 33-46. Permits to issue for lots on public road only.

No permit shall be issued for a building or use on a lot, plot, tract, or parcel in any district until that portion of the applicant's lot, plot, tract, or parcel lying within the required official zoned right-of-way has been dedicated to the public for road purposes, and standard pavement improvements have been made, bonded for or an improvement agreement signed prior to building permit issuances except as otherwise provided in Sections 33-133(C), (D) and (E) herein. Any deviation from this section shall require a non-use variance pursuant to the provisions of Section 33-311 of the Code.

Any lot, plot, tract or parcel under single ownership is exempt from the provisions of this section where that lot, plot, tract, or parcel (a) is located outside the Urban Development Boundary (as shown on the Comprehensive Development Master Plan); (b) is to be used only for agricultural or residential purposes; and (c) is not located adjacent to a zoned section line road.

Where a site plan for a multiple-family housing development, apartment development, or apartment hotel development containing frontage on a public or dedicated road and containing interior private streets or roads within the development has been submitted to and approved by the Department, it shall be exempt from the provisions of this section, except that if full right-of-way dedications or improvements as required by the Public Works Department are lacking, the same shall be provided or a non-use variance obtained.

(Ord. No. 57-19, § 30(B)(6), 10-22-57; Ord. No. 69-50, § 1, 9-3-69; Ord. No. 90-71, § 2, 7-1-80; Ord. No. 81-106, § 1, 9-17-81; Ord. No. 82-69, § 1, 7-20-82; Ord. No. 94-28, § 1, 2-1-94; Ord. No. 96-210, § 1, 12-3-96)

Sec. 33-47. Front street setbacks for commercial uses in BU and IU Districts; pump islands at service stations; light poles.

(a) Front setback and yard area requirements for commercial structures in Business (BU) and Industrial (IU) Districts shall be twenty (20) feet, provided that front setback of pump islands for gasoline service stations shall be only fifteen (15) feet, and provided, further, that light standards (poles) shall meet the setback requirements for class B detached signs.

(b) Detached, freestanding canopies to cover pump islands at gasoline service stations shall be permitted, provided:

(1) That the nearest edge of the detached canopy to the front property line (measured to the official right-of-way line) is at least seventeen (17) feet therefrom.

(2) That the nearest edge of the detached canopy to the side street property line (measured to the official right-of-way line) is at least twelve (12) feet therefrom.

(3) No minimum setback or spacing need be provided between the inner edge of the canopy and the gasoline service station building.

(Ord. No. 57-19, § 30(B)(7), 10-22-57; Ord. No. 96-104, § 3, 10-8-96)

Sec. 33-48. Reserved.

Ord. No. 90-118, § 2, adopted Nov. 6, 1990, repealed § 33-48, relative to setbacks for auto sales or vacant

lots, which derived from Ord. No. 57-19, § 30(C)(2), adopted Oct. 22, 1957.

Sec. 33-49. Table of minimum widths, area of lots; maximum lot coverage, and minimum building sizes.

The minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be in effect for the districts enumerated in the following table:

District	*Families*	*Min. Width*	*Min. Lot Area (Sq. Ft.)*	*Max. Lot Coverage (% of Lot Area)*	*Min. Bldg. Size (Cu. Ft.)*
RU-1	1	New sub.-75'	7,500	35% for subdivisions platted on or before March 8, 2002; 40% for subdivisions platted after March 8, 2002	8,500
		Old sub.-50'	5,000	35%	8,500
RU-1M(a)	1	50'	5,000	40% for subdivisions platted on or before March 8, 2002; 45% for subdivisions platted after March 8, 2002	8,500
RU-1M(b)	1	60'	6,000	40% for subdivisions platted on or before March 8, 2002; 45% for subdivisions platted after March 8, 2002	8,500
RU-1Z	1	New sub.-45'	4,500	50%	8,500
		Old sub.*			
*as approved by public hearing or administrative site plan review					
RU-2	1	New sub.-75'	7,500	35%	8,500
		Old sub.-None	3,750	30%	8,500
	2 singles	New sub.-75'	7,500	30%	8,500 front res.
					5,000 rear res.
		Old sub.-50'	5,550	30%	8,500 front res.
					3,000 rear res.
	duplex	New sub.-75'	7,500	30%	8,500
		Old sub.-50'	5,550	30%	8,500
RU-3	1	Same as single-family residence in RU-2 District.			
	2 singles	Same as two single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	75'	7,500	40%	7,500
	Multi-family	100'	2 acres net lot	30%	

	housing development		area		
RU-3B	1	Same as single-family residence in RU-2 District.			
	2 singles	Same as two single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-3 District.			
	bungalow	100′	2000 per fam.	40%	See RU-3B
	court		10,000 min.		
RU-4	1 or 2 singles	Same as 1 or 2 single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-2 District.			
	5 or more units	100′	500 per fam. 10,000 min.	See RU-4	
RU-4A	1 or 2 singles	Same as 1 or 2 single-family residences in RU-2 District.			
	duplex	Same as duplex in RU-2 District.			
	3 or 4 unit	Same as 3 or 4 unit in RU-2 District.			
	5 or more units	100′	500 per fam. 10,000 min.	See RU-4	
	bungalow villa	See RU-4A			
EU-M	1	Prior to 5-9-57 100′	15,000	30%	12,500
		New sub.-120′ (Min. depth 115′)	15,000	30%	12,500
EU-S	1	125′ (Min. depth 135′)	25,000 (inc. r/w)	30%	15,000
EU-1	1	Prior to 4-17-51 100′	1 ac. (inc. r/w)	15%	15,000
		New sub.-125′	1 ac. (inc. r/w)	15%	15,000
EU-1C	1	150′	2½ ac. (inc. r/w)	15%	17,500
EU-2	1	200′	5 ac. (inc. r/w)	15%	17,500
AU	1	Prior to 2-13-51 100′	10,000	25%	7,500
		New sub.-200′	5 ac. (inc. r/w)	15%	7,500

BU Districts		*Minimum lot frontage*	*Minimum lot area*
BU use	Old sub.	50′	5000 sq. ft.
	New sub.	50′, 75′ corner	5000 sq. ft., 7500 sq. ft.
RU or BU & RU use	Old sub. & New sub.	1, 2, 3 or 4 residential units—75′	1, 2, 3 or 4 residential units—7500 sq. ft.
		5 or more residential units—100′ See Note 3	5 or more residential units—10,000 sq. ft. See Note 3
IU Districts			
BU or IU use	Old sub.	50′	5000 sq. ft.
	New sub.	75′	7500 sq. ft.

KU Districts	Same as RU-1 Districts

NOTE 1. Percentage of lot coverage allowed applied to principal structure. Lot coverage for accessory buildings such as guest houses, secondary residences, etc., shall be as provided in other applicable Sections.

Lot coverage requirements shall in no way affect existing setback or spacing requirements, or the requirements that residential uses must conform to residential setbacks when established in business or industrial districts.

NOTE 2. Unless otherwise stated, figures in this column are for single-family residential use. Duplex structure shall be one and one-half (1½) times minimum cubic content. Three (3) or four (4) units shall be twice the minimum cubic content.

NOTE 3. Where a lot is to be used exclusively for commercial purposes, the number of store units shall not be dependent on any square foot area requirements; however, where it is desired to combine a residential use of any type with a commercial use, necessary lot area shall first be provided for the residential use and, if there is any surplus area, the commercial use will be permitted, providing all setback, spacing, parking, and other requirements are met.

NOTE 4. Unless otherwise stated herein or shown on the district maps, the cubic content specified shall refer to a one (1) story, single-family dwelling. Proportional increases in size or value shall be required for two (2) story or more than one (1) family use.

NOTE 5. Minimum width of lots in new subdivisions in the RU-1Z, RU-1, RU-1M(a), RU-1M(b), EU-M, EU-S and EU-1 Districts may be decreased from the amount required under the following conditions:

(a) The decrease shall be applicable to lots containing a portion of their frontage along the curvilinear streets and cul-de-sacs.

(b) The minimum lot frontage as defined elsewhere for the various zoning districts must be provided at the minimum building setback line of curvilinear lots.

(c) That the minimum frontage requirement at street right-of-way line and radius requirements of exterior street right-of-way line along curvilinear streets and cul-de-sacs shall meet the following requirements:

Zoning District	*Minimum Frontage (feet)*
RU-1Z	31
RU-1	50
RU-1M(a)	33
RU-1M(b)	40
EU-M	80
EU-S	85
EU-1	85

(d) Lot area must comply with all other minimum zoning requirements.

(e) The design of the streets where the lot frontage occurs must conform to standards of the Public Works Department.

(Ord. No. 77-43, § 2(B), 7-19-77; Ord. No. 89-43, § 2, 11-14-89; Ord. No. 91-51, 9-10-91; Ord. No. 91-61, § 1, 7-9-91; Ord. No. 91-71, § 1, 7-30-91; Ord. No. 92-22, § 1, 4-13-92; Ord. No. 72-59, § 1, 8-10-72; Ord. No. 92-30, § 1, 4-28-92; Ord. No. 91-20T, § 1, 1-1-92; Ord. No. 95-135, § 5, 7-25-95; Ord. No. 02-32, § 1, 2-25-02; Ord. No. 03-101, § 2, 11-13-03; Ord. No. 12-2, § 2, 1-25-12)

Sec. 33-50. Table of setback lines in residential and estate districts.

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	*Front (Ft.)*	*Rear (Ft.)*	*Between Buildings (Ft.)*	*Interior Side (Ft.)*	*Side Street (Ft.)*
RU-1: One	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15
Acc. bldg.	75	5	10	same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.
Canopy carport	5	5	—	2	5
RU-1M(a):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	5	10

	garages				
Acc. bldg.	75	5	10	5	15
Canopy carport	5	5	—	2	5
RU-1M(b):	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	25 for subdivisions platted on or before March 8, 2002; for subdivisions platted after March 8, 2002, 15 for 50% of the lineal footage of the width of the house and 25 for balance	—	6	10
Acc. bldg.	75	5	10	6	15
Canopy carport	5	5	—	2	5
RU-2: One			—same as RU-1 res.—		
Two singles: Front			—same as RU-1 res.—		
Rear			—same as RU-1 acc. bldg.—		
Duplex			—same as RU-1 res.—		
Acc. bldg.			—same as RU-1 acc. bldg.—		
Canopy carport	5	5	—	2	5
RU-3: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four	25	25	—	15	25
Acc. bldg.	75	5	10	7½	30
Canopy carport	5	5	—	2	5
RU-3B: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		
Three or four			—same as 3 or 4 unit in RU-3—		
Bungalow court			—see RU-3B—		
Acc. bldg., 1 to 4 units	75	5	10	7½	30
RU-4 & RU-4A: One			—same as RU-1 res.—		
Two singles			—same as two singles in RU-2—		
Duplex			—same as RU-1 res.—		

Three or four			—same as 3 or 4 units in RU-3—		
Five or more			—see RU-4 and RU-4A—		
Acc. bldg.	75	5	10	7½	30
EU-M: One	25	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	5	5	—	2	5
EU-S: One	35	25	—	15	25
Acc. bldg.	75	7½	10	20	30
Canopy carport	13	5	—	2	5
EU-1: One	50	25	—	15	25
Acc. bldg.			—same as EU-M accessory buildings—		
Canopy carport	28	5	—	2	5
EU-1C			—same as EU-1—		
EU-2			—same as EU-1—principal building and entrance lodge same as principal building in EU-1—all other buildings not closer than 85' to the highway right-of-way		
Canopy carport	28	5	—	2	5
AU			—same as EU-1 unless otherwise specified in AU District—		

NOTE 1. Refer to Section 33-20(b)(l) for additional utility shed setback regulations. Sheds in townhouse developments shall be regulated by Section 33-202.3(2)(q).

(Ord. No. [illegible], § 5(33-5), 10-3-62; Ord. No. 60-68, § 2, 11-21-68; Ord. No. 76-82, § 1, 3-21-76; Ord. No. 76-19, § 3, 3-[illegible]; Ord. No. 80-110, § 3.1, 12-29-80; Ord. No. 87-93, § 3, 9-24-87; Ord. No. 01-77, § 1, 4-24-01; Ord. No. 02-82, § 2, 6-[illegible]; Ord. No. 14-38, § 3, 10-14)

Sec. 33-51. Setbacks in business and industrial districts.

The minimum setback distances and spacing requirements in all business districts and in IU-1, IU-2 and IU-3 Industrial Districts (see Section 33-273 for IU-C setback requirements) shall be as follows:

Front—Twenty (20) feet.
Side street—Fifteen (15) feet, except where an RU, EU or GU lot abuts a business or industrial lot, then the side street setback shall be twenty-five (25) feet on any part of the commercial structure located within twenty-five (25) feet of the residential district boundary provided, however, if an abutting GU lot is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence at the time of the approval of the building permit for the business or industrial use, the setback shall be fifteen (15) feet from the side street property line.
Interior side—Zero (0) feet where the adjacent property is BU or IU Districts and where the use of the building is limited exclusively to business or industrial use. The wall along the side property line shall be constructed in

accordance with the Florida Building Code.

Five (5) feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

Ten (10) feet for such portions of the business structure as are devoted to residential use.

Fifteen (15) feet where the adjacent property is zoned RU or EU or GU. It is provided, however, that where an abutting GU lot is depicted as "Industrial & Office" on the adopted Land Use Plan map of the Comprehensive Development Master Plan and no building permit has been issued for a residence at the time of the approval of the building permit for the business or industrial use, in such instances the setback shall be:

Zero (0) feet where the wall along the interior side property line is unpierced and constructed in accordance with the Florida Building Code; or

Five (5) feet where any openings are provided in the wall of the proposed structure, adjacent to the interior side property lot line.

Rear—Twenty (20) feet from residential district boundary, except that credit shall be given for full width of dedicated alleys in computing this setback.

Five (5) feet from business or industrial district boundary, where any openings are provided in wall of proposed structure, adjacent to rear lot line.

Zero (0) feet from business or industrial district boundary where no openings are proposed in wall of proposed structure, adjacent to rear lot line.

Same setbacks shall apply for accessory buildings as apply to principal structures.

Between buildings—Twenty (20) feet.

Structures containing residential uses or mixed residential-business uses shall comply with residential setbacks (for the entire building) as may be required for the residential use in the residential district.

(Ord. No. 67-19, § 3, 10-23-67; Ord. No. 68-4, § 1, 2-13-68; Ord. No. 64-19, § 4, 6-5-64; Ord. No. 80-89, § 1, 9-2-80; Ord. No. 83-38, § 1, 6-7-83; Ord. No. 02-266, § 3, 12-3-02; Ord. No. 03-41, § 1, 3-11-03)

FOOTNOTE(S):

(Back)

A

Hearing Number: 14-003 Applicant: Helen Michael and Preferred Enterprises, Inc.
Area 14/District 8 Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Samuel Willis	27600 SW 157 Ave Homestead 33031
2.		Victor DeJesus	27840 SW 160 Ave 33031
3.		Susana Forte.	27903 SW 160 Ave 33031
4.		Lynda DeJesus	27840 SW 160 Av 33031
5.		Niurka Costales	27809 SW 162 Ave
6.		Javier Forte	27903 SW 160th Ave.
7.		Glenn Hinson	27905 SW 162 Ave.
8.		Sandra LeChot	16100 SW 278 St Homestead, FL 33031
9.		Alberto Pozo	28203 SW 160 Ct Homestead, FL 33033
10.		Norma Brieler	28123 SW 160 Ct Homestead 33033
11.		Liny de la Nuez	28122 SW 160 ct, Homestead FL 33033
12.		Linda Kluman	16050 S.W. 281 St. Homestead, Fla. 33033
13.		Ana Rodriguez	28204 SW 159 Pl. 33033 Ana Rodriguez
14.		Marie A. Blonder	28234 S.W. 159th Pl
15.		Harvey D. Blonder	28234 S.W. 159 Place Homestead, FL 33033

C-14
14-3

P-197

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		WILLIAM LARRIE	27902 SW 159 CT
2.		Daphne Brenner	27802 SW 159 Ct.
3.		HARRY GRIGSBY	27951 SW 159 CT
4.		GUILLERMO OCHOA	27901 SW 159 CT
5.		MIRTHA OCHOA	27901 SW 159 Ct
6.		Milagros Rogue	27952 SW 159 Ct
7.		Jorge Rogue	27952 SW 159 Ct
8.	CARIDAD BANOS	Caridad Banos	27803 SW 160 Ave
9.		PATRICIA SCROGGS	16045 SW 283 St Homestead
10.		DAVID SCROGGS	16045 SW 283 St Homestead
11.		Anthony Ruiz	15940 SW. 283rd St.
12.		Sonyata Ruiz	15940 SW 283rd St
13.		Kathleen Brenner	28251 SW 159 Ave
14.		Julio Roca	28200 SW 159 AVE
15.		A. Gonzalez	28081 SW 159 Ct

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		BRUCE WALTON	27801 SW 159 CT HMSTD
2.		SHIZUKO WALTON	27801 SW 159 CT "
3.		Melinda Osborne	27850 SW 159 Ave
4.		DAVID S. KIRBY	27800 SW 159TH AVE
5.			27850 SW 159 AVE
6.		Christa Ingram	27850 SW 157 AVE
7.		Bryan Ingram	27800 SW 157 AVE
8.		Susan Dunn	28105 SW 158 Place
9.		GREGORY DEHART	15881 SW 281 ST (305-247-6694)
10.	Ann H DeHart	Ann H DeHart	15881 SW 281 ST (305) 247-6694
11.		RONALD D LOPEZ	28124 SW 158 PLACE (305) 245-6796
12.		Jamie Fobb	28205 SW 158 PL Homestead, Fl 33033
13.		Judith Dunbar	28234 SW 158 PL Homestead Fl 33033
14.		Alice Brown	28235 SW 158 PL Homestead FL 33033
15.		Debbie Page	28254 SW 158 PL Homstd FL 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[signature]	Ibia Domenech-Lopez	27200 SW 162 AVE
2.	Tania Almagro	[signature]	27225 SW 162 CT 33031
3.	Maria Mateo	[signature]	27225 SW 162 CT 33031
4.	[signature]	Laura Suits	27305 SW 162 Ct Homestead 33031
5.	[signature]	Bill Suits	27305 SW 162 Court Homestead Fl 33031
6.	[signature]	Claude Potter	27205 SW. 162 CT
7.	[signature]	Evan E Evans	16250 SW 274 ST
8.	[signature]	KIMBERLY EVANS	16250 SW 274 St Hmstd. FL 33031
9.	[signature]	Kyle Bergardt	16290 SW 274 St
10.	[signature]	Jose Parrilla	16290 S.W. 283 St.
11.	Hector L. Roman	[signature]	16260 SW 283rd St.
12.	[signature]	Lori Lee	16240 SW 283 St.
13.	[signature]	Nelson Gomez	16241 SW 283 ST.
14.	[signature]		16781 SW 278 St.
15.	[signature]	Jessica Rogers	16781 SW 278 St.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Drew Colbaugh	15900 SW 283rd St Homestead FL 33033
2.		Jysecca DelRio	15860 SW 283 St FL 33033
3.		Al Rolle	28232 SW 159 Ct
4.	Michele Arnold	Michele Arnold	28202 SW 158 CT
5.	Maria Salgado		28122 SW 158 CT Homestead FL 33033
6.		Geraldo Hernandez	28172 SW 158 Ct.
7.	Imallock	Ilene Mallock	28123 SW 158 Ct - "
8.	R. mallock	Robert L. Mallock, SR.	28123 SW 158 Ct.
9.		JENNIFER WRIGHT	28021 SW 159 CT 33033
10.		JAHAIRA TODD	16200 SW 284 St.
11.	Edward Todd	Edward Todd	16200 SW 284 st 33033
12.		JESSE ARMSTRONG	16201 S.W. 284 ST 33033
13.	Kathy Kolb	Kathleen Kolb	16223 SW 284th St 33033
14.	Christina Jordan		16260 SW 284th St 33033
	Patricia J Massey	Patricia J Massey	16283 SW 283rd St 33033

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Alan C Simmons	16201 SW 282 ST Hmstd
2.		Sandra Salinas	16200 SW 282 St Husted.
3.		Robert Salinas	16200 SW 282 St. Husted.
4.		Kim Reeder	16221 SW 282 St Hmstd
5.		Roger Reeder	16221 SW 282 St Hmstd
6.		Maritza Marrero	16231 SW 282 ST. Hmstd.
7.		Jeffrey Richardson	16241 SW 282 St Hmstd
8.		Mala Foard	16260 SW 282 St Homestead
9.		Lupe Mendoza	28035 SW 166 Ct Homstd
10.		Mercedes Montagudo	28036 SW 166 Ct Homest.
11.		Ramon Masson	28104 SW 165 Ct Homestead
12.		Mariela Tejela	16483 SW 282 ST
13.		Jonathan Spicer	16350 SW 282 St
14.		Dwayne H. Clark	16330 SW 282 St
15.		Jason Rogers	16280 SW 282 ST 33033

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014, SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
(1)		Jose Anguiano	27900 SW 162nd Ave.
(2)		Joseph Whitney	27825 SW 162 AVE
(3)		Matthew Whitney	27825 SW 162 Ave
(4)		GERALD WHITNEY	28632 SW 163 CT
(5)		Carlos Javier Noda	27990 SW 160 Ave
(6)		Arlene M. Sanabria	26251 SW 162nd Ave
(7)		Sydney Robinson	23515 SW 162nd Ave
(8)		[illegible]	16075 SW 283 ST – DIANE MASSUCCI
(9)		[illegible]	16075 SW 283 ST DONALD MASSUCCI
(10)		[illegible]	15941 SW 283 ST JOSEPH T. PARR
(11)		[illegible]	16290 SW 274 ST John Buchheim
(12)		KHALID GHANI	27805 SW 161 AV. Homestead FL 33031
(13)		KAMIL GHANI	27805 SW 161 AV HOMESTEAD FL
(14)		Sabina Ghani	27805 SW 161 Ave
(15)		CHRIS RAAB	27829 SW 161 AVE

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE,MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014,SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
✓1	[signature]	RICHARD G. FLOM	28420 SW 161 AVE
2	[signature]	SAMMY G JONES	1650 S.W. 277 ST
3	[signature]	A. Barrett	28400 S.W. 161 Ave
4	[signature]	DALLIS CHANDLER	16221 S.W 283 St.
5	[signature]	Sue a askins	28110 SW 161 Ave
6	[signature]	Cynthia L. MEAD	28110 SW 161 AVE
7	[signature]	ROSALIND DuPILL	28101 S.W. 161
8	[signature]	John Ackerman	28101 SW 161 AVE
9	Yolande Locter	[signature]	28200 SW 161 Ave
10	Joel K. Bray	Joel K. Bray	28220 SW 161 AVE
11	[signature]	DORIS WOHL	28231 SW 161st Ave.
12	Patricia Marriott	PATRICIA MARRIOTT	28251 SW 161 AVE
13	Karen Gilley	Karen Gilley	16080 SW 283 St
14	[signature]	Roger Gilley	16080 SW 283 St.
15	[signature]	PRISSILLA POUCHET	28232 SW 160 Court

PETITION

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7ACZ14-1(14-003)

LOCATION: LYING NORTH OF SW 278 STREET, BETWEEN SW 159 ~~COURT~~ AVENUE AND 162 AVE,MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 ACRES

HEARING JULY 9, 2014,SOUTH DADE GOVT. CENTER ROOM #104 – 10710 SW 211 ST. MIAMI, FLORIDA 6:00 P.M.

WE THE UNDERSIGNED RESIDENTS OF MIAMI-DADE COUNTY, AND SURROUNDING NEIGHBORHOOD, OPPOSE THE CHANGE OF ZONING FROM AU TO EU-M ON THIS APPLICATION.

	NAME	PRINT NAME	ADDRESS
(1)		Lindsay Hinden	27795 SW 162 Ave Homestead FL 33031
(2)		STEVE LeCHOT	16100 S.W. 278 STR. HOMESTEAD, FL. 33031
(3)	Enid Raab.	Enid Raab	27889 SW 161 AVE Homestead FL 33031
(4)		Donna Ghadi	27855 SW 161 Ave Homestead FL 33031
(5)		Tolean Stuminski	27825 SW 161 Ave Homestead, FL 33031
(6)	DAVID GARCIA	David Garcia	16101 SW 280 St Homestead FL 33031
(7)	Nilda Hernandez	Nilda Hernandez	27720 SW 162 ave Homestead, FL 33031
(8)			27700 SW 162 Ave Homestead FL 33031
(9)		Charles H. Munz	27680 SW 162 AVE Homestead FL, 33031
(10)		Mark Gadol	27660 SW 162 Ave Homestead Fla 33031
(11)		Stephen McKeown	16205 SW 278 Terrace Homestead FL 33031
(12)	STEVE SCHOOLEY		27642 SW 162 ct Homestead FL 33031
(13)			27910 SW 162 Ave.
(14)	Alexander Alvarez		27800 SW 162 Ave
(15)	Teresa Vazquez		27810 SW 162 Ave

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.		Carlos	27945 SW 163 Ave
2.		Rachi Jimenez	27945 SW 163 Ave
3.		Kapp Boys	27905 SW 163 Ave
4.		Tom Boys	27905 SW 163 Ave
5.	C.A. Shim	Carol Shim	27805 SW 163 Ave
6.	N. Shim	Nakita Shim	27805 SW 163 Ave
7.	D. Shim	Dominique Shim	27805 SW 163 Ave
8.		Russell Johnson	27825 SW 163 Ave
9.		Catherine McGlothlin	27645 SW 163 Ave
10.		Omar Fiedler	16305 SW 276 Ter
11.		Jodi Gonzalez	27702 SW 163 ave.
12.		Mike Fiebeck	27702 SW 163
13.		Amy Whitney	27825 SW 162 Ave
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[signature]	Abigail Jonckheere	16208 SW 274st 33031
2.	[signature]	BENOIT JONCKHEERE	16208 SW 274 33031
3.	Mary Palazuelo-Jonckheere		16208 SW 274st 33031
4.	[signature]		16281 SW 274st 33031
5.	Annette Virok	Annette Virok	16281 SW 274 st 33031
6.	Taylor Paul	Taylor Paul	16281 SW 274 ST 33031
7.	[signature]	Richard West	16241 S.W. 274 st 33031
8.	[signature]	Robert W. Zukowski	16261 SW 274 33031
9.	Carolyn Zukowski	Carolyn E. Zukowski	16261 S. 274st H. 33031
10.	Joe Norat	[signature]	16221 SW 274 ST
11.	Juliana [signature]	Juliana Norat	16221 SW 274 ST 33031
12.	Luke Evans	[signature]	16250 SW 274 st 33031
13.	Reve Guzman		16211 SW 274 st 33031
14.	Amy. Guzman		16211 SW 274 st 33031
15.	Adriana Lopez		27200 SW 162 AVE. 33031.

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
		Siegfried Schwab	2
1.			28240 SW 163 Ave
2.		Monica Weisson	28331 SW 163RD CT
3.		KAREN LAAS.	28242 SW 163 Ct
4.		David Pharo	16370 SW 284 St.
5.		Amelie Hernandez	16350 S.W 284 ST.
6.	Julio Callen	Julio Callen	16462 SW 281 ST
7.		letta	28102 SW 165 ST
8.		RALPHIE SANCHEZ	16470 SW 280 ST
9.			18724 SW 306 TERR.
10.		Betsabeth Ramirez	16470 SW 280 St.
11.			
12.			
13.			
14.			
15.			

Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	L Anguiano	Leticia Anguiano	27900 S.W. 162 Ave. Homestead, FL 33031
2.		Robert LaRicci	16241 SW 280 ST Homestead FL
3.		David Mershon	27942 SW 162 Ct Homestead Fl.
4.		Vicente Garza	27902 SW 162 ct Homestead Fl
5.	Julie Brandt	Julie Brandt	27822 SW 162 Ct. Homstd, FL 33031
6.	Jorge Aponte	Jorge Aponte	27802 SW 162 Ct Homestead, Fl 33031
7.	Nilda Maria Rhymestine		27701 SW 162 Ct miami Fl 33031
8.	Michael Denigris		27701 SW 162 Ct Homestead, Fl 33031
9.	Felix A. Lopez		27681 SW 162 Ct Homestead FL 33031
10.	[redacted]	[redacted]	[redacted]
11.			
12.			
13.			
14.			
15.			

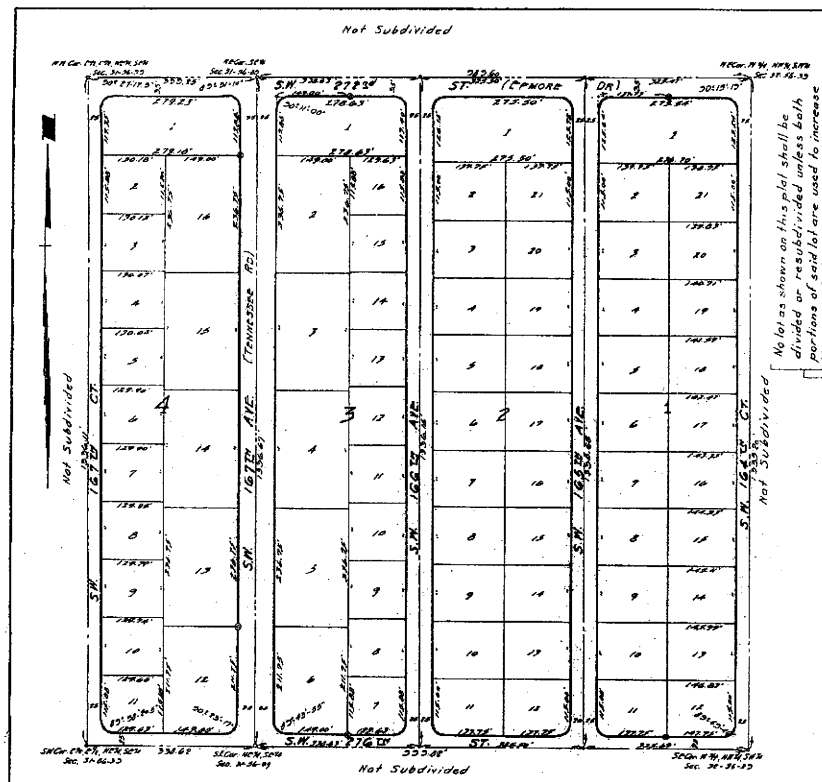
Hearing Number: 14-003
Area 14/District 8

Applicant: Helen Michael and Preferred Enterprises, Inc.
Location: 32-56-39, lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue
Miami-Dade County, Florida

WE, the undersigned residents and neighbors of Miami-Dade County, **OBJECT** to the zoning change of AU to EU-M regarding the above application.

	Signature	Print Name	Address
1.	[redacted]		
2.	Joe Nodal	Joe Nodal	27911 SW 162 CT
3.	J. Nodal	Janein Nodal	27911 S.W. 162 Ct
4.	Josiel Morera	Josiel Morera	27925 SW 162 AVE
5.	Lurisaday Mateos	Lurisaday Materos	27925 SW 162 AVE
6.	[illegible]	Edward Vazquez	27945 SW 162 AVE
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

63-18



MELODY MANOR

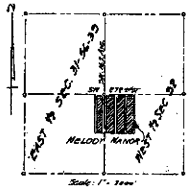
A SUBDIVISION OF
THE E½ OF E½ OF NE¼ OF SE¼ OF SEC. 31, TWP. 56S, RGE. 39E,
AND W¼ OF NW¼ OF SW¼ OF SECTION 32, TWP. 56S, RGE. 39E,
DADE COUNTY, FLORIDA.

Scale in Feet

SCALE: 1" = 100' JANUARY 1956

Thomas J. Kelly, Civil Engineer & Land Surveyor, Miami, Florida.

ENGINEERS NOTE:
● Denotes Permanent Reference Monuments set
All Radii are 25' and dimensions on corner lots are to the intersections of Lot lines extended



LOCATION SKETCH

KNOW ALL MEN BY THESE PRESENTS:
That Jordan, Ashbes & Kramer, Inc., a Florida Corporation, have caused to be made the attached Plat entitled "MELODY MANOR" the same being a subdivision of the East ½ of the E½ of the NE¼ of the SE¼ of Section 31, Twp. 56S, Rge. 39E, and of the West ¼ of the NW¼ of the SW¼ of Section 32, Twp. 56S, Rge. 39E, lying in Dade County, Florida

The Streets, Avenues, and Courts shown hereon together with all existing and future plantings, trees and shrubbery are hereby dedicated to the perpetual use of the Public for proper purposes reserving to Jordan, Ashbes & Kramer, Inc., the reversion or reversions thereof whenever discontinued by Law.

The Official Dade County Zoning Regulations now in effect or as the same may be from time to time changed or amended applicable to the area within which this subdivision is located shall be observed.

IN WITNESS WHEREOF, We have hereunto set our hands and seal at Coral Gables Florida this 4 day of April A.D. 1956.

JORDAN, ASHBES & KRAMER, INC.

Signed: David E. Jordan, President — David E. Jordan
Attest: Norman Ashbes, Secretary — Norman Ashbes

STATE OF FLORIDA
COUNTY OF DADE SS.

Before me this day personally appeared David C. Jordan and Norman Ashbes, President and Secretary respectively of Jordan, Ashbes & Kramer, Inc., a Florida Corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged that they executed the same freely and voluntary as officers of said Corporation that they affixed thereto the official seal of said corporation, and that this is the free act and deed of said corporation.

WITNESS my hand and Notarial Seal at Coral Gables Florida, this 4 day of April A.D. 1956

My Commission expires December 11, 1956

Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Nellie Kennedy, the owner and holder of that certain mortgage dated Nov. 15, 1954 and recorded in Mortgage Book 3012 at Page 468 Public Records hereby consent to this Plat and join in the dedication.

WITNESS my hand and seal at Coral Gables Florida, this 11th day of APRIL A.D. 1956

Witnessed: Juanita V. Hartley, Elizabeth W. Hunter

Nellie Kennedy

State of Florida
County of Dade SS.

Before me this day personally appeared Nellie Kennedy to me well known to be the person described in and who executed the foregoing instrument, who being duly sworn acknowledged that she executed the same freely and voluntary.

Witness my hand and Notarial Seal at Coral Gables Florida, this 11th day of APRIL A.D. 1956

My Commission expires 9/21/56

Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Eugene Fleischer and Lucille Fleischer, his wife, owners and holders of that certain mortgage dated Mar. 20, 1956 and recorded in Mortgage Book 3558 at Page 169 of the Public Records of Dade County, Florida, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF: We have hereunto set our hands and Seals this 4 day of April A.D. 1956

Witnessed: Jean Kramer, Stella Mann

Eugene Fleischer (Seal) — Lucille Fleischer (Seal)

STATE OF FLORIDA
COUNTY OF DADE SS.

Before me this day personally appeared Eugene Fleischer and Lucille Fleischer, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who upon being duly sworn acknowledged that they executed the same freely and voluntary.

Witness my hand and Notarial Seal at Coral Gables Florida, this 4th day of April A.D. 1956

My Commission expires December 11, 1956

Notary Public State of Florida.

I HEREBY CERTIFY: That the attached Plat entitled "MELODY MANOR" is a true and correct representation of the land as recently surveyed and platted under my direction, also that the Permanent Reference Monuments shown hereon were set on the 28th day of February 1956 in accordance with Section 7, Chapter 10375 (No 253) Laws of the State of Florida.

Registered Land Surveyor No. 538 & Engineer No. 5281 State of Florida

This Plat was approved by the Dade County, Florida, Planning, Zoning and Building Department this 23rd day of March A.D. 1956.

by [illegible] Director

This Plat was approved and the foregoing dedication was accepted and approved by Resolution No. 9258 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 27th day of March A.D. 1956

Approved: E. A. Sundlun, County Engineer

Attest: E. D. Leatherman, Clerk of the Circuit Court

Signed: [illegible], Chairman

By [illegible] Deputy Clerk.

Filed for Record this 16th day of MARCH A.D. 1956 at 10:48 A.M. in Book 63 of Plats at Page 18 of the Public Records of Dade County, Florida. This Plat complies with the Provisions of the Laws of State of Florida.

E.D. Leatherman, Clerk of the Circuit Court

By [illegible] Deputy Clerk

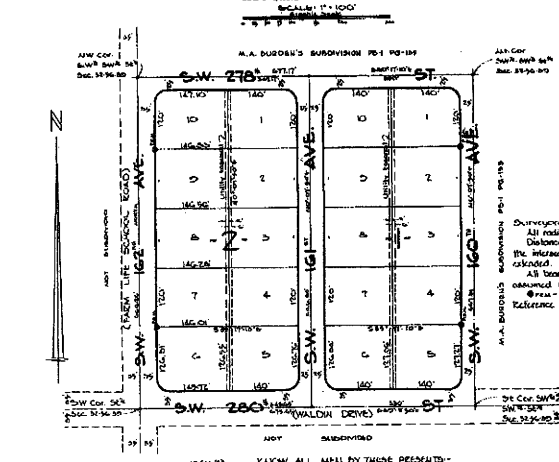
FF 75[illegible]

67-89

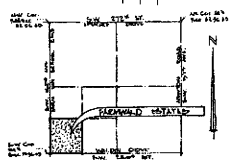
FARMWALD ESTATES

A RESUBDIVISION OF THE SW¼ · SW¼ · SE¼ OF SECTION 32 - TWP. 56S - RGE. 39E
BEING A PART OF "M.A. BURDEN'S SUBDIVISION" PB 1 - PGE. 135
DADE COUNTY, FLORIDA.

MUELLER & FAITH
CIVIL ENGINEERS & LAND SURVEYORS
CORAL GABLES FLORIDA
SCALE: 1" = 100'



Surveyors Note:
All radii are 25 feet
Distances on corner lots are to the intersection of block lines extended.
All bearings based on an assumed meridian
⊕ rod - Indicates Permanent Reference Monument.



LOCATION MAP
SE¼ SEC. 32 TWP. 56 S. RGE. 39 E. SCALE: 1"=1000'

KNOW ALL MEN BY THESE PRESENTS:-
That Ethel Beloff, a single woman, the owner and holder by assignment, dated Aug. 28, 1958, recorded Aug 28, 1958 in Official Records Book 979, Page 151, Public Records of Dade County, Florida, of that certain mortgage dated September 10, 1957, and filed in Official Records Book 447, Page 511, Public Records of Dade County Florida, encumbering the above described property, does hereby consent this plat and join in the above dedication.
Witness my hand and seal this 12th day of Nov. AD 1958.

Witnessed by:
1. Carl A. Petty
2. Robt. Worden

Ethel Beloff SEAL
Ethel Beloff

STATE OF FLORIDA
COUNTY OF DADE ss.
Before me this day personally appeared Ethel Beloff, a single woman, to me well known to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 12th day of Nov. AD 1958

Robt. Worden
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires:
[illegible]

KNOW ALL MEN BY THESE PRESENTS:-
That Clement T. Belko and Vernet Belko his wife, and Farm-Wald Corporation, a Florida Corporation, have caused to be made, the attached plat entitled "FARM WALD ESTATES" the same being a resubdivision of the SW¼, SW¼, SE¼ of Sec. 32, Twp. 56 S., Rge. 39 E. being a part of "M.A. Burden's Sub." recorded in PB-1 PG-135, Public Records of Dade Co. Florida.
The Streets, Avenues, Road and Drives, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their heirs, successors or assigns, the reversion or reversions thereof whenever discontinued by law.
The official zoning regulations of Dade County, Florida, now in effect or as the same may be from time to time, changed or amended applicable to the area in which this subdivision is located, shall be observed. A strip of land 6.0 feet wide, at the rear of each lot, as shown by dashed lines on the attached plat shall be dedicated for the installation and maintenance of public utilities. Also lot as shown on the attached plat shall be divided or resubdivided unless both portions of said lot are used to increase the size of the adjacent lot as platted.
WITNESS our hands and seals this 11th day of September AD 1958.

Witnessed By:
1. Shirley Patterson
2. Wm. Patterson

Clement T. Belko SEAL
Clement T. Belko

Vernet Belko SEAL
Vernet Belko

IN WITNESS WHEREOF, Farm-Wald Corporation has caused these presents to be signed in its name for and on its behalf, by its President and Secretary, and its corporate seal to be hereunto affixed this 11th day of September AD 1958.

FARM-WALD CORPORATION

Attest: Clyde E. Lafee, Secretary
By: Charles H. Wolfe, President

STATE OF FLORIDA
COUNTY OF DADE ss.
Before me this day personally appeared Clement T. Belko and Vernet Belko his wife, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 11 day of September AD 1958.

My Commission expires
March 1, 1962

Julia H. Patterson
Notary Public State of Florida at Large

STATE OF FLORIDA
COUNTY OF DADE ss.
Before me this day personally appeared Charles H. Wolfe, President and Alfred E. Lafee, Secretary of Farm-Wald Corporation, to me known to be the persons who signed the foregoing instrument as such officers and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.
Witness my hand and notarial seal this 12 day of September AD 1958.

My Commission expires
March 1, 1962

Julia H. Patterson
Notary Public State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:-
That Howard W. Dixon, Shirley Dixon, his wife, Selma Black, a single woman, the owners and holders of a certain mortgage dated September 10 1957 and filed in Official Records Book 449, Page 511, Public Records of Dade County, Florida, encumbering the above described property, do hereby consent to this plat and join in the above dedication.
Witness our hands and seals this 4 day of November AD 1958.

Witnesses as to all:
1. Chris B. Rodrigo
2. Pilar Nelson

Selma Black SEAL
Selma Black

Howard W. Dixon SEAL
Howard W. Dixon

Shirley Dixon SEAL
Shirley Dixon

STATE OF FLORIDA
COUNTY OF DADE ss.
Before me this day personally appeared Howard W. Dixon, Shirley Dixon, his wife, and Selma Black, a single woman, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.
Witness my hand and notarial seal this 4 day of November AD 1958.

My Commission expires
[illegible]

Notary Public State of Florida at Large

I hereby certify that the attached plat entitled "FARMWALD ESTATES" is a true and correct representation of the land as recently surveyed and platted under my direction also that the Permanent Reference Monuments were set on the 17 day of [illegible] AD 1958 in accordance with Section 7, Chapter 177.19 (6248) Laws of the State of Florida.

John W. Mueller Jr.
Registered Engineer #5629 - Registered Surveyor #140, State of Florida.

This plat was approved by the Dade County, Florida, Zoning and Building Department this 26th day of Nov. AD 1958

by [illegible] Director

This plat was approved and the foregoing dedication accepted and approved by Resolution No. 274 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 17th day of March AD 1959.

Attest: [illegible] Clerk of the Circuit Court

By [illegible]

Approved: R.A. Graham
County Engineer

By [illegible] County Clerk

Chairman.

Filed for record this 2 day of April AD 1959 at 2:24 P.M. in Book 64 of Plats, Page 29 of the Public Records of Dade County, Florida. This plat complies with the requirements of the Laws of the State of Florida and Ordinance #1957-30 of Dade County, Florida, 1957.

R.E.D. Leatherman, Clerk of the Circuit Court

By [illegible] Deputy Clerk

93-32

93-32

"SOUTH ADDITION"

A RESUBDIVISION OF LOTS 1-11, BLOCK 3, "UNIVERSAL ESTATES SOUTH" (P.B. 87-P.30); AND A SUBDIVISION OF THE N 1/2. OF THE SE 1/4 OF THE SW 1/4, SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

DADE COUNTY - FLORIDA

0 50 100 200 300 400
GRAPHIC SCALE

DATE JANUARY, 1972
ORDER Nº 11970-19
F.B. Nº 389
SCALE: 1"=100'

DENES & DENES & ASSOCIATES
Surveyors- Engineers- Planners
CORAL GABLES, FLORIDA

MORTGAGEE'S CONSENT AND ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS: That PAN AMERICAN BANK OF MIAMI, a Florida banking corporation, the owners and holders of that certain mortgage dated April 26, 1972 and recorded on April 28, 1972 in Official Record Book 7682, Page 20, of the Public Records of Dade County, Florida, do hereby consent to this plat and join in the foregoing dedications.

IN WITNESS WHEREOF said PAN AMERICAN BANK OF MIAMI, has caused these presents to be signed in its corporate name, by its Vice-President, its corporate seal hereunto affixed and attested by its Secretary this 8 day of June AD 1972

PAN AMERICAN BANK OF MIAMI

Attest: Lois E. Tebbe, Ass't Cashier — By Bette Brown, Vice-Pres

STATE OF FLORIDA
COUNTY OF DADE SS. I HEREBY CERTIFY: That on this day appeared before me Bette Brown and Lois E. Tebbe, Vice-President and Ass't Cashier respectively of PAN AMERICAN BANK OF MIAMI, a Florida Banking Corporation, to me well known to be the persons described, and who signed the foregoing instrument as such officers, and who acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and seal this 8 day of June AD 1972.

My commission expires June 11, 1972

Notary Public
State of Florida, at large

SURVEYORS CERTIFICATE:

WE HEREBY CERTIFY: That the attached Plat of "SOUTH ADDITION" is true and correct representation of the land described as recently surveyed and platted under our direction, also that the permanent reference monuments (PRM) were set on the 15th day of February, A.D. 1972, in accordance with Section 177.091 Chapter 713339, Laws of the State of Florida.

DENES & DENES & ASSOC.
Gabriel L. Denes, PLS
Reg. land surveyor No. 1906
State of Florida

SURVEYOR'S NOTES:
PRM — Denotes permanent reference monument.
pcp — Denotes permanent control point.
Denotes utility easement.
Bearings refer to the State Plane Coordinate System, East Zone.
Rads are 25 feet unless shown otherwise.
Dimensions on corner lots are to the intersection of block lines produced, unless shown otherwise.

APPROVALS:

This Plat was approved by Dade County, Florida, BUILDING AND ZONING Department this 10 day of June AD 1972.

By ______ Director

This Plat was approved by Dade County, Florida, PLANNING Department this 20th day of June, AD 1972.

By ______ Asst. Director

This Plat was approved by Dade County, Florida, PUBLIC WORKS Department, this 26 day of June, AD 1972.

By Ellis Williams Jr. Act. Director

This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-952-72 passed and adopted by the BOARD OF COUNTY COMMISSIONERS of Dade County, Florida, this 22 day of June, AD 1972

By ______ Mayor

Attest: E.B. Leatherman
Clerk of the Circuit Court

By ______ Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS: That FORD DEVELOPMENTS, INC. a Florida corporation, has caused to be made the plat of "SOUTH ADDITION" the same being a subdivision of the following described land.

DESCRIPTION:

Lots 1 through 11, Block 3, UNIVERSAL ESTATES SOUTH, according to the Plat thereof, recorded in Plat Book 87, at Page 30 of the Public Records of Dade County, Florida, and that portion of S.W. 162nd Court according to the plat of UNIVERSAL ESTATES SOUTH (P.B. 87, P.30) which lies within the limits of Blocks 2 and 3 of this plat and the North 1/2 of the Southeast 1/4 of the Southwest 1/4, less the East 35 feet thereof, Section 32, Township 56 South, Range 39 East, lying and being in Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS:

The Avenues, Courts, Streets, Terraces and Drive as shown on the attached Plat together with all existing and future plantings, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and or assignees the reversion or reversions thereof, whenever discontinued by law.
All new electric and communication lines other than transmission lines within this subdivision shall be installed underground.
No individual well will be permitted on any lot within this subdivision except for irrigation, swimming pools and air conditioning.
No septic tank will be permitted on any lot within this subdivision.
That circular drives or onsite turnarounds will be required on lots fronting on Southwest 162nd Avenue, no drive connection will be permitted on on Southwest 280th Street (Waldin Drive), as shown on the attached Plat.

OWNERS PLAT RESTRICTION:

The utility easements as shown on the attached Plat by dashed lines at the rear and sides of certain lots are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: said FORD DEVELOPMENTS, INC. has caused these presents to be signed in its corporate name by its President, its corporate seal to be hereunto affixed and attested by its Secretary on this 25 day of FEBRUARY A.D. 1972

FORD DEVELOPMENTS, INC.

Attest: Milton I. Markowitz, Sec'y. — By Max Goldstein, Pres.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE SS. That on this day personally appeared before me Max Goldstein and Milton I. Markowitz, President and Secretary, respectively, of FORD DEVELOPMENTS, INC., a Florida corporation, to me well known to be the persons described, and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and seal this 25 day of February, A.D. 1972.
My commission expires March 11, 1975

Notary Public
State of Florida, at large

MORTGAGEES' CONSENTS AND ACKNOWLEDGEMENTS:

KNOW ALL MEN BY THESE PRESENTS: That K.C. Bell and Martha J. Bell, his wife, the owners and holders of that certain mortgage, recorded on July 24, 1970, under Clerk's File 70-R-138536 of the Public Records of Dade County, Florida do hereby consent to this Plat and join in the above dedications.

WITNESS our hands and seals this 21st day of MARCH A.D. 1972.

Witness ______
Witness ______ for both

K. C. Bell
Martha J. Bell

STATE OF TEXAS
COUNTY OF PATTER SS
I HEREBY CERTIFY: That on this day appeared before me K.C. Bell, and Martha J. Bell, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein described.

WITNESS my hand and seal this 21st day of March AD 1972.
My commission expires June 1, 1973

Notary Public
State of Texas, at large

KNOW ALL MEN BY THESE PRESENTS: That Gary R. Gerson and Niety Gerson, his wife, and Barney B. Lee and Eve Lee, his wife, and Nathan S. Lee and Janice S. Lee, his wife, the owners and holders of that certain mortgage recorded on June 4, 1971, under Clerk's File No. 71R-11036 of the Public Records of Dade County, Florida, do hereby consent to this Plat and join in the above dedications.

WITNESS our hands and seals this 3rd day of MARCH A.D. 1972.

Witness Madeline L. Moore
Witness ______ for both Gerson's
Witness ______
Witness ______ for both Lee's
Witness ______
Witness ______ for both Lee's

Gary R. Gerson
Niety Gerson, his wife
Barney B. Lee
Eve Lee, his wife
Nathan S. Lee
Janice S. Lee, his wife

KNOW ALL MEN BY THESE PRESENTS: That UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida corporation, the owners and holders of that certain mortgage dated December 24, 1970, and recorded under Clerk's File No. 70R-220510, of the Public Records of Dade County, Florida, do hereby consent to this Plat, and join in the foregoing dedications.

IN WITNESS WHEREOF said UNIVERSAL MORTGAGE AND INVESTMENT COMPANY has caused these presents to be signed in its corporate name, by its President, its corporate seal hereunto affixed and attested by its Secretary this 3rd day of MARCH A.D. 1972.

UNIVERSAL MORTGAGE AND INVESTMENT CO.

Attest: Janice S. Lee, Sec'y. — By Nathan S. Lee, Pres.

STATE OF FLORIDA
COUNTY OF DADE SS
I HEREBY CERTIFY: That on this day appeared before me Gary R. Gerson and Niety Gerson, his wife, and Barney B. Lee and Eve Lee, his wife, and Nathan S. Lee and Janice S. Lee, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein described, and that this day personally appeared before me Nathan S. Lee and Janice S. Lee, President and Secretary, respectively, of UNIVERSAL INVESTMENT AND MORTGAGE COMPANY, a Florida corporation, to me well known to be the persons described herein and who signed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, and who being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and seal this 3rd day of March A.D. 1972.
My commission expires ______

Madeline L. Moore
Notary Public
State of Florida, at large

CLERK'S CERTIFICATE:

This Plat is filed for record this 27 day of June A.D., 1972, at ___ PM, in Book 93 of Plats at Page 32 of the Public Records of Dade County, Florida.
This Plat complies with the provisions of the State of Florida and Metropolitan Dade County, Florida. 72R148498

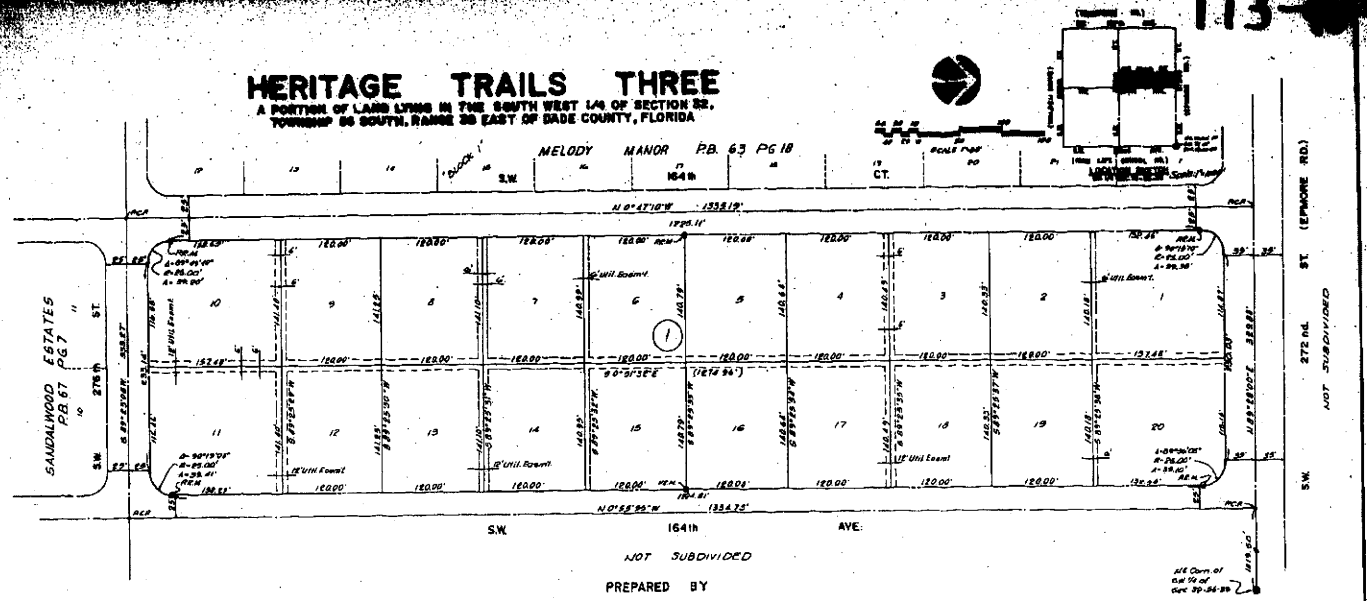
E.B. Leatherman
Clerk of the Circuit Court

By ______ Deputy Clerk

113

HERITAGE TRAILS THREE

A PORTION OF LAND LYING IN THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF DADE COUNTY, FLORIDA



PREPARED BY

METRIC ENGINEERING INC.

11531 SOUTH DIXIE HWY
MIAMI, FLORIDA 33186
APRIL, 1979

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN DEVELOPERS, INC. a Florida Corporation has caused to be made the attached plat entitled "HERITAGE TRAILS THREE" the same being a subdivision of the following described property: The East ½ of the Northeast ¼ of the southwest ¼, in Section 32, Township 56 South, Range 39 East of Dade County, Florida and containing 10.18 more or less acres.

DADE COUNTY PLAT RESTRICTIONS: That the streets, Avenue and Court as shown on the attached plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicants, their successors or assigns the reversions or reversions thereof, whenever discontinued by law.

That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County of State regulations.
No privately connections will be permitted onto SW 272nd. ST.
That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

OWNERS PLAT RESTRICTIONS: That the utility easements as shown on the attached Plat in dashed lines are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF: "AMERICAN DEVELOPERS, INC. A Florida Corporation, has caused these presents to be signed by its President, its corporate seal to be hereunto affixed and attested by its Secretary This 16 day of APRIL, 1979.

AMERICAN DEVELOPERS, INC.

BY: Gary B. Lee, President

BY: Jacqueline B. Lee, Secretary

ACKNOWLEDGEMENT:
STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Gary B. Lee and Jacqueline B. Lee President and Secretary respectively of AMERICAN DEVELOPERS, INC. a Florida corporation to me well known to the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein described.

Witness my hand and official seal this 16 day of APRIL A.D., 1979.

My Commission expires: FEB 8TH 1983
Notary Public State of Florida

SURVEYOR'S NOTES:
Bearings shown are based upon an assumed meridian.
All corners found are 5/8 inch
⊙ —— Denotes permanent Reference Monument
■ —— Denotes Permanent Control Point

Know all Men By These Presents:

That Marjorie J. Camp the owner and holder of that Certain Mortgage dated March 14, 1979 and recorded April 5, 1979, under Clerk's File No. 79068115 of the Public Records of Dade County, Florida. (File in O.R. Book 10151, at page 51) Does hereby consent to this plat and joins in the owner dedication.

In Witness Whereof: I have hereunto set my hand and seal this 17TH day of APRIL A.D. 1979.

WITNESSES:

BY: Marjorie J. Camp

ACKNOWLEDGEMENT,

State of Florida
County of Dade SS

I hereby certify: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Elizabeth C. Ferguson to me well known, who executed the foregoing instrument and acknowledged the execution thereof to be her free act and deed for the purposes therein described.

Witness: My hand and official seal this 17TH day of APRIL A.D. 1979.

My Commission expires: FEBRUARY 27, 1982
Notary Public State of FLORIDA

SURVEYOR'S CERTIFICATION:
WE HEREBY CERTIFY: That the attached plat entitled "HERITAGE TRAILS THREE" is a true and correct representation of the lands as recently surveyed and platted under our direction: Also that the permanent reference monuments as shown hereon, were set on this 18 day of APRIL 1979, in accordance with Part I, Chapter 177, Laws of the State of Florida.

Allen de la Torre
Registered Land Surveyor # 1878
State of Florida

APPROVALS:

This plat was approved by the Dade County, Florida, Metropolitan Zoning Department this 7 day of AUGUST A.D. 1979

BY: Raymond Rackas

This plat was approved by the Dade County, Florida, Public Works Department this 7 day of Sept A.D. 1979

BY: [illegible]

This plat was approved and the dedications thereon accepted and Approved by Resolution No. R-1010-79 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 2ND day of SEPTEMBER A.D., 1979

ATTEST:
Clerk of the Circuit Court

By: [illegible] Deputy Clerk

RECORDING STATEMENT

Filed for record this 7 day of Sept A.D., 1979, at 2:45 P.M. in Book 77 of Plats, at Page 72 of the Public Records of Dade County, Florida. This plat complies with the law of the State of Florida and Metropolitan Dade County, Florida.

By: [illegible] Director, Clerk Circuit Court

Ex-Officio Clerk of the Board of County Commissioners

79R211852

A REPLAT OF A PORTION OF [illegible] AND A REPLAT OF LOT E, [illegible] IN THE NW 1/4 SECTION 36-TWP 51 S.- RGE. 40 E. AND SECTION 36-TWP 51 S.- RGE. 41 E.

DADE COUNTY FLORIDA

[illegible] ENGINEERS AND SURVEYORS INC.

MIAMI FLORIDA

JULY 1979

1 IN. = 60 FT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That FLORIDA COMMUNITIES, a Joint Venture comprised of SEMINOLE HOMES, INC. and ZAMORA FLORIDA CO. (Florida Corporations), has caused to be made the attached plat entitled "HAMLIN - MISTY LAKE SECTION ONE", the same being:

LEGAL DESCRIPTION

A Tract of land being a portion of the NW 1/4 of the NW 1/4 of Section 36, Township 51 South, Range 41 East, Dade County, Florida AND Lot 2, Block 2 of the plat "HAMLIN TRACT SECTION ONE" as recorded in Plat Book 96 at Page 46 of the Public Records of Dade County, Florida, more particularly described as follows: COMMENCE at the Northwest corner of said Section 36; thence S1°31'40"E along the Westerly line of said Section 36 a distance of 250.00 feet to the Point of Beginning of said Tract of Land; thence N88°34'11"E along a line that is 250.00 feet South of, as measured at right angles and parallel to the Northerly line of said Section 36, a distance of 335.00 feet; thence N88°34'11"E, 295.02 feet; thence N1°31'40"W along a line that is 215.00 feet East of, as measured at right angles and parallel to the Westerly line of said Section 36, a distance of 190.00 feet; thence N88°34'11"E along a line that is 138.78 feet South of, as measured at right angles and parallel to the Northerly line of said Section 36, a distance of 1306.26 feet; thence N88°33'44"E, 1045.80 feet to a point on the Easterly line of said NW 1/4 of the NW 1/4 of Section 36; thence S1°40'27"E (Road S1°40'32"E) along said Easterly line a distance of 560.24 feet; thence S87°50'41"W along the South line of the N 1/2 of the said NW 1/4 of the NW 1/4 of Section 36 for 1242.83 feet; thence S1°31'40"E for 137.64 feet; thence S88°28'20"W for 90.00 feet; thence along the boundary of said Lot 2, of Block 1 of the plat "HAMLI TOWN SECTION A" for the following described Course (5) courses: (1) thence S88°28'20"W for 179.00 feet; (2) thence N1°31'40"W for 210.00 feet; (3) thence N88°28'20"E for 179.00 feet; thence N1°31'40"W along the said Westerly line of Section 36 for 290.81 feet to the Point of Beginning. Said Tract contains 17.46 acres more or less.

A RESUBDIVISION of a portion of "JOHN W. MCKENDREE'S SURVEY OF THE EAST HALF OF FRACTIONAL SECTION, RANGE, 41 EAST", as recorded in Plat Book 1 at Page 40 AND a resubdivision of

DADE COUNTY PLAT RESTRICTIONS:

That the Street and Avenues as shown on the attached plat together with all retaining and insert platings, trees, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use, in accordance with County or State regulations.

That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.

That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

THAT THE LAKE AS SHOWN ON THE ATTACHED PLAT IS HEREBY DEDICATED TO ALL OF THE PROPERTY OWNERS within THIS SUBDIVISION

That the Limited Access Right-of-way line, as shown on the attached plat, is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road.

OTHERS PLAT RESTRICTIONS

That the easements as indicated on the plat by dashed lines along the boundary and across said plat are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF, The said SEMINOLE HOMES, INC., a Florida Corporation, has caused these Presents to be signed for and on its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 1 day of August 1979 A.D.

SEMINOLE HOMES, INC.

Attest Robert A. Linnett Secretary — By David Richardson Vice-President

Robert A. Linnett — David J. Richardson

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, David J. Richardson and Robert A. Linnett, President and Secretary respectively of SEMINOLE HOMES, INC., a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof, to be their free act and deed as such officers for the purposes therein described. That they affixed thereto the official seal of said corporation and that this is the free act and deed of said Corporation.

WITNESS: My hand and official seal this 1st day of August A.D. 1979.

My commission expires: 1/16/82

Phyllis D. Upperthaun
Notary Public, State of Florida

IN WITNESS WHEREOF, the said ZAMORA FLORIDA CO., a Florida Corporation, has caused these presents to be signed for and on its behalf by its President, its corporate seal to be hereunto affixed and attested by its Secretary this 1 day of August 1979 A.D.

ZAMORA FLORIDA CO.

Attest Herbert Brill Secretary — By Lenny Katz Vice-President

Herbert Brill — Lenny Katz

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
COUNTY OF DADE }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Lenny Katz and Herbert Brill, President and Secretary respectively of ZAMORA FLORIDA CO., a Florida Corporation, to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof, to be their free act and deed as such officers for the purpose therein described. That they affixed thereto the official seal of said corporation and that this is the free act and deed of said Corporation.

WITNESS: My hand and official seal this 1st day of August A.D. 1979.

My commission expires: 1/16/82

Phyllis D. Upperthaun
Notary Public, State of Florida

DADE COUNTY APPROVALS

DADE COUNTY BUILDING AND ZONING DEPARTMENT

This plat was approved by the Dade County, Florida, Building and Zoning Department this 31 day of July, 1979, and that the size of the lots and/or tracts and other features as shown on this plat conform to all requirements of the existing zoning as of this date.

By [illegible] Director

DADE COUNTY PLANNING DEPARTMENT

This plat was approved by the Dade County, Florida, Planning Department, this 10 day of August A.D. 1979

By [illegible] Director

DADE COUNTY PUBLIC WORKS DEPARTMENT

This plat was approved by the Dade County, Florida, Public Works Department, this 7 day of Sept. A.D. 1979

By [illegible] Director

BOARD OF COUNTY COMMISSIONERS

This plat was approved and the dedication made thereon accepted for record by resolution of the Board of County Commissioners of Dade County, Florida, at its meeting of Sept 6 1979

Attest: [illegible] Clerk

William C. Kirk
Deputy Clerk

RECORDING CERTIFICATE

Filed for record this 7 day of Sept, 1979, at 3, 30 P.M. and duly recorded in Plat Book 112 of Plats, at Page 32 in the Public Records of Dade County, Florida. This plat complies with the law, and the State of Florida and Metropolitan Dade County, Florida.

By [illegible] Deputy Clerk
Clerk of the Circuit Court
By: [illegible]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: That the aforesaid plat entitled "HAMLIN - MISTY LAKE SECTION ONE" is a true and correct representation of the lands as recently surveyed and platted under my direction; that the survey data shown on this plat comply with the applicable requirements of Chapter 177, Florida Statutes, and that the Permanent Reference Monuments have been set.

HOLT, RUCKER, STARK AND ASSOCIATES, INC.

By Herbert L. Stark
Herbert L. Stark
Professional Land Surveyor No. 2134
State of Florida

REDLANDS FOREST

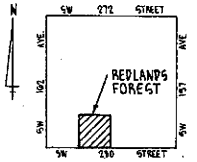
A SUBDIVISION OF A TRACT OF LAND LYING
IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SEPTEMBER 2000
SHEET 1 OF 1

PLAT BOOK 157 PAGE 54

50 0 50 100 150
GRAPHIC SCALE: 1"=50'

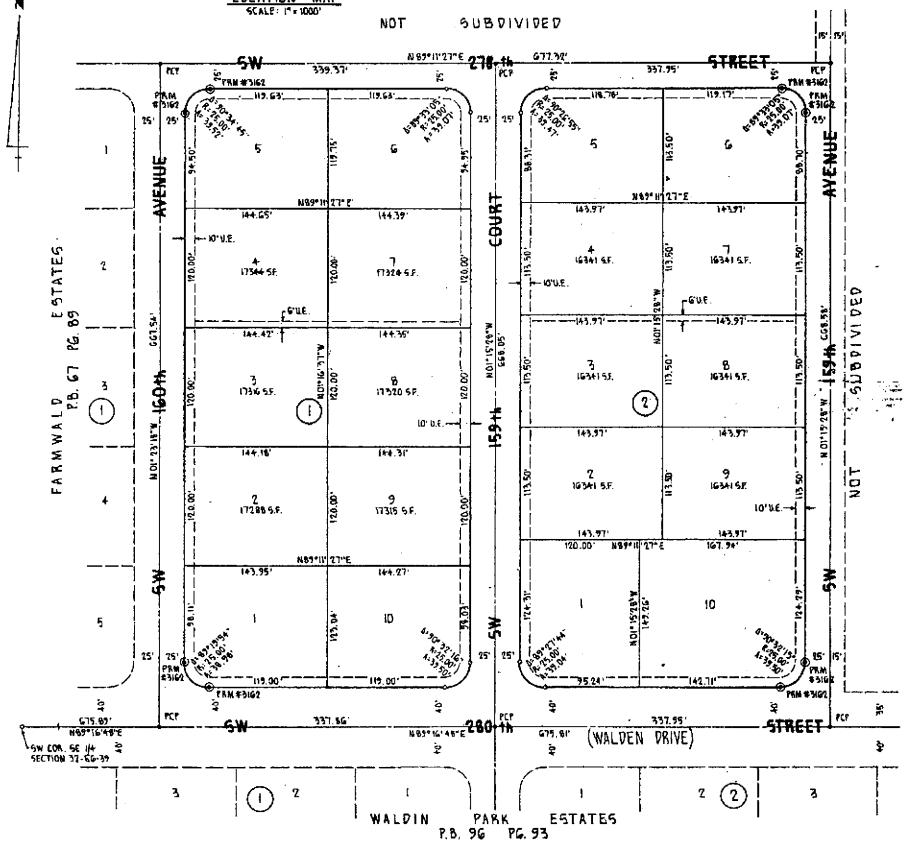
PREPARED BY:
SERGIO REDONDO & ASSOCIATES
Professional Land Surveyors
Miami, Florida
13712 SW 146 CT. MIAMI, FL. 33186



SE 1/4 SECTION 32-56-39
LOCATION MAP
SCALE: 1"=1000'

SURVEYOR'S NOTES

PRM ⊕ DENOTES PERMANENT REFERENCE MONUMENT SET
PCP ● DENOTES PERMANENT CONTROL POINT
U.E. INDICATES UTILITY EASEMENT
BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN OF N89°16'48"E ALONG ℄ OF SW 280th STREET.
S.F. INDICATES SQUARE FEET



OWNER'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED REDLANDS FOREST THE SAME BEING A SUBDIVISION OF A TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION.

LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 35 FEET THEREOF FOR ROADWAY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES OTHER THAN TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE STREETS, AVENUES AND COURT AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AGREEING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNER'S PLAT RESTRICTIONS

THAT THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF THE SAID REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY REDLAND ESTATE PROPERTIES, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, ON THIS 23rd DAY OF October A.D. 2000.

REDLAND ESTATE PROPERTIES, INC. GENERAL PARTNER OF REDLAND ESTATE PROPERTIES, LTD.

WITNESSES:
Krista Ramirez
Felipe Abreu

BY: Mario Pino
MARIO PINO, PRESIDENT/SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE SS.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MARIO PINO, PRESIDENT AND SECRETARY OF REDLAND ESTATE PROPERTIES, INC. A FLORIDA CORPORATION, A GENERAL PARTNER OF REDLAND ESTATE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF Oct A.D. 2000.

Julio C. Martinez
NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME OF ACKNOWLEDGER Julio Cesar Martinez
SERIAL NUMBER CC950016
MY COMMISSION EXPIRES June 28, 2004

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY: THAT THE BOUNDARY PLAT ENTITLED REDLAND FOREST IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THE PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES THEREUNTO APPERTAINING.

8 DAY OF September A.D. 2000.

BY: Sergio Redondo
SERGIO REDONDO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3162
STATE OF FLORIDA
13712 SW 146 CT. MIAMI, FL. 33186

APPROVALS OF MIAMI-DADE COUNTY

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, DEPARTMENT OF PLANNING AND ZONING THIS 28th DAY OF January A.D. 2001. THE SIZE OF THE LOTS AND OTHER FEATURES AS SHOWN ON THE PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE.

BY: Craig L. Robinson DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, PUBLIC WORKS DEPARTMENT THIS 13 DAY OF February A.D. 2001. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) OF THE FLORIDA STATUTES.

BY: _____ DIRECTOR

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33G OF MIAMI-DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND CHAPTER 336. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. R-205-01 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 22nd DAY OF January A.D. 2001.

BOARD OF COUNTY COMMISSIONERS

ATTEST: CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

SIGNED: _____ MAYOR

RECORDING STATEMENT

FILED FOR RECORD THIS 23rd DAY OF May A.D. 2001 AT 2:56 P.M. IN BOOK 157 OF PLATS AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

20010264553

CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

106-67

HERITAGE TRAILS TWO

A SUBDIVISION IN THE SW 1/4 SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST

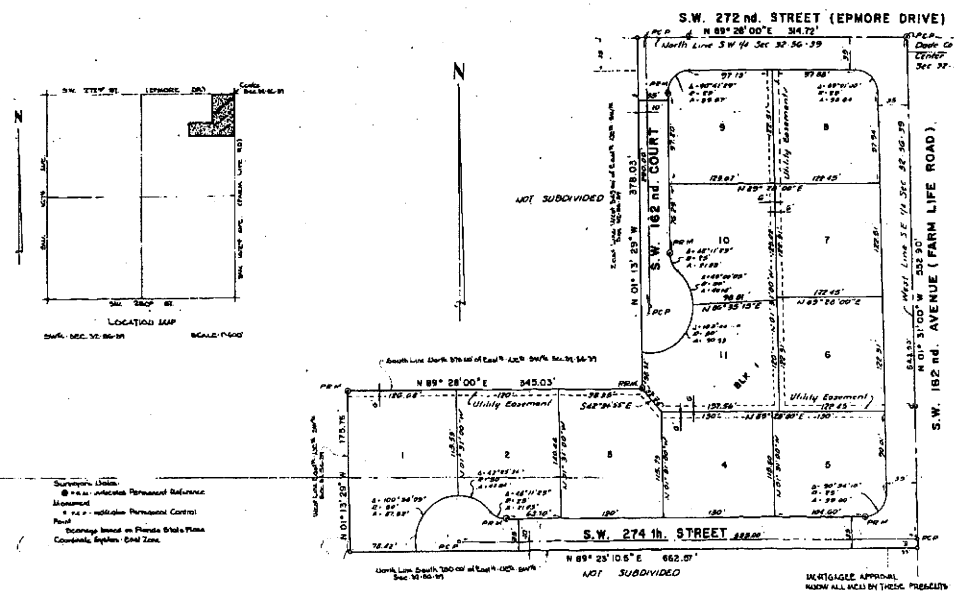
DADE COUNTY, FLORIDA

METRIC ENGINEERING INC.
CONSULTING ENGINEERS
LAND SURVEYORS AND PLANNERS
MIAMI, FLORIDA

MARCH 1977 SCALE: 1" = 50'

GRAPHIC SCALE

0 25 50 100 200



Surveyors Notes:
● P.R.M. - indicates Permanent Reference Monument
● P.C.P. - indicates Permanent Control Point
Bearings based on Florida State Plane Coordinate System - East Zone.

KNOW ALL MEN BY THESE PRESENTS

That Universal Mortgage & Investment Company, Inc., a Florida corporation, has caused to be made the attached plat entitled "HERITAGE TRAILS TWO", the same being a subdivision of the following described property

DESCRIPTION The East ½ less the South 780 feet thereof, and also less the North 378 feet of the West 345 feet thereof of the NE¼ of the SW¼ of Section 32, Township 56 South, Range 39 East Dade County Florida

DADE COUNTY PLAT RESTRICTIONS: The Streets, Avenue, Court, Drive, and Road as shown on the attached plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, resulting to the dedicator, its successors or assigns the reversion or reversions thereof whenever discontinued by law. No well will be permitted on any lot within this subdivision except for irrigation, air conditioning or swimming pools. The use of septic tanks will not be permitted on any lot within this subdivision unless approved for temporary use in accordance with State and County regulations. All new electric and communication lines, other than transmission lines, within this subdivision shall be installed underground.

OWNERS PLAT RESTRICTIONS: A strip of land six feet wide at the rear and/or sides of certain lots as shown by dashed lines on the attached plat is hereby reserved for the installation and maintenance of public utilities

IN WITNESS WHEREOF, the said Universal Mortgage & Investment Company, Inc. has caused these presents to be signed for and on its behalf by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 28th day of March 1977

UNIVERSAL MORTGAGE & INVESTMENT COMPANY, INC.

By Nathan S. Lee — President
Nathan S. Lee

Attest Jessie S. Lee — Secretary
Jessie S. Lee

ACKNOWLEDGEMENT
State of Florida
County of Dade

I HEREBY CERTIFY: Before me this day personally appeared Nathan S. Lee, President, and Jessie S. Lee, Secretary, of Universal Mortgage & Investment Company, Inc., a Florida corporation to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation, and that it is the free act and deed of said corporation.

WITNESS my hand and official seal this 28th day of March 1977

Leroy C. Van Wyk
Notary Public, State of Florida at Large

My commission expires
March 16, 1980

MORTGAGEE APPROVAL
KNOW ALL MEN BY THESE PRESENTS

That Harold Morris and Marguerite A. Morris, his wife, the owners and holders of that certain mortgage dated Jan. 12, 1977 and recorded Jan. 12, 1977 under Clerks File No. 778-12566 of the Public Records of Dade County, Florida, do hereby consent to this plat and join in the foregoing dedication in Official Records Book 9961 at Page 16

IN WITNESS WHEREOF, the said Harold Morris and Marguerite Morris have set their hands and seals this 29th day of March 1977

Witnesses as to both signatures:

Harold Morris — Harold Morris
Marguerite Morris, his wife — Marguerite Morris, his wife

ACKNOWLEDGEMENT
State of Florida
County of Dade

I HEREBY CERTIFY: Before me this day personally appeared Harold Morris and Marguerite Morris, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed

Witness my hand and official seal this 29th day of March 1977

My commission expires 2-6-80

Notary Public State of Florida at Large

APPROVALS

This plat was approved by the Dade County, Florida, Planning Department this [illegible] day of [illegible] 1977.

By [illegible] Director.

This plat was approved by the Dade County, Florida, Public Works Department this 10 day of June 1977.

By [illegible] Act. Director.

This plat was approved by the Dade County, Florida, Building and Zoning Department this 6 day of June 1977. The size of the lots and other features as shown on this plat conform to all requirements of the existing zoning as of this date

By [illegible] Director

This plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-[illegible] passed and adopted by the Board of County Commissioners of Dade County, Florida, this 7 day of June 1977.

Attest: Richard P. Brinkmer, Clerk of the Court Court

By [illegible] Deputy Clerk. Signed [illegible] Dwyer

Filed for record this 11 day of June 1977, at 4:02 P.M. in Book 106 of Plats, at Page 67 of the Public Records of Dade County, Florida. This plat complies with the laws of the State of Florida and Metropolitan Dade County, Florida.

Richard P. Brinkmer, Clerk of the Court Court

By [illegible] Deputy Clerk.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY: That the attached plat entitled "HERITAGE TRAILS TWO" is a true and correct representation of the lands as recently surveyed and platted under our direct supervision also that the Permanent Reference Monuments were in place as the 8th day of May 1977, in accordance with Section 177.091, Chapter 71-339, Laws of the State of Florida.

METRIC ENGINEERING INC.

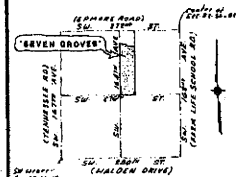
By Leroy C. Van Wyk
Leroy C. Van Wyk
Registered Land Surveyor No. 2267
State of Florida.

135-30

"SEVEN GROVES"

A SUBDIVISION IN THE W.1/4 OF THE NE.1/4 OF THE SW.1/4 OF SEC. 32, TWP. 56 SOUTH, RGE. 39 EAST, DADE COUNTY, FLORIDA

LOCATION MAP
SCALE: 1" = 1000'
SW.1/4 SEC.32, TWP.56s, RGE.39e

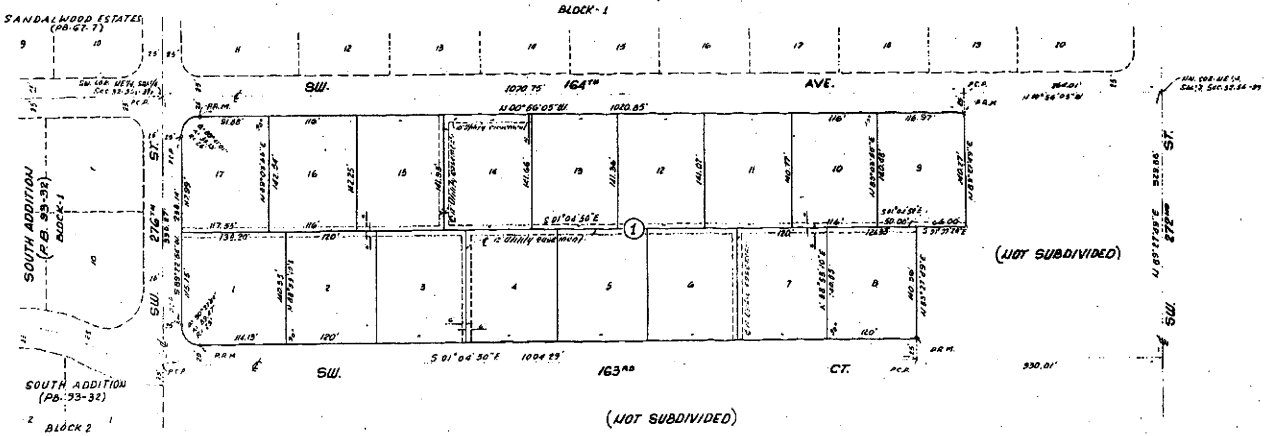


PREPARED BY
J.F. LOPEZ & ASSOCIATES
LAND SURVEYORS - LAND PLANNERS - CONSTRUCTION SURVEYS
355 EAST 49th ST. SUITE 112 - HIALEAH, FLORIDA 33013

GRAPHIC SCALE
10 15 0 30 60 150
SCALE 1"=60' JUNE 1988

SURVEYOR'S NOTES:
P.R.M. ● Denotes Permanent Reference Monument.
P.C.P. ▪ Denotes Permanent Control Point.
Bearings are based on an assumed meridian.
NOTICE:
There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

HERITAGE TRAILS THREE (P.B. 113-40)
BLOCK-1



KNOW ALL MEN BY THESE PRESENTS: That VILLAGE HOMES, INC., a Florida Corporation duly authorized to do business in Florida, has caused to be made the attached plat entitled "SEVEN GROVES", the same being a subdivision of the following described property:

LEGAL DESCRIPTION:
The West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4, less the North 208.00 feet of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 and less the North 208.00 feet of the West 1/2 of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 56 South, Range 39 East, Dade County, Florida.

DADE COUNTY PLAT RESTRICTIONS:
That the Street, Avenue, and Court, as shown on the attached Plat, together with all grading and future platting, travel, thoroughfare and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes; reserving to the Municipality, those easements and/or assigns, the reservation of reversionary interest, whenever abandonment by law, that residential units shall not be permitted within (10)w Subdivision except for swimming pools, outdoor systems and/or air conditioners. That all new electric and communication lines other than transmission lines within this subdivision, shall be installed underground. That the use of septic tanks will not be permitted on any lot within this subdivision, without approval and temporary use in accordance with County or State regulations.

OWNER'S PLAT RESTRICTIONS:
That the easements, as indicated on the attached Plat be dedicated lines of the rear and/or sides of certain lots are hereby reserved for the installations and maintenance of Public Utilities.

IN WITNESS WHEREOF:
That the said "VILLAGE HOMES, INC.", a Florida Corporation, has caused these presents to be signed for and on its behalf by its president and its corporate seal to be hereunto affixed and attested by its vice President this 10th day of October A.D. 1988.

VILLAGE HOMES, INC.

Witness: _____ Attest: _____ Vice President
Richard S. Lee

Witness: _____ By: _____ President
Carl C. Lee

ACKNOWLEDGEMENT:
State of Florida S.S.
County of Dade

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, Carl C. Lee and Richard S. Lee, President and Vice-President respectively of Village Homes, Inc., a Florida Corporation, to me well known to be the individuals hereinafter described and who executed the foregoing instrument and who acknowledged the execution thereof, to be their free act and deed as such officers for the purposes therein described.

WITNESS: My hand and official seal this 10th day of October A.D. 1988

My commission expires: _____

_____
Notary Public, State of Florida, at large

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS: That Carlton C. Childress, the owner and holder of that certain mortgage dated September 30, 1986 and recorded on September 30, 1986 in Official Records Book 12662, at Page 2741, of the Public Records of Dade County, Florida, does hereby consent to this Plat and join in the aforementioned dedications.

IN WITNESS WHEREOF:
I have hereunto set my hand and seal this 10th day of October 1988.

Witnesses: _____ By: _____
Carlton C. Childress

ACKNOWLEDGEMENT:
State of Florida S.S.
County of Dade

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, CARLTON C. CHILDRESS, to me well known to be the person herein described and who acknowledged the execution thereof to be his free act and deed for the purposes therein described.

WITNESS: My hand and seal this 10th day of October 1988.

My commission expires: Sept 16, 1989

_____
Notary Public, State of Florida at large

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: That the attached Plat of "SEVEN GROVES", is a true and correct representation of the land as recently surveyed and platted under my direct supervision; that the Permanent Reference Monuments and Permanent Control Points were set on the 22nd day of September, 1988, all in accordance with Part 1, Chapter 177, laws of the State of Florida.

_____
James F. Lopez
Professional Land Surveyor # 3065
State of Florida

APPROVALS:
This Plat was approved by the Dade County, Florida, Building and Zoning Department this 27 day of Oct 1988, also that the size of the lots and other features, as shown on this Plat conform to all requirements of the existing Zoning as of this date.

By: _____ Director

This Plat was approved by the Dade County, Florida, Planning Department this 7th day of October 1988.

By: _____ Director

This Plat was approved by the Dade County, Florida, Public Works Department this 7 day of Nov 1988.

By: _____ Director

This Plat was reviewed and the foregoing qualifications were approved by Resolution # 2117-88 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 1st day of November 1988.

ATTEST: Richard P. Brinker
Clerk of the circuit court

By: _____ Deputy Clerk

By: _____ Mayor

RECORDING STATEMENT:
Filed for record this 15th day of November 1988, at 12:49 o'clock P.M. in Plat Book 135 of Plats, at page 30 of the Public Records of Dade County, Florida.
This Plat complies with the laws of the State of Florida, and Metropolitan Dade County, Florida.

Richard P. Brinker, Clerk of the circuit court

By: _____ Deputy Clerk

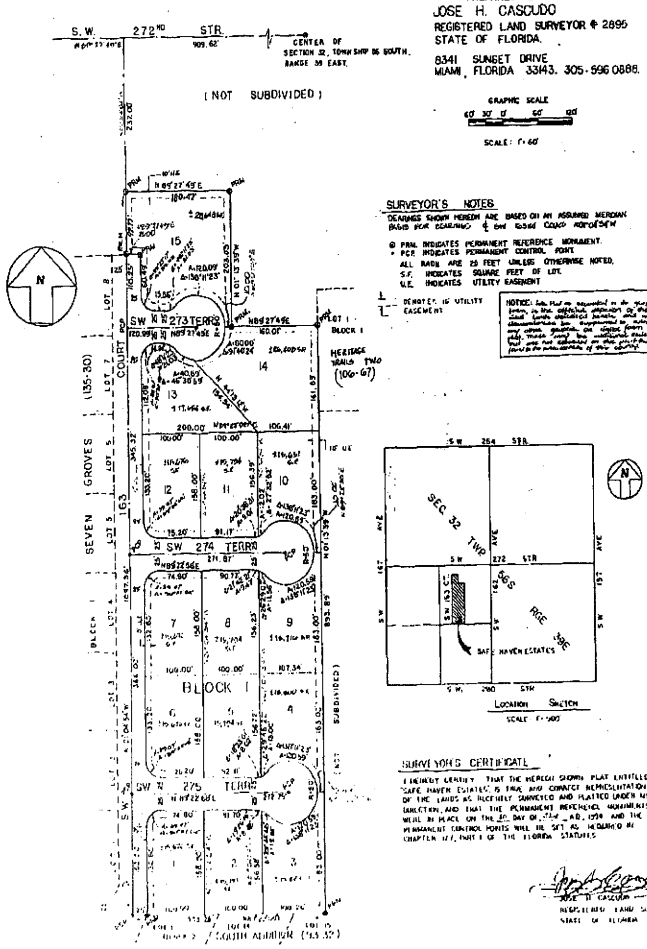
SAFE HAVEN ESTATES

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

APRIL 1994

PLAT BOOK: 154 PAGE: 1
SHEET 1 OF 1

PREPARED BY:
JOSE H. CASCUDO
REGISTERED LAND SURVEYOR # 2895
STATE OF FLORIDA.
8341 SUNSET DRIVE
MIAMI, FLORIDA 33143. 305-596 0886.



SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN BASIS FOR BEARINGS IS THE EAST LINE OF SAID SECTION 32 AS BEING S 01°27'49" E

- ⊕ PRM INDICATES PERMANENT REFERENCE MONUMENT.
- • PCP INDICATES PERMANENT CONTROL POINT.

ALL BARS ARE 28 FEET UNLESS OTHERWISE NOTED.
S.F. INDICATES SQUARE FEET OF LOT.
U.E. INDICATES UTILITY EASEMENT

DENOTES U.E. UTILITY EASEMENT

NOTICE: The plat as recorded in the official records of Miami-Dade County, Florida may contain additional restrictions that may be found in the public records of this county, and may also be found in the deed records of the original developer of this plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THE HEREON SHOWN PLAT ENTITLED "SAFE HAVEN ESTATES" IS TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, AND THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON THE 30 DAY OF June A.D. 1994 AND THE PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1 OF THE FLORIDA STATUTES

JOSE H. CASCUDO
REGISTERED LAND SURVEYOR #2895
STATE OF FLORIDA

OWNER'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS: THAT HORST OTTO HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "SAFE HAVEN ESTATES" A SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY.

LEGAL DESCRIPTION:

THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE County, FLORIDA, LESS THE EAST 660.0 FEET OF THE NORTH 440.0 FEET OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 32 AND LESS THE NORTH 232.0 FEET OF THE EAST 1/2, OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 32, OF SAID SUBDIVISION, SUBJECT TO ANY DEDICATIONS THEREOF.

DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATIONS LINES OTHER THAN TRANSMISSIONS LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE. IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE OWNERS OF LOTS AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THEIR DEDICATORS, THEIR SUCCESSORS AND/OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNERS PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS SHOWN HEREIN ARE HEREBY RESERVED BY THE UNDERSIGNED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF: I HAVE, HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF APR. A.D. 1994

WITNESS:
SIGN: Christine Rodriguez
PRINT: Christine Rodriguez
SIGN: Tania F. Clark
PRINT: TANIA F. CLARK

BY: Horst Otto
HORST OTTO

STATE OF FLORIDA } S.S.
COUNTY OF DADE }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, HORST OTTO PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF APRIL A.D. 1994.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 8, 1996
Joyce P. Webster
JOYCE P WEBSTER

MIAMI-DADE COUNTY APPROVALS

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA DEPARTMENT OF PLANNING DEVELOPMENT AND REGULATIONS THIS 15TH DAY OF SEPT A.D. 1998, ALSO THAT THE SIZE OF THE LOTS SHOWN AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING ORDINANCE OF MIAMI-DADE COUNTY, FLORIDA, THAT PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR EMPLOYED BY MIAMI-DADE COUNTY, FLORIDA AND THAT IT COMPLIES WITH CHAPTER 177 OF THE FLORIDA STATUTES.

BY: _____ DIRECTOR.

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 33 G CODE OF MIAMI — DADE COUNTY, SUBJECT TO ALL OF THE CONCURRENCE REVIEW AGENCIES AND SAID CHAPTER 33 G THE PLAT WAS APPROVED BY RESOLUTION NO. 2221-98 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OF MIAMI-DADE COUNTY, FLORIDA THIS 3rd DAY OF September A.D. 1998.

ATTEST: _____ CLERK OF THE CIRCUIT COURT
BY: _____ DEPUTY CLERK
SIGNED: _____ MAYOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT THIS 1st DAY OF April A.D. 1998
BY: _____ DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS 5TH DAY OF December A.D. 1998 AT 8:15 AM IN BOOK 154 OF PLATS AT PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI DADE COUNTY FLORIDA.

CLERK OF THE CIRCUIT COURT
BY: _____ DEPUTY CLERK

ANACO SOUTH ESTATES

PLAT BOOK 167 PAGE 51

SHEET 1 OF 1

A SUBDIVISION OF THE SOUTH 500 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE EAST 35 FEET THEREOF, IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

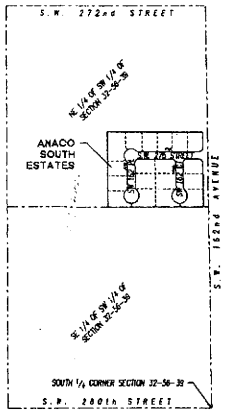
PREPARED BY:
ROBERTO R. BRIZUELA & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
7319 WEST FLAGLER STREET, MIAMI, FLORIDA, 33144, (305) 551-4393

SEPTEMBER, 2007

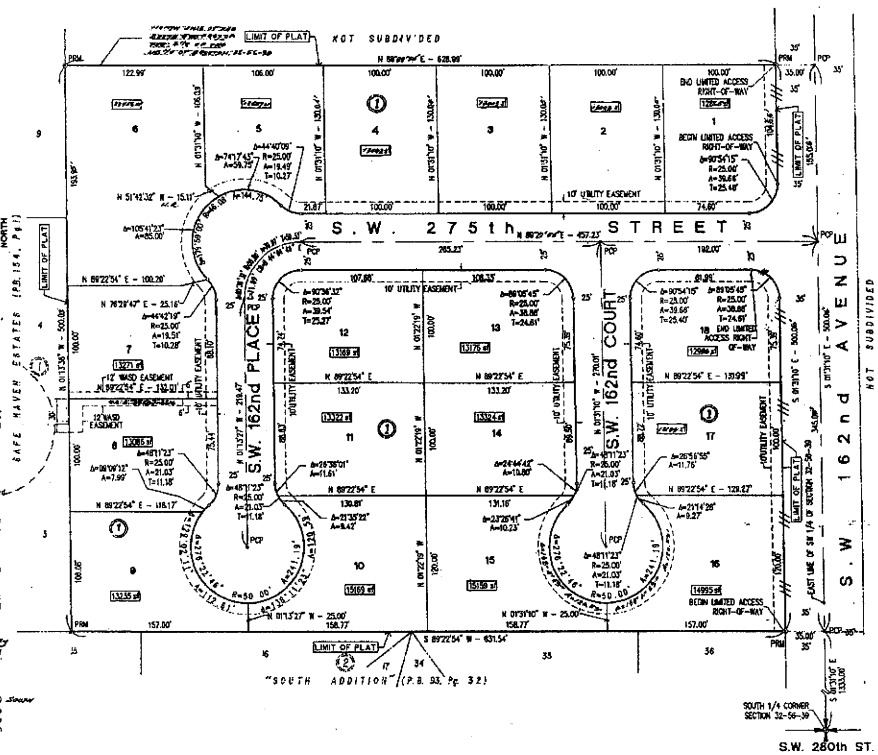
GRAPHIC SCALE

SCALE : 1" = 40'

NOTICE:



LOCATION MAP
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'



SURVEYOR'S NOTES

- PCP ● INDICATES PERMANENT CONTROL POINT
- PRM ⊕ INDICATES PERMANENT REFERENCE MONUMENT
- INDICATES 10' UTILITY EASEMENT
- DENOTES NET LOT AREA (IN SQUARE FEET)
- DENOTES DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

BEARINGS ARE BASED UPON AN ASSUMED VALUE OF SOUTH 01°31'10" EAST, FOR THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 32-56-39, AS SHOWN ON THE TOWNSHIP MAP OF MIAMI-DADE COUNTY.

P.O.B. DENOTES POINT OF BEGINNING
Δ DENOTES DENOTES CENTRAL (DELTA) ANGLE
R DENOTES RADIUS
A DENOTES ARC LENGTH
T DENOTES TANGENT DISTANCE
C DENOTES CHORD DISTANCE
CB DENOTES CHORD BEARING
P.B. DENOTES PLAT BOOK
PG. DENOTES PLAT BOOK PAGE
WASD DENOTES MIAMI-DADE WATER & SEWER DEPARTMENT
N.R. DENOTES NON-RADIAL

SEE NOTE THE LOTS SHOWN ON THIS PLAT WERE ORIGINALLY PLATTED AS A PORTION OF A LARGER PARCEL(S) OF LAND AND MAY NOT COMPLY WITH CURRENT ZONING AND/OR MIAMI-DADE COUNTY CODE.

KNOW ALL MEN BY THESE PRESENTS:

That ANACO SOUTH, LLC, a Florida Limited Liability Company, has caused to be made the attached plat entitled ANACO SOUTH ESTATES, the same being a subdivision of the following described property:

LEGAL DESCRIPTION:

The South 500 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 less the East 35 feet thereof in Section 32, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That the Street, Avenue, Court and Place, as shown on the attached plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

That the Limited Access Right-of-Way line, as shown on the attached plat is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road. That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems and/or air conditioners.

That the use of septic tanks will not be permitted on any lot within this subdivision, unless approved for temporary use in accordance with County and State regulations.

That all new electric and communication lines, except transmission lines, within this subdivision shall be installed underground.

OWNERS PLAT RESTRICTIONS:

That the utility easements as shown by dashed lines are reserved for the installation and maintenance of public utilities.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached plat entitled, "ANACO SOUTH ESTATES", is a true and correct representation of the lands as recently surveyed and platted under my direction, also that the permanent reference monuments were in place in accordance with Part 1, Chapter 177, Laws of the State of Florida.

7319 WEST FLAGLER STREET
MIAMI, FL. 33144
Date: 11-20-07

By: ROBERTO BRIZUELA, P.S.M.
Professional Surveyor and Mapper No. 3064
State of Florida

IN WITNESS WHEREOF:

That the said, ANACO SOUTH, LLC, a Florida Limited Liability Company, has caused these presents to be signed for and on its own behalf by its manager, in the presence of these two witnesses, this 30th day of August A.D., 2007.

ANACO SOUTH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

Witness: Print Name: Margarita Cardwell
By: RICHARD OCHA, Manager

Witness: Print Name: Debra Green

ACKNOWLEDGMENT:

STATE OF FLORIDA) S. S.
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, RICHARD OCHA, Manager, of ANACO SOUTH, LLC, a Florida Limited Liability Company, who is personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purposes therein expressed and who did not take an oath.

Witness my hand and official seal this 30th day of August A.D. 2007.

My Commission expires: 10-15-2011
Commission Number: DD 6536611

Notary Public State of Florida at Large
Print Name: Yolanda Rodriguez

MORTGAGEE APPROVAL:

That INTERAMERICAN BANK, FSB, a Federal Savings Bank, the owner and holder of that certain mortgage dated July 28, 2006, and filed for record on July 27, 2006, and filed in Official Records Book 24761 at Page 4584, of the Public Records of Miami-Dade County, Florida does hereby consent to this plat and joins in the above dedications.

IN WITNESS WHEREOF:

That the said INTERAMERICAN BANK, FSB, a Federal Savings Bank has caused these presents to be signed for and on its behalf and its corporate seal to be hereunto affixed to by its SENIOR VICE PRESIDENT in the presence of these two witnesses this 30th day of August A.D., 2007.

INTERAMERICAN BANK, FSB, a Federal Savings Bank

Witness: Print Name: Gladys Mora
By: Print Name: GLADYS MORA
Title: SENIOR VICE PRESIDENT

Witness: Print Name: Elizabeth Rivera

ACKNOWLEDGEMENT:

STATE OF FLORIDA) S.S.
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments GLADYS MORA, SENIOR VICE PRESIDENT of INTERAMERICAN BANK FSB, a Federal Savings Bank, personally known to me to be the person herein described and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the purposes therein described and who did not take an oath.

Witness my hand and official seal this 30th day of August A.D., 2007.

My commission expires: July 5, 2009
Commission Number: DD 653611

Notary Public State of Florida at Large
Print Name: Elizabeth Rivera

MIAMI-DADE COUNTY APPROVALS:

This Plat was approved by the Miami-Dade County, Florida, Department of Planning and Zoning this 26th day of November A.D., 2008. The size of the lots, and other features as shown on this Plat conform to all requirements of the existing zoning as of this date.

By: Director

This Plat was approved by the Miami-Dade County, Florida, Public Works Department, this 18th day of December A.D., 2008. This Plat has been reviewed by a Professional Surveyor and Mapper employed by Miami - Dade County in accordance with Section 177.081(1) of the Florida Statutes.

By: Director

This Plat has been found to be in compliance with the requirements of Chapter 33G, Code of Miami-Dade County, subject to all of the conditions of the Concurrency Review Agencies and said Chapter 33G. This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-209-09 passed and adopted by the Board of County Commissioners of Miami-Dade County, Florida, this 17th day of March A.D., 2009

BOARD OF COUNTY COMMISSIONERS

Harvey Ruvin, Clerk of the Circuit Court
By: Deputy Clerk

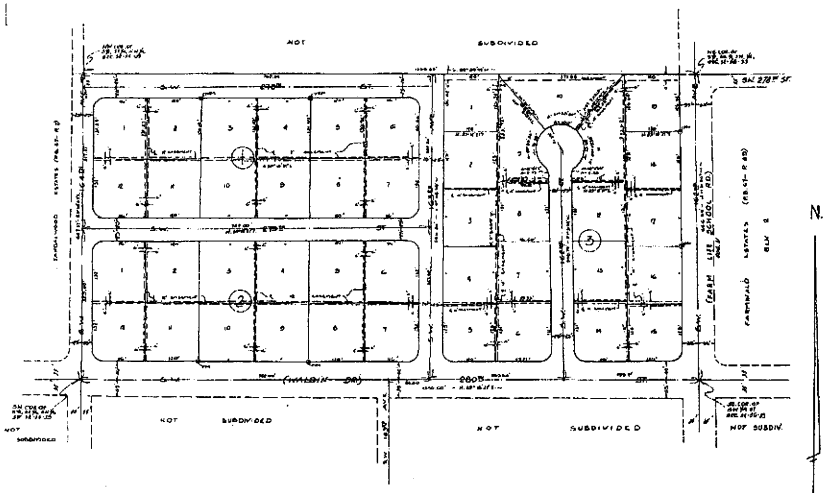
Signed: Carlos Alvarez, Mayor

RECORDING STATEMENT:

Filed for Record this 13 day of March A.D., 2009 at 2:46 P.M. in Book 167 of Plats at Page 51 of Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

CLERK OF THE CIRCUIT COURT
By: Ruben Grevasa, Deputy Clerk

87-30



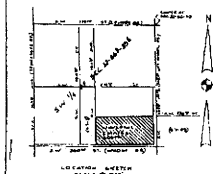
UNIVERSAL ESTATES SOUTH

A SUBDIVISION OF THE S1/2 OF THE SE1/4 OF THE SW1/4
OF SEC 32, TP 56 S, RGE 39 E
DADE COUNTY — FLORIDA

GRAPHIC SCALE
SCALE : 1" = 100'

DÉNES & DÉNES & ASSOC.
LAND SURVEYORS & ENGINEERS
MIAMI — FLORIDA
ORDER No. 1963-M1
F.B. No. 350-30
REF. 1965

SURVEYOR'S NOTES:
1. ● DENOTES PERMANENT REFERENCE MONUMENTS
2. BEARINGS SHOWN REFER TO AN ASSUMED MERIDIAN
3. ALL RADII ARE 25' UNLESS SHOWN OTHERWISE
4. DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES PRODUCED UNLESS SHOWN OTHERWISE



WE HEREBY CERTIFY That the attached Plat of UNIVERSAL ESTATES SOUTH is a true and correct representation of the land shown hereon, as recently surveyed and platted under our direction, and that the Permanent Reference Monuments (P.R.M.) set on the 17 day of December, 1963, A.D. comply with Section 5, Chapter 177 of the 1961 Laws of the State of Florida

Gabriel E. Dénes
Florida Certificate No. 1204
Registered Land Surveyor

KNOW ALL MEN BY THESE PRESENTS:

That UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida Corporation, has caused to be made the attached Plat of UNIVERSAL ESTATES SOUTH, the same being a subdivision of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 56 South, Range 39 East, less the East 35 feet and less the South 35 feet thereof, lying and being in Dade County, Florida.

That the Avenues, Court, Streets, Drive and Road, as shown on the attached Plat, together with all existing and future platting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and/or assigns the reversion or reversions thereof whenever discontinued by law.

That the Utility Easements as shown on the attached Plat by dashed lines at the rear and/or side of certain lots are hereby reserved for the installation and maintenance of public utilities.

That all new electric and communication lines other than transmission lines within this subdivision shall be installed underground.

That no individual well will be permitted on any lot within this subdivision except for irrigation, swimming pools and air-conditioning.

That no septic tank will be permitted on any lot within this subdivision.

That the official zoning regulations of Dade County, Florida, as now in effect or as the same may be from time to time changed or amended applicable to the area in which this subdivision is located shall be obtained.

That no lot as shown on the attached Plat shall be divided or resubdivided unless all portions of said lot are used to increase the size of the adjacent lots as platted or unless the portions of such lot are used to create a lot or lots substantially as large as the frontage, depth and area of the average of other lots on the block, all without leaving any lot of parcel smaller in any dimension than such average lots.

IN WITNESS WHEREOF, said UNIVERSAL MORTGAGE AND INVESTMENT COMPANY has caused these presents to be signed in its corporate name by its Vice President, its corporate seal to be hereunto affixed and attested by its Secretary on this 5 day of December, A.D. 1963

UNIVERSAL MORTGAGE AND INVESTMENT COMPANY

Attest: Janice S. Lee, Secy. — by: Nathan S. Lee, Vice Pres.

STATE OF FLORIDA SS.
COUNTY OF DADE

I HEREBY CERTIFY That on this day personally appeared before me Nathan S. Lee and Janice S. Lee, Vice President and Secretary, respectively, of UNIVERSAL MORTGAGE AND INVESTMENT COMPANY, a Florida Corporation, to me well known to be the persons described herein and who executed the foregoing instrument as such officers and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and notarial seal this 5th day of December A.D. 1963
My commission expires: May 18, 1975

Notary Public, State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:

1. That Murray A Shaw and Lillian H. Shaw, his wife, the owners and holders of those certain mortgages covering an Equity of Sale and recorded as Judgments of Sale under Clerk's File Numbers 84-8-6010 and 84-8-6014 of the Public Records of Dade County, Florida, do hereby consent to the Plat and join in the above dedications.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of December A.D. 1963.

WITNESS: Beatrice Lefkin
WITNESS: M. G. Fallon
} for both

Murray A. Shaw
Lillian H. Shaw, his wife

STATE OF FLORIDA SS.
COUNTY OF DADE

I HEREBY CERTIFY That on this day personally appeared before me Murray A Shaw and Lillian H. Shaw, his wife, to me well known to be the persons described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and notarial seal this 4th day of Dec. A.D. 1963
My commission expires: Sept. 19, 1973

Notary Public, State of Florida at Large

2. That Theodore R. Nelson, as Trustee, the owner and holder of that certain mortgage dated April 1, 1963 and recorded April 4, 1963 under Clerk's File No. 84-8-6055 of the Public Records of Dade County, Florida, does hereby consent to this Plat and joins in the above dedications.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of Dec. A.D. 1963.

WITNESS: M. G. Fallon
WITNESS: Beatrice Lefkin

Theodore R. Nelson, as Trustee

STATE OF FLORIDA SS.
COUNTY OF DADE

I HEREBY CERTIFY That on this day personally appeared before me Theodore R. Nelson, as Trustee, to me well known to be the person described herein and who executed the foregoing instrument and who upon being duly sworn acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and notarial seal this 5th day of Dec., A.D. 1963.
My commission expires: Sept. 19, 1973

Notary Public, State of Florida at Large

This Plat was approved by Dade County, Florida, Zoning and Building Department this 19th day of January A.D. 1970.

By: [illegible] Director

This Plat was approved by Dade County, Florida, Planning Department this 21 day of JANUARY A.D. 1970

By: [illegible] Director

This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-121-70 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 28 day of JANUARY A.D. 1970

Approved: [illegible]
Dade County, Florida, Public Works Dept.

Attest: E. R. Leatherman, Clerk of the Circuit Court
By: [illegible] Deputy Clerk

Chairman

FILED for Record this 3 day of February A.D. 1970, at 11:29 A.M., in Book 32 of Plats, Page 10 of the Public Records of Dade County, Florida.
This Plat complies with the provisions of the Laws of the State of Florida and Metropolitan Dade County, Florida.

E. R. Leatherman
Clerk of the Circuit Court
By: [illegible] Deputy Clerk

96-93

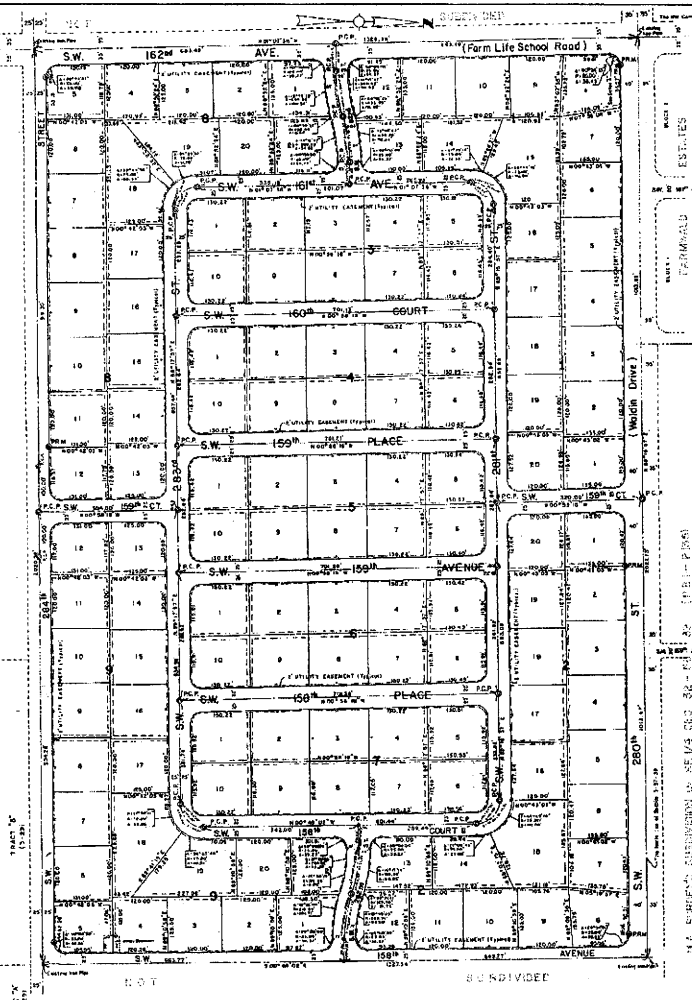
WALDIN PARK ESTATES

A Subdivision of the NW 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the NE 1/4 of Section 5, Township 57 South, Range 39 East, Dade County, Florida.

PREPARED BY
BRISTOL, CHILDS & CROWDER, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
7200 CORAL WAY MIAMI, FLORIDA

JULY 1973

GRAPHIC SCALE
0 50 100 200
SCALE 1" = 100'



DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: That CHARTER LAND AND HOUSING CORPORATION, a Florida Corporation, has caused to be made the attached plat entitled "WALDIN PARK ESTATES" the same being a subdivision of the NW 1/4 of the NE 1/4 AND the SW 1/4 of the NE 1/4 of the NE 1/4 AND the NW 1/4 of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 5, Township 57 South, Range 39 East, Dade County, Florida, LESS the North 35 feet thereof, AND less the West 35 feet thereof, AND less the South 25 feet thereof.

DADE COUNTY PLAT RESTRICTIONS

That the Avenues, Courts, Places, and Streets as shown on the attached plat together with all existing and future trees, shrubbery, and fire hydrants thereon are hereby dedicated to the perpetual use of the Public; reservation in the dedication, their subsequent use, assigns, the reversion or reversions thereof whenever discontinued by law.
That no septic tank will be allowed in this subdivision.
That no individual wells other than swimming pool, irrigation, and/or air conditioners will be permitted within this subdivision.
That all new electric & communication lines other than transmission lines which this subdivision shall be required underground.
That lots 1 thru 8 inclusive Block F and lots 1 thru 18, and lots 4 thru 7 inclusive of Block B shall be provided with circular drives or service turn-arounds.
That the 2' Utility Easement shown on the Right-of-Way lines is hereby Reserved for the installation and maintenance of fire hydrants, public street lights, and guard rail if any.

OWNERS PLAT RESTRICTIONS

That the utility easements as shown by dashed lines at the front, side and/or rear lot lines are hereby reserved for the installation and maintenance of public utilities.

IN WITNESS THEREOF: Said CHARTER LAND AND HOUSING CORP, a Florida Corporation, has caused these presents to be signed in its corporate name by its President, its corporate seal to be hereunto affixed and by its Secretary this 24th day of Sept 1973
and attested by

Attest: Jack T. O'Brien — Assistant Secretary
Jack T. O'Brien

Signed: J. Hardy Smith Jr. — President
C. Hardy Smith Jr.

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That before me this day personally appeared C. Hardy Smith Jr. and Jack T. O'Brien, President and Assistant Secretary respectively of
COUNTY OF DUVAL CHARTER LAND AND HOUSING CORPORATION, a Florida corporation, to me well known to be the persons described in and who were duly sworn acknowledged that they executed the foregoing instrument as their free act and deed as such officers, for the uses and purposes therein expressed, that they have affixed thereto the true seal of said corporation, and that the said instrument is the act and deed of said corporation.
Witness my hand and official seal this 24th day of Sept, 1973

My commission expires Feb 29 1976

Notary Public State of Florida at Large

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That SOUTH FLORIDA VILLAS, LTD., a Florida Limited Partnership, the owner and holder of that certain mortgage dated May 31, 1972, and filed for record June 6, 1972, under Clerk's File No. 72R-127180 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the dedication.

Witness my hand and as a member of the partnership this 19th day of September 1973

Witness: [signature]

Witness: Alice Cohen

Max M. Hagen, General Partner
Max M. Hagen, a member of the partnership

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That before me this day personally appeared or either duly authorized in subsidiary writing and later acknowledged personally, Max M. Hagen, a member of the
COUNTY OF DADE partnership of SOUTH FLORIDA VILLAS LTD., a Florida Limited Partnership, a co-partnership to be the person described in and who upon being duly sworn acknowledged that he executed the foregoing instrument as a member of the partnership for the uses and purposes therein expressed and that said instrument is the free and deed of said Limited Partnership.
Witness my hand and official seal this 19th day of September, 1973

My commission expires Nov. 1, 1973

Notary Public State of Florida at Large

SURVEYOR'S NOTES

- ⊙ P.R.M. Indicates Permanent Reference Monument
- ● P.C.P. Indicates Permanent Control Point.

All radii are 20' unless otherwise noted.
Distances on curved lots are to the intersections of lines that extended.
Bearings shown are based on assumed meridian.
Utility easements as shown by dashed lines at the front, rear, and/or side lot lines are 12' unless otherwise noted.

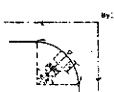
SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY: That the attached plat entitled WALDIN PARK ESTATES is a true and correct representation of the land as recently surveyed and platted under our direction, and that Permanent Reference Monuments were in place on the 1st day of October 1973 in accordance with Section 177.091, Chapter 71-334, Laws of the State of Florida.

BRISTOL, CHILDS & CROWDER, INC.
By: [signature] Vice President
DONALD J. HARDY JR.
Registered Engineer No. 14094
Registered Surveyor No. 2905
State of Florida

WALDIN PARK ESTATES

LOCATION MAP



DETAIL "A"

APPROVALS:

This plat was approved by the Dade County, Florida, Planning Department, this 16th day of Oct 1973
By: Alice N. Bay Hyde, Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 16th day of Oct 1973
By: R. J. Beck, Director

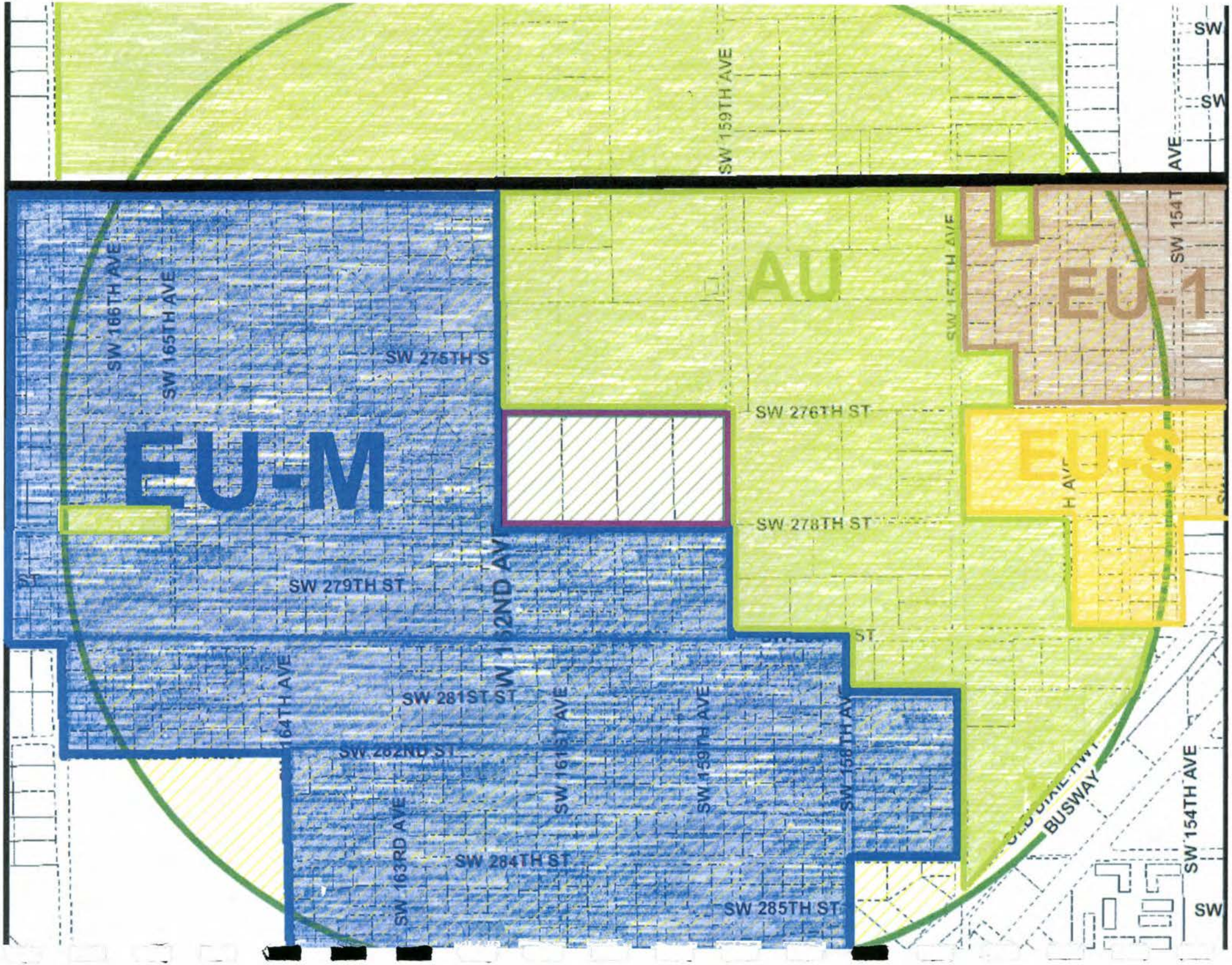
This plat was approved by the Dade County, Florida Public Works Department this 25 day of October 1973
By: Ellis Holloman Jr., Director

This plat was approved and the foregoing dedications were accepted and ratified by resolution No. R-1156-73 passed and adopted by the BOARD OF COUNTY COMMISSIONERS of DADE COUNTY, FLORIDA, this 16 day of October 1973

Attest: The Clerk of the Circuit Court
By: Deputy Clerk

Signed: Mayor

Filed for record this 22 day of October 1973 at 4:00 PM in book 96 of plats, at page 82 of the public Records of Dade County, Florida.
This plat complies with the requirements of the laws of the State of Florida and Metropolitan Dade County, Florida.
RICHARD P. BRINKER
Clerk Circuit Court
By: E.M. Reisel
Deputy Clerk


AU
EU-1
EU-S
EU-M
SW 159TH AVE
SW 166TH AVE
SW 165TH AVE
SW 275TH S
SW 276TH ST
SW 278TH ST
SW 279TH ST
SW 281ST ST
SW 282ND ST
SW 284TH ST
SW 285TH ST
SW 163RD AVE
SW 161ST AVE
SW 159TH AVE
SW 156TH AV
SW 154TH AVE
BUSWAY

3. JORGE A. ROSADO & GUADALUPE BRUNEMAN
(Applicant)

06-11-CZ14-3 (06-9)
Area 14/District 8
Hearing Date: 11/1/06

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 ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				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.

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

APPLICANTS: Jorge A. Rosado and Guadalupe Bruneman **PH:** Z06-009 (06-11-CZ14-3)

SECTION: 32-56-39 **DATE:** November 1, 2006

COMMISSION DISTRICT: 8 **ITEM NO.:** 3

==========

A. INTRODUCTION

- **REQUESTS:**

  (1) AU to EU-M

  (2) Applicants are requesting to permit 2 lots each with a lot frontage of 114.5' (120' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages, dated stamped received 1/17/06. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The requests will allow the applicants to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified Residential District, and permit a reduced lot frontage on two lots.

- **LOCATION:**

  16380 S.W. 272 Street, Miami-Dade County, Florida.

- **SIZE:** 2.25 Acres.

- **IMPACT:**

  The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site would have an impact on the schools, water and sewer services and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; Single-Family Residence	Estate Density Residential, 1 to 2.5 dua
Surrounding Properties:		
NORTH:	AU; Avocado Farm	Agriculture
SOUTH:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua

The 2.25-acre subject property is located south of and within the Urban Development Boundary (UDB) on the south side of section-line road SW 272 Street, which is also the southern boundary of the UDB in this area and is approximately 1.5 miles east of the UDB line. Single-family residences characterize the area to the east, west and south. Undeveloped, agricultural land lies on the north side of SW 272 Street.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**

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

*Subject to the Board's acceptance of the proffered Covenant.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, 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;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(d) The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

A. the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and

B. the proposed alternative development will not result in the further subdivision of land; and

C. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and

D. the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and

E. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

F. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

G. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

A. the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

B. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

C. each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(3) the proposed lot area, frontage or depth is such that:

A. the proposed alternative development will not result in the creation of more than three (3) lots; and

B. the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and

C. no lot area shall be less than the smaller of:

1. ninety percent (90%) of the lot area required by the underlying district regulations; or

2. the average area of the developed lots in the immediate vicinity within the same zoning district; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(4) If the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

A. the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and

B. the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]

C. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and

E. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where

the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No comment**
MDTA	**No comment**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**Objects/1 student**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The 2.25-acre subject property is located south of and within the Urban Development Boundary (UDB) on the south side of section-line road SW 272 Street, and approximately 1.5 miles east of the UDB line. There is currently an existing house occupying the site. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Modified Estate Residential District. The applicant is also seeking (request #2), to permit two lots with a lot frontage of 114.5' (120' required). The EU-M zoning regulations require lots to have a minimum lot frontage of 120 ft. The applicant has submitted a site plan showing the development of the 2.25-acre subject property subdivided into three residential lots, with two of the lots having a lesser lot frontage than required. The two smaller lots, each with a lot frontage of 114.5 ft., front on S.W. 164 Avenue and will have areas ranging from 15,829 sq. ft. to 16,061 sq. ft. The larger lot fronts on S.W. 272 Street and will house the existing single-family residence on a lot that's more than an acre in size. Single-family residences characterize the area to the east, south and west, developed under the EU-M zoning regulations. Undeveloped, agricultural land lies on the north side of SW 272 Street, which is a boundary of the UDB. The applicants have proffered a covenant limiting the development of the site to the submitted site plan.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. They have indicated that since the subject property contains a tree grove, a Miami-Dade County tree removal permit will be required prior to the removal or relocation of any trees. Further, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate an additional **3** PM daily peak hour **vehicle trips**. Their memorandum further indicates that the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the area roadways, which are currently operating at LOS "C" and "E". **Miami-Dade County Public Schools** (MDCPS) **objects** to this application. MDCPS has indicated that the proposed zoning will bring **1** additional student into the area's public schools. They indicate that Redlands Elementary School, Redland Middle School and South Dade Senior School are the schools that will be impacted by this development, which are currently operating at 120%, 111% and 131% respectively of FISH (Florida Inventory of School Houses) utilization.

MDCPS indicated in their memorandum that they met with the applicants on July 14, 2006, at which time they were advised by the applicants that they (the applicants) are unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Impact Fee Ordinance. Based on the review criteria established by the School Board, the School District is requesting that the application be **denied**, **or that it be deferred** until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the site with a minimum of 2 and a maximum of 5 residential units. The proposed EU-M zoning will allow the applicant to develop the site with single-family residences at an estimated density of 2.42 units per gross acre, totaling a maximum of 5 units. As such, the proposed EU-M zoning will provide a development density which is within the density range permitted by the **Estate Density Residential** use LUP map category and is, therefore, **consistent** with this designation of the CDMP. Additionally, the applicants have proffered a covenant limiting the development of the site to three lots, which also falls within the numerical threshold permitted by the LUP map. To the east, south and west are EU-M zoned parcels developed with estate residences. Staff is of the opinion that the proposed zone change of the subject property to EU-M is **compatible** with the EU-M zoned properties in the area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking 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 utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation 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, streets or highways. The applicants are seeking approval for a district boundary change from AU, Agricultural District, to EU-M, Estate Modified Residential District, and staff supports the request. The subject property is one of the last AU-zoned properties in an area which is predominantly zoned EU-M and developed with single-family residences along section line road, SW 272 Street, which also serves as a northern boundary of the UDB in this portion of section 32-56-39. Undeveloped, agricultural land lies on the north side of SW 272 Street, which is outside the UDB. In 1978, pursuant to Resolution #Z-285-78, and in 1990, pursuant to Resolution # Z-43-90, two larger plots west and east respectively of the subject property were approved for zone changes to EU-M. These were just two of the many similar requests approved for EU-M Zoning surrounding the subject property. In staff's opinion, this request reflects a logical zoning continuum and respects the area's predominant EU-M zoning trend.

Essentially, the applicants' request for EU-M zoning would harmonize this portion of the section and rezone one of the last remaining portions of AU-zoned land south of the UDB. Staff notes that the proposed zone change would not result in a detrimental impact on the environmental and transportation resources of the County as evidenced by the comments from DERM and the Public Works Department. Additionally, staff opines that the proposed development will not have a negative impact on the economy of the Miami-Dade County. As such, staff is of the opinion that the requested zone change to EU-M is **compatible** with the single-family residential developments to the east, west and south of the subject property, and is **consistent** with the Estate Density Residential LUP map designation of the CDMP. Accordingly, staff recommends approval of the district boundary change from AU to EU-M, subject to the Board's acceptance of the proffered covenant.

The Alternative Site Development Option (ASDO) Standards under Section 33-311(A)(14) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable Alternative Site Development Option Standards and does not contravene the enumerated public interest standards as established. Request #2, to permit 2 lots with a lot frontage of 114.5' (120' required), does not satisfy the ASDO standards found in Section 33-311(A)(14)(d). For example, the submitted plans show that the size and dimensions of the proposed development are sufficient to provide all the required setbacks required by the underlying district regulations as specified under Section 33-311(A)(14)(d)(3)(B). However, request #2 does not fulfill the ASDO requirements in Section 33-311(A)(14)(d)(3)(E) as the subject parcel is not designated agricultural or open land under the Comprehensive Development Master Plan. As such, request #2 should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When request #2, to permit 2 lots with a frontage of 114.5' (120' required), is analyzed under the Non-use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. Staff notes that similar approvals for less than the required lot frontages on the property immediately to the east, pursuant to Resolution #Z-43-90, and on another property to the west, pursuant to Resolution #4-ZAB-324-77, were approved for lot frontages less than the 120' requirement in 1990 and 1977, respectively. As previously mentioned, the two smaller lots range in size from 15,829 sq. ft. to 16,061 sq. ft. Additionally, the larger lot on which the original house will remain is more than an acre in size. Staff notes that all three lots resulting from this rezoning are larger than some of the other lots previously approved in the area as noted above, and exceed the minimum requirements of the Zoning Code for EU-M zoned lots. Based on all the aforementioned, staff recommends approval with conditions of request #2 under the Non-Use Variance (NUV) Standards.

When request #2 is analyzed under the Alternative Non-use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that this request is due to unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. This request does not comply with the standards of said Section, since the property can be utilized in accordance with the zoning

regulations. Therefore, staff recommends denial without prejudice of request #2 under the Alternative Non-use Variance (ANUV) Standards.

Accordingly, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of requests #2 under Section 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #2 under Section 33-311(A)(4)(b), (NUV) and denial without prejudice of request #2 under Section 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

J. CONDITIONS: For request #2 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosado Ranches," as prepared by Jose Figueroa, Architect, dated 1/6/06 and consisting of 5 pages, dated stamped received 1/17/06. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Completion.

5. That the applicant obtain a Certificate of Use from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

DATE INSPECTED: 08/8/06
DATE TYPED: 09/22/06
DATE REVISED: 09/25/06, 10/02/06, 10/03/06, 10/19/06; 10/23/06
DATE FINALIZED: 10/23/06
DO'QW:AJT:MTF:LVT:JV:CXH

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

Memorandum

MIAMI-DADE COUNTY

Date: February 24, 2006

RECEIVED
MAR 09 2006
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-14 #Z2006000009
Jorge A. Rosado & Guadalupe Bruneman
16380 SW 272nd Street
District Boundary Change from AU to EU-M
(AU) (2.25 Ac.)
32-56-39

The Department of 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 Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service:
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water 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.

Wastewater Disposal:
Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the property is connected to public water and the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

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/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:
The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives contact the Pollution Remediation Section of DERM at 305-372-6700.

Wetlands:
The subject property does not contain jurisdictional wetlands as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:
The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:
DERM has reviewed the permits and enforcement database and the enforcement case tracking system and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. 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 to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# Z2006000009
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: JORGE A ROSADO&GUADALUPE BRUNEMAN

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 3 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
9860	SW 157 Ave. s/o SW 272 St.	C	C
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E

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.
14-FEB-06

C-14

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Chief Facilities Officer
Rose Diamond

Planning Officer
Ana Rijo-Conde, AICP

August 17, 2006

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Frank J. Bolaños
Evelyn Langlieb Greer
Dr. Robert B. Ingram
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

C-14

Re: Jorge A. Rosado & Guadalupe Bruneman - Application No. 06-009
16380 SW 272 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary School currently operating at 120% of FISH % utilization (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on July 14, 2006, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. **The applicant advised that he is unable to proffer any additional mitigation other than the applicable impact fees as required by the Educational Facilities Impact Fee Ordinance.**

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

School Board Administration Building *• 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132*
305-995-7285 • FAX 305-995-4760 • ***arijo@dadeschools.net***

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the additional 2 units are estimated to generate approximately $4,800 ($2,400 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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,

Patricia Good
Coordinator III

PG:rr
L-090
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 06-009, Jorge A. Rosado & Guadalupe Bruneman

REQUEST: Zone change from AU to EU-M

ACRES: 2.25 acres

LOCATION: 16380 SW 272 Street

MSA/MULTIPLIER: 7.3/.60

NUMBER OF UNITS: 2 additional units (1 units currently permitted under existing zoning classification, for a total of 3 units)

ESTIMATED STUDENT POPULATION: 1 student*

ELEMENTARY: 1

MIDDLE: -

SENIOR: -

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary – 24501 SW 162 Avenue

MIDDLE: Redland Middle -16001 SW 248 Street

SENIOR HIGH: South Dade Senior -28401 SW 167 Avenue

All schools are located in Regional Center VI

* 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, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Redland Elem.	1086/ 1087*	903	120%/ 120%*	0	**120%/ 120%***	1306
Redland Middle	1458	1230	119%	79	111%	2231
South Dade Sr.	2759	1721	160%	380	**131%**	3112

* increased student population as a result of the proposed development.

** Estimated number of students (cumulative) based on zoning/land use log (2001-present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Note:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, although the elementary and senior high schools meet the review threshold only the elementary school is impacted.

PLANNED RELIEF SCHOOLS IN THE AREA
(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

Projects in Planning, Design or Construction

School	Status	Projected Occupancy Date
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007
State School "YY-1" Jorge Mas Canosa Middle School (Ammons, Hammocks, Richmond Heights and Redland Middle Relief) (2232 student stations)	Construction	School Opening 2007
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Construction	School Opening 2009
New K-8 @ Palm Glade (S/S "CC1") (Pine Villa and Redland Elementary School Relief, Redland Middle and Mays Middle School Relief) (1624 student stations)	Construction	School Opening 2008

New Elementary School
State School "A1"
(Chapman, Naranja and Redland
Elementary School Relief)
(826 student stations)

Design

School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	2729
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	4518
Estimated Permanent Senior Seats (Current and Proposed in 5-Year Plan)	3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected needs.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total $6,549.

CAPITAL COSTS: Based on the State's June-2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x $ 14,378 = $ 14,378
MIDDLE	Does not meet the threshold
SENIOR	Not impacted by proposed development

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

School Name	Actual Enrollment (11-18-05)	Projected Enrollment (as per contract) 2006-2007	2007-2008	Maximum
Academy of Arts & Minds	141	500	500	500
Archimedean Academy	469	525	525	525
Archimedean Middle Conservatory	61	240	240	240
ASPIRA Eugenio Maria de Hostos	365	600	600	600
ASPIRA Youth Leadership	305	450	450	450
ASPIRA South Youth Leadership	203	450	450	600
Aventura City of Excellence School	699	900	900	900
Balere Language Academy	148	250	350	450
Coral Reef Montessori	345	500	500	500
Doctors Charter School of Miami Shores	412	525	600	600
Doral Academy	730	2200	2,200	2,200
Doral Academy Middle School	815	1250	1,250	1,250
Doral Academy High School	925	1800	1,800	1,800
Doral Performing Arts & Entertainment Academy	45	150	200	200
Downtown Miami Charter School	614	650	650	650
Early Beginnings Academy – Civic Center	43	80	80	80
Early Beginnings Academy – North Shore	20	43	61	70
Florida International Academy	261	350	350	350
International Studies Charter High School	110	750	1,000	1,000
Keys Gate Charter School	1,132	1,150	1,150	1,150
Lawrence Academy	69	250	350	450
Liberty City Charter School	350	705	705	705
Life Skills Center Miami-Dade County	62	450	600	600
Mater Academy	713	1,150	1,150	1,150
Mater Academy Charter High School	1,165	1,300	1,300	1,300
Mater Academy Charter Middle School	1,154	1,300	1,300	1,300
Mater Academy East Charter School	303	800	800	800
Mater Academy East Middle School	107	250	300	250
Mater Performing Arts & Entertainment Academy	94	150	200	200
Miami Children's Museum	79	350	350	350
Miami Community Charter School	223	600	600	600
Oxford Academy of Miami	105	450	450	450
Pinecrest Preparatory Academy Middle School	222	800	800	800
Pinecrest Preparatory Academy	745	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	199	600	600	600
Renaissance Elementary Charter School	452	500	500	500
Renaissance Middle Charter School	47	700	1050	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	25	36	36	36
School for Integrated Academics & Technologies	332	800	800	800
Somerset Academy	525	700	700	700
Somerset Academy Charter Middle School	74	300	300	300
Somerset Academy Charter High School	22	375	500	500
~~Spiral-Tech Elementary Charter School*~~	78	~~200~~	~~200~~	~~200~~
Spirit City Academy	39	300	350	400
Sunshine Academy	95	200	275	450
The Charter School at Waterstone	1,012	1,000	1,150	1,000
Theodore R. and Thelma A. Gibson Charter School	16	600	600	600
Transitional Learning Academy	29	48	72	72
Youth Co-Op Charter School	515	525	525	525
TOTAL: 49 schools	**16,713**	**30,364**	**31,331**	**32,625**

* Contract terminated effective June 30, 2006

Board Approved Contracts for Schools to open in Future Years			
School Name	Projected Enrollment (as per contract)		
	2006-2007	2007-2008	Maximum
Charter on the Beach Middle School	250	250	250
~~Liceo ENLACE Miami Charter Academy*~~	~~375~~	~~475~~	~~775~~
A Child's Journey Charter School	N/A	325	600
Atlantic Science Academy	N/A	600	840
Cooperative Charter School	100	120	200
~~Dr. Joseph Coats Grace Community Charter School*~~	~~600~~	~~600~~	~~600~~
Excelsior Academy of Miami	N/A	450	450
Mosaic Bilingual Academy	N/A	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	N/A	800	1,600
Pinecrest Academy Charter High School	600	850	850
South Dade Charter Elementary School	N/A	625	750
~~Summerville Charter School*~~	~~600~~	~~600~~	~~600~~
Excel Academy	250	300	700
Life Skills Center Opa Locka	400	400	400
Mater Academy Lakes Elementary School	-0-	800	800
Mater Academy Lakes Middle School	900	900	900
Mater Academy Lakes High School	300	600	1,200
Mater Gardens Academy	900	900	900
Mater Gardens Academy Middle School	450	450	450
Pinecrest Academy (South Campus)	800	800	800
Somerset Academy (Silver Palms)	-0-	600	600
Somerset Academy (Country Palms)	-0-	1,000	1,000
Somerset Academy Middle School (Country Palms)	-0-	600	600
TOTAL: 20 schools	**4,950**	**11,490**	**14,255**
SUB-TOTAL (EXISTING +APPROVED): 69 schools	**35,314**	**42,821**	**46,880**

*** Deferment period expired – contracts automatically lapse.**

Contracts Pending Approval			
School Name	Projected Enrollment (as per contract)		
	2006-2007	2007-2008	Maximum
Dr. Joseph Coats Grace Community Advantage Academy*	-0-	750	750
Summerville Advantage Academy*	-0-	750	750
Excel Academy North	-0-	250	700
River Cities Community Charter School	-0-	250	250
TOTAL: schools	**-0-**	**2,000**	**2,450**
SUB-TOTAL (EXISTING + APPROVED + PENDING APPROVAL): 73 schools	**35,314**	**44,821**	**49,330**

*** applications approved as Advantage Academy of Miami and Advantage Academy of Miami "B", respectively.**

Board Approved applications for schools opening in subsequent years:	
Applicant	Maximum Enrollment Capacity
Mater Springs Academy Elementary School	600
Mater Academy South Charter School	900
Mater Springs Academy Middle School	300
Sabal Palm Charter High School	800
Charter Academy of Excellence	600
Palmetto Bay Charter Academy	1,600
Princeton Charter Academy	1,600
Homestead Charter High School	2,000
South Miami-Dade Charter Elementary School	600
South Miami-Dade Charter Middle School	300
Advantage Academy of Miami "C"	750
Advantage Career Academy	900
Kush Academy	500
Life Skills Center – Homestead	700
Life Skills Center – Liberty City	700
Romans Charter School	540
South Florida Choir Intermediate/High School	280
Total: 17 schools	**13,670**
GRAND TOTALS	
Number of Schools	**Maximum Enrollment Capacity**
90	**63,000**

560 So.2d 1358, 15 Fla. L. Weekly D1272
(Cite as: 560 So.2d 1358)

District Court of Appeal of Florida,
Fourth District.

Patricia POLLARD, Petitioner,
v.
PALM BEACH COUNTY, a political subdivision of the State of Florida, Respondent.

No. 88-1827.
May 9, 1990.

Owner of residential property applied for special exception to use property as adult congregate living facility for elderly. The Circuit Court for Palm Beach County, William C. Williams, III, J., denied owner's petition for writ of certiorari to review denial of application, and owner petitioned for review. The District Court of Appeal held that opinions of neighbors that proposed use would cause traffic problems, would cause light and noise pollution, and would generally have unfavorable impact on area provided no competent substantial evidence to support denial of petition.

Certiorari granted, order quashed, and matter remanded with instructions.

Stone, J., dissented with opinion.

West Headnotes

[1] Zoning and Planning 414 1474

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1474 k. Public interest or welfare. Most Cited Cases
(Formerly 414k490)

Special exception is permitted use to which applicant is entitled unless zoning authority determines according to standards of zoning ordinance that use would adversely affect public interest.

[2] Zoning and Planning 414 1154

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1154 k. Rights of objecting owners; continuity of regulation. Most Cited Cases
(Formerly 414k161)

Opinions of residents are not factual evidence and not sound basis for denial of zoning change application.

[3] Zoning and Planning 414 1520

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1520 k. Residential facilities and day-care. Most Cited Cases
(Formerly 414k539)

Opinions of neighbors of residential property, for which special exception was requested, that proposed use of property as adult congregate living facility for elderly would cause traffic problems, would cause light and noise pollution, and would generally have unfavorable impact on area established no competent substantial evidence to support decision of zoning

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authority denying application.

***1359** Bruce G. Kaleita, West Palm Beach, for petitioner.

Richard W. Carlson, Jr. and Thomas P. Callan, Asst. County Attys., West Palm Beach, for respondent.

PER CURIAM.

This is a petition to review denial of an application for a special exception. The real property in question is located in an area zoned residential. The use for which a special exception was requested is an adult congregate living facility for the elderly, a use permitted by special exception in a residential area.

Certain procedural shortcomings having been remedied, we now treat only the merits, being satisfied that this court has jurisdiction.

After making appropriate application, petitioner obtained approval of the County Zoning Department and, subsequently, the approval of the County Planning Commission. Approval was based upon documentary evidence and expert opinion.

In public hearings before the County Commission, various neighbors expressed their opinion that the proposed use would cause traffic problems, light and noise pollution and generally would impact unfavorably on the area. The County Commission denied the application and the circuit court denied certiorari to review that denial. We grant the writ and quash the order under review.

[1][2][3] We explained the respective burdens of an applicant for a special exception and the zoning authority in *Rural New Town, Inc. v. Palm Beach County,* 315 So.2d 478, 480 (Fla. 4th DCA 1975), as follows:

> In rezoning, the burden is upon the *applicant* to clearly establish such right (as hereinabove indicated). In the case of a special exception, where the applicant has otherwise complied with those conditions set forth in the zoning code, the burden is upon the *zoning authority* to demonstrate by competent substantial evidence that the special exception *is adverse to the public interest.* Yokley on Zoning, vol. 2, p. 124. A special exception is a permitted use to which the applicant is entitled *unless* the zoning authority determines according to the standards of the zoning ordinance that such use would adversely affect the public interest.
>
> (Emphasis in original; some citations omitted.)

The supreme court, in *De Groot v. Sheffield,* 95 So.2d 912, 916 (Fla.1957), explained in the following language what is meant by the term "competent substantial evidence" in the context of certiorari review:

> Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. We have stated it to be such relevant evidence as a reasonable mind would accept as adequate to support a conclusion. *Becker v. Merrill,* 155 Fla. 379, 20 So.2d 912; *Laney v. Board of Public Instruction,* 153 Fla. 728, 15 So.2d 748. In employing the adjective "competent" to modify the word "substantial," we are aware of the familiar rule that in administrative proceedings the formalities in the introduction of testimony common to the courts of justice are not strictly employed. *Jenkins v. Curry,* 154 Fla. 617, 18 So.2d 521. We are of the view, however, that the evidence relied upon to ***1360** sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached. To this extent the "substantial" evidence should also be "competent."
>
> (Some citations omitted.)

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(Cite as: 560 So.2d 1358)

In *City of Apopka v. Orange County,* 299 So.2d 657, 660 (Fla. 4th DCA 1974), the "evidence" in opposition to petitioner's application for special exception consisted, as in the present case, of the opinions of neighbors, and in that case we explained:

> The evidence in opposition to the request for exception was in the main laymen's opinions unsubstantiated by any competent facts. Witnesses were not sworn and cross examination was specifically prohibited. Although the Orange County Zoning Act requires the Board of County Commissioners to make a finding that the granting of the special exception shall not adversely affect the public interest, the Board made no finding of facts bearing on the question of the effect the proposed airport would have on the public interest; it simply stated as a conclusion that the exception would adversely affect the public interest. Accordingly we find it impossible to conclude that on an issue as important as the one before the board, there was substantial competent evidence to conclude that the public interest would be adversely affected by granting the appellants the special exception they had applied for.

Earlier in that opinion we also noted:
As pointed out by Professor Anderson in Volume 3 of his work, American Law Of Zoning, § 15.27, pp. 155-56:

> "It does not follow, ... that either the legislative or the quasi-judicial functions of zoning should be controlled or unduly influenced by opinions and desires expressed by interested persons at public hearings. Commenting upon the role of the public hearing in the processing of permit applications, the Supreme Court of Rhode Island said:
>
> 'Public notice of the hearing of an application for exception ... is not given for the purpose of polling the neighborhood on the question involved, but to give interested persons an opportunity to present facts from which the board may determine whether the particular provision of the ordinance, as applied to the applicant's property, is reasonably necessary for the protection of ... public health.... The board should base their determination upon facts which they find to have been established, instead of upon the wishes of persons who appear for or against the granting of the application.'
>
> The objections of a large number of residents of the affected neighborhood are not a sound basis for the denial of a permit. The quasi-judicial function of a board of adjustment must be exercised on the basis of the facts adduced; numerous objections by adjoining landowners may not properly be given even a cumulative effect."

299 So.2d at 659.

Our review of the record leads us to conclude that there is literally no competent substantial evidence to support the conclusion reached below. The circuit court overlooked the law which says that a special exception is a permitted use to which the applicant is entitled unless the zoning authority determines according to the standards of the zoning ordinance that the use would adversely affect the public interest. *Rural New Town,* 315 So.2d at 480. It also overlooked the law which says that opinions of residents are not factual evidence and not a sound basis for denial of a zoning change application. *See City of Apopka,* 299 So.2d at 660.

For these reasons we grant certiorari, quash the order and remand with instructions that the special exception be granted.

HERSEY, C.J., and ANSTEAD, J., concur.
STONE, J., dissents with opinion.

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560 So.2d 1358, 15 Fla. L. Weekly D1272
(Cite as: 560 So.2d 1358)

***1361** STONE, Judge, dissenting.

I would deny certiorari. In my judgment, the record supports the decision of the circuit court upholding the action of the county. I also do not conclude that the trial court overlooked the law.

Fla.App. 4 Dist.,1990.
Pollard v. Palm Beach County
560 So.2d 1358, 15 Fla. L. Weekly D1272

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690 So.2d 700, 22 Fla. L. Weekly D827
(Cite as: 690 So.2d 700)

C

District Court of Appeal of Florida,
Third District.
Cheryl L. **DEBES**, as Trustee, Petitioner,
v.
The CITY OF **KEY WEST**, Respondent.

No. 96-2451.
April 2, 1997.

Landowner filed petition for certiorari review of decision by the Circuit Court, Monroe County, Sandra Taylor, J., which upheld city commission's denial of application to rezone parcel of owner's property from medium density residential to commercial general. The District Court of Appeal, Schwartz, C.J., held that refusal to rezone property was arbitrary, discriminatory, and unreasonable.

Certiorari granted.

West Headnotes

[1] Zoning and Planning 414 ⚿1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission's refusal to rezone owner's property from medium density residential to commercial general so as to permit construction of shopping center was arbitrary, discriminatory, and unreasonable, where parcel was surrounded in all directions and on both sides of street by property which was both zoned and used for commercial purposes.

[2] Zoning and Planning 414 ⚿1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission could not justify denial of application to rezone owner's property from medium density residential to commercial general on ground that commercial zoning of parcel would create more traffic than noncommercial use.

[3] Zoning and Planning 414 ⚿1163

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1158 Particular Uses or Restrictions
414k1163 k. Change from residential use to business, commercial, or industrial use. Most Cited Cases
(Formerly 414k168)

City commission could not justify denial of application to rezone owner's property from residential to commercial general on ground that denial promoted creation of adequate housing; promotion of affordable housing, while it may represent desirable public pol-

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690 So.2d 700, 22 Fla. L. Weekly D827
(Cite as: 690 So.2d 700)

icy, may not be promoted on back of private landowner by depriving him of constitutionally protected use of his property.

***700** Mattson & Tobin and Andrew M. Tobin, Key Largo, for petitioner.

***701** Mark Graham Hanson, for respondent.

Before SCHWARTZ, C.J., and COPE and FLETCHER, JJ.

SCHWARTZ, Chief Judge.

[1] The petitioner is the owner of undeveloped land on North Roosevelt Boulevard in Key West. The parcel is in the center of what is specifically designated in the city's Comprehensive Plan as a primary commercial area and is, in fact, surrounded in all directions and on both sides of the street by property which is both zoned and used for commercial purposes. Notwithstanding, the Key West City Commission three times denied [FN1] an application initiated by its own City Planner,[FN2] and approved by the Planning Board, to amend the designation of the property on the Future Land Use Map (FLUM) from Medium Density Residential (MDR) to Commercial General (CG) [FN3] so as to permit the construction of a shopping center. On this petition for certiorari review of a circuit court decision which upheld the last denial, we conclude that, as a matter of law, "the refusal to rezone the property [was] arbitrary, discriminatory [and] unreasonable." *Board of County Comm'rs v. Snyder,* 627 So.2d 469, 476 (Fla.1993).

FN1. The two previous denials were both quashed on review by the circuit court. Our disposition of the present case makes it unnecessary directly to consider the petitioner's very substantial contention that at least the first of these rulings entitles her to relief under the doctrine of res judicata.

FN2. The application stemmed from the professionals' desire to correct what they characterized as their own "mistake" in their designating the parcel as MDR because, at that time, a plan had been submitted to build a residential development on the parcel. In the event, the proposal proved financially unworkable and failed entirely.

FN3. CG permits commercial, office and residential use. MDR permits residential use.

Almost without more, this brief recitation of the characteristics of the area and of the petitioner's particular situation clearly establishes that singling out her property alone for disparate treatment represents a wholly impermissible instance of discriminatory spot zoning-or, in this context, spot planning-in reverse. *Tollius v. City of Miami,* 96 So.2d 122 (Fla.1957); *City Commission v. Woodlawn Park Cemetery Co.,* 553 So.2d 1227 (Fla. 3d DCA 1989), review denied, 563 So.2d 631 (Fla.1990); *City of Coral Gables v. Wepman,* 418 So.2d 339 (Fla. 3d DCA 1982), review denied, 424 So.2d 760 (Fla.1982); *Olive v. City of Jacksonville,* 328 So.2d 854 (Fla. 1st DCA 1976); *City of South Miami v. Hillbauer,* 312 So.2d 241 (Fla. 3d DCA 1975); *City of Miami v. Schutte,* 262 So.2d 14 (Fla. 3d DCA 1972); see *Parking Facilities, Inc. v. City of Miami Beach,* 88 So.2d 141 (Fla.1956)(spot zoning); *County of Brevard v. Woodham,* 223 So.2d 344 (Fla. 4th DCA 1969)(same), cert. denied, 229 So.2d 872 (Fla.1969); 7 Fla.Jur.2d Building, Zoning, & Land Controls § 110, at 512 (1978).

The city contends, however, that its action is justified by (a) "substantial, competent evidence," *Snyder,* 627 So.2d at 475,[FN4] before the Commission that commercial zoning of the petitioner's parcel would result in increased traffic and (b) a desire to encourage the building of "affordable housing" in the city-a result which would in effect be mandated by the MDR designation because it excludes commercial or office use. Neither position has a semblance of merit.

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FN4. While we agree that *Snyder* provides the appropriate standard of review, see *Snyder* 627 So.2d at 469; *City of Ft. Lauderdale v. Multidyne Medical Waste Management, Inc.*, 567 So.2d 955 (Fla. 4th DCA 1990), review denied, 581 So.2d 165 (Fla.1991), the issue is not determinative or even important in our consideration of the case. As we suspect is very often the case, the application of any possible formulation of the showing necessary either to support or to overturn a local government's decision of the present kind, including the "fairly debatable" standard deemed appropriate in *Martin County v. Yusem*, 690 So.2d 1288 (Fla. Case No. 87,078, opinion filed, March 27, 1997)[22 FLW S156]; *e.g., Allapattah Community Ass'n v. City of Miami*, 379 So.2d 387 (Fla. 3d DCA 1980), cert. denied, 386 So.2d 635 (Fla.1980), would yield the same result. See *Metropolitan Dade County v. Fuller*, 515 So.2d 1312, 1314 n. 4 (Fla. 3d DCA 1987).

[2] *1. Traffic Increase No Justification.* Because it is virtually self-evident that, by its very nature, all commercial uses create "more traffic" than non-commercial ones, it is equally obvious that local government cannot ***702** justify a denial of a particular commercial use on this ground. To hold otherwise would mean, as it apparently did in the proceedings before the Commission, that the protectable rights of any owner may be arbitrarily destroyed. This is not, and we will not let it be, the law. *Tollius*, 96 So.2d at 122 (change in neighborhood to commercial use requires restrictions to residential use to be relaxed).

Indeed, the Commission's actions in this case involve almost every one of the several bases upon which courts both here and elsewhere have rejected the contention that a potential traffic increase may support the denial of otherwise required commercial zoning. 5 Rathkopf's The Law of Zoning & Planning § 59.03 (4th ed. 1996), and cases collected at § 59.03[3] (denial of commercial use unjustified by showing merely of a "generalized increase in traffic due to an increase in intensity of use"); § 59.03[4]("a desire to prevent an undesirable increase in traffic congestion is not sufficient justification for the retention of an unsuitable or unreasonable zoning classification"); § 59.03[5] ("[z]oning classifications and permit decisions based on a desire to avoid increased traffic congestion may be held invalid where such action involves unreasonable discrimination between neighboring tracts or similar uses"; citing *Florida Mining & Materials Corp. v. Port Orange*, 518 So.2d 311 (Fla. 5th DCA 1987) (reversing denial of special permit to construct cement plant based on fact that cement trucks would pass through residential area, when trucks from other, similar businesses were permitted to do so), review denied, 528 So.2d 1181 (Fla.1988)); § 59.03[6] ("[z]oning classification or restrictions based on traffic conditions may be held invalid ... where land is uniquely burdened to extract a public benefit as a substitute for proper traffic management and control").

As the petitioner correctly argues, the traffic problems which may or may not be presented by her proposed commercial development of the property are properly considered in the administrative process which the city has itself established. See 5 Rathkopf's The Law of Zoning & Planning § 59.03[1], [3]. Generalized fears of an increase in traffic are wholly inappropriate, however, to deny any one landowner the rights to which he is entitled.

[3] *2. Promotion of Affordable Housing No Justification.* The claim that the city's action may be justified as promoting the creation of adequate housing is, if anything, even more obviously deficient. While this aim may represent a desirable public policy-which might support, for example, the condemnation of property for that use, see *State v. Miami Beach Redevelopment Agency*, 392 So.2d 875 (Fla.1980)-it emphatically may *not* be promoted on the back of a

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private landowner by depriving him of the constitutionally protected use of his property. As the estimable Judge Cowart correctly and succinctly stated:

> A property owner is entitled to have his property properly zoned based on proper zoning concepts without regard to the one particular use which the owner might then intend to make of the various uses permitted under a proper zoning classification. A zoning authority's insistence on considering the owner's specific use of a parcel of land constitutes not zoning but direct governmental control of the actual use of each parcel of land which is inconsistent with constitutionally guaranteed private property rights.

Porpoise Point Partnership v. St. Johns County, 470 So.2d 850, 851 (Fla. 5th DCA 1985); accord *ABG Real Estate Dev. Co. v. St. Johns County,* 608 So.2d 59, 63 (Fla. 5th DCA 1992), cause dismissed, 613 So.2d 8 (Fla.1993).

In sum, the record reflects that the only reason for the denial of the proposed rezoning was that the opposition-of the city's existing merchants to the competition represented by the prospective commercial use of the property and of those who wanted more housing-had the votes. We reiterate, however, what was said in the reverse situation presented by a city's *approval* of an unjustified zoning change in *Allapattah Community Ass'n v. City of Miami,* 379 So.2d 387, 394 (Fla. 3d DCA 1980), cert. denied, 386 So.2d 635 (Fla.1980):

> The [courts] ... will not and cannot approve a zoning regulation-or any governmental action adversely affecting the ***703** rights of others-which is based on no more than the fact that those who support it have the power to work their will.

Accord, e.g., Town of Ponce Inlet v. Rancourt, 627 So.2d 586, 588 n. 1 (Fla. 5th DCA 1993); *City of Apopka v. Orange County,* 299 So.2d 657 (Fla. 4th DCA 1974).

For these reasons, we conclude that the circuit court decision so fundamentally and seriously departs from the controlling law that a miscarriage of justice has resulted and that review on certiorari is therefore both justified and required. *Haines City Community Dev. v. Heggs,* 658 So.2d 523 (Fla.1995); *Snyder,* 627 So.2d at 469; *Metropolitan Dade County v. Blumenthal,* 675 So.2d 598 (Fla. 3d DCA 1995), review dismissed, 680 So.2d 421 (Fla.1996); *ABG,* 608 So.2d at 59. Upon that review, the decision is quashed and the cause remanded with directions to require the City Commission to grant the application in question.

Certiorari granted.

Fla.App. 3 Dist.,1997.
Debes v. City of Key West
690 So.2d 700, 22 Fla. L. Weekly D827

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627 So.2d 469, 18 Fla. L. Weekly S522
(Cite as: 627 So.2d 469)

Supreme Court of Florida.
BOARD OF COUNTY COMMISSIONERS OF **BREVARD** COUNTY, Florida, Petitioner,
v.
Jack R. **SNYDER**, et ux., Respondents.

No. 79720.
Oct. 7, 1993.
Rehearing Denied Dec. 23, 1993.

Property owners brought original action seeking writ of certiorari after county board denied their application for rezoning of property from general use to medium density multiple-family dwelling use. The District Court of Appeal, 595 So.2d 65, granted petition. On review for direct conflict of decisions, the Supreme Court, Grimes, J., held that: (1) rezoning action which entails application of general rule or policy to specific individuals, interests or activities is quasi-judicial in nature, subject to strict scrutiny on certiorari review; (2) landowner who demonstrates that proposed use of property is consistent with comprehensive plan is not presumptively entitled to such use; (3) landowner seeking to rezone property has burden of proving that proposal is consistent with comprehensive plan, and burden thereupon shifts to zoning board to demonstrate that maintaining existing zoning classification accomplishes legitimate public purpose; and (4) although board is not required to make findings of fact in denying application of rezoning, upon review by certiorari in the circuit court it must be shown there was competent substantial evidence presented to board to support its ruling.

Decision of District Court of Appeal quashed.

Shaw, J., dissented.

West Headnotes

[1] Counties 104 58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

Legislative action of county board of commissioners is subject to attack in circuit court; however, in deference to policymaking function of board when acting in a legislative capacity, its actions will be sustained as long as they are fairly debatable.

[2] Counties 104 58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

Rulings of county board of commissioners acting in its quasi-judicial capacity are subject to review by certiorari and will be upheld only if they are supported by substantial competent evidence.

[3] Counties 104 58

104 Counties
104II Government
104II(C) County Board
104k58 k. Appeals from decisions. Most Cited Cases

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It is character of hearing that determines whether or not county board action is legislative or quasi-judicial, for purposes of judicial review; generally speaking, legislative action results in formulation of a general rule of policy, whereas judicial action results in application of a general rule of policy.

[4] Zoning and Planning 414 1575

414 Zoning and Planning
414X Judicial Review or Relief
414X(A) In General
414k1572 Nature and Form of Remedy
414k1575 k. Certiorari. Most Cited Cases
(Formerly 414k565)

Zoning and Planning 414 1623

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)1 In General
414k1623 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k604)

Zoning and Planning 414 1702

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1702 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k703)

Comprehensive rezonings affecting a large portion of the public are legislative in nature, and are subject to "fairly debatable" standard of review; however, rezoning actions which can be viewed as policy application, rather than policy setting, and which have an impact on a limited number of persons or property owners are quasi-judicial in nature and are properly reviewable by petition for certiorari; on such review they are subject to strict scrutiny and to substantial evidence standard.

[5] Zoning and Planning 414 1575

414 Zoning and Planning
414X Judicial Review or Relief
414X(A) In General
414k1572 Nature and Form of Remedy
414k1575 k. Certiorari. Most Cited Cases
(Formerly 414k565)

County board's denial of landowner's application to rezone property to zoning classification which would allow construction of 15 residential units per acre was in the nature of a quasi-judicial proceeding, and was properly reviewable by petition for certiorari.

[6] Zoning and Planning 414 1351

414 Zoning and Planning
414VIII Permits, Certificates, and Approvals
414VIII(A) In General
414k1350 Right to Permission, and Discretion
414k1351 k. In general. Most Cited Cases
(Formerly 414k375.1)

Zoning and Planning 414 1698

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1698 k. Substantial evidence in

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general. Most Cited Cases
(Formerly 414k703)

Even where denial of a zoning application would be inconsistent with comprehensive plan, local government should have discretion to decide that maximum development density should not be allowed provided governmental body approves some development that is consistent with the plan and government's decision is supported by substantial, competent evidence.

[7] Zoning and Planning 414 1151

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1149 Comprehensive or General Plan
414k1151 k. Conformity of change to plan. Most Cited Cases
(Formerly 414k194.1)

Landowner who demonstrates that proposed use is consistent with comprehensive zoning plan is not presumptively entitled to such use if opposing governmental agency fails to prove by clear and convincing evidence that specifically stated public necessity requires a more restricted use; property owner is not necessarily entitled to relief by proving such consistency when agency action is also consistent with plan.

[8] Zoning and Planning 414 1262

414 Zoning and Planning
414V Construction, Operation, and Effect
414V(C) Uses and Use Districts
414V(C)1 In General
414k1262 k. Maps, plats, and plans; subdivision regulations. Most Cited Cases
(Formerly 414k245)

Growth Management Act was not intended to preclude development but only to ensure that it proceed in an orderly manner. West's F.S.A. § 163.3161 et seq.

[9] Zoning and Planning 414 1146

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1146 k. Public interest and need; general welfare. Most Cited Cases
(Formerly 414k157)

Zoning and Planning 414 1151

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(A) In General
414k1149 Comprehensive or General Plan
414k1151 k. Conformity of change to plan. Most Cited Cases
(Formerly 414k159)

Zoning and Planning 414 1182

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(B) Proceedings to Modify or Amend
414k1179 Notice and Hearing
414k1182 k. Hearing or meeting in general. Most Cited Cases
(Formerly 414k194.1)

Landowner seeking to rezone property has burden of proving that proposal is consistent with comprehensive plan and complies with all procedural requirements of zoning ordinance; burden thereupon shifts to governmental board to demonstrate that maintaining existing zoning classification with respect to the property accomplishes a legitimate public purpose; board will have burden of showing refusal to

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rezone property is not arbitrary, discriminatory, or unreasonable; if board carries burden, application should be denied.

[10] Zoning and Planning 414 1189

414 Zoning and Planning
414III Modification or Amendment; Rezoning
414III(B) Proceedings to Modify or Amend
414k1189 k. Filing, publication, and posting; minutes and findings. Most Cited Cases
(Formerly 414k199)

Zoning and Planning 414 1702

414 Zoning and Planning
414X Judicial Review or Relief
414X(C) Scope of Review
414X(C)4 Questions of Fact
414k1702 k. Modification or amendment; rezoning. Most Cited Cases
(Formerly 414k703)

Although zoning board is not required to make findings of fact in making decision on landowner's application to rezone property, it must be shown there was competent substantial evidence presented to the board to support its ruling in order to sustain its action, upon review by certiorari in circuit court.

***470** Robert D. Guthrie, County Atty., and Eden Bentley, Asst. County Atty., Melbourne, for petitioner.

Frank J. Griffith, Jr., Cianfrogna, Telfer, Reda & Faherty, P.A., Titusville, for respondents.

Denis Dean and Jonathan A. Glogau, Asst. Attys. Gen., Tallahassee, amicus curiae, for Atty. Gen., State of FL.

Nancy Stuparich, Asst. Gen. Counsel, and Jane C. Hayman, Deputy Gen. Counsel, Tallahassee, amicus curiae, for FL League of Cities, Inc.

Paul R. Gougelman, III, and Maureen M. Matheson, Reinman, Harrell, Graham, Mitchell & Wattwood, P.A., Melbourne, amicus curiae, for Space Coast League of Cities, Inc., City of Melbourne, and Town of Indialantic.

Richard E. Gentry, FL Home Builders Ass'n, and Robert M. Rhodes and Cathy M. Sellers, Steel, Hector and Davis, Tallahassee, amicus curiae, for FL Home Builders Ass'n.

David La Croix, Pennington, Wilkinson & Dunlap, P.A., and William J. Roberts, Roberts and Eagan, P.A., Tallahassee, amicus curiae, for FL Ass'n of Counties.

David J. Russ and Karen Brodeen, Asst. Gen. Counsels, Tallahassee, amicus curiae, for FL Dept. of Community Affairs.

Richard Grosso, Legal Director, Tallahassee, and C. Allen Watts, Cobb, Cole and Bell, Daytona Beach, amicus curiae, for 1000 Friends of FL.

Neal D. Bowen, County Atty., Kissimmee, amicus curiae, for Osceola County.

M. Stephen Turner and David K. Miller, Broad and Cassel, Tallahassee, amicus curiae, for Monticello Drug Co.

John J. Copelan, Jr., County Atty., and Barbara S. Monahan, Asst. County Atty. for Broward County, Fort Lauderdale, and Emeline Acton, County Atty. for Hillsborough County, Tampa, amici curiae, for Broward County, Hillsborough County and FL Ass'n of County Attys., Inc.

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Thomas G. Pelham, Holland & Knight, Tallahassee, amicus curiae, pro se.

GRIMES, Justice.

We review *Snyder v. Board of County Commissioners,* 595 So.2d 65 (Fla. 5th DCA1991), because of its conflict with *Schauer v. City of Miami Beach,* 112 So.2d 838 (Fla.1959); *City of Jacksonville Beach v. Grubbs,* 461 So.2d 160 (Fla. 1st DCA1984), *review denied,* 469 So.2d 749 (Fla.1985); and *Palm Beach County v. Tinnerman,* 517 So.2d 699 (Fla. 4th DCA1987), *review denied,* ***471** 528 So.2d 1183 (Fla.1988). We have jurisdiction under article V, section 3(b)(3) of the Florida Constitution. Jack and Gail Snyder owned a one-half acre parcel of property on Merritt Island in the unincorporated area of Brevard County. The property is zoned GU (general use) which allows construction of a single-family residence. The Snyders filed an application to rezone their property to the RU-2-15 zoning classification which allows the construction of fifteen units per acre. The area is designated for residential use under the 1988 Brevard County Comprehensive Plan Future Land Use Map. Twenty-nine zoning classifications are considered potentially consistent with this land use designation, including both the GU and the RU-2-15 classifications.

After the application for rezoning was filed, the Brevard County Planning and Zoning staff reviewed the application and completed the county's standard "rezoning review worksheet." The worksheet indicated that the proposed multifamily use of the Snyders' property was consistent with all aspects of the comprehensive plan except for the fact that it was located in the one-hundred-year flood plain in which a maximum of only two units per acre was permitted. For this reason, the staff recommended that the request be denied.

At the planning and zoning board meeting, the county planning and zoning director indicated that when the property was developed the land elevation would be raised to the point where the one-hundred-year-flood plain restriction would no longer be applicable. Thus, the director stated that the staff no longer opposed the application. The planning and zoning board voted to approve the Snyders' rezoning request.

When the matter came before the board of county commissioners, Snyder stated that he intended to build only five or six units on the property. However, a number of citizens spoke in opposition to the rezoning request. Their primary concern was the increase in traffic which would be caused by the development. Ultimately, the commission voted to deny the rezoning request without stating a reason for the denial.

The Snyders filed a petition for certiorari in the circuit court. Three circuit judges, sitting en banc, reviewed the petition and denied it by a two-to-one decision. The Snyders then filed a petition for certiorari in the Fifth District Court of Appeal.

The district court of appeal acknowledged that zoning decisions have traditionally been considered legislative in nature. Therefore, courts were required to uphold them if they could be justified as being "fairly debatable." Drawing heavily on *Fasano v. Board of County Commissioners,* 264 Or. 574, 507 P.2d 23 (1973), however, the court concluded that, unlike initial zoning enactments and comprehensive rezonings or rezonings affecting a large portion of the public, a rezoning action which entails the application of a general rule or policy to specific individuals, interests, or activities is quasi-judicial in nature. Under the latter circumstances, the court reasoned that a stricter standard of judicial review of the rezoning decision was required. The court went on to hold:

(4) Since a property owner's right to own and use his property is constitutionally protected, review of

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any governmental action denying or abridging that right is subject to close judicial scrutiny. Effective judicial review, constitutional due process and other essential requirements of law, all necessitate that the governmental agency (by whatever name it may be characterized) applying legislated land use restrictions to particular parcels of privately owned lands, must state reasons for action that denies the owner the use of his land and must make findings of fact and a record of its proceedings, sufficient for judicial review of: the legal sufficiency of the evidence to support the findings of fact made, the legal sufficiency of the findings of fact supporting the reasons given and the legal adequacy, under applicable law (*i.e.,* under general comprehensive zoning ordinances, applicable state and case law and state and federal constitutional provisions) of the reasons given for the result of the action taken.

(5) The initial burden is upon the landowner to demonstrate that his petition or application for use of privately owned ***472** lands, (rezoning, special exception, conditional use permit, variance, site plan approval, etc.) complies with the reasonable procedural requirements of the ordinance and that the use sought is consistent with the applicable comprehensive zoning plan. Upon such a showing the landowner is presumptively entitled to use his property in the manner he seeks unless the opposing governmental agency asserts and proves by clear and convincing evidence that a specifically stated public necessity requires a specified, more restrictive, use. After such a showing the burden shifts to the landowner to assert and prove that such specified more restrictive land use constitutes a taking of his property for public use for which he is entitled to compensation under the taking provisions of the state or federal constitutions.

Snyder v. Board of County Commissioners, 595 So.2d at 81 (footnotes omitted).

Applying these principles to the facts of the case, the court found (1) that the Snyders' petition for rezoning was consistent with the comprehensive plan; (2) that there was no assertion or evidence that a more restrictive zoning classification was necessary to protect the health, safety, morals, or welfare of the general public; and (3) that the denial of the requested zoning classification without reasons supported by facts was, as a matter of law, arbitrary and unreasonable. The court granted the petition for certiorari.

Before this Court, the county contends that the standard of review for the county's denial of the Snyders' rezoning application is whether or not the decision was fairly debatable. The county further argues that the opinion below eliminates a local government's ability to operate in a legislative context and impairs its ability to respond to public comment. The county refers to *Jennings v. Dade County,* 589 So.2d 1337 (Fla. 3d DCA1991), *review denied,* 598 So.2d 75 (Fla.1992), for the proposition that if its rezoning decision is quasi-judicial, the commissioners will be prohibited from obtaining community input by way of ex parte communications from its citizens. In addition, the county suggests that the requirement to make findings in support of its rezoning decision will place an insurmountable burden on the zoning authorities. The county also asserts that the salutary purpose of the comprehensive plan to provide controlled growth will be thwarted by the court's ruling that the maximum use permitted by the plan must be approved once the rezoning application is determined to be consistent with it.

The Snyders respond that the decision below should be upheld in all of its major premises. They argue that the rationale for the early decisions that rezonings are legislative in nature has been changed by the enactment of the Growth Management Act. Thus, in order to ensure that local governments follow the principles enunciated in their comprehensive plans, it is necessary for the courts to exercise stricter scrutiny than would be provided under the fairly debatable rule. The Snyders contend that their rezoning

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application was consistent with the comprehensive plan. Because there are no findings of fact or reasons given for the denial by the board of county commissioners, there is no basis upon which the denial could be upheld. Various amici curiae have also submitted briefs in support of their several positions.

Historically, local governments have exercised the zoning power pursuant to a broad delegation of state legislative power subject only to constitutional limitations. Both federal and state courts adopted a highly deferential standard of judicial review early in the history of local zoning. In *Village of Euclid v. Ambler Realty Co.,* 272 U.S. 365, 47 S.Ct. 114, 71 L.Ed. 303 (1926), the United States Supreme Court held that "[i]f the validity of the legislative classification for zoning purposes be fairly debatable, the legislative judgment must be allowed to control." 272 U.S. at 388, 47 S.Ct. at 118. This Court expressly adopted the fairly debatable principle in *City of Miami Beach v. Ocean & Inland Co.,* 147 Fla. 480, 3 So.2d 364 (1941).

Inhibited only by the loose judicial scrutiny afforded by the fairly debatable rule, local zoning systems developed in a markedly inconsistent manner. Many land use experts and practitioners have been critical of the local zoning system. Richard Babcock deplored the effect of "neighborhoodism" and ***473** rank political influence on the local decision-making process. Richard F. Babcock, *The Zoning Game* (1966). Mandelker and Tarlock recently stated that "zoning decisions are too often ad hoc, sloppy and self-serving decisions with well-defined adverse consequences without off-setting benefits." Daniel R. Mandelker and A. Dan Tarlock, *Shifting the Presumption of Constitutionality in Land-Use Law,* 24 Urb.Law. 1, 2 (1992).

Professor Charles Harr, a leading proponent of zoning reform, was an early advocate of requiring that local land use regulation be consistent with a legally binding comprehensive plan which would serve long range goals, counteract local pressures for preferential treatment, and provide courts with a meaningful standard of review. Charles M. Harr, "*In Accordance With A Comprehensive Plan,*" 68 Harv.L.Rev. 1154 (1955). In 1975, the American Law Institute adopted the Model Land Development Code, which provided for procedural and planning reforms at the local level and increased state participation in land use decision-making for developments of regional impact and areas of critical state concern.

Reacting to the increasing calls for reform, numerous states have adopted legislation to change the local land use decision-making process. As one of the leaders of this national reform, Florida adopted the Local Government Comprehensive Planning Act of 1975. Ch. 75-257, Laws of Fla. This law was substantially strengthened in 1985 by the Growth Management Act. Ch. 85-55, Laws of Fla.

Pursuant to the Growth Management Act, each county and municipality is required to prepare a comprehensive plan for approval by the Department of Community Affairs. The adopted local plan must include "principles, guidelines, and standards for the orderly and balanced future economic, social, physical, environmental, and fiscal development" of the local government's jurisdictional area. Section 163.3177(1), Fla.Stat. (1991). At the minimum, the local plan must include elements covering future land use; capital improvements generally; sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer protection specifically; conservation; recreation and open space; housing; traffic circulation; intergovernmental coordination; coastal management (for local government in the coastal zone); and mass transit (for local jurisdictions with 50,000 or more people). *Id.,* § 163.3177(6).

Of special relevance to local rezoning actions, the future land use plan element of the local plan must contain both a future land use map and goals, policies, and measurable objectives to guide future land use

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decisions. This plan element must designate the "proposed future general distribution, location, and extent of the uses of land" for various purposes. *Id.*, § 163.3177(6)(a). It must include standards to be utilized in the control and distribution of densities and intensities of development. In addition, the future land use plan must be based on adequate data and analysis concerning the local jurisdiction, including the projected population, the amount of land needed to accommodate the estimated population, the availability of public services and facilities, and the character of undeveloped land. *Id.*, § 163.3177(6)(a).

The local plan must be implemented through the adoption of land development regulations that are consistent with the plan. *Id.* § 163.3202. In addition, all development, both public and private, and all development orders approved by local governments must be consistent with the adopted local plan. *Id.*, § 163.3194(1)(a). Section 163.3194(3), Florida Statutes (1991), explains consistency as follows:

> (a) A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

Section 163.3164, Florida Statutes (1991), reads in pertinent part:

> (6) "Development order" means any order granting, denying, or granting with conditions an application for a development permit.
>
> ***474** (7) "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Because an order granting or denying rezoning constitutes a development order and development orders must be consistent with the comprehensive plan, it is clear that orders on rezoning applications must be consistent with the comprehensive plan.

[1][2] The first issue we must decide is whether the Board's action on Snyder's rezoning application was legislative or quasi-judicial. A board's legislative action is subject to attack in circuit court. *Hirt v. Polk County Bd. of County Comm'rs,* 578 So.2d 415 (Fla. 2d DCA1991). However, in deference to the policy-making function of a board when acting in a legislative capacity, its actions will be sustained as long as they are fairly debatable. *Nance v. Town of Indialantic,* 419 So.2d 1041 (Fla.1982). On the other hand, the rulings of a board acting in its quasi-judicial capacity are subject to review by certiorari and will be upheld only if they are supported by substantial competent evidence. *De Groot v. Sheffield,* 95 So.2d 912 (Fla.1957).

Enactments of original zoning ordinances have always been considered legislative. *Gulf & Eastern Dev. Corp. v. City of Fort Lauderdale,* 354 So.2d 57 (Fla.1978); *County of Pasco v. J. Dico, Inc.,* 343 So.2d 83 (Fla. 2d DCA1977). In *Schauer v. City of Miami Beach,* this Court held that the passage of an amending zoning ordinance was the exercise of a legislative function. 112 So.2d at 839. However, the amendment in that case was comprehensive in nature in that it effected a change in the zoning of a large area so as to permit it to be used as locations for multiple family buildings and hotels. *Id.* In *City of Jacksonville Beach v. Grubbs* and *Palm Beach County v. Tinnerman,* the district courts of appeal went further and held that board action on specific rezoning applications of individual property owners was also legislative. *Grubbs,* 461 So.2d at 163; *Tinnerman,* 517 So.2d at 700.

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[3] It is the character of the hearing that determines whether or not board action is legislative or quasi-judicial. *Coral Reef Nurseries, Inc. v. Babcock Co.,* 410 So.2d 648 (Fla. 3d DCA1982). Generally speaking, legislative action results in the *formulation* of a general rule of policy, whereas judicial action results in the *application* of a general rule of policy. Carl J. Peckingpaugh, Jr., Comment, *Burden of Proof in Land Use Regulations: A Unified Approach and Application to Florida,* 8 Fla.St.U.L.Rev. 499, 504 (1980). In *West Flagler Amusement Co. v. State Racing Commission,* 122 Fla. 222, 225, 165 So. 64, 65 (1935), we explained:

> A judicial or quasi-judicial act determines the rules of law applicable, and the rights affected by them, in relation to past transactions. On the other hand, a quasi-legislative or administrative order prescribes what the rule or requirement of administratively determined duty shall be with respect to transactions to be executed in the future, in order that same shall be considered lawful. But even so, quasi-legislative and quasi-executive orders, after they have already been entered, may have a quasi-judicial attribute if capable of being arrived at and provided by law to be declared by the administrative agency only after express statutory notice, hearing and consideration of evidence to be adduced as a basis for the making thereof.

[4][5] Applying this criterion, it is evident that comprehensive rezonings affecting a large portion of the public are legislative in nature. However, we agree with the court below when it said:

> [R]ezoning actions which have an impact on a limited number of persons or property owners, on identifiable parties and interests, where the decision is contingent on a fact or facts arrived at from distinct alternatives presented at a hearing, and where the decision can be functionally viewed as policy application, rather than policy setting, are in the nature of ... quasi-judicial action....

Snyder, 595 So.2d at 78. Therefore, the board's action on Snyder's application was in the nature of a quasi-judicial proceeding and ***475** properly reviewable by petition for certiorari.[FN1]

> FN1. One or more of the amicus briefs suggests that Snyder's remedy was to bring a de novo action in circuit court pursuant to section 163.3215, Florida Statutes (1991). However, in *Parker v. Leon County,* 627 So.2d 476 (Fla.1993), we explained that this statute only provides a remedy for third parties to challenge the consistency of development orders.

We also agree with the court below that the review is subject to strict scrutiny. In practical effect, the review by strict scrutiny in zoning cases appears to be the same as that given in the review of other quasi-judicial decisions. *See Lee County v. Sunbelt Equities, II, Ltd. Partnership,* 619 So.2d 996 (Fla. 2d DCA1993) (The term "strict scrutiny" arises from the necessity of strict compliance with comprehensive plan.). This term as used in the review of land use decisions must be distinguished from the type of strict scrutiny review afforded in some constitutional cases. *Compare Snyder v. Board of County Comm'rs,* 595 So.2d 65, 75-76 (Fla. 5th DCA1991) (land use), *and Machado v. Musgrove,* 519 So.2d 629, 632 (Fla. 3d DCA1987), *review denied,* 529 So.2d 693 (Fla.1988), and *review denied,* 529 So.2d 694 (Fla.1988) (land use), *with In re Estate of Greenberg,* 390 So.2d 40, 42-43 (Fla.1980) (general discussion of strict scrutiny review in context of fundamental rights), *appeal dismissed,* 450 U.S. 961, 101 S.Ct. 1475, 67 L.Ed.2d 610 (1981), *Florida High Sch. Activities Ass'n v. Thomas,* 434 So.2d 306 (Fla.1983) (equal protection), *and Department of Revenue v. Magazine Publishers of America, Inc.,* 604 So.2d 459 (Fla.1992) (First Amendment).

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[6] At this point, we depart from the rationale of the court below. In the first place, the opinion overlooks the premise that the comprehensive plan is intended to provide for the *future* use of land, which contemplates a gradual and ordered growth. *See City of Jacksonville Beach,* 461 So.2d at 163, in which the following statement from *Marracci v. City of Scappoose,* 552 P.2d 552, 553 (Or.Ct.App.1976), was approved:

> [A] comprehensive plan only establishes a long-range maximum limit on the possible intensity of land use; a plan does not simultaneously establish an immediate minimum limit on the possible intensity of land use. The present use of land may, by zoning ordinance, continue to be more limited than the future use contemplated by the comprehensive plan.

Even where a denial of a zoning application would be inconsistent with the plan, the local government should have the discretion to decide that the maximum development density should not be allowed provided the governmental body approves some development that is consistent with the plan and the government's decision is supported by substantial, competent evidence.

[7] Further, we cannot accept the proposition that once the landowner demonstrates that the proposed use is consistent with the comprehensive plan, he is presumptively entitled to this use unless the opposing governmental agency proves by clear and convincing evidence that specifically stated public necessity requires a more restricted use. We do not believe that a property owner is necessarily entitled to relief by proving consistency when the board action is also consistent with the plan. As noted in *Lee County v. Sunbelt Equities II, Limited Partnership:*

> [A]bsent the assertion of some enforceable property right, an application for rezoning appeals at least in part to local officials' discretion to accept or reject the applicant's argument that change is desirable. The *right* of judicial review does not *ipso facto* ease the burden on a party seeking to overturn a decision made by a local government, and certainly does not confer any property-based right upon the owner where none previously existed.
>
> ....
>
> Moreover, when it is the zoning classification that is challenged, the comprehensive plan is relevant only when the suggested use is inconsistent with that plan. Where any of several zoning classifications is consistent with the plan, the applicant seeking a change from one to the other is not entitled to judicial relief absent proof the *status quo* is no longer reasonable. It is not enough simply to be "consistent"; the proposed change cannot be *inconsistent,* and will be subject to the "strict ***476** scrutiny" of *Machado* to insure this does not happen.

619 So.2d at 1005-06.

[8] This raises a question of whether the Growth Management Act provides any comfort to the landowner when the denial of the rezoning request is consistent with the comprehensive plan. It could be argued that the only recourse is to pursue the traditional remedy of attempting to prove that the denial of the application was arbitrary, discriminatory, or unreasonable. *Burritt v. Harris,* 172 So.2d 820 (Fla.1965); *City of Naples v. Central Plaza of Naples, Inc.,* 303 So.2d 423 (Fla. 2d DCA1974). Yet, the fact that a proposed use is consistent with the plan means that the planners contemplated that that use would be acceptable at some point in the future. We do not believe the Growth Management Act was intended to preclude development but only to insure that it proceed in an orderly manner.

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[9] Upon consideration, we hold that a landowner seeking to rezone property has the burden of proving that the proposal is consistent with the comprehensive plan and complies with all procedural requirements of the zoning ordinance. At this point, the burden shifts to the governmental board to demonstrate that maintaining the existing zoning classification with respect to the property accomplishes a legitimate public purpose. In effect, the landowners' traditional remedies will be subsumed within this rule, and the board will now have the burden of showing that the refusal to rezone the property is not arbitrary, discriminatory, or unreasonable. If the board carries its burden, the application should be denied.

[10] While they may be useful, the board will not be required to make findings of fact. However, in order to sustain the board's action, upon review by certiorari in the circuit court it must be shown that there was competent substantial evidence presented to the board to support its ruling. Further review in the district court of appeal will continue to be governed by the principles of *City of Deerfield Beach v. Vaillant,* 419 So.2d 624 (Fla.1982).

Based on the foregoing, we quash the decision below and disapprove *City of Jacksonville Beach v. Grubbs* and *Palm Beach County v. Tinnerman,* to the extent they are inconsistent with this opinion. However, in the posture of this case, we are reluctant to preclude the Snyders from any avenue of relief. Because of the possibility that conditions have changed during the extended lapse of time since their original application was filed, we believe that justice would be best served by permitting them to file a new application for rezoning of the property. The application will be without prejudice of the result reached by this decision and will allow the process to begin anew according to the procedure outlined in our opinion.

It is so ordered.

BARKETT, C.J., and OVERTON, McDONALD, KOGAN and HARDING, JJ., concur.
SHAW, J., dissents.

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299 So.2d 657
(Cite as: 299 So.2d 657)

C

District Court of Appeal of Florida, Fourth District.
The CITY OF APOPKA, Florida, et al., Appellants,
v.
ORANGE COUNTY, a political subdivision of the State of Florida, and Clarcona Improvement Association, Appellees.

No. 73-273.
Feb. 22, 1974.
On Rehearing April 11, 1974.

Application submitted by three communities for special exception to allow construction of airport on extraterritorial land owned by them was denied by the zoning board of adjustment and the board of county commissioners affirmed. Municipalities' petition for certiorari was denied by the Circuit Court, Orange County, Parker Lee McDonald, J., and municipalities appealed. The District Court of Appeal, Downey, J., held that it was not the function of the board of county commissioners to hold a plebiscite on the application for special exception and that board's duty was to make finding as to how construction and operation of proposed airport would affect public interest and base its granting or denial of the special exception on those findings; and that evidence which consisted mainly of laymen's opinions which were unsubstantiated by competent facts and which were submitted at hearing where witnesses were not sworn and where cross-examination was specifically prohibited did not support conclusion that public interest would be adversely affected by the granting of the special exception.

Reversed and remanded with directions.

West Headnotes

[1] Zoning and Planning 414 1541

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1539 Notice and Hearing
414k1541 k. Notice. Most Cited Cases
(Formerly 414k534)

Zoning and Planning 414 1542

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1539 Notice and Hearing
414k1542 k. Hearings in general. Most Cited Cases
(Formerly 414k541)

Although notice to, and hearing of, the proponents and opponents of application for special exception for construction of airport was essential and all interested parties should have been given full and fair opportunity to express their views, it was not the function of the board of county commissioners to hold a **plebiscite** on the application for the special exception.

[2] Zoning and Planning 414 1552

414 Zoning and Planning
414IX Variances and Exceptions
414IX(B) Proceedings for Variances and Exceptions
414k1547 Determination

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414k1552 k. Findings, reasons, conclusions, minutes or records. Most Cited Cases
(Formerly 414k544)

Purpose of board of county commissioners, in ruling on application for special exception to zoning ordinance, was to make findings as to how construction and operation of the proposed airport would affect the public and it was board's duty to base its granting or denial of the special exception upon those findings.

[3] Zoning and Planning 414 ⚿1503

414 Zoning and Planning
414IX Variances and Exceptions
414IX(A) In General
414k1503 k. Aviation and airports. Most Cited Cases
(Formerly 414k537.1, 414k537)

Where evidence in opposition to request for special exception for construction of airport consisted mainly of laymen's opinions, unsubstantiated by any competent facts, where witnesses were not sworn and cross-examination was specifically prohibited and where board of county commissioners made no findings of fact bearing on the question of the effect of the proposed airport on the public interest, there was no substantial competent evidence to support conclusion that public interest would be adversely affected by granting the special permit. West's F.S.A. § 332.01 et seq.; Sp.Acts 1963, c. 63-1716 as amended.

*657 William G. Mitchell, of Giles, Hedrick & Robinson, Orlando, for appellants.

*658 Steven R. Bechtel, of Mateer & Harbert, Orlando, for appellee Orange county.

Carter A. Bradford, of Bradford, Oswald, Tharp & Fletcher, Orlando, for appellee Clarcona Improvement Assn.

DOWNEY, Judge.

This is an appeal by the cities of Apopka, Ocoee, and Winter Garden and the Tri-City Airport Authority from a final judgment of the circuit court denying their petition for certiorari which sought review of an order denying appellants' application for a special exception. This is a companion appeal to those consolidated appeals numbered 72-1204 and 72-1209, 299 So.2d 652.

The appellant cities formed the appellant Tri-City Airport Authority pursuant to Chapter 332, F.S.1971, F.S.A., commonly known as The Airport Law of 1945, for the purpose of building an airport to serve the three cities and the surrounding area. Appropriate engineering studies were made and various sites for the proposed airport were considered. Finally, the Authority determined that a parcel of property located in Orange County outside any municipality and zoned A-1 was the most suitable site for the proposed airport. The Authority thereafter obtained options to buy that property. Orange County's zoning legislation permits construction and operation of 'airplane landing fields and helicopter ports with accessory facilities for private or public use' in an A-1 district as a special exception. Thus, the three cities and the Authority filed an application for a special exception with the Orange County Zoning Board of Adjustment to build their proposed airport. Without entering any finding of fact, the Zoning Board of Adjustment denied the application on the ground that granting it 'would be adverse to the general public interest.' On appeal to the Board of County Commissioners a de novo hearing was held with the following result:

'A motion was made by Commissioner Pickett, seconded by Commissioner Poe, and carried, that the decision of the Board of Zoning Adjustment on December 2, 1971 denying application No. 2 for a Special Exception in an A-1 District for the construction of a proposed Tri-City Airport be affirmed and upheld on the grounds that the granting of the proposed Spe-

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cial Exception would adversely affect the general public and would be detrimental to the public health, safety, comfort, order, convenience, prosperity and general welfare and, therefore, not in accordance with the Comprehensive Zoning Plan of Orange County.'

Appellants then filed a petition for a writ of certiorari in the circuit court in accordance with the provisions of the Orange County Zoning Act, Chapter 63-1716, Laws of Florida, as amended, to obtain review of the foregoing decision of the Board of County Commissioners. While the petition for certiorari was pending appellants filed another action in the Circuit Court of Orange County. The new action sought a declaration that implementation of Chapter 332, F.S.1971, F.S.A., by the appellants constituted a governmental function thereby exempting appellants from the operation of Orange County zoning regulations.

In order to determine whether there was substantial competent evidence to support the decision below we must of necessity resort to the evidence introduced at the hearing before the Board of County Commissioners. The appellants adduced evidence from (a) the Tri-City Airport Authority consulting engineer, (b) a representative of the Federal Aviation Agency, (c) and a representative of the Florida Department of Transportation, Mass Transit Division. Their testimony showed that there was a definite public need for the airport; that serious in depth studies had been made to determine the most appropropriate location for the airport; that the location in question was the best available considering such factors as (1) convenience to users, (2) land and area requirements, (3) general*659 topography, (4) 'compatability with existing land use, plans and land users', (5) land costs, (6) air space and objections, (7) availability of utilities, (8) noise problems, (9) bird habitats and other ecological problems. The mayors of the three municipalities and the members of the Airport Authority also demonstrated that the selection of the site in question resulted from long study and competent advice on the subject. Approval had been received from every interested government agency including the Federal Aviation Administration, the Florida Department of Transportation, and the Florida Department of Air and Water Pollution Control.

The evidence upon which the Board of County Commissioners relied to deny appellants' application came from one abutting owner, Richard Byrd; several other owners within a two to five mile radius of the proposed airport site; a petition signed by some two hundred members of the Clarcona Improvement Association; and approximately thirty-five people in attendance at the hearing who objected but did not testify. Byrd's testimony was mainly directed to his opinion of what the airport would do to construction costs in the area and his opinion of what would happen to zoning in the area as a result of the proposed use. It also developed that Byrd is interested in buying the property proposed to be used as the airport. Several other property owners speculated about what would happen to the area's zoning, complained about the anticipated noise, and generally wanted to keep the status quo in the area. One witness who admitted he was a layman with no special training or experience advised the Board about his opinion of the damage to the Florida aquifer which would result from the proposed airport.

[1][2] Although notice to and hearing of the proponents and opponents of an application for a special exception or other zoning change are essential and all interested parties should be given a full and fair opportunity to express their views, it was not the function of the Board of County Commissioners to hold a plebiscite on the application for the special exception. Rockville Fuel and Feed Co. v. Board of Appeals, 257 Md. 183, 262 A.2d 499, 504 (1970). As pointed out by Professor Anderson in Volume 3 of his work, American Law of Zoning, s 15.27, pp. 155-156:

'It does not follow, . . . that either the legislative or the quasi-judicial functions of zoning should be

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controlled or even unduly influenced by opinions and desires expressed by interested persons at public hearings. Commenting upon the role of the public hearing in the processing of permit applications, the Supreme Court of Rhode Island said:

'Public notice of the hearing of an application for exception . . . is not given for the purpose of polling the neighborhood on the question involved, but to give interested persons an opportunity to present facts from which the board may determine whether the particular provision of the ordinance, as applied to the applicant's property, is reasonably necessary for the protection of . . . public health . . .. The board should base their determination upon facts which they find to have been established, instead of upon the wishes of persons who appear for or against the granting of the application.'

The objections of a large number of residents of the affected neighborhood are not a sound basis for the denial of a permit. The quasi-judicial function of a board of adjustment must be exercised on the basis of the facts adduced; numerous objections by adjoining landowners may not properly be given even a cumulative effect. While the facts disclosed by objecting neighbors should be considered, the courts have said that:

'A mere poll of the neighboring landowners does not serve to assist the board in determining whether the exception*660 applied for is consistent with the public convenience or welfare or whether it will tend to devaluate the neighboring property."

(Footnotes omitted.)

Instead the Board's purpose was to make findings as to how construction and operation of the proposed airport would affect the public and base its granting or denial of the special exception on those findings. Cf. Laney v. Holbrook, 150 Fla. 622, 8 So.2d 465, 146 A.L.R. 202 (1942); Veasey v. Board of Public Instruction, Fla.App.1971, 247 So.2d 80.

[3] The evidence in opposition to the request for exception was in the main laymen's opinions unsubstantiated by any competent facts. Witnesses were not sworn and cross examination was specifically prohibited. Although the Orange County Zoning Act requires the Board of County Commissioners to make a finding that the granting of the special exception shall not adversely affect the public interest, the Board made no finding of facts bearing on the question of the effect the proposed airport would have on the public interest; it simply stated as a conclusion that the exception would adversely affect the public interest. Accordingly, we find it impossible to conclude that on an issue as important as the one before the board, there was substantial competent evidence to conclude that the public interest would be adversely affected by granting the appellants the special exception they had applied for.

The judgment appealed from is therefore reversed and remanded to the circuit court with directions to grant the writ of certiorari and to remand the cause to the board of county commissioners for another de novo hearing on the application for special exception.

If the decision of the board is deemed to be arbitrary or unreasonable the aggrieved party will then have the option of a judicial review by certiorari pursuant to Florida Appellate Rules or a trial de novo in the circuit court pursuant to the Rules of Civil Procedure. Section 163.250 F.S.1971, F.S.A.

Reversed and remanded with directions.

WALDEN and MAGER, JJ., concur.

ON PETITIONS FOR REHEARING.

PER CURIAM.

On petitions for rehearing the parties have advised this court that Orange County has not taken

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formal suitable action declaring its election to proceed under the provisions of Part II of the act entitled County and Municipal Planning For Future Development (163.160-163.315, F.S.1971, F.S.A.). Accordingly, the petitions for rehearing filed by the parties are granted and we recede from all references in our opinion of February 22, 1974, to the availability of Section 163.250, F.S.1971, F.S.A., in this case.

We maintain the view however, that the judgment appealed from should be reversed with directions to grant the writ of certiorari and to remand the cause to the board of county commissioners for another de novo hearing on the application for a special exception, at which time said board will have the opportunity to apply the balance-of-interests test to the evidence adduced before it. Thereafter, any aggrieved party may have that decision reviewed by the circuit court on petition for certiorari pursuant to the provisions of Chapter 63-1716, Special Acts of Florida, as amended.

WALDEN, MAGER and DOWNEY, JJ., concur.

Fla.App. 1974.
City of Apopka v. Orange County
299 So.2d 657

END OF DOCUMENT

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Henderson, Cassandra (RER)

From: Lindsay Hindin <LindsayH@baptisthealth.net>
Sent: Tuesday, August 26, 2014 1:19 PM
To: Henderson, Cassandra (RER); 'sdoggie@bellsouth.net'; 'anguiano57@bellsouth.net'; 'carlosnoda@gmail.com'; 'lindsayh@baptisthealth.net'; 'arlene68as@aol.com'; 'joe.whitney@century21.com'; www.JWB@Miamidade.gov; adehart@bellsouth.net; oldpa@bellsouth.net; william.laurie@dhs.gov
Cc: Connally, Ronald (RER); Gutierrez, Franklin (RER); Nitti, Nicholas (RER)
Subject: RE: Error in location (Z14-003)

; Henderson,
I find this delay an unacceptable tact to defer the zoning hearing from our community. The community attended the zoning hearing in July and it was deferred to allow the lawyers and their client to discuss issues with the neighbors. This meeting was set up by the lawyers, with a last minute change in venue, by the lawyers, due to poor communication from Holland and Knight to the real-estate agent. Needless to say we had our meeting relocated . The result of this meeting was the client was uninterested in any compromise.
As a result the neighbors have met, signed petitions and sent letters all of which you received yesterday. It seem extremely coincidental that this minor address change came at the same time our letters of protest arrived.
The community is prepared to come to the zoning hearing on Sept 3 at 6 pm. There is insufficient notice to make changes to the zooming hearing at this time.
As a tax payer and voter I am unsettled with the coincidence and alleged collusion with the client. It would appear our rights as community neighbors are being dismissed.
I formally am submitting this letter as protest to this delay.
I would ask that you respond and let us know how you anticipate notifying all the neighbors.

Lindsay Hindin

C-14

Lindsay Hindin, MSN, RN
Director of Emergency Services, Clinical Decision Unit
6200 SW 73 Street | Miami, FL 33143
Direct: 786-662-0620| Main: 786-662-0403
lindsayh@baptisthealth.net

South Miami Hospital
BAPTIST HEALTH SOUTH FLORIDA
Connect BaptistHealthSF

From: Henderson, Cassandra (RER) [mailto:sde@miamidade.gov]
Sent: Tuesday, August 26, 2014 9:37 AM
To: 'sdoggie@bellsouth.net'; 'anguiano57@bellsouth.net'; 'carlosnoda@gmail.com'; 'lindsayh@baptisthealth.net'; 'arlene68as@aol.com'; 'joe.whitney@century21.com'
:: Connally, Ronald (RER); Gutierrez, Franklin (RER); Nitti, Nicholas (RER)
ubject: Error in location (Z14-003)

Hello,

The Department recently found out that the location for public hearing application Z2014000003 for Helen Michael and Preferred Enterprises was advertised with an incorrect address since the July hearing date. The advertisement should have read SW 159 Court instead of SW 159 Avenue. Therefore, the application has to be re-advertised and will be scheduled for the October 1, agenda.

I apologize for the error.

Please let me know if you have any questions.

Thank you!

Cassandra Henderson, Zoning Development Analyst
Zoning Hearing Section
Department of Regulatory & Economic Resources
111 NW 1st Street, 11th Floor
Miami, Fl. 33128
Telephone: 305.375.2640 I Fax 305.372.6096
http://www.miamidade.gov/business
"Delivering Excellence Every Day"

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Henderson, Cassandra (RER)

From: sdoggie@bellsouth.net
Sent: Tuesday, August 26, 2014 12:59 PM
To: Henderson, Cassandra (RER)
Cc: Connally, Ronald (RER); Gutierrez, Franklin (RER); Nitti, Nicholas (RER)
Subject: Re: Error in location (Z14-003)

Cassandra,

r my telephone conversation with you this morning, I would like for it to go on record that I oppose the rescheduling of this hearing. I do not think that a slight rical error in the address should make any difference. We all know what piece of property the zoning hearing is about. Many documents filed under this application use the address of 159 Avenue and/or Court. However, the application number is always correct.

Those on this email list attended the initial hearing on July 9, 2014. That hearing was deferred so we could meet with the attorneys for the developer per Community Council's request. We met with the attorneys on July 24, 2014. Since that time, we have sent letters and petitions to your department regarding this application.

You advised me that the people on this email were notified out of courtesy as to the hearing date change. While I do appreciate the courtesy of your email, I feel that notices need to be sent to all the individuals who wrote letters to your department, as well as to all the individuals who signed the petition. It is unfair to all of us that this hearing be rescheduled at this time, as there are only 5 business days remaining (including today and considering Monday is a holiday) before the hearing scheduled for September 3rd. We are prepared to attend the hearing on September 3rd, and should be able to be heard at that time. **Everyone is entitled to proper notification and in a appropriate time frame**.

I have not been able to speak to Franklin Gutierrez yet regarding the advertising of the 9/3 hearing date. I would like to know what date the notice was published in the Miami Herald and in what section of the paper was it published.

ank you.

Sandy LeChot
305-248-6151

C-14

From: "Henderson, Cassandra (RER)" <sde@miamidade.gov>
To: "'sdoggie@bellsouth.net'" <'sdoggie@bellsouth.net'>; "'anguiano57@bellsouth.net'" <'anguiano57@bellsouth.net'>; "'carlosnoda@gmail.com'" <'carlosnoda@gmail.com'>; "'lindsayh@baptisthealth.net'" <'lindsayh@baptisthealth.net'>; "'arlene68as@aol.com'" <'arlene68as@aol.com'>; "'joe.whitney@century21.com'" <'joe.whitney@century21.com'>
Cc: "Connally, Ronald (RER)" <connall@miamidade.gov>; "Gutierrez, Franklin (RER)" <GutierrezF@miamidade.gov>; "Nitti, Nicholas (RER)" <NDN@miamidade.gov>
Sent: Tuesday, August 26, 2014 9:37 AM
Subject: Error in location (Z14-003)

Hello,

The Department recently found out that the location for public hearing application Z2014000003 for Helen Michael and Preferred Enterprises was advertised with an incorrect address since the July hearing date. The advertisement should have read SW 159 Court instead of SW 159 Avenue. Therefore, the application has to be re-advertised and will be scheduled for the October 1, agenda.

I apologize for the error.

Please let me know if you have any questions.

ıank you!

Cassandra Henderson, Zoning Development Analyst
Zoning Hearing Section
Department of Regulatory & Economic Resources
111 NW 1st Street, 11th Floor
Miami, Fl. 33128
Telephone: 305.375.2640 I Fax 305.372.6096
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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: JUAN MAYOL

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	September 3, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Oct. 1 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ NOTE: Item is deferred due to an error with the ad.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	**M**	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN		Gary J. **DUFEK**	X		
VICE CHAIRMAN		Curtis **LAWRENCE**	X		
COUNCILWOMAN	**S**	Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**			X
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Eddie Kirtley

August 22, 2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

C-14
W-

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I would like to file an **OBJECTION** to the zoning change request from AU to EU-M regarding the above-captioned parcel site. My reasons are as follows:

1. **There is no shortage of available housing in the immediate area**. There are 8 new homes (4 are already completed and up for sale) less than one-half mile from this site, as well as two new developments within one-mile of this site. Additionally, there are many homes up for sale (re-sales) and/or in foreclosure within this one-half mile radius.

2. **Unnecessary use of agricultural land**. This site sits within 1000 feet of the UDB line and is bordered on two (2) sides by active agriculture (avocado groves). For the past 31 years that I have lived in this neighborhood, this particular parcel has grown various crops year round. Our nation depends on Redland to supply it with crops during the winter months. Agricultural lands are a unique and economically important resource and need to be protected and preserved.

3. **Water shortage**. Water restrictions are in place on all Miami-Dade residents and drinking water is under serious threat. More landscaped homes will have a negative effect on the water reserves. This agricultural site is watered by wells and not using public water supply. We must limit over development in order to conserve our limited water supply.

4. **Traffic**. Our quiet neighborhood does not need additional vehicles on our roads.

PLEASE HELP US KEEP REDLAND GREEN!

DUPLICATE

Respectfully submitted,

Sandra K. LeChot

Sandra K. LeChot
16100 SW 278 STREET
HOMESTEAD, FL 33031-3012

AUG 20, 2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I HAVE LIVED IN THE AREA FOR 31 YEARS AND I OPPOSE THE REQUEST FOR ZONING CHANGE FROM AU TO ~~EU-M~~ DUE TO HEAVIER TRAFFIC IN THE IMMEDIATE AREA CAUSING SAFETY CONCERNS. THE LOSS OF AGRICULTURE LAND COULD PROVE TO BE DETRIMENTAL TO THE ENTIRE REDLAND AREA. ALSO, WE HAVE ENOUGH HOUSES IN OUR AREA ALREADY ON THE MARKET AND/OR IN FORECLOSURE STATUS.

DUPLICATE

SINCERELY,

STEVEN M. LECHOT, SMSGT, USAF(RET)
16100 S.W. 278 STREET
HOMESTEAD, FL. 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

Please DO NOT BUILD any Houses in these lots. It will BEING too much TRAFFIC, POLLUTION, CRIME & NOISE to OUR VERY NICE and QUIET STREET.

Please.

DUPLICATE

Thank You FOR
Your consideration.

Niurka Costales
27805 SW 162 Ave
Homestead FL
33031

8-19-2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

Along with the increase of traffic down the street, infront of our house where our kids play; my concern is a surplus of unoccupied homes - bringing down the property value of our homes. There are already. (too many) a good number of vacant and forclosed houses in our area. Why build more?

DUPLICATE

A concerned resident,
Javier Forte

27903 SW 160 AVE
HOMESTEAD FL 33031

8/19/2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

one of the great things about our neighborhood is the security of knowing that my kids can ride their bikes in front of our house. Thus far our local traffic is minimal. Adding 40 homes with streets running through, connecting to ours will ruin that.

Duplicate

Sincerely,
Susana Porto

27903 SW 160 AVE
HOMESTEAD FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

The proposed construction of homes on the referenced property will only add to the infringement on South Dade's agricultural land. The increase in traffic pattern and on our public services will greatly hamper our quality of life. Please do not allow this to happen.

Sincerely,

DUPLICATE

Jose J Izquierdo
27900 S.W. 162nd Avenue
Homestead, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I strongly object to the proposed construction of homes on the above-referenced site due to the increase in traffic, burden on our filled-to-capacity schools and hospital, and the effect it will have on our emergency services response personnel. The developers' pockets are deep enough already.... Please help us maintain the quality of life that we have become accustomed to.

Sincerely,
Leticia Anguiano
27900 S.W. 162nd Avenue, Homestead, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I have fond memories of this neighborhood, having grown up here. Now, having a family of my own, I am deeply concerned about the proposed construction. The inevitable increase in traffic is worrisome, especially as a parent of a small child. I am asking you to help me preserve the integrity of my beloved community.

Sincerely,

Van Ali

27900 S.W 162nd Ave.
Homestead, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami , FL 33128-1974

Attention: Community Council 14

RE: Hearing Number: 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street
Between SW 159 Avenue and SW 162 Avenue: Miami-Dade County, FL).

Gentlemen:

Re: The 20 acre property site rezoning application of AU land to EU-M high density housing.

As a concerned citizen that lives north of this site on 162nd avenue and 264th street, I object to this rezoning of agriculture land to EU-M high density housing site for the following reasons:

1. Higher density housing will exacerbate the already increased traffic flow on our access roads, (such as 162nd avenue and 272/264th streets), causing more accidents and traffic gridlock.
2. More agriculture land net loss, (land that needs to be contiguous to be productive), is a dangerous precedent to set. No farms = No food! We do not need more vacant, foreclosed houses sitting on AU land lands that are still a glut on the market.
3. Most importantly. All these houses with all their individual water wells and septic tanks In a flood zone area could pose to be a health hazard, especially due to rising seas and climate temperature change, (which has risen 1 degree over the past years according to the Florida Oceans & Coastal Council, Tallahassee, Florida Report). Too many of these wells could overload the system.

Arlene M. Samalion 8/18/2014

Arlene M. Samalion
26251 S.W. 162nd Avenue
Redland, FL – 33031-2009

DUPLICATE

8/18/2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I WOULD LIKE TO VOICE MY OBJECTION TO THE PROPERTY LISTED ABOVE FROM AGRICULTURE TO SINGLE FAMILY HOMES.

THE ADDITION OF 40 MORE HOMES TO AN ALREADY MAXED OUT SCHOOL SYSTEM IN THE AREA WOULD BE OVER WHELMING, NOT TO MENTION THE ADDED TRAFFIC ON SW 162 AVE.

THANK YOU,
Richard S. Flom
23420 SW 161 AVE

DUPLICATE

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

August 12/2014

Gentlemen:

I object to the re-zoning of this parcel of land from AU to EU-M.

The current location cannot accomodate the increased traffic density, school overcrowding, the need for increased services such as fire + police.

There is a need to keep AU land for the purposes of farming and providing produce.

Sincerely.

DUPLICATE

Lindsay Hindin
27905 SW 162 Ave
Homestead FL
33031

8-13-2014

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I object to the re-zoning of the parcel of land between SW 159th Ave and SW 162nd Ave from AU to EU-M.

My major concerns are:

- increased traffic onto 162nd Ave. (over 80 extra vehicles)
- the effect on our aquifer
- lack of a transition period of land between the current EU-M and the AU boundary at 272nd.
- the effect of increased overcrowding in local public schools
- already limited emergency response services (police, fire, etc.)

Duplicate

John Buckhalt
16290 SW 274th St.
Homestead, FL 33031

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

I object to the rezoning of this parcel from AU to EU-M.

The reason I object is that this change in zoning from agricultural to residential will have a negative impact on the health, safety and welfare of the adjacent residents and local community. Some issues at hand are as follows.

Traffic: The road infrastructure in this rural area is two lane surface streets that are at near capacity during workdays as a result of close proximity to US-1 and South Miami Dade High School. Injecting 40 new homes would result in over 100 additional vehicles. The site plans of the new development have road/street incursions into adjacent neighborhoods which will create a safety hazard (no existing sidewalks) and the longer runs will result in higher speed thru traffic, putting children and pedestrians at risk. The neighborhood to the South presently has a closed network of streets that is barely adequate at this time. The construction phase with heavy equipment traffic will damage/destroy the lightly built roads in the area and further disrupt the community. A Miami-Dade traffic review, which needs to be conducted, will demonstrate this fact.

M-D Services: The traffic congestion and additional homes will degrade the already strapped police and fire department services. Fire response and law enforcement actions will be delayed and neighborhood watch support will be reduced creating a negative impact on the community. Trash and mail services will also be impacted.

Schools: Local schools are at capacity now. Additional students will degrade the quality of education through the teacher/student ratio.

Medical: Local hospitals are just sufficient at present. Additional homes in this area again negatively affect the standing community.

Pollution: All homes in this area are on septic tanks. Adding another 40 homes in this already densely populated area will put more pressure on our aquifer and possibly have health ramifications. Many homes in close proximity to this proposed development have well water as their only source of potable water.

The Redland agricultural area is a major source of domestic winter produce; this parcel is zoned as such and is presently being farmed. The surrounding area has been developed to capacity, to rezone, and give up sustainable farm land that is having a beneficial effect on the area is counter to the interest of the community.

Thank you for your consideration in this matter.

DUPLICATE

William Laurie 27902 SW 159 CT. Miami, FL. 33031

8/14/14

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

8/13/14

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I object to the rezoning of the agricultural land. It would cause unnecessary pollution to the aquifer. It's unnecessary to build more homes when there are other lots in the area for sale that are already zoned. As our police services are already being cut, we can not afford to jeopardize the safety of our children that play in the area. It would also put strain on an already strained public school system and hospital.

DUPLICATE

Victor DeSousa

27840 SW 160 Ave
Miami, FL 33031

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

~~Draft~~
DUPLICATE
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Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

I am in extreme disagreement with the re-zoning of the land to change it to residential. There are many other lots in the area for sale that can be developed. We, as a community, do not have the resources necessary to support any additions. On the contrary, our police services are being cut and our schools and hospitals are already at a maximum. Our community is close knit and our kids are active in the neighborhood. The area is known for crops and is a major contributor. Thank you for any consideration you can give.

Lynda DeJesus
27840 SW 160 Ave
Homestead

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Duplicate

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

My residence is at the following address 27911 S.W. 162 Court Homestead, Fl 33031. I am against the proposal to zone and develop the area mentioned above due to increased traffic, installation of ~~Septic~~ septic tanks that would be harmful to the environment, and due to the lack of police presence, ~~(and)~~ which could cause an increase in crime.

Sincerely yours,
Janeiro Nodal

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

DUPLICATE

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

I object to the rezoning of this parcel from AU to EU-M.

The reason I object is that this change in zoning from agricultural to residential will have a negative impact on the health, safety and welfare of the adjacent residents and local community. Some issues at hand are as follows.

Traffic: The road infrastructure in this rural area is two lane surface streets that are at near capacity during workdays as a result of close proximity to US-1 and South Miami Dade High School. Injecting 40 new homes would result in over 100 additional vehicles. The site plans of the new development have road/street incursions into adjacent neighborhoods which will create a safety hazard (no existing sidewalks) and the longer runs will result in higher speed thru traffic, putting children and pedestrians at risk. The neighborhood to the South presently has a closed network of streets that is barely adequate at this time. The construction phase with heavy equipment traffic will damage/destroy the lightly built roads in the area and further disrupt the community. A Miami-Dade traffic review, which needs to be conducted, will demonstrate this fact.

M-D Services: The traffic congestion and additional homes will degrade the already strapped police and fire department services. Fire response and law enforcement actions will be delayed and neighborhood watch support will be reduced creating a negative impact on the community. Trash and mail services will also be impacted.

Schools: Local schools are at capacity now. Additional students will degrade the quality of education through the teacher/student ratio.

Medical: Local hospitals are just sufficient at present. Additional homes in this area again negatively affect the standing community.

Pollution: All homes in this area are on septic tanks. Adding another 40 homes in this already densely populated area will put more pressure on our aquifer and possibly have health ramifications. Many homes in close proximity to this proposed development have well water as their only source of potable water.

The Redland agricultural area is a major source of domestic winter produce; this parcel is zoned as such and is presently being farmed. The surrounding area has been developed to capacity, to rezone, and give up sustainable farm land that is having a beneficial effect on the area is counter to the interest of the community.

Thank you for your consideration in this matter.

Caridad Banos 27803 SW 160 Ave

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

G. Ochoa GUILLERMO OCHOA 2790 SW 159 CT

DUPLICATE

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Mirtha Ochoa Mirtha OcHoA

27901 SW 159 crt Homestead FL 33031

DUPLICATE

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Capt. Harry P. Grigsby
27951 SW 159 Ct.
Homestead, FL
33031

Duplicate

.Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Jose Lagua 33031 27952 SW 159 CT

Duplicate 33031

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Milagros Rogue 33031

Duplicate

27952 SW 119 Ct

33031

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Daphne Brenner Daphne Brenner
27802 SW 159 ct
Homestead, Fl 33031

DUPLICATE

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

27806 SW 159TH AVE

DAVID S. KIRBY

DUPLICATE

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Melinda Osborne

Melinda Osborne
27850 SW 159 Avenue
Homestead, FL. 33031
305-302-6445

Duplicate

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Duplicate

Blanca F. Walker
27801 SW 159 Ct Homestead FL 33031
305 246 3751

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Thank you for your consideration in this matter.

Shizuko Walton

22801 SW 159 CT
Homestead FL
305 246 9357

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

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Pollution: All homes in this area are on septic tanks. Adding another 40 homes in this already densely populated area will put more pressure on our aquifer and possibly have health ramifications. Many homes in close proximity to this proposed development have well water as their only source of potable water.

The Redland agricultural area is a major source of domestic winter produce; this parcel is zoned as such and is presently being farmed. The surrounding area has been developed to capacity, to rezone, and give up sustainable farm land that is having a beneficial effect on the area is counter to the interest of the community.

Thank you for your consideration in this matter.

Disapproved

Christa Ingram Christa Ingram
27850 SW 187 Ave.
Homestead, Fl.
305-216-5655

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, inc. Section 32, Township 56, Range 39.

Parcel lying North of 278 St. between SW 159 Ave. and SW 162 Ave. Miami-Dade County, FL.

I object to the rezoning of this parcel from AU to EU-M.

The reason I object is that this change in zoning from agricultural to residential will have a negative impact on the health, safety and welfare of the adjacent residents and local community. Some issues at hand are as follows.

Traffic: The road infrastructure in this rural area is two lane surface streets that are at near capacity during workdays as a result of close proximity to US-1 and South Miami Dade High School. Injecting 40 new homes would result in over 100 additional vehicles. The site plans of the new development have road/street incursions into adjacent neighborhoods which will create a safety hazard (no existing sidewalks) and the longer runs will result in higher speed thru traffic, putting children and pedestrians at risk. The neighborhood to the South presently has a closed network of streets that is barely adequate at this time. The construction phase with heavy equipment traffic will damage/destroy the lightly built roads in the area and further disrupt the community. A Miami-Dade traffic review, which needs to be conducted, will demonstrate this fact.

M-D Services: The traffic congestion and additional homes will degrade the already strapped police and fire department services. Fire response and law enforcement actions will be delayed and neighborhood watch support will be reduced creating a negative impact on the community. Trash and mail services will also be impacted.

Schools: Local schools are at capacity now. Additional students will degrade the quality of education through the teacher/student ratio.

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Thank you for your consideration in this matter.

Duplicate

Roger A Ingram Jr
27800 S.W. 157 AVE
Homestead, FL 33
305-246-5657

Agenda Coordinator
Miami-Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street, Suite 110
Miami, FL 33128-1974

Attn: Community Council 14

RE: Hearing Number: 14-003
Applicant: Helen Michael and Preferred Enterprises, Inc.
Section 32 Township 56 Range 39 (lying north of SW 278 Street,
between SW 159 Avenue and SW 162 Avenue; Miami-Dade County, FL)

Gentlemen:

My resident is at 27925 SW 162 Ave Homestead, FL 33031. I am not agreed with the need development. This new home community will bring more traffic to this area, septic tank construction. Also we don't have enough schools and recreation services to have more homes.

Sincerely,

Agenda Coordinator

Miami-Dade County

Department of Regulatory & Economic resources

111 NW 1st Street, Suite 110 Miami, FL 33128-1974

ATTN: Community Council 14

RE: Hearing Number 14-003

Applicant: Helen Michael and Preferred Enterprises, Inc. Section 32, Township 56, Range 39.

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Thank you for your consideration in this matter.

27950 SW 159 AVE

786 285-8360

LE CHOT
16100 SW 278 ST
HOMESTEAD, FL 33031-3012

DUPLICATE

C-14

14-03

AGENDA COORDINATOR
MIAMI-DADE COUNTY
DEPT. OF REGULATORY & ECONOMIC RESOURCES
111 N.W. 1st STREET STE 1110
MIAMI, FL 33128-1974

RECEIVED
AUG 25 2014
DEPARTMENT OF
PLANNING AND ZONING

C-14

ATTENDANCE AND SPEAKERS ROSTER

07/09/2014 **COMMUNITY ZONING APPEALS BOARD** **14**

(DATE) **(CZAB)**

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
1	Leonard S. Anthony	Leonard S. Anthony
1	Carlos Javier Noda	[illegible]
1	Maria Noda	[illegible]
1	Arlene M. Sandron	Arlene M. Sandron
1	Joe Whitney	[illegible]
	SIDNEY ROBINSON	Sidney Robinson
1	SANDRA LECHOT	Sandra LeChot
1	Leticia Anguiano	L. Anguiano
1	Lindsay Hindin	[illegible]
1	Glenn Hindin GLENN HINDIN	[illegible]

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER'S ROSTER

07/09/2014 **COMMUNITY ZONING APPEALS BOARD 14**

(DATE) *(CZAB)*

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
2	GEORGE DELAFE	
2	JORGE DELAFE	

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

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

#1

APPLICANT'S NAME: **HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	July 9, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: 9/3/14 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ Deferred to 9/3/14 to allow applicants to meet with neighbors. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN	**S**	Gary J. **DUFEK**	X		
VICE CHAIRMAN	**M**	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**			X
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Lauren Morse

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 14

July 9, 2014

RESOLUTION # CZAB14-6-14

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
1	14-003	**HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**	32-56-39

EX. #	EXHIBIT DESCRIPTION	IN FILE
1-1		
1-2	NONE	
1-3		
1-4		
1-5		
1-6		
1-7		
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