



Department of Regulatory and Economic Resources

Development Services Division  
111 NW 1st Street • Suite 1110  
Miami, Florida 33128-1902  
T 305-375-2640  
www.miamidade.gov/economy

April 20, 2015

Javier L. Vazquez  
1450 Brickell Ave, Suite 1900  
Miami, FL 33131

RE: Z2015P00094  
9898 Lot Split

Dear Mr. Vazquez:

Please find attached comments related to your pre-application meeting. It is important to review comments from all agencies and incorporate said comments when preparing your plans for a formal zoning application. If you have questions or concerns regarding the comments provided during the pre-application meeting or those contained in the attached memoranda, please contact appropriate staff. You will find a contact list appended for your convenience.

When you are ready to submit a formal zoning application, please note that you will be asked for the pre-application number assigned during the initial review of your application. In addition to the pre-application number, please provide a copy of this package with your formal submittal. Please note, that the formal zoning submittal process has not changed and applications are accepted Monday through Wednesday during the first and third weeks of the month. Appointments are needed to file an application on Monday and Tuesdays of the filing period. Walk-ins are accepted on Wednesdays.

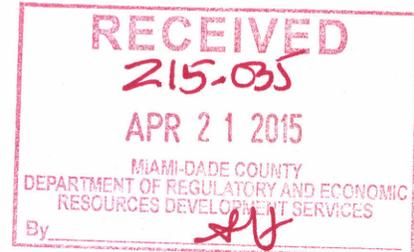
We look forward to working with you on this application and we are happy to assist you in any way we can. Should you have questions or to schedule an appointment to submit your formal application, please call (305) 375-2640.

Sincerely,

A handwritten signature in black ink, appearing to read "Amina Newsome".

Amina Newsome, Special Projects Administrator II  
Development Services Division

Enclosures  
cc: Nathan Kogon



9898 1st Split Pre-Application Meeting

ATTENDANCE RECORD • Thursday, April 16, 2015

NAME	ORGANIZATION	PHONE	E-MAIL
1 Christine Velazquez	RER - DERM	5/372-6764	velazc@miamicidade.gov
2 MARIA A. VARGES	M-D-WASD	7552-8198	Mavald@miamidade.gov
3 Alfredo Sanchez	MD WASD	7552-8237	sanafl@miamidade.gov
4 Carl Harrison	RER - EVAE	375-2566	CXHarrison@miamicidade.gov
5 Cassandra Henderson	RER - Zoning Hearing	3/375-2640	sde@miamidade.gov
6 Javi Velazquez	Pergas Singerman	(3)714-1378	Jvazquez@bergersingerman.com
7 Amina Newsome	RER - Development Svcs	3/375-2842	newsoma@miamicidade.gov
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11			
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13			

**Office Use Only**  
 Pre-Application # \_\_\_\_\_  
 Pre-Application Meeting Date: \_\_\_\_\_

**ZONING INFORMATION PRE-APPLICATION CHECKLIST**

Zoning Info Specialist: Danielle Dixon Date: 04/15/15  
 Pre-Application Number: Z2015P00094  
 Address: 9898 SW 32 Avenue  
 Folio Number(s) # 30-4017-013-0050  
 Zoning District(s): RU-1 & AU

<b>ZONING HISTORY</b>				
	Yes	No	Provided?	Prior Resolutions and Other Approvals
Prior Zoning Approvals		*		
Resolution		*		
Prior Approved Site Plan		*		
Resolution Covenant		*		
Prior ASPR		*		
Prior Administrative Approval		*		

<b>SPECIAL FACTORS</b>			
	Yes	No	Comments
In a Management Area		✓	
Outside the UDB		✓	
CDMP Restricted Use		✓	
CDMP LUP Designation	✓		Low Density (LDR) 2.5-6 DU/AC
Urban Center		✓	

Comments:

If you do not have the zoning history, you may want to make a Zoning Verification Request. The form is attached.

Project may require modification of resolution, site plan and/or covenant.

<input type="checkbox"/>	Comments Provided -- will attend
<input checked="" type="checkbox"/>	Comments Provided -- will not attend
<input type="checkbox"/>	No Comment -- will not attend

Office Use Only
Pre-Application # <u>Z2015P00094</u>
Pre-Application Meeting date: <u>04/16/2015</u>
Reviewer Name <u>Cassandra Henderson</u>

**ZONING HEARINGS PLAN REVIEW CHECKLIST**

Applicant(s) name(s) Alion Properties

Site Location/Address 9898 SW 32 Street

Folio Number(s) # 30-4017-013-0050

1. Are the uses permitted in the current or proposed zoning district?  
 (yes)  (no)  (N/A)

Are all required site plan, floor plan, building elevation and landscape plans submitted?  
 (yes)  (no)  (N/A)  If no, what plan is missing?


2. Does the site plan show a title block identifying the project name, location and preparer information, all dimensions measured to centerline of the streets, street designations, setback distances, spacing distances between buildings, typical and dimensions for parking stalls, width of all drives and driveways, north arrow, zoning legend, location of baby stroller and bicycle racks locations, legal description?  
 (yes)  (no)  (N/A)  If no, what is missing from plans?

Title block, legal description, zoning legend for both sites after the lot split.

3. Is lot area and/or frontage meeting current zone? (yes)  (no)  (N/A)   
 If no, are area and frontage variances needed? (yes)  (no)  (N/A)

4. Are setbacks within zone requirements? yes)  or (no)  (N/A)   
 If not, are setback variances needed? (yes)  (no)  (N/A)

5. Does the site data show the required and provided FAR and lot coverage square footage? (yes)  (no)  (N/A)

6. Does the site data include the required and provided parking calculations for all uses on the property? (yes)  (no)  (N/A)  If no, what is missing?


7. Does the site plan show the proposed and existing construction?  
(yes)  (no)  (N/A)  If no, what is missing?


8. Is the safe sight distance triangle shown on plan? (yes)  (no)  (N/A)

9. Does the floor plan show dimensions of each room, the use of each room and the accessibility from one room to another? (yes)  (no)  (N/A)  If no, what is missing?


10. Does the floor plan and elevation plan agree as to location of windows, doors, and overhead doors? (yes)  (no)  (N/A)  If not, what is missing?


11. Does the elevation plan show the highest point of the building measured from grade?  
yes)  or (no)  (N/A)   
Is the height of the parapet wall shown on plan? (yes)  (no)  (N/A)

12. If signage is a part of submittal, are the sign detail, dimension, height and setback for existing and proposed signage shown? (yes)  (no)  (N/A)

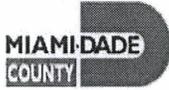
13. Are all existing and or proposed height and type of fence/wall shown?  
yes)  (no)  (N/A)

14. (a) Does the landscape plan show the landscape legend, all required lot, street and dissimilar land use buffer trees and material type and amounts?  
(yes)  (no)  (N/A)  If no, what is missing?


- (b) Does the landscape plan show required greenbelt and width of same?  
yes)  (no)  (N/A)

- (c) Does the legend show the height of all trees? (yes)  (no)  (N/A)





Regulatory & Economic Resources Department

Collection System
Assessment

April 13, 2015 1:10 PM

Assessment Number: 33605

Date: 13-APR-15

User ID: SDE

Name: Z/C TO RU1

Address:

Phone: () -

Comments:

Table with 6 columns: Sales Type, Fee Code, Quantity, Unit, Description, Amount. Rows include various fees like CONC, ZSUR, ZIMAG, ZHRG, DERM, PARKS, PWKS, FIRE, ZHRG.

Total: \$ 5,155.06

Thank you for your business. Please visit our website at www.miamidade.gov/planzone

**Office Use Only**  
 Pre-Application #: Z2015P00094  
 Pre-Application Meeting Date: 34/16/15 - 2:39

**ZONING EVALUATION PRE-APPLICATION CHECKLIST**

Evaluator Carl Harrison Board CZAB 10  
 Applicant(s) name(s) Alion Properties, LLC, C/O Javier Vazquez (305) 714-4378  
 Project Name (if applicable) 9898 Lot Split  
 Address 9898 SW 32 Street  
 Folio Number(s) # 3040170140050

	Zoning and Existing Use	CDMP LUP Map Designation
Subject Property	RU-1/AU; single-family residence	Low Density Residential
North	RU-1; single-family residences	Low Density Residential
South	RU-1; single-family residences	Low Density Residential
East	RU-1; single -family residences	Low Density Residential
West	RU-1;single -family residences	Low Density Residential

Proposed Use: Lot split for residential use		
Compatibility:		
Yes <input type="checkbox"/>	No <input type="checkbox"/>	Need for further determination <input checked="" type="checkbox"/>
Consistency:		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Need for further determination <input type="checkbox"/>

Zoning History: None

CDMP History: None

**ZONING EVALUATION COMMENTS:**

Need to do zone change on southern parcel to RU-1.

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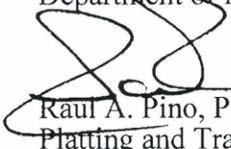
Covenant Required: Yes  No

# Memorandum



**Date:** April 13, 2015

**To:** Amina Newsome  
Department of Regulatory and Economic Resources

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

**Subject:** Pre-Application Z2015P00094  
Name: Alion Properties, LLC  
Location: 9898 SW 32 Street  
Section 17 Township 54 South Range 40 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed this application, below are the Section's comments.

- 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.

**Standard Conditions:**

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.



**Department of Regulatory and Economic Resources**  
Division of Environmental Resources Management  
701 NW 1st Court 4<sup>th</sup> Floor  
Miami, Florida 33136-3912  
T 305-372-6764

**PRE-APPLICATION #: Z2015P00094**  
FILE NAME: Alion Properties, LLC  
MEETING DATE: 4/16/2015

## **DERM PRE-APPLICATION REVIEW CHECKLIST**

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DERM has reviewed Pre-Application Z2015P000094 and has determined the following:

### **Potable Water (305)372-6750**

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

- No requirements for future zoning application.

### **Wastewater Disposal (305)372-6750**

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 development complies with the minimum lot size requirements per the Code and the property is connected to public water. Section 24-43.1(f) of the Code allows administrative approval if among other requirements public sanitary sewers are not within feasible distance and one of lots exceeds the minimum lot size requirement and the other is equal to or exceeds 95 percent of the lot size requirement set forth in Section 24-43.1(a)(i). Based on the information provided the proposed development complies with this section of the Code.

### **Stormwater Management (305)372-6681**

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event. Site grading and development plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties. The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

No requirements for future zoning application.

### **Tree Preservation (305) 372-6574**

DERM has reviewed the subject application to determine whether the proposed site action is in accordance with the specimen tree protection standards contained in 24-49.2 of the Code and in CON-8A of the Miami-Dade County Comprehensive Development Master Plan (CDMP). Specimen trees require preservation and are defined as trees with a Diameter at Breast Height (DBH) greater than 18 inches that require permits pursuant to the Code.

Based on the information submitted with this zoning application, specimen-sized trees may be impacted by the proposed project. The items submitted do not contain adequate information to determine whether the request would comply with these specimen tree protection standards. Pursuant to Section 24-49.3(2)(a) of the Code, proposed site actions not in accordance with said standards cannot be recommended for approval by DERM.

For those proposals that require landscape plans pursuant to the Code, it is recommended that zoning insure the required landscape plan, including vegetation survey is submitted by the applicant. The applicant must provide the information necessary to determine whether the proposed request would be in accordance with the specimen tree protection standards of the county code. The submittal of a tree survey prepared by landscape architect (L.A.) or engineer registered in the state of Florida is required in order to determine if the proposed request complies with the aforementioned tree protection standards. At a minimum, the tree survey shall include:

1. The accurate location and graphic representation, in relation to existing development, of all existing trees of a minimum three-inch DBH or twelve-foot height, including those which are proposed to be removed, relocated or preserved on site.
2. A table showing the following information:
  - a) The scientific and common name of each tree, each of which shall be numbered and correspond to the location shown on the survey.
  - b) The DBH of each tree, or if a multiple trunk tree, the sum DBH for all trunks and the DBH measurement of the single largest trunk.
  - c) An estimate of the height, canopy cover, and physical condition of each tree, and whether specimen tree(s) exist on site.
  - d) The disposition of each tree (i.e. to be removed, relocated or remain on-site).

In addition to the minimum tree survey requirements listed above, the applicant should also provide:

1. A written statement indicating that all specimen trees shall be preserved in their current location; or
2. Demonstration that all or a portion of the specimen trees cannot be preserved and that the project is in compliance with the specimen tree removal standards set forth in Section 24-49.2(II) of the Code; or
3. A written statement from an L.A. that the site does not contain specimen trees.

The applicant is advised to contact Tree Permitting Program at 305-372-6574 for additional information regarding permitting procedures and requirements.

Based on the above, DERM also recommends that the application not be approved without a condition of the zoning approval that requires specimen trees to be preserved on-site, including a requirement to modify the site plan to accommodate applicable specimen trees pursuant to Section 24-49.2(II)(2) of the Code. This recommended condition shall not apply in cases where DERM has determined that a specimen tree cannot be reasonably preserved pursuant to 24-49.2(II)2, of the Code.

PRE-APPLICATION #: Z2015P000094

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Finally, in accordance with Chapter 24 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

Should you have any questions please contact Christine Velazquez at (305) 372-6764.

# Memorandum



**Date:** April 14, 2015

**To:+** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate *Maria A. Valdes*  
Chief, Comprehensive Planning & Water Supply Certification Section

**Subject:** Pre-Application Comments – 9898 Lot Split – Application Z2015P00094

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the pre-application for the proposed development. Below, please find the comments for the subject project.

Application Name: 9898 Lot Split

Location: The proposed project is located at 9898 S.W. 32 Street with folio 30-4017-013-0050, in unincorporated Miami-Dade County.

Proposed Development : Lot split resulting in 2 single family homes

The proposed gross floor area for the single family residence is not known at this time.

Water: The proposed development is located within the MDWASD water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

There is an abutting 8-inch water main located on S.W. 99<sup>th</sup> avenue, to where the developer may connect to provide water service to the proposed development. Final points of connections will be provided at the time the applicant request connection to the water infrastructure.

A Water Supply Certification (WSC) letter will be required for all future development to ensure that adequate water supply is available. The WSC will be issued at the time the applicant request connection to the water system. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to [http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

Pre-Application  
9898 Lot Split- Z2015P00094  
April 14, 2015

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area and within the South District Wastewater Treatment Plant sub-service area. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

There is no sanitary sewer system in close proximity to this project.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Luis Perez at (786) 552-8238.

# Memorandum



**Date:** April 9, 2015

**To:** Nathan M. Kogon, Assistant Director  
Regulatory and Economic Resources

**From:** Carlos Heredia, Planning Section Supervisor  
Miami-Dade Fire Rescue Department 

**Subject:** Z2015P00094

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan dated stamp received 4/5/15.

For additional information, please call 786-331-4544.



# 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  
Dr. Wilbert "Tee" Holloway  
Dr. Martin Karp  
Lubby Navarro  
Dr. Marta Pérez  
Raquel A. Regalado

April 16, 2015

## UPLOADED TO PRE-APPLICATION SYSTEM

Ms. Amina N. Newsome, Special Projects Administrator II  
Development Services Division - Department of Regulatory & Economic Resources  
111 NW 1 Street, 11th Floor  
Miami, Florida 33128-1972

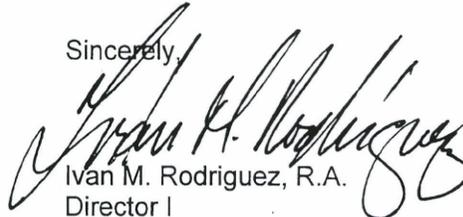
**RE: APPLICATIONS FOR Z2015P00094  
ALION PROPERTIES, LLC - 9898 LOT SPLIT  
PRE-APPLICATION MEETING REQUEST**

Dear Ms. Newsome:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application needs to be reviewed for compliance with Public School Concurrency. Accordingly, the School District's Preliminary Concurrency Analysis (Schools Planning Level Review) must assess the impact of the proposed development on the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) for all public schools serving the area at the elementary, middle and high school levels.

Therefore, at the appropriate time, please request that Miami-Dade County electronically submit the project to the School District for review. Public School Concurrency Determination must be obtained prior to Miami-Dade County issuing any Development Order (D.O.)

Sincerely,



Ivan M. Rodriguez, R.A.  
Director I

IMR:ir  
L- 510  
Enclosure

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

*Planning, Design & Sustainability*

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132  
305-995-7285 • 305-995-4760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)