

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 10**

PH: Z15-035 (15-7-CZ10-5)

July 15, 2015

Item No. 5

<b>Recommendation Summary</b>	
<b>Commission District</b>	10
<b>Applicant</b>	Alion Properties, LLC
<b>Summary of Requests</b>	The applicant is seeking to allow a district boundary change from AU, Agricultural District and RU-1, Single-family Residential District to RU-1.
<b>Location</b>	9898 SW 32 Street, Miami-Dade County, Florida
<b>Property Size</b>	105' X 241'
<b>Existing Zoning</b>	AU, Agricultural District and RU-1, Single-family Residential District
<b>Existing Land Use</b>	Single-family residence
<b>2020-2030 CDMP Land Use Designation</b>	Low Density Residential, 2.5 – 6 dua, (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval.</b>

**REQUEST:**

DISTRICT BOUNDARY CHANGE from AU and RU-1 to RU-1.

**PROJECT DESCRIPTION:**

The applicants seek to rezone the 0.58 acre parcel from AU, Agricultural District and RU-1, Single-family Residential District to RU-1.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU/RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
<b>North</b>	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
<b>West</b>	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located at 9898 SW 32 Street. Staff notes that the surrounding properties are all zoned RU-1 and contain single-family residences.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to develop the entire property under the RU-1 zoning regulations, which may bring more traffic into the area. However, staff notes from the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) in their memorandum that the application meets the Level of Service (LOS) in the area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Low Density Residential** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Approval of the application would allow the applicant to develop the parcel with a maximum of 3 residential units which is the maximum allowed under the density threshold of the LUP map. Further, the subject property is surrounded by RU-1 zoned properties. As such, the rezoning of the subject property to RU-1 would be **compatible** with the surrounding area and **consistent** with the Low 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 subject parcel to RU-1, Single-Family Residential 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 Low 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 RU-1 is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. **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.

NK:MW:NN:JV:EJ

A handwritten signature in black ink, appearing to read 'Nathan Kogon', is written over a horizontal line. To the right of the signature, there is a small, stylized handwritten mark that looks like 'llk'.

Nathan Kogon, AICP, Assistant Director  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

*Alion Properties, LLC (15-035)*

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES,

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Police</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

## POLICIES AND INTERPRETATIVE TEXT

<b>Low Density Residential</b> <i>(Pg. I-29)</i>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
<b>Objective LU-4</b> <i>(Pg. I-9)</i>	<i>Miami-Dade County shall continue to 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311 District Boundary Change</b>	<p>(A) <i>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.</i></p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(1) <i>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;</i></li> <li>(2) <i>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;</i></li> <li>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></li> </ol>
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## ZONING RECOMMENDATION ADDENDUM

*Alion Properties, LLC (15-035)*

	<p>(4) <i>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;</i></p> <p>(5) <i>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.</i></p>
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