

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14**

PH: Z15-094 (16-1-CZ14-4)

March 15, 2016

Item No. A

Recommendation Summary	
Commission District	8
Applicant	Aquarian Ventures, Inc.
Summary of Requests	The applicant is seeking to allow a district boundary change from AU, Agricultural District to RU-1, Single-Family Residential District.
Location	Lying west of SW 129 Avenue, between SW 226 Street & SW 228 Street, Miami-Dade County, Florida.
Property Size	8.8 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant lot
2020-2030 CDMP Land Use Designation	Low Density Residential, 2.5 – 6 dua, <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval

On January 19, 2016 the application was deferred by Community Zoning Appeals Board (CZAB 14) due to an inadvertent error in the advertisement. Subsequently, this item was deferred from the February 16, 2016 Community Zoning Appeals Board (CZAB) #14 hearing due to a lack of quorum.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to RU-1.

PROJECT DESCRIPTION:

The applicants seek to rezone the 8.8 acre parcel from AU, Agricultural District to RU-1, Single-Family Residential District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant land	Low Density Residential (2.5 to 6 dua)
North	AU; nursery and vacant land	Low Density Residential (2.5 to 6 dua)
South	AU; single-family residence and nursery	Low Density Residential (2.5 to 6 dua)
East	AU; vacant land	Low-Density Residential (2.5 to 6 dua)
West	AU; nursery	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located lying west of SW 129 Avenue, between SW 226 Street & SW 228 Street. Staff notes that the area is characterized as vacant agriculture parcels and vacant residential parcels further to the east, northeast, southeast and southwest.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in the area, 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 located within the Urban Development Boundary (UDB) and is designated as **Low Density Residential**. This density category is generally characterized by single family detached, cluster, and townhouses and a mixture of housing types, provided that the maximum gross density is not exceeded. The approval of the request sought in the application could allow the applicant to develop the 8.8-acre parcel with fifty two (52) residential units which is the maximum density allowed under the CDMP Low-Density designation on the LUP map. Staff notes that the RU-1 zoning district allows residences at 7,500 sq. ft. net. This would allow the applicant to develop the 8.8-gross acre parcel with a maximum of 51 residential units, which is within the maximum allowed under the density threshold of the CDMP Low-Density Density designation on the LUP map. As such, staff opines that the rezoning of the subject property to RU-1 would be **consistent** with the uses allowed under the Low Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation.

ZONING ANALYSIS:

When the applicant's request to rezone the 8.8-acre parcel to RU-1 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. The Miami-Dade Fire and Rescue Department does not object to this application. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application does meet the traffic concurrency criteria for an Initial Development Order. Their memorandum indicates that the application will generate 57 PM daily peak hour trips. Therefore, 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 the memorandum from the Platting and Traffic Review Section of RER. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management 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.

Staff notes that the subject property is surrounded by AU vacant parcels to the north, east and west, and an AU residential parcel to south. However, staff is supportive of the more intensive RU-1 zoning, which staff opines is transitional to the larger EU-M and AU Parcels in the surrounding area. In addition, staff opines that the subject property would also be compatible with the trend of development in the area, including a similar application for RU-1 zoning on a neighboring parcel that is west of the subject property. Staff notes that the subject property lies less than a mile from a busway corridor. Staff is supportive of the proposed increase in residential densities within close proximity to transit corridors and main roads such as being proposed herein. As such, staff opines that approval of the application would be **compatible** with the surrounding area. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

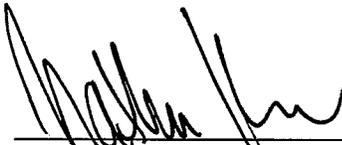
NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:CH:EJ



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

ZONING RECOMMENDATION ADDENDUM

Aquarian Ventures
(15-094)

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

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

<p>Low Density Residential (Pg. I-29)</p>	<p>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by 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.</p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(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.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (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
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ZONING RECOMMENDATION ADDENDUM

*Aquarian Ventures
(15-094)*

	<p><i>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></p> <p><i>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p><i>(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;</i></p> <p><i>(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.</i></p>
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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

A

HEARING DATE: February 16, 2016

APPLICANT'S NAME: Aquarian Ventures, Inc.

REPRESENTATIVE: Javier Vazquez

HEARING NUMBER	PROCESS #	RESOLUTION NUMBER	
16-1-CZ14-4	15-094	CZAB14	16

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: 3/15/16 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 AS MODIFIED _____

OTHER:

No quorum

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Wilbur B. BELL			
COUNCIL WOMAN		Diane COATS-DAVIS			
COUNCILMAN		Nehemiah DAVIS			
COUNCILMAN		Curtis LAWRENCE			
VICE CHAIR		Salvatore Rocco DEVITO			
CHAIR		Gary J. DUFEK			

VOTE:

0	0	0
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EXHIBITS: YES NO

COUNTY ATTORNEY: LAUREN MORSE

MIAMI-DADE COUNTY
 COMMUNITY ZONING APPEALS BOARD - AREA 14
 MOTION SLIP
 HEARING DATE: January 20

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APPLICANT'S NAME: Aquarian Ventures, Inc.

REPRESENTATIVE: Javier Vazquez

HEARING NUMBER	PROCESS #	RESOLUTION NUMBER	
16-1-CZ14-4	15-094	CZAB14	16

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: 2/16/16 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 AS MODIFIED _____

OTHER: _____

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	M	Wilbur B. BELL	1		
COUNCIL WOMAN		Diane COATS-DAVIS	1		
COUNCILMAN		Nehemiah DAVIS	1		
COUNCILMAN	S	Curtis LAWRENCE	1		
VICE CHAIR		Salvatore Rocco DEVITO	1		
CHAIR		Gary J. DUFEK	1		

VOTE:

6	0	0
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EXHIBITS: YES NO

COUNTY ATTORNEY: Lauren Morse

A. AQUARIAN VENTURES, INC.
(Applicant)

16-1-CZ14-4(15-094)
Area 14/District 08
Hearing Date: 03/15/16

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**

If so, who are the interested parties? **Palmcorp Development Group, LLC.**

Disclosure of interest form attached? **Yes No**

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
No History				

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.

4. AQUARIAN VENTURES, INC.
(Applicant)

16-1-CZ14-4(15-094)
Area 14/District 08
Hearing Date: 01/19/16

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**

If so, who are the interested parties? **Palmcorp Development Group, LLC.**

Disclosure of interest form attached? **Yes No**

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
No History				

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.

Memorandum



Date: October 5, 2015

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 #Z2015000094
Aquarian Ventures Inc.
NW corner of SW 228 Street and SW 130 Avenue
DBC from AU to EU-M
(AU) (8.8 Acres)
14-56-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

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 and Wastewater Disposal

Public water and public sanitary sewers 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.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

Existing public water and sewer 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.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Applicant is advised that an Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may 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. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

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 Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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 for this proposed development order.

Wetlands

The subject property does 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

The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of Chapter 24 as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with 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.

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

Environmental Restoration and Monitoring

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the application site. Based on the former agricultural use of the site, it is recommended that a Phase 1 and Phase 2 Environmental Assessment be conducted on the property prior to

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development. Site development may require review and approval from the Environmental Monitoring and Restoration Division of DERM. For further information call (305) 372-6700.

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.

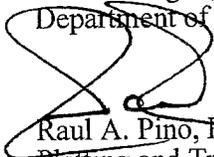
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: October 22, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2015000094
Name: Aquarian Ventures Inc
Location: SW 129 Ave. & SW 228 St.
Section 14 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.

Must provide paved public access to this site.

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 **30 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.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9790	SW 127 Ave S/O SW 216 St to SW 232 St	D	D
9900	SW 216 St W/O SW 134 Ave to SW 147 Ave	C	C
9908	SW 232 St W/O US 1 to UDB	C	C
9910	SW 232 St W/O SW 137 Ave to SW 147 Ave	A	A
9971	US 1 S/O SW 248 St to SW 304 St	D	D
F- 346	US 1 N/O SW 112 Ave to SW 186 St	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



Date: October 14, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Maturiello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Aquarian Ventures, Inc. (#15_094)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at (305) 375-1354. **The PWWM has no objections to the proposed application.**

Application: *Aquarian Ventures, Inc.* is requesting a district boundary change on the vacant land from Agricultural/Residential (AU) to Estates Modified, Single-Family (EU-M).

Location: The subject location is lying west of SW 129th Avenue between SW 226th Street and SW 228th Street in Miami-Dade County, Florida.

Size: The subject property is 8.8 acres.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 24, 2015, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The vacant property falls within the PWWM's solid waste collection service area. The district boundary change from Agricultural/Residential (AU) to Estates Modified, Single-Family (EU-M) will result in development that meets the County Code definition of "residential unit," (single family, townhome, etc.). According to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential units on the property will receive PWWM waste collection service.

Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: December 7, 2015

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

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

Subject: Z201500094: AQUARIAN VENTURES INC
Revised Plans Submitted Dated Stamped Received 11/19/2015

Application Name: AQUARIAN VENTURES INC

Project Location: The site is located in that area LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST & SW 228 ST, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to RU-1.

Impact and Demand: This application proposes 21 single-family dwelling units. This total development has the potential to impact of up to .19 acres to the level of service for this park benefit district.

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. The site is located in Park Benefit District 3 (PBD3) which has a surplus of 218.48 acres of local parkland and therefore the project meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

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
Caribbean Park	NEIGHBORHOOD PARK	5.17
Charles Burr Park	NEIGHBORHOOD PARK	3.8
Cutler Ridge Skate Park	SINGLE PURPOSE PARK	3.6
Debbie Curtin Park	NEIGHBORHOOD PARK	9.78
Goulds Park	COMMUNITY PARK	31.1
Goulds Wayside Park	NEIGHBORHOOD PARK	2.68
Kevin Broils Park	NEIGHBORHOOD PARK	5.19
Lincoln Estates Park	MINI-PARK	0.82
Losner Park	MINI-PARK	0.55
MedSouth Park	NEIGHBORHOOD PARK	4.48
Naranja Lakes Park	NEIGHBORHOOD PARK	1.55
Naranja Park	COMMUNITY PARK	12.7
Pine Island Lake Park	NEIGHBORHOOD PARK	17.44
Princetonian Park	NEIGHBORHOOD PARK	6.54

Roberta Hunter Park	NEIGHBORHOOD PARK	16.05
Sharman Park	NEIGHBORHOOD PARK	6.71
Silver Palms Park_1	NEIGHBORHOOD PARK	1.06
Silver Palms Park_2	NEIGHBORHOOD PARK	2.38
Silver Palms Park_3	NEIGHBORHOOD PARK	0.82
Silver Palms Park_4	NEIGHBORHOOD PARK	1.06
Silver Palms Park_5	NEIGHBORHOOD PARK	0.83
Silver Palms Park_6	NEIGHBORHOOD PARK	1.93
Silver Palms Park_7	NEIGHBORHOOD PARK	6.21
South Miami Heights Park	NEIGHBORHOOD PARK	5.97
William Randolph Community Park	NEIGHBORHOOD PARK	10.57

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 Planning Section Supervisor



Memorandum

Date: 16-SEP-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000094

Recommendation:

The Letter of Intention states ¿The applicant is not submitting plans with this application¿. As such, there is nothing for Fire Engineering to review regarding FD access. If a future site plan is submitted, or required to be submitted, it must be reviewed for FD access requirements. There is no objection to the zoning change.

Service Impact/Demand

Development for the above Z2015000094 located at LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST & SW 228 ST, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 2350 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 5
 The estimated average travel time is: 5:57 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: None.

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

AQUARIAN VENTURES, INC

LYING WEST OF SW 129 AVENUE, BETWEEN SW 226
ST & SW 228 ST,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JANUARY 19, 2016

Z2015000094

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
DECEMBER 15, 2015

NEIGHBORHOOD REGULATIONS:
THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:
THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:
AQUARIAN VENTURES, INC

OUTSTANDING LIENS AND FINES:
AS OF DECEMBER 15, 2015 THERE ARE NO OUTSTANDING LIENS OR FINES

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Aquarian Ventures Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>TOSCA REAL ESTATE CORPORATION</u> <u>↳ CARLOS TOSCA (100%)</u>	<u>50%</u>
<u>GAMA REAL ESTATE HOLDINGS, LLC</u> <u>↳ GUSTAVO DERIBEAUX (100%)</u>	<u>50%</u>

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

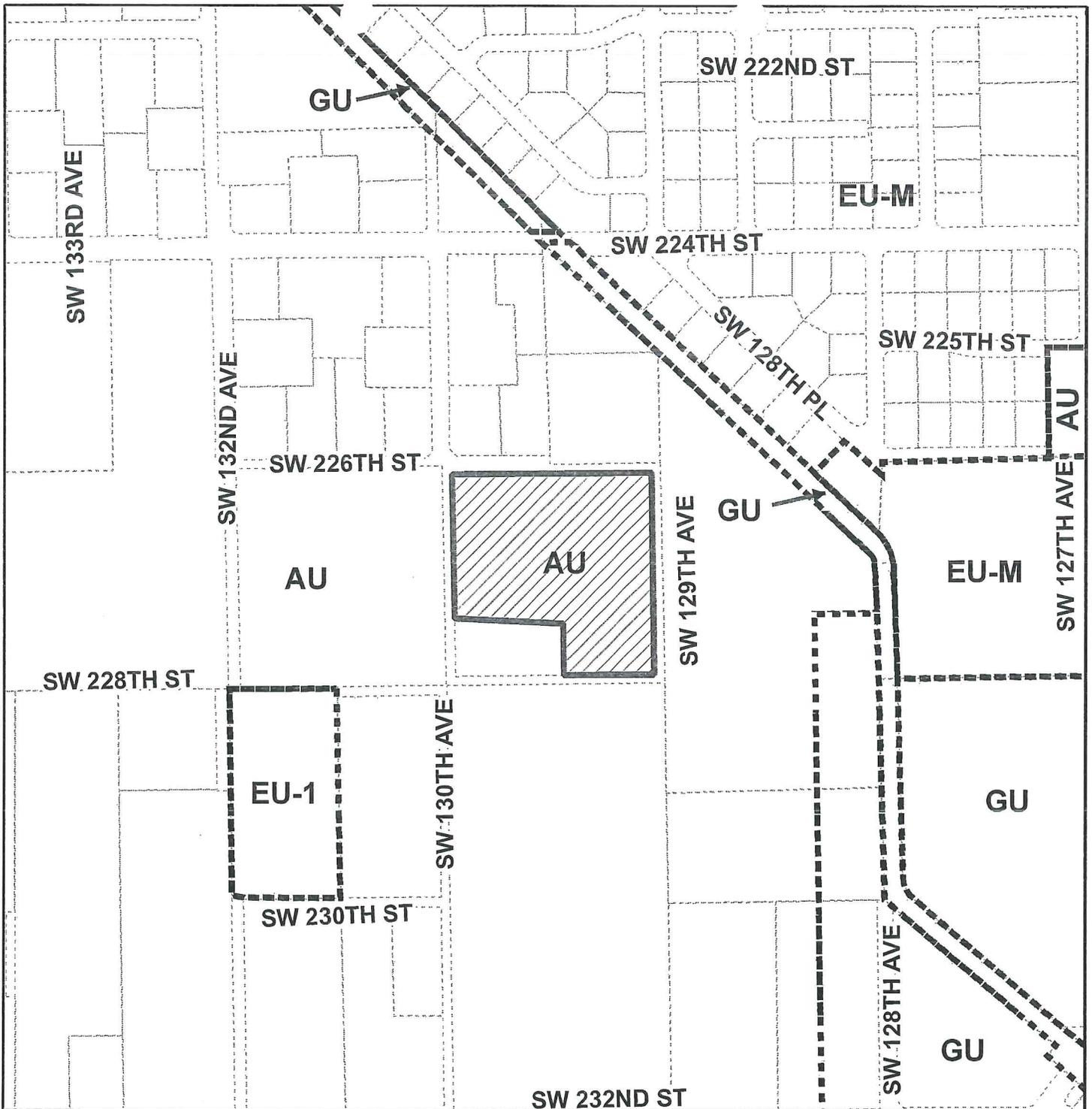
Signature: X _____
(Applicant)

Sworn to and subscribed before me this 14th day of AUGUST, 20 15. Affiant is personally know to me or has produced FL DRIVERS LICENSE as identification.

[Signature]
(Notary Public)
My commission expires: JULY 16 2017



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



MIAMI-DADE COUNTY

HEARING MAP

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number

Z2015000094

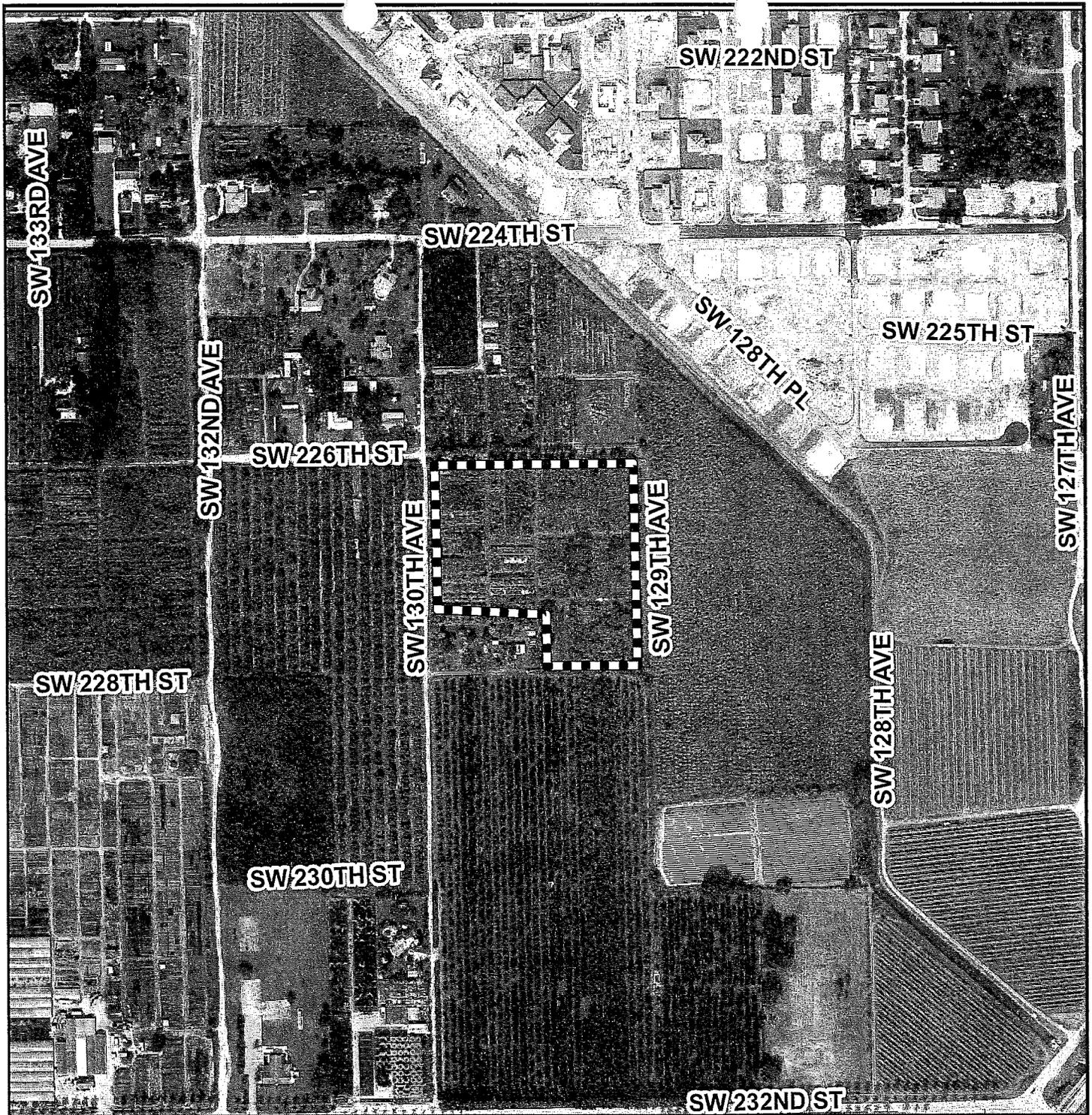
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY
	22	



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2015000094

Legend
 Subject Property

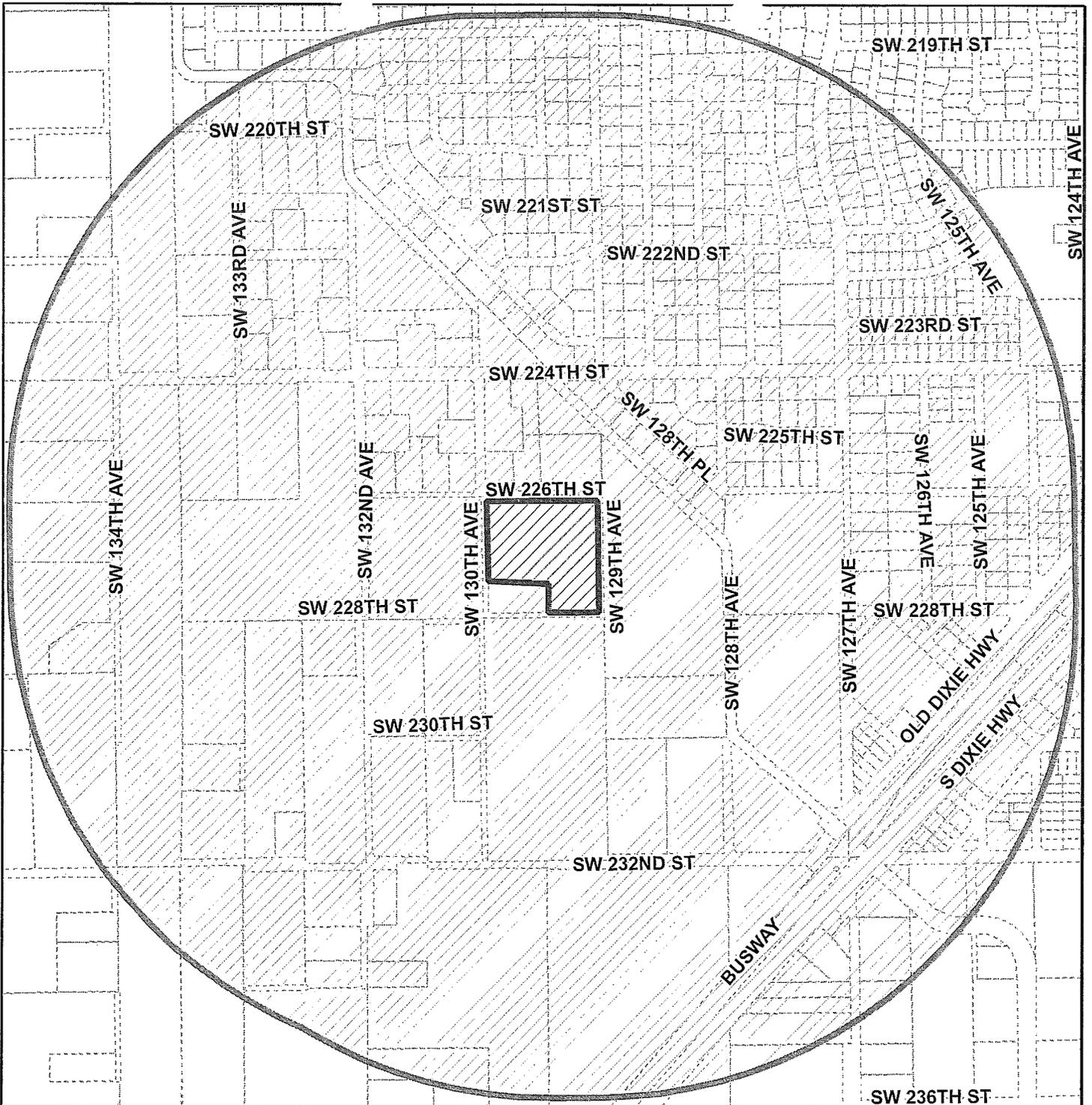


Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY
	23	



MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000094
 RADIUS: 2640

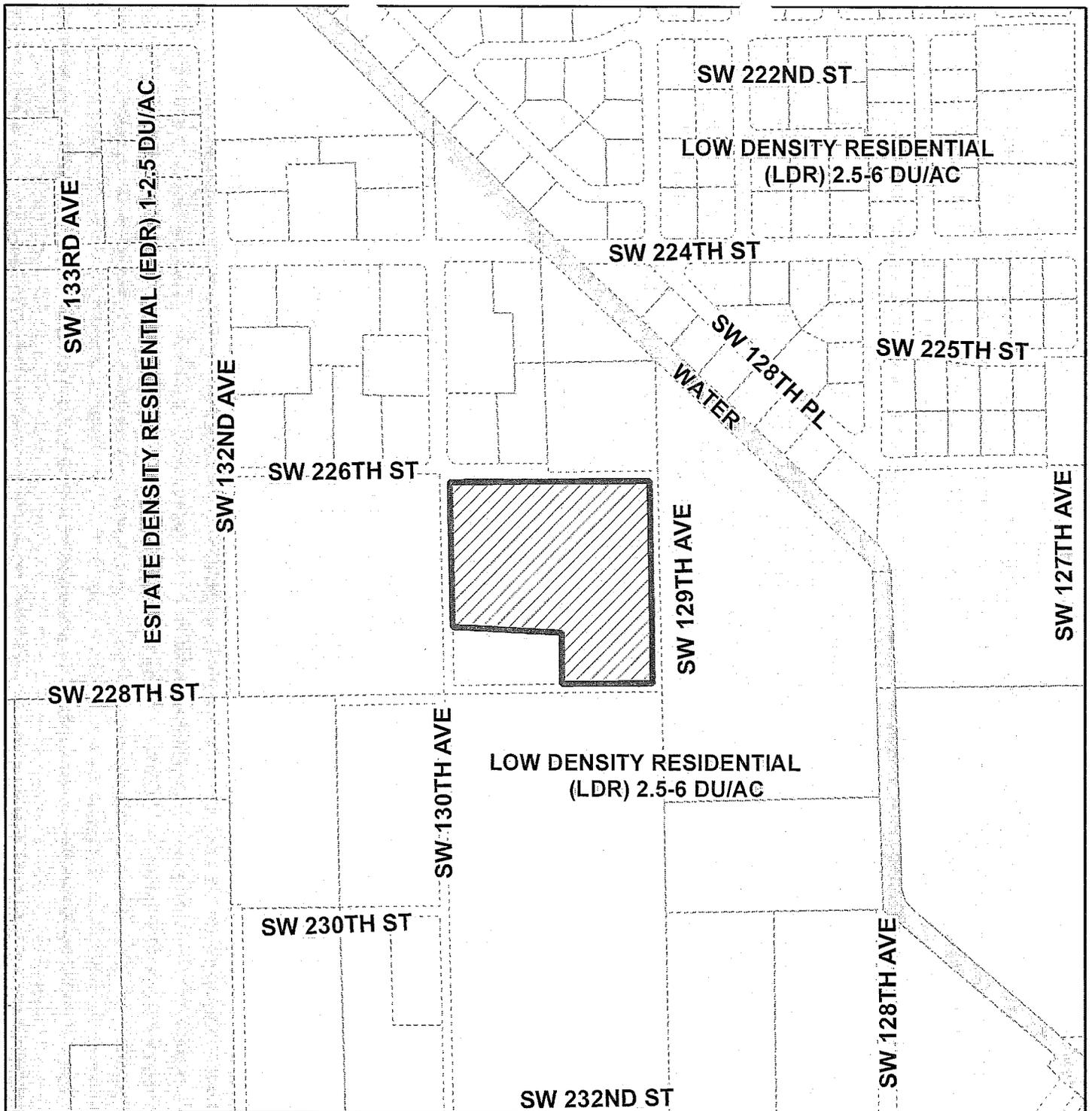
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY
	24	



MIAMI-DADE COUNTY

CDMP MAP

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E. CESPEDES
 Scale: NTS

Process Number

Z2015000094

Legend

 Subject Property Case



SKETCH CREATED ON: <CREATED>

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14**

PH: Z15-094 (16-1-CZ14-4)

February 16, 2016

Item No. A

Recommendation Summary	
Commission District	8
Applicant	Aquarian Ventures, Inc.
Summary of Requests	The applicant is seeking to allow a district boundary change from AU, Agricultural District to RU-1, Single-Family Residential District.
Location	Lying west of SW 129 Avenue, between SW 226 Street & SW 228 Street, Miami-Dade County, Florida.
Property Size	8.8 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant lot
2020-2030 CDMP Land Use Designation	Low Density Residential, 2.5 – 6 dua, <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval

On January 19, 2016 the application was deferred by Community Zoning Appeals Board (CZAB 14) due to an inadvertent error in the advertisement.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to RU-1.

PROJECT DESCRIPTION:

The applicants seek to rezone the 8.8 acre parcel from AU, Agricultural District to RU-1, Single-Family Residential District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant land	Low Density Residential (2.5 to 6 dua)
North	AU; nursery and vacant land	Low Density Residential (2.5 to 6 dua)
South	AU; single-family residence and nursery	Low Density Residential (2.5 to 6 dua)
East	AU; vacant land	Low-Density Residential (2.5 to 6 dua)
West	AU; nursery	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located lying west of SW 129 Avenue, between SW 226 Street & SW 228 Street. Staff notes that the area is characterized as vacant agriculture parcels and vacant residential parcels further to the east, northeast, southeast and southwest.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in the area, 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 located within the Urban Development Boundary (UDB) and is designated as **Low Density Residential**. This density category is generally characterized by single family detached, cluster, and townhouses and a mixture of housing types, provided that the maximum gross density is not exceeded. The approval of the request sought in the application could allow the applicant to develop the 8.8-acre parcel with fifty two (52) residential units which is the maximum density allowed under the CDMP Low-Density designation on the LUP map. Staff notes that the RU-1 zoning district allows residences at 7,500 sq. ft. net. This would allow the applicant to develop the 8.8-gross acre parcel with a maximum of 51 residential units, which is within the maximum allowed under the density threshold of the CDMP Low-Density Density designation on the LUP map. As such, staff opines that the rezoning of the subject property to RU-1 would be **consistent** with the uses allowed under the Low Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation.

ZONING ANALYSIS:

When the applicant's request to rezone the 8.8-acre parcel to RU-1 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. The Miami-Dade Fire and Rescue Department does not object to this application. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application does meet the traffic concurrency criteria for an Initial Development Order. Their memorandum indicates that the application will generate 57 PM daily peak hour trips. Therefore, 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 the memorandum from the Platting and Traffic Review Section of RER. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management 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.

Staff notes that the subject property is surrounded by AU vacant parcels to the north, east and west, and an AU residential parcel to south. However, staff is supportive of the more intensive RU-1 zoning, which staff opines is transitional to the larger EU-M and AU Parcels in the surrounding area. In addition, staff opines that the subject property would also be compatible with the trend of development in the area, including a similar application for RU-1 zoning on a neighboring parcel that is west of the subject property. Staff notes that the subject property lies less than a mile from a busway corridor. Staff is supportive of the proposed increase in residential densities within close proximity to transit corridors and main roads such as being proposed herein. As such, staff opines that approval of the application would be **compatible** with 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:CH:EJ



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

NK

ZONING RECOMMENDATION ADDENDUM

Aquarian Ventures
(15-094)

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

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

<p>Low Density Residential (Pg. I-29)</p>	<p>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by 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.</p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(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.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (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
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ZONING RECOMMENDATION ADDENDUM

*Aquarian Ventures
(15-094)*

	<p><i>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></p> <p><i>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p><i>(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;</i></p> <p><i>(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.</i></p>
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MIAMI-DADE COUNTY
 COMMUNITY ZONING APPEALS BOARD - AREA 14
 MOTION SLIP
 HEARING DATE: January 20

4

APPLICANT'S NAME: Aquarian Ventures, Inc.

REPRESENTATIVE: Javier Vazquez

HEARING NUMBER	PROCESS #	RESOLUTION NUMBER	
16-1-CZ14-4	15-094	CZAB14	16

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: 2/16/16 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 AS MODIFIED _____

OTHER: _____

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	M	Wilbur B. BELL	1		
COUNCIL WOMAN		Diane COATS-DAVIS	1		
COUNCILMAN		Nehemiah DAVIS	1		
COUNCILMAN	S	Curtis LAWRENCE	1		
VICE CHAIR		Salvatore Rocco DEVITO	1		
CHAIR		Gary J. DUFEK	1		

VOTE: 6 0 0

EXHIBITS: YES NO

COUNTY ATTORNEY: Lauren Morse

6

A. AQUARIAN VENTURES, INC.
(Applicant)

16-1-CZ14-4(15-094)
Area 14/District 08
Hearing Date: 02/16/16

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**

If so, who are the interested parties? **Palmcorp Development Group, LLC.**

Disclosure of interest form attached? **Yes No**

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

No History

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.

4. AQUARIAN VENTURES, INC.
(Applicant)

16-1-CZ14-4(15-094)
Area 14/District 08
Hearing Date: 01/19/16

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**

If so, who are the interested parties? **Palmcorp Development Group, LLC.**

Disclosure of interest form attached? **Yes No**

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
No History				

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.

Memorandum



Date: October 5, 2015

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 #Z2015000094
Aquarian Ventures Inc.
NW corner of SW 228 Street and SW 130 Avenue
DBC from AU to EU-M
(AU) (8.8 Acres)
14-56-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

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 and Wastewater Disposal

Public water and public sanitary sewers 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.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

Existing public water and sewer 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.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Applicant is advised that an Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may 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. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

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 Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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 for this proposed development order.

Wetlands

The subject property does 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

The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of Chapter 24 as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with 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.

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

Environmental Restoration and Monitoring

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the application site. Based on the former agricultural use of the site, it is recommended that a Phase 1 and Phase 2 Environmental Assessment be conducted on the property prior to

development. Site development may require review and approval from the Environmental Monitoring and Restoration Division of DERM. For further information call (305) 372-6700.

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.

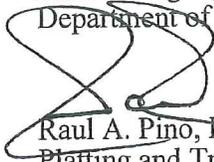
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: October 22, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2015000094
Name: Aquarian Ventures Inc
Location: SW 129 Ave. & SW 228 St.
Section 14 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.

Must provide paved public access to this site.

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 **30 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.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9790	SW 127 Ave S/O SW 216 St to SW 232 St	D	D
9900	SW 216 St W/O SW 134 Ave to SW 147 Ave	C	C
9908	SW 232 St W/O US 1 to UDB	C	C
9910	SW 232 St W/O SW 137 Ave to SW 147 Ave	A	A
9971	US 1 S/O SW 248 St to SW 304 St	D	D
F- 346	US 1 N/O SW 112 Ave to SW 186 St	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



Date: October 14, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Aquarian Ventures, Inc. (#15_094)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at (305) 375-1354. **The PWWM has no objections to the proposed application.**

Application: *Aquarian Ventures, Inc.* is requesting a district boundary change on the vacant land from Agricultural/Residential (AU) to Estates Modified, Single-Family (EU-M).

Location: The subject location is lying west of SW 129th Avenue between SW 226th Street and SW 228th Street in Miami-Dade County, Florida.

Size: The subject property is 8.8 acres.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 24, 2015, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The vacant property falls within the PWWM's solid waste collection service area. The district boundary change from Agricultural/Residential (AU) to Estates Modified, Single-Family (EU-M) will result in development that meets the County Code definition of "residential unit," (single family, townhome, etc.). According to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential units on the property will receive PWWM waste collection service.

Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: December 7, 2015

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

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

Subject: Z201500094: AQUARIAN VENTURES INC
Revised Plans Submitted Dated Stamped Received 11/19/2015

Application Name: AQUARIAN VENTURES INC

Project Location: The site is located in that area LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST & SW 228 ST, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to RU-1.

Impact and Demand: This application proposes 21 single-family dwelling units. This total development has the potential to impact of up to .19 acres to the level of service for this park benefit district.

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. The site is located in Park Benefit District 3 (PBD3) which has a surplus of 218.48 acres of local parkland and therefore the project meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

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
Caribbean Park	NEIGHBORHOOD PARK	5.17
Charles Burr Park	NEIGHBORHOOD PARK	3.8
Cutler Ridge Skate Park	SINGLE PURPOSE PARK	3.6
Debbie Curtin Park	NEIGHBORHOOD PARK	9.78
Goulds Park	COMMUNITY PARK	31.1
Goulds Wayside Park	NEIGHBORHOOD PARK	2.68
Kevin Broils Park	NEIGHBORHOOD PARK	5.19
Lincoln Estates Park	MINI-PARK	0.82
Losner Park	MINI-PARK	0.55
MedSouth Park	NEIGHBORHOOD PARK	4.48
Naranja Lakes Park	NEIGHBORHOOD PARK	1.55
Naranja Park	COMMUNITY PARK	12.7
Pine Island Lake Park	NEIGHBORHOOD PARK	17.44
Princetonian Park	NEIGHBORHOOD PARK	6.54

Roberta Hunter Park	NEIGHBORHOOD PARK	16.05
Sharman Park	NEIGHBORHOOD PARK	6.71
Silver Palms Park_1	NEIGHBORHOOD PARK	1.06
Silver Palms Park_2	NEIGHBORHOOD PARK	2.38
Silver Palms Park_3	NEIGHBORHOOD PARK	0.82
Silver Palms Park_4	NEIGHBORHOOD PARK	1.06
Silver Palms Park_5	NEIGHBORHOOD PARK	0.83
Silver Palms Park_6	NEIGHBORHOOD PARK	1.93
Silver Palms Park_7	NEIGHBORHOOD PARK	6.21
South Miami Heights Park	NEIGHBORHOOD PARK	5.97
William Randolph Community Park	NEIGHBORHOOD PARK	10.57

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 Planning Section Supervisor



Memorandum

Date: 16-SEP-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000094

Recommendation:

The Letter of Intention states ¿The applicant is not submitting plans with this application¿. As such, there is nothing for Fire Engineering to review regarding FD access. If a future site plan is submitted, or required to be submitted, it must be reviewed for FD access requirements. There is no objection to the zoning change.

Service Impact/Demand

Development for the above Z2015000094 located at LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST & SW 228 ST, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 2350 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 5
 The estimated average travel time is: 5:57 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: None.

Fire Planning Additional Comments

OK

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

17

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

AQUARIAN VENTURES, INC

LYING WEST OF SW 129 AVENUE, BETWEEN SW 226
ST & SW 228 ST,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JANUARY 19, 2016

Z2015000094

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

DECEMBER 15, 2015

NEIGHBORHOOD REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

AQUARIAN VENTURES, INC

OUTSTANDING LIENS AND FINES:

AS OF DECEMBER 15, 2015 THERE ARE NO OUTSTANDING LIENS OR FINES

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Aquarian Ventures Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: Palmcorp Development Group, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
<u>TOSCA REAL ESTATE CORPORATION</u>	<u>50%</u>
<u>↳ CARLOS TOSCA (100%)</u>	
<u>GAMA REAL ESTATE HOLDINGS, LLC</u>	<u>50%</u>
<u>↳ GUSTAVO DERIBEAUX (100%)</u>	

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

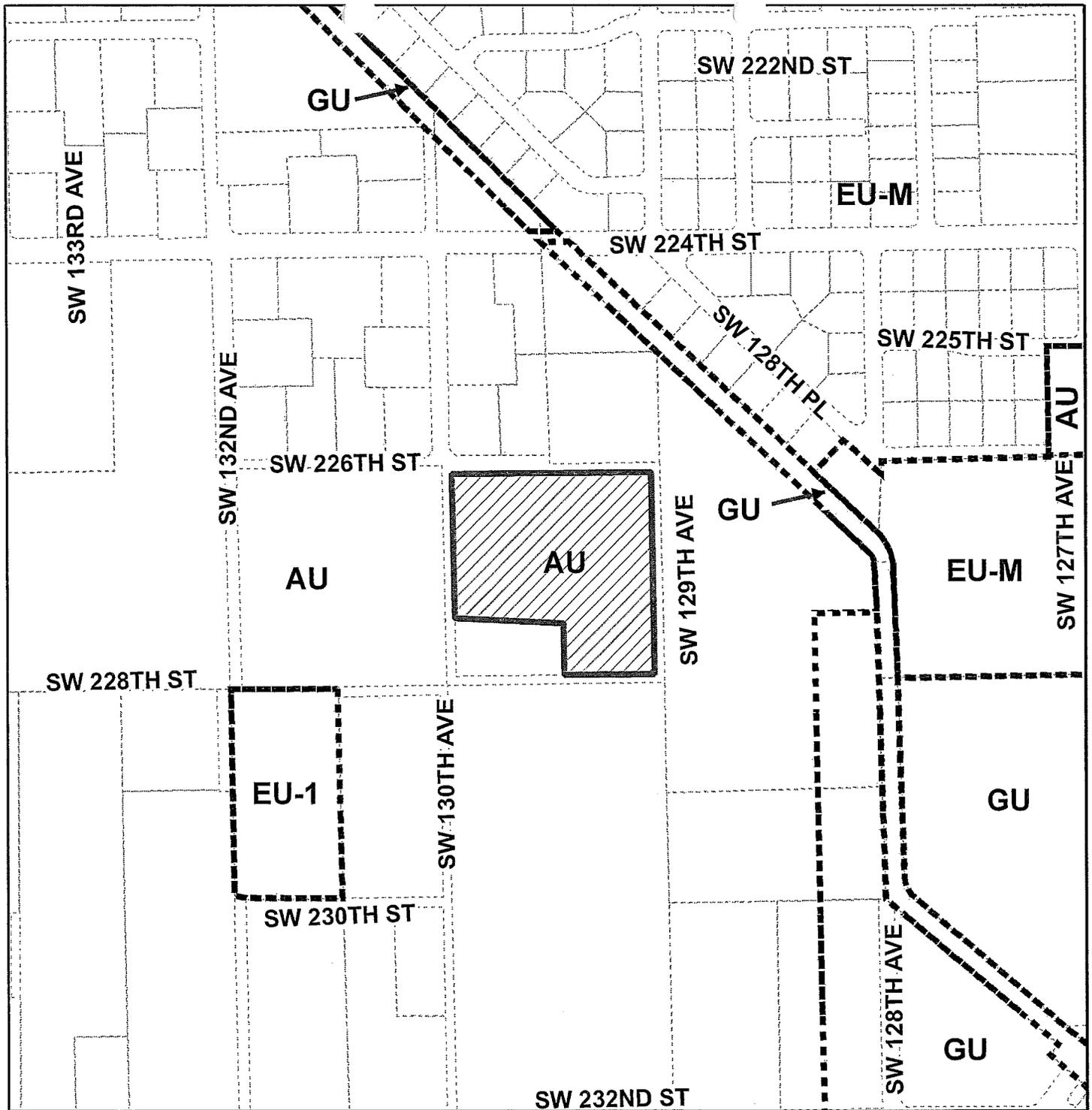
Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 14th day of AUGUST, 2015. Affiant is personally known to me or has produced FL DRIVER'S LICENSE as identification.

[Signature]
(Notary Public)
My commission expires: JULY 16, 2017



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2015000094

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

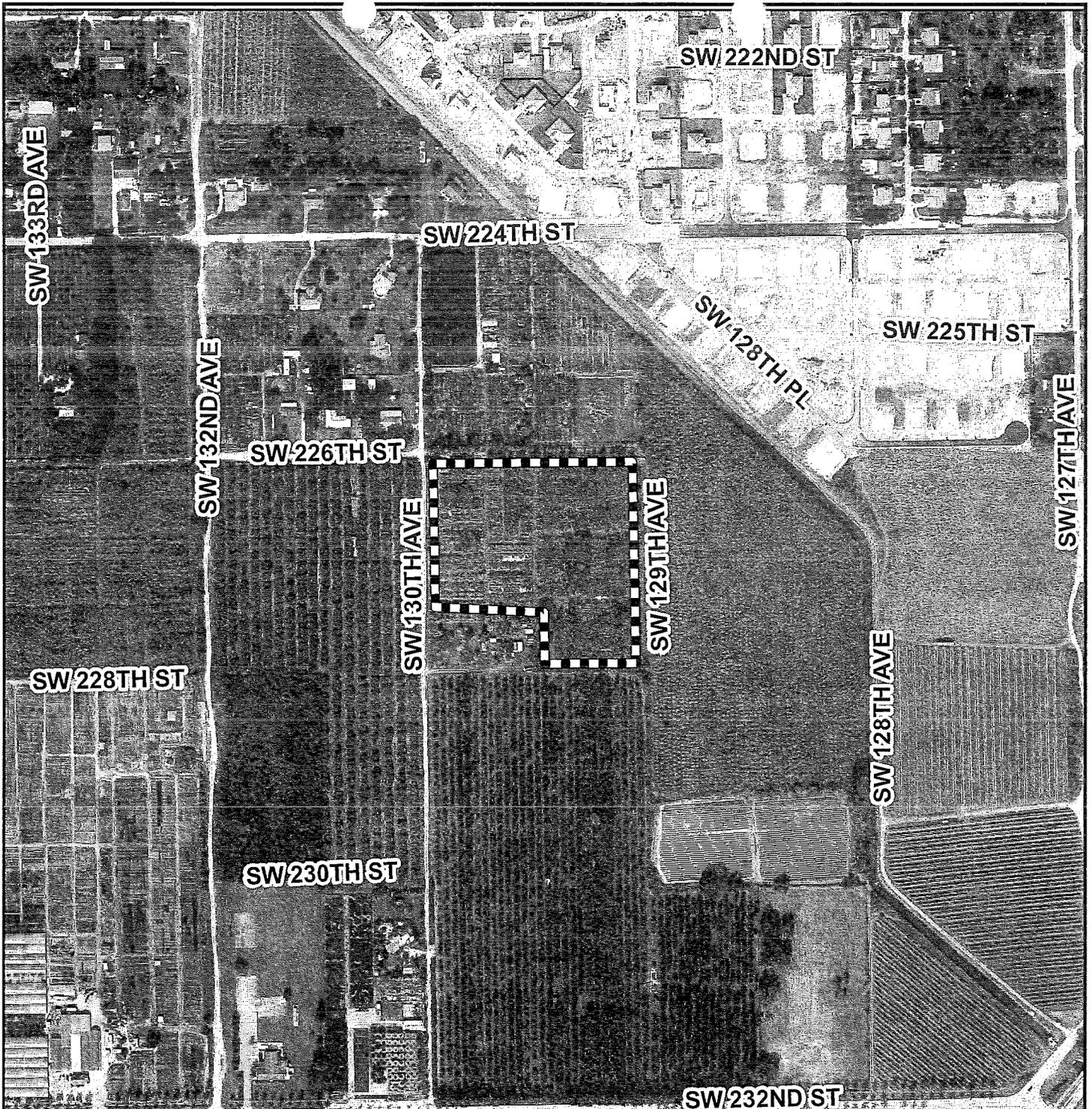
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

AERIAL YEAR 2015

Process Number

Z2015000094

Legend



Subject Property

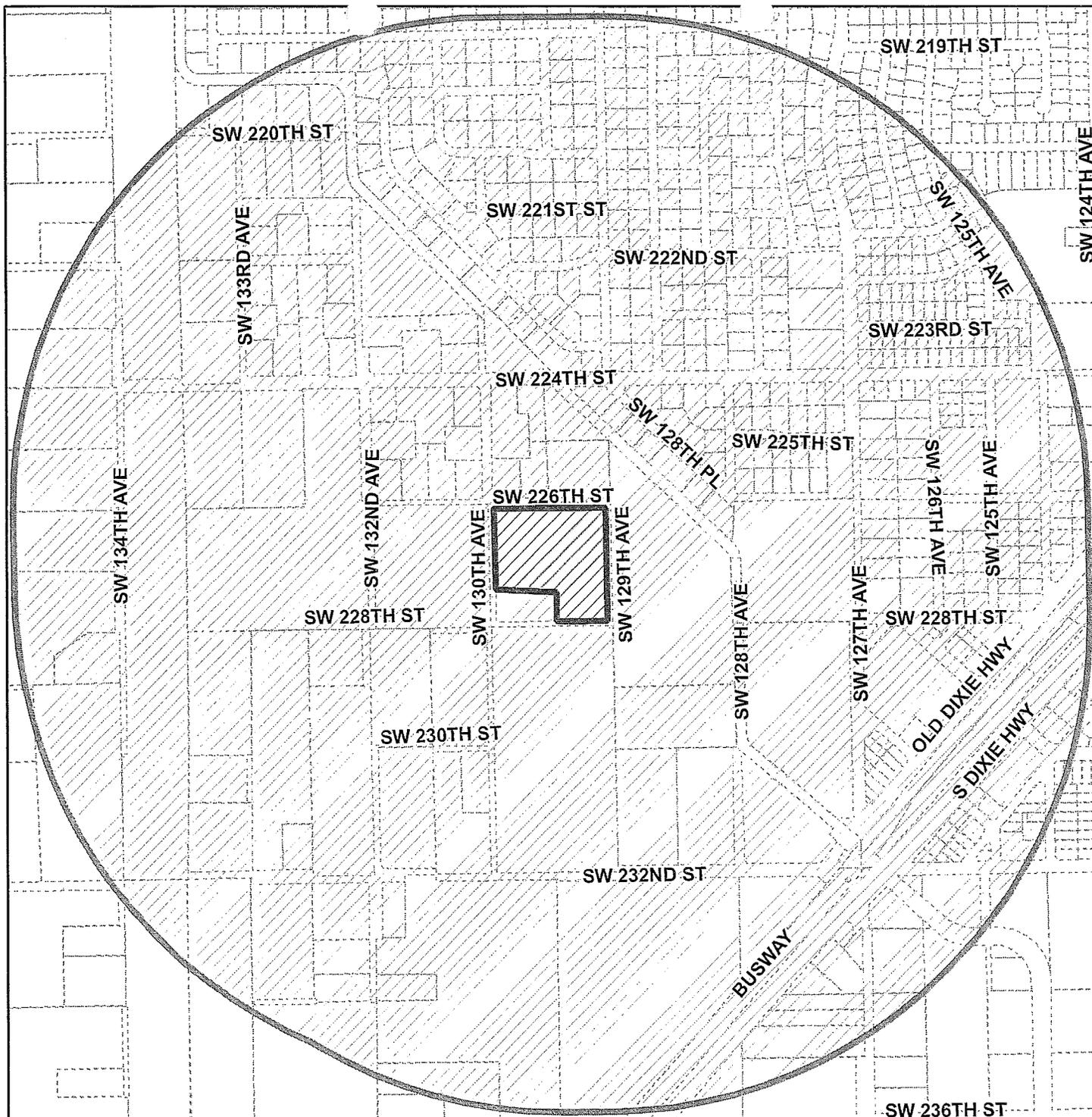


Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
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 Scale: NTS



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY
		22



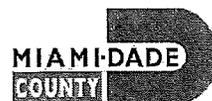
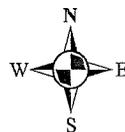
MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000094
 RADIUS: 2640

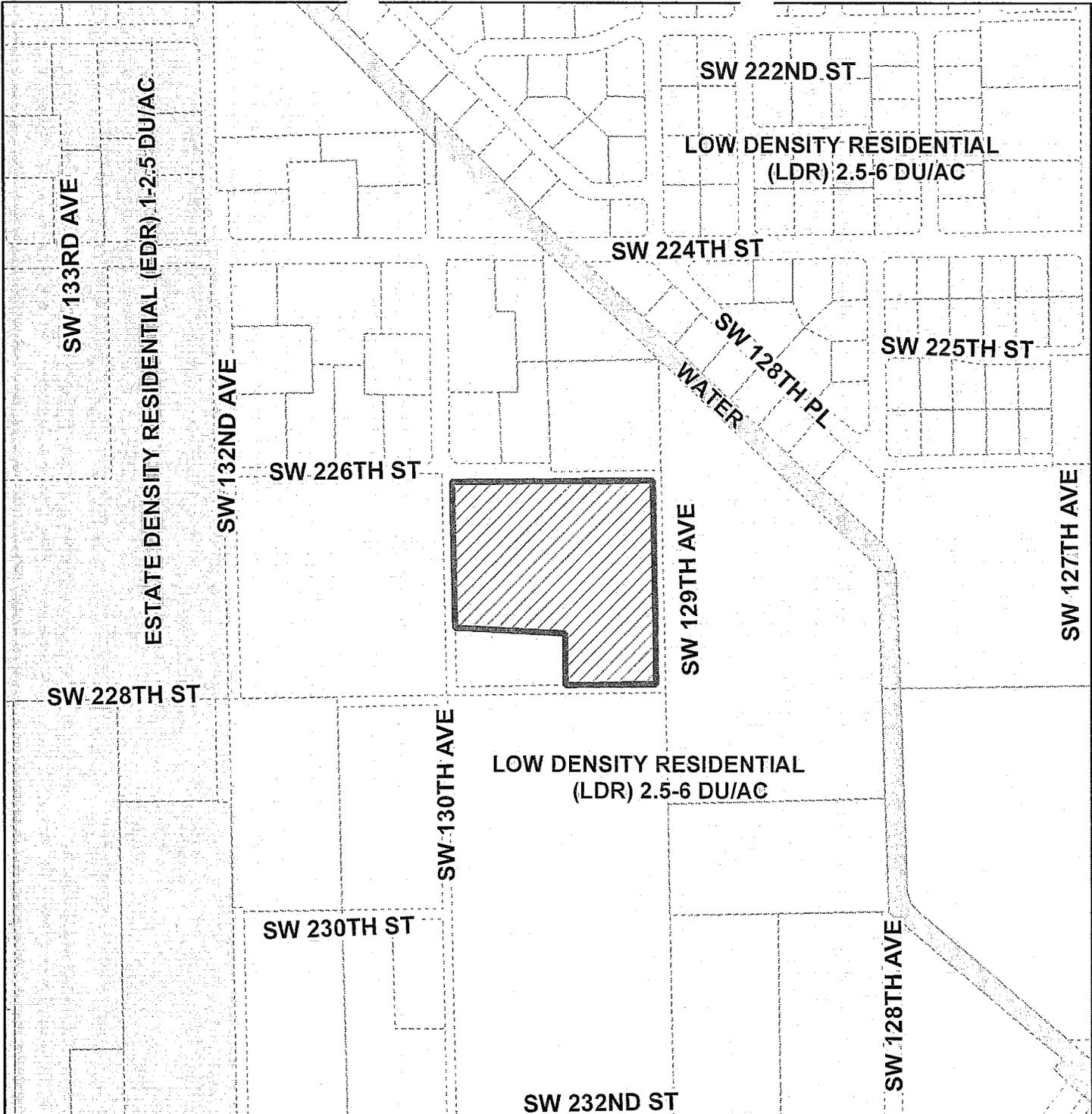
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000094

Legend

 Subject Property Case



Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E. CESPEDES
 Scale: NTS



SKETCH CREATED ON: <CREATED>

REVISION	DATE	BY



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2015000094

BOARD: C14

LOCATION OF SIGN: LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST & SW 228 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 26-JAN-16

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: 

PRINT NAME: FELIX ACOSTA

FA

HEARING NO. 16-1-CZ14-4 (15-94)

14-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: AQUARIAN VENTURES, INC.

DISTRICT BOUNDARY CHANGE from AU to RU-1.

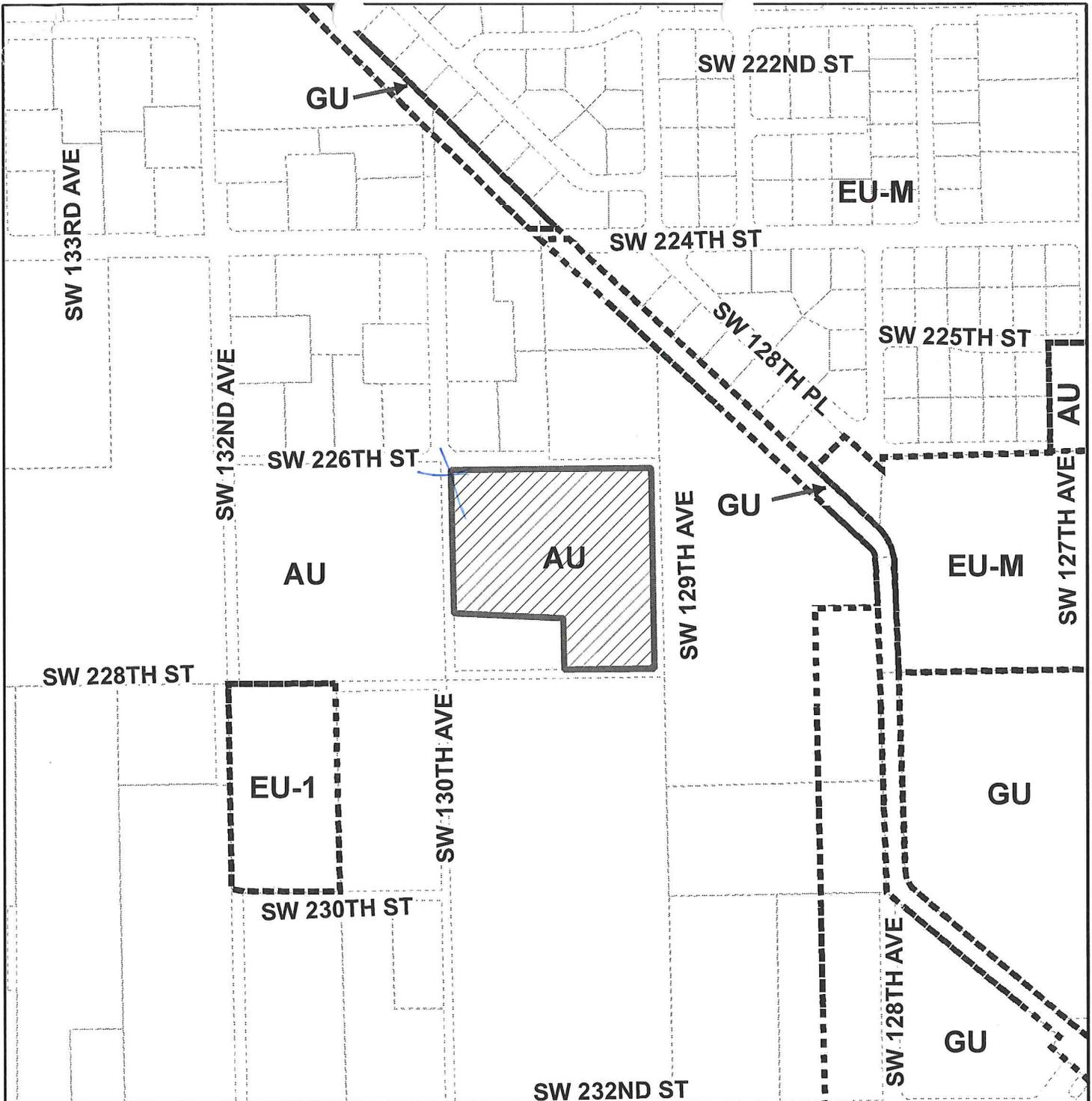
LOCATION: Lying between SW 129 Avenue & SW 130 Avenue & between SW 226 Street & SW 228 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.8 Acres Gross +/-

AU (Agricultural – Residential 5 Acres Gross)
RU-1 (Single Family Residential)

2016 JAN 21 A. 9:54
PLANNING AND ZONING
AGENCY OFFICE

AT



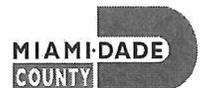
MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000094

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

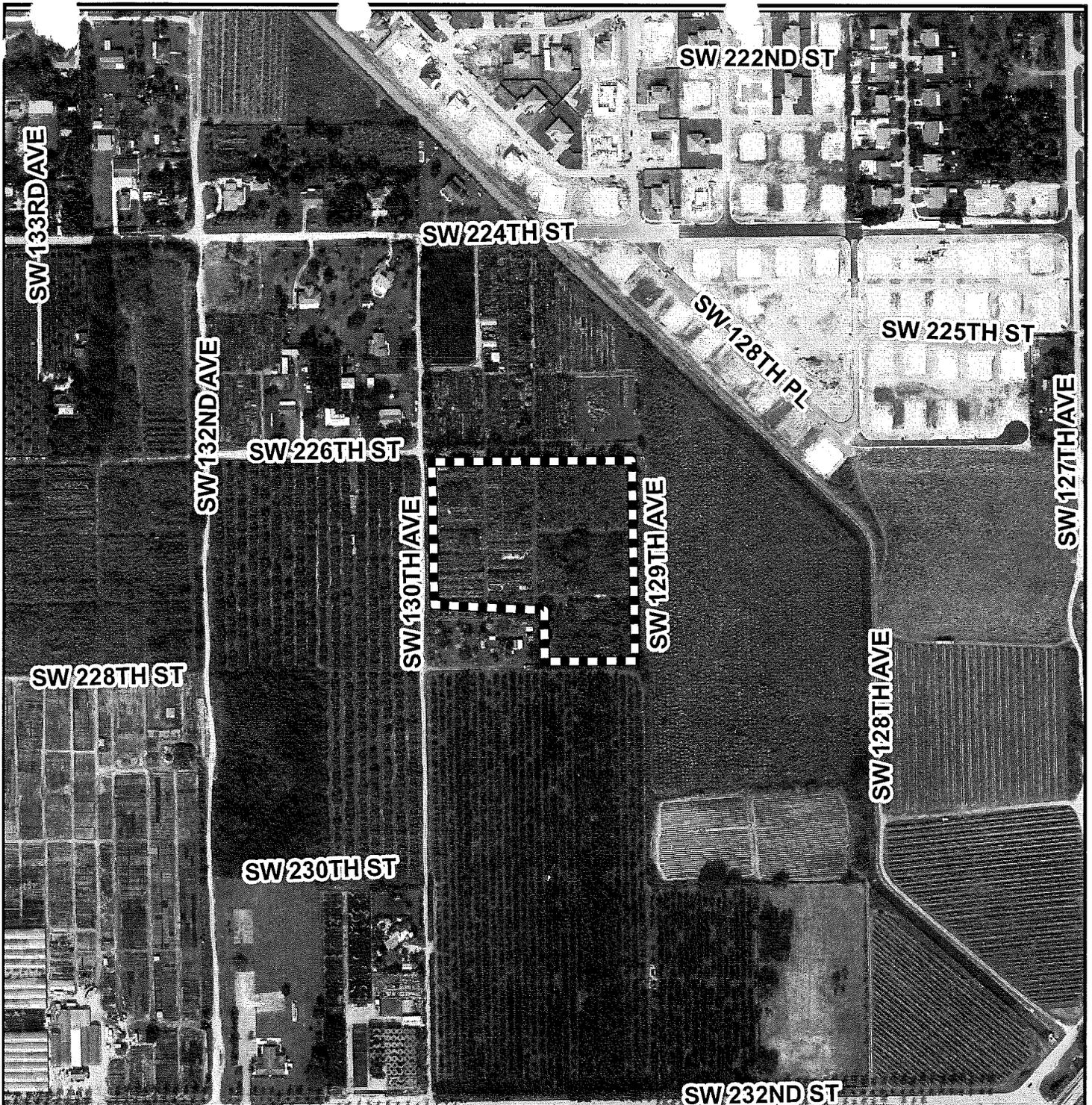
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY
 AERIAL YEAR 2015

Process Number
Z2015000094

Legend
 Subject Property

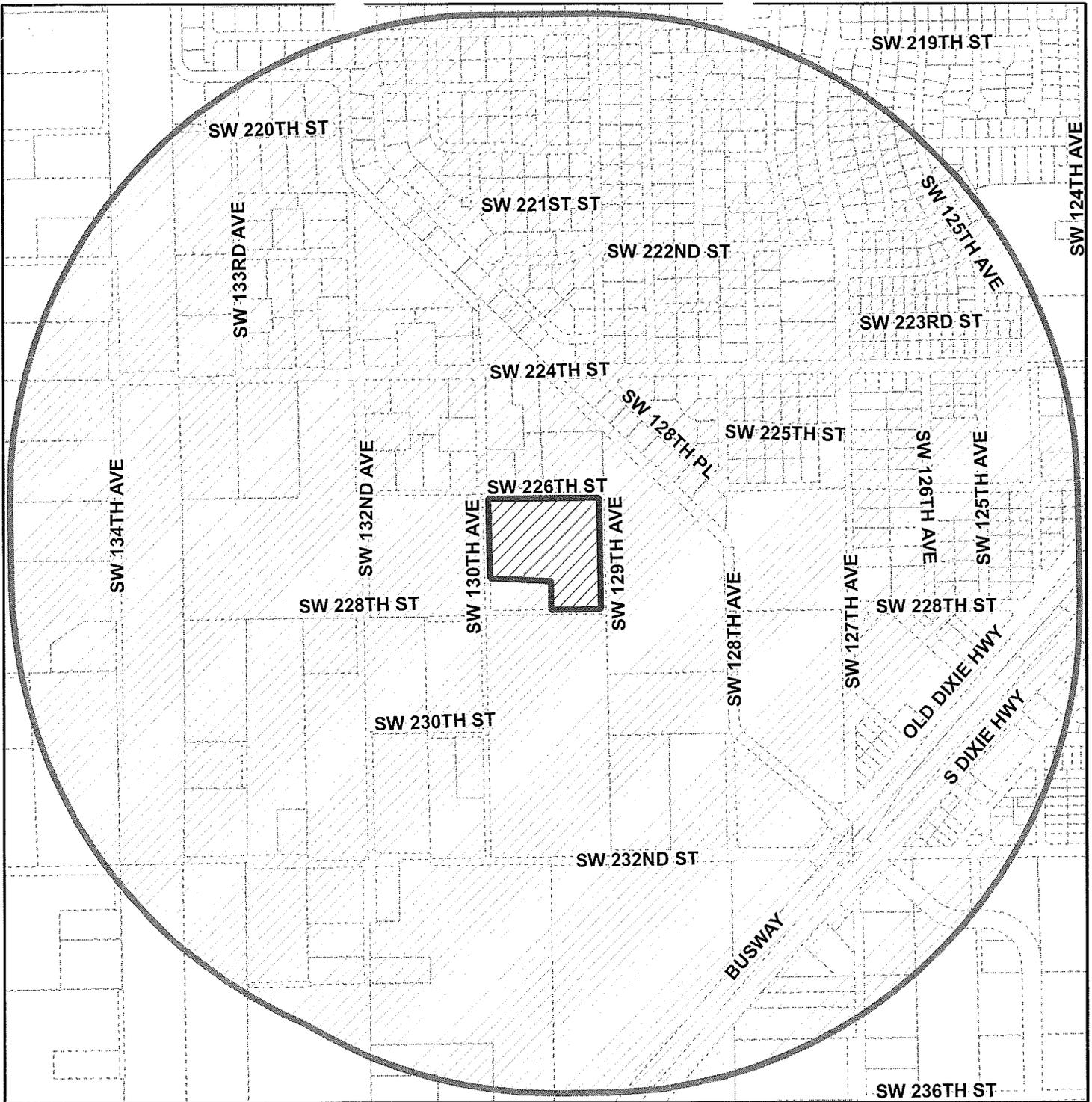


Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
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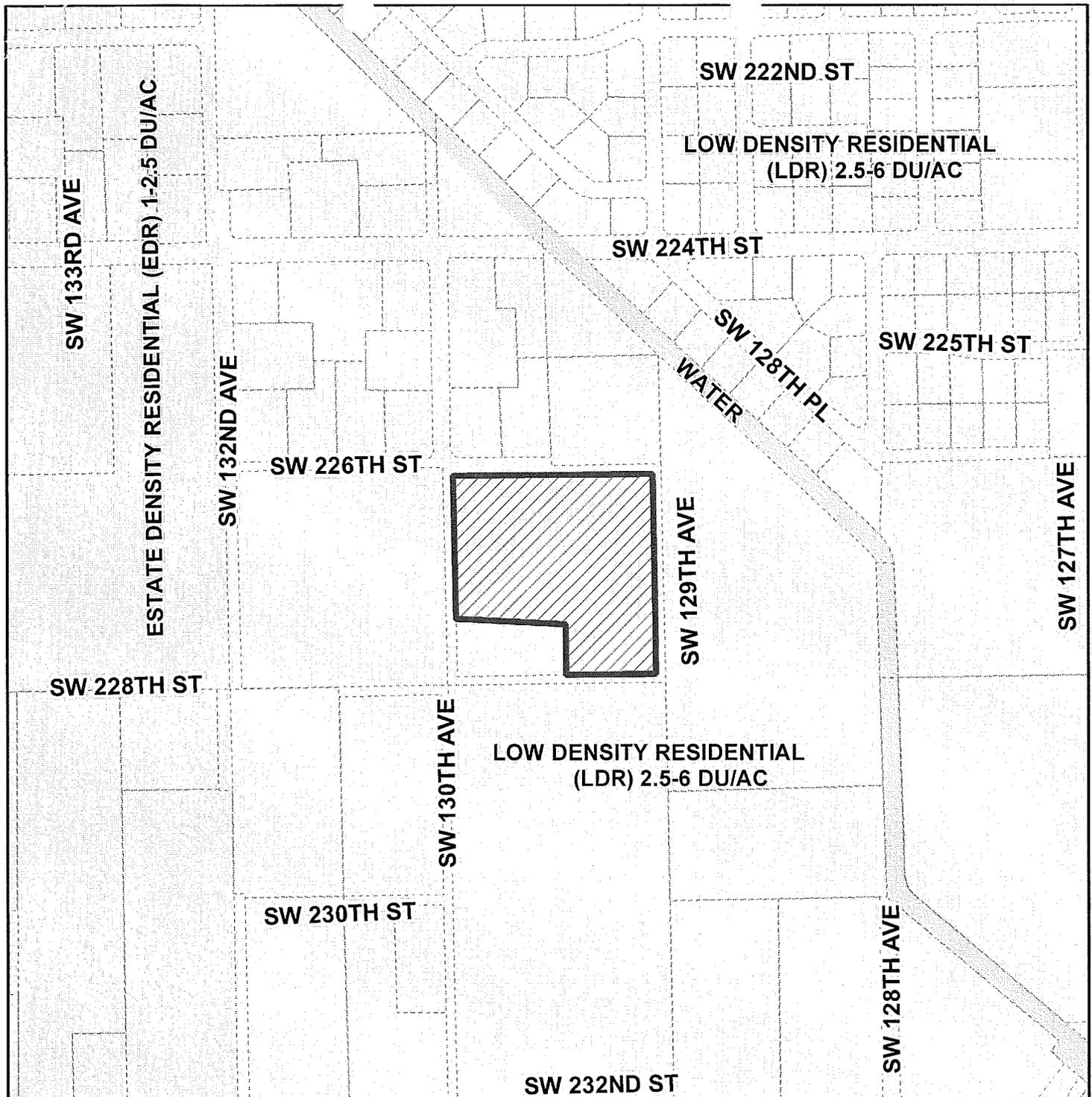
Process Number
Z2015000094
 RADIUS: 2640

- Legend**
-  Subject Property
 -  Buffer
 -  Property Boundaries



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000094

Legend



 Subject Property Case

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E. CESPEDES
 Scale: NTS



SKETCH CREATED ON: <CREATED>

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14**

PH: Z15-094 (16-1-CZ14-4)

January 19, 2016

Item No. 4

Recommendation Summary	
Commission District	8
Applicant	Aquarian Ventures, Inc.
Summary of Requests	The applicant is seeking to allow a district boundary change from AU, Agricultural District to RU-1, Single-Family Residential District.
Location	Lying west of SW 129 Avenue, between SW 226 Street & SW 228 Street, Miami-Dade County, Florida.
Property Size	8.8 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant lot
2020-2030 CDMP Land Use Designation	Low Density Residential, 2.5 – 6 dua, <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to RU-1.

PROJECT DESCRIPTION:

The applicants seek to rezone the 8.8 acre parcel from AU, Agricultural District to RU-1, Single-Family Residential District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant land	Low Density Residential (2.5 to 6 dua)
North	AU; nursery and vacant land	Low Density Residential (2.5 to 6 dua)
South	AU; single-family residence and nursery	Low Density Residential (2.5 to 6 dua)
East	AU; vacant land	Low-Density Residential (2.5 to 6 dua)
West	AU; nursery	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located lying west of SW 129 Avenue, between SW 226 Street & SW 228 Street. Staff notes that the area is characterized as vacant agriculture parcels and vacant residential parcels further to the east, northeast, southeast and southwest.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in the area, 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 located within the Urban Development Boundary (UDB) and is designated as **Low Density Residential**. This density category is generally characterized by single family detached, cluster, and townhouses and a mixture of housing types, provided that the maximum gross density is not exceeded. The approval of the request sought in the application could allow the applicant to develop the 8.8-acre parcel with fifty two (52) residential units which is the maximum density allowed under the CDMP Low-Density designation on the LUP map. Staff notes that the RU-1 zoning district allows residences at 7,500 sq. ft. net. This would allow the applicant to develop the 8.8-gross acre parcel with a maximum of 51 residential units, which is within the maximum allowed under the density threshold of the CDMP Low-Density Density designation on the LUP map. As such, staff opines that the rezoning of the subject property to RU-1 would be **consistent** with the uses allowed under the Low Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation.

ZONING ANALYSIS:

When the applicant's request to rezone the 8.8-acre parcel to RU-1 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. The Miami-Dade Fire and Rescue Department does not object to this application. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application does meet the traffic concurrency criteria for an Initial Development Order. Their memorandum indicates that the application will generate 57 PM daily peak hour trips. Therefore, 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 the memorandum from the Platting and Traffic Review Section of RER. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management 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.

Staff notes that the subject property is surrounded by AU vacant parcels to the north, east and west, and an AU residential parcel to south. However, staff is supportive of the more intensive RU-1 zoning, which staff opines is transitional to the larger EU-M and AU Parcels in the surrounding area. In addition, staff opines that the subject property would also be compatible with the trend of development in the area, including a similar application for RU-1 zoning on a neighboring parcel that is west of the subject property. Staff notes that the subject property lies less than a mile from a busway corridor. Staff is supportive of the proposed increase in residential densities within close proximity to transit corridors and main roads such as being proposed herein. As such, staff opines that approval of the application would be **compatible** with 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:CH:EJ



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

NDN

ZONING RECOMMENDATION ADDENDUM

Aquarian Ventures
(15-094)

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

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

<p>Low Density Residential (Pg. I-29)</p>	<p>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by 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.</p>
--	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(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.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (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
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ZONING RECOMMENDATION ADDENDUM

*Aquarian Ventures
(15-094)*

	<p><i>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></p> <p><i>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p><i>(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;</i></p> <p><i>(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.</i></p>
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4. AQUARIAN VENTURES, INC.
(Applicant)

16-1-CZ14-4(15-094)
Area 14/District 08
Hearing Date: 01/19/15

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**

If so, who are the interested parties? **Palmcorp Development Group, LLC.**

Disclosure of interest form attached? **Yes No**

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

No History

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.

Memorandum



Date: October 5, 2015

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 #Z2015000094
Aquarian Ventures Inc.
NW corner of SW 228 Street and SW 130 Avenue
DBC from AU to EU-M
(AU) (8.8 Acres)
14-56-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

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 and Wastewater Disposal

Public water and public sanitary sewers 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.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

Existing public water and sewer 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.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Applicant is advised that an Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may 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. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

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 Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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 for this proposed development order.

Wetlands

The subject property does 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

The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of Chapter 24 as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with 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.

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

Environmental Restoration and Monitoring

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the application site. Based on the former agricultural use of the site, it is recommended that a Phase 1 and Phase 2 Environmental Assessment be conducted on the property prior to

development. Site development may require review and approval from the Environmental Monitoring and Restoration Division of DERM. For further information call (305) 372-6700.

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.

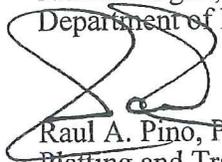
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: October 22, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2015000094
Name: Aquarian Ventures Inc
Location: SW 129 Ave. & SW 228 St.
Section 14 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.

Must provide paved public access to this site.

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 **30 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.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9790	SW 127 Ave S/O SW 216 St to SW 232 St	D	D
9900	SW 216 St W/O SW 134 Ave to SW 147 Ave	C	C
9908	SW 232 St W/O US 1 to UDB	C	C
9910	SW 232 St W/O SW 137 Ave to SW 147 Ave	A	A
9971	US 1 S/O SW 248 St to SW 304 St	D	D
F- 346	US 1 N/O SW 112 Ave to SW 186 St	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



Date: October 14, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Aquarian Ventures, Inc. (#15_094)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at (305) 375-1354. **The PWWM has no objections to the proposed application.**

Application: *Aquarian Ventures, Inc.* is requesting a district boundary change on the vacant land from Agricultural/Residential (AU) to Estates Modified, Single-Family (EU-M).

Location: The subject location is lying west of SW 129th Avenue between SW 226th Street and SW 228th Street in Miami-Dade County, Florida.

Size: The subject property is 8.8 acres.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 24, 2015, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The vacant property falls within the PWWM's solid waste collection service area. The district boundary change from Agricultural/Residential (AU) to Estates Modified, Single-Family (EU-M) will result in development that meets the County Code definition of "residential unit," (single family, townhome, etc.). According to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential units on the property will receive PWWM waste collection service.

Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: December 7, 2015

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

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

Subject: Z201500094: AQUARIAN VENTURES INC
Revised Plans Submitted Dated Stamped Received 11/19/2015

Application Name: AQUARIAN VENTURES INC

Project Location: The site is located in that area LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST & SW 228 ST, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to RU-1.

Impact and Demand: This application proposes 21 single-family dwelling units. This total development has the potential to impact of up to .19 acres to the level of service for this park benefit district.

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. The site is located in Park Benefit District 3 (PBD3) which has a surplus of 218.48 acres of local parkland and therefore the project meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

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
Caribbean Park	NEIGHBORHOOD PARK	5.17
Charles Burr Park	NEIGHBORHOOD PARK	3.8
Cutler Ridge Skate Park	SINGLE PURPOSE PARK	3.6
Debbie Curtin Park	NEIGHBORHOOD PARK	9.78
Goulds Park	COMMUNITY PARK	31.1
Goulds Wayside Park	NEIGHBORHOOD PARK	2.68
Kevin Broils Park	NEIGHBORHOOD PARK	5.19
Lincoln Estates Park	MINI-PARK	0.82
Losner Park	MINI-PARK	0.55
MedSouth Park	NEIGHBORHOOD PARK	4.48
Naranja Lakes Park	NEIGHBORHOOD PARK	1.55
Naranja Park	COMMUNITY PARK	12.7
Pine Island Lake Park	NEIGHBORHOOD PARK	17.44
Princetonian Park	NEIGHBORHOOD PARK	6.54

Roberta Hunter Park	NEIGHBORHOOD PARK	16.05
Sharman Park	NEIGHBORHOOD PARK	6.71
Silver Palms Park_1	NEIGHBORHOOD PARK	1.06
Silver Palms Park_2	NEIGHBORHOOD PARK	2.38
Silver Palms Park_3	NEIGHBORHOOD PARK	0.82
Silver Palms Park_4	NEIGHBORHOOD PARK	1.06
Silver Palms Park_5	NEIGHBORHOOD PARK	0.83
Silver Palms Park_6	NEIGHBIORHOOD PARK	1.93
Silver Palms Park_7	NEIGHBORHOOD PARK	6.21
South Miami Heights Park	NEIGHBORHOOD PARK	5.97
William Randolph Community Park	NEIGHBORHOOD PARK	10.57

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 Planning Section Supervisor



Memorandum

Date: 16-SEP-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000094

Recommendation:

The Letter of Intention states ¿The applicant is not submitting plans with this application¿. As such, there is nothing for Fire Engineering to review regarding FD access. If a future site plan is submitted, or required to be submitted, it must be reviewed for FD access requirements. There is no objection to the zoning change.

Service Impact/Demand

Development for the above Z2015000094 located at LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST & SW 228 ST, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 2350 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 5
 The estimated average travel time is: 5:57 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: None.

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

AQUARIAN VENTURES, INC

LYING WEST OF SW 129 AVENUE, BETWEEN SW 226
ST & SW 228 ST,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JANUARY 19, 2016

Z2015000094

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

DECEMBER 15, 2015

NEIGHBORHOOD REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

AQUARIAN VENTURES, INC

OUTSTANDING LIENS AND FINES:

AS OF DECEMBER 15, 2015 THERE ARE NO OUTSTANDING LIENS OR FINES

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Aquarian Ventures Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>TOSCA REAL ESTATE CORPORATION</u>	<u>50%</u>
<u>↳ CARLOS TOSCA (100%)</u>	
<u>GAMA REAL ESTATE HOLDINGS, LLC</u>	<u>50%</u>
<u>↳ GUSTAVO DERIBEAUX (100%)</u>	

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

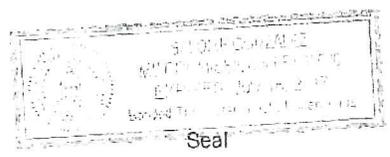
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

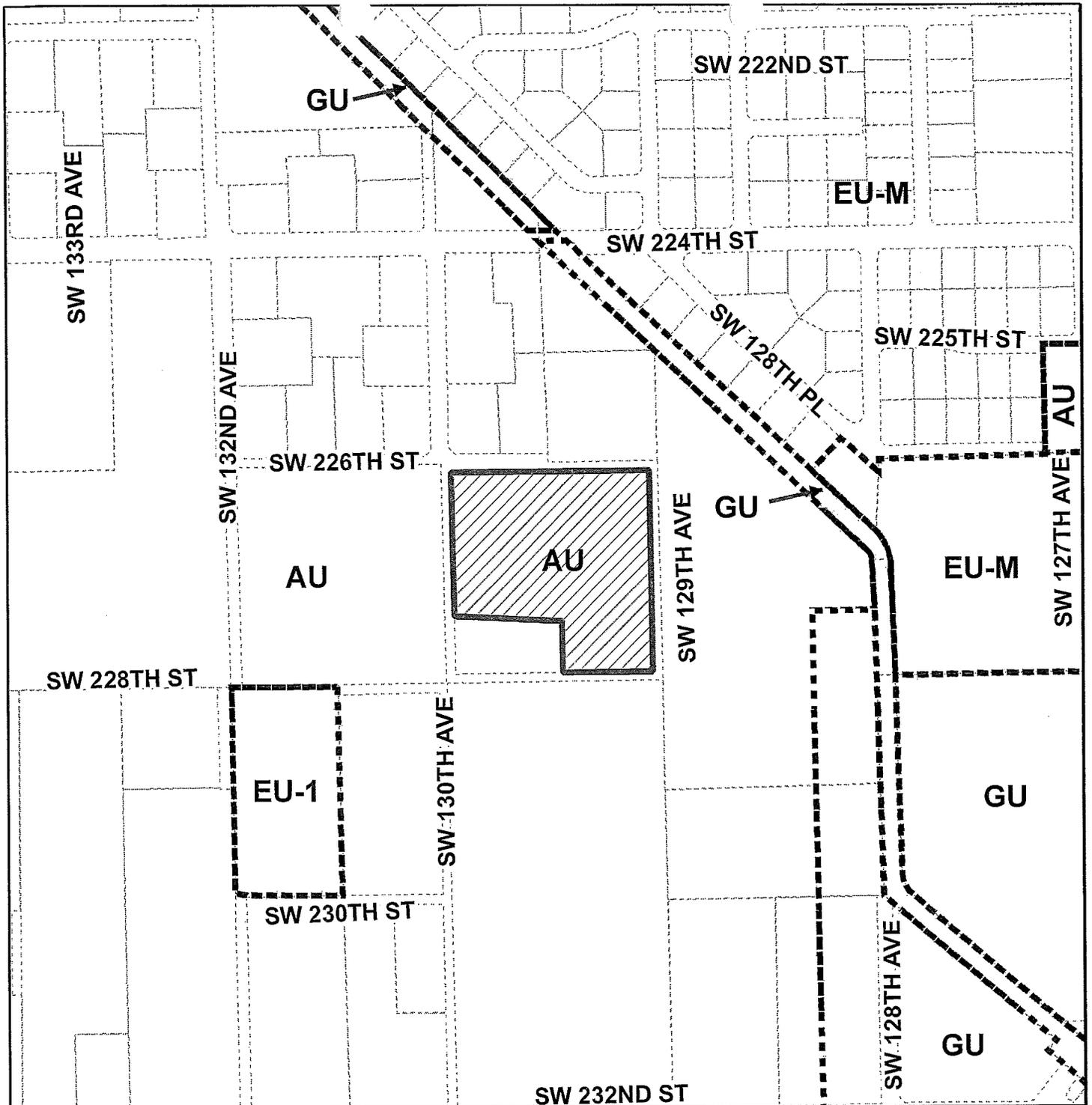
Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 14th day of AUGUST, 2015. Affiant is personally know to me or has produced FL DRIVERS LICENSE as identification.

[Signature]
(Notary Public)
My commission expires: JULY 16, 2017



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



MIAMI-DADE COUNTY
HEARING MAP

Process Number

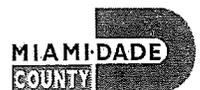
Z2015000094

Legend

-  Subject Property Case
-  Zoning

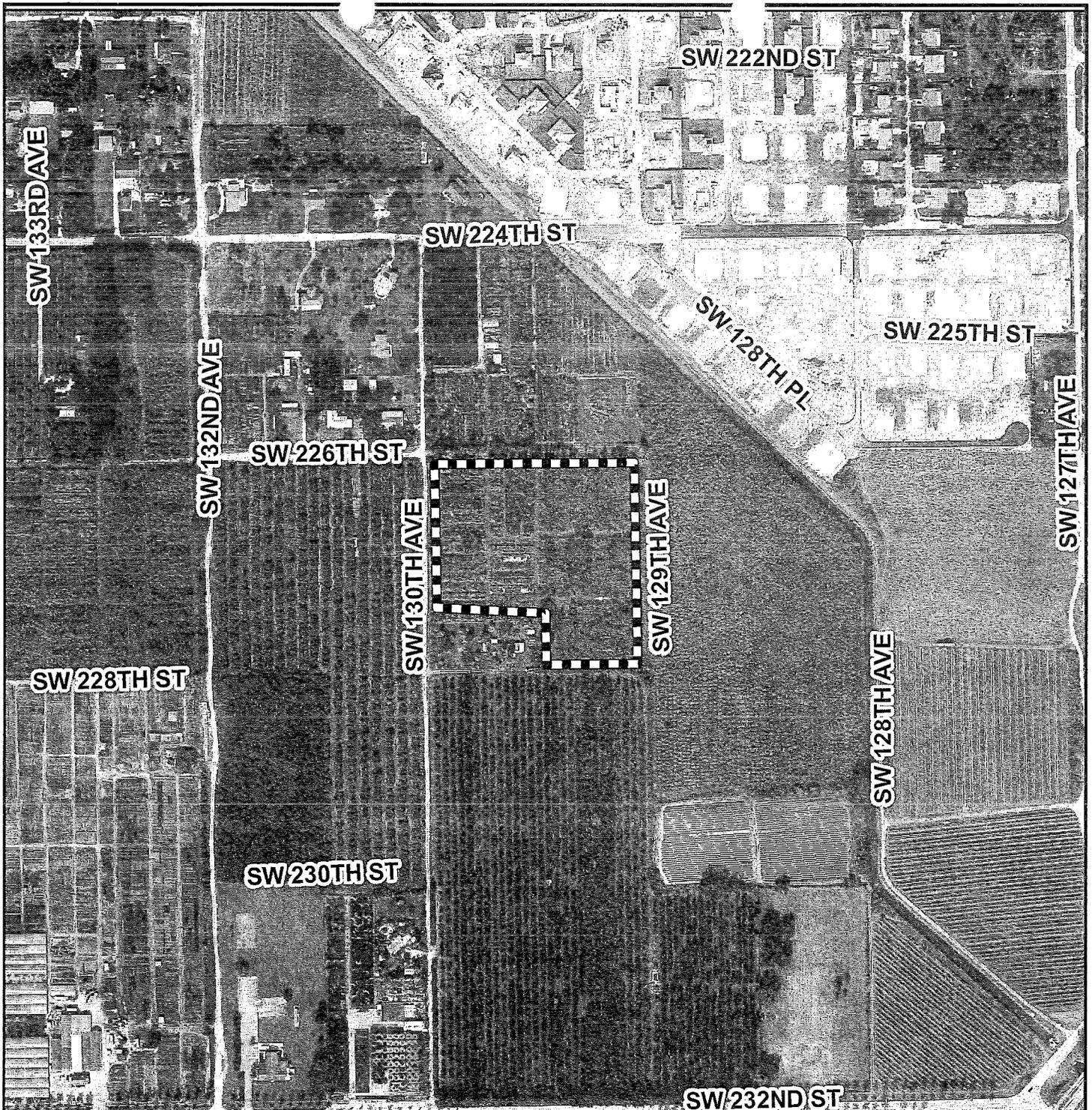


Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



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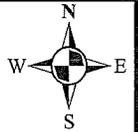
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MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2015000094

Legend
 Subject Property

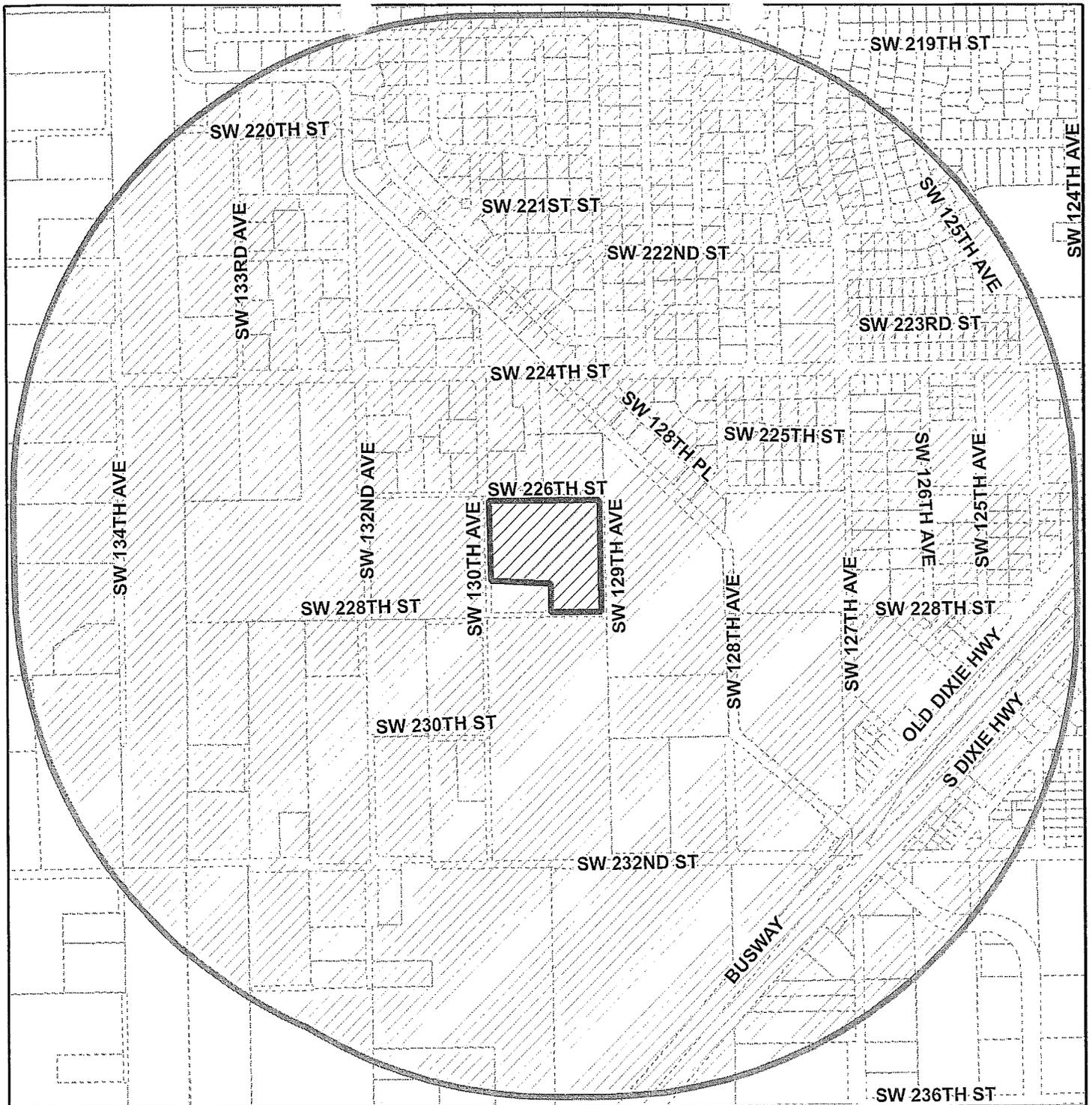


Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



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REVISION	DATE	BY
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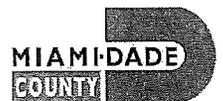
MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000094
 RADIUS: 2640

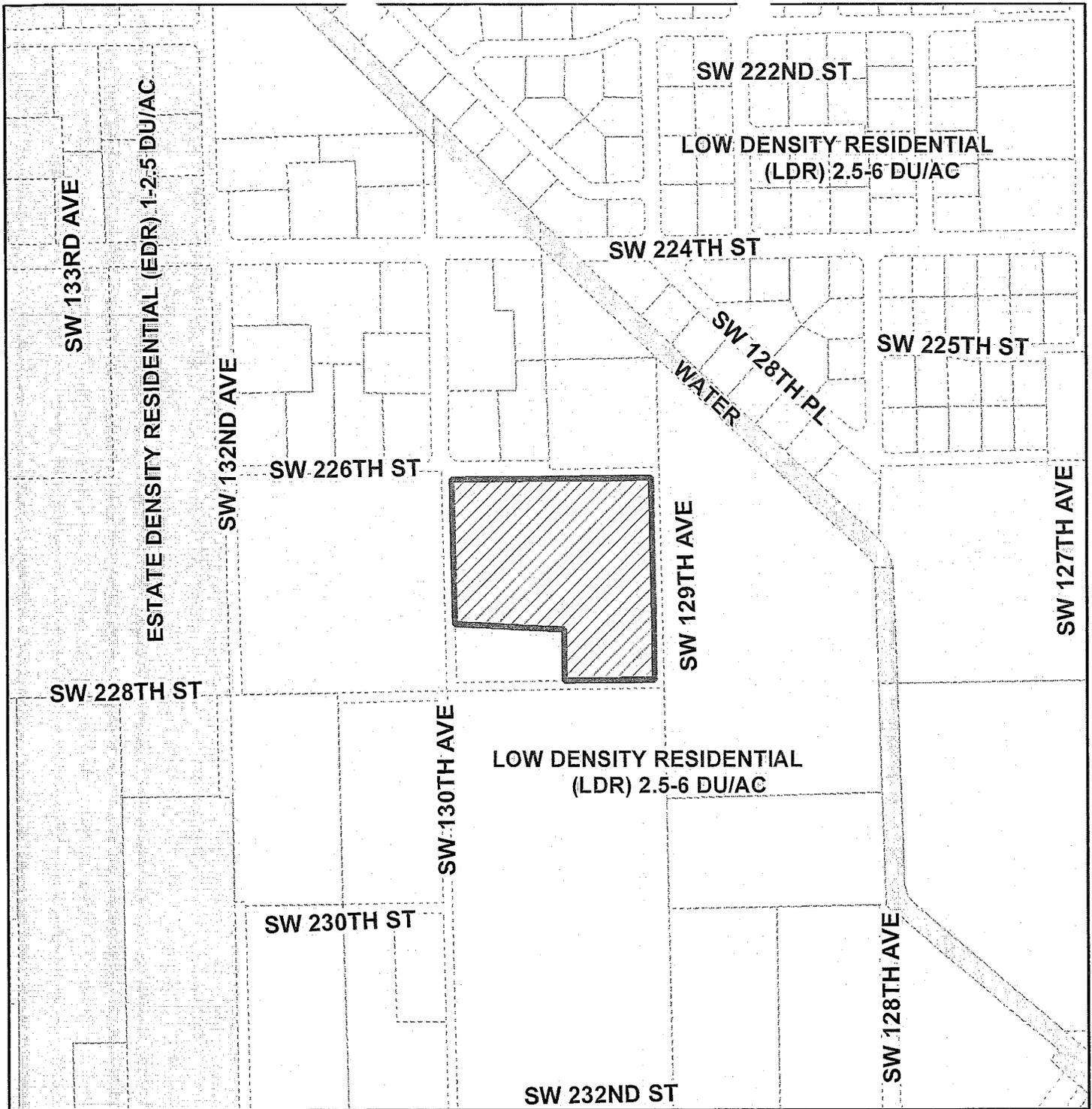
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

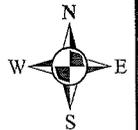
CDMP MAP

Process Number

Z2015000094

Legend

 Subject Property Case

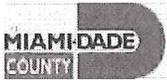


Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E. CESPEDES
 Scale: NTS



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REVISION	DATE	BY



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2015000094

BOARD: C14

LOCATION OF SIGN: LYING WEST OF SW 129 AVENUE, BETWEEN SW 226 ST &
SW 228 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 28-DEC-15

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: 

PRINT NAME: CLEVELAND THOMPSON

HEARING NO. 16-1-CZ14-4 (15-94)

14-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: AQUARIAN VENTURES, INC.

DISTRICT BOUNDARY CHANGE from AU to RU-1.

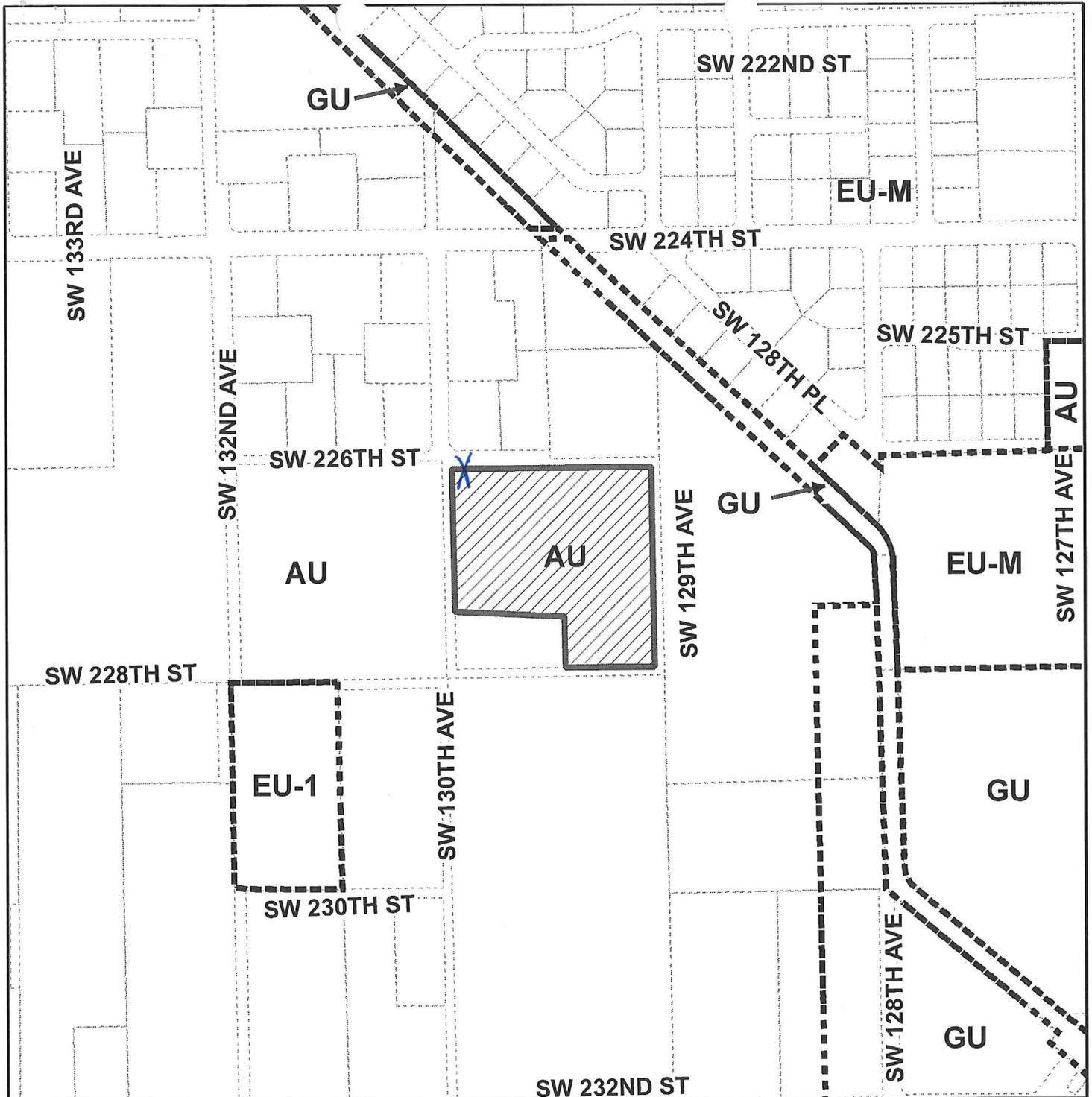
SUBJECT PROPERTY: Southeast $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 56 South, Range 39 East, less the following described parcels: Beginning at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 56 South, Range 39 East; thence run Easterly along the South line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 334.10'; thence run Northerly on a line parallel with the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 155.56'; thence run $93^{\circ}41'45''$ W 334.79' more or less to a point on the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence run Southerly along the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 175.79' to the Point of Beginning. The North 25' of the South 25', the East 25' and the West 25' of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 56 South, Range 39 East, heretofore dedicated for roads.

LOCATION: Lying between SW 129 Avenue & SW 130 Avenue & between SW 226 Street & SW 228 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.8 Acres Gross +/-

AU (Agricultural – Residential 5 Acres Gross)
RU-1 (Single Family Residential)

Handwritten signature or initials, possibly 'AH' or similar, located in the bottom right corner of the page.



MIAMI-DADE COUNTY
HEARING MAP

Process Number

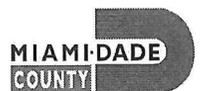
Z2015000094

Legend

-  Subject Property Case
-  Zoning

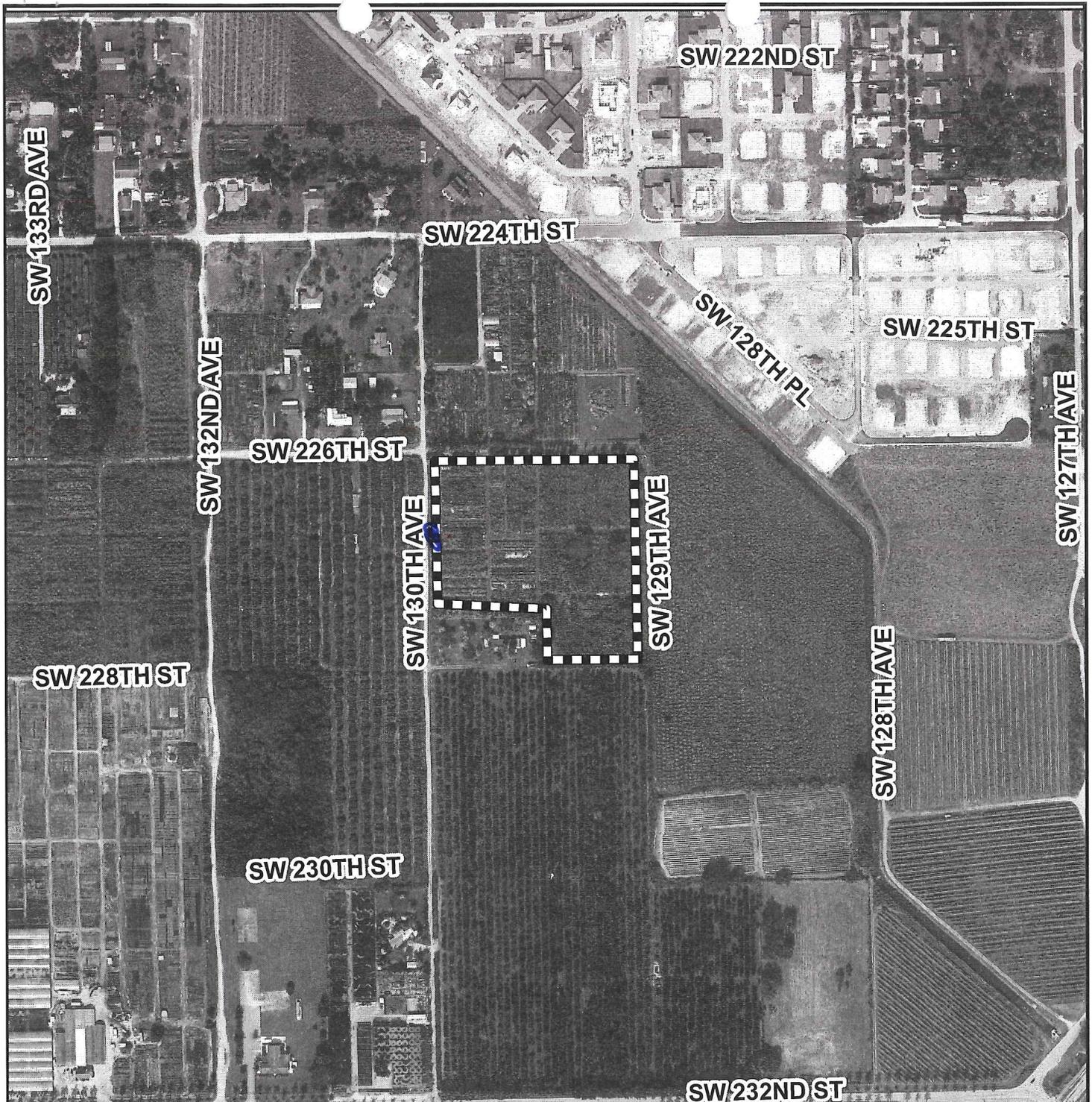


Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2015

Process Number

Z2015000094

Legend



Subject Property

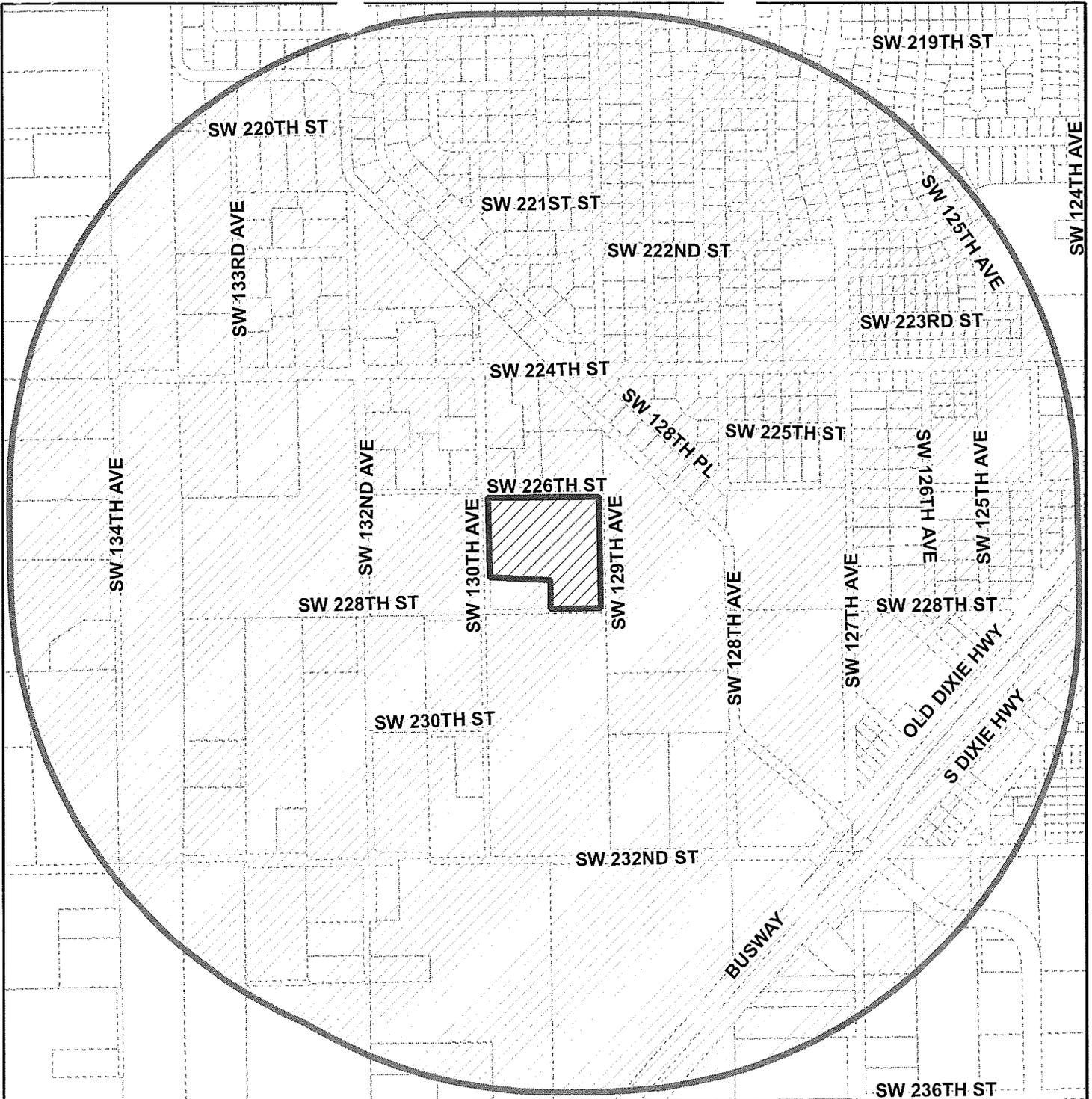


Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

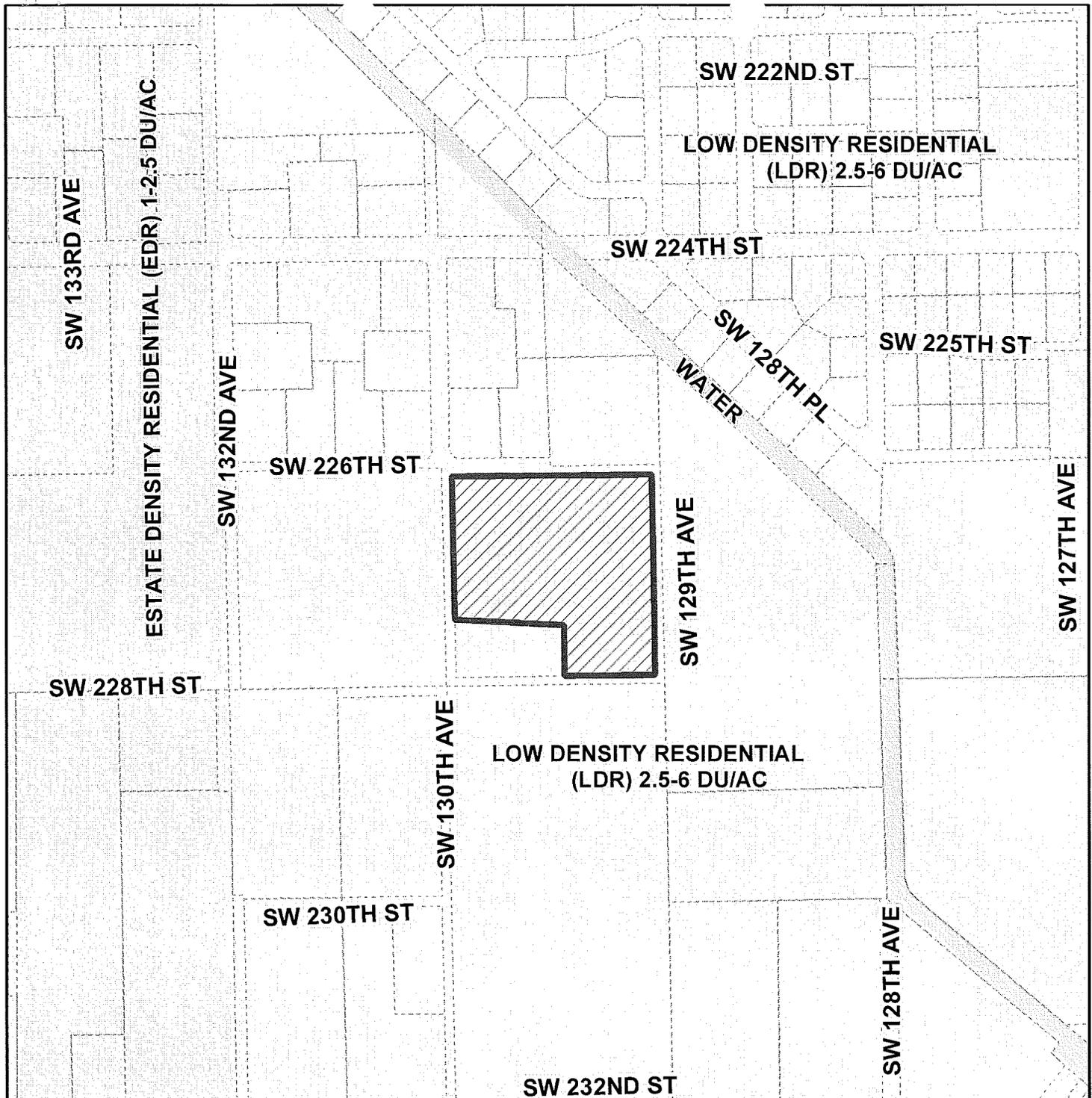
Process Number
Z2015000094
 RADIUS: 2640

- Legend**
-  Subject Property
 -  Buffer
 -  Property Boundaries



SKETCH CREATED ON: Monday, September 21, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000094

Legend



 Subject Property Case

Section: 14 Township: 56 Range: 39
 Applicant: AQUARIAN VENTURES INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E. CESPEDES
 Scale: NTS



SKETCH CREATED ON: <CREATED>

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000094 - Aquarian Ventures Inc.
Complaint Date Range: Jan 1, 2014 - Aug 31, 2015



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2350	41 SICK OR INJURED PERSON	1	0	1
TOTAL FOR GRID 2350		1	0	1
2351	17 TRAFFIC ACCIDENT	0	2	3
	30 SHOOTING	0	0	1
	32 ASSAULT	1	1	0
	41 SICK OR INJURED PERSON	13	8	9
TOTAL FOR GRID 2351		14	11	13
		Reported: 0	Reported: 1	Reported: 2
		Not Reported: 15	Not Reported: 10	Not Reported: 12
TOTAL EMERGENCY		15	11	14



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000094 - Aquarian Ventures Inc.
Complaint Date Range: Jan 1, 2014 - Aug 31, 2015



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2350	14 CONDUCT INVESTIGATION	0	0	1
	49 FIRE	0	0	1
TOTAL FOR GRID 2350		0	0	2
2351	14 CONDUCT INVESTIGATION	3	5	3
	26 BURGLARY	3	2	0
	32 ASSAULT	4	4	5
	34 DISTURBANCE	3	1	1
	44 ATTEMPTED SUICIDE	1	0	0
	49 FIRE	1	1	0
TOTAL FOR GRID 2351		15	13	9
		Reported: 5	Reported: 4	Reported: 3
		Not Reported: 10	Not Reported: 9	Not Reported: 8
TOTAL PRIORITY		15	13	11



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000094 - Aquarian Ventures Inc.
Complaint Date Range: Jan 1, 2014 - Aug 31, 2015



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2350	13 SPECIAL INFORMATION/ASSIGNMENT	2	2	0
	14 CONDUCT INVESTIGATION	5	1	3
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	0	2
	18 HIT AND RUN	1	1	0
	19 TRAFFIC STOP	0	2	2
	21 LOST OR STOLEN TAG	1	1	0
	22 AUTO THEFT	0	1	1
	25 BURGLAR ALARM RINGING	8	6	5
	26 BURGLARY	4	2	1
	27 LARCENY	1	0	0
	34 DISTURBANCE	1	0	0
	37 SUSPICIOUS VEHICLE	1	2	4
	39 PRISONER	0	1	1
	41 SICK OR INJURED PERSON	1	1	0
	45 DEAD ON ARRIVAL	0	1	0
52 NARCOTICS INVESTIGATION	1	0	1	
TOTAL FOR GRID 2350		33	21	20
2351	13 SPECIAL INFORMATION/ASSIGNMENT	11	20	25
	14 CONDUCT INVESTIGATION	34	43	35
	16 D.U.I.	2	1	2
	17 TRAFFIC ACCIDENT	6	9	7
	18 HIT AND RUN	5	5	5
	19 TRAFFIC STOP	19	31	27
	20 TRAFFIC DETAIL	3	5	5
	21 LOST OR STOLEN TAG	1	3	4
	22 AUTO THEFT	0	2	5
	25 BURGLAR ALARM RINGING	20	10	10
	26 BURGLARY	14	16	17
	27 LARCENY	2	8	4
	28 VANDALISM	3	3	3
	29 ROBBERY	0	0	1
	32 ASSAULT	4	2	5
	34 DISTURBANCE	32	31	31
	36 MISSING PERSON	4	5	1
	37 SUSPICIOUS VEHICLE	8	11	7
38 SUSPICIOUS PERSON	1	4	5	
39 PRISONER	1	2	2	
41 SICK OR INJURED PERSON	1	2	1	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000094 - Aquarian Ventures Inc.
Complaint Date Range: Jan 1, 2014 - Aug 31, 2015



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2351	43 BAKER ACT	5	3	1
	49 FIRE	1	2	2
	52 NARCOTICS INVESTIGATION	2	3	2
	54 FRAUD	5	3	2
TOTAL FOR GRID 2351		189	224	209
		Reported: 107	Reported: 103	Reported: 96
		Not Reported: 115	Not Reported: 142	Not Reported: 133
TOTAL ROUTINE		222	245	229
GRAND TOTAL		252	269	254



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2014 - Aug 31, 2015

Grid: 2350, 2351

Signal: 13 SPECIAL DETAIL CHRISTMAS, 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

Agency:

District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package