

**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, (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Approval

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.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	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 or 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

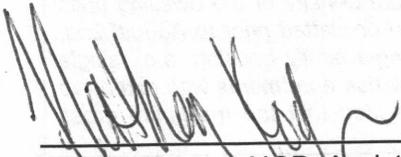
NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

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

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