

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: Z2015000121: MELISSA WOLIN TR, PONCE DE LEON, PRE-APP Z15P00174

Application Name: MELISSA WOLIN TR, PONCE DE LEON, PRE-APP Z15P00174

Project Location: The site is located at 7677 PONCE DE LEON ROAD, Miami-Dade County.

Proposed Development: The request is for a ZONE CHANGE FROM EU-1 TO EU-S, and Special Exception to accommodate a lot split to create a total of 2 dwelling units.

Impact and demand: This application for 2 new single family dwelling units which would result in a de minimis impact to the CDMP Open Space Spatial Standards in Park Benefit District 2, which has a level of service surplus of 491.32 acres of local recreation open space.

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