



Department of Regulatory and Economic Resources
 Development Services Division
 111 NW 1st Street • Suite 1110
 Miami, Florida 33128-1902
 T 305-375-2800
 www.miamidade.gov/zoning

September 29, 2015

Angelo G. Rodriguez
 700 Biltmore way, Apt. 1216
 Coral Gables, FL 33134

26-54-40



RE: Z2015P00169
 7538 SW 64 Street

FILED: 30-4016-000-0570

Dear Mr. Rodriguez:

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

When you are ready to submit a formal zoning application, please note that you will be asked for the pre-application number assigned during the initial review of your application. In addition to the pre-application number, please provide a copy of this package with your formal submittal. Please note, that the formal zoning submittal process has not changed and applications are accepted Monday through Wednesday during the first and third weeks of the month. Appointments are needed to file an application on Monday and Tuesdays of the filing period. Walk-ins are accepted on Wednesdays. **Before filing your application it is advised that you confirm if the fee changes that will be effective on October 1, 2015, will impact any assessments you received prior to that date.**

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

Sincerely,

Carl Harrison,
 Zoning Services Plans Processor Analyst
 Development Services Division

Enclosures
 cc: Nathan Kogon

~~Lorenzo~~
Waterford at Blue Lagoon DRI Pre-Application Meeting

ATTENDANCE RECORD • Thursday, September 24, 2015

NAME	ORGANIZATION	PHONE	E-MAIL
1	Carl Harrison	DEV. SVCS.	3/375-2566 CxHe@miamidade.gov
2	Cassandra Henderson	RER zoning Hearing	3/375-2640 sde@miamidade.gov
3	Francisco Rodriguez	Domestic Construction	(786) 367-6776 FFARDCONSTRUCTION@MIAFLA.COM
4	Alfredo Sanchez	MDWASD	(786) 552-8237 sanzalf@miamidade.gov
5	Luis Perez	MDWASD	786 552 8238 Luisp@miamidade.gov
6	JORGE VITAL	RER-EVALUATION	305-375-2566 JVITAL@MIAMIDADE.GOV
7	Christine Velazquez	RER-DERM	305 372 6764 velazc@miamidade.gov.
8	Leandro Rodriguez	RER-Platting	305 375.2141 lrod@miamidade.gov
9			
10			
11			
12			
13			



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

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Dr. Lawrence S. Feldman, Vice Chair
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Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Lubby Navarro
Dr. Marta Pérez
Raquel A. Regalado

October 1, 2015

UPLOADED TO PRE-APPLICATION SYSTEM

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

**RE: PRE-APPLICATION MEETING REQUEST FOR 7538 SW 64 STREET - Z2015P00169
SUBDIVIDING ONE LOT INTO THREE LOTS
LOCATED AT 7538 SW 64 STREET**

Dear Ms. Newsome:

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

The development proposes 3 residential units and must be tested for school concurrency. Therefore, at the appropriate time, please request that Miami-Dade County electronically submit the project to the School District for review at the several levels of approval. Public School Concurrency Determination must be obtained prior to Miami-Dade County issuing any Development Order (D.O.)

Sincerely,

Ivan M. Rodriguez, R.A.
Director

IMR:ir
L-178

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

Planning, Design & Sustainability

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

Office Use Only	
Pre-Application #	Z2015P00169
Pre-Application Meeting date:	09/24/2015
Reviewer Name	Cassandra Henderson

ZONING HEARINGS PLAN REVIEW CHECKLIST

Applicant(s) name(s)	Humberto Lorenzo
Site Location/Address	7538 SW 64 Street
Folio Number(s) #	30-4026-000-0570

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Memorandum



Date: September 23, 2015

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

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

Subject: Pre-Application Comments – 7538 SW 64th Street – Application Z2015P00169

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the pre-application for the proposed development. Below, please find the comments for the subject project. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and the MDWASD Plans Review staff to finalize points of connection.

Application Name: 7538 SW 64th Street

Location: The proposed project is located on approximately 1.96 acres at 7538 S.W. 64th Street with folio No. 30-4026-000-0570, in unincorporated Miami-Dade County.

Proposed Development: Proposed development of 2 Single Family Residences. According to the Applicant, the single family residences will be between 3001—5000 sq.ft.

The estimated water demand for the proposed project will be 640 (gpd).

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

There is an abutting 8-inch water main on S.W. 76th avenue, and S.W. 64th street to where the developer may connect to provide water service to the development. Final points of connections will be provided at the time the applicant request connection to the water infrastructure.

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

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

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

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

Pre-Application
7538 SW 64th Street- Z2015P00169
September 23, 2015

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the MDWASD's sewer service area. The existing facility is currently on septic. There is no sanitary sewer infrastructure in close proximity to this project within MDWASD's sewer service area.

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

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

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

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

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

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

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

Office Use Only
 Pre-Application #: Z2015P00169
 Pre-Application Meeting Date: 9/24/2015 2:00

9/24
2PM

ZONING EVALUATION PRE-APPLICATION CHECKLIST

Evaluator Jorge Vital Board CZAB-12
 Applicant(s) name(s) HUMBERTO LORENZO
 Project Name (if applicable) _____
 Address 7538 HARDEE DR
 Folio Number(s) # 3040260000570

	Zoning and Existing Use	CDMP LUP Map Designation
Subject Property	EU-1, Single-family Residence	Estate Density 1-2.5 dua
North	EU-1, Single-family Residence	Estate Density 1-2.5 dua
South	EU-1, Vacant	Estate Density 1-2.5 dua
East	EU-1, Single-family Residence	Estate Density 1-2.5 dua
West	GU, Palmetto Expressway	Transportation

Proposed Use: Subdivision and rezoning to EU-M.		
Compatibility:		
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Need for further determination <input type="checkbox"/>
Consistency:		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Need for further determination <input type="checkbox"/>

Zoning History: 4-ZAB-383-75

CDMP History: N/A.

ZONING EVALUATION COMMENTS:

Subject property is surrounded by EU-1 zoned properties to the north, east and south.

Rezoning from EU-1 to EU-M would be incompatible with same.

Covenant Required: Yes N/A.



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

PRE-APPLICATION #: Z2015P00169
FILE NAME: Humberto Lorenzo – 3 SFRs
MEETING DATE: 9/24/2015

DERM PRE-APPLICATION REVIEW CHECKLIST

DERM has reviewed Pre-Application Z2015P00169 and has determined the following:

Wellfield Protection (305)372-6764

The subject properties are located within the Basic Wellfield Protection Area for the Alexander Orr Wellfield. The sites are situated within the average and basic areas of the Alexander Orr Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code of Miami Dade County (the Code). Since the proposed development is a residential land use, a hazardous waste prohibition covenant is not required. However, all development shall conform to Code requirements.

Potable Water (305)372-6764

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

- No requirements for future zoning application.

Wastewater Disposal (305)372-6764

Public sanitary sewers are not located within feasible distance. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the development complies with the minimum lot size requirements per Section 24-43.1(a) of the Code and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively. Based on the available information, the proposed development does comply with the abovementioned lot size requirements.

Table A-1 of Section 24-43 of the Code provides that for residential properties located in the Basic Wellfield Protection Area, served by septic tank and using public water supply, not having indigenous sandy substrata, the maximum sewage loading allowed is 850 gallons per day per acre with minimum of 24 inches in Class II silica sand under drainfield. Based on information provided with this application, the proposed development complies with the aforementioned Code requirement.

- No requirements for future zoning application.

Stormwater Management (305)372-6681

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

- No requirements for future zoning application.

Tree Preservation (305) 372-6574

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

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

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

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

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

1. A written statement indicating that all specimen trees shall be preserved in their current location; or
2. Demonstration that all or a portion of the specimen trees cannot be preserved and that the project is in compliance with the specimen tree removal standards set forth in Section 24-49.2(II) of the Code; or
3. A written statement from an L.A. that the site does not contain specimen trees. For proposals related to a single, existing single family residence, a written statement prepared by the owner or the owner's representative may be submitted in lieu of a statement from a L.A.

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

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

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

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

Memorandum



Date: September 21, 2015

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

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

Subject: Z2015P00169

The Miami-Dade Fire Rescue Department has **no objection** to the site plan dated stamp received 9/14/15.

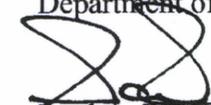
For additional information, please call 786-331-4544.

Memorandum



Date: September 18, 2015

To: Amina Newsome
Department of Regulatory and Economic Resources

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

Subject: Pre-Application Z2015P00169
Name: Humberto Lorenzo
Location: 7538 SW 64 Street
Section 26 Township 54 South Range 40 East

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

- This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

Standard Conditions:

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

Office Use Only
 Pre-Application # Z2015P00169
 Pre-Application Meeting Date: 9/23/15

ZONING INFORMATION PRE-APPLICATION CHECKLIST

Zoning Info Specialist: Rosa Davis Date: 9/22/15

Pre-Application Number: Z2015P00169

Address: 7538 Hardee Drive (SW 64 St)

Folio Number(s) # 30-4026-000-0570

Zoning District(s): EU-1 - Estates Family - 1 Acre

ZONING HISTORY				Prior Resolutions and Other Approvals
	Yes	No	Provided?	
Prior Zoning Approvals	<input checked="" type="checkbox"/>	<input type="checkbox"/>		4-ZAB-383-75
Resolution	<input checked="" type="checkbox"/>	<input type="checkbox"/>		There appears to be a recorded covenant
Prior Approved Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Resolution Covenant	<input type="checkbox"/>	<input type="checkbox"/>		
Prior ASPR	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Prior Administrative Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

SPECIAL FACTORS			
	Yes	No	Comments
In a Management Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Outside the UDB	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
CDMP Restricted Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
CDMP LUP Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Estate Density Residential (1-2.5 DU/AC)
Urban Center	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Comments:

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

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

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

