

**Miami-Dade County Department of Regulatory and Economic Development
Staff Report to Community Council No. 12**

PH: Z16-012 (16-6-CZ12-2)

**June 2, 2016
Item No. 2**

Recommendation Summary	
Commission District	7
Applicant	Humbert Lorenzo, Jr
Summary of Requests	The applicant is seeking a district boundary change from EU-1, Single-Family One Acre Estate District, to EU-S, Single-Family Suburban Estate District. In the alternative, the applicant is seeking to permit three lots; one lot that meets code requirements and two lots with less area and lot depth than required by Code.
Location	7538 SW 64 Ct., Miami-Dade County, Florida
Property Size	2.39 acres
Existing Zoning	EU-1; Single-Family One Acre Estate District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions of requests #2 and #3, and denial without prejudice of requests #1.

REQUESTS:

1. DISTRICT BOUNDARY CHANGE from EU-1 to EU-S.

OR IN THE ALTERNATIVE TO REQUESTS #1, THE FOLLOWING:

2. NON-USE VARIANCE to permit proposed lot 1 with an area of 0.71 gross acre (1 gross acre required) and to permit a lot depth of 185.01' (200' required).
3. NON-USE VARIANCE to permit proposed lot 2 with an area of 0.576 acre gross (1 gross acre required) and to permit a lot depth of 167.50' (200' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Sketch of Survey" as prepared by 360 Surveying and Mapping, LLC, dated stamped received 02/09/16 and consisting of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant is requesting a district boundary change EU-1, Single-Family One Acre Estate District to EU-S, Single-Family Suburban Estate District, and alternative requests, to subdivide two lots with areas of 0.71 and 0.576 gross acre and requesting less lot depth for each parcel as required by code.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; single family residence	Estate Density Residential, (1 to 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
South	EU- 1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
East	EU-1; single family residence	Estate Density Residential, (1 to 2.5 dua)
West	GU SR 826 Extension	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 2.39 acre site, located at 7538 SW 64 Ct., Miami-Dade County, Florida. The subject property is surrounded by EU-1 zoned properties to north, south, and east, and to the west SR 826.

SUMMARY OF IMPACT:

The approval of this application could allow the applicant to subdivide the lot into three parcels, the existing residence which meets the EU-1 zoning standards and develop the other two lots with a single-family homes. This could result in additional impacts on schools and other public services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Estate Density Residential**. This category allows a range in density from a minimum of 1 to a maximum of 2.5 units per gross acre that would allow the applicant to develop the 2.39-acre parcel with three (3) single-family residences, which staff notes is within the maximum allowed under the density threshold of the CDMP Estate Density designation on the LUP map. As such staff opines that approval of the rezoning of the subject property to EU-S or the alternative requests resulting in residential uses, would be **consistent** with the Estate Density Residential designation on the CDMP LUP map.

ZONING ANALYSIS:

When request #1 is analyzed under Section 33-311, District Boundary Change, staff opines that approval of the request would be **incompatible** with the surrounding area. Staff does not support request #1, a district boundary change from EU-1 to EU-S for the following reasons: Staff notes that the subject property is located within the middle of the block and abuts properties to the north, south and east that are developed under the EU-1 zoning district regulations.

In the EU-1 zoning district, the front setback for a single-family residence is 50' from the property line and 28' for a car canopy. In the EU-S zoning district, the front setback is 35' from the front property line and 13' for a car canopy. In comparing the front setbacks for the EU-1 and EU-S zoning districts, staff notes that a residence in the EU-S zoning district could be placed closer to the front property line than that of a residence in the EU-1 zoning district. Therefore, staff opines that introducing the EU-S zoning district within this block, amidst the properties primarily developed under the EU-1 zoning regulations would be **incompatible** with the established

developmental trend in this area of Miami-Dade County. Further, approving the EU-S zone change could potentially foster the introduction of more intensive residential zoning districts in this area.

Staff notes that there is a pocket of developed EU-M parcels to the north of the subject property. However, these EU-M lots are substantially smaller in size than the existing EU-1 lots and the proposed EU-S lots on the block face on which the subject property is located. Further, since these EU-M parcels are not located on the same block face as the subject property, staff opines that though similar in frontage to the proposed lots, would not have any bearing on staff's analysis of the request for a zone change to EU-S. **As such, staff recommends denial without prejudice of request #1 under Section 33-311, District Boundary Change.**

However, when analyzing alternative requests to permit two lots with an area of 0.71 and 0.576 gross acre and to permit the same two lots with a lot depth of 167.50' and 185.01' (requests #2 and #3) under Section 33-311(A)(4)(b), Non-Use Variances standards, staff opines that the requests are **compatible** with the surrounding area. The requested variances for lot area and lot depth would be compatible with the area; 1) The lots are located at the end of the block, 2) The lots abut and front SR 826 which is a 100' divided expressway, 3) The width of the front of the lots meet EU-1 requirements and are similar to the frontage of the other lots in the area, 4) When all three (3) lots are averaged together they each average 0.80 individually of an acre and, 5) Each of the proposed lots meet the CDMP density for one single family home. In addition, staff notes that a property located north of the subject property at 7600 SW 62 Street was subdivided pursuant to Resolution Z-191-83 into one EU-1 zoned lot being approximately 0.70 acre with a lot depth of 168.68'. Staff further notes that to the southeast there is a 0.89 acre EU-1 zoned parcel located at 7400 SW 64th Avenue approved pursuant to Resolution 4-ZAB-93-80.

Therefore, staff opines that the approval of requests #2 and #3 would be compatible with the area and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the stability and appearance of the community. **As such, Staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

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ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

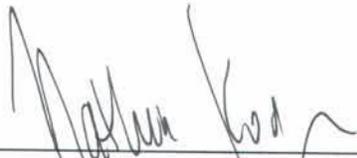
RECOMMENDATION: Approval with conditions of requests #2 and #3, and denial without prejudice of request #1.

CONDITIONS FOR APPROVAL: Requests #2 and #3 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey" as prepared by 360 Surveying and Mapping, LLC, and dated stamped received 02/09/16 and consisting of 1 sheet.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant comply with all applicable conditions and requirements, if any, from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources in their memorandum dated March 16, 2016.
5. That the applicant comply with all applicable conditions and requirements, if any, from the Platting and Traffic Review section of the Department of Regulatory and Economic Resources in their memorandum dated February 10, 2016.
6. That the applicants obtain a building permit for all non-permitted additions, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.

NK:MW:NN:JV:DAH



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

NAN

ZONING RECOMMENDATION ADDENDUM

Humbert Lorenzo, Jr
Z16-012

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

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

Estate Density Residential <i>(Pg. I-29)</i>	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 <i>provides that the Board shall take into consideration, among other factors the extent to which:</i></p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i>
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ZONING RECOMMENDATION ADDENDUM

Humbert Lorenzo, Jr
Z16-012

	<p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i></p>

2. HUMBERTO LORENZO, JR.
(Applicant)

16-6-CZ12-2 (16-012)
Area 12/District 07
Hearing Date: 06/02/16

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**

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>
1975	Edna Glaubman	- Variance of guest house.	ZAB	Approved with Condition(s)

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: March 16, 2016

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

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

Subject: C-12 #Z2016000012-1st Revision
Humberto Lorenzo Jr.
7538 SW 64th Street, Miami, FL 33143
DBC from EU-1 to EU-1 and EU-S
(EU-1) (2.39 Acres)
26-54-40

Enclosed, please find the Department of Regulatory and Economic Resources - Division of Environmental Resources Management (DERM) review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code and may be scheduled for hearing.

Wellfield Protection

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. 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 Service

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 the Code requirements.

Existing public water 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.

Wastewater Disposal

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 served by public water and a septic tank shall be 15,000 square

feet (gross). Based on the available information, the proposed development does comply with the abovementioned lot size requirements.

Applicant is advised that Table A-1 of Section 24-43 of the Code provides that 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. Development of the project must comply with the aforementioned requirements.

Stormwater Management

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.

Tree Preservation

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 the Code as well as CON 8A of the CDMP.

The subject property contains tree resources. According to a document letter addendum dated February 17, 2016, included in this zoning application, no specimen tree resources will be removed or relocated and the future use of the property allowed by the proposed zoning change does not require the removal or relocation of specimen tree resources (trunk diameter equal to or greater than 18 inches).

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.

Enforcement History

The subject property has one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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.

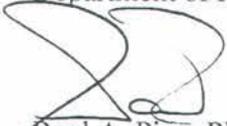
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: February 10, 2016

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: Z2016000012
Name: Humbert Lorenzo, Jr.
Location: 7538 SW 64 St
Section 26 Township 54 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objection.

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.

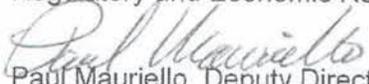
This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: March 24, 2016

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

From: 
Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: Humberto Lorenzo Jr. update (#16_012)

The Department's review of the above-referenced item is provided below. The review of this application updates a previous response dated February 29, 2016. 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 DSWM has no objections to the proposed application.**

Application: Humberto Lorenzo Jr. is requesting subdivision of his existing single family residence into three EU-1 zoned lots, two of which would be non-conforming, since they are significantly smaller than the minimum lot size of one acre. In addition, the applicant is requesting a non-use variance to reconfigure one of the newly created parcels to be accessed from SW 76 Avenue.

Location: 7538 SW 64th Street/Hardee Drive, Miami-Dade County, Florida.

Size: The subject property is approximately 2.39 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 Department of Solid Waste Management (DSWM) 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 subject property falls within the DSWM Solid Waste Collection Service Area, along Waste Collection Route 4114. The existing residence currently receives, and will continue to receive,

DSWM waste collection service. Should the proposed subdivision be approved and two additional homes constructed on the property, they would meet the County Code definition of a "residential unit," (single family, townhome, etc.). 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 DSWM Solid Waste Collection Service Area.

3. Recycling

The DSWM 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: March 7, 2016

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: Zoning Application Comments – HUMBERT LORENZO, JR.
Application No. Z2016000012

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. 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 WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: HUMBERT LORENZO, JR.

Location: The proposed project is located at 7538 S.W. 64th Street with folio No. 30-4026-000-0570, in unincorporated Miami-Dade County. Please note that the parcel with folio 30-4026-000-0600 that is abutting the project site on the western boundary of the property was not included as part of this application.

Proposed Development: Proposed development of 2 Single Family Residences. According to the Applicant, each of the single family residences will approximately 6,000 sq.ft.

The estimated water demand for the proposed project will be 1,100 (gpd).

Water: The proposed development is located within the WASD'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 and capacity approval to connect to the water system 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 WASD'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>.

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 WASD's sewer service area. The existing facility is currently on septic. There is no sanitary sewer infrastructure in close proximity to this project within WASD'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 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 Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: March 10, 2016

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: Z2016000012: HUMBERT LORENZO, JR. (PRE-APP #Z15P-169)
Revised Plans Submitted Dated Stamped Received 3-07-2016

Application Name: HUMBERT LORENZO, JR. (PRE-APP #Z15P-169)

Project Location: The site is located at 7538 SW 64 STREET, Miami-Dade County.

Proposed Development: The request is for a DBC FROM EU-1 TO EU-1 AND EU-S for a total of 3 single-family lots (with one existing).

Impact and demand: This application for 2 new single family dwelling units (in addition to one existing) 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 485.19 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



Memorandum

Date: 11-MAR-16
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2016000012

Recommendation:

Fire Engineering & Water Supply Bureau has no comments. The project hasn't been modified from the last FD memo dated on 02/16/16. Same status remains.

Service Impact/Demand

Development for the above Z2016000012
 located at 7538 SW 64 STREET, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1715 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. 0.28 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be:
 The estimated average travel time is: 7.01 minutes

Station # 14

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 N/A

N/A

Fire Planning Additional Comments

OK

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

HUMBERTO LORENZO, JR

7538 SW 64 ST,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JUNE 2, 2016

Z2016000012

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 25, 2016

NEIGHBORHOOD REGULATIONS:

There are no current open or closed cases

BUILDING SUPPORT REGULATIONS:

There are no current open or closed cases

VIOLATOR:

Humberto Lorenzo, Jr.

OUTSTANDING LIENS AND FINES:

As of April 25, 2016, There are no Outstanding Liens, Fines, or Fees



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2016000012

Legend

-  Subject Property Case
-  Zoning



Section: 26 Township: 54 Range: 40
 Applicant: HUMBERT LORENZO, JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 11, 2016

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2016000012

Legend
 Subject Property

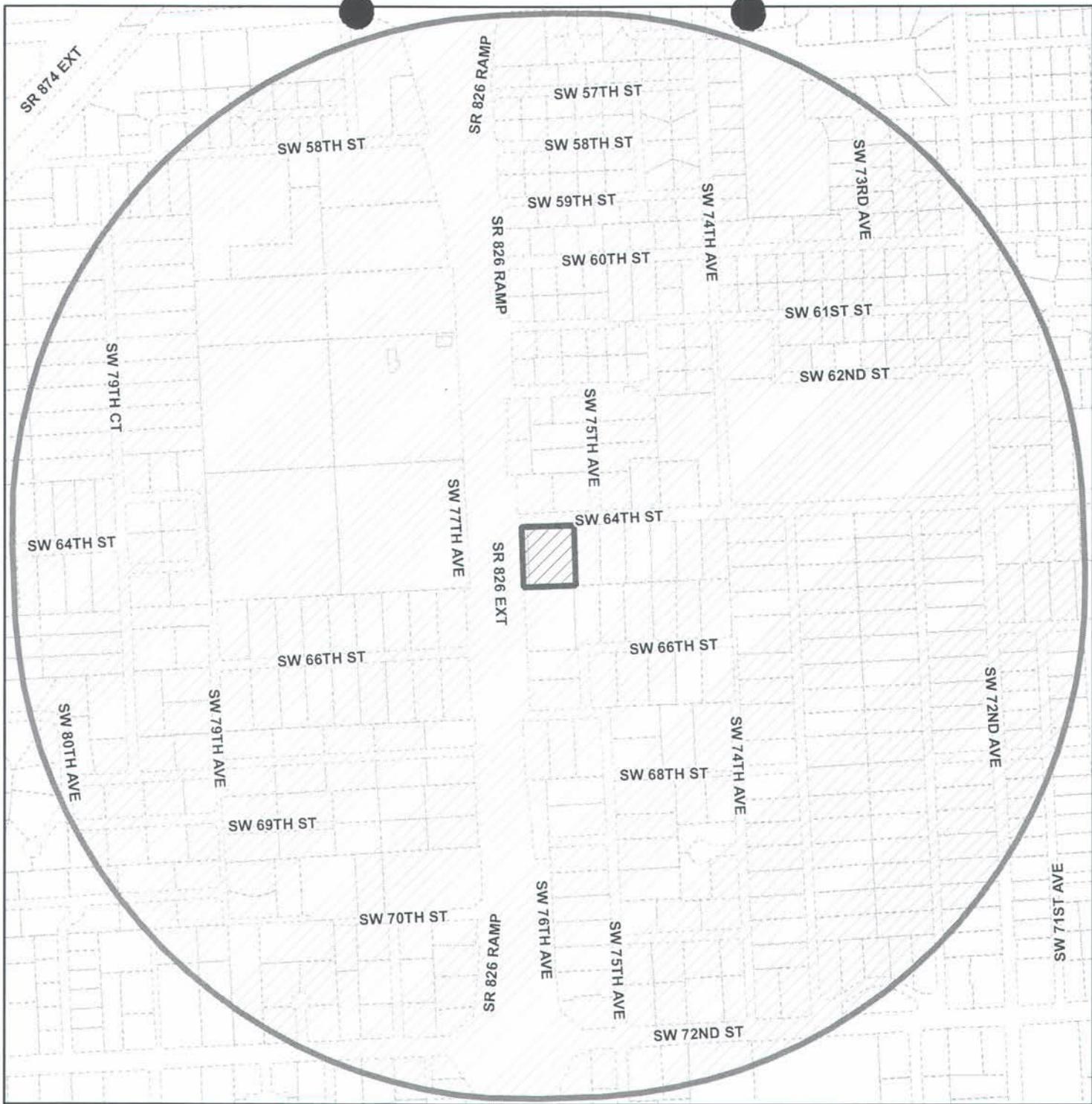


Section: 26 Township: 54 Range: 40
 Applicant: HUMBERT LORENZO, JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 11, 2016

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
RADIUS MAP

Section: 26 Township: 54 Range: 40
 Applicant: HUMBERT LORENZO, JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2016000012
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, February 11, 2016

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2016000012

Legend

 Subject Property Case



Section: 26 Township: 54 Range: 40
 Applicant: HUBERT LORENZO, JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 11, 2016

REVISION	DATE	BY

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2016000012

BOARD: C12

LOCATION OF SIGN: 7538 SW 64 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 10-MAY-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

F.A.

HEARING NO. 16-6-CZ12-2 (16-12)

26-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: HUMBERTO LORENZO, JR.

(1) DISTRICT BOUNDARY CHANGE from EU-1 to EU-S.

OR IN THE ALTERNATIVE:

- (2) NON-USE VARIANCE to permit proposed Lot 1 with an area of 0.71 Acre Gross (1 Acre Gross required) and to permit a lot depth of 185.01' (200' required).
- (3) NON-USE VARIANCE to permit proposed Lot 2 with an area of 0.576 Acre Gross (1 Acre Gross required) and to permit a lot depth of 167.50' (200' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Sketch of Survey" as prepared by 360° Surveying and Mapping, LLC., dated stamped received 2/9/16 and consisting of 1 sheet. Plans may be modified at public hearing.

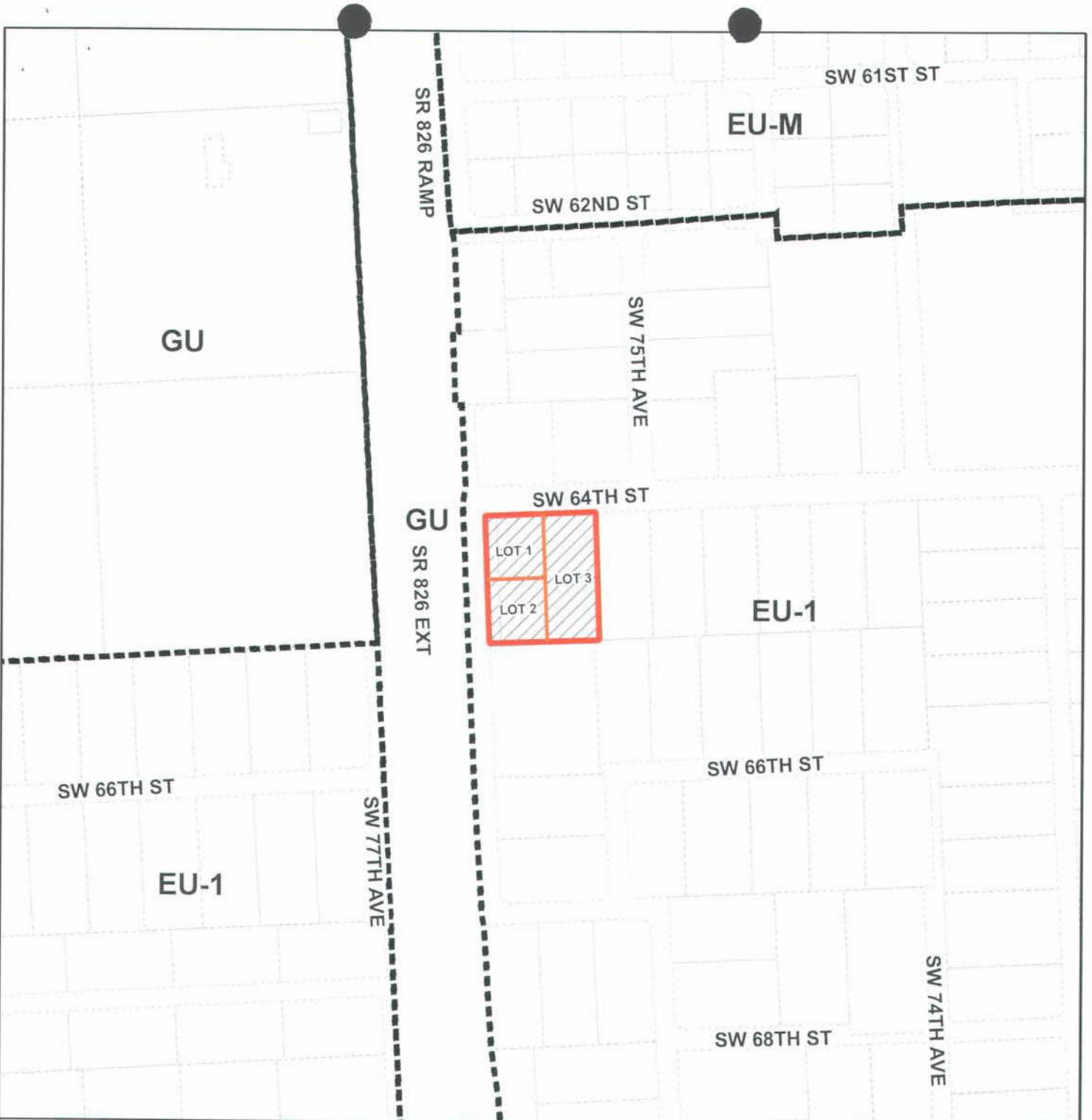
LOCATION: 7538 SW 64 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.39 Acre

EU-1 (Estates 1 Family 1 Acre Gross)

EU-S (Suburban Estate)

~



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2016000012

Legend

-  Subject Property Case
-  Zoning



Section: 26 Township: 54 Range: 40
 Applicant: HUMBERT LORENZO, JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 11, 2016

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2016000012

Legend
 Subject Property

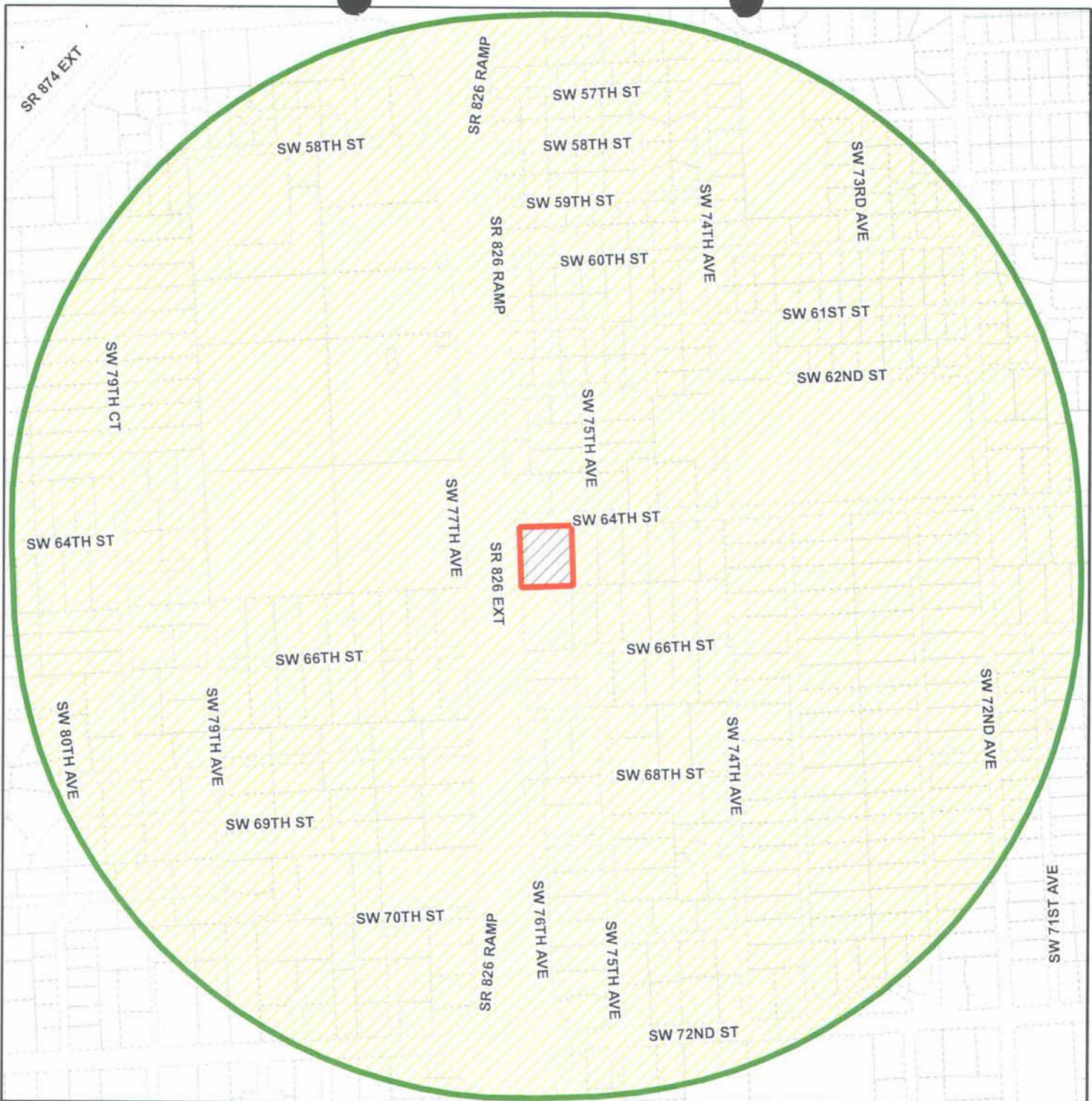


Section: 26 Township: 54 Range: 40
 Applicant: HUMBERT LORENZO, JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 11, 2016

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 26 Township: 54 Range: 40
 Applicant: HUMBERT LORENZO, JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2016000012
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, February 11, 2016

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2016000012

Legend

 Subject Property Case



Section: 26 Township: 54 Range: 40
 Applicant: HUMBERT LORENZO, JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 11, 2016

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2016000012 - Hubert Loreno Jr.
Complaint Date Range: Jan 1, 2015 - Dec 31, 2015



EMERGENCY

Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
1674	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	7	7	3
	18 HIT AND RUN	2	0	0
	41 SICK OR INJURED PERSON	9	1	10
	49 FIRE	0	1	0
TOTAL FOR GRID 1674		19	9	13
1714	15 MEET AN OFFICER	0	1	2
	17 TRAFFIC ACCIDENT	4	4	6
	41 SICK OR INJURED PERSON	15	18	14
	49 FIRE	1	3	3
TOTAL FOR GRID 1714		20	26	25
1715	17 TRAFFIC ACCIDENT	1	5	1
	41 SICK OR INJURED PERSON	6	6	3
	49 FIRE	0	0	1
TOTAL FOR GRID 1715		7	11	5
		Reported: 12	Reported: 15	Reported: 13
		Not Reported: 34	Not Reported: 31	Not Reported: 30
TOTAL EMERGENCY		46	46	43



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z201600012 - Hubert Loreno Jr.
Complaint Date Range: Jan 1, 2015 - Dec 31, 2015



PRIORITY

Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
1674	14 CONDUCT INVESTIGATION	2	8	1
	15 MEET AN OFFICER	0	2	0
	17 TRAFFIC ACCIDENT	0	1	0
	18 HIT AND RUN	1	0	0
	26 BURGLARY	1	0	0
	32 ASSAULT	2	1	0
	34 DISTURBANCE	1	0	0
	49 FIRE	1	1	0
TOTAL FOR GRID 1674		13	13	1
1714	14 CONDUCT INVESTIGATION	4	4	7
	17 TRAFFIC ACCIDENT	0	1	0
	26 BURGLARY	1	3	2
	32 ASSAULT	2	6	1
	34 DISTURBANCE	6	4	5
	49 FIRE	1	3	1
TOTAL FOR GRID 1714		14	21	16
1715	14 CONDUCT INVESTIGATION	0	1	1
	26 BURGLARY	2	1	0
	34 DISTURBANCE	1	0	0
	49 FIRE	0	1	0
TOTAL FOR GRID 1715		3	3	1
		Reported: 5	Reported: 7	Reported: 6
		Not Reported: 25	Not Reported: 30	Not Reported: 12
TOTAL PRIORITY		30	37	18



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z201600012 - Hubert Lorenzo Jr.
Complaint Date Range: Jan 1, 2015 - Dec 31, 2015



ROUTINE

Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
1674	13 SPECIAL INFORMATION/ASSIGNMENT	12	15	11
	14 CONDUCT INVESTIGATION	15	23	13
	15 MEET AN OFFICER	5	8	3
	16 D.U.I.	2	3	1
	17 TRAFFIC ACCIDENT	57	50	33
	18 HIT AND RUN	4	7	3
	19 TRAFFIC STOP	24	20	20
	20 TRAFFIC DETAIL	13	8	3
	21 LOST OR STOLEN TAG	0	0	1
	22 AUTO THEFT	1	2	0
	25 BURGLAR ALARM RINGING	68	72	62
	26 BURGLARY	18	10	18
	27 LARCENY	6	4	4
	28 VANDALISM	0	2	4
	29 ROBBERY	1	0	0
	32 ASSAULT	1	4	1
	34 DISTURBANCE	16	4	14
	36 MISSING PERSON	1	0	0
	37 SUSPICIOUS VEHICLE	12	11	7
	38 SUSPICIOUS PERSON	7	9	5
	39 PRISONER	0	0	1
	41 SICK OR INJURED PERSON	0	3	1
	43 BAKER ACT	1	1	0
	45 DEAD ON ARRIVAL	0	0	1
	48 EXPLOSION	0	1	0
	49 FIRE	3	2	2
	52 NARCOTICS INVESTIGATION	1	2	2
	54 FRAUD	5	3	4
TOTAL FOR GRID 1674		273	264	214
1714	13 SPECIAL INFORMATION/ASSIGNMENT	15	17	30
	14 CONDUCT INVESTIGATION	39	35	52
	15 MEET AN OFFICER	7	1	7
	16 D.U.I.	1	1	2
	17 TRAFFIC ACCIDENT	32	34	35
	18 HIT AND RUN	6	4	8
	19 TRAFFIC STOP	11	15	28
	20 TRAFFIC DETAIL	20	20	22
	21 LOST OR STOLEN TAG	2	3	1
	22 AUTO THEFT	7	7	4



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2016000012 - Hubert Loreno Jr.
Complaint Date Range: Jan 1, 2015 - Dec 31, 2015



Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
1714	25 BURGLAR ALARM RINGING	115	104	116
	26 BURGLARY	55	35	37
	27 LARCENY	6	11	12
	28 VANDALISM	6	7	1
	29 ROBBERY	0	0	1
	32 ASSAULT	3	5	5
	33 SEX OFFENSE	1	1	0
	34 DISTURBANCE	54	59	62
	36 MISSING PERSON	2	2	3
	37 SUSPICIOUS VEHICLE	14	16	10
	38 SUSPICIOUS PERSON	14	7	4
	39 PRISONER	2	1	4
	41 SICK OR INJURED PERSON	2	1	4
	43 BAKER ACT	2	4	1
	45 DEAD ON ARRIVAL	3	1	1
	48 EXPLOSION	1	0	0
	49 FIRE	0	1	3
	52 NARCOTICS INVESTIGATION	9	2	8
	54 FRAUD	5	7	14
TOTAL FOR GRID 1714		434	401	475
1715	13 SPECIAL INFORMATION/ASSIGNMENT	9	5	7
	14 CONDUCT INVESTIGATION	14	14	14
	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	3	23	12
	18 HIT AND RUN	0	3	2
	19 TRAFFIC STOP	0	5	6
	20 TRAFFIC DETAIL	2	5	3
	21 LOST OR STOLEN TAG	1	0	1
	25 BURGLAR ALARM RINGING	97	93	83
	26 BURGLARY	11	11	5
	27 LARCENY	6	2	1
	32 ASSAULT	1	1	1
	34 DISTURBANCE	21	18	16
	36 MISSING PERSON	1	0	0
	37 SUSPICIOUS VEHICLE	14	7	4
	38 SUSPICIOUS PERSON	6	1	4
	41 SICK OR INJURED PERSON	2	3	2
43 BAKER ACT	2	1	0	
45 DEAD ON ARRIVAL	0	0	1	
49 FIRE	0	0	1	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2016000012 - Hubert Loreno Jr.
Complaint Date Range: Jan 1, 2015 - Dec 31, 2015



Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
1715	54 FRAUD	5	6	1
TOTAL FOR GRID 1715		195	198	165
		Reported: 447	Reported: 428	Reported: 392
		Not Reported: 455	Not Reported: 435	Not Reported: 462
TOTAL ROUTINE		902	863	854
GRAND TOTAL		978	946	915



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



Complaint Date Range: Jan 1, 2015 - Dec 31, 2015

Grid: 1714, 1674, 1715

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 exists

CDW Package