



## CITY OF HOMESTEAD PLANNING & ZONING BOARD AGENDA

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Wednesday, March 13<sup>th</sup>, 2019  
City Hall Council Chambers (Room#170)  
100 Civic Court, Homestead, Florida 33030  
[www.cityofhomestead.com](http://www.cityofhomestead.com)

### **BOARD MEMBERS**

Audelia Martinez, Chair  
Adrian Lopez, Vice Chair  
Dave Lowens  
Nicolas D. Roldan  
Amy Spadaro

### **DEVELOPMENT SERVICES**

Joseph M. Corradino, AICP, Director  
David Hennis, Assistant Director  
Michelle Lopez, Deputy Director  
Alessandra Alvarez, Clerk to the Board

### **CITY ATTORNEY**

James E. White, Esq., AICP  
Weiss Serota Helfman Cole & Bierman, P.L.

### **HOMESTEAD AIR RESERVE BASE**

Lawrence Ventura Ex-Officio

- A. CALL TO ORDER:
- B. PLEDGE OF ALLEGIANCE:
- C. ROLL CALL:
- D. APPROVAL OF THE MEETING MINUTES:
  - D.1 December 12<sup>th</sup>, 2018
- E. OLD BUSINESS:
- F. ADDITIONS, DELETIONS, DEFERRALS:
- G. BUSINESS REQUIRING BOARD ACTION:

**TAB 1**

**QUASI-JUDICIAL PUBLIC HEARINGS** - Please be advised that the following items on the Board's agenda are quasi-judicial in nature. If you wish to comment upon these items, please indicate the item number you would like to address when the announcement regarding the quasi-judicial item is made. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item.

**SWEARING IN-** All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further details of the quasi-judicial procedure may be obtained from the Clerk. (In accordance with Code Section 2-591, any Lobbyists must register before addressing Board on any of the following items.) At this time, Board members must disclose any ex-parte communications concerning any items on the agenda.

At this time, the Clerk will swear in any person(s) who wishes to testify on any Quasi-Judicial items.

**I. LEGISLATIVE ITEMS:**

<b>PH#:</b>	2019-02	<b>TAB 2</b>
<b>Location:</b>	City Wide	
<b>Folio Number(s):</b>	Various	
<b>Type of Request(s):</b>	<b>AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 30 "ZONING," ARTICLE II "ADMINISTRATION," DIVISION 2 "PROCEDURE FOR ZONING AMENDMENTS, SPECIAL EXCEPTION PERMITS, PLANNED UNIT DEVELOPMENT SUBMITTALS, AND VARIANCES, ETC.," SECTION 30-42 "VARIANCES" BY MODIFYING THE SCOPE AND APPLICABILITY OF CODE PROVISIONS AVAILABLE FOR VARIANCE APPLICATIONS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.</b>	
<b>Property Owner(s):</b>	Various	
<b>Requested By:</b>	City of Homestead	
<b>Current Zoning:</b>	City Wide	
<b>Legal Description:</b>	Lengthy, can be reviewed at Development Services.	

**II. QUASI-JUDICIAL ITEMS:**

**PH#:** 2019-05 **TAB 3**  
**Location:** 301 Civic Court  
**Folio Number(s):** 10-7918-003-1110  
**Type of Request(s):** **Rezone** an approximately twenty-five (25) foot portion of a 0.61 acre parcel from Liberal Business (B-3) Zoning District to Government Property (GP) Zoning District.  
**Property Owner(s):** City of Homestead  
**Requested By:** City of Homestead  
**Current Zoning:** Liberal Business (B-3) Zoning District  
**Legal Description:** Lengthy, can be reviewed at Development Services.

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**PH#:** 2018-74 **TAB 4**  
**Location:** Generally located north of NE 9<sup>th</sup> Court, east of NE 6<sup>th</sup> Avenue, south of NE 11<sup>th</sup> Street, and west of Old Dixie Highway  
**Folio Number(s):** 10-7907-019-0052  
**Type of Request(s):** The Applicant is requesting a **Special Exception** pursuant to Code Section 30-206(1) *Permitted uses* to permit a single family dwelling unit on approximately 0.16 acre parcel of land within a Multiple Apartment (R-3) Zoning District.  
**Property Owner(s):** Exon Ulises Orozco Castanon  
**Requested By:** Exon Ulises Orozco Castanon  
**Current Zoning:** One Family (R-1) Zoning District  
**Legal Description:** LOT 12, OF "AMENDED PLAT OFNORTON'S ADDTION TO HOMESTEAD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**PH#:** 2018-75 **TAB 5**  
**Location:** Generally located on the northeast corner intersection of NE 6<sup>th</sup> Avenue and NE 9<sup>th</sup> Place  
**Folio Number(s):** 10-7907-019-0053  
**Type of Request(s):** The Applicant is requesting a **Special Exception** pursuant to Code Section 30-206(1) *Permitted uses* to permit a single family dwelling unit on approximately 0.21 acre parcel of land within a Multiple Apartment (R-3) Zoning District.  
**Property Owner(s):** Exon Ulises Orozco Castanon  
**Requested By:** Exon Ulises Orozco Castanon  
**Current Zoning:** One Family (R-1) Zoning District  
**Legal Description:** LOT 13, OF "AMENDED PLAT OFNORTON'S ADDTION TO HOMESTEAD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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**PH#:** 2018-62 **TAB 6**

**Location:** 43 NW 2<sup>nd</sup> Street  
**Folio Number(s):** 10-7813-016-0140  
**Type of Request(s):** The Applicant is requesting a **Future Land Use Map (FLUM) Amendment** to change the FLUM Designation of an approximately 0.19 acre parcel of land from Low Residential Density Use (LRU) to Downtown Mixed Use (DMU).  
**Property Owner(s):** Homestead Shrine Club of Mahi Shriners Inc.  
**Requested By:** Homestead Shrine Club of Mahi Shriners Inc.  
**Current Zoning:** Restricted Retail Commercial (B-1) Zoning District  
**Legal Description:** Lengthy, can be reviewed at Development Services.

**PH#:** 2018-63 **TAB 7**  
**Location:** 43 NW 2<sup>nd</sup> Street  
**Folio Number(s):** 10-7813-016-0140  
**Type of Request(s):** The Applicant is requesting a **Certificate of Use** pursuant to City Code Sec. 3-11(c) 'Criteria for Certificate of Use' to permit the sale of alcoholic beverages for on premise consumption in conjunction with an existing establishment for members only associated with a non-profit private club.  
**Property Owner(s):** Homestead Shrine Club of Mahi Shriners Inc.  
**Requested By:** Homestead Shrine Club of Mahi Shriners Inc.  
**Current Zoning:** Restricted Retail Commercial (B-1) Zoning District  
**Legal Description:** Lengthy, can be reviewed at Development Services.

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**PH#:** 2018-51 **TAB 8**  
**Location:** Generally located north of Palm Drive, east of SE 26<sup>th</sup> Avenue, south of South Canal Drive, and west SE 28<sup>th</sup> Avenue  
**Folio Number(s):** 10-7921-001-0230, -0233, -0182, and -0050  
**Type of Request(s):** The Applicant is requesting an Amendment to the Villages of Homestead Development of Regional Impact (VOH-DRI) pursuant to a **Notification of Proposed Change (NOPC)** to a previously Approved Development Regional Impact (DRI).  
**Property Owner(s):** Keys Gate III Trust  
**Requested By:** Keys Gate III Trust  
**Current Zoning:** Planned Unit Development  
**Legal Description:** Lengthy, can be reviewed at Development Services.

**PH#:** 2019-03 **TAB 9**  
**Location:** Generally located north of Palm Drive, east of SE 26<sup>th</sup> Avenue, south of South Canal Drive, and west SE 28<sup>th</sup> Avenue  
**Folio Number(s):** 10-7921-001-0230, -0233, -0182, and -0050  
**Type of Request(s):** The Applicant is requesting a **Variance Approval** pursuant to City Code Section 30-42 "Variances" for a reduction to the minimum improved private

**Property Owner(s):** roadway pursuant to City Code Section 25-116.  
**Requested By:** Keys Gate III Trust  
**Current Zoning:** Keys Gate III Trust  
**Legal Description:** Planned Unit Development  
Lengthy, can be reviewed at Development Services.

**PH#:** 2018-52 **TAB 10**  
**Location:** Generally located north of Palm Drive, east of SE 26<sup>th</sup> Avenue, south of South Canal Drive, and west SE 28<sup>th</sup> Avenue

**Folio Number(s):** 10-7921-001-0230, -0233, -0182, and -0050  
**Type of Request(s):** The Applicant is requesting a **Site Plan Approval** pursuant to City Code Section 30-47 “Unified site plan requirements and review” for the proposed development of a new residential subdivision consisting of 770 residential dwelling units located on approximately 84.96 acres of land within the existing Villages of Homestead Development of Regional Impact (VOH-DRI).

**Property Owner(s):** Keys Gate III Trust  
**Requested By:** Keys Gate III Trust  
**Current Zoning:** Planned Unit Development  
**Legal Description:** Lengthy, can be reviewed at Development Services.

**PH#:** 2018-53 **TAB 11**  
**Location:** Generally located north of Palm Drive, east of SE 26<sup>th</sup> Avenue, south of South Canal Drive, and west SE 28<sup>th</sup> Avenue

**Folio Number(s):** 10-7921-001-0230, -0233, -0182, and -0050  
**Type of Request(s):** The Applicant is requesting a **Tentative Plat** pursuant to City Code Section 25-46 “Procedure for tentative plat” for the proposed development of a new residential subdivision consisting of 770 residential dwelling units located on approximately 84.96 acres of land located within the existing Villages of Homestead Development of Regional Impact (VOH-DRI).

**Property Owner(s):** Keys Gate III Trust  
**Requested By:** Keys Gate III Trust  
**Current Zoning:** Planned Unit Development  
**Legal Description:** Lengthy, can be reviewed at Development Services.

**H. BUSINESS FROM THE AUDIENCE:**

**I. BUSINESS FROM THE DEVELOPMENT SERVICES DEPARTMENT:**

**J. BUSINESS FROM THE CITY ATTORNEY:**

**K. BUSINESS FROM THE BOARD MEMBERS:**

## **L. ADJOURNMENT:**

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Development Services Department, 305-224-4512, no later than two days prior to such proceeding.

Anyone wishing to appeal any decision made by the City of Homestead Development Services Department, with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Agenda items may be viewed at the City of Homestead - Development Services Department located at 100 Civic Court, Homestead, FL 33030. Anyone wishing to obtain a copy of any agenda item should contact the Development Services Department at 305-224-4512.

In accordance with Code Section 2-591, any Lobbyists must register with the City Clerk's office before addressing the Board on any of the above items.