

## ORDINANCE 4906

**AN ORDINANCE OF THE SWEETWATER CITY COMMISSION ON REZONING CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBERS 25-3935-004-0100, 25-3935-004-0150 and 25-3935-004-0151 CHANGING FROM INTERIM DISTRICT (GU) TO INDUSTRIAL LIGHT MANUFACTURING DISTRICT (IU-1); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE.**

**WHEREAS**, La Strada Holdings, LLC and 13200 West Dade LLC (Applicant) applied for a rezoning from Interim District (GU) to Industrial Light Manufacturing (IU-1) for the property under folio numbers 25-3935-004-0100, 25-3935-004-00150 and 25-3935-004-0151 aka Lots 1,2,3,4,5,6, 22,23 and 24, Block 20 of Western Miami Section C according to the plat thereof as recorded in Plat book 27, Page 54; and

**WHEREAS**, that as of December 1 2021, the City of Sweetwater annexed the area where the property is located; and

**WHEREAS**, the City of Sweetwater in order not to impede present and future developments in the annexed area passed Ordinance 4815 to adopt the current Miami-Dade County Comprehensive Master Plan, 2040 Future Land Use Map and Chapter 33 Zoning of Miami-Dade County Code of Ordinances for the annexed lands; until such time as the City amends its Comprehensive Master Plan, Future Land Use Map and Land Development Code, incorporating the annexed lands into the City of Sweetwater Code; and

**WHEREAS**, said application and request has been reviewed and an advisory recommendation has been made by the Planning & Zoning Board to the City Commission prior to first reading of this ordinance, pursuant to the Section 9.06.02 (B) of the Land Development Code; and

**WHEREAS**, the proposed rezoning complies with the policies and objectives of the Future Land Use Element of the Comprehensive Master Plan and the Zoning under Chapter 33 of Miami Dade County; and

**WHEREAS**, the City Commission has found that the applicant has met all the review standards under the code required to approved the requested rezoning.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA:**

Section 1. That the recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. That the rezoning from Interim District (GU) to Industrial Light Manufacturing (IU-1) for the property under folio numbers 25-3935-004-0100, 25-3935-004-00150 and 25-3935-004-0151 is hereby **Approved / Denied**.

Section 3. All ordinances or portions of the Code of Ordinances of the City of Sweetwater in conflict with the provisions of this ordinance shall be repealed upon the effective date hereof.

Section 4. It is the intention of the Mayor and the City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention codifiers may change the words "ordinance" or "section" to other appropriate words.

Section 5. That if any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6 This ordinance shall become effective upon its adoption by the City Commission

and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED on first reading this 5<sup>th</sup> day of December, 2022.


PASSED AND ADOPTED on second reading this 9<sup>th</sup> day of January, 2023

  
ORLANDO LOPEZ, MAYOR

  
SAUL DIAZ, COMMISSION PRESIDENT

ATTEST:

  
CARMEN GARCIA, CITY CLERK

  
RALPH VENTURA, CITY ATTORNEY

VOTE UPON ADOPTION:

SAUL DIAZ, PRESIDENT	Yes
ISIDRO RUIZ, VICE PRESIDENT	Absent
IDANIA LLANIO, COMMISSIONER	Yes
JOSE MARTI, COMMISSIONER	Yes
REINALDO REY, COMMISSIONER	Yes
IAN VALLECILLO, COMMISSIONER	Yes
MARCOS VILLANUEVA, COMMISSIONER	Yes

Ord. #4906



## MEMORANDUM

**TO:** Mayor and City Commissioners  
**FROM:** Jorge L. Vera  
Zoning Official  
**REF:** Application 2022-029  
**DATE:** October 5, 2022

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**Applicant:** La Strada Holdings, LLC and 13200 West Dade LLC  
**Folio Number:** 25-3935-004-0100, 25-3935-004-0150 and 25-3935-004-0151.  
**Legal Description:** 1,2,3,4,5,6, 22,23 and 24, Block 20 of Western Miami Section C according to the plat thereof as recorded in Plat book 27, Page 54.  
**Request:** Interim District (GU) to Industrial Light Manufacturing (IU-1)  
**Location:** SW corner of NW 130 Ave and NW 14 St.  
**Size:** 67,953 square feet or 1.56 acres.

### Background Analysis

The majority of this property is currently vacant with a small portion of the property is being used as a storage yard. The applicant is requesting to change the zoning to Industrial Light Manufacturing (IU-1) to make it compatible with the Future land Use Map designation and with the other properties in the area.

In order to not impede present and future developments in the annexed area the City of Sweetwater passed Ordinance 4815 to adopt the current Miami-Dade County Comprehensive Master Plan, 2040 Future Land Use Map and Chapter 33 Zoning of Miami-Dade County Code of Ordinances for the annexed lands; until such time as the City amends its Comprehensive Master Plan, Future Land Use Map and Land Development Code, incorporating the annexed lands into the City of Sweetwater Code.

Ord #4906

ADJACENT LAND USE SUMMARY		
Adjacent Uses	Future Land Uses	Zoning
North	Restricted Industrial and Office	Interim District (GU)
South	Restricted Industrial and Office	Industrial Light Manufacturing (IU- 1)
East	Restricted Industrial and Office	Industrial Light Manufacturing (IU- 1)
West	Restricted Industrial and Office	Industrial Light Manufacturing (IU- 1)

## Findings and Rationale

Pursuant to Section 9.06.02(B) of the City of Sweetwater Land Development Regulations, decisions or recommendations relating to any change in zoning district boundary shall address, but not be limited to, the effect of the proposed rezoning as it relates to the following:

NOTE: In order to not impede present and future developments in the annexed area the City of Sweetwater passed Ordinance 4815 to adopt the current Miami-Dade County Comprehensive Master Plan, 2040 Future Land Use Map and Chapter 33 Zoning of Miami-Dade County Code of Ordinances for the annexed lands; until such time as the City amends its Comprehensive Master Plan, Future Land Use Map and Land Development Code, incorporating the annexed lands into the City of Sweetwater Code.

- 1. The relationship of the proposed rezoning to the purposes and objectives of the city's comprehensive master plan, with appropriate consideration as to whether or not the proposed changes will further the purpose of this code, regulations and action designed to implement said plan.**

*The proposed zoning allows compatibility with surrounding properties and with the Future Land Use Map of the Comprehensive Master Plan and Zoning Chapter 33 of Miami Dade County.*

- 2. The proposed change would or would not be contrary to the established land use pattern.**

*The proposed district boundary change would not be contrary to the established land use pattern which surrounds the property. In fact, the zone change will bring the property in compliance with the Future Land Use Map designation for the area.*

- 3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.**

*The proposed zone change would not create an isolated district, on the contrary the current interim district on the property is not in compliance with the approved future land use map.*

- 4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.**

*The proposed zone change will not alter or have an adverse effect to the population density.*

- 5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for rezoning.**

*As stated earlier the trend in the area is industrial use types of developments. The rezoning to Industrial Light Manufacturing (IU-1) on property will be bring it into compliance with the Future Land Use Map.*

**6 Changed or changing conditions make the passage of the proposed amendment necessary.**

*The applicant wishes to have industrial designation on the property to allow for future development on the property.*

**7. Substantial reasons exist why the property cannot be used in accordance with existing zoning.**

*As stated above, the area where the property is located is industrial in nature. The applicant is proposing an industrial designation which is more in line with the future vision that the City has for the area.*

**8. Whether or not the change is out of scale with the needs of the neighborhood.**

*The change is not out of scale with the needs of the neighborhood.*

**Staff Recommendation**

Based on the aforementioned criteria, staff recommends approval for the zone change to Industrial Light Manufacturing (IU-1).



A MODERN APPROACH

TO LAND DEVELOPMENT

Mr. Jose Vera  
Zoning Official  
City of Sweetwater  
1701 NEW 112<sup>th</sup> Ave., Unit 102  
Sweetwater, FL 33172

September 20, 2022

**RE: Rezoning of Folio Nos. 25-3935-004-0100, 25-3935-004-0151 & 25-3935-004-0150 from General Use - Interim District to IU-1 Industrial, Light Manufacturing District.**

Dear Mr. Vera:

The property owners 13200 West Dade LLC, and La Strada Holdings LLC, would like to proceed with the rezoning of the above captioned property from its current Interim classification to IU-1 District, consistent with the recent rezoning of the abutting property to the west. This property was in the rezoning process in M-D County prior to the property being annexed to the City of Sweetwater.

**Location:** The properties are vacant parcels with the following legal description:  
Lots 1,2,3, 4, 5, 6, 7, 22, 23, and 24 in Block 20 of "WESTERN MIAMI SECTION C", according to the Plat thereof, recorded in Plat Book 27, at Page 54, of the public records of Miami Dade County, Florida.  
These parcels are generally located on NW 14<sup>th</sup> St. and NW 130<sup>th</sup> Ave., in the City of Sweetwater, Miami-Dade County, Florida 33182.

Although there are other abutting properties that remain vacant; most of these surrounding lands have already rezoned and/or will follow the same development pattern such as the one to the west. All uses in the vicinity are consistent with the intended industrial trend for this area.

It is evident that the entire area's character is predominantly industrial, and this tendency will continue for years to come. The impacts of the proposed zoning change to Industrial, Light Manufacturing District; if any, will be mitigated by and the property's future development plans, which at this time although not developed, remain in concert with the light industrial character of the neighboring properties. Additionally, all future development of this property will undergo and abide by every jurisdictional agency's review and approval including the South Florida Water Management District (or SFWMD), the Department of Environmental Resources and Management (DERM), building, etc.

**Current Zoning Classification:**

As stated, the parcels' current zoning classification is Interim District, and the property is currently vacant. All future development of the property will be consistent with the property's zoning classification. In terms of other future needs, at the time of development we will be constructing and/or improving all internal circulation and perimeter roads in accordance with City, County, and/or State guidelines.

Based upon the aforementioned, I respectfully request the approval of the proposed rezoning from Interim District to IU-1 Industrial, Light Manufacturing District.

Respectfully,

A handwritten signature in cursive script, appearing to read 'D. Thomason', with a long horizontal flourish extending to the right.

Damian Thomason  
President



**RECEIVED**

By Jorge L. Vera at 11:51 am, Sep 21, 2022

2022-000029

### APPLICANT'S CHECKLIST

The following items **must** be submitted with any zoning hearing or site plan review application:

Letter of Intent, listing what is being requested, why, and reasons why applicant feels the request should be approved, detailing variances, zoning requests, explaining zoning hardship, etc.  
*If you are seeking a reasonable accommodation under the Americans with Disabilities Act or the Fair Housing Act, you may indicate this in your letter of intent. (Applicant will receive details during the pre-filing appointment with the Zoning Official).*

Application completely filled out and properly executed. (Folio numbers are mandatory).

Ownership affidavit(s).

Disclosure of Interest, if the owner, applicant or contract purchaser is a corporation, partnership, trustee.

Copy of executed lease for one year or more, if applicant is a lessee.

Owner's Sworn-to-Consent form signed by the owner-of-record of the property, giving lessee permission to file for the hearing if applicant is a lessee.

2 standard sets of plans (see below) folded and 1 CD (PDF Format, flattened PDFs are PDF format documents that do not have mark up or layers of any kind). See attached information for correct formatting of files on the CD. Additionally, prior to the public hearing, the applicant shall submit 11 copies 11 X 17 of the files plans that are being reviewed by the city commission.

#### ALL PLANS MUST CONTAIN THE FOLLOWING:

**Title Block**

**Zoning Legend**

**Legal Description**

**Site Plans**

**Floor Plans**

**Building Elevations**

**Landscape Plans** (including Landscape Legend and Certificate acknowledging compliance with the Landscape Ordinance). A tree survey is required if the lot contains existing trees and the survey must show the caliper and height of all existing trees.

**Survey** -(signed and sealed required with every application, no older than 1 year. Must show all structures, rights-of-way, etc. and any municipal boundary, if any).

**Liquor Survey** showing all religious facilities, public school and other alcohol uses within required radius.

**Special Purpose survey** for spacing radius of group homes and other similar uses (radius to be determined).

**School Checklist** (required for all day care centers and private schools, checklist must also be incorporated into the site plan.)

Revised plans must be submitted to a Building and Zoning Department and must contain 2 complete sets plus 1 CD (PDF Format). Additionally, the plans must include the complete legend and a revised letter of intent incorporating and explaining any changes on the plans. Plans submitted after the advertisement for the hearing has been sent to the newspaper must be within the scope of the advertisement and accompanied by a fee.

**Additional documentation**

- Engineer's certification and/or compliance letter for existing structures.
  - Architectural approval letter required from the homeowners' or condominium association.
- Signage Plans: Show sign detail including sign dimensions, height and setback distance.
- Covenant or Declaration of Restrictions may be required. Call (305) 485-4526 for further information.
- Lake Excavation Plans (prepared & sealed by a Florida surveyor or engineer, showing perimeter dimensions, deep cut line, cross sections and slope descriptions).
- Zone change applications must be consistent with the Comprehensive Development Master Plan (CDMP). Call the Building and Zoning Department at (305) 485-4526 for information.
- The Public Works Department reviews and comments on hearing applications. Prior to completion of development plans, call (305) 485-4526 for information on concurrency and street dedication requirements
- Mailing labels - At time of filing the applicant shall obtain mailing label for all property owners within a 300 foot radius of the subject property. The applicant is responsible for contracting with a company will provide the mailing labels. The cost of the mailing labels is a separate cost from the application filing fees paid to the city and shall be paid directly by the applicant to the mailing label company. Attach are several companies that the applicant can contact to obtain the mailing labels.



Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Range \_\_\_\_\_

Date Received. \_\_\_\_\_

**PLANNING AND ZONING APPLICATION  
CITY OF SWEETWATER  
BUILDING AND ZONING DEPARTMENT**

**TYPE OF APPLICATION**

- District Boundary (Zone Change)     Comprehensive Master Plan Amendment     Site Plan Review  
 Non-Use Variance     Use Variance     Conditional Use     Unusual Use  
 Substantial compliance review     Other

**LIST ALL FOLIO NUMBER** (Provide all applicable numbers)

25-3935-004-0150, 25-3935-004-0151 & 25-3935-004-0100

**1. NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

La Strada Holdings, LLC & 13200 West Dade LLC

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:**

Mailing Address: 8925 SW 162nd Ter.

City: Miami State: FL Zip: 33157

Phone# 305-667-8390 Fax# \_\_\_\_\_ E-mail: franco@southernasphaltengineering.com

**3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): SAME AS APPLICANT

Mailing Address: SAME AS APPLICANT

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**4. CONTACT PERSON'S INFORMATION:**

Name: Company: Damian Thomason, D.E.T Strategic Consultants, LLC.

Mailing Address: 12385 N.Parkland Bay Trail

City: Parkland State: FL Zip Code: 33076

Phone#: 248-794-0264 Fax#: \_\_\_\_\_ E-mail: damian@det-sc.com

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on CD in Microsoft Word.)

LOTS 1,2,3,4,5,6,7,22,23, and 24, BLOCK 20, WESTERN MIAMI SECTION "C", ACCORDING TO THE PLAT THEREOF,

AS RECORDED IN PLAT BOOK 27, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**6. ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

South side of NW 14th Street and SW corner of NW 14th St. & NW 130th Ave.

**7. SIZE OF PROPERTY** \_\_\_\_\_ ft x \_\_\_\_\_ ft (in acres): 1.56

(divide total sq. ft. by 43,560 to obtain acreage)

**8. DATE** property \_\_\_\_\_ acquired March and April 2021 leased: \_\_\_\_\_ (month & year)

**9. Lease term:** \_\_\_\_\_ years

**10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?**

No  Yes  If yes, provide complete legal description of said contiguous property.

**11. Is there an option to purchase** \_\_\_\_\_ **or lease** \_\_\_\_\_  the subject property or property contiguous thereto?

No  yes  (If yes, identify potential purchaser or lessee and complete "Disclosure of Interest" form)

**12. PRESENT ZONING CLASSIFICATION:**

GU Interim District

**13. APPLICATION REQUEST(S)** (Briefly describe nature of the request in space provided)

Requesting zone change to IU-Light Manufacturing District

**14. Has a public hearing been held on this property within the last year & a half?**

No  Yes

If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

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**15. Is this application a result of a violation notice?** No  Yes . If yes, give name to whom the violation notice was served: and describe the violation:

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**16. Describe structures on the property:**

vacant

**17. Is there any existing use on the property?** No  Yes . If yes, what use and when established?

Use: \_\_\_\_\_ Year: \_\_\_\_\_

**APPLICANT'S AFFIDAVIT**

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

**OWNER OR TENANT AFFIDAVIT**

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am) (we are) the  owner  tenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Authorized Signature

Sworn to and subscribed to before me Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

SEAL

My Commission Expires: \_\_\_\_\_

**CORPORATION AFFIDAVIT**

(I)(WE) Jose Franco, being first duly sworn, depose and say that (I am)(we are) the  President \_\_\_\_\_ Vice-President \_\_\_\_\_ Secretary \_\_\_\_\_ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the D owner D tenant of the property described Herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Authorized Signature

CEO  
Office Held

Sworn to and subscribed to before me Notary Public, this 12th day of AUGUST, 2022.

[Signature]  
Notary Public



Emily Rodriguez  
Comm.: HH 260538  
Expires: May 02, 2026  
Notary Public - State of Florida

My Commission Expires: 5/2/2026

**PARTNERSHIP AFFIDAVIT**

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the D owner D tenant of the property described herein which is the subject matter of the proposed hearing.

By \_\_\_\_\_ % (Name of Partnership)  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

SEAL

My Commission Expires: \_\_\_\_\_

**ATTORNEY AFFIDAVIT**

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature

Sworn to and subscribed to before me Notary Public this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

SEAL

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF Florida Public Hearing No. \_\_\_\_\_

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Jose Franco hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation hereinafter named La Strada Holdings, & 13200 West Dade, LLC., with the following address: 8925 SW 162nd Terrace, Miami, FL 33157

2. The Corporation owns the property which is the subject of the proposed hearing.

3. The subject property is legally described as:

LOTS 1, 2, 3, 4, 5, 6, 7, 22, 23, and 24, BLOCK 20, WESTERN MIAMI SECTION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing

Witnesses:

[Signature]  
Signature

YANKO NOVO  
Print Name Print

[Signature]  
Signature

Diego Marin  
Print Name Print

[Signature]  
Affiant's Signature

Jose A. Franco  
Affiant's Name

\_\_\_\_\_  
Affiant's Signature

\_\_\_\_\_  
Affiant's Name

Sworn to and subscribed before me on the 19th day of AUGUST, 2022. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary: [Signature]

Commission Expires: 5/2/2026

(Stamp/Seal)



Emely Rodriguez  
Comm.: HH 260538  
Expires: May 02, 2026  
Notary Public - State of Florida

**ACKNOWLEDGEMENT BY APPLICANT**

1. City of Sweetwater Public Works Department, Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to 300 feet from the subject property and I am responsible for paying and obtaining the mailing labels, the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 30 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (COMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the COMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on forms provided by the department, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

  
(Applicant's Signature)

(Print Name of Applicant)

Sworn to and subscribed before me on the 19<sup>th</sup> day of August, 2022.  
Affiant is personally known to me or has produced \_\_\_\_\_ as  
identification.

5/2/2026  
My Commission Expires

  
(Notary Public's Signature)

State of: FL

Emely Rodriguez  
Print Name

Emely Rodriguez  
Comm.: HH 260538  
Expires: May 02, 2026  
Notary Public - State of Florida



**DISCLOSURE OF INTEREST\***

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: La Strada Holdings, & 13200 West Dade, LLC

NAME AND ADDRESS	Percentage of Stock
<u>Jose Franco- 8925 SW 162nd Terrace, Miami, FL</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

NAME AND ADDRESS	Percentage of Interest
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust (s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

NAME AND ADDRESS	Percentage of Ownership
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable) \_\_\_\_\_ Percentage of Interest \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NAME AND ADDRESS \_\_\_\_\_ Percentage of Ownership \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature [Handwritten Signature] \_\_\_\_\_ Jose A. Fuentes \_\_\_\_\_  
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 22<sup>nd</sup> day of August, 20 22.  
Affiant is personally known to me or has produced \_\_\_\_\_ as  
identification.

(Notary Public) [Handwritten Signature] \_\_\_\_\_  
Emely Rodriguez  
Comm.: HH 260538  
Expires: May 02, 2026  
Notary Public - State of Florida

My commission expires: 5/2/2026

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**Fee schedule for site plans and zoning hearing.**

**(1) Comprehensive plan amendment.\***

- a. Text amendment: \$11,400.00.
- b. Small-scale land use (< ten acres): \$6,500.00.
- c. Large-scale land use: \$ 16,500.00  
plus 1,100.00 per gross acre above ten acres or portion thereof.

**(2) Development of regional impact.\***

- a. Development order: \$39,500.00 plus city consultant cost up to \$15,000.00.
- b. Development order modifications: \$19,750.00  
plus city consultant cost up to \$15,000.00.
- c. Notice of proposed change: \$ 15,000.00.
- d. Monitoring report review: \$2,500.00.

**(3) Zoning applications.\***

- a. District boundary change:
  - 1. Parcel one-quarter acre or less: \$ 2,950.00.
  - 2. Parcel greater than one-quarter acre: \$9,810.00 - plus \$300.00 per acre.
- b. Use variance:
  - 1. Parcel one-quarter acre or less: \$3,600.00.
  - 2. Parcel greater than one-quarter acre: \$6,420.00.
- c. Non-use variance:
  - 1. Residential single lot: \$1,200.00.
  - 2. Other parcels one-quarter acre or less: \$1,725.00.
  - 3. Parcel greater than one-quarter acre: \$4,500.00 per application.
  - 4. Sign: \$2,750.00/sign.
- d. Private or charter school, church, ACLF, nursing home and convalescent home:  
\$6,420.00 plus \$200.00 per acre.
- e. Unusual use: \$4,250.00 plus \$750.00 per acre for principal site use.  
\$3,600.00 for accessory use.
- f. Conditional use:
  - 1. Parcel one-quarter acre or less: \$1,200.00.
  - 2. Parcel greater than one-quarter acre: \$4,400.00.
- g. Zoning code text amendment: \$7,750.00.
- h. Development agreement: \$6,000.00.
- i. Restrictive covenant: \$1,000.00.
- J. Zoning verification letter:
  - 1. Simple: \$200.00.
  - 2. Letter requiring research: \$400.00.

**(4) Site plan approval.**

- a. Residential single lot: \$400.00.
- b. Other parcels one -quarter acre or less: \$1,850.00.
- c. Residential parcel greater than one-quarter acre: \$4,100.00  
plus \$145.00/unit.

- d. Non-residential parcel greater one-quarter acre in size:  
\$4,100.00 plus \$0.05/square foot of building space. \_\_\_\_\_
- f. Lake plan: \$4,100.00 plus \$200.00/acre. \_\_\_\_\_

**(5) Subdivision plats.\***

- a. Waiver of plat: \$2,760.00. \_\_\_\_\_
- b. Tentative plat: \$2,760.00  
plus \$14.00/lot over six  
lots. \_\_\_\_\_
- c. Final plat: \$2,650.00  
plus \$200.00/lot over ten lots. \_\_\_\_\_
- d. Replatting: \$2,760.00  
plus \$14.00/lot over six lots. \_\_\_\_\_

**(6) Miscellaneous applications.**

- a. Substantial compliance:
  - 1. Parcel one-quarter acre or less: \$1,850.00. \_\_\_\_\_
  - 2. Parcel greater than one-quarter acre: \$1,850.00  
plus \$0.05/square foot of building space; not to exceed \$5,000.00  
in total \_\_\_\_\_
- b. Vested rights determination: \$5,000.00. \_\_\_\_\_
- c. Concurrency determination: \$3,750.00 plus city consultant cost. \_\_\_\_\_  
This fee is assessed for stand-alone applications only.

\* Denotes application types which may require additional public notice and hearing fees pursuant to subsection (7) below.

**(7) Public notice and hearing fees.**

Certain applications in this schedule require public notice and hearings during processing pursuant to state law and City Code. This section establishes these additional public notice and hearing fees which shall be paid at the time of application submittal unless reimbursement of actual costs is required below.

- a. Applications for comprehensive plan amendments and developments of regional impact (DRI) shall pay **\$3,200.00**; if the result of a violation, **\$6,400.00**
- b. Zoning applications and subdivision of plats
  - a. Property one-quarter acre in size or less shall pay **\$1,375.00**  
If result of a violation **\$2750.00**
  - b. Property greater than one-quarter acre in size shall pay **2,200.00**  
If the result of a violation, **\$4,400.00**

**Single-family lots are exempt from this fee.**

For zoning applications where direct-mail notice to affected property owners is required by City Code, the applicant is responsible for timely implementation of that notice and certification of its completion to the city clerk. The building director may modify this requirement for properties ½ acre or less in size where it is determined to be an unreasonable burden to the applicant, and in that case, the city will mail the notice to affected property owners. All public notices must be approved by the city clerk prior to use under this section.

Unless otherwise noted in the fee schedule above, violations corrected within 30 days will be charged a double fee; beyond 30 days, a double fee plus \$50.00/day will be assessed.

## **Mailing label companies**

Data Research Associates  
Georgina Cabrera  
786-344-9776  
[dataresearchassociates@gmail.com](mailto:dataresearchassociates@gmail.com)

**Zoning public notification services**  
Diana B. Rio, LEED® AP  
305.498.1614  
[diana@rdrmiami.com](mailto:diana@rdrmiami.com)

**CMQ R/E DATA RESEARCH CORP.**  
C/O Isabel T. Quintana, Real Estate Data Researcher  
12872 SW 46 Terrace, Miami, FL 33175-4620  
305.222.4695 & 305.858.2287 Office  
305.222.4698 Facsimile  
786.258.4119 Mobile

**Florida Real Estate Decision, Inc.**  
Maureen Hudson  
305-757-6884

**The Zoning Specialist Group, Inc.**  
7729 NW 146 St.  
Miami lakes, FL. 33016  
305-828-1210



# TOPOGRAPHIC SURVEY



### LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, BLOCK 20, OF "WESTERN MAAM," SECTION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 27, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AND

LOTS 22, 23 AND 24, BLOCK 20, OF "WESTERN MAAM," SECTION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 27, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

### PROPERTY ADDRESS:

FOUND NO. 29-3939-00-01-00.  
 1301 NW 14 ST  
 SHELWATER, FL 33182

### (VACANT LOT)

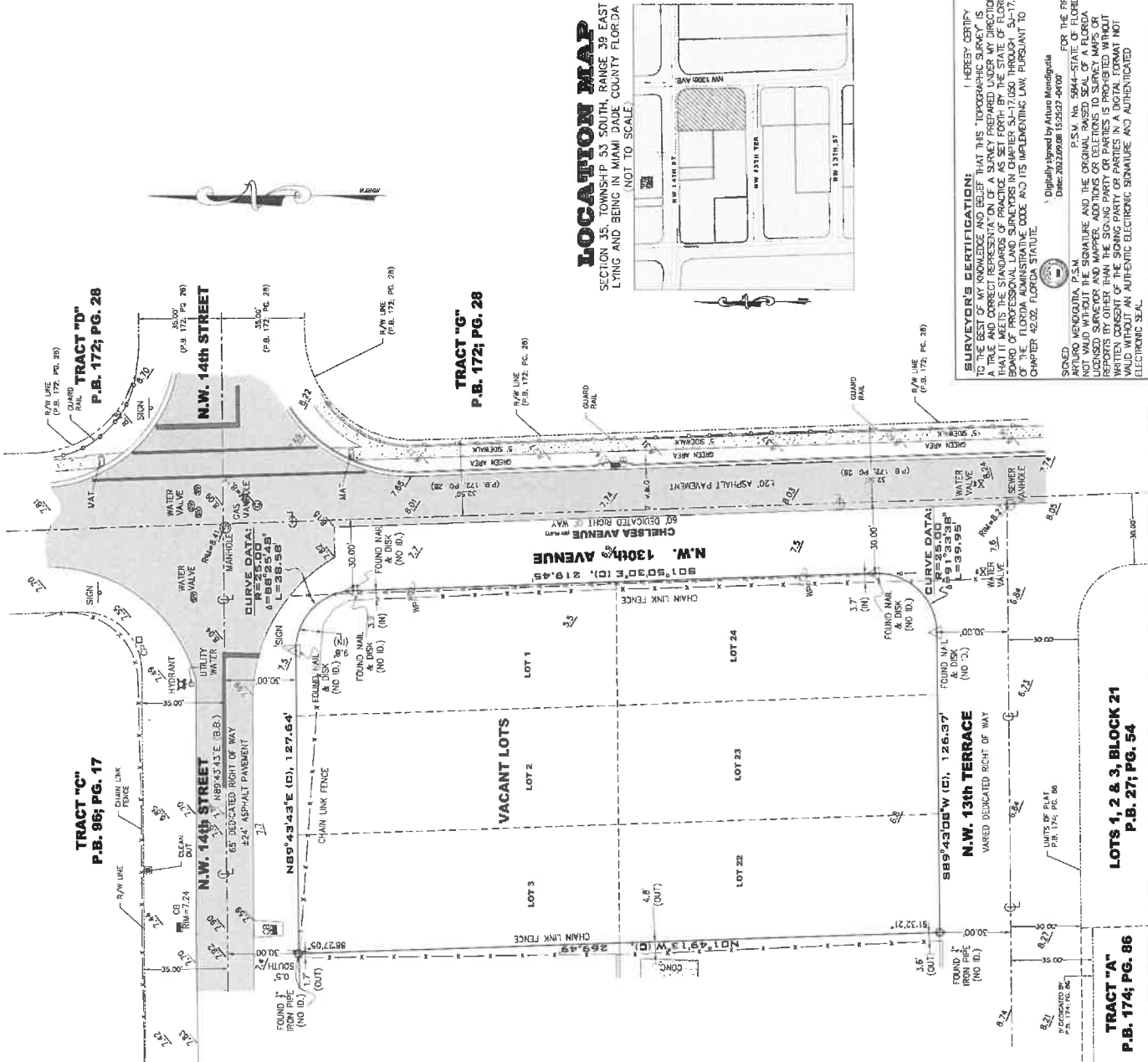
TOTAL AREA OF PROPERTY:  
 40,676 SQUARE FEET, AND/OR  
 0.933 ACRES MORE OR LESS.

### CERTIFIED TO:

THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.  
 - SOUTHERN ASPHALT ENGINEERING, INC.

### SURVEYOR'S NOTES:

1. THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SURVEY DATA AND RECORDS OF THE SURVEYOR.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS TOPOGRAPHIC SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
4. APPROXIMATE THE EXTENDED USE OF THE LANDS AS CLASSIFIED AS "RESIDENTIAL" OR "COMMERCIAL" SHOULD BE DETERMINED AS TO THE APPROPRIATE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF THE BOUNDARY POINTS IS BASED ON THE NATIONAL GEODETIC STANDARD OF 1984 (NAD 83).
5. FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL, HEREIN DESCRIBED, ARE NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC STANDARD DATUM OF 1984 (NAD 83).
7. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY CONSTRUCTION ON THE PROPERTY TO DETERMINE THE LOCATION OF ALL UTILITIES.
8. UNDERGROUND UTILITIES ARE NOT DETECTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY TO DETERMINE THE LOCATION OF ALL UTILITIES.
9. ELEVATION FROM UTILITIES SHOWN HEREON.
10. ENCUMBRANCES NOT SHOWN ON THIS SURVEY, INCLUDING ANY ENCUMBRANCES, PORTIONS OF EASEMENTS, FUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
11. WALL TIES ARE TO THE FACE OF THE WALL.
12. FOUNDATION TIES ARE TO THE TOP OF THE FOUNDATION.
13. THIS TOPOGRAPHIC SURVEY IS INTENDED TO BE DELAYED AT A SCALE OF 1" = 40'.
14. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY WORK PERFORMED IN THE FIELD.
15. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY WORK PERFORMED IN THE OFFICE.
16. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY WORK PERFORMED IN THE OFFICE.
17. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY WORK PERFORMED IN THE OFFICE.
18. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY WORK PERFORMED IN THE OFFICE.
19. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY WORK PERFORMED IN THE OFFICE.



### LOCATION MAP



### SURVEYOR'S CERTIFICATION:

I, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS TOPOGRAPHIC SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 35-17.050 THROUGH 35-17.052 CHAPTER 462.00, FLORIDA STATUTE.

SIGNED: \_\_\_\_\_ FOR THE FIRM  
 DATE: 2022/09/08 15:52:37 -0400  
 P.S.M. No. 5944-STATE OF FLORIDA  
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SIGNING PARTY OR PARTIES. NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



PROFESSIONAL SURVEYORS AND MAPPERS  
 1435 S.W. 87th AVENUE, SUITE 207  
 MIAMI, FL 33176  
 PHONE: (305) 556-1331 (305) 556-4003  
 WWW.LANDMARKSURVEYING.COM  
 EMAIL: REQUEST@LANDMARKSURVEYING.COM

### ABBREVIATIONS AND LEGEND:

A/C	-DENOTES AIR CONDITIONING UNIT
B.B.	-DENOTES BASIS OF BEARINGS
ASPH.	-DENOTES ASPHALT
UTILITY	-DENOTES UTILITY LINE
B.M.	-DENOTES BENCH MARK
C.B.S.	-DENOTES CONCRETE BLOCK STUCCO
C.A.C.	-DENOTES CURVE & GUTTER
V.G.	-DENOTES VALLEY GUTTER
N	-DENOTES NAIL
D.M.E.	-DENOTES DRAINAGE & MAINTENANCE
D.A.	-DENOTES DIAMETER
U.I.	-DENOTES UTILITY
(R)	-DENOTES RECORD
U.V.	-DENOTES UTILITY VALVE
P.B.	-DENOTES PLAT BOOK
P.C.	-DENOTES PLAT CORNER
P.C.P.	-DENOTES PLAT CORNER POINT
P.O.B.	-DENOTES POINT OF BEGINNING
T.O.P.	-DENOTES TOP OF PIPE
W.F.	-DENOTES WOOD FENCE
W.L.F.	-DENOTES WOOD LINK FENCE
W.F.P.	-DENOTES FOUND IRON PIPE (NO ID.)
W.F.N.	-DENOTES FOUND NAIL AND DISK (NO ID.)
D5C	-DENOTES ASPHALT PAVEMENT
CONC.	-DENOTES CONCRETE PAVEMENT
GRASS	-DENOTES GRASS
XXX	-DENOTES SPOT ELEVATION

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.

### TOPOGRAPHIC SURVEY

FLOOD ZONE:	AH
ELEVATION:	8.0
COMMUNITY:	120635
PANEL:	12086C0266
DATE OF FIRM:	09-11-2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE:	04-17-2021
BENCH MARK:	N/A
ELEVATION:	N/A
DATE DRAWN BY:	SCALE
05-04-2021	H. G.
09-08-2022	H. G.
REVISION / UPDATE OF SURVEY:	DATE DESCRIPTION
	09-08-2022 UPDATED
	JOB NO.
	2104-0058-01



# City of Sweetwater

## Planning and Zoning Board

Meeting Date and Time: November 16, 2022 at 8:00PM

1 **Advisory Recommendation**

**7(A) La Strada Holdings LLC**

AN ORDINANCE OF THE SWEETWATER CITY COMMISSION ON REZONING CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBERS 25-3935-004-0100, 25-3935-004-0150 and 25-3935-004-0151 CHANGING FROM INTERIM DISTRICT (GU) TO INDUSTRIAL LIGHT MANUFACTURING DISTRICT (IU-1); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE

**Recommendation to City Commission:**

The Planning and Zoning Board recommends the following  
Approved , Approved as modified \_\_\_\_\_, Disapproved \_\_\_\_\_,  
of the proposed ordinance.

Vote on item

Chairperson Suarez	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Board member Guerra	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Board member Maroño	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Board member Mederos	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Board member Perez	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Board member Vasquez	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

*Eduardo M. Suarez* 11-16-22

**CHAIRPERSON SUAREZ**