Miami-Dade County Public Schools

giving our students the world

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of Schools
Merrett R. Stierheim

November 4, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Air Base Landings Ltd.
Application No. 02- 030
South of SW 268 Street & East of SW 122 Avenue
(REVISED)

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by W. A. Chapman Elementary, Centennial Middle and Homestead Senior High.

All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Also, please note that the School District's 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Facilities Planning • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7280 • FAX 305-995-7295 • www.facil.dade.k12.fl.us

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good
Coordinator III

PG:am
L-589
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne

REVISED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 02-030, Air Base Landings Ltd. (CC15)
REQUEST:	Zone change from BU-1A and RU-3M to RU-3M
ACRES:	4.41 acres
LOCATION:	South of SW 268 Street & East of SW 122 Avenue
NUMBER OF UNITS:	45 additional multi-family units (12 units currently permitted under existing zoning classification)
ESTIMATED STUDENT POPULATION:	20 students
ELEMENTARY:	11
MIDDLE:	5
SENIOR:	4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	W. A. Chapman Elementary - 27190 SW 140 Ave.
MIDDLE:	Centennial Middle - 8601 SW 212 St.
SENIOR HIGH:	Homestead Senior - 2351 SE 12 Ave.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
W. A. Chapman Elem.	879	809	109%	64
Centennial Middle	1200	913	131%	114
Homestead Sr.	3313	2569	129%	0

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

W. A. Chapman Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition Gold Award
Special Programs:	Before/After-school care and Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish SL, Music and Art

Centennial Middle:

Access to computers:	In classrooms, in special computer labs and media center
Capital Improvements since 1990:	Computer lab, tile installed, painted main office work stations, and classrooms
Recognition for Academic Achievement:	Grants, Title I Jeopardy and Special Olympic Awards
Special Programs:	Enrichment classes and Tutoring
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Media center, work/book room and auditorium
Teachers required to float/travel:	None

Homestead Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Chosen to implement a CISCO Networking Certification Program
Special Programs:	Magnet programs, Vocational
Lunch schedule:	Begins at 10:10 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	English, Math, Social Studies, Engineering, Drama, Band, TV Production

PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2002):

School	Status	Projected Occupancy Date
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $116,660.

CAPITAL COSTS: Based on the 2001-2002 Adopted Budget, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	11	x	$ 14,698	=	$ 161,678
MIDDLE	5	x	$ 17,323	=	$ 86,615
SENIOR	4	x	$ 22,195	=	$ 88,780
Total Potential Capital Cost					$ 337,073

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
ZONING HEARINGS SECTION
111 NW 1 ST, 11TH FL, SUITE 224
MIAMI, FL 33128-1974

Mr. Octavio E. Mendizabal
21801 SW 98 Place
Miami, FL 33190

RE: Z2002000030 – AIR BASE LANDINGS LTD

Dear Mr. Mendizabal:

In order to process the aforementioned public hearing application, the following items must be submitted to my office as soon as possible. Processing of this application will be withheld until the comments listed above are addressed. Upon revising the plans, please submit seven (7) complete sets, along with a reduced 81/2" x 11" copy sent to my attention.

- A separate legal description must be submitted for each of the different zones. The RU-3M is the subject property and the BU-1A is the contiguous property. Submit a legal for the RU-3M zone including the private drive and a legal for the BU-1A zone and revise the site plan to show the property lines for both zones.
- The minimum lot frontage for RU-3M is 100' –33-203.6 (B)(1). The submitted plans show a 50' frontage. A variance of frontage will be required.
- The interior side setback for RU-3M is 20'-33. 203 (3)(b), not 15' as indicated on the submitted plans. Revise the plans or a variance of setback will be required.
- The entrance feature indicated on the plans cannot be part of this application unless a request for an unusual use is submitted along with the additional fee for the unusual use and an elevation plan showing the sign and lettering is submitted. A separate entrance feature application is required.
- Please be aware that the F.A.R. calculations must include the covered porches and covered patios for each model. Give the total square footage of the F.A.R. calculations.
- Street trees are based on an average of 1 for every 35' on center of roadway frontage, including private drives – 18A6(C)(2). My calculations indicate 82 street trees are needed. Provide the total linear feet of driveway, verify and revise the street tree count or a variance of street trees will be required. Modify the shrub count to reflect the total required street and lot trees.
- The plans reviewer at the School Board is Ms. Patty Good. Her phone number is (305) 995-7280. Be advised Ms. Good said the School Board doesn't review the plans until the application is scheduled. She commented to me that this file hasn't been reviewed yet.

If you have any questions concerning this matter, please call me at (305) 375-2640.

Sincerely,

Ronald Connally

Ronald Connally
Zoning Hearings Section
c: file

Air Base Landings Limited

P.O. Box 560182 Miami, Florida 33256-0182 (786) 586-5921 (305) 519-4141 Fax (305) 232-6490

March 13, 2002

Mr. Ronald Connally
Miami-Dade County
Zoning Hearings Department
111 NW 2nd Avenue, 11th Floor
Miami, FL 33128-1974

Re: Comments' Response
#Z2002000030 Air Base Landings Limited

Dear Mr. Connally;

Below, a list of responses to each of your comments dated February 7, 2002.

- Separate legal description was produced and properly annotated on sheet S-1 (Legal Description Legend)

- Due to a minimum 100' frontage requirement for RU-3M, our proposed 50' frontage will require a variance. As we discussed, we must include this request under this same application, but at no additional charge.

- Interior side setbacks were revised as per section 203(3)b, to be 20'-0" in lieu of the previous 15'-0". The entrance feature was deleted from the drawings and is not a part of this submission.

- The F.A.R. calculation does include all covered areas such as porches and patios. Total square footage includes these areas.

- The street trees' calculation was erroneous. Adjustments were made, and the tree/plant schedules were revised, as was the landscaping plan.

We anticipate the revisions executed within will satisfy your concerns of compliance. Though I was unable to meet with you, I believe you will clearly denote the corrections described above, and thus we may proceed to obtain a most anxiously awaited hearing date. Thank you for your time and consideration to this matter, and those for which I have called upon you for guidance.

Sincerely,

03/02

Octavio E. Mendizabal
Vice President of Production

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2002-030
MAR 13 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Air Base Landings Limited

P.O. Box 560182 Miami, Florida 33256-0182 (786) 586-5921 (305) 519-4141 Fax (305) 232-6490

July 1, 2002

Miami-Dade County
Zoning Hearings Department
111 NW 2nd Avenue, 11th Floor
Miami, Florida

Re: Statement of Intent
Air Base Landings Residential Community
@ SW 268th Street and 120th Avenue

To Whom It May Concern;

The aforementioned, respectfully requests Community Board-District 15 and all applicable Building Departments, to review the attached application for purposes of changing the subject property's Zoning Classification, enabling construction of a residential community.

The partnership retains ownership to a total of 8.35 acres consisting of Tract A *(currently BU-1A)*, Tract B1 *(currently BU-1A)* and Tract R *(currently RU-3M)*. Our intent is to change the Zoning Classification of Tract B1 to RU-3M *(3.31 Acres)*, along with a portion of Tract A *(0.428 Acres)*A, to provide a 50 feet wide Right-of-Way through Tract A enabling access to Tracts B1 and R. The remainder of Tract A will remain as BU-1A for future development and is not a part of this request. The proposed site plan reflects a total of 66 condominium type units (2 units via use of S.U.R. credits), within a fully landscaped environment, inclusive of a recreational park area.

We envision that this project will begin strengthening the micro economy and revitalize the residential market of the area. Hence, these and other developments that will likely follow, will generate new property tax revenues. Our near future growth plans include much needed commercial development, within Tract A, to serve this and other nearby communities. For these reasons, we respectfully ask the change of Zoning Classification be approved as solicited within.

We thank you in advance, respective Board members and plans' processing personnel, for your time and consideration to this exciting project. Anxiously we look forward to collaborating with you, thus revitalizing this area's much needed growth.

Sincerely,

Octavio Enrique Mendizabal
Vice President

2nd Amended L.O.I.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Air Base Landings Limited

P.O. Box 560182 Miami, Florida 33256-0182 (786) 586-5921 (305) 519-4141 Fax (305) 232-6490

January 7, 2002

Ronald Connally
Miami-Dade County
Zoning Hearings Department
111 NW 2nd Avenue, 11th Floor
Miami, Florida

Re: Revision of Intent of Air Base Landings Limited
Air Base Landings Residential Community
@ SW 268th Street and 120th Avenue

Dear Mr. Connally;

Please be advised that we intend to withdraw plans from the county in reference to the above project. Furthermore, we are hereby informing you that we will revise our request to a "Straight Zone Change" from BU-1A to RU-3M, of Tract B1 and a portion of Tract A. Furthermore, a covenant will be proffered conjoining the Subject Property to a site plan along with the other floor plans and elevation drawings. Once withdrawn, plans will be revised to delete necessity of three variances therefor enabling such a request.

The acreage presently shown for the dedicated R.O.W., will be included as part of the Subject Property thus increasing the Gross & Net Land Area and reducing the F.A.R. to 47.67% (presently 53%). The two buildings along the north edge of the Subject Property, will be relocated five feet South to comply with the minimum 20' Inside Property Line Setback requirement (presently 15 feet). The north end of the North East 50' strip of the Subject Property will be increased to 100' wide (east-west) and 25' deep (north-south) to comply with the minimum 100' Lot Frontage requirement for RU-3M zoning classification (presently 50 feet).

Our sincerest *thanks* for your efforts in resolving these issues. We anxiously look forward to collaborating with you further, soon enabling realization of this project.

Sincerely,

Octavio E. Mendizabal
Vice President

1st Amended L.O.I.

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BY

Air Base Landings Limited

P.O. Box 560182 Miami, Florida 33256-0182 (786) 586-5921 (305) 519-4141 Fax (305) 232-6490

January 7, 2002

Miami-Dade County
Zoning Hearings Department
111 NW 2nd Avenue, 11th Floor
Miami, FL 33

Re: Statement of Intent of Air Base Landings Limited, a Florida registered Limited Partnership
Air Base Landings Residential Community
@ SW 268th Street and 120th Avenue

To Whom It May Concern;

The aforementioned, respectfully requests the respective Community Zoning Appeals Board of the Board of County Commissioners and all applicable Building Department sections, to review the attached application for purposes of reclassifying the subject property's Zoning Classification, enabling construction of a residential community. The partnership retains ownership to a total of 8.35 acres currently zoned BU-1A, inclusive of Tracts A, B1 and R. Our intent is to reclassify the Zoning District of Tracts B1 and R only, and to provide a 50 feet wide 'Right-of-Way' through Tract A enabling access to Tracts B1 and R. The remainder of Tract A will remain as BU-1A for future development and is not a part of this request. The proposed site plan reflects a total of 66 condominium type units within a fully landscaped environment, inclusive of a recreational park area for future residents.

We envision that this project will begin strengthening the micro economy and revitalize the residential market of the area. Hence, these and other developments that will likely follow, will generate new property tax revenues. Our near future growth plans include much needed commercial development within Tract A to serve this and other nearby residents. For these reasons, we respectfully ask the reclassification of Zoning Districts be approved as solicited within.

18A-6 4'/4 chain link-OK

Also, we hereby request a non use variance for an alternative project boundary wall/fence. We propose a 6-feet-high chain-link fence combined with 'Ficus' plants that will grow up to align with fence fabric. We feel this will be much more sustainable to vandalism, thus lowering high-maintenance costs. The Ficus plants will grow though the entire fence fabric, hence a natural plant appeal is much more desirable than a massive built element that will require constant cleaning and even repainting. Our approach is also more feasible and less tedious to build, since this vacant property is existently protected by permanent chain link fencing in some areas.

We thank you in advance, respective Board members and plans' processing personnel, for your time and consideration to this exciting project. Anxiously we look forward to collaborating with you, thus revitalizing this area's much needed growth.

Sincerely,

Abisael Perez
President

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE

COPY for FILE

DP&Z

DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE
❑ 111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

PERMITTING AND INSPECTION OFFICE
11805 S.W. 26 Street
MIAMI, FLORIDA 33175

❑ IMPACT FEE SECTION
(786) 315-2670 • SUITE 145

❑ ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223

❑ ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106

❑ ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

June 27, 2002

Octavio Mendizabal
21801 SW 98 Place
Miami, FL 33190

Re: Air Base Landings, Ltd.
Hearing No. 02-30

CZAB-15
36-56-39

Dear Mr. Mendizabal:

On May 7, 2002 the **Community Zoning Appeals Board** for Area 15 deferred the above-referenced zoning hearing application to July 30, 2002. Prior to the application being heard, there is a readvertising fee required in the amount of **$1,005.48**. Please submit a check to the Zoning Agenda Coordinator's office, on the 11th Floor, upon receipt of this letter. Your check must be made payable to the **Department of Planning and Zoning**, must indicate the hearing application number, the deferral date, must be marked "readvertising fee", and must include address and phone number.

If you have any questions regarding the readvertising fee, please call me at (305) 375-1244.

Sincerely,

Franklin Gutierrez
Agenda Clerk Supervisor

FG:mv

(czabReAdvFee6-02) MV - Word