

BILZIN SUMBERG BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

200 SOUTH BISCAYNE BOULEVARD, SUITE 2500 • MIAMI, FLORIDA 33131-5340

TELEPHONE: (305) 374-7580 • FAX: (305) 374-7593

E-MAIL: INFO@BILZIN.COM • WWW.BILZIN.COM

3-3-03
Scankler
Please place
in file
immediately.
Lynn

JERRY B. PROCTOR, ESQ., P.A.

Direct Dial (305) 350-2361

Email: JProctor@Bilzin.com

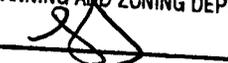
March 3, 2003

Hand Delivery

Ms. Lynne V. Talleda, Supervisor
Zoning Hearings Section
Miami-Dade County
Department of Planning and Zoning
111 NW 1 Street, Suite 1110
Miami, Florida 33128

RECEIVED
02 205
MAR 04 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 

Re: S&D Development, Inc.
Zoning Application No. 02-265
Hearing Date: March 13, 2003 (County Commission)

Dear Lynne:

Enclosed please find a report on school issues related to the above-styled application by Ms. Tabitha Fazzino of Creative Land Development Services, Inc. Pursuant to Section 33-311(D) of the Code of Miami-Dade County, please accept this report and place it in the official file. Ms. Fazzino will be present at the public hearing on March 13, 2003 to address this application's impact on public schools in the area, the report on the application by the Miami-Dade County School Board, and the methods utilized by the School Board to analyze school impacts caused by residential development.

Thank you.

Very truly yours,


Jerry B. Proctor

JBP:id

cc: Mitchell Friedman (w/encl.)
Tabitha Fazzino

BILZIN SUMBERG BAENA PRICE & AXELROD LLP

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*On Mar 13 BCC
agenda
appeal
Franklin
for file*
Lynne

January 24, 2003

Via Hand Delivery

Ms. Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

Re: S&D Land Development, Inc.
Zoning Application No. 02-265 (CZAB 8)
Hearing Date: January 22, 2003

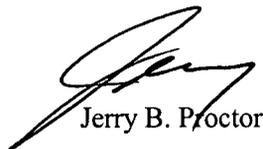
Dear Diane:

Our firm represents Pinnacle Housing Group, the contract purchaser of the property in the above-styled application. This application for district boundary change was denied by Community Zoning Appeals Board 8 on January 22, 2003. Our firm is concurrently filing an appeal of this decision to the Board of County Commissioners.

Please accept this request to place this appeal application on the March 13, 2003 agenda of the Board of County Commissioners. This application was previously deferred twice by the Community Zoning Appeals Board due to lack of time caused by school closing constraints. In addition, our client faces imminent timing issues with respect to project funding and contractual obligations with the current property owner.

Thank you for your cooperation.

Very truly yours,


Jerry B. Proctor

JBP:id

cc: Mitchell Friedman
Alberto Torres, MDC Planning and Zoning
Lynne Talleda, MDC Planning and Zoning

RECEIVED
JAN 27 2003
MICHIGAN BANK
DIRECTOR
DEPT. OF PLANNING & ZONING

S & D Land Development, Inc.
2160 NW 79th Street
Miami, Florida 33147-5648

October 18, 2002

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 NW 1ST Street, Suite 1110
Miami, Florida 33128-1974

RECEIVED
262-265
OCT 22 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

RE: Notice of Hearing/ CASE NO: 02-265

Dear Hearing Officer:

Please accept this as my authorization to CANCEL the hearing proceedings in this case as the applicant and I are no longer in agreement for any changes to my property's being converted to use for Limited Apartment House District.

I hereby authorize cancellation of the hearing scheduled in the above captioned case.

Respectfully submitted,



M. TURNER
S & D. Land Development, Inc.

(305) 696-4695

* any questions, please call the above listed number and speak with assistant
Connie. Leave message if necessary.

BILZIN SUMBERG DUNN BAENA PRICE & AXELROD LLP

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2500 FIRST UNION FINANCIAL CENTER

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BROWARD: (954) 356-0030

JERRY B. PROCTOR, ESQ., P.A.

Direct Dial (305) 350-2361

Email: JProctor@Bilzin.com

October 1, 2002

Ms. Lynne V. Talleda, Supervisor
Zoning Hearings Section
Miami-Dade County
Department of Planning and Zoning
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: S & D Land Development, Inc.
Zoning Application No. 02-265 (CZAB 8)

Dear Lynne:

Please accept this request to place the above-styled application on the November 18, 2002 agenda of Community Zoning Appeals Board 8. The application involves only a district boundary change. A revised legal description and application request have been concurrently forwarded to Robert Coleman of your staff. We anticipate no further modifications to the application.

Thank you for your consideration.

Very truly yours,

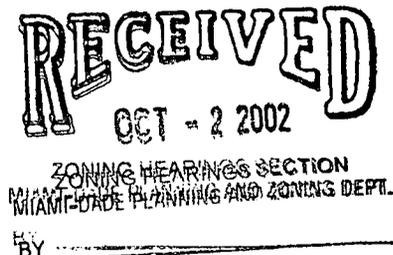


Jerry B. Proctor

JBP:id

cc: Mitchell Friedman
Robert Coleman
Maria Teresa Fojo

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10/1/02 10:04 AM



BILZIN SUMBERG DUNN BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

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JERRY B. PROCTOR, ESQ., PA.
Direct Dial (305) 350-2361
Direct Facsimile (305) 351-2250
E-mail: jproctor@bilzin.com

RECEIVED
202-265
OCT 02 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

October 1, 2002

Mr. Robert Coleman
Public Hearings Section
Miami-Dade County
Planning and Zoning Department
111 NW First Street, 11th Floor
Miami, Florida 33128

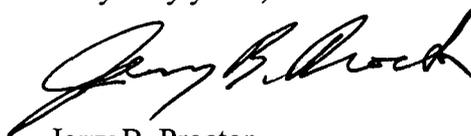
Re: S & D Land Development, Inc.
Zoning Application No. 02-265 (CZAB 8)

Dear Mr. Coleman:

In conjunction with the above-styled application, enclosed please find a revised legal description for the subject property. The adjacent property description owned by the applicant remains unchanged. In addition, please amend the application to request a district boundary change from BU-2 and RU-1 to RU-4M (Modified Apartment House District). RU-4M zoning comports with the Comprehensive Development Master Plan, which designates the subject property for Business/Office Development (western portion along NW 22 Avenue) and Medium-Density Residential Development of 13-25 units per acre on the eastern portion of the property. The blending of the Land Use Map designations would permit up to 195 dwelling units on the property.

Thank you for your consideration.

Very truly yours,



Jerry B. Proctor

JBP:id

cc: Mitchell Friedman

S&D Land Development, Inc.
2160 NW 79 Street
Miami, Florida 33147-5648

October 23, 2002

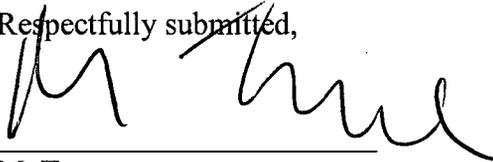
Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street, Suite 1110
Miami, Florida 33128-1974

Re: Notice of Hearing/Case No. 02-265

Dear Sir or Madam:

Please accept this retraction of my October 18, 2002 letter requesting cancellation of the above hearing. I no longer wish for the application to be withdrawn. I understand that the hearing is going forward and is already advertised on the November 19, 2002 agenda of Community Zoning Appeals Board 8.

Respectfully submitted,



M. Turner
S&D Land Development, Inc.

(305) 696-4695

*any questions, please call the above listed number and speak with my assistant Connie.
Leave message if necessary.

202-265
RECEIVED
OCT 29 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY SC

BILZIN SUMBERG DUNN BAENA PRICE & AXELROD LLP

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JERRY B. PROCTOR, ESQ., P.A.
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Email: JProctor@Bilzin.com

RECEIVED
202-265
SEP 06 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

September 5, 2002

Via Hand Delivery

Ms. Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

*Changed Request
To RU-4M
See Hr.*

Re: Zoning Application by S&D Land Development, Inc.
Location: Southeast corner of NW 78 Street and NW 22 Avenue

Dear Ms. O'Quinn Williams:

Please accept this letter of intent in conjunction with a zoning hearing application to Miami-Dade County.

The undersigned represents Pinnacle Housing Group ("Pinnacle"), contract purchaser of approximately 5.71 acres of unimproved property located at the Southeast corner of NW 78 Street and NW 22 Avenue. Pinnacle hereby requests a district boundary change from BU-2 and RU-1 to RU-4L (Limited Apartment House). Pinnacle plans to develop high quality, multiple-family residential dwelling units on the property, which runs from NW 21 Avenue to NW 22 Avenue (a half sectionline roadway), and for a distance South of NW 78 Street of approximately 390 feet.

This application is consistent with the Land Use Plan Map of the Comprehensive Development Master Plan ("CDMP"), which designates the western portion of the property along NW 22 Avenue for business/office development and the remainder (eastern) portion of the property for medium density residential development of between 13 - 25 units per acre. This proposal to unify the zoning on the property will eliminate certain potentially undesirable commercial uses (such as pubs and bars) and will result in the introduction of residential use on the property along NW 22 Avenue that will provide an infusion of activity in the area.

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9/5/02 12:19 PM

September 5, 2002
Page 2

Thank you for your consideration of this application.

Very truly yours,



Jerry B. Proctor

JBP:id

cc: Mitchell Friedman

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 02-265, S & D Land Development, Inc. (CC8)

REQUEST: Zone change from RU-1 & BU-2 to RU-4M

ACRES: 5.71± acres

LOCATION: Southeast Corner of NW 78 Street and NW 22 Avenue

UNITS: 182 additional units (22 units currently permitted under existing zoning classification and 204 units are being proposed.)

**ESTIMATED
STUDENT
POPULATION:** 111 additional students*

ELEMENTARY: 60

MIDDLE: 27

SENIOR: 24

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: L. C. Evans Elementary - 1895 NW 75 St.

MIDDLE: Charles R. Drew Middle - 1801 NW 60 St.

SENIOR HIGH: Miami Northwestern Senior - 1100 NW 71 St.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

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	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
L. C. Evans Elem	288	785	37%	0	37%
Charles R. Drew Middle	1296	1019	127%	241	102%
Miami Northwestern Sr.	3140	2537	124%	83	120%

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

L. C. Evans Elementary:

Access to computers:	In each classroom, in special computer labs and in Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care, Magnet programs and Enrichment classes
Lunch schedule:	Begins at 10:45 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Charles R. Drew Middle:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	Science Labs
Recognition for Academic Achievement:	Proclamation Silver Award
Special Programs:	Magnet programs, Enrichment and Community Classes
Lunch schedule:	Begins at 10:20 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	ESE and Social Studies

Miami Northwestern 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:	All Star Cast and Best Supporting Actress
Special Programs:	Magnet programs and Vocational classes
Lunch schedule:	Begins at 10:40 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

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

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
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 \$647,463.

CAPITAL COSTS: Based on the State's February-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	60	x	\$ 13,135	=	\$ 788,100
MIDDLE	27	x	\$ 15,060	=	\$ 406,620
SENIOR	24	x	\$ 19,929	=	\$ 478,296
Total Potential Capital Cost					\$1,673,016

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.