

A. GARY & ROXANA SLOAN
(Applicant)

03-1-CZ14-4 (02-285)
BCC/District 9
Hearing Date: 5/13/04

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>
				NONE

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.

CLERK OF BOARD

002

DATE: April 24, 2003

#Z-

APPLICANT: 1. Gary & Roxana Sloan -
(03-1-CZ14-4/02-285)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales				X
Moss	m	X		
Rolle		X		
Seijas				X
Sorenson	s	X		
Sosa		X		
Souto				X
Chair Carey-Shuler		X		
TOTAL		8	0	5

001

CLERK OF BOARD

DATE: 6/19/2003

#Z-

APPLICANT: B. GARY & ROXANA SLOAN
(03-1-CZ14-4/02-285)

MOTION: DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

DATE: 7/24/03

#Z- —

APPLICANT: A. GARY & ROXANA SLOAN
(03- 1CZ14-4/02-285)

MOTION: DEFERRED TO 11/6/03

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman				X
Martinez	S	X		
Morales		X		
Moss	M	X		
Rolle		X		
Seijas		X		
Sorenson				X
Sosa				X
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

DATE: 11/6/2003

#Z-

APPLICANT: A. GARY & ROXANA SLOAN
(03-1-CZ14-4/02-285)

MOTION: Defer the foregoing application to January 22, 2004.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson		X		
Heyman		X		
Martinez				X
Morales	S	X		
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson		X		
Sosa		X		
Souto				X
Chair Carey-Shuler				X
TOTAL		8	0	5

DATE: 1/22/2004

#Z-

APPLICANT: A. GARY & ROXANA SLOAN
(03-1-CZ14-4/02-285)

MOTION: to defer the application indefinitely.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz				X
Ferguson				X
Heyman		X		
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas		X		
Sorenson	S	X		
Sosa				X
Souto				X
Chair Carey-Shuler		X		
TOTAL		8	0	5

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Gary & Roxana Sloan

PH: Z02-285 (03-1-CZ14-4)

SECTION: 21-56-38

DATE: May 13, 2004

COMMISSION DISTRICT: 9

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance [Ordinance #02-138]).

o **SUMMARY OF REQUEST:**

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU district.

o **LOCATION:**

The south side of S.W. 234 Street and approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.35 gross acres.

o **IMPACT:**

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant	Agriculture
<u>Surrounding Properties:</u>	
NORTH: GU; vacant	Agriculture
SOUTH: GU; single family residence	Agriculture
EAST: GU; vacant	Agriculture
WEST: GU; vacant	Agriculture

The subject parcel is located on the south side of SW 234 Street, west of SW 207 Avenue. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acre in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

- the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district

regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:

ninety percent (90%) of the lot area required by the underlying district regulations; or

the average area of the developed lots in the immediate vicinity within the same zoning district; and

- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area. This application was deferred from the June 19, 2003 and July 24, 2003 meetings upon the request of the Director of the Department of Planning and Zoning. The Department conducted a study of the Bonanza Ranch area and an ownership map was prepared for same. This area is designated in the CDMP for Agricultural use which requires lots to contain a minimum lot area of 5 acres gross. A tentative plat dated April 1973 was found for Bonanza Ranch Estates. An ordinance was prepared and was adopted by the Board of County Commissioners on March 16, 2004 that grandfathers substandard GU lots within this subdivision. The subject GU lot meets the standards of this ordinance. This application was deferred from the November 6, 2003 and January 22, 2004 meetings pending the outcome of the aforementioned ordinance.

The Director of the Department of Planning and Zoning was respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 1,064' west of SW 207 Avenue in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

On March 16, 2004, the Board of County Commissioners adopted an ordinance that allows as a matter of right lots in the GU zoning districts that are less than 5 acres in size if said lots meet certain criteria. Said ordinance states, in part, "certain platting activity occurring prior to April 12, 1974, which created lots meeting minimum requirements of the EU-1

District on April 12, 1974, shall qualify such lots for those permitted in the EU-1 District. Those lots shall include only those lots indicated on :

- (a) plats recorded prior to April 22, 1974; and
- (b) tentative plats approved as of April 12, 1974 and finally approved and recorded within ninety (90) days after such approval; and
- (c) a tentative plat for single family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat have been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and

Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot."

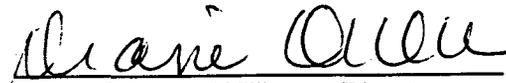
In this instance, the subject lot meets the criteria for (c) in that a tentative plat for single family residential lots was approved for this Bonanza Ranch area prior to April 12, 1974 and each lot in the approved tentative plat met the minimum standards of the EU-1 District. No final plat or other tentative plat was approved for Bonanza Ranch after April 12, 1974 and as of December 31, 2003, a majority of the lots indicated on the aforementioned tentative plat had been improved with residences. As such, the subject lot has been deemed to be a legal sized lot in accordance with this ordinance and can be developed with a single family residence. Accordingly, staff recommends withdrawal of the appeal, that the Board of County Commissioners vacate the decision of the Community Zoning Appeals Board-14, and allow the applicant to withdraw the application.

I. **RECOMMENDATION:**

Withdrawal of the appeal, vacate the decision of the Community Zoning Appeals Board-14, and allow the applicant to withdraw the application.

J. **CONDITIONS:** None.

DATE INSPECTED: 12/30/02
DATE TYPED: 01/15/03
DATE REVISED: 03/26/03; 04/11/03; 05/21/03; 06/10/03; 06/23/03; 10/07/03; 12/23/03;
04/15/04; 05/03/04
DATE FINALIZED: 05/03/04
DO'QW:AJT:MTF:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 23, 2003

FROM: *F. C. Robertson*
Alyce M. Robertson, Assistant Director
Environmental Resources Management

SUBJECT: C-14 #Z2002000285-Revised
Gary & Roxana Sloan
S/S of SW 234th Street and W/O SW
207th Avenue
NUV of Lot Area Requirements
(1.25 Ac.)

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Gary & Roxana Sloan

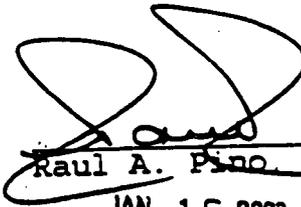
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9912	SW 232 St. e/o Krome Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JAN. 16 2003

Date



MEMORANDUM

Agenda Item No. 6(J)

To: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

Date: March 16, 2004
Bee-02-285

From: George M. Burgess
County Manager 

Subject: Proposed Ordinance
pertaining to Zoning
Amending the GU, Interim
District, Regulations

04-63

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt the attached proposed ordinance pertaining to zoning to amend Section 33-196 of the Code of Miami-Dade County for the purpose of amending the GU, Interim Zoning District, regulations to clarify "trend of development" and to permit EU-1, Single Family One-Acre Estate Residential Zoning District, uses in the GU district where certain tentative plats were previously approved. The purpose of this proposed amendment, in part, is to clarify that the Director is governed only by the predominant classification of usage within the GU district boundaries of the particular neighborhood and not those areas outside GU district boundaries.

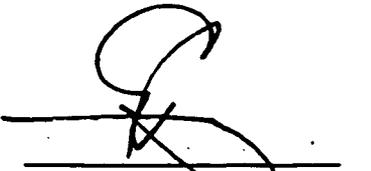
BACKGROUND

Currently, the GU district regulations require that if a particular neighborhood zoned GU is predominantly one classification of usage, the Director of the Department of Planning and Zoning is then governed by the regulations for that class of usage in determining the appropriate zoning standard regulations to the neighborhood. If on the other hand the Director finds that there is no predominant classification of usage or "no trend of development" the zoning standards of the EU-2, Single Family Five Acre-Estate District, regulations are applied. In certain instances lots smaller than 5 acres, as required by the EU-2 district regulations, are deemed grandfathered in accordance with the provisions of the GU district regulations. Such grandfather provisions authorize the use of smaller one-acre lots created by certain real estate transactions or platting activities prior to April 12th, 1974 (the effective date of the GU district ordinance).

The proposed amendment would also reformat and clarify the current grandfather provisions of the GU district regulations and include a new grandfather provision. The new grandfather provision would authorize the use of smaller lots created by similar platting activities involving the approval of tentative plats prior to April 12th, 1974 in which each lot met the minimum standards of the EU-1 district regulations and further provided such tentative plat was not superseded by any other plat or tentative plat after April 12, 1974. This new grandfather provision would legalize unique subdivisions such as "Bonanza Ranch Estates" in South Miami-Dade County.

The proposed ordinance creates no fiscal impact on Miami-Dade County.

Attachment


Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: March 16, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 6(J)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____

Mayor

Agenda Item No. 6(J)

Veto _____

3-16-04

Override _____

ORDINANCE NO. 04-63

ORDINANCE PERTAINING TO ZONING; AMENDING SECTION 33-196 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA PERTAINING TO GU INTERIM ZONING DISTRICT; CLARIFYING "TREND OF DEVELOPMENT"; PERMITTING EU-1 ESTATE RESIDENTIAL ZONING DISTRICT USES IN THE GU INTERIM ZONING DISTRICT WHERE CERTAIN TENTATIVE PLATS WERE PREVIOUSLY APPROVED; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-196 of the Code of Miami-Dade County, Florida is hereby amended as follows:¹

Sec. 33-196. Standard for determining regulations to be applied.

If a neighborhood in >> the << GU District is predominantly one (1) classification of usage, the Director shall be governed by >> the << regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties >> within the GU District << which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting her evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full- and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the >>GU<< neighborhood, minimum standards of the EU-2 District shall be ~~[[omplied with]]~~ >>applied<<.

¹ Words stricken through and/or ~~[[double bracketed]]~~ shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

>> Notwithstanding the foregoing, certain platting activity occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the EU-1 District on April 12, 1974, shall qualify such lots for those uses permitted in the EU-1 District. Those lots shall include only those lots indicated on:

- (a) plats recorded prior to April 12, 1974; and
- (b) tentative plats approved as of April 12, 1974 and finally approved and recorded within ninety (90) days after such approval; and
- (c) a tentative plat for single family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat had been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and

Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot.<<

~~[[Lots platted prior to the effective date hereof, or lots for which tentative plats have been approved as of the effective date hereof and finally approved and recorded within ninety (90) days of the effective date hereof, or lots purchased under a contract for deed or deeded prior to the effective date of the ordinance, shall comply with the minimum standards of the EU-1 District; provided, however, if contiguous property of more than the minimum area required herein but less than the minimum required by the EU-2 Zone, is under one (1) ownership on April 12, 1974, such property shall be considered as one (1) parcel of land and cannot be divided or used except as one (1) lot.]]~~

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: MAR 16 2004

Approved by County Attorney as
to form and legal sufficiency:

RA6

Prepared by:

Robert L. Krawcheck

RJK

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE \$

RECEIPT #

DATE HEARD: 01/28/03

BY CZAB # 14

RECEIVED
FEB 21 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

DATE RECEIVED STAMP

.....
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z02-285 (03-1-CZ 14-4)

Filed in the name of (Applicant) Gary & Roxana Sloan

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S property: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning
hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language).

1. The Community Zoning Appeals Board-14 decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan
2. The CZAB - 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138.

APPELLANT MUST SIGN THIS PAGE

Date: 21st day of February, year: 2003

Signed *Diane O'Quinn Williams*

Diane O'Quinn Williams
Print Name

111 N.W. First Street, Miami, FL 33128
Mailing Address

305-375-2840 305-375-2795
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

RESOLUTION NO. CZAB14-5-03

WHEREAS, GARY & ROXANA SLOAN applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the Alternative Site Development Option, was offered by Samuel L. Ballinger, seconded by Charlie McGarey, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
Wilbur B. Bell		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the requested application be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 03-1-CZ14-4

ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Gary & Roxana Sloan

APPLICANT

05/13/2004

DATE

South side of SW 234 ST and lying
approximately 1, 064' west of SW
207 AVE, Miami-Dade County, Fl

ADDRESS

02-285

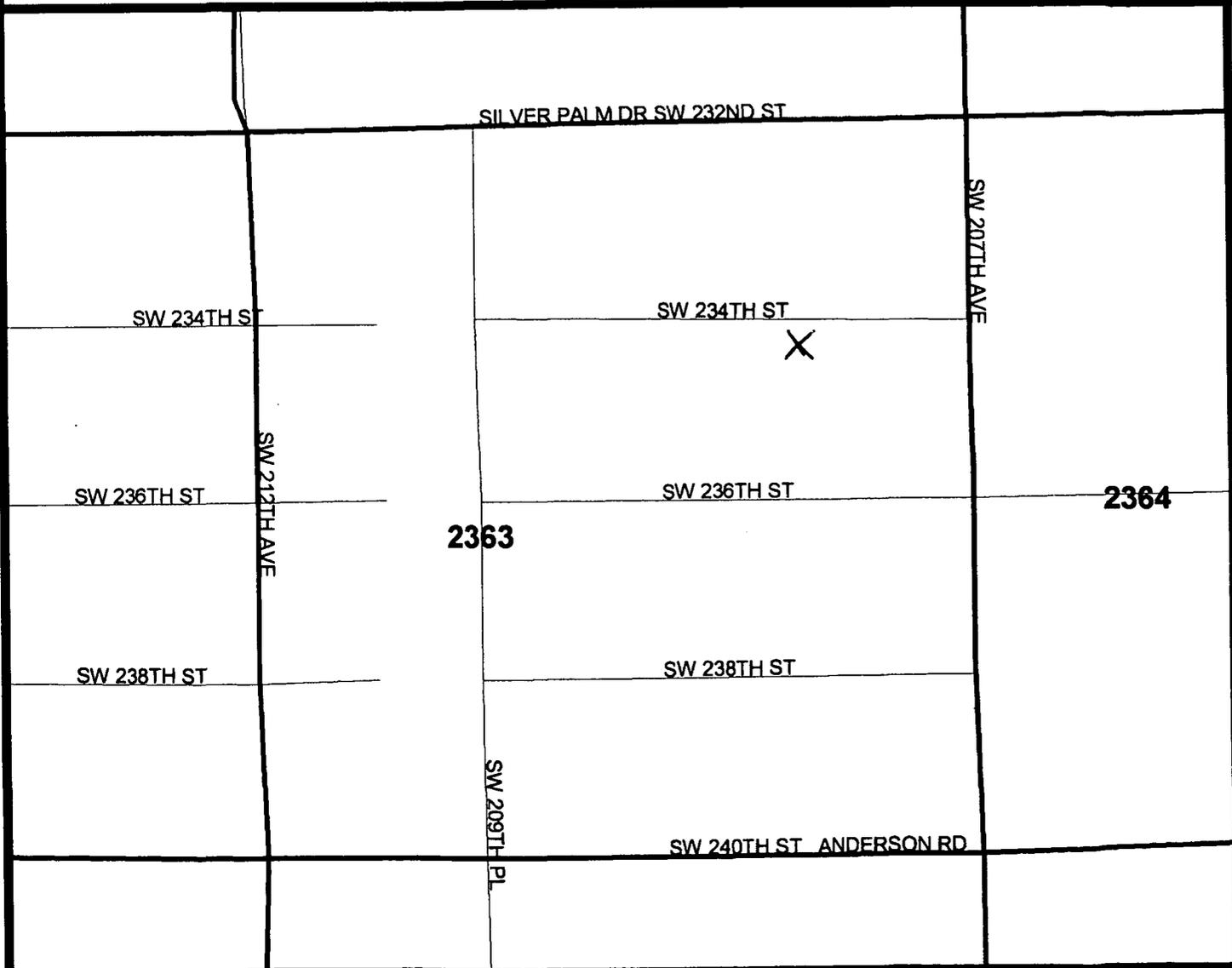
HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of April 2, 2003

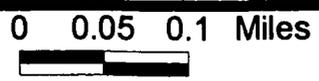


Miami-Dade Police Department
Target Area - Police Grid(s): 2363
Gary & Roxana Sloan; Hearing # 02-285



Police Grids Boundaries
 Boundary

MDPD Crime Analysis System
 December 23, 2003
 Data in this document represents
 successfully geocoded attributes.



Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	3
	28	VANDALISM	1
	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
44	ATTEMPTED SUICIDE	1	
54	FRAUD	1	
Total Signals for Grid 2363 :			57
Total Reported: 31			Total Not Reported: 26

Total for All Grids : 57

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-11-30



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-12-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	5
	15	MEET AN OFFICER	16
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	3
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	1
	25	BURGLAR ALARM RINGING	4
	26	BURGLARY	2
	32	ASSAULT	1
	33	SEX OFFENSE	1
	34	DISTURBANCE	4
	39	PRISONER	1
	41	SICK OR INJURED PERSON	1
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1
	52	NARCOTICS INVESTIGATION	1
Total Signals for Grid 2363 :			50
Total Reported:			31
Total Not Reported:			19

Total for All Grids : 50



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o A'
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2363

PART I Crimes	Total Crimes
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2363

PART II Crimes	Total Crimes
260B - FRAUD CREDIT CARD/ATM	1

Grand Total: 3

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2363")) and OI.Reporting_Agency_Code = "030"



MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o A

Reporting Agency: MDPD

From 1/1/03 Thru 12/1/03

YEAR: 2003

Crime Information Warehouse

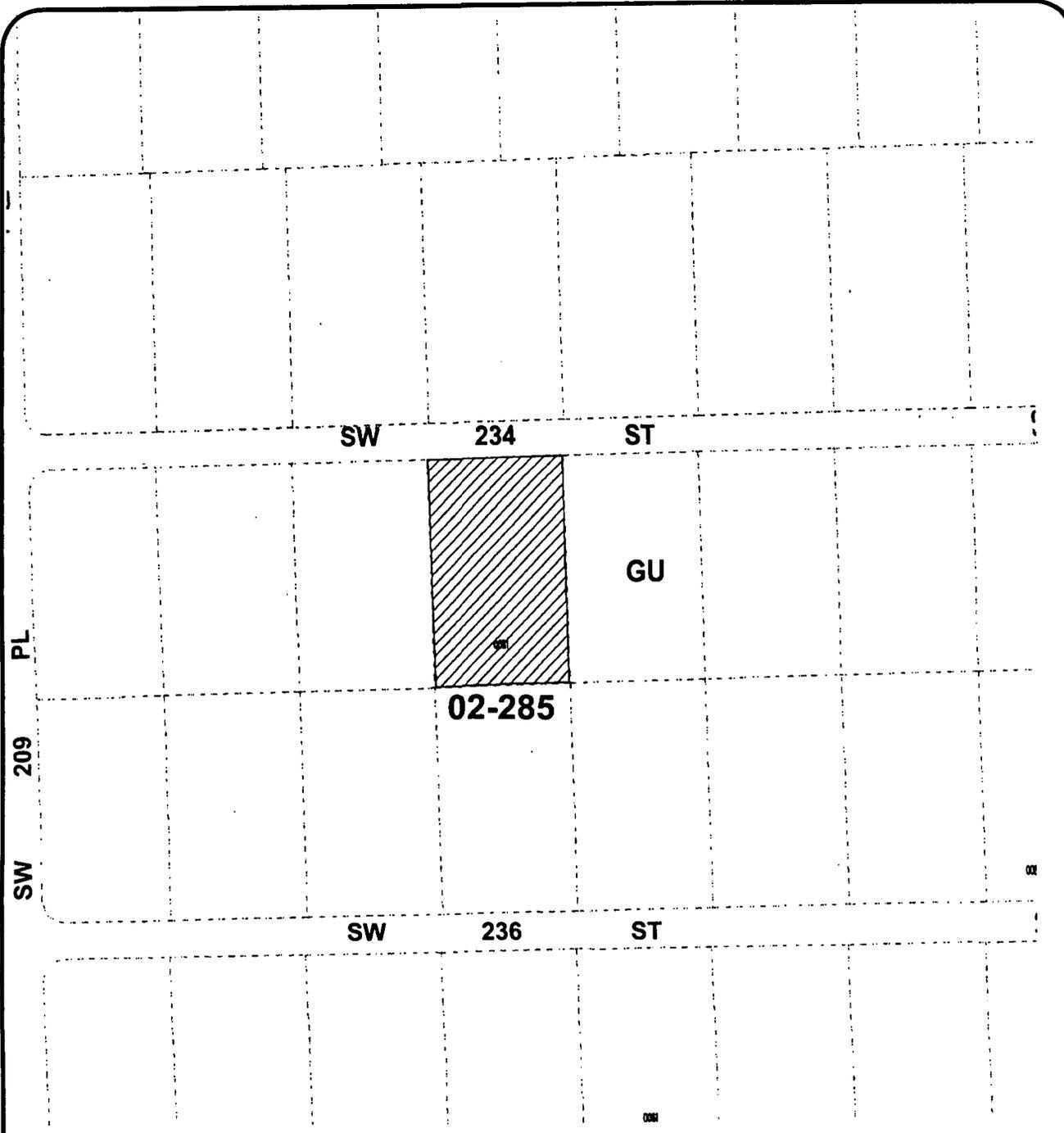
Miami-Dade Police Department

Prompt Variable Used: All County: N

Grid(s): 2363

PART I Crimes	Total Crimes
2200 - BURGLARY	2
230G - SHOPLIFTING ALL OTHERS	1
2400 - MOTOR VEHICLE THEFT	1
Grand Total:	4

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-12-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2363")) and OI.Reporting_Agency_Code = "030"



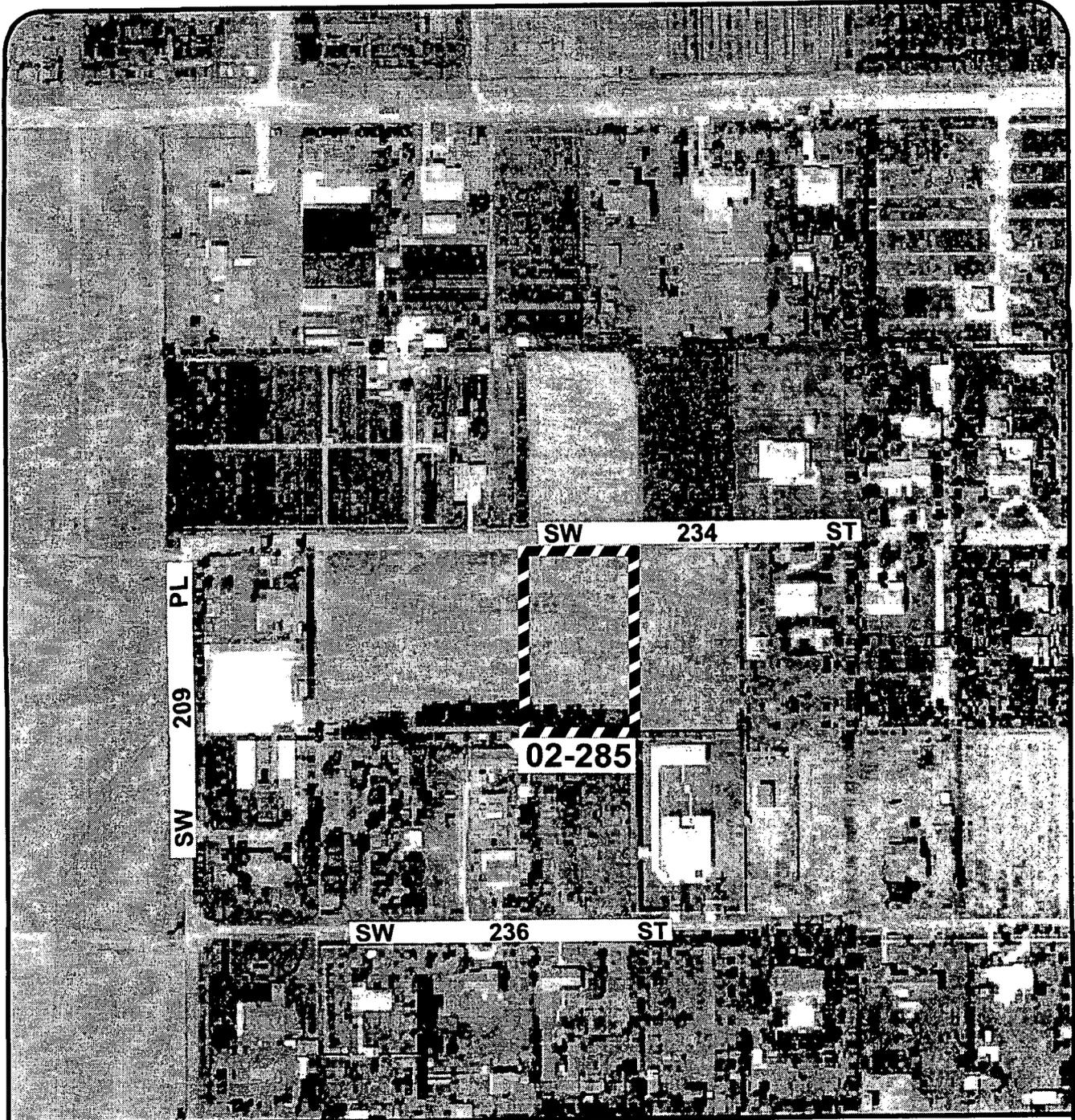
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 21 Township: 56 Range: 38
 Process Number: 02000285
 Applicant: GARY & ROXANA SLOAN
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200



 SUBJECT PROPERTY





**MIAMI-DADE COUNTY
AERIAL**

**Section: 21 Township: 56 Range: 38
Process Number: 02000285
Applicant: GARY & ROXANA SLOAN
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS**

S C A L E ↑
0 NTS N

 **SUBJECT PROPERTY**



A. GARY & ROXANA SLOAN
(Applicant)

03-1-CZ14-4 (02-285)
BCC/District 9
Hearing Date: 1/22/04

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>
-------------	------------------	----------------	--------------	-----------------

NONE

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.

CLERK OF BOARD

002

DATE: April 24, 2003

#Z-

APPLICANT: 1. Gary & Roxana Sloan -
(03-1-CZ14-4/02-285)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				x
Diaz		x		
Ferguson				x
Heyman		x		
Martinez		x		
Morales				x
Moss	m	x		
Rolle		x		
Seijas				x
Sorenson	s	x		
Sosa		x		
Souto				x
Chair Carey-Shuler		x		
TOTAL		8	0	5

001

CLERK OF BOARD

DATE: 6/19/2003

#Z-

APPLICANT: B. GARY & ROXANA SLOAN
(03-1-CZ14-4/02-285)

MOTION: DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

07/30/03 WED 12:08 FAX 305 375 2484

DATE: 7/24/03

#Z- —

APPLICANT: A. GARY & ROXANA SLOAN
(03- 1CZ14-4/02-285)

MOTION: DEFERRED TO 11/6/03

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman				X
Martinez	S	X		
Morales		X		
Moss	M	X		
Rolle		X		
Seijas		X		
Sorenson				X
Sosa				X
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

DATE: 11/6/2003

#Z-

APPLICANT: A. GARY & ROXANA SLOAN
(03-1-CZ14-4/02-285)

MOTION: Defer the foregoing application to January 22, 2004.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson		X		
Heyman		X		
Martinez				X
Morales	S	X		
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson		X		
Sosa		X		
Souto				X
Chair Carey-Shuler				X
TOTAL		8	0	5

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Gary & Roxana Sloan

PH: Z02-285 (03-1-CZ14-4)

SECTION: 21-56-38

DATE: January 22, 2004

COMMISSION DISTRICT: 9

ITEM NO.: A

=====

A. INTRODUCTION

o **REQUEST:**

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance [Ordinance #02-138]).

o **SUMMARY OF REQUEST:**

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU district.

o **LOCATION:**

The south side of S.W. 234 Street and approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.35 gross acres.

o **IMPACT:**

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture**.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant	Agriculture
<u>Surrounding Properties:</u>	
NORTH: GU; vacant	Agriculture
SOUTH: GU; single family residence	Agriculture
EAST: GU; vacant	Agriculture
WEST: GU; vacant	Agriculture

The subject parcel is located on the south side of SW 234 Street, west of SW 207 Avenue. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acre in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

- the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district

regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:
 - ninety percent (90%) of the lot area required by the underlying district regulations; or
 - the average area of the developed lots in the immediate vicinity within the same zoning district; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area. This application was deferred from the June 19, 2003 and July 24, 2003 meetings upon the request of the Director of the Department of Planning and Zoning. The Department conducted a study of the Bonanza Ranch area and an ownership map was prepared for same. This area is designated in the CDMP for Agricultural use which requires lots to contain a minimum lot area of 5 acres gross. A tentative plat dated April 1973 was found for Bonanza Ranch Estates. An ordinance has been prepared and is pending before the Board of County Commissioners that will grandfather lots within this subdivision. This application was deferred from the November 6, 2003 meeting pending the outcome of the aforementioned ordinance.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 1,064' west of SW 207 Avenue in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land

division in the area. Staff has researched the AU and GU affidavit records and the zoning hearing records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. However, no records were found to affirm same. Staff notes that property appraiser folio records show that parcels on three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records since neither of the 4 sides of the subject property are legal building sites. As such, this application is **inconsistent** with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with the current standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Notwithstanding the aforementioned, staff recommends deferral of this application pending the outcome of the aforementioned pending ordinance.

I. **RECOMMENDATION:** Deferral.

J. **CONDITIONS:** None.

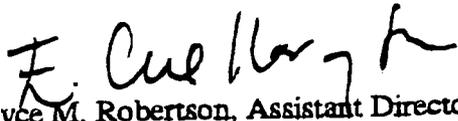
DATE INSPECTED: 12/30/02
DATE TYPED: 01/15/03
DATE REVISED: 03/26/03; 04/11/03; 05/21/03; 06/10/03; 06/23/03; 10/07/03; 12/23/03
DATE FINALIZED: 01/05/04
DO'QW:AJT:MTF:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 23, 2003

SUBJECT: C-14 #Z2002000285-Revised
Gary & Roxana Sloan
S/S of SW 234th Street and W/O SW
207th Avenue
NUV of Lot Area Requirements
(1.25 Ac.)

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Gary & Roxana Sloan

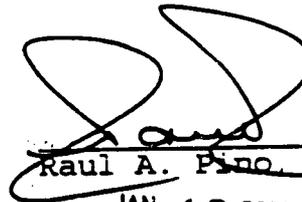
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9912	SW 232 St. e/o Krome Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JAN. 16 2003

Date

**PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS**

CHECKED BY _____ AMOUNT OF FEE \$

RECEIPT #

DATE HEARD: 01/28/03

BY CZAB # 14

RECEIVED
FEB 21 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

DATE RECEIVED STAMP

.....
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z02-285 (03-1-CZ 14-4)

Filed in the name of (Applicant) Gary & Roxana Sloan

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S property: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning

hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language).

1. The Community Zoning Appeals Board-14 decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan
2. The CZAB - 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138.

APPELLANT MUST SIGN THIS PAGE

Date: 21st day of February, year: 2003

Signed *Diane O'Quinn Williams*

Diane O'Quinn Williams
Print Name

111 N.W. First Street, Miami, FL 33128
Mailing Address

305-375-2840 305-375-2795
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

RESOLUTION NO. CZAB14-5-03

WHEREAS, GARY & ROXANA SLOAN applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the Alternative Site Development Option, was offered by Samuel L. Ballinger, seconded by Charlie McGarey, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
Wilbur B. Bell		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the requested application be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 03-1-CZ144

ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Gary & Roxana Sloan

South side of SW 234 ST and lying
approximately 1,064' west of SW
207 AVE, Miami-Dade County, Fl

APPLICANT

ADDRESS

01/22/2004

02-285

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of April 2, 2003

MEMORANDUM

BCC #02-285

T.O: Diane O'Quinn Williams, Director
ATTN: Department of Planning and Zoning
Franklin Gutierrez, Agenda Coordinator

DATE: December 26, 2003

SUBJECT: Enforcement Histories
For Board of County
Commissioners. Zoning
Meeting on
January 22, 2004

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

Received by
Zoning Agenda Coordinator
DEC 31 2003

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for six locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2363 Gary & Roxana Sloan; Hearing # **02-285**
Location: South side of SW 234 St. & west of SW 207 Av.
- Grid 2363 Jorge & Nancey Hernandez; Hearing # **02-286**
Location: South side of SW 234 St. & east of SW 209 Pl.
- Grids 1507 1571 Kendall Properties & Investments; Hearing # **02-373**
1615 1652 Location: East of SW 187 Av., between SW 36 St. & SW 72 St.
1693
- Grid 2611 Emily Development, LLC, F/K/A/ Oscar & Maria Villegas;
Hearing # **03-78**
Location: The southeast corner of SW 192 Av. & SW 316 St.
- Grids 1143 1144 Lightspeed at Beacon Tradeport, LLC, et al.; Hearing # **01-397**
1203 1204 Location: Between NW 12 to 25 St. & NW 111 to 117 Av.
- Grid 1585 Columbia Lagrange Hospital, Inc., et al.; Hearing # **02-325**
Location: Between the HEFT & SW 119 Ct., south of Bird Dr.

There are six attachments which represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar year 2002 and January through November of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on December 22, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

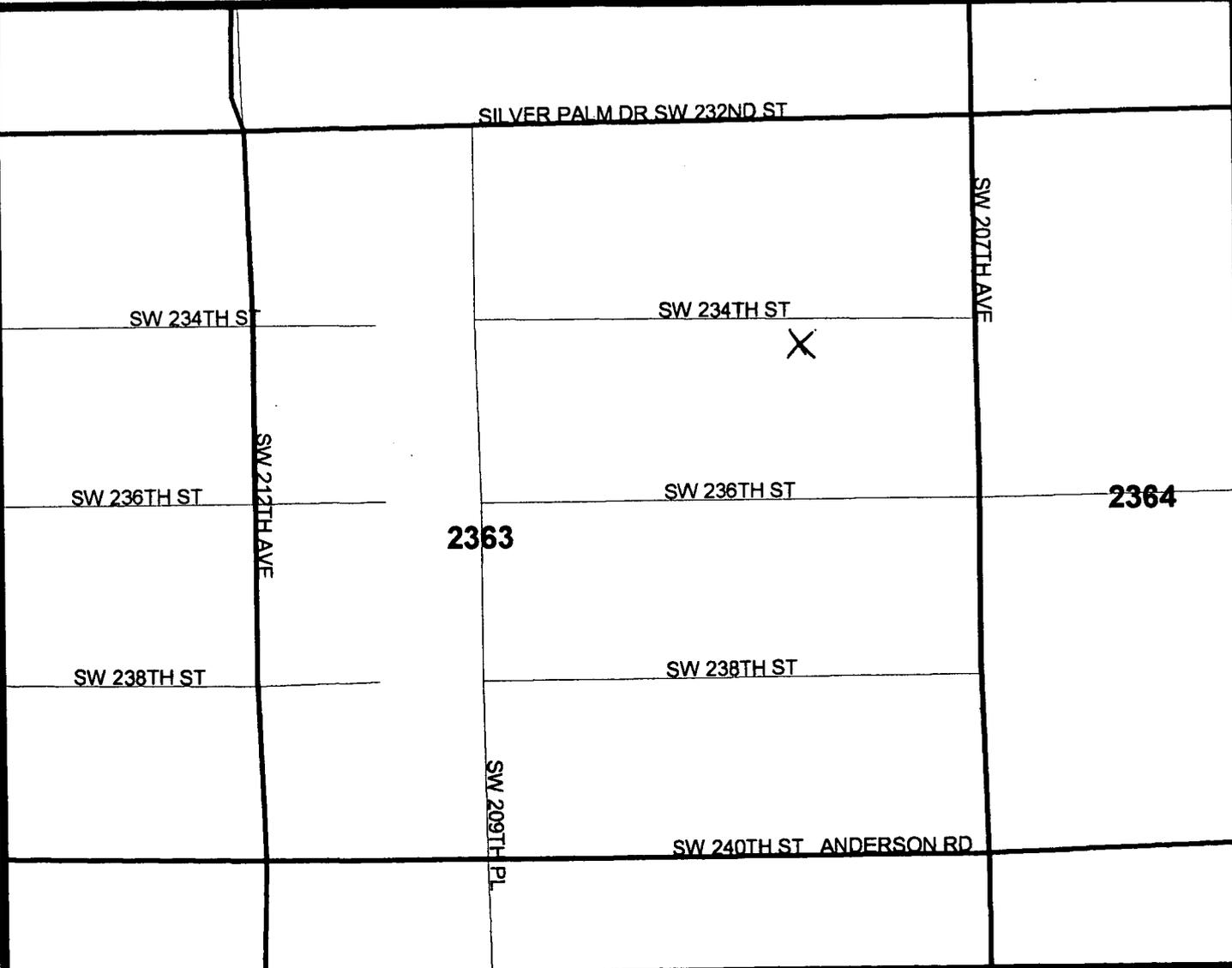
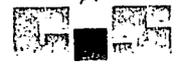
Grid Numbers	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Nov)	2002	2003 (Jan-Nov)
2363	02-285	57	50	3	4
2363	02-286	57	50	3	4
1507 1571 1615 1652 1693	02-373	0	0	0	1
2611	03-78	208	166	14	14
1143 1144 1203 1204	01-397	992	798	886	813
1585	02-325	923	823	76	68

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par
Attachments (6)



Miami-Dade Police Department
Target Area - Police Grid(s): 2363
Gary & Roxana Sloan; Hearing # 02-285



Police Grids Boundaries
 Boundary

MDPD Crime Analysis System
 December 23, 2003
 Data in this document represents
 successfully geocoded attributes.



23

Miami-Dade Police Department Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	3
	28	VANDALISM	1
	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
44	ATTEMPTED SUICIDE	1	
54	FRAUD	1	
Total Signals for Grid 2363 :			57
Total Reported: 31			Total Not Reported: 26

Total for All Grids : 57

Miami-Dade Police Department Summarized Grid Information By Signal For 1/1/03 Thru 2003-11-30



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-12-01") and (Dis.Grid in ("2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	5
	15	MEET AN OFFICER	16
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	3
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	1
	25	BURGLAR ALARM RINGING	4
	26	BURGLARY	2
	32	ASSAULT	1
	33	SEX OFFENSE	1
	34	DISTURBANCE	4
	39	PRISONER	1
	41	SICK OR INJURED PERSON	1
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1
52	NARCOTICS INVESTIGATION	1	
Total Signals for Grid 2363 :		50	
Total Reported: 31		Total Not Reported: 19	

Total for All Grids : 50



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o A
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2363

PART I Crimes	Total Crimes
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1

26



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2363

PART II Crimes	Total Crimes
260B - FRAUD CREDIT CARD/ATM	1

Grand Total: 3

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2363")) and OI.Reporting_Agency_Code = "030"



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o A
Reporting Agency: MDPD
From 1/1/03 Thru 12/1/03
YEAR: 2003

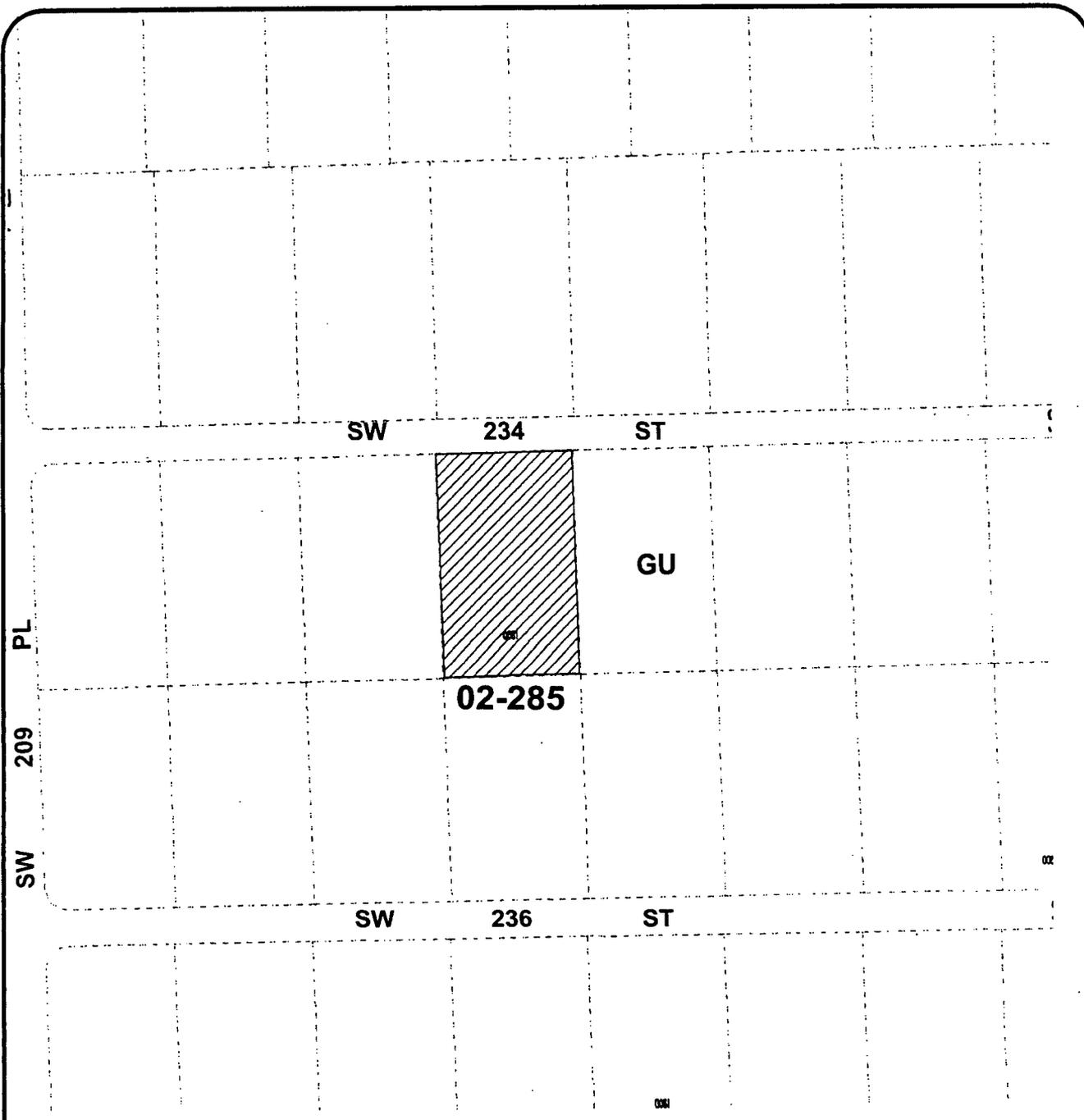
Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2363

PART I Crimes	Total Crimes
2200 - BURGLARY	2
230G - SHOPLIFTING ALL OTHERS	1
2400 - MOTOR VEHICLE THEFT	1
Grand Total:	4

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-12-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2363")) and OI.Reporting_Agency_Code = "030"



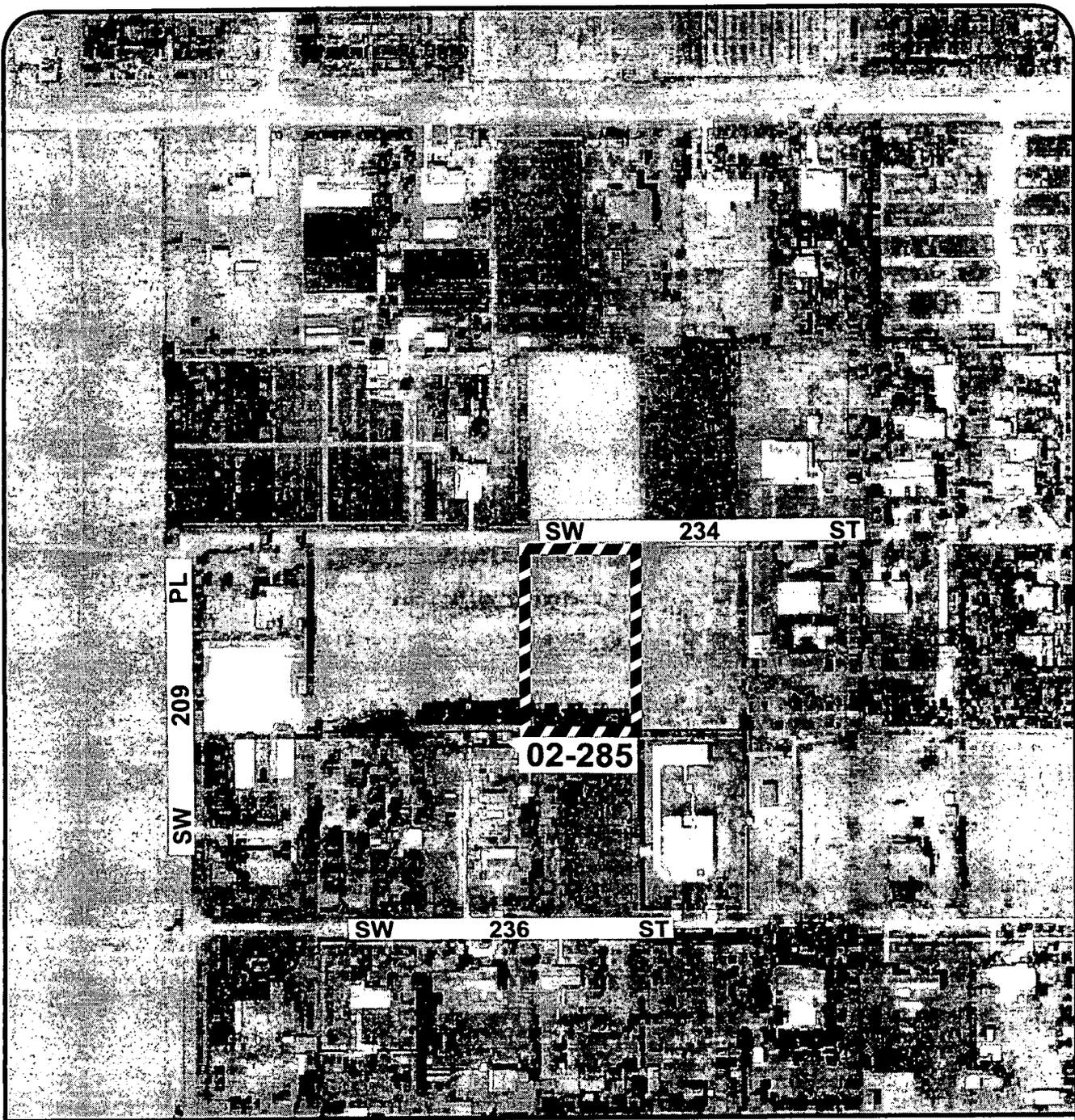
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 21 Township: 56 Range: 38
 Process Number: 0200285
 Applicant: GARY & ROXANA SLOAN
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 21 Township: 56 Range: 38
Process Number: 02000285
Applicant: GARY & ROXANA SLOAN
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS



A. GARY & ROXANA SLOAN
(Applicant)

03-1-CZ14-4 (02-285)
BCC/District 9
Hearing Date: 11/6/03

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>
				NONE

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.

CLERK OF BOARD

002

DATE: April 24, 2003

#Z-

APPLICANT: 1. Gary & Roxana Sloan -
(03-1-CZ14-4/02-285)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales				X
Moss	m	X		
Rolle		X		
Seijas				X
Sorenson	s	X		
Sosa		X		
Souto				X
Chair Carey-Shuler		X		
TOTAL		8	0	5

001

CLERK OF BOARD

DATE: 6/19/2003

#Z-

APPLICANT: B. GARY & ROXANA SLOAN
(03-1-CZ14-4/02-285)

MOTION: DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

07/30/03 WED 12:08 FAX 305 375 2484

DATE: 7/24/03 #Z- --

APPLICANT: A. GARY & ROXANA SLOAN
(03-1CZ14-4/02-285)

MOTION: DEFERRED TO 11/6/03

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman				X
Martinez	S	X		
Morales		X		
Moss	M	X		
Rolle		X		
Seijas		X		
Sorenson				X
Sosa				X
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Gary & Roxana Sloan

PH: Z02-285 (03-1-CZ14-4)

SECTION: 21-56-38

DATE: November 6, 2003

COMMISSION DISTRICT: 9

ITEM NO.: A

=====

A. INTRODUCTION

o **REQUEST:**

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance [Ordinance #02-138]).

o **SUMMARY OF REQUEST:**

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU district.

o **LOCATION:**

The south side of S.W. 234 Street and approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.35 gross acres.

o **IMPACT:**

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant	Agriculture
<u>Surrounding Properties:</u>	
NORTH: GU; vacant	Agriculture
SOUTH: GU; single family residence	Agriculture
EAST: GU; vacant	Agriculture
WEST: GU; vacant	Agriculture

The subject parcel is located on the south side of SW 234 Street, west of SW 207 Avenue. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acre in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. **PERTINENT REQUIREMENTS/STANDARDS:**

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

- the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district

regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:
 - ninety percent (90%) of the lot area required by the underlying district regulations; or
 - the average area of the developed lots in the immediate vicinity within the same zoning district; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area. This application was deferred from the June 19, 2003 and July 24, 2003 meetings upon the request of the Director of the Department of Planning and Zoning. The Department conducted a study of the Bonanza Ranch area and an ownership map was prepared for same. This area is designated in the CDMP for Agricultural use which requires lots to contain a minimum lot area of 5 acres gross. A tentative plat dated April 1973 was found for Bonanza Ranch Estates. An ordinance has been prepared and is pending before the Board of County Commissioners that will grandfather lots within this subdivision.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 1,064' west of SW 207 Avenue in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning

hearing records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. However, no records were found to affirm same. Staff notes that property appraiser folio records show that parcels on three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records since neither of the 4 sides of the subject property are legal building sites. As such, this application is **inconsistent** with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with the current standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Notwithstanding the aforementioned, staff recommends deferral of this application pending the outcome of the aforementioned pending ordinance.

I. **RECOMMENDATION:** Deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 12/30/02
DATE TYPED: 01/15/03
DATE REVISED: 03/26/03; 04/11/03; 05/21/03; 06/10/03; 06/23/03; 10/07/03
DATE FINALIZED: 10/08/03
DO'QW:AJT:MTF:JDR

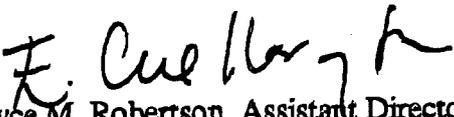


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 23, 2003

SUBJECT: C-14 #Z2002000285-Revised
Gary & Roxana Sloan
S/S of SW 234th Street and W/O SW
207th Avenue
NUV of Lot Area Requirements
(1.25 Ac.)

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Gary & Roxana Sloan

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9912	SW 232 St. e/o Krome Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JAN. 16 2003

Date

**PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS**

CHECKED BY _____ AMOUNT OF FEE \$

RECEIPT #

DATE HEARD: 01/28/03

BY CZAB # 14

RECEIVED
FEB 21 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____ *[Signature]*

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z02-285 (03-1-CZ 14-4)

Filed in the name of (Applicant) Gary & Roxana Sloan

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S property: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning

hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language).

1. The Community Zoning Appeals Board-14 decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan
2. The CZAB - 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138.

APPELLANT MUST SIGN THIS PAGE

Date: 21st day of February, year: 2003

Signed *Diane O'Quinn Williams*

Diane O'Quinn Williams
Print Name

111 N.W. First Street, Miami, FL 33128
Mailing Address

305-375-2840 305-375-2795
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

RESOLUTION NO. CZAB14-5-03

WHEREAS, GARY & ROXANA SLOAN applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the Alternative Site Development Option, was offered by Samuel L. Ballinger, seconded by Charlie McGarey, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
Wilbur B. Bell		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the requested application be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 03-1-CZ14-4
ej

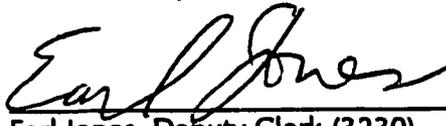
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

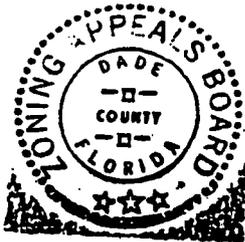
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-5-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Gary & Roxana Sloan

South side of SW 234 ST and lying
approximately 1, 064' west of SW
207 AVE, Miami-Dade County, Fl

APPLICANT

ADDRESS

11/6/2003

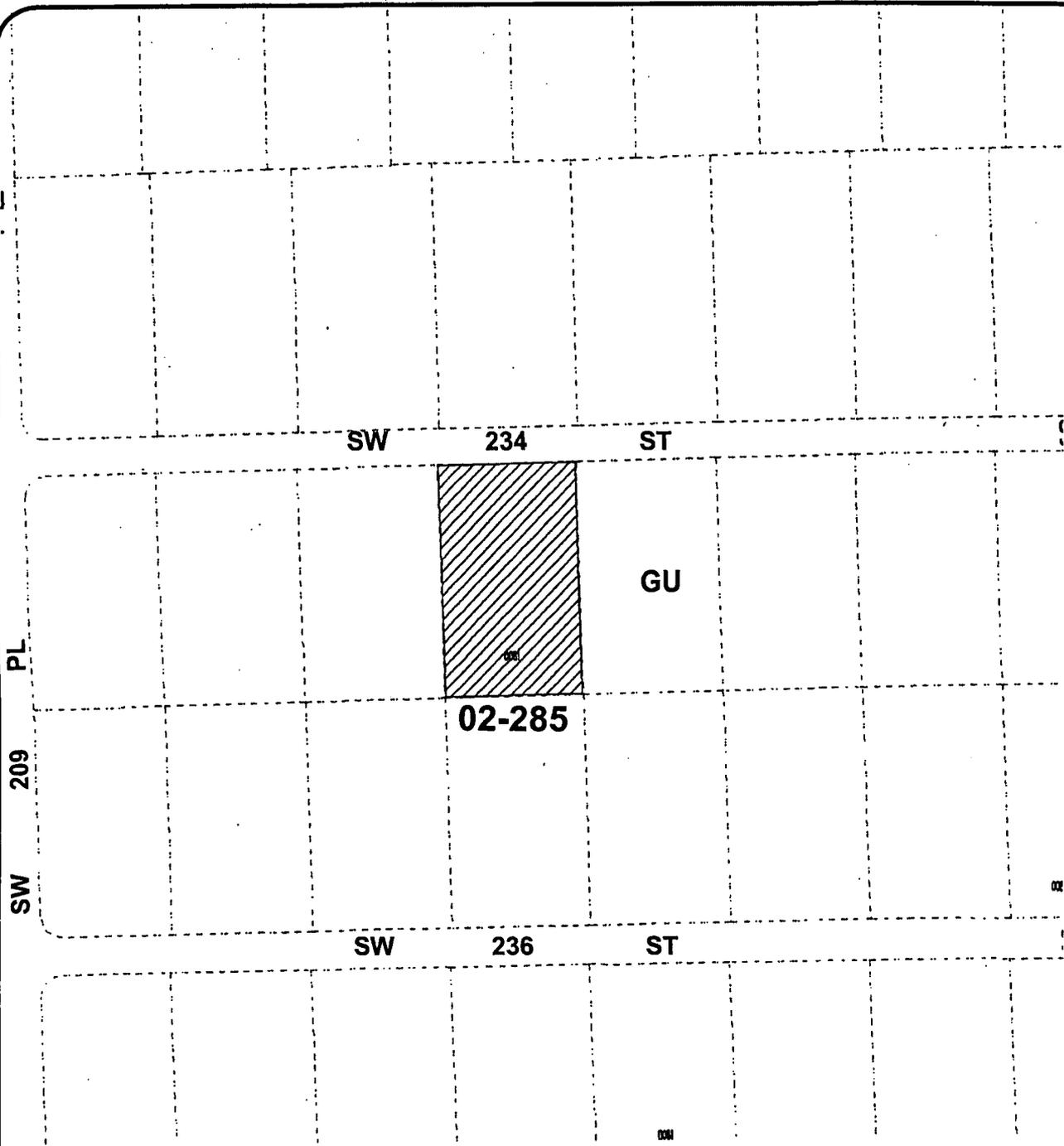
02-285

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



**MIAMI-DADE COUNTY
HEARING MAP**

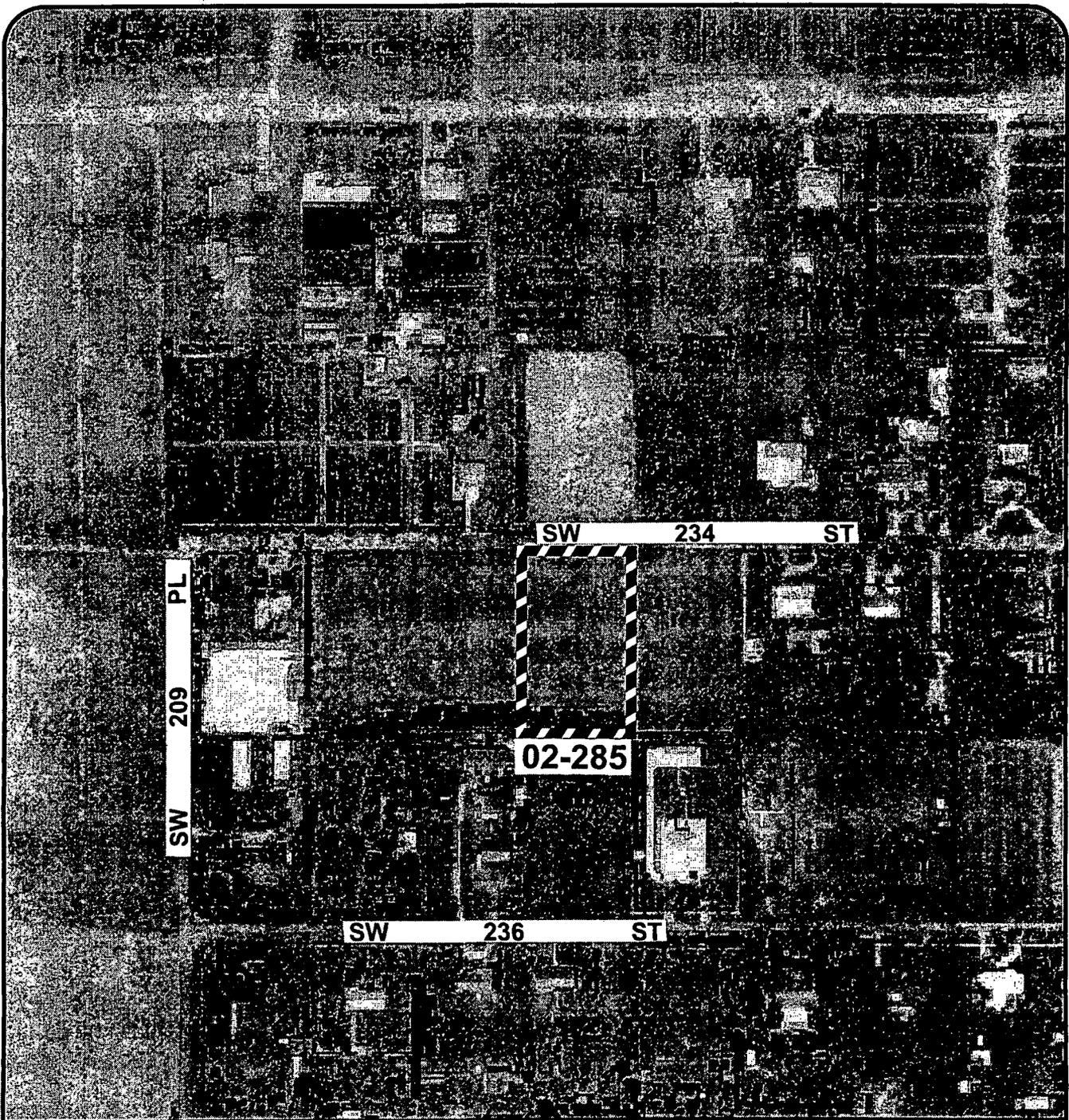
**Section: 21 Township: 56 Range: 38
 Process Number: 02000285
 Applicant: GARY & ROXANA SLOAN
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200**



 **SUBJECT PROPERTY**

21





**MIAMI-DADE COUNTY
AERIAL**

**Section: 21 Township: 56 Range: 38
Process Number: 02000285
Applicant: GARY & ROXANA SLOAN
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS**



A. GARY & ROXANA SLOAN
(Applicant)

03-1-CZ14-4 (02-285)
BCC/District 9
Hearing Date: 7/24/03

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>
-------------	------------------	----------------	--------------	-----------------

NONE

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.

CLERK OF BOARD

002

DATE: April 24, 2003

#Z-

APPLICANT: 1. Gary & Roxana Sloan -
(03-1-CZ14-4/02-285)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales				X
Moss	m	X		
Rolle		X		
Seijas				X
Sorenson	s	X		
Sosa		X		
Souto				X
Chair Carey-Shuler		X		
TOTAL		8	0	5

001

CLERK OF BOARD

DATE: 6/19/2003

#Z-

APPLICANT: B. GARY & ROXANA SLOAN
(03-1-CZ14-4/02-285)

MOTION: DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		8	0	5

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Gary & Roxana Sloan

PH: Z02-285 (03-1-CZ14-4)

SECTION: 21-56-38

DATE: July 24, 2003

COMMISSION DISTRICT: 9

ITEM NO.: A

=====

A. INTRODUCTION

o **REQUEST:**

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance [Ordinance #02-138]).

o **SUMMARY OF REQUEST:**

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU district.

o **LOCATION:**

The south side of S.W. 234 Street and approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.35 gross acres.

o **IMPACT:**

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for agriculture.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page 1-47).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant	Agriculture
<u>Surrounding Properties:</u>	
NORTH: GU; vacant	Agriculture
SOUTH: GU; single family residence	Agriculture
EAST: GU; vacant	Agriculture
WEST: GU; vacant	Agriculture

The subject parcel is located on the south side of SW 234 Street, west of SW 207 Avenue. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acre in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

- the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district

regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:
 - ninety percent (90%) of the lot area required by the underlying district regulations; or
 - the average area of the developed lots in the immediate vicinity within the same zoning district; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area. This application was deferred from the June 19, 2003 meeting upon the request of the Director of the Department of Planning and Zoning.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 1,064' west of SW 207 Avenue in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearing records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. However, no records were found to affirm same. Staff notes that property appraiser folio records show that parcels on three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records since neither of the 4 sides of the subject property are legal building sites. As such, this application is

inconsistent with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with the current standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly, staff recommends approval of the appeal and denial without prejudice of this application or deferral pending direction by the Board of County Commissioners on how to address the existing ownership pattern in this area.

I. RECOMMENDATION:

Approval of the appeal and denial without prejudice of this application or deferral.

J. CONDITIONS: None.

DATE INSPECTED: 12/30/02
DATE TYPED: 01/15/03
DATE REVISED: 03/26/03; 04/11/03; 05/21/03; 06/10/03; 06/23/03
DATE FINALIZED: 06/23/03
DO'QW:AJT:MTF:REM:JDR



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



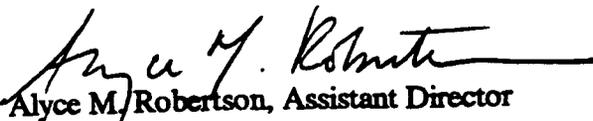
MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: November 14, 2002

SUBJECT: C-14 #Z2002000285
Gary & Roxana Sloan
S/S of SW 234th Street and W/O SW
207th Avenue
NUV of Lot Area Requirements
(1.25 Ac.)

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED

10 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
PLANNING & ZONING

12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Gary & Roxana Sloan

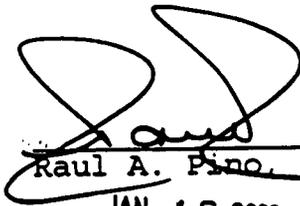
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9912	SW 232 St. e/o Krome Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.
JAN. 16 2003

Date

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE \$

RECEIPT #

DATE HEARD: 01/28/03

BY CZAB # 14

RECEIVED
FEB 21 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z02-285 (03-1-CZ 14-4)

Filed in the name of (Applicant) Gary & Roxana Sloan

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S property: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning

hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language).

1. The Community Zoning Appeals Board-14 decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan
2. The CZAB - 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138.

APPELLANT MUST SIGN THIS PAGE

Date: 21st day of February, year: 2003

Signed *Diane O'Quinn Williams*

Diane O'Quinn Williams
Print Name

111 N.W. First Street, Miami, FL 33128
Mailing Address

305-375-2840 305-375-2795
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

RESOLUTION NO. CZAB14-5-03

WHEREAS, GARY & ROXANA SLOAN applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the Alternative Site Development Option, was offered by Samuel L. Ballinger, seconded by Charlie McGarey, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
	Wilbur B. Bell	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the requested application be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 03-1-CZ14-4
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

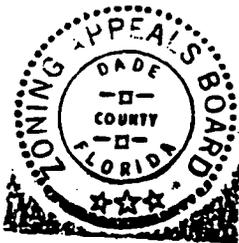
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-5-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Gary & Roxana Sloan

APPLICANT

South side of SW 234 ST and lying
approximately 1,064' west of SW
207 AVE, Miami-Dade County, Fl

ADDRESS

07/24/2003

DATE

02-285

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



April 2, 2003

ENFORCEMENT HISTORY

APPLICANT: Gary & Roxana Sloan

ADDRESS: 1.25 acres on the south side of SW 234 Street & 1427 feet west of SW 207 Avenue. Folio no. 30-6821-000-0760

HEARING NUMBER: 02-285

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

No change in status. Updated on 6/4/03

R.A.R. 6/4/03

Prepared by: Roberto A. Rodriguez
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902



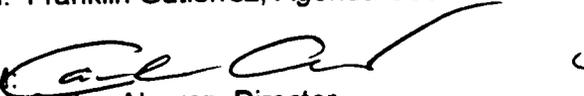
MEMORANDUM

02-285

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: June 18, 2003

SUBJECT: Statistical Data for Police
Grids 0052, 1062, 1761,
2353, 2363

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

BCC

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for six areas. These areas are located in police grids 0052, 1062, 1071, 2353 and 2363. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 52 Philips Pearman, Trustee; Hearing (02-262).
Location: The southwest corner of NE 26 Avenue and NE 211 Terrace.
- Grid 1062 Funeral Services Acquisition; Hearing (02-319).
Location: Lying on the west side of theoretical NW 102 Avenue and south of NW 33 Street.
- Grid 1761 Lorena Marmol and Denise Catoira; Hearing (02-328).
Location: 1209 Sunset Drive.
- Grid 2353 Goulds, LLC, (02-236).
Location: Lying 150' east of SW 112 Avenue and on the south side of SW 224 Street.
- Grid 2363 Gary and Roxana Sloan; Hearing (02-285).
Location: The south side of SW 234 Street and lying approximately 1,064' west of SW 207 Avenue.
- Grid 2363 Jorge and Nancy Hernandez; Hearing (02-286).
Location: The south side of SW 234 Street and approximately 362' east of SW 209 Place.

Attachment 1 is a grid map of the areas with their selected grids highlighted. Data provided is for Calendar Year 2002 and January through May of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data was extracted from the Crime Information Warehouse, and includes police dispatch signals 13 through 55 (Attachment 2). Part I & II crime information was also extracted from the Crime Information Warehouse. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery,

aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson (Attachment 3).

A summary of the information requested is shown below:

Grid	Total Calls-For-Service		Total Part I & II Crimes	
	2002	2003 (Jan-May)	2002	2003 (Jan-May)
52	1529	571	81	31
1062	936	334	70	32
1761	898	381	61	27
2353	2009	806	212	77
2363	57	23	3	2

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/pa

Attachments (3)

1. Area Grid Map
2. Total CFS by Grid, 2002, 2003 (Jan-May)
3. Part I & II Crimes, 2002, 2003 (Jan-May)

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	38	SUSPICIOUS PERSON	5
	39	PRISONER	159
	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6
Total Signals for Grid 2353 : 2009			
Total Reported: 1195 Total Not Reported: 814			
2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	3
28	VANDALISM	1	

02-285
d
02-286

Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1082", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363.	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1
Total Signals for Grid 2363 :		57	
Total Reported: 31		Total Not Reported: 26	

Total for All Grids : 5429

25

Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	22	AUTO THEFT	16
	25	BURGLAR ALARM RINGING	25
	26	BURGLARY	22
	27	LARCENY	12
	28	VANDALISM	8
	32	ASSAULT	53
	33	SEX OFFENSE	1
	34	DISTURBANCE	71
	36	MISSING PERSON	6
	38	SUSPICIOUS PERSON	2
	39	PRISONER	56
	41	SICK OR INJURED PERSON	6
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	2
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	61
54	FRAUD	2	
Total Signals for Grid 2353 :			806
Total Reported:			506
Total Not Reported:			300
2363	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	8

02-285

02-286

Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363.	19	TRAFFIC STOP	1
	25	BURGLAR ALARM RINGING	3
	26	BURGLARY	1
	34	DISTURBANCE	3
	39	PRISONER	1
	48	EXPLOSION	1
	52	NARCOTICS INVESTIGATION	1
Total Signals for Grid 2363 :		23	
Total Reported: 12		Total Not Reported: 11	

Total for All Grids : 2115



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

02-236

Grid 2353	
110A - RAPE	2
110B - SODOMY	2
110C - FONDLING	1
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	26
2200 - BURGLARY	29
230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	5
Grid 2353 TOTAL	107 + 105 = 212

02-285
02-286

Grid 2363	
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
Grid 2363 TOTAL	2 + 1 = 3

Total Part I :	292
-----------------------	------------

28



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

02-285
9
02-286

Grid 2363	
260B - FRAUD CREDIT CARD/ATM	1
Grid 2363 TOTAL	1
Total PART II :	35

Grand Total: 427

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <= 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("0052", "1062", "1761", "2353", "2363")

29



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o A
For Specific Grids
From 2003-01-01 Thru 2003-05-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

110A - RAPE	1
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	6
230G - SHOPLIFTING ALL OTHERS	7
2400 - MOTOR VEHICLE THEFT	2
Grid 2353 TOTAL	34 + 43 = 77
<i>02-285</i> Grid 2363	
230G - SHOPLIFTING ALL OTHERS	1
<i>02-286</i> 2400 - MOTOR VEHICLE THEFT	1
Grid 2363 TOTAL	2 + 0 = 2
Total Part I :	116

30



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-05-31
YEAR: 2003

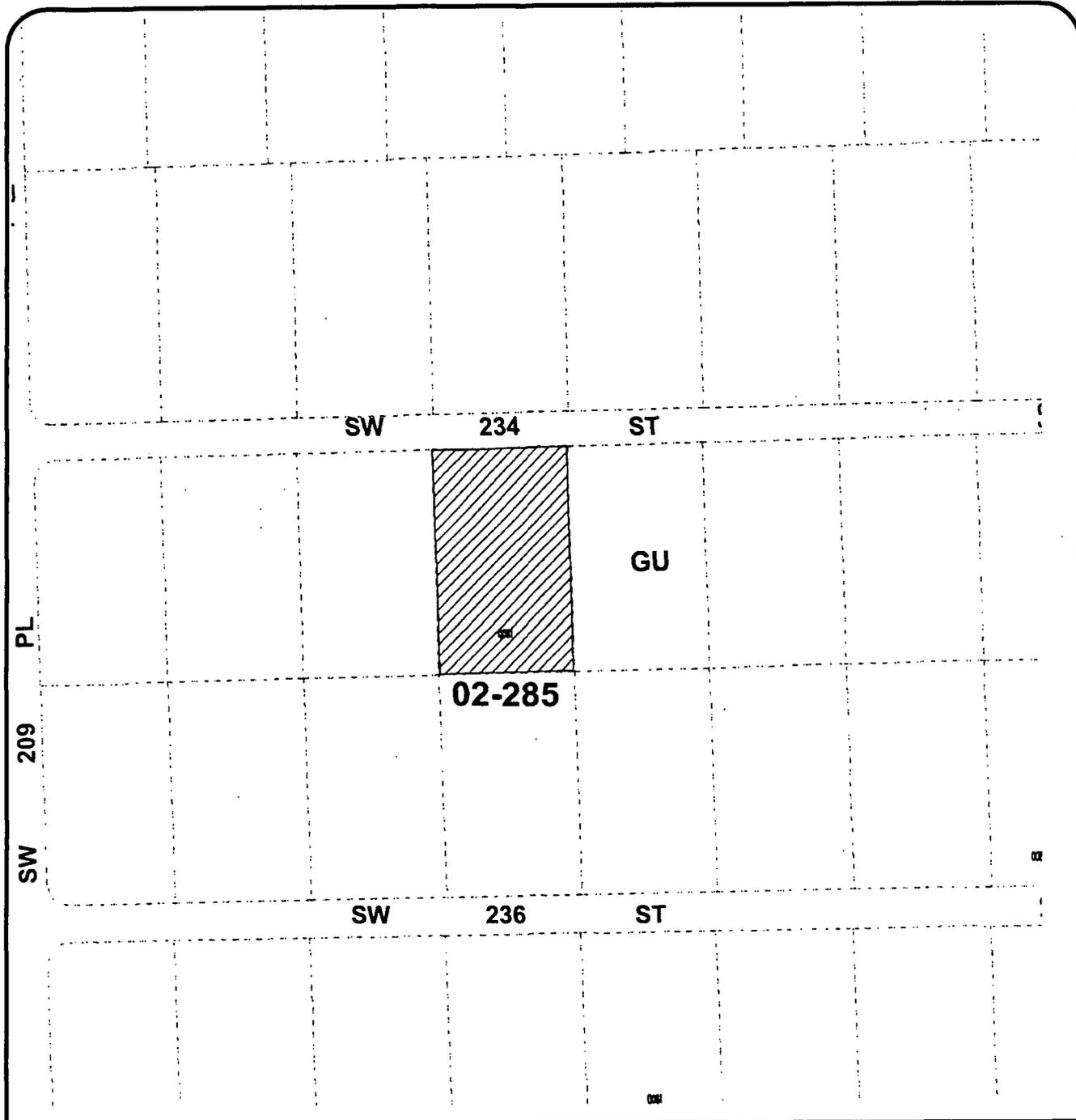
Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

Grand Total: 169

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-06-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("0052", "1062", "1761", "2353", "2363")

31



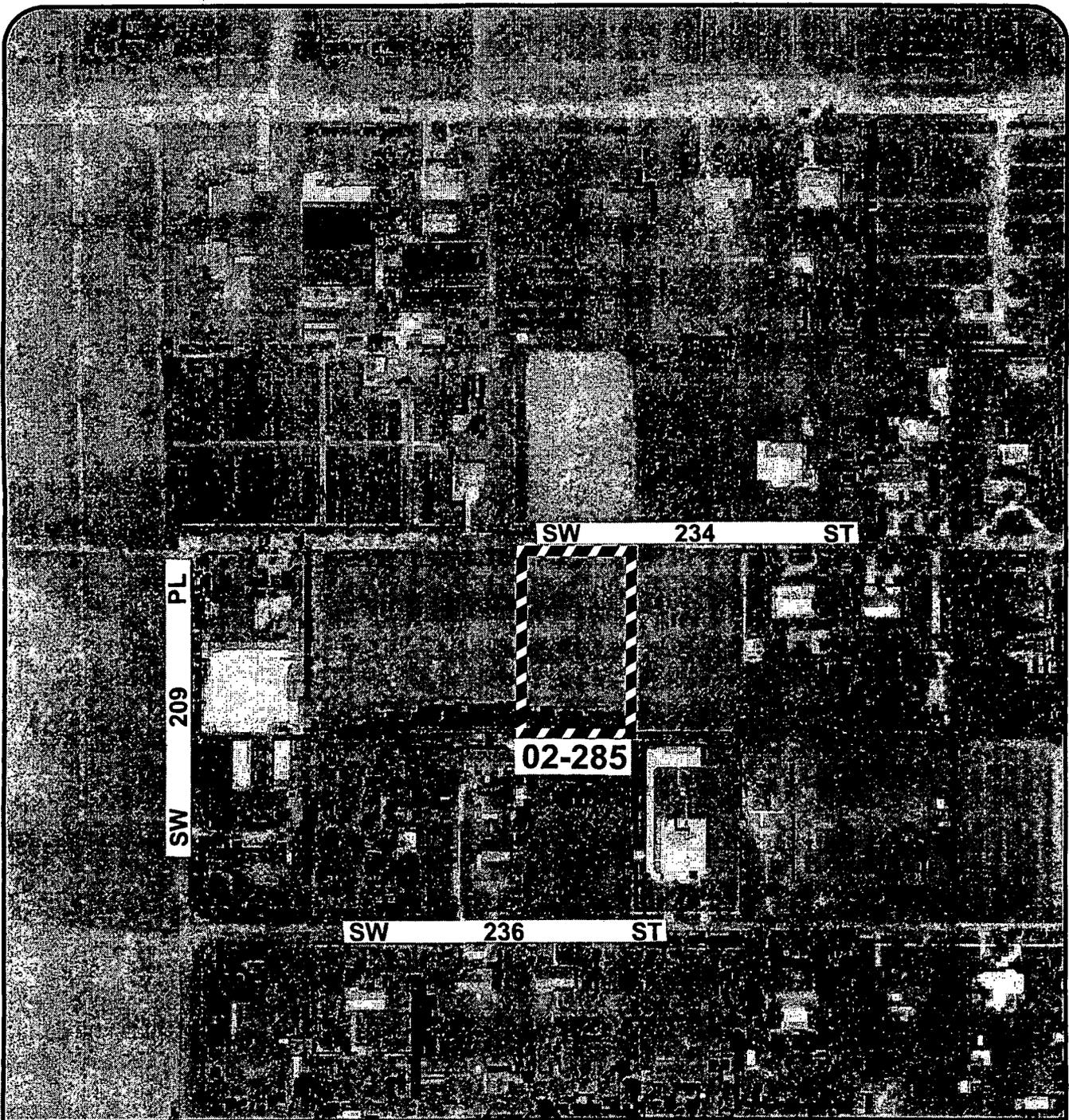
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 21 Township: 56 Range: 38
 Process Number: 02000285
 Applicant: GARY & ROXANA SLOAN
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200



 SUBJECT PROPERTY





**MIAMI-DADE COUNTY
AERIAL**

**Section: 21 Township: 56 Range: 38
Process Number: 02000285
Applicant: GARY & ROXANA SLOAN
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS**



B. GARY & ROXANA SLOAN
(Applicant)

03-1-CZ14-4 (02-285)
BCC/District 9
Hearing Date: 6/19/03

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>
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NONE

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.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Gary & Roxana Sloan

South side of SW 234 ST and lying
approximately 1,064' west of SW
207 AVE, Miami-Dade County, Fl

APPLICANT

ADDRESS

06/19/2003

02-285

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



April 2, 2003

ENFORCEMENT HISTORY

APPLICANT: Gary & Roxana Sloan

ADDRESS: 1.25 acres on the south side of SW 234 Street & 1427 feet west of SW 207 Avenue. Folio no. 30-6821-000-0760

HEARING NUMBER: 02-285

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

No change in status. Updated on 6/4/03

R.A.R. 6/4/03

Prepared by: Roberto A. Rodriguez
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902

CLERK OF BOARD

002

DATE: April 24, 2003

#Z-

APPLICANT: 1. Gary & Roxana Sloan -
(03-1-CZ14-4/02-285)

MOTION: Deferred to June 19, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				x
Diaz		x		
Ferguson				x
Heyman		x		
Martinez		x		
Morales				x
Moss	m	x		
Rolle		x		
Seijas				x
Sorenson	s	x		
Sosa		x		
Souto				x
Chair Carey-Shuler		x		
TOTAL		8	0	5

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Gary & Roxana Sloan

PH: Z02-285 (03-1-CZ14-4)

SECTION: 21-56-38

DATE: June 19, 2003

COMMISSION DISTRICT: 9

ITEM NO.: B

A. INTRODUCTION

o **REQUEST:**

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance [Ordinance #02-138]).

o **SUMMARY OF REQUEST:**

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU district.

o **LOCATION:**

The south side of S.W. 234 Street and approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.35 gross acres.

o **IMPACT:**

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture**.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant	Agriculture
<u>Surrounding Properties:</u>	
NORTH: GU; vacant	Agriculture
SOUTH: GU; single family residence	Agriculture
EAST: GU; vacant	Agriculture
WEST: GU; vacant	Agriculture

The subject parcel is located on the south side of SW 234 Street, west of SW 207 Avenue. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acre in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. **PERTINENT REQUIREMENTS/STANDARDS:**

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

- the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district

regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:
 - ninety percent (90%) of the lot area required by the underlying district regulations; or
 - the average area of the developed lots in the immediate vicinity within the same zoning district; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

This application was deferred from the April 24, 2003 meeting of the Board of County Commissioners to allow staff to conduct an ownership study of the Bonanza Ranch Estate area.

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 1,064' west of SW 207 Avenue in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearing records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. However, no records were found to affirm same. Staff notes that property appraiser folio records show that parcels on three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records since neither of the 4 sides of the subject property are legal building sites. As such, this application is **inconsistent** with the Master Plan in that the surrounding properties are not parcelized in a

similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with the current standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly, staff recommends approval of the appeal and denial without prejudice of this application or deferral pending direction by the Board of County Commissioners on how to address the existing ownership pattern in this area.

I. RECOMMENDATION:

Approval of the appeal and denial without prejudice of this application or deferral.

J. CONDITIONS: None.

DATE INSPECTED: 12/30/02
DATE TYPED: 01/15/03
DATE REVISED: 03/26/03; 04/11/03; 05/21/03; 06/10/03
DATE FINALIZED: 06/10/03
DO'QW:AJT:MTF:REM:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



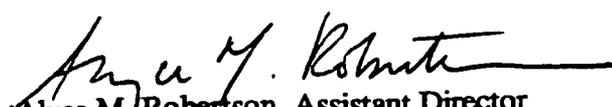
MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: November 14, 2002

SUBJECT: C-14 #Z2002000285
Gary & Roxana Sloan
S/S of SW 234th Street and W/O SW
207th Avenue
NUV of Lot Area Requirements
(1.25 Ac.)

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED

40 702

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Gary & Roxana Sloan

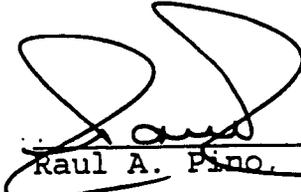
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9912	SW 232 St. e/o Krome Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.
JAN. 16 2003

Date

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE \$

RECEIPT #

DATE HEARD: 01/28/03

BY CZAB # 14

RECEIVED
FEB 21 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z02-285 (03-1-CZ 14-4)

Filed in the name of (Applicant) Gary & Roxana Sloan

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S property: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning

hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language).

1. The Community Zoning Appeals Board-14 decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan
2. The CZAB - 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138.

APPELLANT MUST SIGN THIS PAGE

Date: 21st day of February, year: 2003

Signed *Diane O'Quinn Williams*

Diane O'Quinn Williams
Print Name

111 N.W. First Street, Miami, FL 33128
Mailing Address

305-375-2840 305-375-2795
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

RESOLUTION NO. CZAB14-5-03

WHEREAS, GARY & ROXANA SLOAN applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the Alternative Site Development Option, was offered by Samuel L. Ballinger, seconded by Charlie McGarey, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
Wilbur B. Bell		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the requested application be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 03-1-CZ14-4
ej

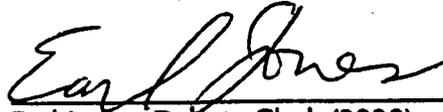
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

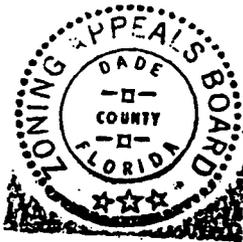
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-5-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

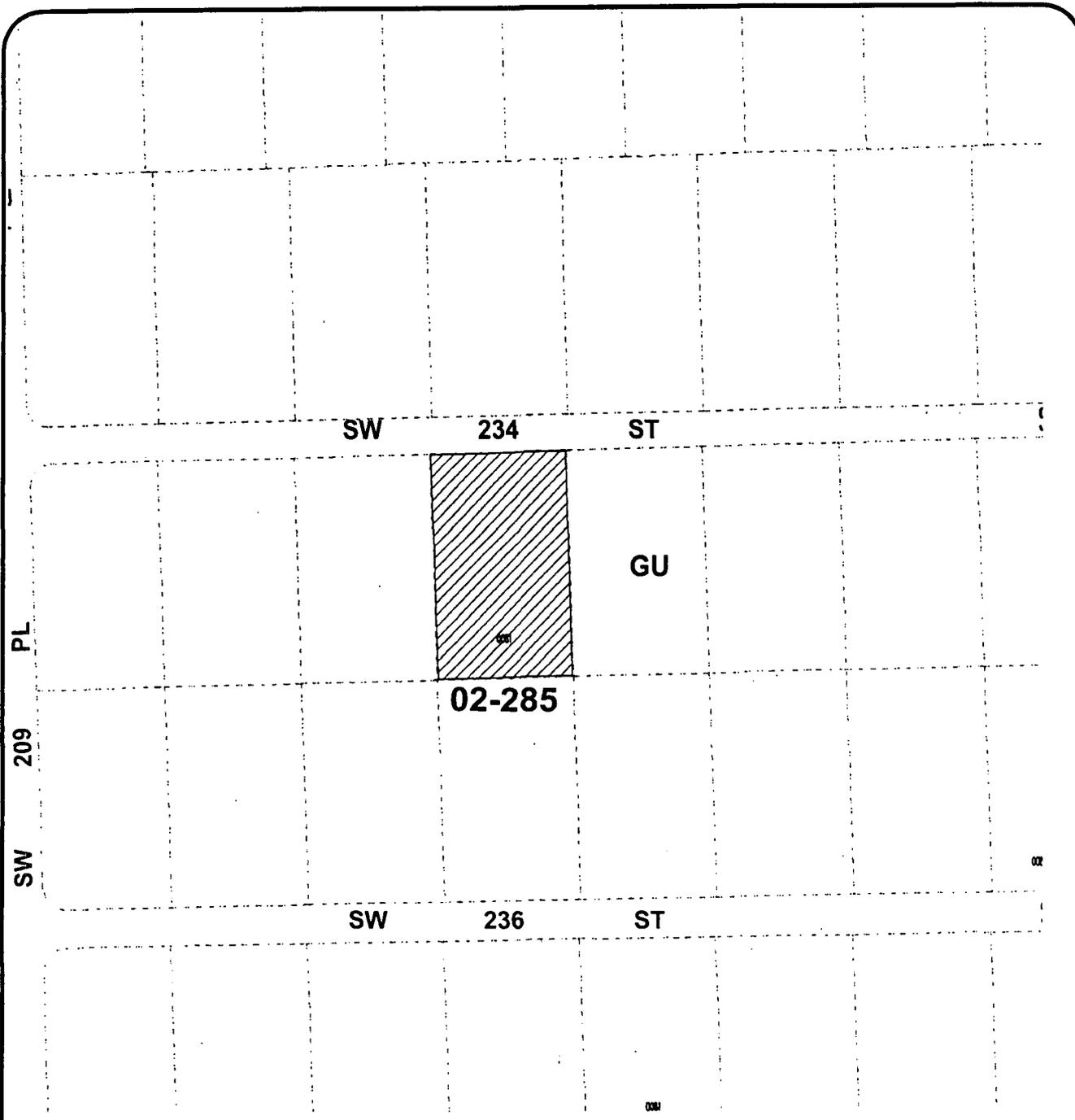
IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL





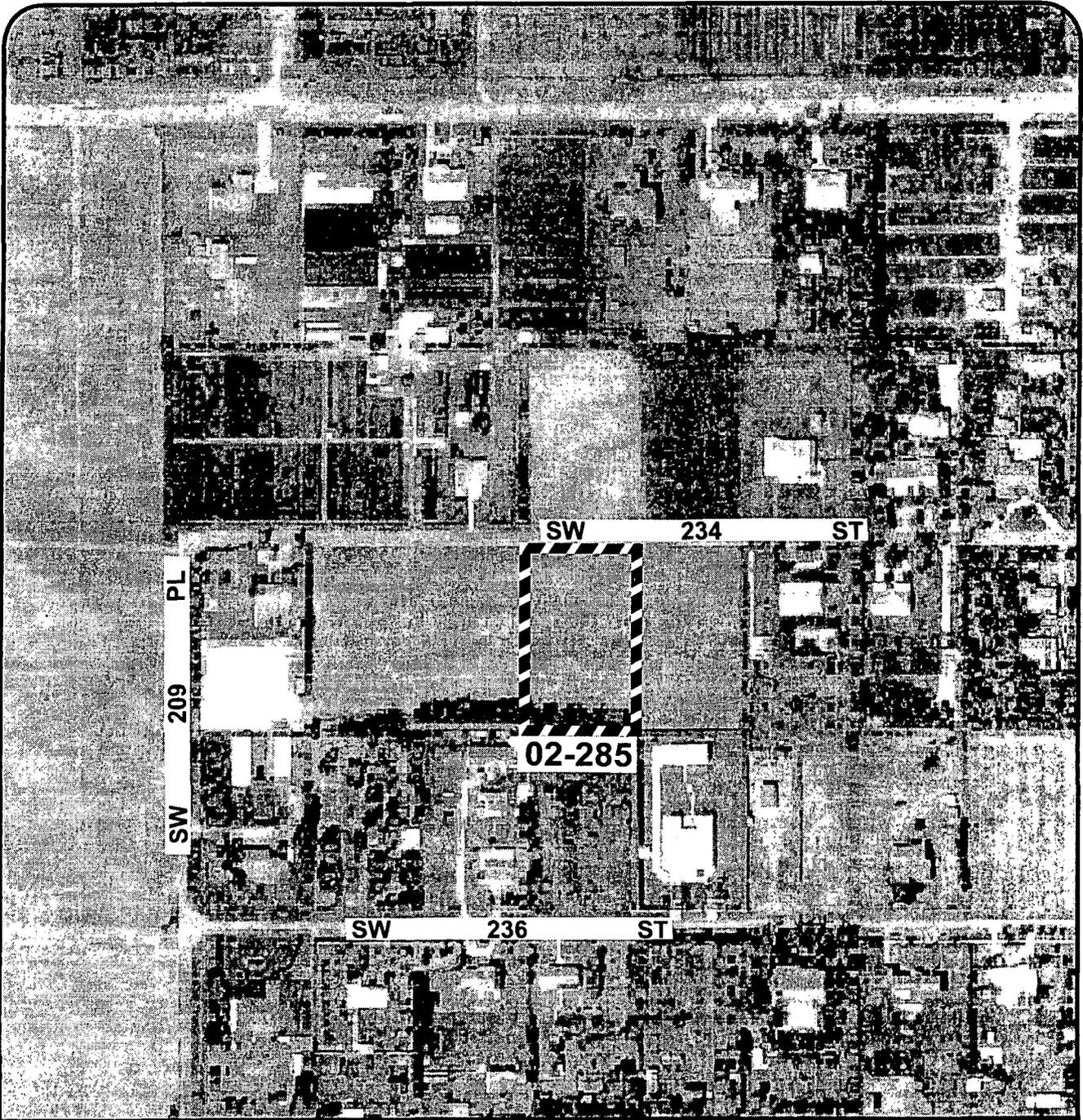
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 21 Township: 56 Range: 38
 Process Number: 02000285
 Applicant: GARY & ROXANA SLOAN
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 21 Township: 56 Range: 38
Process Number: 02000285
Applicant: GARY & ROXANA SLOAN
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS N



 SUBJECT PROPERTY



1. GARY & ROXANA SLOAN
(Applicant)

03-1-CZ14-4 (02-285)
BCC/District 9
Hearing Date: 4/24/03

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>
				NONE

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.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Gary & Roxana Sloan

South side of SW 234 ST and lying
approximately 1,064' west of SW
207 AVE, Miami-Dade County, Fl

APPLICANT

ADDRESS

04/24/2003

02-285

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of April 2, 2003



April 2, 2003

ENFORCEMENT HISTORY

APPLICANT: Gary & Roxana Sloan

ADDRESS: 1.25 acres on the south side of SW 234 Street & 1427 feet west of SW 207 Avenue. Folio no. 30-6821-000-0760

HEARING NUMBER: 02-285

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Roberto A. Rodriguez
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Gary & Roxana Sloan

PH: Z02-285 (03-1-CZ14-4)

SECTION: 21-56-38

DATE: April 24, 2003

COMMISSION DISTRICT: 9

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance [Ordinance #02-138]).

o **SUMMARY OF REQUEST:**

The Director is appealing the decision of the Community Zoning Appeals Board-14 which approved this application that will allow the applicants to construct a single-family residence on a lot with less lot area than required in the GU district.

o **LOCATION:**

The south side of S.W. 234 Street and approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.35 gross acres.

o **IMPACT:**

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture**.

2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant	Agriculture
<u>Surrounding Properties:</u>	
NORTH: GU; vacant	Agriculture
SOUTH: GU; single family residence	Agriculture
EAST: GU; vacant	Agriculture
WEST: GU; vacant	Agriculture

The subject parcel is located on the south side of SW 234 Street, west of SW 207 Avenue. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acre in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

- the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and
- the proposed alternative development will not result in the further subdivision of land; and
- the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and
- the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

- the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district

regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

- each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

the proposed lot area, frontage or depth is such that:

- the proposed alternative development will not result in the creation of more than three (3) lots; and
- the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and
- no lot area shall be less than the smaller of:
 - ninety percent (90%) of the lot area required by the underlying district regulations; or
 - the average area of the developed lots in the immediate vicinity within the same zoning district; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

The Director of the Department of Planning and Zoning is respectfully appealing the January 28, 2003 decision of the Community Zoning Appeals Board-14 which approved this application under §33-311(A)(14), the Alternative Site Development Option, by a vote of 6-0.

The subject property is located on the south side of SW 234 Street and approximately 1,064' west of SW 207 Avenue in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning hearing records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. However, no records were found to affirm same. Staff notes that property appraiser folio records show that parcels on three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records since neither of the four sides of the subject property are legal building sites. As such, this application is **inconsistent** with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as

established. This application does not comply with said standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly, staff recommends approval of the appeal and denial without prejudice of this application.

I. **RECOMMENDATION:**

Approval of the appeal and denial without prejudice of this application.

J. **CONDITIONS:** None.

DATE INSPECTED: 12/30/02
DATE TYPED: 01/15/03
DATE REVISED: 03/26/03; 04/11/03
DATE FINALIZED: 04/11/03
DO'QW:AJT:MTF:REM:JDR



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



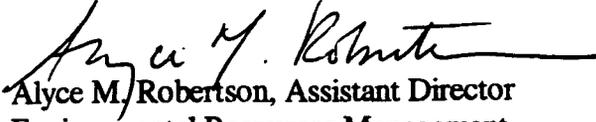
MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: November 14, 2002

SUBJECT: C-14 #Z2002000285
Gary & Roxana Sloan
S/S of SW 234th Street and W/O SW
207th Avenue
NUV of Lot Area Requirements
(1.25 Ac.)

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED

40 702

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
PLANNING & ZONING

12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Gary & Roxana Sloan

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9912	SW 232 St. e/o Krome Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JAN. 16 2003

Date

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE \$

RECEIPT #

DATE HEARD: 01/28/03

BY CZAB # 14

RECEIVED
FEB 21 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z02-285 (03-1-CZ 14-4)

Filed in the name of (Applicant) Gary & Roxana Sloan

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S property: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning

hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language).

1. The Community Zoning Appeals Board-14 decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan
2. The CZAB - 14's decision does not comply with the site development option standards adopted pursuant to Ordinance No. 02-138.

APPELLANT MUST SIGN THIS PAGE

Date: 21st day of February, year: 2003

Signed *Diane O'Quinn Williams*

Diane O'Quinn Williams

Print Name

111 N.W. First Street, Miami, FL 33128

Mailing Address

305-375-2840

Phone

305-375-2795

Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

RESOLUTION NO. CZAB14-5-03

WHEREAS, GARY & ROXANA SLOAN applied for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE 1/4 of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the determination of this Board that the application should be approved, and

WHEREAS, a motion to approve the application under §33-311(A)(14), the Alternative Site Development Option, was offered by Samuel L. Ballinger, seconded by Charlie McGarey, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
	Wilbur B. Bell	aye	

16

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the requested application be and the same are hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of January, 2003.

Hearing No. 03-1-CZ14-4
ej

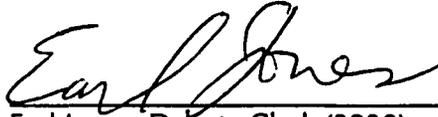
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

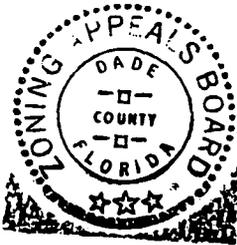
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-5-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of January, 2003.

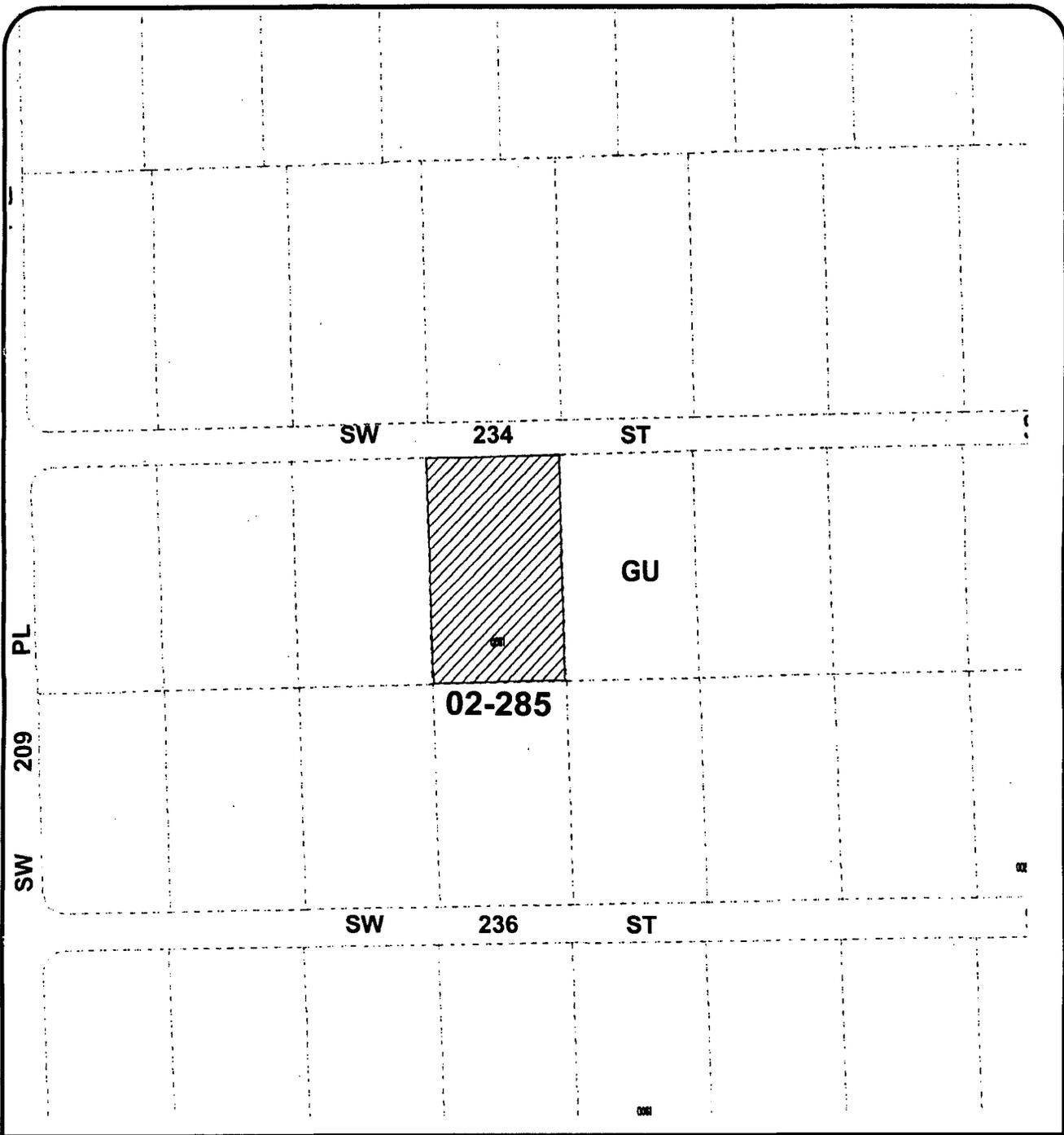
IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL





**MIAMI-DADE COUNTY
HEARING MAP**

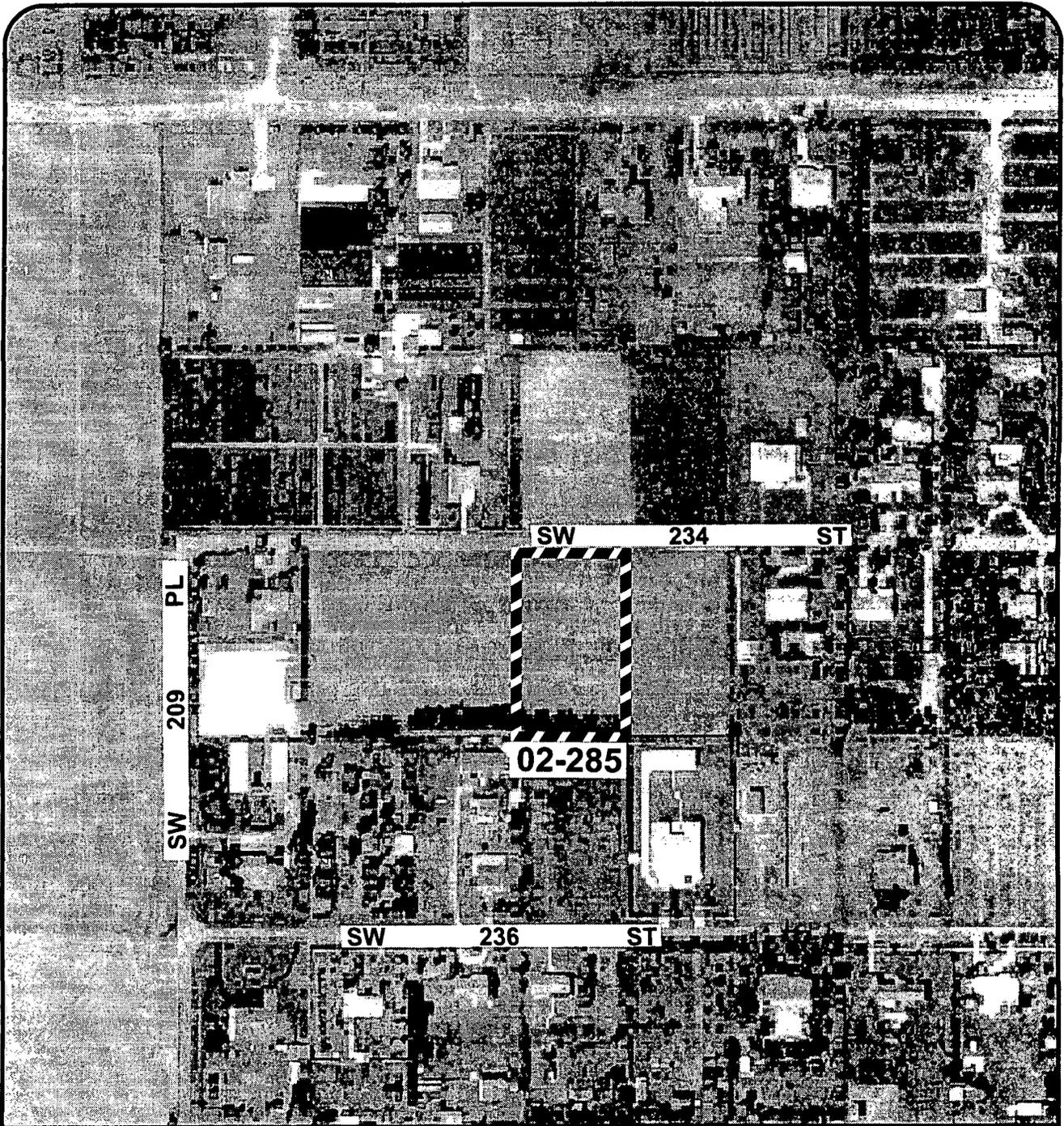
**Section: 21 Township: 56 Range: 38
 Process Number: 02000285
 Applicant: GARY & ROXANA SLOAN
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200**



 **SUBJECT PROPERTY**

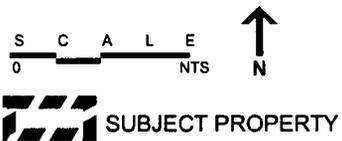


19



MIAMI-DADE COUNTY
AERIAL

Section: 21 Township: 56 Range: 38
Process Number: 02000285
Applicant: GARY & ROXANA SLOAN
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS



5. GARY & ROXANA SLOAN
(Applicant)

03-1-CZ14-4 (02-285)
Area 14/District 9
Hearing Date: 1/28/03

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>
				NONE

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.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Gary & Roxana Sloan

South side of SW 234 ST and lying
approximately 1, 064' west of SW
207 AVE, Miami-Dade County, Fl

APPLICANT

ADDRESS

01/28/2003

02-285

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of January 3, 2003

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Gary & Roxana Sloan

PH: Z02-285 (03-1-CZ14-4)

SECTION: 21-56-38

DATE: January 28, 2003

COMMISSION DISTRICT: 9

ITEM NO.: 5

A. INTRODUCTION

o **REQUEST:**

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance [Ordinance #02-138]).

o **SUMMARY OF REQUEST:**

The request will allow the applicants to construct a single-family residence on a lot with less lot area than required.

o **LOCATION:**

The south side of S.W. 234 Street and approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.35 gross acres.

o **IMPACT:**

The approval of this request will allow the applicants to construct a single family residence on this site. This application will have a minimal impact on public services.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture**.
2. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. (Land Use Element, page I-47).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant	Agriculture
<u>Surrounding Properties:</u>	
NORTH: GU; vacant	Agriculture
SOUTH: GU; single family residence	Agriculture
EAST: GU; vacant	Agriculture
WEST: GU; vacant	Agriculture

The subject parcel is located on the south side of SW 234 Street, east of SW 209 Place. This is an area of south Miami-Dade County commonly referred to as Bonanza Ranch Estates. Said development covers one square mile and consists of more than 400 parcels. Many of the lots are approximately one and a quarter acre in size and improved with residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Alternative Site Development Option for Single Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

if the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

- the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and
- the division of the parcel proposed for alternative development will not precipitate additional land division in the area.
- the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and
- the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with the agricultural designation; and
- sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

- will result in a significant diminution of the value of property in the immediate vicinity; or
- will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
- will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

The subject property is located on the south side of SW 234 Street and approximately 1,064' west of SW 207 Avenue in an area commonly referred to as Bonanza Ranch Estates. The applicants are seeking approval to permit a smaller sized lot than permitted in order to construct a single family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This property requires platting and the road dedications and improvements will be accomplished through same. This application will generate 2 p.m. daily peak hour vehicle trips. Said trips will not change the current acceptable levels of service (LOS) on the area roadways which are at LOS "C."

This application will allow the applicants to construct a single family residence on this substandard sized lot. The Master Plan designates this area for agriculture on the Land Use Plan (LUP) map. The Master Plan states that creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Staff has researched the AU and GU affidavit records and the zoning

hearing records of all the adjacent properties to confirm if said properties are legal building sites that were lawfully parcelized. However, no records were found to affirm same. Staff notes that property appraiser folio records show that parcels on three sides of the subject parcel appear to be parcelized in a manner similar to the subject lot size. However, the subject site does not meet the three sided rule per the zoning records. As such, this application is **inconsistent** with the Master Plan in that the surrounding properties are not parcelized in a similar manner on three or more sides. The new standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. This application does not comply with said standards in that the abutting parcels are not predominantly parcelized in a manner similar to the proposed alternative development on three or more sides of the parcel proposed for alternative development. Further, although this application could be considered under the alternative non-use variance standards, the applicants have not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship. Accordingly, staff recommends denial without prejudice of this application.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 12/30/02
DATE TYPED: 01/15/03
DATE REVISED:
DATE FINALIZED: 01/23/03
DO'QW:AJT:MTF:REM:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



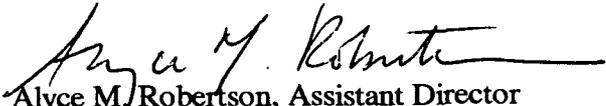
MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: November 14, 2002

SUBJECT: C-14 #Z2002000285
Gary & Roxana Sloan
S/S of SW 234th Street and W/O SW
207th Avenue
NUV of Lot Area Requirements
(1.25 Ac.)

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

Public water is not available to this site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. The applicant is advised that a minimum separation distance of 100 feet is required between any well and all septic tank and drainfields, all surface waters and any other source of contamination.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as means for disposal of the domestic liquid waste provided that the proposed development meets the sewage loading requirements of Section 24-13(3) of the Code. Based upon the available information, DERM staff has determined that the proposal would meet said requirements. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED

40 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Gary & Roxana Sloan

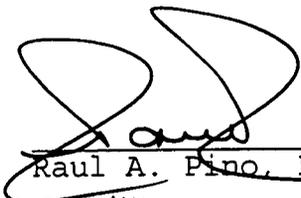
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

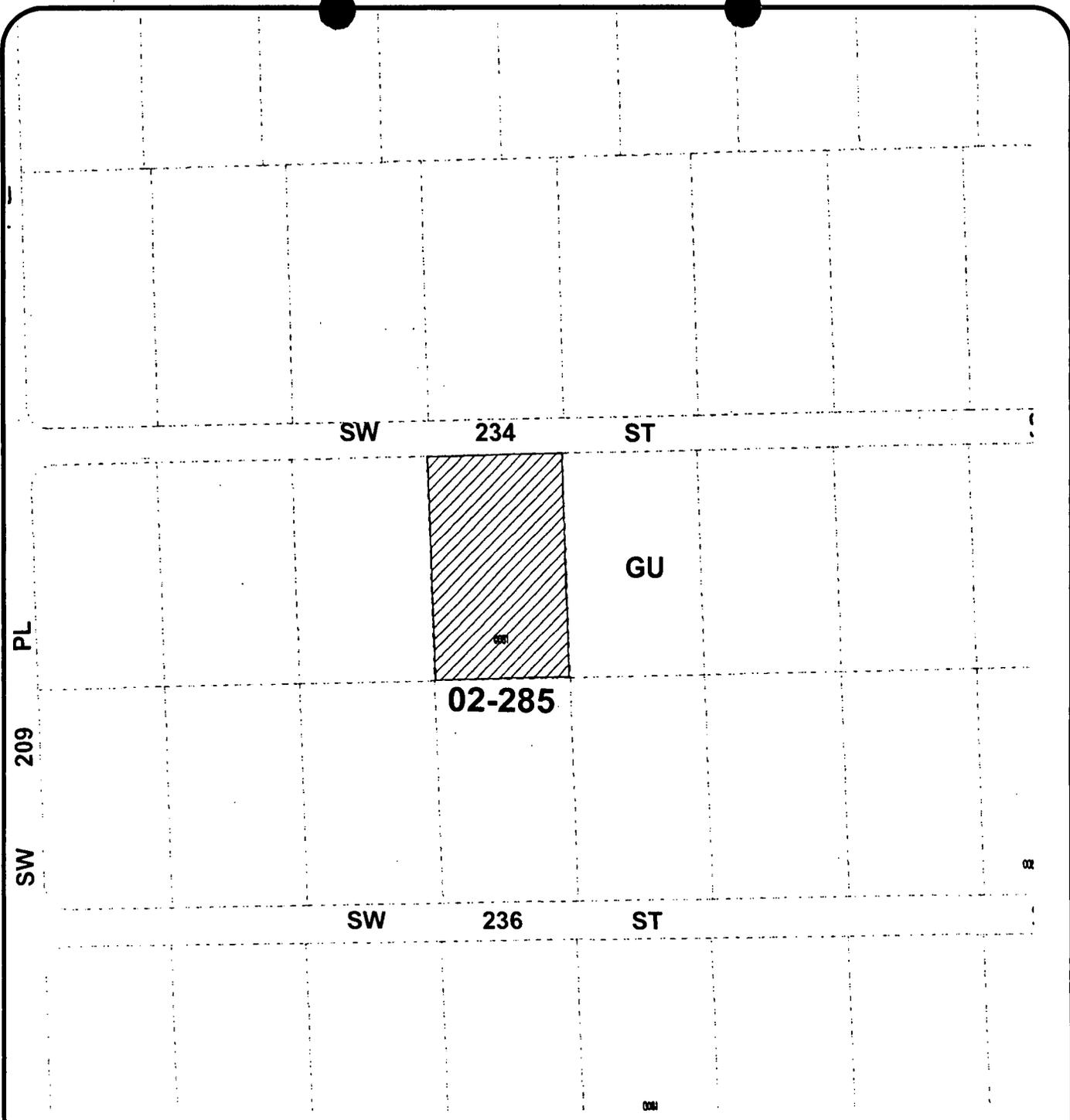
Sta. #		LOS present	LOS w/project
9912	SW 232 St. e/o Krome Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.
JAN. 16 2003

Date



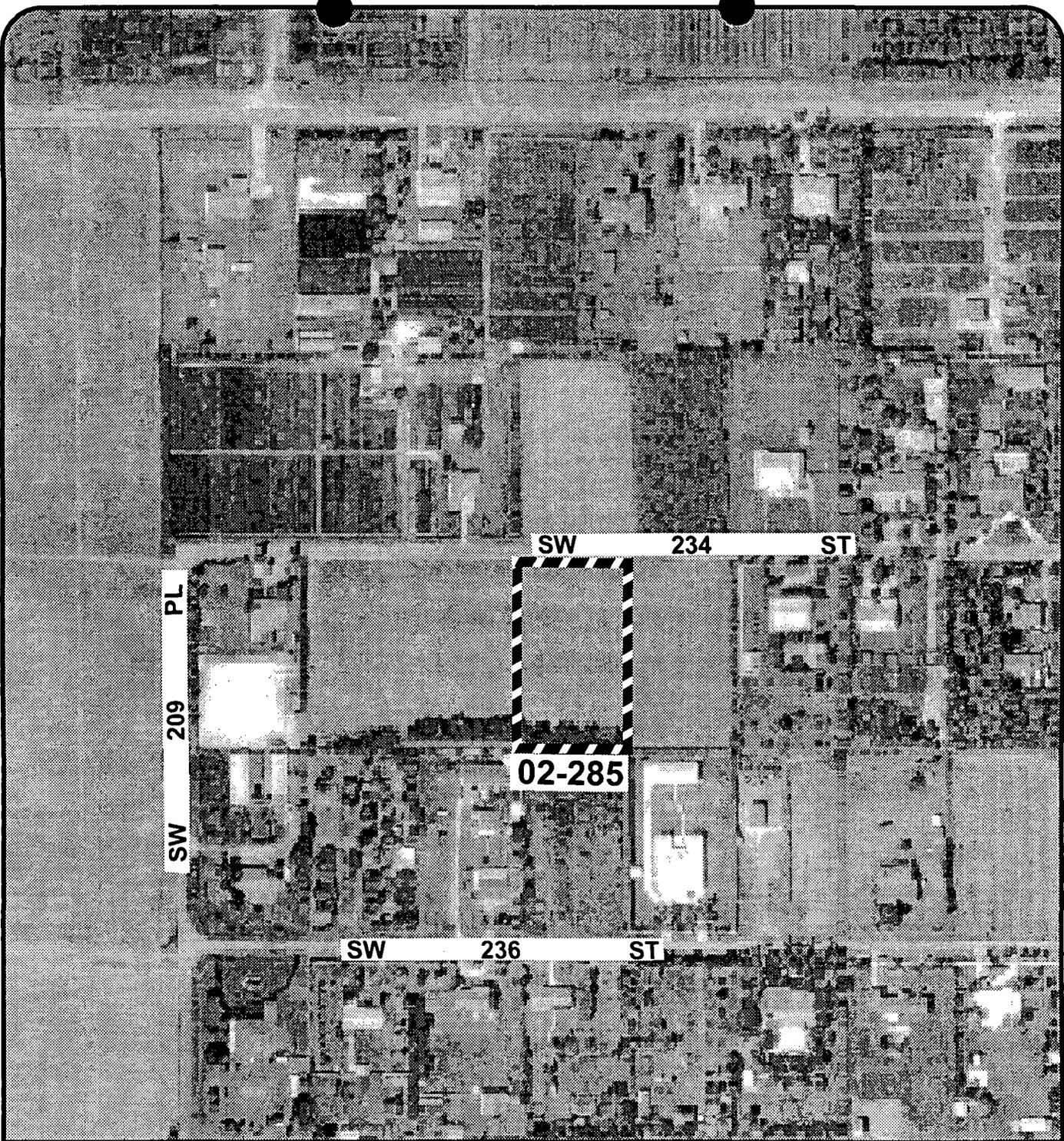
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 21 Township: 56 Range: 38
 Process Number: 02000285
 Applicant: GARY & ROXANA SLOAN
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 21 Township: 56 Range: 38
Process Number: 02000285
Applicant: GARY & ROXANA SLOAN
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS N

 SUBJECT PROPERTY



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: *Roosevelt Bradley*
Roosevelt Bradley, Director
Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E.
Mario G. Garcia

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OCT 21 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

09 OCT 17 PM 4:11
MIAMI-DADE COUNTY
PLANNING & ZONING DEPARTMENT

*Original to Helen Brown
cy to Al Jones*



MEMORANDUM

107.07-17A METRO-DADE/CSA-MAT. MGT

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

- cc: Pedro G. Hernandez, P.E., Assistant County Manager
- Victoria Garland, Acting Deputy Director, DSWM
- Vicente Castro, Assistant Director for Technical Services, DSWM
- Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
- Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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SEP 18 2003

PLANNING AND ZONING DEPARTMENT
COUNTY OF MIAMI-DADE

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	938,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	148,000	8,000	1,836,000
2004 **	1,715,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURCES RECOVERY		GARBAGE	TRASH	TIRES	TOTAL										
* TOTAL @ 1.84M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)										
** TOTAL @ 1.72M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)										
*** TOTAL @ 1.71M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)										
TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS															
GARBAGE 54.3%		997,000													
TRASH 44.4%		816,000													
SPECIAL (includes Tires) 1.3%		24,000													
TOTAL		1,837,000													

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR					
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI ****	Disposed
Base Capacity	207,000	4,352,000	3,130,000	148,000	
2003	61,000	3,942,000	2,787,000	100,000	
2004	0	3,668,500	2,402,000	188,000	
2005	0	3,395,000	2,007,000	249,000	
2006	0	3,131,500	1,612,000	249,000	
2007	0	2,868,000	1,217,000	249,000	
2008	0	2,604,500	822,000	249,000	
2009	0	2,341,000	427,000	249,000	
2010	0	2,077,500	32,000	249,000	
2011	0	1,702,000	0	500,000	
2012	0	1,294,500	0	500,000	
2013	0	887,000	0	500,000	
2014	0	479,500	0	500,000	
2015	0	72,000	0	500,000	
2016	0	0	0	0	
2017	0	0	0	0	
2018	0	0	0	0	
Total Remaining Years	0	12	6		

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).
** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



MEMORANDUM

07 07 17A MIAMI DADE COUNTY MDT

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Trees to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill	Landfill	Landfill	Waste to energy	
											Garbage [4]	Trash [5]	Garbage/Trash [6]	Trash [7]	
2000	1,746,000	936,000	152,000	12,000	147,000	825,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2003	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

REOURCES	GARBAGE	TRASH	TOTAL
** TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/ 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@1.69 MILLIONS TONS			
GARBAGE 56.4%			936,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL:			1,687,000

REMAINING CAPACITY BY FACILITY	Ashfill Capacity **	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (w less 4.4 m tons)
Year				
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,625,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,776,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,772,000	0	-668,000
2023	0	3,548,000	0	-1,038,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-694,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

* Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
 ** South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes ash under consumes capacity whether or not it is used as cover
 *** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, Dated October, 1999

MEMORANDUM

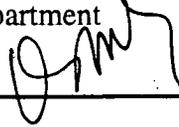
Helen
B.

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

18


This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

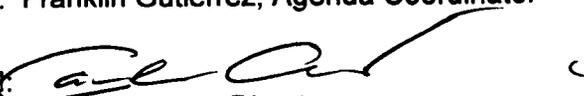
PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
T	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



MEMORANDUM

02-285

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

DATE: June 18, 2003

SUBJECT: Statistical Data for Police
Grids 0052, 1062, 1761,
2353, 2363

BOC

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for six areas. These areas are located in police grids 0052, 1062, 1071, 2353 and 2363. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 52 Philips Pearman, Trustee; Hearing (02-262).
Location: The southwest corner of NE 26 Avenue and NE 211 Terrace.
- Grid 1062 Funeral Services Acquisition; Hearing (02-319).
Location: Lying on the west side of theoretical NW 102 Avenue and south of NW 33 Street.
- Grid 1761 Lorena Marmol and Denise Catoira; Hearing (02-328).
Location: 1209 Sunset Drive.
- Grid 2353 Goulds, LLC, (02-236).
Location: Lying 150' east of SW 112 Avenue and on the south side of SW 224 Street.
- Grid 2363 Gary and Roxana Sloan; Hearing (02-285).
Location: The south side of SW 234 Street and lying approximately 1,064' west of SW 207 Avenue.
- Grid 2363 Jorge and Nancy Hernandez; Hearing (02-286).
Location: The south side of SW 234 Street and approximately 362' east of SW 209 Place.

Attachment 1 is a grid map of the areas with their selected grids highlighted. Data provided is for Calendar Year 2002 and January through May of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data was extracted from the Crime Information Warehouse, and includes police dispatch signals 13 through 55 (Attachment 2). Part I & II crime information was also extracted from the Crime Information Warehouse. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery,

aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson (Attachment 3).

A summary of the information requested is shown below:

Grid	Total Calls-For-Service		Total Part I & II Crimes	
	2002	2003 (Jan-May)	2002	2003 (Jan-May)
52	1529	571	81	31
1062	936	334	70	32
1761	898	381	61	27
2353	2009	806	212	77
2363	57	23	3	2

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/pa

Attachments (3)

1. Area Grid Map
2. Total CFS by Grid, 2002, 2003 (Jan-May)
3. Part I & II Crimes, 2002, 2003 (Jan-May)

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	38	SUSPICIOUS PERSON	5
	39	PRISONER	159
	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6
Total Signals for Grid 2353 : 2009			
Total Reported: 1195 Total Not Reported: 814			
2363	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	1
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	3
28	VANDALISM	1	

02-285
d
02-286

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1781", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363.	32	ASSAULT	1
	34	DISTURBANCE	4
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	2
	44	ATTEMPTED SUICIDE	1
	54	FRAUD	1
Total Signals for Grid 2363 :		57	
Total Reported: 31		Total Not Reported: 26	

Total for All Grids : 5429

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	22	AUTO THEFT	16
	25	BURGLAR ALARM RINGING	25
	26	BURGLARY	22
	27	LARCENY	12
	28	VANDALISM	8
	32	ASSAULT	53
	33	SEX OFFENSE	1
	34	DISTURBANCE	71
	36	MISSING PERSON	6
	38	SUSPICIOUS PERSON	2
	39	PRISONER	56
	41	SICK OR INJURED PERSON	6
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	2
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	61
54	FRAUD	2	
Total Signals for Grid 2353 :			806
Total Reported:			506
Total Not Reported:			300
2363	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	8

02-285
 &
 02-286

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2363.	19	TRAFFIC STOP	1
	25	BURGLAR ALARM RINGING	3
	26	BURGLARY	1
	34	DISTURBANCE	3
	39	PRISONER	1
	48	EXPLOSION	1
	52	NARCOTICS INVESTIGATION	1
Total Signals for Grid 2363 :		23	
Total Reported: 12		Total Not Reported: 11	

Total for All Grids : 2115



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

02-236	Grid 2353	
	110A - RAPE	2
	110B - SODOMY	2
	110C - FONDLING	1
	1200 - ROBBERY	4
	130A - AGGRAVATED ASSAULT	26
	2200 - BURGLARY	29
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
	230G - SHOPLIFTING ALL OTHERS	21
	2400 - MOTOR VEHICLE THEFT	5
	Grid 2353 TOTAL	107 + 105 = 212
02-285	Grid 2363	
02-286	2200 - BURGLARY	1
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
	Grid 2363 TOTAL	2 + 1 = 3
	Total Part I:	292



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

02-285
9
02-286

Grid 2363	
260B - FRAUD CREDIT CARD/ATM	1
Grid 2363 TOTAL	1
Total PART II :	35

Grand Total: 427

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("0052", "1062", "1761", "2353", "2363")



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o ACA
For Specific Grids
From 2003-01-01 Thru 2003-05-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

110A - RAPE	1
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	6
230G - SHOPLIFTING ALL OTHERS	7
2400 - MOTOR VEHICLE THEFT	2
Grid 2353 TOTAL	34 + 43 = 77
Grid 2363	
230G - SHOPLIFTING ALL OTHERS	1
2400 - MOTOR VEHICLE THEFT	1
Grid 2363 TOTAL	2 + 0 = 2
Total Part I:	116

02-285
9

02-286



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-05-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

Grand Total: 169

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-06-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("0052", "1062", "1761", "2353", "2363")

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief



MEMORANDUM

FORM 17A MIAMI DADE COUNTY

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

**MEMORANDUM**

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WM	WTI	Total (1)-(7)
		On-site Gross Tonnage	Uncons to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill	Landfill	Landfill	Waste to energy	
											Garbage [4]	Trash [5]	Garbage/Trash [6]	Trash [7]	
2000	1,746,000	936,000	152,000	12,000	147,000	825,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	86,000	956,000 (93%/7%T)
		186,000	186,000 (RTI)
TOTAL @ 1.68M	870,000	86,000	956,000 (93%/7%T)
		270,000	270,000 (RTI)
TOTAL @ 1.68M	870,000	86,000	956,000 (93%/7%T)
and 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.68 MILLIONS TONS			
GARBAGE	56.4%		952,000
TRASH	43.3%		730,000
SPECIAL	0.3%		5,000
TOTAL			1,687,000

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (w less 4 & m tons)
Base Capacity	3,150,000	9,146,000	3,943,000	4,748,000
2000	3,000,000	8,626,000	3,871,000	4,425,000
2001	2,965,000	8,666,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,985,000
2003	2,569,000	8,135,000	2,779,000	3,725,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,676,000	2,051,000	3,276,000
2006	2,175,000	7,445,000	1,687,000	3,046,000
2007	2,037,000	7,215,000	1,323,000	2,816,000
2008	1,899,000	6,986,000	959,000	2,586,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-688,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

* Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
 ** South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all uncons consumed capacity whether or not it is used as cover.
 *** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is exceeded trash is exported.
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, Dated October 1999.

MEMORANDUM

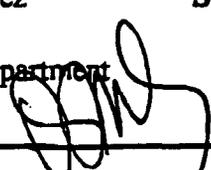
TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

13



This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED
AUG 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
TOTAL	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522

**MEMORANDUM**

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 3, 2002

FROM: Danny Alvarez, Executive Director
Office of Public Transportation Management

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes
Mario G. Garcia



MEMORANDUM

*original to Helen Brown
copy to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003

PLANNING AND ZONING DEPARTMENT
COUNTY OF MIAMI-DADE

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	198,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURCES RECOVERY		GARBAGE	TRASH	TIRES	TOTAL										
* TOTAL @ 1.84M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)		270,000 (RTI)								
** TOTAL @ 1.72M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)		270,000 (RTI)								
*** TOTAL @ 1.71M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)		270,000 (RTI)								
TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS															
GARBAGE 54.3%		997,000													
TRASH 44.4%		816,000													
SPECIAL (includes Tires) 1.3%		24,000													
TOTAL		1,837,000													

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR						
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed		
Base Capacity	207,000	4,352,000	3,130,000	146,000		
2003	61,000	3,942,000	2,797,000	100,000		
2004	0	3,668,500	2,402,000	188,000		
2005	0	3,395,000	2,007,000	249,000		
2006	0	3,131,500	1,612,000	249,000		
2007	0	2,868,000	1,217,000	249,000		
2008	0	2,604,500	822,000	249,000		
2009	0	2,341,000	427,000	249,000		
2010	0	2,077,500	32,000	249,000		
2011	0	1,702,000	0	500,000		
2012	0	1,294,500	0	500,000		
2013	0	887,000	0	500,000		
2014	0	479,500	0	500,000		
2015	0	72,000	0	500,000		
2016	0	0	0			
2017	0	0	0			
2018	0	0	0			
Total Remaining Years	0	12	6			

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).
 ** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
 *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
 **** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



MEMORANDUM

FORM 17A, MIAMI DADE COUNTY, FLORIDA

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

107.07-17A METRO-DADE/CSA/MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RT: Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
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2008	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 175M	870,000	86,000	956,000 (93%G/7%T)
** TOTAL @ 169M	870,000	66,000	936,000 (93%G/7%T)
*** TOTAL @ 169M w/o 100,000 to WTI	870,000	66,000	936,000 (93%G/7%T)

TOTAL WASTE STREAM PERCENTAGES @ 1.69 MILLIONS TONS	
GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

Year	Ashfill Capacity **	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,871,000	4,425,000
2001	2,865,000	8,506,000	3,407,000	4,195,000
2002	2,727,000	8,385,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,776,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,038,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-318,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
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2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

* Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
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 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, dated October 1999.

MEMORANDUM

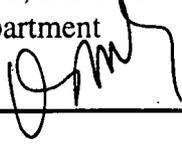
Helen
B.

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

MS


This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
=====										
TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1][7]
		On-site Gross Tonnage	Unoads to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
with 100,000 to WTI		270,000	270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES
@ 1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,871,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-688,000
2023	0	3,384,000	0	-1,038,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

*Ashfill capacity includes cell 17-20; cells 19-20 have not been constructed
 **South Dade includes cells 2, 4 and 5; cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unoads consumes capacity whether or not it is used as cover
 ***North Dade capacity represents outload of the facility. When North Dade landfill capacity is exceeded trash is exported
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999

MEMORANDUM

Helen
B.

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

MS

[Handwritten signature]

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
=====										
TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: *Roosevelt Bradley*
Roosevelt Bradley, Director
Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

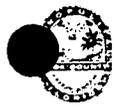
CC: Aurelio Rodriguez, P.E.
Mario G. Garcia

RECEIVED
OCT 21 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

RECEIVED
OCT 17 11:11
MIAMI-DADE COUNTY
PLANNING & ZONING

*Original to Helen Brown
cc to Al Jones*



MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT. MGT

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

- cc: Pedro G. Hernandez, P.E., Assistant County Manager
- Victoria Garland, Acting Deputy Director, DSWM
- Vicente Castro, Assistant Director for Technical Services, DSWM
- Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
- Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 16 2003

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/3/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires) 270,000 (RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires) 270,000 (RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires) 270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS
GARBAGE 54.3% 997,000
TRASH 44.4% 816,000
SPECIAL (includes Tires) 1.3% 24,000
TOTAL 1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR				
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	0
2017	0	0	0	0
2018	0	0	0	0
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).
** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



MEMORANDUM

FORM 17A MIAMI DADE COUNTY

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser