

C. FRV DEVELOPMENT
(Applicant)

03-7-CZ14-3 (03-150)
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>
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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.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: FRV DEVELOPMENT

REPRESENTATIVE(S): Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	SEPTEMBER 30, 2003	CZAB14- -03

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

1) AU to RU-3M

MOTION:

WITHDRAW: Entire Application ITEMS _____
 DEFER: INDEFINITELY TO: Nov. 25 '03 With Leave To Amend
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH STD. CONDITIONS
 OTHER: _____

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	✓		
VICE-CHAIRMAN		Don JONES			✓
MR.	M	Curtis LAWRENCE (C.A.)	✓		
MR.		Charlie MCGAREY	✓		
DR.	S	Patricia WADE	✓		
CHAIRMAN		Wilbur B. BELL	✓		

VOTE: 5 to 0

EXHIBITS: YES NO

COUNTY ATTORNEY: Ronald J. Bernstein

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD AREA 14
MOTION SLIP**

APPLICANT'S NAME: : FRV DEVELOPMENT

REPRESENTATIVE(S): Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	JULY 29, 2003	CZAB15- -03

DEPT. REC: Deferral

MOTION:

<input type="checkbox"/> WITHDRAW APPLICATION <input checked="" type="checkbox"/> DEFER: <input checked="" type="checkbox"/> TO: <u>9-30-03</u> <input type="checkbox"/> INDEFINITELY <input type="checkbox"/> ACCEPT PROFFERED COVENANT <input type="checkbox"/> REJECT PROFFERED COVENANT <input type="checkbox"/> APPROVE PER: <input type="checkbox"/> REQUEST <input type="checkbox"/> DEPT. <input type="checkbox"/> D.I.C. <input type="checkbox"/> WITH STD. CONDITIONS <input type="checkbox"/> OTHER:	<input type="checkbox"/> WITHDRAW ITEMS: _____ <input type="checkbox"/> DENY: <input type="checkbox"/> WITH PREJUDICE <input type="checkbox"/> WITHOUT PREJUDICE <input type="checkbox"/> ACCEPT REVISED PLANS <input type="checkbox"/> REJECT REVISED PLANS
<p><i>* \$ SEND NOTICES WITHIN RADIUS @ applicant's expense</i></p>	

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	1		
VICE-CHAIRMAN		Don JONES	1		
MR.	S	Curtis LAWRENCE (C.A.)	1		
MR.	M	Charlie MCGAREY	1		
DR.		Patricia WADE	1		
CHAIRMAN		Wilbur B. BELL	1		

EXHIBITS: YES NO

County Attorney: Thomas Robertson

DATE: February 5, 2004

#Z-

APPLICANT: FRV DEVELOPMENT
(03-7-CZ14-3/03-150)

MOTION: Deferred appeal to March 18, 2004

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman		X		
Martinez				X
Morales				X
Moss		X		
Rolle	M			
Seijas				X
Sorenson				X
Sosa	S			
Souto				X
Chair Carey-Shuler		X		
TOTAL		7	0	6

DATE: March 18, 2004

#Z-

APPLICANT: B. FRV Development

MOTION: Deferred to no date certain

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		6	0	7

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

APPLICANT: FRV Development

PH: Z03-150 (03-7-CZ14-3)

SECTION: 31-55-40

DATE: May 13, 2004

COMMISSION DISTRICT: 9

ITEM NO.: C

A. INTRODUCTION

o **REQUEST:**

FRV DEVELOPMENT is appealing the decision of COMMUNITY ZONING APPEALS BOARD # 14 which denied the following:

AU to RU-3M

o **SUMMARY OF REQUEST:**

The appellant/applicant is seeking to appeal the decision of the Community Zoning Appeals Board-14 which denied the rezoning of the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

290' north of S.W. 184 Street & east of S.W. 109 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4 Acres

o **IMPACT:**

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density residential**. The residential densities allowed in this category shall range from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map."

2. **Uses and Zoning Not Specifically Depicted.** Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." (Land Use Element, page I-36).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 5 to 13 dua
<u>Surrounding Property:</u>	
NORTH: AU; vacant	Residential, 5 to 13 dua
SOUTH: AU; single-family residence	Residential, 5 to 13 dua
EAST: AU; vacant	Residential, 5 to 13 dua
WEST: AU; vacant and a house of worship	Residential, 5 to 13 dua

The subject parcel is located on the east side of S.W. 109 Avenue, north of S.W. 184 Street. This area east of the Florida Turnpike and west of US-1, along the north side of S.W. 184 Street, is characterized with numerous houses of worship and day care centers. The site was once a plant nursery. A house of worship, yet to be constructed, has been approved on the parcel immediately to the east.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(8) – The Community Zoning Appeals Boards (The Board) shall hear and grant or deny applications for **district boundary changes** on individual pieces of property or on a neighborhood or area-wide basis except where the Board of County Commissioners has direct jurisdiction, taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	33 additional students

*subject to the conditions stated in their memoranda

H. ANALYSIS:

This application was deferred indefinitely from the BCC meeting of March 18, 2004, and from the BCC meeting of February 5, 2004, at the applicant's request.

Staff notes that the indefinite deferral of this application from the BCC meeting of March 18, 2004, was to allow time to resolve the applicant's issue of potential CZAB-14 conflict of interest, set forth in the appeal request (letter dated December 4, 2003), as a basis for this appeal. However, on March 25, 2004, the applicant submitted a letter to the Department officially withdrawing their potential conflict of interest issue from consideration by the Board as a basis for the appeal. As such, this application was rescheduled to go back before the BCC on May 13, 2004.

This application was denied without prejudice by Community Zoning Appeals Board-14 on November 25, 2003, by a vote of 5 to 0, pursuant to Resolution CZAB14-31-03. The applicant is seeking to appeal the decision of Community Zoning Appeals Board-14 denying the rezoning of the subject property from AU, Agricultural District, to RU-3M, Minimum Apartment House

District. The applicant alleges that the denial was inconsistent with the Master Plan, did not meet the essential requirements of law, and was arbitrary, discriminatory and unreasonable. Staff notes that the denial of this application is not inconsistent with the CDMP since all existing zoning and uses are consistent with the CDMP. Allowing the property to remain zoned AU is not inconsistent with the CDMP. The CZAB-14's decision is consistent with the CDMP.

The request will allow the applicant to rezone the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. The plan originally submitted by the applicant in conjunction with this application indicated the development of the site with a 48-unit residential development. At the September 30th CZAB meeting, the applicant agreed to reduce the number of proposed units and submitted revised plans showing the development of the site with 42 units. Staff notes that the applicant intends to proffer a covenant tying the development of the property to the plan submitted and limiting the development of the site to the aforementioned 42 units.

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, but indicates that the gates shown on the site plan must be removed and that entrance features will be reviewed under a separate application. Said Department also indicates that this application will generate **45 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "A", "B" and "C". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring thirty-three (**33**) **additional students** to the schools in the area. The applicant has proffered a covenant to the School Board in order to provide a monetary donation to mitigate the impacts and accommodate the new students generated by this application, which will exceed the FISH (Florida Inventory of School Houses) capacity.

The subject property is a vacant 4.0 gross acre parcel (3.74 net acre) site, zoned AU, Agricultural District. The LUP map designates this property for low-medium residential use at a density of 5 to 13 dua. The CDMP would permit a maximum of 52 units on this site. The proposed RU-3M zoning permits a density of 12.9 dwelling units per net acre which would allow a maximum of 48 units on the site. The proposed 42-unit development on the 3.74 net acre site would result in a density of 11.2 dua, which would be **consistent** with the CDMP. As previously mentioned, the applicant has submitted a site plan in conjunction with this application and intends to proffer a covenant tying the development of the property to the plan submitted and limiting the development of the site to the aforementioned 42 units. The provision of a site plan is to ensure logic, imagination, innovation and variety in the design process and thereby ensure the congruity of the proposed development and its compatibility with the surrounding area. Staff notes that although zoned agricultural, all abutting properties are designated for low-medium density residential use. Staff has reviewed the aforementioned plans to ensure compatibility and connectivity of the development of the site with the surrounding area, that urban design principles are incorporated, and that the plans comply with the zoning, land use and subdivision regulations. Staff finds that this application is **consistent** with the CDMP and that, subject to the Board's acceptance of the proffered covenant, would be **compatible** with the future development of the area.

I. **RECOMMENDATION:**

Approval of the appeal, and approval of this application, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

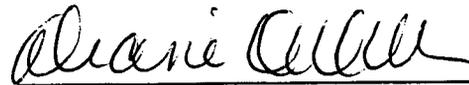
DATE INSPECTED: 06/23/03

DATE TYPED: 07/07/03

DATE REVISED: 07/14/03, 07/18/03, 07/22/03, 07/28/03, 09/11/03, 09/15/03, 11/06/03, 11/13/03,
11/17/03, 11/19/03, 11/20/03, 01/26/04, 03/01/04, 03/02/04, 04/23/04, 05/03/04

DATE FINALIZED: 05/03/04

DO'QW:AJT:MTF:TLR



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



MEMORANDUM



BCC

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

DATE: March 9, 2004

SUBJECT: C-14 #Z2003000150-2nd Revision
FRV Development
N/O SW 184th Street and E/O SW
109th Avenue
DBC from AU to RU-3M
(4 Ac.) 31-55-40

RECEIVED
MAR 12 2004

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
PLANNING & ZONING

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.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 580 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM will require that any development on the site be connected to the public sanitary sewer system, in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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 Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management 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: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearing-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: FRV Development

This Department has no objections to this application.

Gates must be removed from site plan.

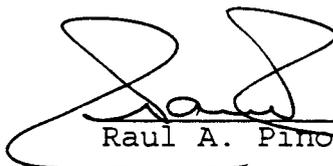
Entrance features are not reviewed under this application and must be filed separately.

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.

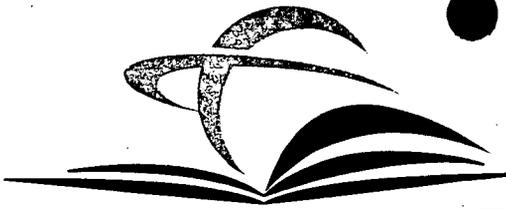
This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **42 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9882	SW 186 St. e/o SW 107 Ave.	B	B
9754	SW 117 Ave. s/o SW 152 St.	B	B
9732	Marlin Rd. n/o US-1	C	C
9876	SW 184 St. w/o SW 117 Ave.	A	A

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.

NOV. 18 2003
Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

November 25, 2003

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: FRV Development - Application No. 03-150 (CC14)
North of S.W. 184 Street and East of S.W. 109 Avenue
REVISED

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. However, the proposed residential development will only impact Miami Southridge Senior High School currently operating at 124% of FISH % utilization (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant on July 23, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Maria Teresa-Fojo
November 25, 2003
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

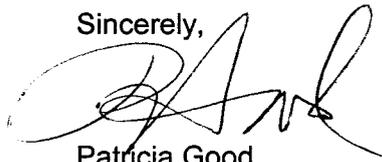
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 51-unit development is estimated to generate approximately \$124,848 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

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

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1974
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Henry Forero

**REVISED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-150, FRV Development (CC14)
REQUEST: Zone change from AU to RU-3M
ACRES: 4 acres
LOCATION: North of S.W. 184 Street and East of S.W. 109 Avenue
UNITS: 50 additional units (1 unit currently permitted under existing zoning classification)

**ESTIMATED
STUDENT
POPULATION:** 33 students *

ELEMENTARY: 15

MIDDLE: 8

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.

MIDDLE: Richmond Heights Middle - 15015 SW 103 Ave.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Access Center 6

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of opening of schools, August, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Lake Elem.	730/ 745*	775	94%/ 96%*	18	92%/ 94%*
Richmond Hghts. Middle	1638/ 1646*	1207	136%/ 136%*	284	110%/ 110%*
Miami Southridge Sr.	3880/ 3890*	2811	138%/ 138%*	325	124%/ 124%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

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

Pine Lake Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past year:

None

Recognition for Academic Achievement:

None

Special Programs:

After-school care, Magnet programs and Enrichment Classes

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for instructional purposes:

Teacher Workrooms

Teachers required to float/travel:

ESOL, Spanish S and Spanish SL

Richmond Heights Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements in the past year:

Classrooms, Media Center, Music Suites, Science Labs, Student Services Suite, Agriscience and Graphics

Recognition for Academic Achievement:

Various individual awards for academic achievement

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:25 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past year:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of October 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$192,489.

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

ELEMENTARY	15 x	\$ 13,294	=	\$ 199,410
MIDDLE	8 x	\$ 15,242	=	\$ 121,936
SENIOR	10 x	\$ 20,169	=	\$ 201,690

Total Potential Capital Cost				\$ 523,036
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 (JANUARY '01-SEPTEMBER '03)

	Applicant Name/Number	Location/Address	Units/Students	Schools	Board District/Region(s)	Community Council/Date	Approved/Denied/Comment
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 11/25/03	DENIED
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 (JANUARY '01-SEPTEMBER '03)

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 5/29/03 7/24/03 9/30/03	DENIED REMANDED DENIED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 Def. Indef.	PENDING
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 Def.-12/15/03	PENDING

Note: There are two applications that are pending which would generate 53 students.

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**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

24

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	289	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelsure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

- Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

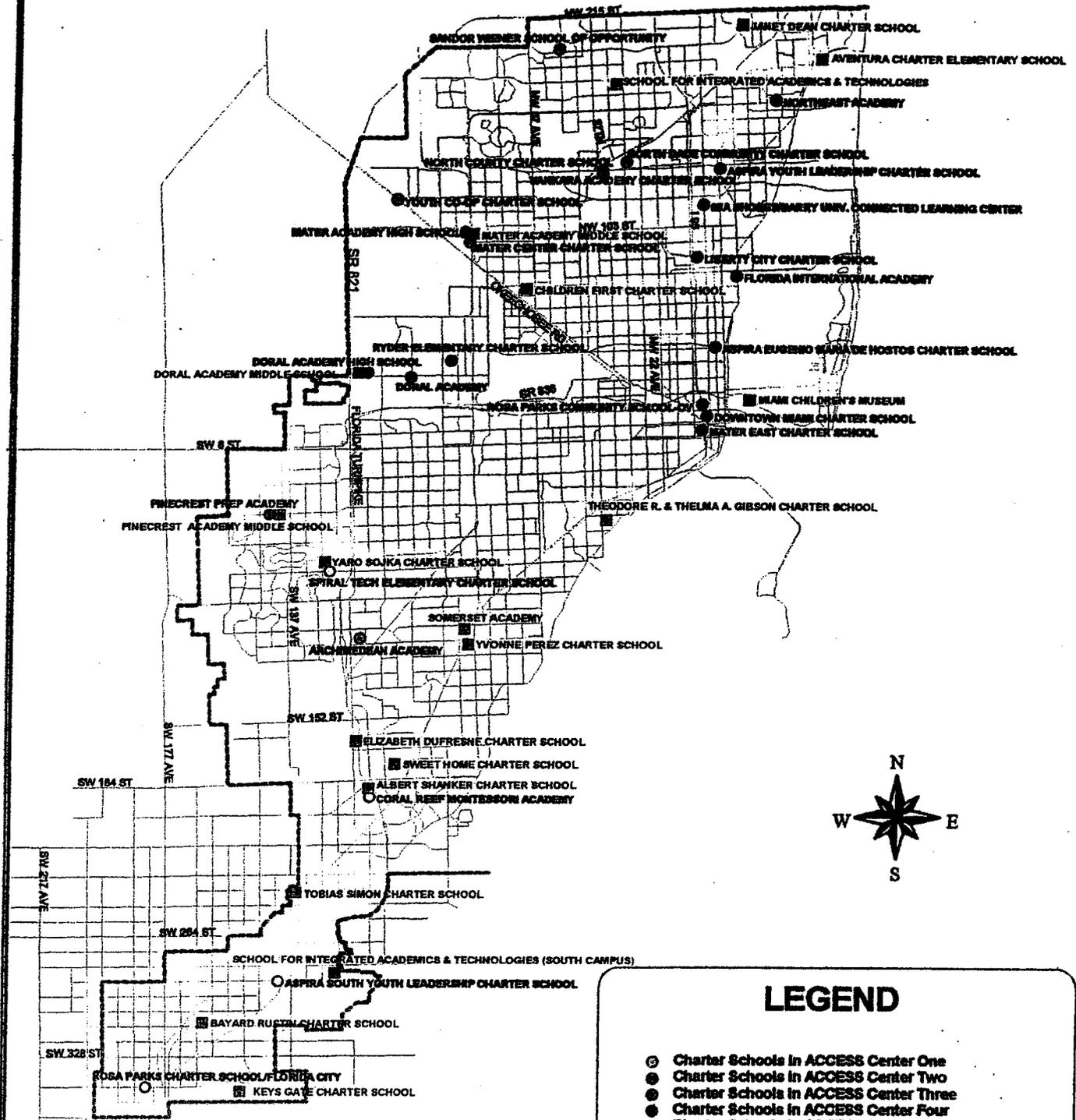
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pincrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Applications approved to open in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

		Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- ⊙ Charter Schools in ACCESS Center One
- ⊙ Charter Schools in ACCESS Center Two
- ⊙ Charter Schools in ACCESS Center Three
- ⊙ Charter Schools in ACCESS Center Four
- ⊙ Charter Schools in ACCESS Center Five
- ⊙ Charter Schools in ACCESS Center Six
- ⊙ Urban Development Boundary 2005
- Amajor.shp
- New Charter Schools approved to open for the 2003-2004 School Year

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: 11 /25 /03

BY CZAB # 14

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. Z03-150

Filed in the name of (Applicant) FRV Development

Name of Appellant, if other than applicant FRV Development

Address/Location of APPELLANT'S property: 290 feet north of SW 184 St.
and east of theoretical SW 109 Avenue

Application, or part of Application being Appealed (Explanation):

Please see attached letter of intent to appeal

Appellant (name): FRV Development

hereby 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)

Please see attached letter of intent to appeal

APPELLANT MUST SIGN THIS PAGE

Date: _____ day of _____, year: _____

Signed _____

Print Name

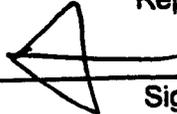
Mailing Address

Phone Fax

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

FRV Development

Representing



Signature

Henry Forero, President

Print Name

c/o Tony Recio, Esq.
2665 S. Bayshore Drive, #420

Address

Miami FL 33133
City State Zip

(305)854-0800

Telephone Number

Subscribed and Sworn to before me on the 4th day of December year 2003


Notary Public

(stamp/seal)



Carmen Simen Fernandez
My Commission DD247270
Expires September 04, 2007

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Henry Forero on behalf of
FRV Development

Before me the undersigned authority, personally appeared (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

MARCIO J. SUAN
Print Name

GERALD ESPINOZA
Signature

[Signature]
Print Name

[Signature]
Appellant's signature

Henry Forero
Print Name

Sworn to and subscribed before me on the 4th day of DECEMBER, year 2003

Appellant is personally know to me or has produced _____ as identification.

[Signature]
Notary
(Stamp/Seal)



Carmen Siman Fernandez
My Commission DD247270
Expires September 04, 2007

Commission Expires:

W. LISS SEROTA HELFMAN
PASTORIZA GUEDES COLE & BONISKE, P.A.
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SUSAN L. TREVARTHEN

December 4, 2003

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. 1st Street
11th Floor
Miami, Florida 33128

Re: Appeal of Community Zoning Appeals Board 14 Decision Concerning
Application No. 03-150; Applicant FRV Development

Dear Ms. O'Quinn Williams:

Pursuant to Section 33-313 of the Miami-Dade County Zoning Code (the "Zoning Code"), FRV Development hereby files this notice of appeal of the Community Zoning Appeals Board 14 (the "CZAB") denial of Application No. 03-150. The subject application requested a district boundary change from AU to RU-3M for an approximately four acre parcel designated by the Comprehensive Development Master Plan (the "Master Plan") for low to medium density (6-13 units per gross acre) development. FRV Development appeals this decision because the denial was inconsistent with the Master Plan, did not meet the essential requirements of law, was arbitrary, discriminatory, and unreasonable, and because the decision was tainted by the participation of certain CZAB members who had an indirect interest in the application in contravention of Section 33-312 of the Zoning Code. For these reasons, FRV Development requests that the Board of County Commissioners hear this appeal and reverse the CZAB decision as soon as possible. We offer the following in support of this appeal.

*Diane -
Get him know
we will get him
on in Feb.
Jye*

Florida law clearly establishes that once a property owner proves that a proposed rezoning is consistent with the Master Plan and complies with all procedural requirements of the Zoning Code, the burden shifts to the governmental entity "to demonstrate that maintaining the existing zoning classification with respect to the property accomplishes a legitimate public purpose." *Board of County Commissioners of Brevard County v. Snyder*, 627 So.2d 469 (Fla. 1993). See also *Miami-Dade County v. Wahlberg*, 739 So.2d 115 (Fla. 3d DCA 1999). In the subject application, the Applicant submitted extensive proof of consistency with the Comprehensive Plan and voluntarily entered into a covenant limiting development of the property to a specific site plan that had been reviewed by Planning and Zoning staff and determined to be compliant with the Zoning Code. Planning and Zoning staff applied the correct legal criteria in their analysis of the application and recommended approval of the application. Once these criteria had been established by both the Applicant and staff, the burden shifted to the CZAB to show by substantial competent evidence that the denial accomplished a legitimate public purpose. In denying the Application, the CZAB failed to articulate and establish a legitimate public purpose. The CZAB's refusal to rezone was therefore arbitrary, discriminatory, and unreasonable.

Furthermore, Section 33-312 of the Zoning Code provides that members of the CZAB that have an indirect financial interest in the outcome of a matter shall abstain from participation in the proceedings. Although two members of the CZAB admitted ownership of property in very close proximity to the subject application, neither member abstained from further participation in the hearing. The failure to abstain from participation renders the action of the CZAB voidable by the Board of County Commissioners pursuant to Section 33-312 of the Zoning Code.

In connection with this appeal, we have enclosed a check in the amount of \$923.40 for the appeal fees and a second check for \$576.84 for radius fees to satisfy your Department's requirements. As such, please accept this appeal and schedule the hearing before the Board of County Commissioners as soon as possible. Please call me if you have any questions.

Very truly yours,



Tony Recio

TR/ms
938001
Attach.

**WEISS SEROTA HELFMAN
PASTORIZA GUEDES COLE & BONISKE, P.A.
ATTORNEYS AT LAW**

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RECEIVED
03-150
MAR 30 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

*OF COUNSEL

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JOSE E. TALAYERA
SUSAN L. TREVARTHEN*

March 25, 2004

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. 1st Street
11th Floor
Miami, Florida 33128

**Re: Appeal of CZAB Decision for Application No. 03-150; Applicant FRV
Development**

Dear Ms. O'Quinn Williams:

On March 18, 2004, the City Commission deferred the hearing on the captioned appeal for an indefinite period of time. The motion adopted by the Board of County Commissioners (the "Board") was that the appeal would be deferred until such time as the applicant resolved the potential conflict of interest issued by either (a) officially withdrawing that basis for the appeal from the Board's review; or (b) proceeding with a formal conflict of interest complaint with the Miami-Dade County Ethics Commission.

The purpose of this letter is to officially withdraw the potential conflict of interest issue set forth in the appeal request (letter dated December 4, 2003) as a basis for the appeal for the Board's consideration. In accordance with the terms of the Board's indefinite deferral, withdrawal of the issue as a basis for the appeal before the Board will permit the appeal to be scheduled for hearing. Accordingly, please schedule the matter for hearing on the earliest available agenda for the Board.

Ms. Diane O'Quinn Williams
March 25, 2003
Page 2

Thank you for your attention to this matter. Please call me if you have any questions.

Very truly yours,



Tony Recio

TR/ms
938001

MIAMI-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

BCE

Hearing Number: 203-150 Rev.

Service Impact: Yes No

Plans: Yes No Request: _____

Location: 18241 + 18251 SW 109 AVE.

Recommendation: Approved
Approved with conditions _____
Approved with no change from previous submittal _____
Denial _____
Defer to DIC comments _____

Estimated number of alarms generated annually by application: 7

If there is an impact, below is the service availability:

Station District 50, Grid 2174 DUSF 42 th. Occupancy Type 2

Impact of additional calls on closest station: Minimal Impact.

Moderate Impact.

Planned Service in the area:

Service	Location	Year to be Completed
<u>Eureka Station</u>	<u>Vicinity SW 1843/147-157A</u>	<u>2008</u>

None

ACCESS:

Description of Concern(s):

- Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- Fire Engineering & Water Supply Bureau site plan review and approval required prior to time of permit.

OTHER CONCERN(S):

Reviewed by: Barbara J. Matthews
Barbara J. Matthews

Phone: (786) 331-4542

Date: 12/11/03
Revised 11/24/03 per BJM

TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

FRV Development.

290' North of SW 184 St. & East of
Theo. SW 109 Ave.

APPLICANT

ADDRESS

05/13/2004

DATE

03-150

HEARING NUMBER

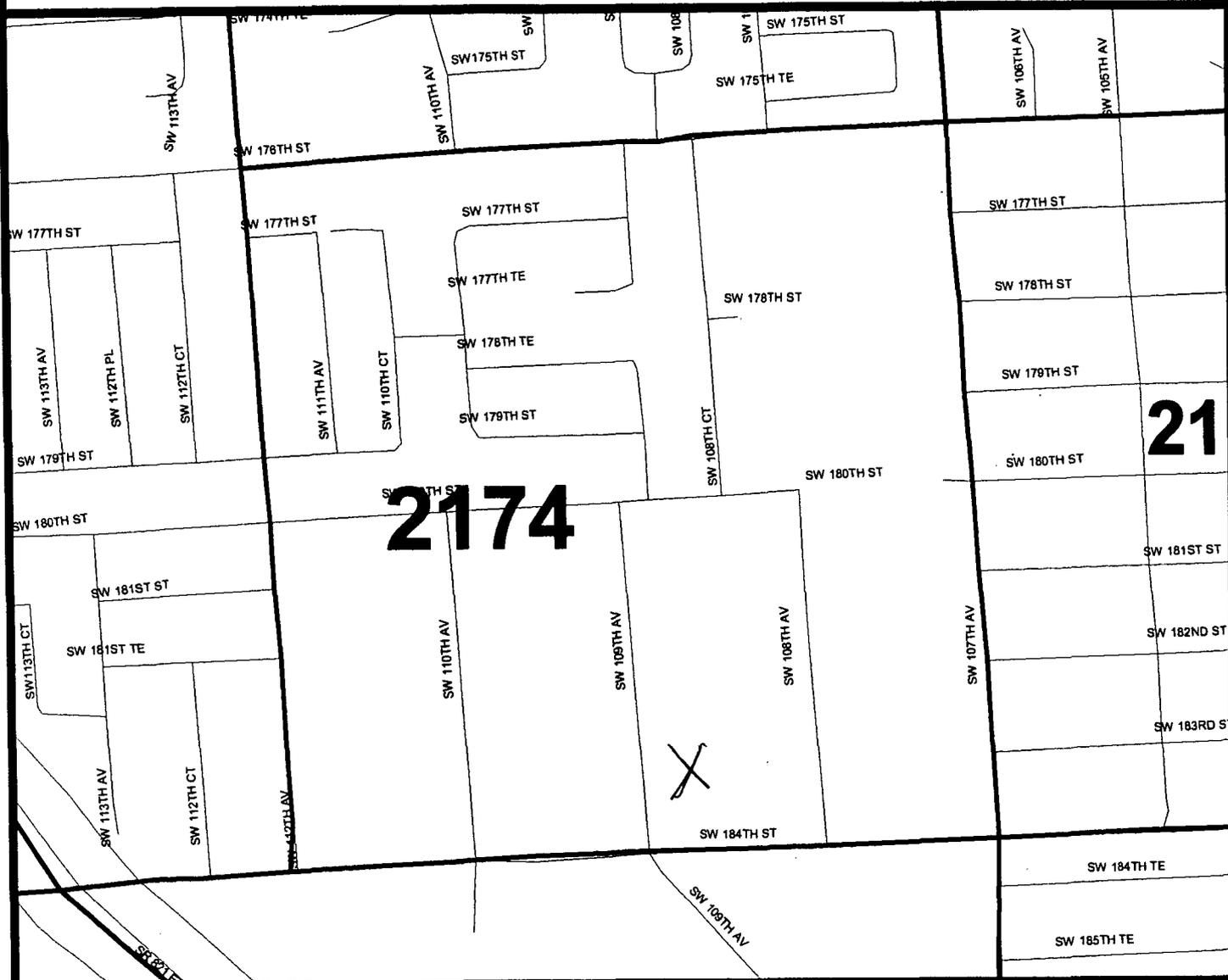
CURRENT ENFORCEMENT HISTORY:

01/06/04

An inspection found no violations. No open Team Metro cases.



Miami-Dade Police Department
Target Area - Police Grid(s): 2174
FRV Development; Hearing # 03-150



Police Grids Boundaries
 Boundary

21

2174



MDPD Crime Analysis System
 April 21, 2004
 Data in this document represents
 successfully geocoded attributes.

0 0.05 0.1 Miles



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 ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	85
	14	CONDUCT INVESTIGATION	121
	15	MEET AN OFFICER	559
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	5
	19	TRAFFIC STOP	83
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	12
	22	AUTO THEFT	33
	25	BURGLAR ALARM RINGING	60
	26	BURGLARY	47
	27	LARCENY	12
	28	VANDALISM	11
	29	ROBBERY	9
	30	SHOOTING	1
	32	ASSAULT	70
	33	SEX OFFENSE	4
	34	DISTURBANCE	185
	36	MISSING PERSON	13
37	SUSPICIOUS VEHICLE	7	
38	SUSPICIOUS PERSON	7	

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 ("2174")) 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
2174.	39	PRISONER	30
	41	SICK OR INJURED PERSON	11
	43	BAKER ACT	8
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	2
	49	FIRE	13
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	9
Total Signals for Grid 2174 :			1419
Total Reported: 1031			Total Not Reported: 388

Total for All Grids : 1419

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	86
	14	CONDUCT INVESTIGATION	131
	15	MEET AN OFFICER	456
	17	TRAFFIC ACCIDENT	13
	18	HIT AND RUN	4
	19	TRAFFIC STOP	52
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	25
	22	AUTO THEFT	53
	25	BURGLAR ALARM RINGING	41
	26	BURGLARY	69
	27	LARCENY	19
	28	VANDALISM	22
	29	ROBBERY	6
	32	ASSAULT	62
	33	SEX OFFENSE	3
	34	DISTURBANCE	164
	36	MISSING PERSON	5
	37	SUSPICIOUS VEHICLE	11
	38	SUSPICIOUS PERSON	12
39	PRISONER	19	
41	SICK OR INJURED PERSON	23	

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2174")) 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
2174.	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	1
	49	FIRE	9
	52	NARCOTICS INVESTIGATION	6
	54	FRAUD	5
Total Signals for Grid 2174 :			1310
Total Reported:			912
Total Not Reported:			398

Total for All Grids : 1310



Miami-Dade Police Department

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

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART I Crimes	Total Crimes
110B - SODOMY	1
110C - FONDLING	3
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	18
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	26
230F - SHOPLIFTING FROM A MOTOR VEHICLE	7
230G - SHOPLIFTING ALL OTHERS	17
2400 - MOTOR VEHICLE THEFT	14



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

Miami-Dade Police Department

Prompt Variable Used: All County: N

Grid(s): 2174

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	25
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2

Grand Total: 126

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 ("2174")) 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 1/1/04
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART I Crimes	Total Crimes
110A - RAPE	1
110C - FONDLING	1
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	24
230F - SHOPLIFTING FROM A MOTOR VEHICLE	25
230G - SHOPLIFTING ALL OTHERS	27
2400 - MOTOR VEHICLE THEFT	21



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 1/1/04
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	29
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	2
260D - IMPERSONATION	1

Grand Total: 152

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" 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 ("2174")) and OI.Reporting_Agency_Code = "030"

DISCLOSURE OF INTEREST

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

CORPORATION NAME: FRV Development

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Henry Flores</u>	<u>33 1/3 %</u>
<u>Martin Rodriguez</u>	<u>33 1/3 %</u>
<u>Eduin Villegas</u>	<u>33 1/3 %</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

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

Date of contract: _____

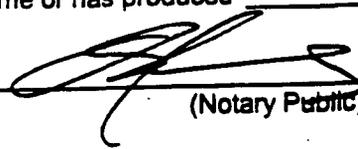
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

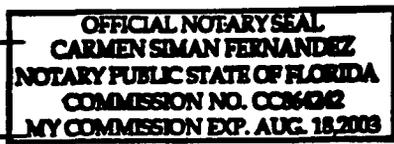
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature:  (Applicant)

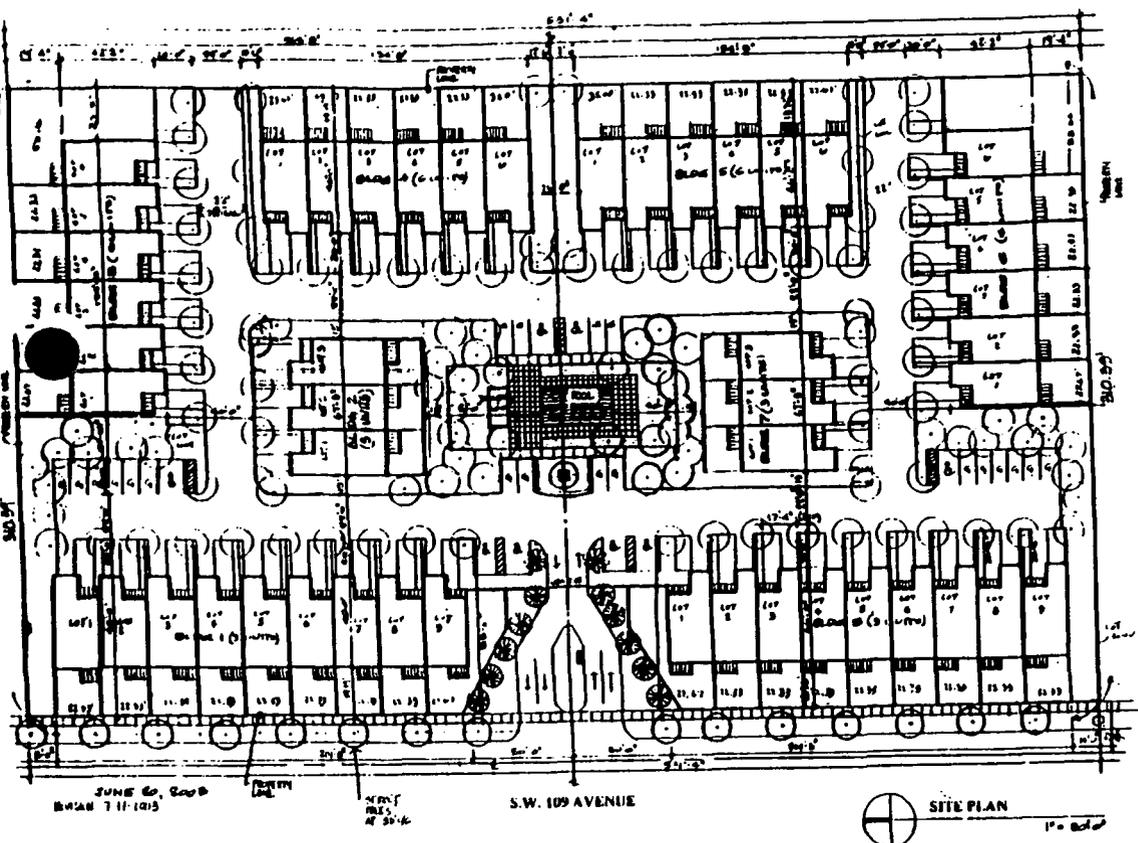
Sworn to and subscribed before me this 8 day of May, 2003. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

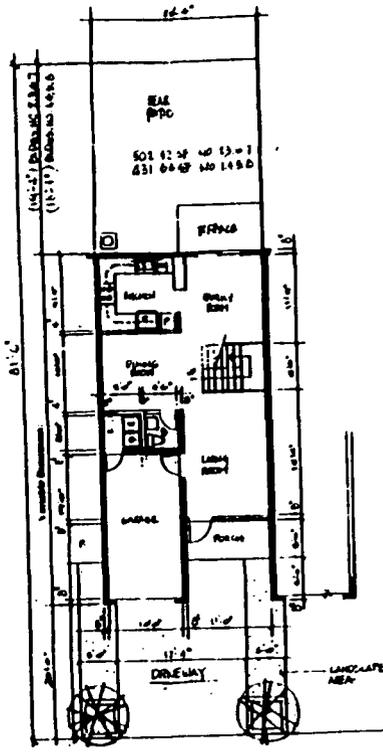
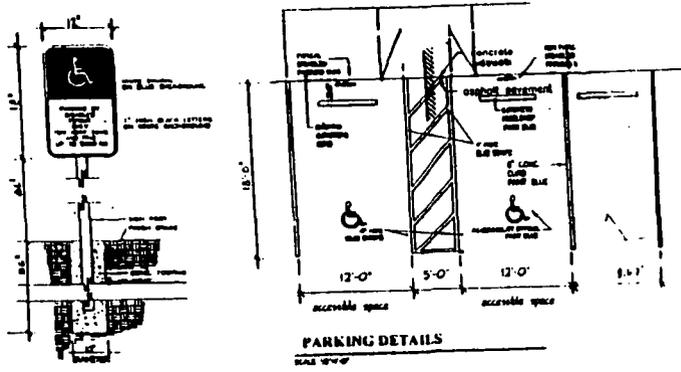


My commission expires _____

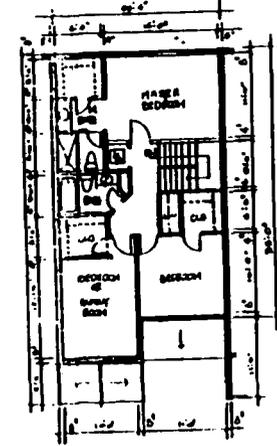
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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



- DATA**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 - 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



TYPICAL FLOOR PLAN (FIRST FLOOR)
TYPICAL LOT SIZE 1,976 SF.



SECOND FLOOR



TYPICAL FRONT ELEVATION

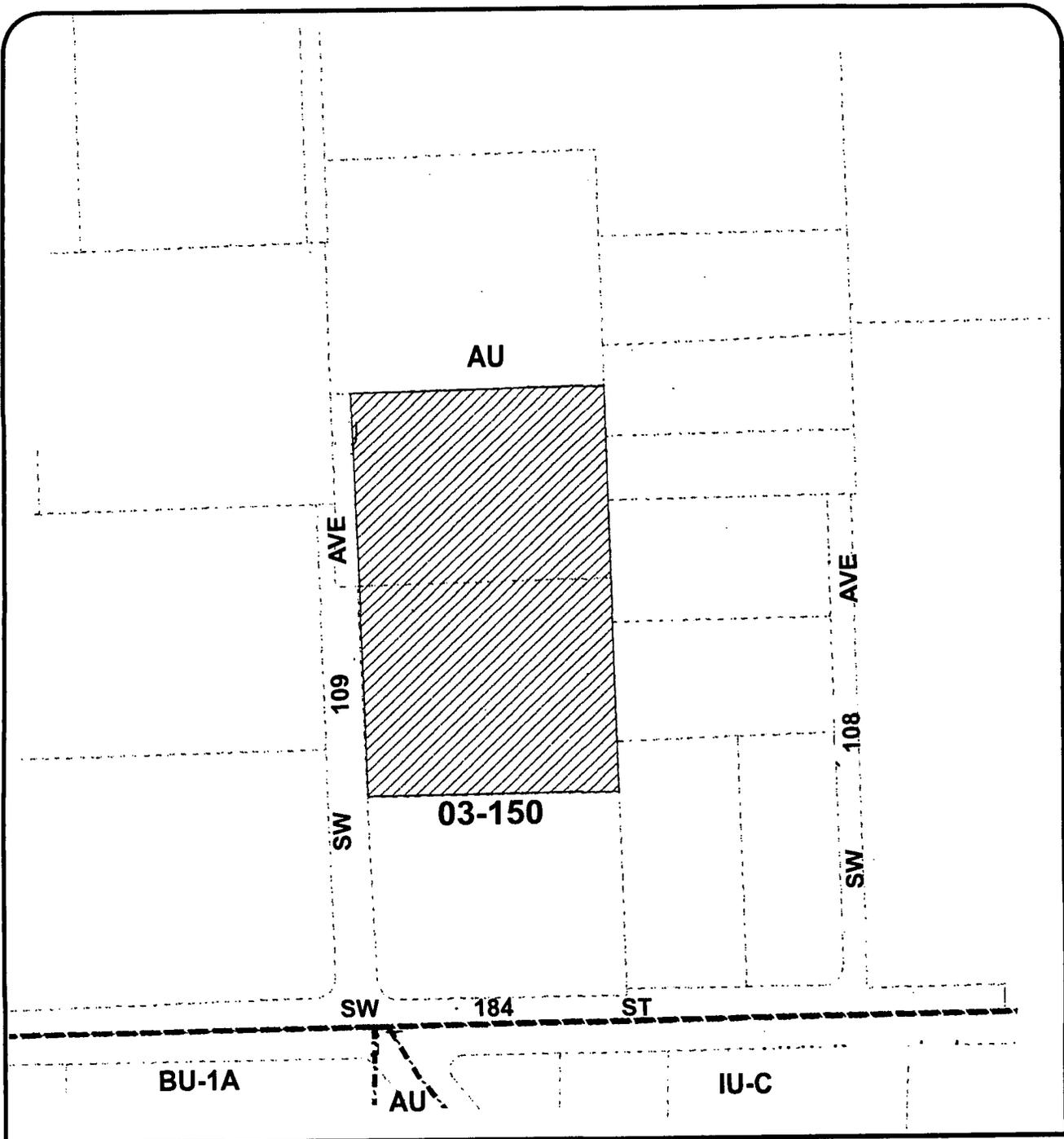
PLANS PREPARED BY
EMILIO ALBA ARCHITECT
ARCHITECT'S OFFICE PA
1905 N.W. 77 AVENUE
SUITE 111
MIAMI, FLORIDA 33154
305-530-2616
305-531-0883
7-14-2003

JUL 18 2003

ZONING HEARINGS SECTION
AND ZONING DEPT

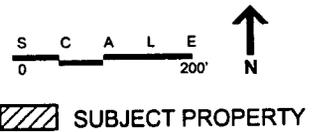
SEASTONE TOWN HOMES, LLC.
18241 AND 18251 S.W. 109TH AVE
MIAMI, FLORIDA 33157

ANOTHER PROJECT OF
MADICK DEVELOPERS, INC AND F R V DEVELOPMENT, LLC
PH 305-443-4488 FAX 305-443-8999
306 ALCAZAR AVE SUITE 303
CORAL GABLES, FLORIDA 33134



**MIAMI-DADE COUNTY
HEARING MAP**

**Section: 31 Township: 55 Range: 40
 Process Number: 03-150
 Applicant: FRV DEVELOPMENT
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'**





MIAMI-DADE COUNTY
AERIAL

Section: 31 Township: 55 Range: 40
Process Number: 03-150
Applicant: FRV DEVELOPMENT
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

S C A L E ↑
0 NTS N

 SUBJECT PROPERTY



B. FRV DEVELOPMENT
(Applicant)

03-7-CZ14-3 (03-150)
BCC/District 9
Hearing Date: 3/18/04

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.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: FRV DEVELOPMENT

REPRESENTATIVE(S): Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	SEPTEMBER 30, 2003	CZAB14- -03

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

1) AU to RU-3M

MOTION:

WITHDRAW: Entire Application ITEMS _____
 DEFER: INDEFINITELY TO: Nov. 25 '03 With Leave To Amend
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH STD. CONDITIONS
 OTHER: _____

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	✓		
VICE-CHAIRMAN		Don JONES			✓
MR.	M	Curtis LAWRENCE (C.A.)	✓		
MR.		Charlie MCGAREY	✓		
DR.	S	Patricia WADE	✓		
CHAIRMAN		Wilbur B. BELL	✓		

VOTE: 5 to 0

EXHIBITS: YES NO

COUNTY ATTORNEY: Ronald J. BERNSTEIN

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: : FRV DEVELOPMENT

REPRESENTATIVE(S): Tony RECIO

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	JULY 29, 2003	CZAB15- -03

DEPT. REC: Deferral

MOTION:

<input type="checkbox"/> WITHDRAW APPLICATION	<input type="checkbox"/> WITHDRAW ITEMS: _____
<input checked="" type="checkbox"/> DEFER: <input checked="" type="checkbox"/> TO: <u>9-30-03</u>	<input type="checkbox"/> DENY: <input type="checkbox"/> WITH PREJUDICE
<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS
<input type="checkbox"/> REJECT PROFFERED COVENANT	<input type="checkbox"/> REJECT REVISED PLANS
<input type="checkbox"/> APPROVE PER: <input type="checkbox"/> REQUEST <input type="checkbox"/> DEPT. <input type="checkbox"/> D.I.C. <input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	
<u>* & SEND NOTICES WITHIN RADIUS @ applicant's expense</u>	

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			<input checked="" type="checkbox"/>
MS.		Mabel G. DIJKSTRA	1		
VICE-CHAIRMAN		Don JONES	1		
MR.	<u>S</u>	Curtis LAWRENCE (C.A.)	1		
MR.	<u>M</u>	Charlie MCGAREY	1		
DR.		Patricia WADE	1		
CHAIRMAN		Wilbur B. BELL	1		

EXHIBITS: YES NO

County Attorney: Thomas Robertson

DATE: February 5, 2004 #Z-

APPLICANT: FRV DEVELOPMENT
(03-7-CZ14-3/03-150)

MOTION: Deferred appeal to March 18, 2004

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman		X		
Martinez				X
Morales				X
Moss		X		
Rolle	M			
Seijas				X
Sorenson				X
Sosa	S			
Souto				X
Chair Carey-Shuler		X		
TOTAL		7	0	6

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

APPLICANT: FRV Development

PH: Z03-150 (03-7-CZ14-3)

SECTION: 31-55-40

DATE: February 5, 2004

COMMISSION DISTRICT: 9

ITEM NO.: 1

=====

A. INTRODUCTION

o **REQUEST:**

FRV DEVELOPMENT is appealing the decision of Community Zoning Appeals Board # 14 which denied without prejudice the following:

AU to RU-3M

o **SUMMARY OF REQUEST:**

The appellant/applicant is seeking to appeal the decision of the Community Zoning Appeals Board-14 which denied the rezoning of the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4 Acres

o **IMPACT:**

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density residential**. The residential densities allowed in this category shall range from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map."

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 5 to 13 dua
<u>Surrounding Property:</u>	
NORTH: AU; vacant	Residential, 5 to 13 dua
SOUTH: AU; single-family residence	Residential, 5 to 13 dua
EAST: AU; vacant	Residential, 5 to 13 dua
WEST: AU; vacant and a house of worship	Residential, 5 to 13 dua

The subject parcel is located on the east side of S.W. 109 Avenue, north of S.W. 184 Street. This area east of the Florida Turnpike and west of US-1, along the north side of S.W. 184 Street, is characterized with numerous houses of worship and day care centers. The site was once a plant nursery. A house of worship, yet to be constructed, has been approved on the parcel immediately to the east.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(8) – The Community Zoning Appeals Boards (The Board) shall hear and grant or deny applications for **district boundary changes** on individual pieces of property or on a neighborhood or area-wide basis except where the Board of County Commissioners has direct jurisdiction, taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable

impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	33 additional students

*subject to the conditions stated in their memoranda

H. ANALYSIS:

This application was deferred from the BCC meeting of February 5, 2004, at the applicant's request.

This application was denied without prejudice by Community Zoning Appeals Board-14 on November 25, 2003, by a vote of 5 to 0, pursuant to Resolution CZAB14-31-03. The applicant is seeking to appeal the decision of Community Zoning Appeals Board-14 denying the rezoning of the subject property from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant alleges that the denial was inconsistent with the Master Plan, did not meet the essential requirements of law, and was arbitrary, discriminatory and unreasonable. Staff notes that the denial of this application is not inconsistent with the CDMP since all existing zoning and uses are consistent with the CDMP. Allowing the property to remain zoned AU is not inconsistent with the CDMP.

The request will allow the applicant to rezone the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. The plan originally submitted by the applicant in conjunction with this application indicated the development of the site with a 48-unit residential development. At the September 30th CZAB meeting, the applicant agreed to reduce the number of proposed units and submitted revised plans showing the development of the site with 42 units. Staff notes that the applicant intends to proffer a covenant tying the development of the property to the plan submitted, limiting the development of the site to the aforementioned 42 units, and indicating that further approval for the complete set of plans will be obtained through the Administrative Site Plan Review (ASPR) process.

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, but indicates that the gates shown on the site plan must be removed and that entrance features will be reviewed under a separate application. Said Department also indicates that this application will generate **45 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "A", "B" and "C". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring thirty-three (**33**) **additional students** to the schools in the area. The applicant has proffered a covenant to the School Board in order to provide a monetary donation to mitigate the impacts and accommodate the new students generated by this application, which will exceed the FISH (Florida Inventory of School Houses) capacity.

The subject property is a vacant 4.0 gross acre parcel (3.74 net acre) site, zoned AU, Agricultural District. The LUP map designates this property for low-medium residential use at a density of 5 to 13 du/a. The CDMP would permit a maximum of 52 units on this site. The proposed RU-3M zoning permits a density of 12.9 dwelling units per net acre which permits a maximum of 48 units on the site. The proposed 42-unit development on the 3.74 net acre site would result in a density of 11.2 du/a, which would be **consistent** with the CDMP. As previously mentioned, the applicant has submitted a site plan in conjunction with this application and intends to proffer a covenant tying the development of the property to the plan submitted, limiting the development of the site to the aforementioned 42 units, and stating that the applicant will seek site plan approval through the ASPR process as required by Code for RU-3M developments. The provision of a site plan is to ensure logic, imagination, innovation and variety in the design process and thereby ensure the congruity of the proposed development and its compatibility with the surrounding area. Staff notes that although zoned agricultural, all abutting properties are designated for low-medium density residential use. Staff has reviewed the aforementioned plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, that urban design principles are incorporated, and that the plans comply with the zoning, land use and subdivision regulations. Staff finds that this application is **consistent** with the CDMP and that, subject to the Board's acceptance of the proffered covenant, would be **compatible** with the future development of the area.

I. RECOMMENDATION:

Approval of the appeal, and approval of this application, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

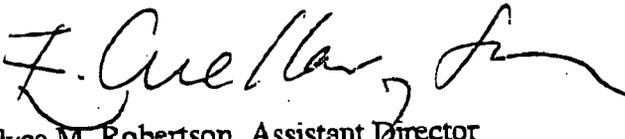
DATE INSPECTED: 06/23/03
DATE TYPED: 07/07/03
DATE REVISED: 07/14/03, 07/18/03, 07/22/03, 07/28/03, 09/11/03, 09/15/03, 11/06/03, 11/13/03,
11/17/03, 11/19/03, 11/20/03, 01/26/04, 03/01/04
DATE FINALIZED: 03/01/04
DO'QW:AJT:MTF:TLR


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: July 31, 2003

SUBJECT: C-14 #Z2003000150-Revised
FRV Development
N/O SW 184th Street and E/O SW
109th Avenue
DBC from AU to RU-3M
(4 Ac.) 31-55-40

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.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 580 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM will require that any development on the site be connected to the public sanitary sewer system, in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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 Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management 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: FRV Development

This Department has no objections to this application.

Gates must be removed from site plan.

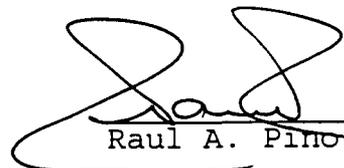
Entrance features are not reviewed under this application and must be filed separately.

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 **42 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
9882	SW 186 St. e/o SW 107 Ave.	B	B
9754	SW 117 Ave. s/o SW 152 St.	B	B
9732	Marlin Rd. n/o US-1	C	C
9876	SW 184 St. w/o SW 117 Ave.	A	A

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.

NOV. 18 2003
Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

November 25, 2003

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: FRV Development - Application No. 03-150 (CC14)
North of S.W. 184 Street and East of S.W. 109 Avenue
REVISED

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. However, the proposed residential development will only impact Miami Southridge Senior High School currently operating at 124% of FISH % utilization (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant on July 23, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Maria Teresa-Fojo
November 25, 2003
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

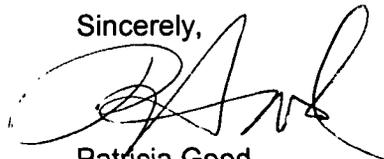
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 51-unit development is estimated to generate approximately \$124,848 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

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

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1974
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Henry Forero

**REVISED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-150, FRV Development (CC14)
REQUEST: Zone change from AU to RU-3M
ACRES: 4 acres
LOCATION: North of S.W. 184 Street and East of S.W. 109 Avenue
UNITS: 50 additional units (1 unit currently permitted under existing zoning classification)

**ESTIMATED
STUDENT
POPULATION:** 33 students *

ELEMENTARY: 15

MIDDLE: 8

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.

MIDDLE: Richmond Heights Middle - 15015 SW 103 Ave.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Access Center 6

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of opening of schools, August, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Lake Elem.	730/ 745*	775	94%/ 96%*	18	92%/ 94%*
Richmond Hghts. Middle	1638/ 1646*	1207	136%/ 136%*	284	110%/ 110%*
Miami Southridge Sr.	3880/ 3890*	2811	138%/ 138%*	325	124%/ 124%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

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

Pine Lake Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past year:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care, Magnet programs and Enrichment Classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Teacher Workrooms
Teachers required to float/travel:	ESOL, Spanish S and Spanish SL

Richmond Heights Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements in the past year:

Classrooms, Media Center, Music Suites, Science Labs, Student Services Suite, Agriscience and Graphics

Recognition for Academic Achievement:

Various individual awards for academic achievement

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:25 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past year:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of October 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$192,489.

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

ELEMENTARY	15	x	\$ 13,294	=	\$ 199,410
MIDDLE	8	x	\$ 15,242	=	\$ 121,936
SENIOR	10	x	\$ 20,169	=	\$ 201,690

Total Potential Capital Cost					\$ 523,036
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 (JANUARY '01-SEPTEMBER '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/Region(s)	Community Council/Date	Approved/ Denied/ Comment
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 11/25/03	DENIED
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 (JANUARY '01-SEPTEMBER '03)

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 5/29/03 7/24/03 9/30/03	DENIED REMANDED DENIED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 Def. Indef.	PENDING
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 Def.-12/15/03	PENDING

Note: There are two applications that are pending which would generate 53 students.

20

**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

22

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

42

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

- Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

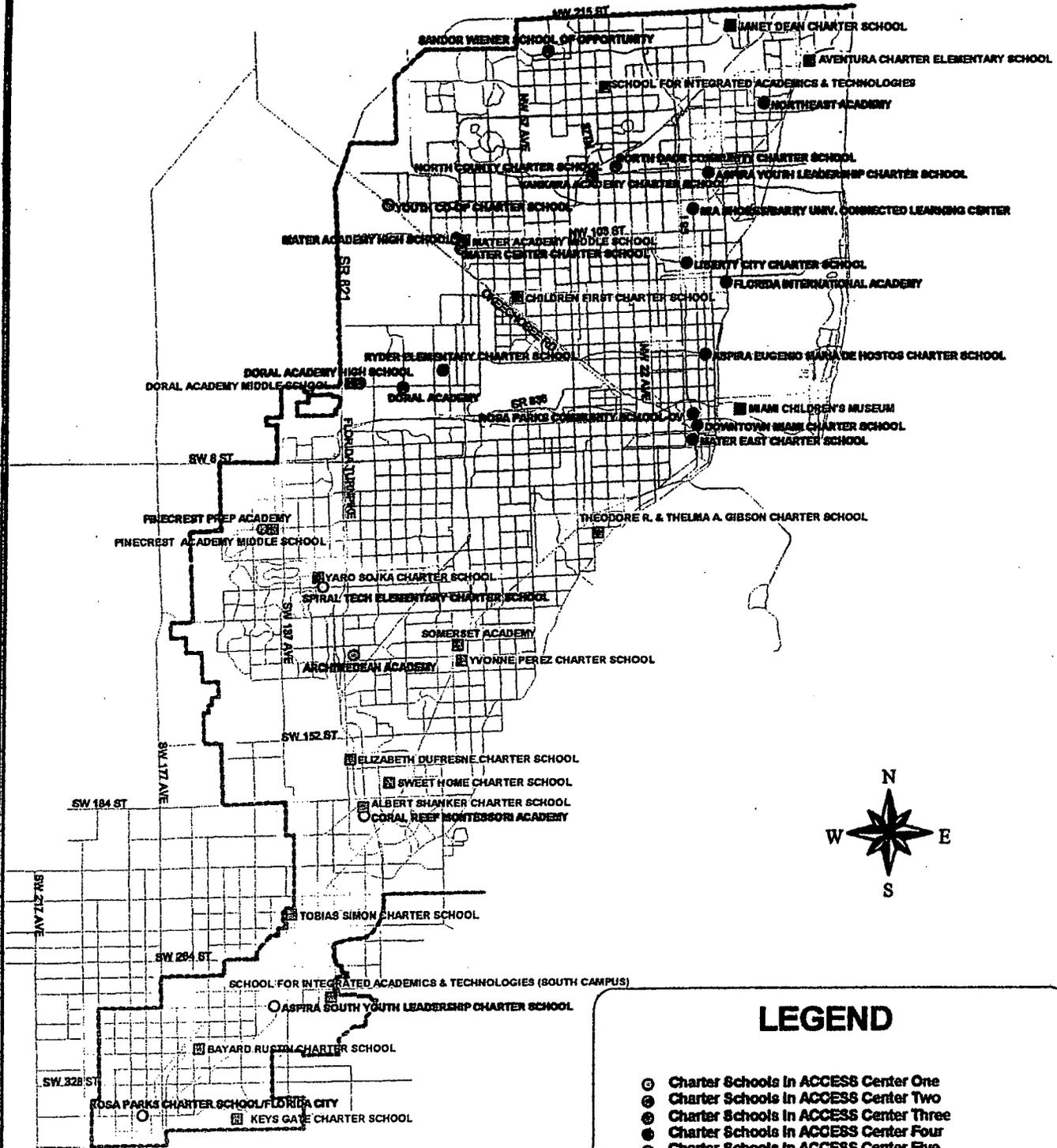
25

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 187 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Applications approved to open in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools In ACCESS Center One
- ⊙ Charter Schools In ACCESS Center Two
- ⊚ Charter Schools In ACCESS Center Three
- ⊛ Charter Schools In ACCESS Center Four
- ⊜ Charter Schools In ACCESS Center Five
- ⊝ Charter Schools In ACCESS Center Six
- Urban Development Boundary 2005
- Amajor.shp
- ⊞ New Charter Schools approved to open for the 2003-2004 School Year

MIAMI-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

Hearing Number: 203-150 Rev

BCE

Service Impact: Yes No

Plans: Yes No Request: _____

Location: 18241 + 18251 SW 109 AVE.

Recommendation: Approved
Approved with conditions _____
Approved with no change from previous submittal _____
Denial _____
Defer to DIC comments _____

Estimated number of alarms generated annually by application: 7

If there is an impact, below is the service availability:

Station District 50, Grid 2174 DUSF 42 th. Occupancy Type 2

Impact of additional calls on closest station: Minimal Impact.

Moderate Impact.

Planned Service in the area:

Service	Location	Year to be Completed
<u>Everett Station</u>	<u>Vinityg SW 1843/147-157A</u>	<u>2008</u>

None

ACCESS:

Description of Concern(s):

- Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- Fire Engineering & Water Supply Bureau site plan review and approval required prior to time of permit.

OTHER CONCERN(S):

Reviewed by: B.J. Matthews
Barbara J. Matthews

Phone: (786) 331-4542

Date: 12/11/03
Revised 11/24/03 per BJM

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: 11 /25 /03

BY CZAB # 14

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. 203-150

Filed in the name of (Applicant) FRV Development

Name of Appellant, if other than applicant FRV Development

Address/Location of APPELLANT'S property: 290 feet north of SW 184 St.
and east of theoretical SW 109 Avenue

Application, or part of Application being Appealed (Explanation):

Please see attached letter of intent to appeal

Appellant (name): FRV Development
hereby 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)

Please see attached letter of intent to appeal

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Henry Forero on behalf of
FRV Development

Before me the undersigned authority, personally appeared Henry Forero on behalf of FRV Development (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

MARCIO J. SIMAN

Print Name

GERALD ESPINOZA

Signature

Print Name

Appellant's signature

Henry Forero

Print Name

Sworn to and subscribed before me on the 4th day of DECEMBER, year 2003

Appellant is personally know to me or has produced _____ as identification.

Notary
(Stamp/Seal)



Carmen Siman Fernandez
My Commission DD247270
Expires September 04, 2007

Commission Expires:

W. LISS SEROTA HELFMAN
PASTORIZA GUEDES COLE & BONISKE, P.A.
ATTORNEYS AT LAW

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NINA L. BONISKE
JAMIE ALAN COLE
EDWARD G. GUEDES
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THOMAS J. ANSBRO*
LILLIAN ARANGO DE LA HOZ*
ALISON S. BIELER
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JEFFREY P. SHEFFEL
MIA M. SINGH
JOSE S. TALAVERA
SUSAN L. TREVARTHEN

December 4, 2003

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. 1st Street
11th Floor
Miami, Florida 33128

Re: Appeal of Community Zoning Appeals Board 14 Decision Concerning
Application No. 03-150; Applicant FRV Development

Dear Ms. O'Quinn Williams:

Pursuant to Section 33-313 of the Miami-Dade County Zoning Code (the "Zoning Code"), FRV Development hereby files this notice of appeal of the Community Zoning Appeals Board 14 (the "CZAB") denial of Application No. 03-150. The subject application requested a district boundary change from AU to RU-3M for an approximately four acre parcel designated by the Comprehensive Development Master Plan (the "Master Plan") for low to medium density (6-13 units per gross acre) development. FRV Development appeals this decision because the denial was inconsistent with the Master Plan, did not meet the essential requirements of law, was arbitrary, discriminatory, and unreasonable, and because the decision was tainted by the participation of certain CZAB members who had an indirect interest in the application in contravention of Section 33-312 of the Zoning Code. For these reasons, FRV Development requests that the Board of County Commissioners hear this appeal and reverse the CZAB decision as soon as possible. We offer the following in support of this appeal.

*Diane -
Get him know
we will get him
on in Feb.
Lynn*

Ms. Diane O'Quinn Williams

December 5, 2003

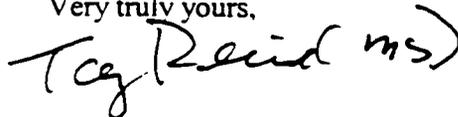
Page 2 of 2

Florida law clearly establishes that once a property owner proves that a proposed rezoning is consistent with the Master Plan and complies with all procedural requirements of the Zoning Code, the burden shifts to the governmental entity "to demonstrate that maintaining the existing zoning classification with respect to the property accomplishes a legitimate public purpose." *Board of County Commissioners of Brevard County v. Snyder*, 627 So.2d 469 (Fla. 1993). See also *Miami-Dade County v. Wahlberg*, 739 So.2d 115 (Fla. 3d DCA 1999). In the subject application, the Applicant submitted extensive proof of consistency with the Comprehensive Plan and voluntarily entered into a covenant limiting development of the property to a specific site plan that had been reviewed by Planning and Zoning staff and determined to be compliant with the Zoning Code. Planning and Zoning staff applied the correct legal criteria in their analysis of the application and recommended approval of the application. Once these criteria had been established by both the Applicant and staff, the burden shifted to the CZAB to show by substantial competent evidence that the denial accomplished a legitimate public purpose. In denying the Application, the CZAB failed to articulate and establish a legitimate public purpose. The CZAB's refusal to rezone was therefore arbitrary, discriminatory, and unreasonable.

Furthermore, Section 33-312 of the Zoning Code provides that members of the CZAB that have an indirect financial interest in the outcome of a matter shall abstain from participation in the proceedings. Although two members of the CZAB admitted ownership of property in very close proximity to the subject application, neither member abstained from further participation in the hearing. The failure to abstain from participation renders the action of the CZAB voidable by the Board of County Commissioners pursuant to Section 33-312 of the Zoning Code.

In connection with this appeal, we have enclosed a check in the amount of \$923.40 for the appeal fees and a second check for \$576.84 for radius fees to satisfy your Department's requirements. As such, please accept this appeal and schedule the hearing before the Board of County Commissioners as soon as possible. Please call me if you have any questions.

Very truly yours,



Tony Recio

TR/ms
938001
Attach.

TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

FRV Development.

290' North of SW 184 St. & East of
Theo. SW 109 Ave.

APPLICANT

ADDRESS

03/18/2004

03-150

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

01/06/04

An inspection found no violations. No open Team Metro cases.

BCC MEETINGS
3/18/2004

MEMORANDUM

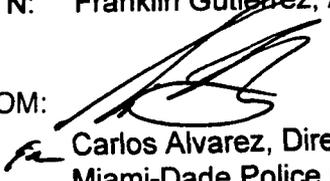
BCC MEETINGS
3/18/2004

107.07-17A

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

DATE: February 26, 2004

SUBJECT: Enforcement Histories
For Board of County
Commissioners, Zoning
Meeting on
March 18, 2004

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

Received by
Zoning Agenda Coordinator
FEB 26 2004

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 2174 FRV Development; Hearing # **03-150**
Location: North of SW 184 Street & East of SW 109 Avenue
- Grid 1144 Consolidated Properties of West Dade, Inc.; Hearing # **02-273**
F/K/A: William Brody Family Trust, Ltd.
Location: N & S of NW 24 Street & E & W of NW 108 Avenue
- Grid 0399 Palms Convalescent Care, Inc.; Hearing # **02-135**
Location: 14601 NE 16 Avenue
- Grid 0582 Jane Garcia & Emelina Gomez; Hearing # **03-246**
Location: 11611 NW 57 Court
- Grid 0389 Clemente Paul Bryan; Hearing # **03-336**
Location: 729 NW 146 Street
- Grid 0333 Benigno Marques; Hearing # **03-364**
Location: Northeast corner of NE 154 Street & NE 5 Avenue

Received by
Zoning Agenda Coordinator
FEB 26 2004

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 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 February 3, 20, and 23, 2004, 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.

Diane O'Quinn Williams, Director

February 26, 2004

A summary of the information requested is shown below:

Grid Numbers (Addresses)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003	2002	2003
2174	03-150	1419	1310	126	152
1144	02-273	737	724	62	80
0399 14801 NE 16 Av*	02-135	3699 26*	3501 49*	335	297
0582 11611 NW 57 Ct*	03-246	121 2*	156 0*	14	27
0389 729 NW 146 St*	03-336	4601 3*	4743 5*	554	553
0333	03-364	2699	2575	192	162

*Note: When hearing sites have an existing complete address, specific CFS can be attributed to it as reflected above.

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

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 ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	85
	14	CONDUCT INVESTIGATION	121
	15	MEET AN OFFICER	559
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	5
	19	TRAFFIC STOP	83
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	12
	22	AUTO THEFT	33
	25	BURGLAR ALARM RINGING	60
	26	BURGLARY	47
	27	LARCENY	12
	28	VANDALISM	11
	29	ROBBERY	9
	30	SHOOTING	1
	32	ASSAULT	70
	33	SEX OFFENSE	4
34	DISTURBANCE	185	
36	MISSING PERSON	13	
37	SUSPICIOUS VEHICLE	7	
38	SUSPICIOUS PERSON	7	

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 ("2174")) 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
2174.	39	PRISONER	30
	41	SICK OR INJURED PERSON	11
	43	BAKER ACT	8
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	2
	49	FIRE	13
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	9
Total Signals for Grid 2174 :			1419
Total Reported: 1031			Total Not Reported: 388

Total for All Grids : 1419

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	86
	14	CONDUCT INVESTIGATION	131
	15	MEET AN OFFICER	456
	17	TRAFFIC ACCIDENT	13
	18	HIT AND RUN	4
	19	TRAFFIC STOP	52
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	25
	22	AUTO THEFT	53
	25	BURGLAR ALARM RINGING	41
	26	BURGLARY	69
	27	LARCENY	19
	28	VANDALISM	22
	29	ROBBERY	6
	32	ASSAULT	62
	33	SEX OFFENSE	3
	34	DISTURBANCE	164
	36	MISSING PERSON	5
37	SUSPICIOUS VEHICLE	11	
38	SUSPICIOUS PERSON	12	
39	PRISONER	19	
41	SICK OR INJURED PERSON	23	

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2174")) 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
2174.	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	1
	49	FIRE	9
	52	NARCOTICS INVESTIGATION	6
	54	FRAUD	5
Total Signals for Grid 2174 :			1310
Total Reported:		912	Total Not Reported: 398

Total for All Grids : 1310



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): 2174

PART I Crimes	Total Crimes
110B - SODOMY	1
110C - FONDLING	3
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	18
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	26
230F - SHOPLIFTING FROM A MOTOR VEHICLE	7
230G - SHOPLIFTING ALL OTHERS	17
2400 - MOTOR VEHICLE THEFT	14

42



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): 2174

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	25
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2

Grand Total: 126

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 ("2174")) and OI.Reporting_Agency_Code = "030"



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/03 Thru 1/1/04
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART I Crimes	Total Crimes
110A - RAPE	1
110C - FONDLING	1
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	24
230F - SHOPLIFTING FROM A MOTOR VEHICLE	25
230G - SHOPLIFTING ALL OTHERS	27
2400 - MOTOR VEHICLE THEFT	21



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/03 Thru 1/1/04
YEAR: 2003

Miami-Dade Police Department

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	29
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	2
260D - IMPERSONATION	1

Grand Total: 152

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" 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 ("2174")) and OI.Reporting_Agency_Code = "030"

45

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: FRV Development

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Henry Flores</u>	<u>33 1/3 %</u>
<u>Martin Rodriguez</u>	<u>33 1/3 %</u>
<u>Eowin Villegas</u>	<u>33 1/3 %</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

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

Date of contract: _____

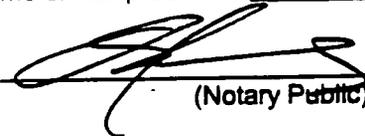
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

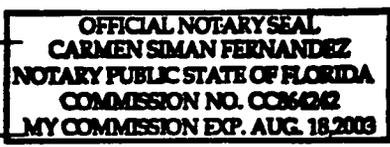
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature:  (Applicant)

Sworn to and subscribed before me this 8 day of May, 2003. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)



My commission expires _____

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

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PROJECT:
SEASTONE TOWNHOMES
 100 S.W. 19TH AVENUE
 MIAMI, FLORIDA 33135

OWNER:
 SEASTONE TOWNHOMES LLC
 200 ALHAMBRA AVE SUITE 200
 MIAMI, FLORIDA 33135

EMILIO JUNE ARCHITECTS
 ARCHITECTURE
 P.A.

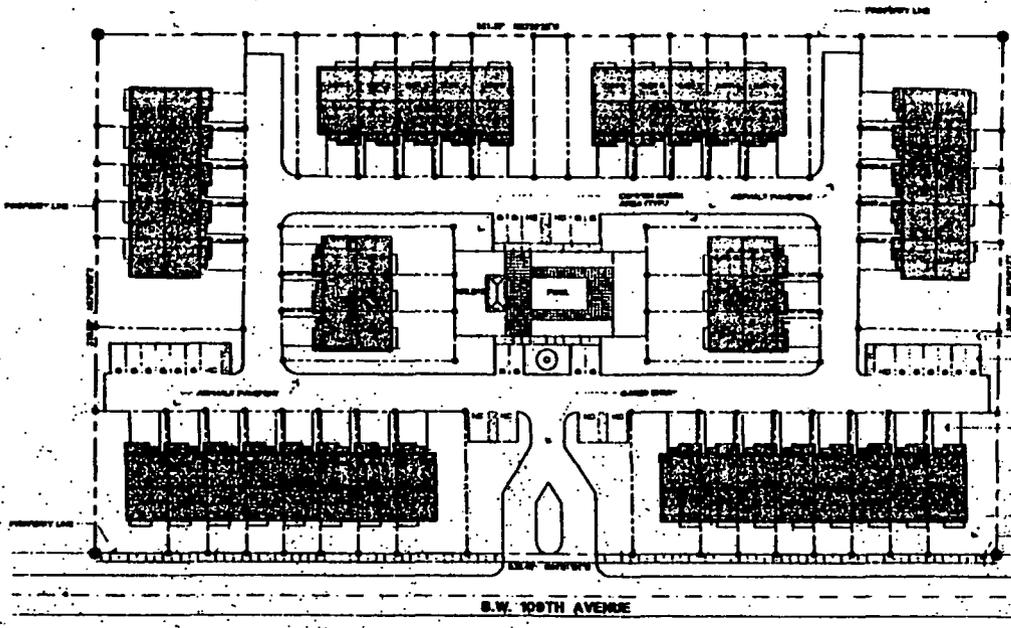
100 S.W. 19TH AVENUE
 SUITE 200
 MIAMI, FLORIDA 33135
 TELEPHONE 305 358-8888
 FACSIMILE 305 358-8888
 AS BUILT
 AS SHOWN

CONSULTANTS

RECEIVED
 203-150
 OCT 23 2003

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY BCC



SITE DATA

LOT AREA 3.74 ACRES	182,814.4 S.F.
LOT COVERAGE 80% (42' x 100')	147,852 S.F.
DENSITY 40 UNITS / 1.74 ACRES	11.23 UNITS/ACRE
PARKING	128 SPACES
REQUIRED FOR ZONING 128 SPACES	128 SPACES
EXISTING OVERHEAD 128 SPACES	128 SPACES
REMOVED OVERHEAD 0 SPACES	0 SPACES
TOTAL 128 SPACES	128 SPACES
UNITS	
UNITS REQUIRED 128 UNITS (8 UNITS x 16 UNITS)	128 UNITS
UNITS PROVIDED 128 UNITS	128 UNITS
UNITS SHORT 0 UNITS	0 UNITS
UNITS EXCESS 0 UNITS	0 UNITS

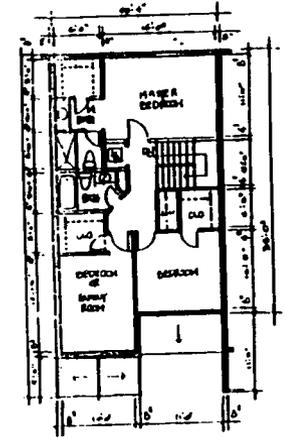
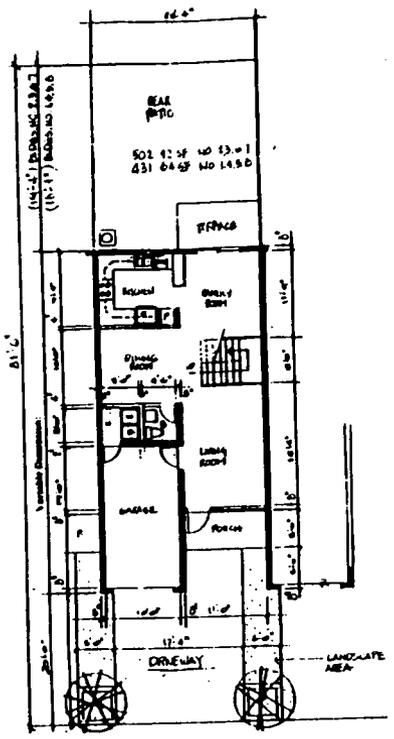
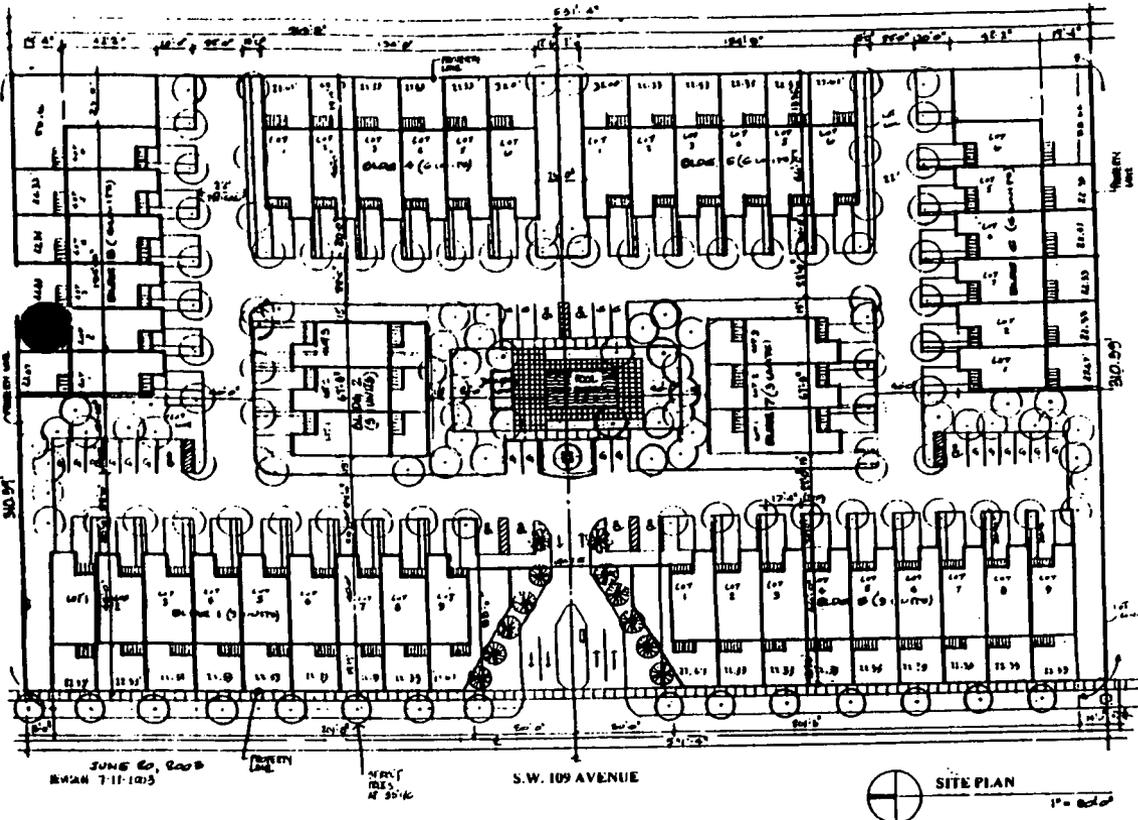
SCHEME 2 SITE PLAN
 Scale 1/8" = 1'-0"

NO. OF UNITS	128
NO. OF UNITS PER LOT	128
NO. OF UNITS PER ACRE	11.23
NO. OF UNITS PER SQUARE FOOT	0.0007

No. of Units
 No. of Units per Lot
 No. of Units per Acre
 No. of Units per Square Foot

EMILIO JUNE ARCHITECTS
 ARCHITECTURE
 P.A.

A-1.0



PLANS PREPARED BY
EMILIO ROSS SUBENOT
ARCHITECTURE PA
1925 N.W. 77 AVENUE
SUITE 111
MIAMI, FLORIDA 33141
305 596 2816
951 814 8001
7-14-2003

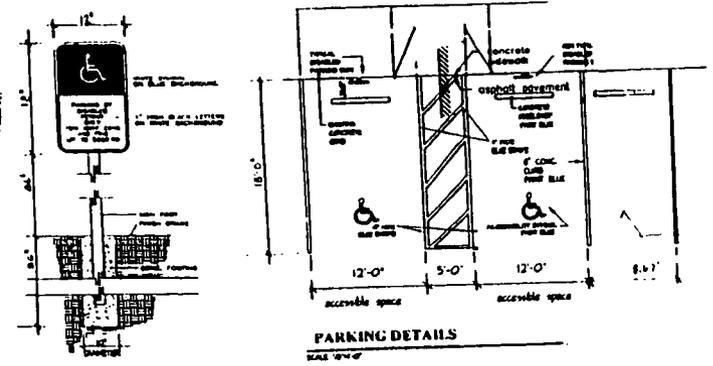
JUL 18 2003

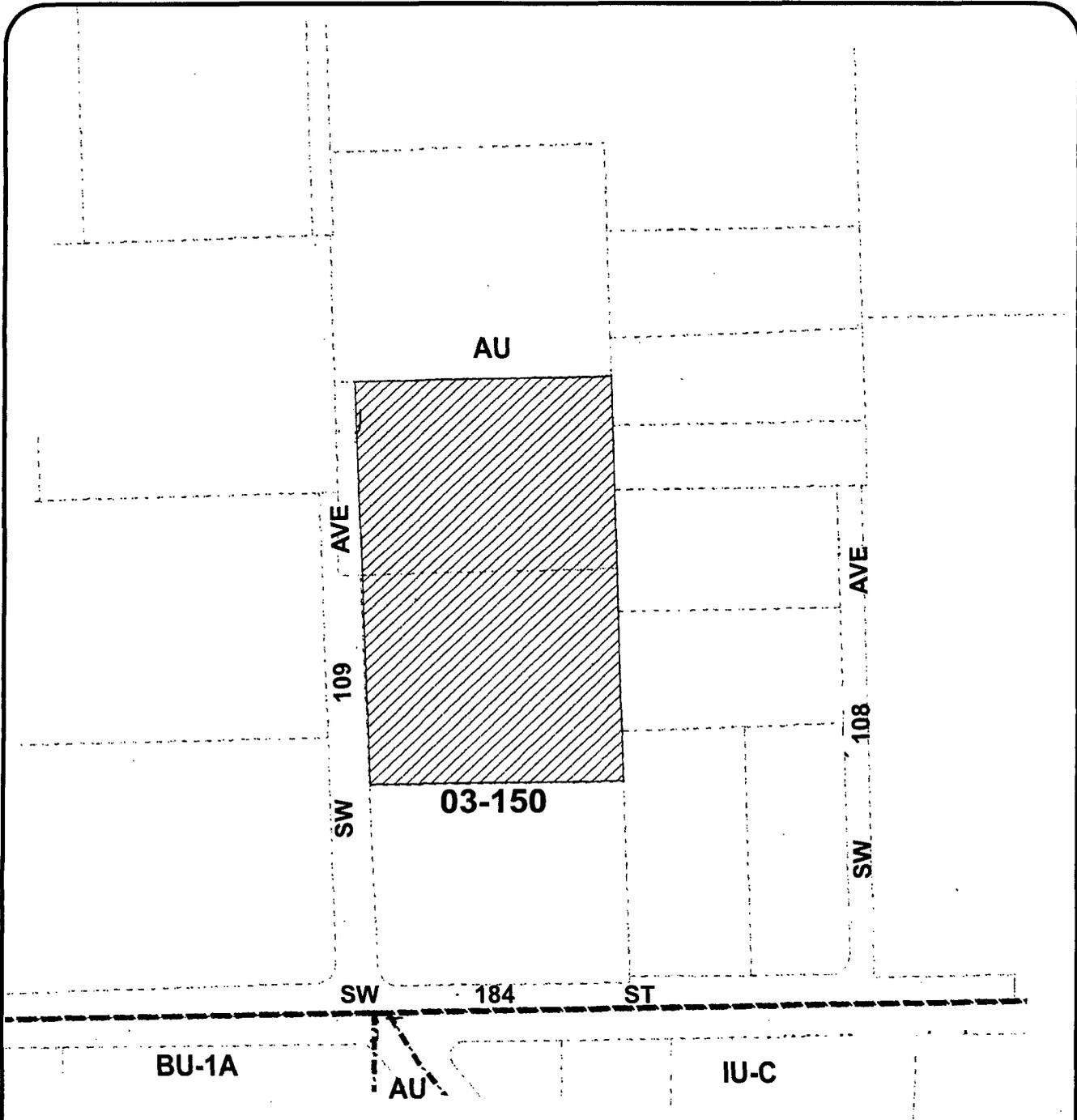
ZONING HEARINGS SECTION

SEASTONE TOWN HOMES, L.L.C.
18241 AND 18251 S.W. 109TH AVE
MIAMI, FLORIDA 33157

ANOTHER PROJECT OF
MADICK DEVELOPERS, INC AND F R V DEVELOPMENT, L.L.C.
P.O. BOX 443 MIAMI, FLORIDA 33143
306 ALCAZAR AVE SUITE 303
CORAL GABLES, FLORIDA 33134

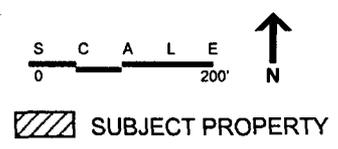
NO. OF UNITS	100
NO. OF GARAGES	100
NO. OF DECKS	100
NO. OF PATIOS	100
NO. OF STAIRS	100
NO. OF ELEVATORS	100
NO. OF BATHS	100
NO. OF BEDROOMS	100
NO. OF KITCHENS	100
NO. OF LIVING AREAS	100
NO. OF DINING AREAS	100
NO. OF BREAKFAST ROOMS	100
NO. OF CLOSETS	100
NO. OF STORAGE	100
NO. OF PANTRY	100
NO. OF WALK-IN COOLERS	100
NO. OF WALK-IN FREEZERS	100
NO. OF STOVE	100
NO. OF SINK	100
NO. OF DISHWASHER	100
NO. OF REFRIG	100
NO. OF MICROWAVE	100
NO. OF TOASTER	100
NO. OF KETTLE	100
NO. OF BLENDER	100
NO. OF TOASTER OVEN	100
NO. OF RICE COOKER	100
NO. OF SLOW COOKER	100
NO. OF PRESSURE COOKER	100
NO. OF AIR FRYER	100
NO. OF DEHYDRATOR	100
NO. OF SMOKE COOKER	100
NO. OF BROTEN	100
NO. OF TOASTER	100
NO. OF KETTLE	100
NO. OF BLENDER	100
NO. OF TOASTER OVEN	100
NO. OF RICE COOKER	100
NO. OF SLOW COOKER	100
NO. OF PRESSURE COOKER	100
NO. OF AIR FRYER	100
NO. OF DEHYDRATOR	100
NO. OF SMOKE COOKER	100
NO. OF BROTEN	100





**MIAMI-DADE COUNTY
HEARING MAP**

Section: 31 Township: 55 Range: 40
 Process Number: 03-150
 Applicant: FRV DEVELOPMENT
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 31 Township: 55 Range: 40
Process Number: 03-150
Applicant: FRV DEVELOPMENT
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: FRV DEVELOPMENT

REPRESENTATIVE(S): Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	SEPTEMBER 30, 2003	CZAB14- -03

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

1) AU to RU-3M

MOTION:

WITHDRAW: Entire Application ITEMS _____
 DEFER: INDEFINITELY TO: Nov. 25 '03 With Leave To Amend
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH STD. CONDITIONS
 OTHER: _____

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	✓		
VICE-CHAIRMAN		Don JONES			✓
MR.	M	Curtis LAWRENCE (C.A.)	✓		
MR.		Charlie MCGAREY	✓		
DR.	S	Patricia WADE	✓		
CHAIRMAN		Wilbur B. BELL	✓		

VOTE: 5 to 0

EXHIBITS: YES NO

COUNTY ATTORNEY: Ronald J. BERNSTEIN

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: : FRV DEVELOPMENT

REPRESENTATIVE(S): Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	JULY 29, 2003	CZAB15- -03

DEPT. REC: Deferral

MOTION:

WITHDRAW APPLICATION
 WITHDRAW ITEMS: _____
 DEFER: TO: 9-30-03
 DENY: WITH PREJUDICE
 INDEFINITELY
 WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT
 ACCEPT REVISED PLANS
 REJECT PROFFERED COVENANT
 REJECT REVISED PLANS
 APPROVE PER: REQUEST DEPT. D.I.C. WITH STD. CONDITIONS
 OTHER:

* \$ SEND NOTICES WITHIN RADIUS @ applicant's expense

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	1		
VICE-CHAIRMAN		Don JONES	1		
MR.	S	Curtis LAWRENCE (C.A.)	1		
MR.	M	Charlie MCGAREY	1		
DR.		Patricia WADE	1		
CHAIRMAN		Wilbur B. BELL	1		

EXHIBITS: YES NO

County Attorney: Thomas Robertson

1. FRV DEVELOPMENT
(Applicant)

03-7-CZ14-3 (03-150)
BCC/District 9
Hearing Date: 2/5/04

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.

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

APPLICANT: FRV Development

PH: Z03-150 (03-7-CZ14-3)

SECTION: 31-55-40

DATE: February 5, 2004

COMMISSION DISTRICT: 9

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

FRV DEVELOPMENT is appealing the application of Community Zoning Appeals Board # 14 which denied without prejudice the following:

AU to RU-3M

o **SUMMARY OF REQUEST:**

The appellant/applicant is seeking to appeal the decision of the Community Zoning Appeals Board-14 which denied the rezoning of the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4 Acres

o **IMPACT:**

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density residential**. The residential densities allowed in this category shall range from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map."

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 5 to 13 dua
<u>Surrounding Property:</u>	
NORTH: AU; vacant	Residential, 5 to 13 dua
SOUTH: AU; single-family residence	Residential, 5 to 13 dua
EAST: AU; vacant	Residential, 5 to 13 dua
WEST: AU; vacant and a house of worship	Residential, 5 to 13 dua

The subject parcel is located on the east side of S.W. 109 Avenue, north of S.W. 184 Street. This area east of the Florida Turnpike and west of US-1, along the north side of S.W. 184 Street, is characterized with numerous houses of worship and day care centers. The site was once a plant nursery. A house of worship, yet to be constructed, has been approved on the parcel immediately to the east.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(8) – The Community Zoning Appeals Boards (The Board) shall hear and grant or deny applications for **district boundary changes** on individual pieces of property or on a neighborhood or area-wide basis except where the Board of County Commissioners has direct jurisdiction, taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board

shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	33 additional students

H. ANALYSIS:

This application was denied without prejudice by Community Zoning Appeals Board-14 on November 25, 2003, by a vote of 5 to 0, pursuant to Resolution CZAB14-31-03. The applicant is seeking to appeal the decision of Community Zoning Appeals Board-14 denying the rezoning of the subject property from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant alleges that the denial was inconsistent with the Master Plan, did not meet the essential requirements of law, was arbitrary, discriminatory and unreasonable. Staff notes that the CZAB's decision to deny this application is not inconsistent with the CDMP as the applicant alleges because the existing zoning (AU) is consistent with the CDMP.

The request will allow the applicant to rezone the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. The plan originally submitted by the applicant in conjunction with this application indicated the development of the site with a 48-unit residential development. At the September 30th CZAB meeting, the applicant agreed to reduce the number of proposed units and submitted revised plans showing the development of the site with 42 units. Staff notes that the applicant intends to proffer a covenant tying the development of the property to the plan submitted, limiting the development of the site to the aforementioned 42 units, and indicating that further approval for the complete set of plans will be obtained through the Administrative Site Plan Review (ASPR) process.

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, but indicates that the gates shown on the site plan must be removed and that entrance features will

be reviewed under a separate application. Said Department also indicates that this application will generate **45 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "A", "B" and "C". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring thirty-three (**33**) **additional students** to the schools in the area. The applicant has proffered a covenant to the School Board in order to provide a monetary donation to mitigate the impacts and accommodate the new students generated by this application, which will exceed the FISH (Florida Inventory of School Houses) capacity.

The subject property is a vacant 4.0 gross acre parcel (3.74 net acre) site, zoned AU, Agricultural District. The LUP map designates this property for low-medium residential use at a density of 5 to 13 dua. The CDMP would permit a maximum of 52 units on this site. The proposed RU-3M zoning permits a density of 12.9 dwelling units per net acre which permits a maximum of 48 units on the site. The proposed 42-unit development on the 3.74 net acre site would result in a density of 11.2 dua, which would be **consistent** with the CDMP. As previously mentioned, the applicant has submitted a site plan in conjunction with this application and intends to proffer a covenant tying the development of the property to the plan submitted, limiting the development of the site to the aforementioned 42 units, and stating that the applicant will seek site plan approval through the ASPR process as required by Code for RU-3M developments. The provision of a site plan is to ensure logic, imagination, innovation and variety in the design process and thereby ensure the congruity of the proposed development and its compatibility with the surrounding area. Staff notes that although zoned agricultural, all abutting properties are designated for low-medium density residential. Staff has reviewed the aforementioned plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, that urban design principles are incorporated, and that the plans comply with the zoning, land use and subdivision regulations. Staff finds that this application is **consistent** with the CDMP and that, subject to the Board's acceptance of the proffered covenant, would be **compatible** with the future development of the area.

I. **RECOMMENDATION:**

Approval of the appeal, and approval of this application, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 06/23/03
DATE TYPED: 07/07/03
DATE REVISED: 07/14/03, 07/18/03, 07/22/03, 07/28/03, 09/11/03, 09/15/03, 11/06/03,
11/13/03, 11/17/03, 11/19/03, 11/20/03, 01/26/04
DATE FINALIZED: 01/26/03
DO'QW:AJT:MTF:TLR


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: July 31, 2003

RECEIVED
AUG 08 2003

SUBJECT: C-14 #Z2003000150-Revised
FRV Development
N/O SW 184th Street and E/O SW
109th Avenue
DBC from AU to RU-3M
(4 Ac.) 31-55-40

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

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.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 580 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM will require that any development on the site be connected to the public sanitary sewer system, in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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 Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management 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: FRV Development

This Department has no objections to this application.

Gates must be removed from site plan.

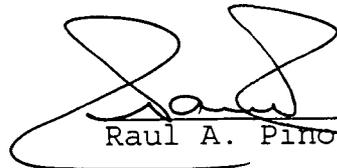
Entrance features are not reviewed under this application and must be filed separately.

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 **42 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
9882	SW 186 St. e/o SW 107 Ave.	B	B
9754	SW 117 Ave. s/o SW 152 St.	B	B
9732	Marlin Rd. n/o US-1	C	C
9876	SW 184 St. w/o SW 117 Ave.	A	A

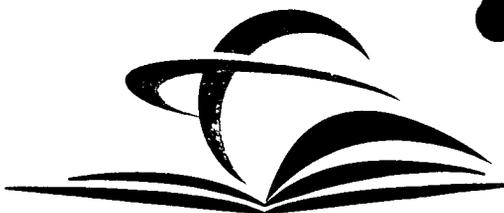
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

NOV. 18 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

November 25, 2003

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: FRV Development - Application No. 03-150 (CC14)
North of S.W. 184 Street and East of S.W. 109 Avenue
REVISED

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. However, the proposed residential development will only impact Miami Southridge Senior High School currently operating at 124% of FISH % utilization (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant on July 23, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Maria Teresa-Fojo
November 25, 2003
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

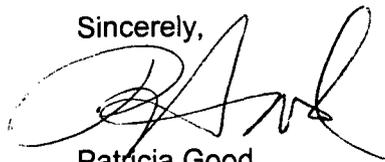
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 51-unit development is estimated to generate approximately \$124,848 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

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

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1974
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Henry Forero

**REVISED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-150, FRV Development (CC14)

REQUEST: Zone change from AU to RU-3M

ACRES: 4 acres

LOCATION: North of S.W. 184 Street and East of S.W. 109 Avenue

UNITS: 50 additional units (1 unit currently permitted under existing zoning classification)

**ESTIMATED
STUDENT
POPULATION:** 33 students *

ELEMENTARY: 15

MIDDLE: 8

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.

MIDDLE: Richmond Heights Middle - 15015 SW 103 Ave.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in Access Center 6

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of opening of schools, August, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Lake Elem.	730/ 745*	775	94%/ 96%*	18	92%/ 94%*
Richmond Hghts. Middle	1638/ 1646*	1207	136%/ 136%*	284	110%/ 110%*
Miami Southridge Sr.	3880/ 3890*	2811	138%/ 138%*	325	124%/ 124%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

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

Pine Lake Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past year:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care, Magnet programs and Enrichment Classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Teacher Workrooms
Teachers required to float/travel:	ESOL, Spanish S and Spanish SL

Richmond Heights Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements in the past year:

Classrooms, Media Center, Music Suites, Science Labs, Student Services Suite, Agriscience and Graphics

Recognition for Academic Achievement:

Various individual awards for academic achievement

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:25 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past year:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of October 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$192,489.

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

ELEMENTARY	15 x	\$ 13,294	=	\$ 199,410
MIDDLE	8 x	\$ 15,242	=	\$ 121,936
SENIOR	10 x	\$ 20,169	=	\$ 201,690
Total Potential Capital Cost				\$ 523,036

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 (JANUARY '01-SEPTEMBER '03)

Case No.	Applicant Name	Address	Units/Students	Proposed Use	Height/Depth	Compliance	Final Status
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 11/25/03	DENIED
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 (JANUARY '01-SEPTEMBER '03)

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 5/29/03 7/24/03 9/30/03	DENIED REMANDED DENIED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 Def. Indef.	PENDING
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 Def.-12/15/03	PENDING

Note: There are two applications that are pending which would generate 53 students.

1
2

**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

22

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

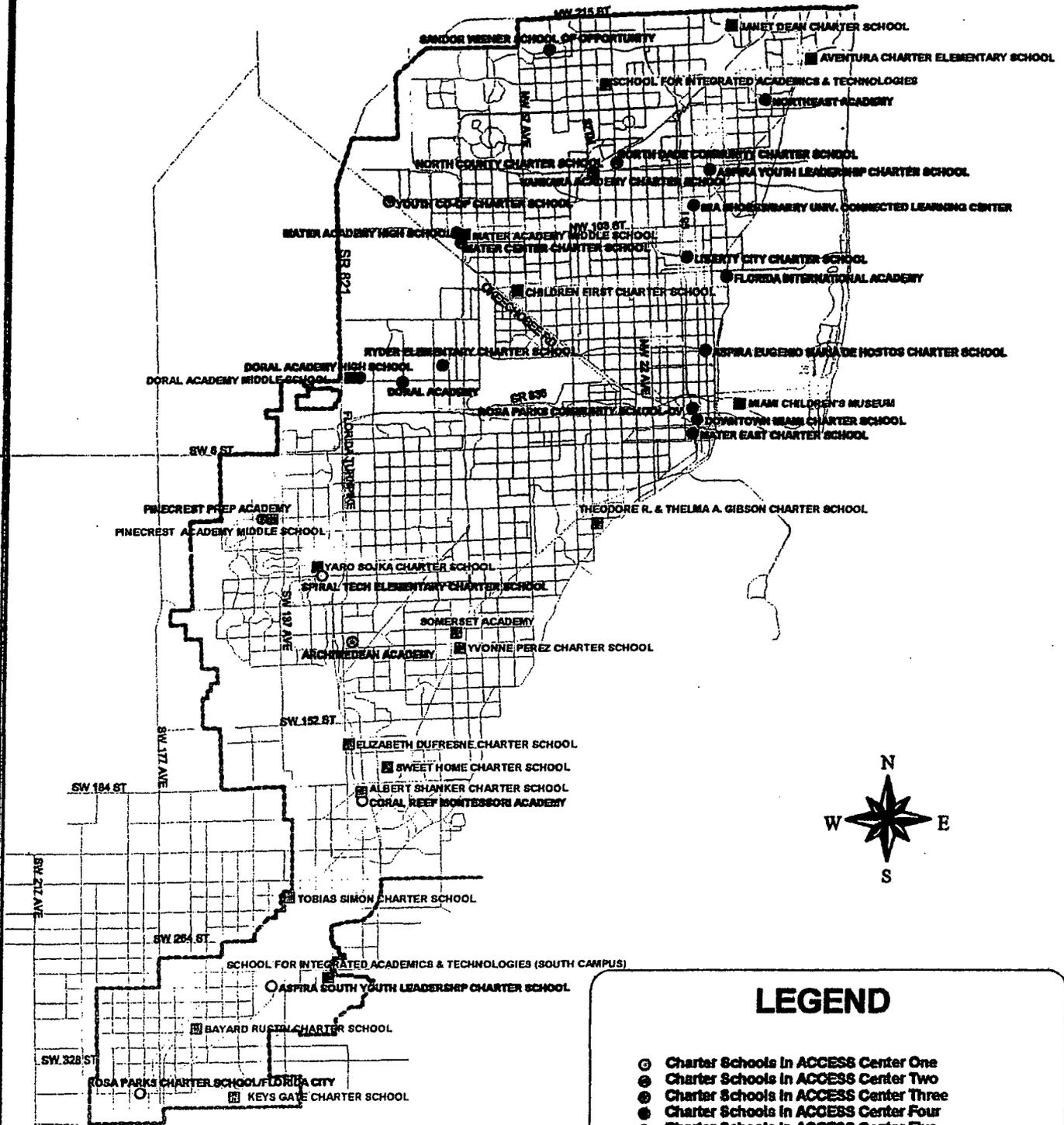
(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center



LEGEND

- Charter Schools In ACCESS Center One
- ⊙ Charter Schools In ACCESS Center Two
- ⊕ Charter Schools In ACCESS Center Three
- ⊗ Charter Schools In ACCESS Center Four
- ⊖ Charter Schools In ACCESS Center Five
- ⊘ Charter Schools In ACCESS Center Six
- Charter Schools In ACCESS Center Six
- Urban Development Boundary 2005
- Amajor.shp
- New Charter Schools approved to open for the 2003-2004 School Year

MIAMI-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

Hearing Number: 203-150 Rev

BCE

Service Impact: Yes No

Plans: Yes No Request: _____

Location: 18241 + 18251 SW 109 AVE.

Recommendation: Approved
Approved with conditions _____
Approved with no change from previous submittal _____
Denial _____
Defer to DIC comments _____

Estimated number of alarms generated annually by application: 7

If there is an impact, below is the service availability:

Station District 50, Grid 2174 DUSF 42 th. Occupancy Type 2

Impact of additional calls on closest station: Minimal Impact.
 Moderate Impact.

Planned Service in the area:

Service	Location	Year to be Completed
<u>Eureka Station</u>	<u>Vicinity SW 1845/147-157A</u>	<u>2008</u>

None

ACCESS:

Description of Concern(s):

- Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- Fire Engineering & Water Supply Bureau site plan review and approval required prior to time of permit.

OTHER CONCERN(S):

Reviewed by: B.J. Matthews
Barbara J. Matthews

Phone: (786) 331-4542

Date: 12/11/03
Revised 11/24/03 per BJM

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: 11 /25 /03

BY CZAB # 14

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. 203-150

Filed in the name of (Applicant) FRV Development

Name of Appellant, if other than applicant FRV Development

Address/Location of APPELLANT'S property: 290 feet north of SW 184 St.
and east of theoretical SW 109 Avenue

Application, or part of Application being Appealed (Explanation):

Please see attached letter of intent to appeal

Appellant (name): FRV Development

hereby 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)

Please see attached letter of intent to appeal

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Henry Forero on behalf of

FRV Development

Before me the undersigned authority, personally appeared (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Mauricio J. Siman

Print Name

Gerald Espinoza

Signature

[Signature]

Print Name

Appellant's signature

[Signature]

Henry Forero

Print Name

Sworn to and subscribed before me on the 4th day of December, year 2003

Appellant is personally know to me or has produced _____ as identification.

Notary
(Stamp/Seal)



Carmen Siman Fernandez
My Commission DD247270
Expires September 04, 2007

Commission Expires:

W. LISS SEROTA HELFMAN
PASTORIZA GUEDES COLE & BONISKE, P.A.
ATTORNEYS AT LAW

MITCHELL A. BIERMAN
NINA L. BONISKE
JAMIE ALAN COLE
EDWARD G. GUEDES
STEPHEN J. HELFMAN
JOHN R. HERIN, JR.
GILBERTO PASTORIZA
GARY I. RESNICK
JOSEPH H. SEROTA
NANCY E. STROUD
RICHARD JAY WEISS
DAVID M. WOLPIN
STEVEN W. ZELKOWITZ

THOMAS J. ANSBRO*
LILLIAN ARANGO DE LA HOZ*
ALISON S. BIELER
MITCHELL J. BURNSTEIN
ELAINE M. COHEN
VIVIAN DE LAS CUEVAS-DIAZ

MIAMI-DADE OFFICE
2665 SOUTH BAYSHORE DRIVE
SUITE 420
MIAMI, FLORIDA 33133

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BROWARD OFFICE
3107 STIRLING ROAD • SUITE 300
FORT LAUDERDALE, FLORIDA 33312
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*OF COUNSEL

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KAREN LIEBERMAN*
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BERNARD S. MANDLER*
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ALEXANDER L. PALENZUELA-MAURI
MICHAEL S. POPOK*
ANTHONY L. RECIO
MARK A. ROTHENBERG
SCOTT A. ROBIN
GAIL D. SEROTA*
JEFFREY P. SHEFFEL
MIA M. SINGH
JOSE S. TALAVERA
SUSAN L. TREVARTHEN

December 4, 2003

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. 1st Street
11th Floor
Miami, Florida 33128

**Re: Appeal of Community Zoning Appeals Board 14 Decision Concerning
Application No. 03-150; Applicant FRV Development**

Dear Ms. O'Quinn Williams:

Pursuant to Section 33-313 of the Miami-Dade County Zoning Code (the "Zoning Code"), FRV Development hereby files this notice of appeal of the Community Zoning Appeals Board 14 (the "CZAB") denial of Application No. 03-150. The subject application requested a district boundary change from AU to RU-3M for an approximately four acre parcel designated by the Comprehensive Development Master Plan (the "Master Plan") for low to medium density (6-13 units per gross acre) development. FRV Development appeals this decision because the denial was inconsistent with the Master Plan, did not meet the essential requirements of law, was arbitrary, discriminatory, and unreasonable, and because the decision was tainted by the participation of certain CZAB members who had an indirect interest in the application in contravention of Section 33-312 of the Zoning Code. For these reasons, FRV Development requests that the Board of County Commissioners hear this appeal and reverse the CZAB decision as soon as possible. We offer the following in support of this appeal.

*Diana -
Get him to know
we will get him
on in Feb.
Jesse*

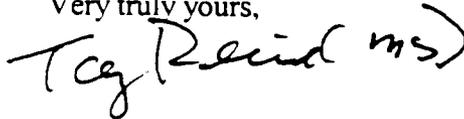
Ms. Diane O'Quinn Williams
December 5, 2003
Page 2 of 2

Florida law clearly establishes that once a property owner proves that a proposed rezoning is consistent with the Master Plan and complies with all procedural requirements of the Zoning Code, the burden shifts to the governmental entity "to demonstrate that maintaining the existing zoning classification with respect to the property accomplishes a legitimate public purpose." *Board of County Commissioners of Brevard County v. Snyder*, 627 So.2d 469 (Fla. 1993). See also *Miami-Dade County v. Wahlberg*, 739 So.2d 115 (Fla. 3d DCA 1999). In the subject application, the Applicant submitted extensive proof of consistency with the Comprehensive Plan and voluntarily entered into a covenant limiting development of the property to a specific site plan that had been reviewed by Planning and Zoning staff and determined to be compliant with the Zoning Code. Planning and Zoning staff applied the correct legal criteria in their analysis of the application and recommended approval of the application. Once these criteria had been established by both the Applicant and staff, the burden shifted to the CZAB to show by substantial competent evidence that the denial accomplished a legitimate public purpose. In denying the Application, the CZAB failed to articulate and establish a legitimate public purpose. The CZAB's refusal to rezone was therefore arbitrary, discriminatory, and unreasonable.

Furthermore, Section 33-312 of the Zoning Code provides that members of the CZAB that have an indirect financial interest in the outcome of a matter shall abstain from participation in the proceedings. Although two members of the CZAB admitted ownership of property in very close proximity to the subject application, neither member abstained from further participation in the hearing. The failure to abstain from participation renders the action of the CZAB voidable by the Board of County Commissioners pursuant to Section 33-312 of the Zoning Code.

In connection with this appeal, we have enclosed a check in the amount of \$923.40 for the appeal fees and a second check for \$576.84 for radius fees to satisfy your Department's requirements. As such, please accept this appeal and schedule the hearing before the Board of County Commissioners as soon as possible. Please call me if you have any questions.

Very truly yours,



Tony Recio

TR/ms
938001
Attach.

TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

FRV Development.

290' North of SW 184 St. & East of
Theo. SW 109 Ave.

APPLICANT

ADDRESS

02/5/2004

DATE

03-150

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

01/06/04

An inspection found no violations. No open Team Metro cases.

Diane O'Quinn Williams, Director

January 12, 2004

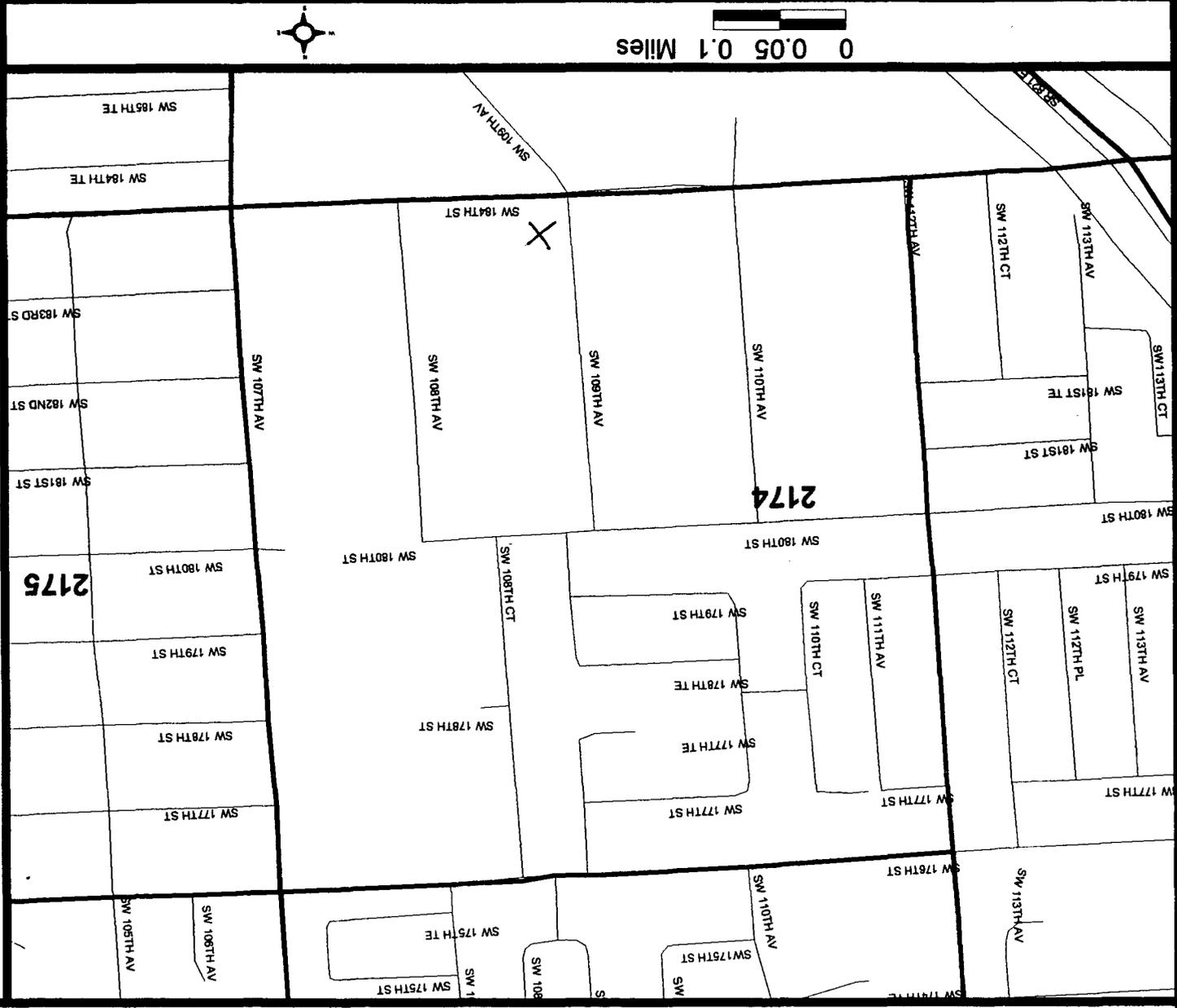
*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

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

CA/par
Attachments (4)



Miami-Dade Police Department
Target Area - Police Grid(s): 2174
FRV Development; Hearing # 03-150



MDPD Crime Analysis System
January 6, 2004
Data in this document represents
successfully geocoded attributes.

Police Grids Boundaries
 Boundary



0 0.05 0.1 Miles

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 ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	85
	14	CONDUCT INVESTIGATION	121
	15	MEET AN OFFICER	559
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	5
	19	TRAFFIC STOP	83
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	12
	22	AUTO THEFT	33
	25	BURGLAR ALARM RINGING	60
	26	BURGLARY	47
	27	LARCENY	12
	28	VANDALISM	11
	29	ROBBERY	9
	30	SHOOTING	1
	32	ASSAULT	70
	33	SEX OFFENSE	4
34	DISTURBANCE	185	
36	MISSING PERSON	13	
37	SUSPICIOUS VEHICLE	7	
38	SUSPICIOUS PERSON	7	

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 ("2174")) 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
2174.	39	PRISONER	30
	41	SICK OR INJURED PERSON	11
	43	BAKER ACT	8
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	2
	49	FIRE	13
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	9
Total Signals for Grid 2174 :			1419
Total Reported:			1031
Total Not Reported:			388

Total for All Grids : 1419

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	86
	14	CONDUCT INVESTIGATION	131
	15	MEET AN OFFICER	456
	17	TRAFFIC ACCIDENT	13
	18	HIT AND RUN	4
	19	TRAFFIC STOP	52
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	25
	22	AUTO THEFT	53
	25	BURGLAR ALARM RINGING	41
	26	BURGLARY	69
	27	LARCENY	19
	28	VANDALISM	22
	29	ROBBERY	6
	32	ASSAULT	62
	33	SEX OFFENSE	3
	34	DISTURBANCE	164
	36	MISSING PERSON	5
	37	SUSPICIOUS VEHICLE	11
	38	SUSPICIOUS PERSON	12
39	PRISONER	19	
41	SICK OR INJURED PERSON	23	

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2174")) 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
2174.	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	1
	49	FIRE	9
	52	NARCOTICS INVESTIGATION	6
	54	FRAUD	5
Total Signals for Grid 2174 :			1310
Total Reported: 912			Total Not Reported: 398

Total for All Grids : 1310



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): 2174

PART I Crimes	Total Crimes
110B - SODOMY	1
110C - FONDLING	3
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	18
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	26
230F - SHOPLIFTING FROM A MOTOR VEHICLE	7
230G - SHOPLIFTING ALL OTHERS	17
2400 - MOTOR VEHICLE THEFT	14



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AO

Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	25
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2

Grand Total: 126

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 ("2174")) and OI.Reporting_Agency_Code = "030"



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
Reporting Agency: MDPD
From 1/1/03 Thru 1/1/04
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART I Crimes	Total Crimes
110A - RAPE	1
110C - FONDLING	1
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	24
230F - SHOPLIFTING FROM A MOTOR VEHICLE	25
230G - SHOPLIFTING ALL OTHERS	27
2400 - MOTOR VEHICLE THEFT	21



MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AO

Reporting Agency: MDPD

From 1/1/03 Thru 1/1/04

YEAR: 2003

Crime Information Warehouse

Miami-Dade Police Department

Prompt Variable Used: All County: N

Grid(s): 2174

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	29
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	2
260D - IMPERSONATION	1

Grand Total: 152

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" 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 ("2174")) and OI.Reporting_Agency_Code = "030"

DISCLOSURE OF INTEREST

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

CORPORATION NAME: FRV Development

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Henry Flores</u>	<u>33 1/3 %</u>
<u>Martin Rodriguez</u>	<u>33 1/3 %</u>
<u>Eowin Villegas</u>	<u>33 1/3 %</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

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

Date of contract: _____

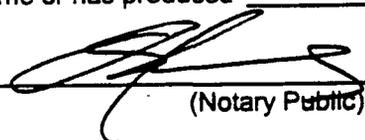
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

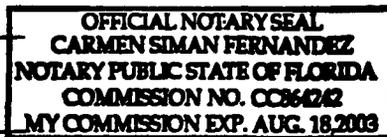
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature:  _____
(Applicant)

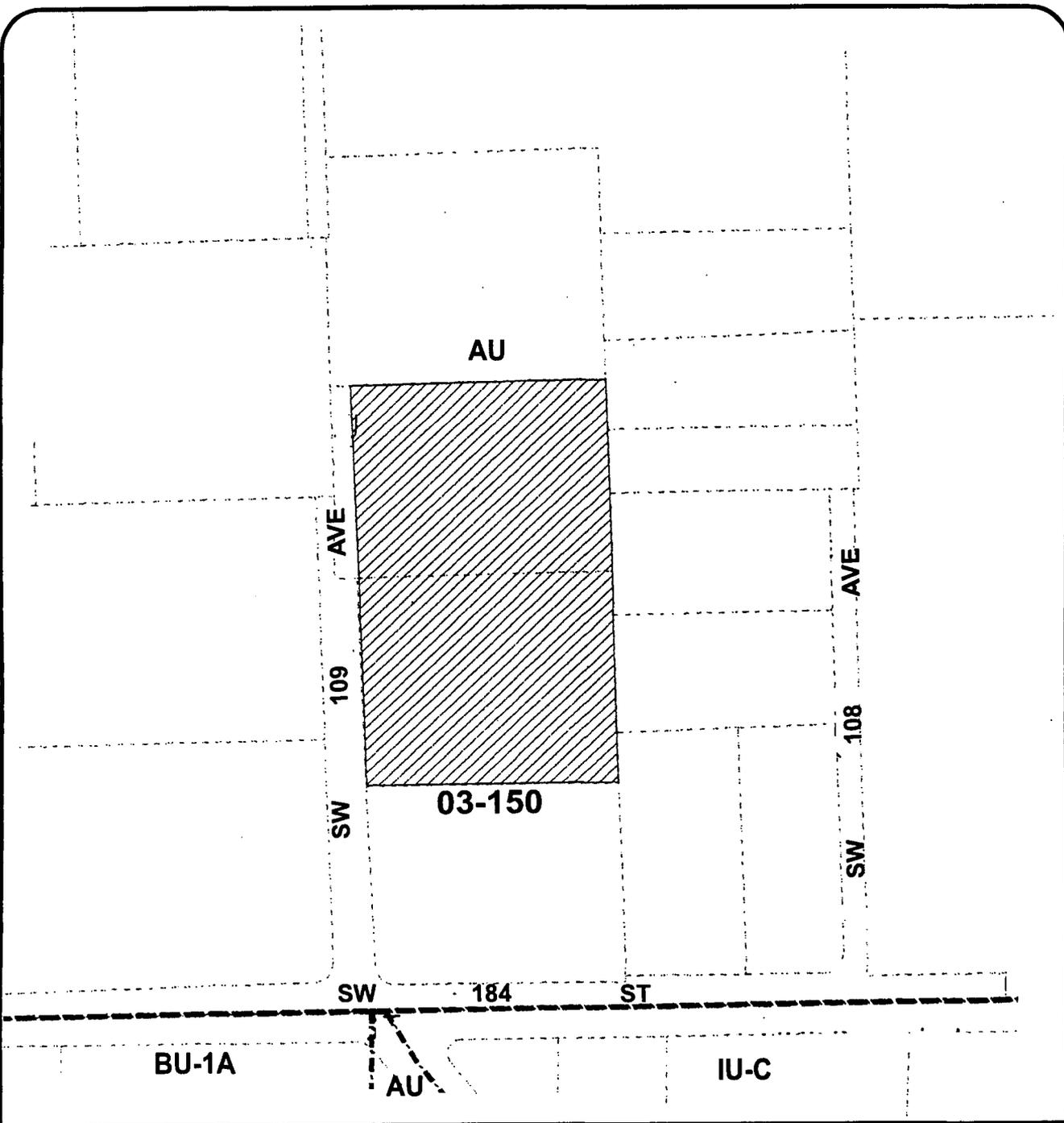
Sworn to and subscribed before me this 8 day of May, 2003. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)



My commission expires _____

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



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 31 Township: 55 Range: 40
 Process Number: 03-150
 Applicant: FRV DEVELOPMENT
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'



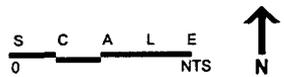
 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 31 Township: 55 Range: 40
Process Number: 03-150
Applicant: FRV DEVELOPMENT
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS



B. FRV DEVELOPMENT
(Applicant)

03-7-CZ14-3 (03-150)
Area 14/District 9
Hearing Date: 11/25/03

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.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: FRV DEVELOPMENT

REPRESENTATIVE(S): Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	SEPTEMBER 30, 2003	CZAB14- -03

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

1) AU to RU-3M

MOTION:

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Nov. 25 '03</u> <input type="checkbox"/> With Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	✓		
VICE-CHAIRMAN		Don JONES			✓
MR.	M	Curtis LAWRENCE (C.A.)	✓		
MR.		Charlie MCGAREY	✓		
DR.	S	Patricia WADE	✓		
CHAIRMAN		Wilbur B. BELL	✓		

VOTE: 5 to 0

EXHIBITS: YES NO

COUNTY ATTORNEY: Ronald J. BERNSTEIN

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: : FRV DEVELOPMENT

REPRESENTATIVE(S): Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	JULY 29, 2003	CZAB15- -03

DEPT. REC: Deferral

MOTION:

<input type="checkbox"/> WITHDRAW APPLICATION	<input type="checkbox"/> WITHDRAW ITEMS: _____
<input checked="" type="checkbox"/> DEFER: <input checked="" type="checkbox"/> TO: <u>9-30-03</u> <input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> DENY: <input type="checkbox"/> WITH PREJUDICE <input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT <input type="checkbox"/> REJECT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS <input type="checkbox"/> REJECT REVISED PLANS
<input type="checkbox"/> APPROVE PER: <input type="checkbox"/> REQUEST <input type="checkbox"/> DEPT. <input type="checkbox"/> D.I.C. <input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:	
<u>* & SEND NOTICES WITHIN RADIUS @ applicant's expense</u>	

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			<input checked="" type="checkbox"/>
MS.		Mabel G. DIJKSTRA	1		
VICE-CHAIRMAN		Don JONES	1		
MR.	<u>S</u>	Curtis LAWRENCE (C.A.)	1		
MR.	<u>M</u>	Charlie MCGAREY	1		
DR.		Patricia WADE	1		
CHAIRMAN		Wilbur B. BELL	1		

EXHIBITS: YES NO

County Attorney: Thomas Robertson

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

APPLICANT: FRV Development

PH: Z03-150 (03-7-CZ14-3)

SECTION: 31-55-40

DATE: November 25, 2003

COMMISSION DISTRICT: 9

ITEM NO.: B

=====

A. INTRODUCTION

o **REQUEST:**

AU to RU-3M

o **SUMMARY OF REQUEST:**

This request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4 Acres

o **IMPACT:**

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density residential**. The residential densities allowed in this category shall range from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map."

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 5 to 13 dua
<u>Surrounding Property:</u>	
NORTH: AU; vacant	Residential, 5 to 13 dua
SOUTH: AU; single-family residence	Residential, 5 to 13 dua
EAST: AU; vacant	Residential, 5 to 13 dua
WEST: AU; vacant and a house of worship	Residential, 5 to 13 dua

The subject parcel is located on the east side of S.W. 109 Avenue, north of S.W. 184 Street. This area east of the Florida Turnpike and west of US-1, along the north side of S.W. 184 Street, is characterized with numerous houses of worship and day care centers. The site was once a plant nursery. A house of worship, yet to be constructed, has been approved on the parcel immediately to the east.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(8) – The Community Zoning Appeals Boards (The Board) shall hear and grant or deny applications for **district boundary changes** on individual pieces of property or on a neighborhood or area-wide basis except where the Board of County Commissioners has

direct jurisdiction, taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	33 additional students

H. ANALYSIS:

This application was deferred from the meeting of September 30, 2003, to allow the applicant time to revise the submitted plans, from the meeting of July 29, 2003, to allow the applicant time to meet with neighbors, allow time for staff to review the covenant for legal sufficiency and to allow for re-advertisement per the Board's request. The request will allow the applicant to rezone the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Although not required, the applicant submitted a site plan showing the development of the property with forty-eight (48) townhouse units and a swimming pool. However, the plan submitted was found to lack certain urban design principles, and was not acceptable to staff. The applicant submitted a revised plan on July 18, 2003, showing the same 48-unit development. At the previously mentioned September 30th CZAB meeting, the applicant agreed to reduce the number of proposed units and submitted revised plans on November 10, 2003, showing the development of the site with 42 units. Staff notes that the applicant intends to proffer a covenant tying themselves to the plan submitted, limiting the development of the site to the aforementioned 42 units and indicating that the applicant will seek site plan approval through the Administrative Site Plan Review (ASPR) process.

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, but

indicates that the gates shown on the site plan must be removed and that entrance features will be reviewed under separate application. Said Department also indicates that this application will generate **45 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "A", "B" and "C". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring **thirty-three (33) additional students** to the schools in the area, and that the applicant has proffered a covenant to the School Board in order to provide a monetary donation to mitigate the impacts and accommodate the new students generated by this application, which will exceed the FISH (Florida Inventory of School Houses) capacity.

The subject property is a vacant 4.0 gross acre parcel (3.74 net acre) site, zoned AU, Agricultural District. The LUP map designates this property for low-medium residential use at a density of 5 to 13 dua. The CDMP would permit a maximum of 52 units on this site. The proposed RU-3M zoning permits a density of 12.9 dwelling units per net acre which permit a maximum of 48 units on the site. The proposed 42-unit development on the 3.74 net acre site would result in a density of 11.2 dua, which would be **consistent** with the CDMP. As previously mentioned, the applicant has submitted a revised site plan in conjunction with this application and will proffer a covenant tying themselves to the plan submitted, limiting the development of the site to the aforementioned 42 units and stating that the applicant will seek site plan approval through the ASPR process as required by Code for all RU-3M developments. The provision of a site plan is to ensure logic, imagination, innovation and variety in the design process and thereby ensure the congruity of the proposed development and its compatibility with the surrounding area. Staff has reviewed the aforementioned plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that the aforementioned urban design principles are incorporated, and as such, finds that this application, subject to the Board's acceptance of the proffered covenant would be **compatible** with the surrounding area. Therefore, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 06/23/03
DATE TYPED: 07/07/03
DATE REVISED: 07/14/03, 07/18/03, 07/22/03, 07/28/03, 09/11/03, 09/15/03, 11/06/03,
11/13/03, 11/17/03, 11/19/03, 11/20/03
DATE FINALIZED: 11/20/03
DO'QW:AJT:MTF:TLR


for 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: July 31, 2003

RECEIVED

SUBJECT: C-14 #Z2003000150-Revised
FRV Development
N/O SW 184th Street and E/O SW
109th Avenue
DBC from AU to RU-3M
(4 Ac.) 31-55-40

AUG 5 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE

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.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 580 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM will require that any development on the site be connected to the public sanitary sewer system, in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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 Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management 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: FRV Development

This Department has no objections to this application.

Gates must be removed from site plan.

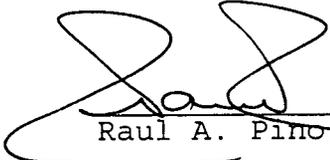
Entrance features are not reviewed under this application and must be filed separately.

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 **42 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
9882	SW 186 St. e/o SW 107 Ave.	B	B
9754	SW 117 Ave. s/o SW 152 St.	B	B
9732	Marlin Rd. n/o US-1	C	C
9876	SW 184 St. w/o SW 117 Ave.	A	A

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.

NOV. 18 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

July 28, 2003

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

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

**Superintendent
of Schools**
Merrett R. Stierheim

Re: FRV Development - Application No. 03-150 (CC14)
North of SW 184 Street and East of SW 109 Avenue
Updated

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 156% of FISH % utilization (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant on July 23, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that a new high school (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is Fall 2003. However, although it is possible that this school may serve a portion of this general area, the facility is a modified school of choice with no attendance boundaries. Additionally, please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • www.ARijo@facil.dade.k12.fl.us

12

Ms. Ruth Ellis Myers
July 28, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

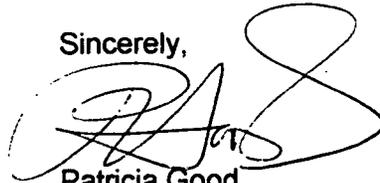
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 51-unit development is estimated to generate approximately \$124,848 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

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

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1582
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Henry Forero

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-150, FRV Development (CC14)

REQUEST: Zone change from AU to RU-3M

ACRES: 4 acres

LOCATION: North of SW 184 Street and East of SW 109 Avenue

UNITS: 50 additional units (1 unit currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 33 student *

ELEMENTARY: 15

MIDDLE: 8

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.

MIDDLE: Richmond Heights Middle - 15015 SW 103 Ave.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Lake Elem.	802/ 817*	775	103%/ 105%*	18	101%/ 103%*
Richmond Hghts. Middle	1616/ 1624*	1207	134%/ 135%*	284	108%/ 109%*
Miami Southridge Sr.	4184/ 4194*	2372	176%/ 177%*	309(p)	156%/ 156%*

* includes proposed development

(p) Please note that in Fiscal Year 02/03, modular classrooms (330 student stations) are proposed on site, 11 existing relocatables are targeted for removal.

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

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

Pine Lake Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care, Magnet programs and Enrichment Classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Teacher Workrooms
Teachers required to float/travel:	ESOL, Spanish S and Spanish SL

Richmond Heights Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms, Media Center, Music Suites, Science Labs, Student Services Suite, Agriscience and Graphics

Recognition for Academic Achievement:

Various individual awards for academic achievement

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:25 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of July 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$192,489.

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

ELEMENTARY	15 x	\$ 13,221	=	\$ 198,315
MIDDLE	8 x	\$ 15,159	=	\$ 121,272
SENIOR	10 x	\$ 20,060	=	\$ 200,600
Total Potential Capital Cost				\$ 520,187

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

Project No.	Owner	Address	Units/Students	Elementary School	CC14/CC15	Approval Date	Status
1	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14	PENDING
2	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
3	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
4	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
5	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC14 11/06/02	APPROVED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
8	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
9	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
10	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
11	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
12	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC14 2/25/03	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 Def.-9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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**PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)**

16	BCG PARTNERS, LLC #02-388	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 4/30/03	DENIED
17	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
18	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 5/29/03	DENIED
19	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
20	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
21	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	MANUEL C. DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	17351 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15	PENDING
24	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
25	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
26	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
27	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
28	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
29	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
30	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
31	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

32	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
33	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
34	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
35	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-284	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
36	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
37	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
38	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
39	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 4/28/03	REMANDED
40	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
41	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
42	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
43	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
44	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
45	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
47	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 6/24/03	DENIED
46	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

48	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
49	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
50	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
51	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 Def.-7/24/03	PENDING
52	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
53	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
54	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 Def.-7/24/03	PENDING
55	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 Def.-7/24/03	PENDING
56	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
57	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 Def.-9/23/03	PENDING

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

PROJECT	STUDENT	HOUSEHOLD	ANNUAL AVERAGE	STUDENT	STUDENT	FULL-TIME
	PER STUDENT	PER HOUSEHOLD	PER STUDENT	PER STUDENT	PER STUDENT	PER STUDENT
AVOCADO ELEM	937	10	947	591	0	160%
CARIBBEAN ELEM	944	59	1003	927	24	105%
CHAPMAN, W.A. ELEM	883	47	930	809	64	107%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	540	1251	561	210	162%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581	0	0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	130	1139	911	0	125%
ELEMENTARY TOTALS	17257	1721	18471	9273	750	135%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	279	1482	913	114	144%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	5	1390	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	546	10851	7478	405	135%
HOMESTEAD SR	3315	260	3575	2569	0	139%
MIAMI SOUTHRIDGE SR	4184	152	4336	2372	309	162%
SOUTH DADE SR	2824	88	2912	1871	283	135%
SENIOR HIGH TOTALS	10323	500	10823	6812	572	138%
TOTAL	32680	2267	34947	23661	1727	138%

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REV. 6-12-03

**CHARTER SCHOOLS
2002-2003**

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	280	350	350	350	6-8	IV	2
0940	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

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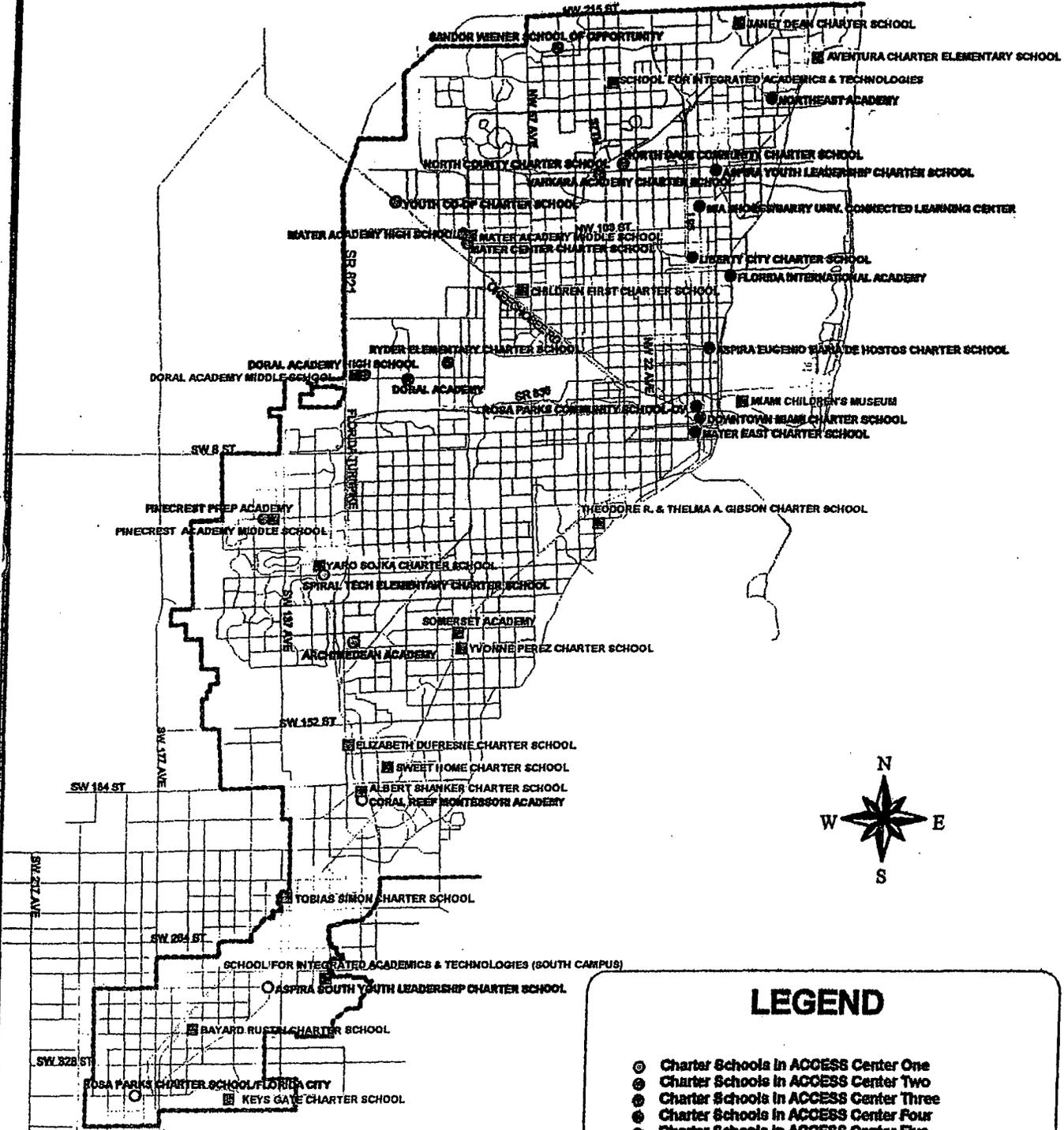
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Solka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

27

Applications approved/reopened in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balare Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- ⊙ Charter Schools in ACCESS Center One
- ⊙ Charter Schools in ACCESS Center Two
- ⊙ Charter Schools in ACCESS Center Three
- ⊙ Charter Schools in ACCESS Center Four
- ⊙ Charter Schools in ACCESS Center Five
- ⊙ Charter Schools in ACCESS Center Six
- ⊙ Urban Development Boundary 2005
Amajor.sfp
- ⊙ New Charter Schools approved to open for the
2003-2004 School Year

TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

FRV Development

290' North of SW 184 St & East of
Theo. SW 109 Ave.

APPLICANT

ADDRESS

11/25/2003

03-150

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

9/11/03

An inspection revealed no violations. No active or current
Team Metro cases.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: FRV Development

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Henry Flores</u>	<u>33 1/3 %</u>
<u>Martin Rodriguez</u>	<u>33 1/3 %</u>
<u>Eowin Villegas</u>	<u>33 1/3 %</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

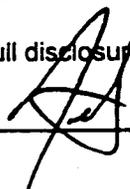
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

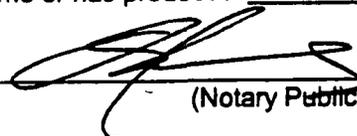
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

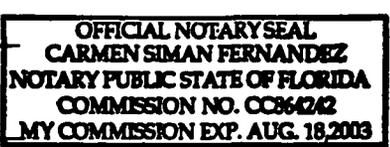
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature:  (Applicant)

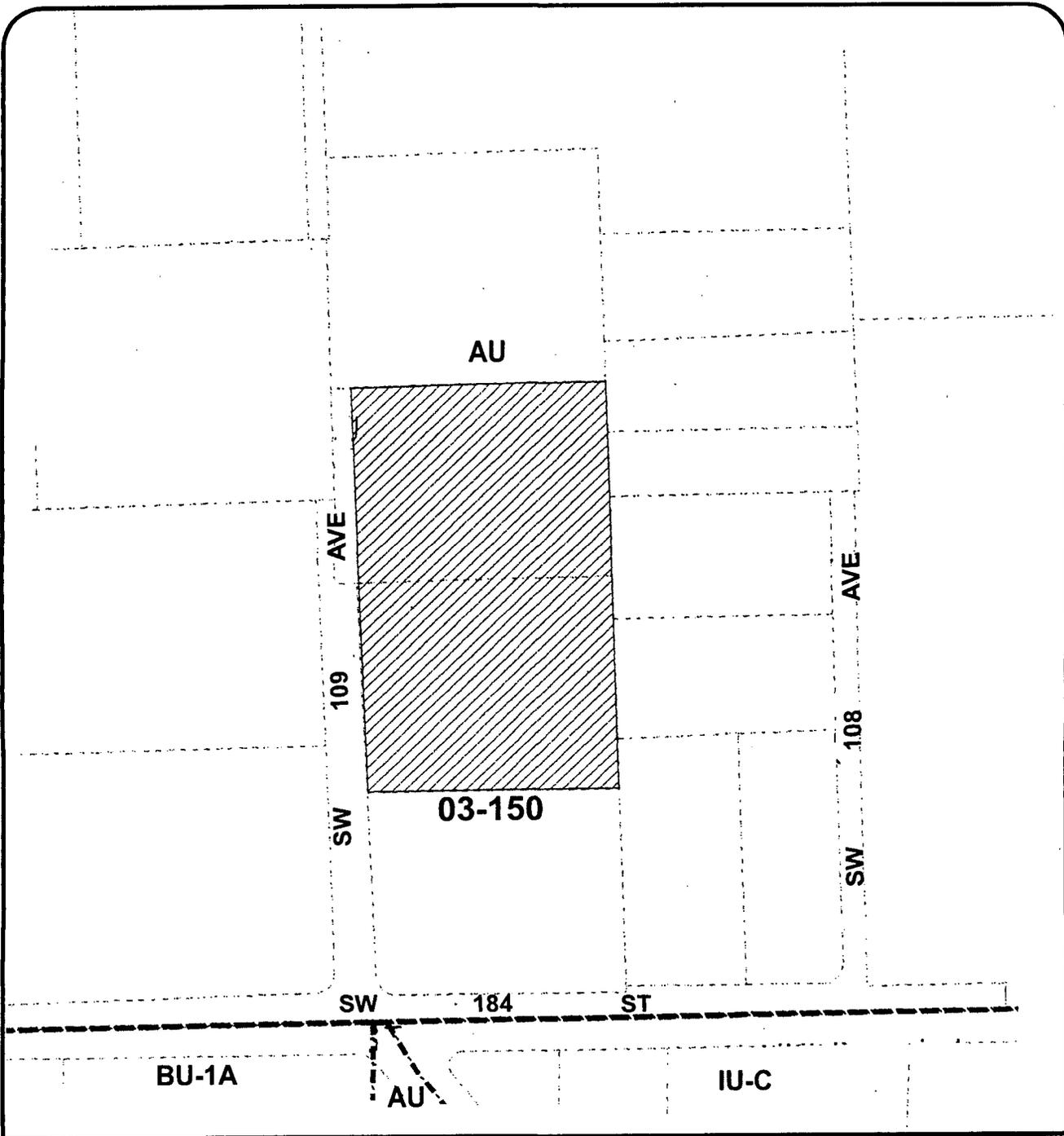
Sworn to and subscribed before me this 8 day of May, 2003. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)



My commission expires _____

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



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 31 Township: 55 Range: 40
 Process Number: 03-150
 Applicant: FRV DEVELOPMENT
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'



 SUBJECT PROPERTY





**MIAMI-DADE COUNTY
AERIAL**

**Section: 31 Township: 55 Range: 40
Process Number: 03-150
Applicant: FRV DEVELOPMENT
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS**

S C A L E
0 NTS 

 **SUBJECT PROPERTY**



D. FRV DEVELOPMENT
(Applicant)

03-7-CZ14-3 (03-150)
Area 14/District 9
Hearing Date: 9/30/03

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.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: : FRV DEVELOPMENT

REPRESENTATIVE(S): Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-3 (03-150)	JULY 29, 2003	CZAB15- -03

DEPT. REC: Deferral

MOTION:

<input type="checkbox"/> WITHDRAW APPLICATION <input checked="" type="checkbox"/> DEFER: <input checked="" type="checkbox"/> TO: <u>9-30-03</u> <input type="checkbox"/> INDEFINITELY <input type="checkbox"/> ACCEPT PROFFERED COVENANT <input type="checkbox"/> REJECT PROFFERED COVENANT <input type="checkbox"/> APPROVE PER: <input type="checkbox"/> REQUEST <input type="checkbox"/> DEPT. <input type="checkbox"/> D.I.C. <input type="checkbox"/> WITH STD. CONDITIONS <input type="checkbox"/> OTHER:	<input type="checkbox"/> WITHDRAW ITEMS: _____ <input type="checkbox"/> DENY: <input type="checkbox"/> WITH PREJUDICE <input type="checkbox"/> WITHOUT PREJUDICE <input type="checkbox"/> ACCEPT REVISED PLANS <input type="checkbox"/> REJECT REVISED PLANS
<p>* \$ SEND NOTICES WITHIN RADIUS @ applicant's expense</p>	

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	1		
VICE-CHAIRMAN		Don JONES	1		
MR.	S	Curtis LAWRENCE (C.A.)	1		
MR.	M	Charlie MCGAREY	1		
DR.		Patricia WADE	1		
CHAIRMAN		Wilbur B. BELL	1		

EXHIBITS: YES NO

County Attorney: Thomas Robertson

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

APPLICANT: FRV Development

PH: Z03-150 (03-7-CZ14-3)

SECTION: 31-55-40

DATE: September 30, 2003

COMMISSION DISTRICT: 9

ITEM NO.: D

=====

A. INTRODUCTION

o **REQUEST:**

AU to RU-3M

o **SUMMARY OF REQUEST:**

This request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4 Acres

o **IMPACT:**

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density residential**. The residential densities allowed in this category shall range from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map."

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 5 to 13 dua
<u>Surrounding Property:</u>	
NORTH: AU; vacant	Residential, 5 to 13 dua
SOUTH: AU; single-family residence	Residential, 5 to 13 dua
EAST: AU; vacant	Residential, 5 to 13 dua
WEST: AU; vacant and a house of worship	Residential, 5 to 13 dua

The subject parcel is located on the east side of S.W. 109 Avenue, north of S.W. 184 Street. This area east of the Florida Turnpike and west of US-1, along the north side of S.W. 184 Street, is characterized with numerous houses of worship and day care centers. The site was once a plant nursery. A house of worship, yet to be constructed, has been approved on the parcel immediately to the east.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	33 additional students

H. ANALYSIS:

This application was deferred from the meeting of July 29, 2003, to allow the applicant time to meet with neighbors, allow time for staff to review the covenant for legal sufficiency and to allow for re-advertisement per the Board's request. The request will allow the applicant to rezone the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Although not required, the applicant submitted a site plan showing the development of the property with forty-eight (48) townhouse units and a swimming pool. However, the plan submitted was found to lack certain urban design principles, and was not acceptable to staff. Subsequently, the applicant submitted a revised plan on July 18, 2003. Staff notes that the applicant intends to proffer a covenant tying themselves to the plan submitted, limiting the development of the site to the aforementioned 48 units and indicating that the applicant will seek site plan approval through the Administrative Site Plan Review (ASPR) process.

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, but

indicates that the gates shown on the site plan must be removed and that entrance features will be reviewed under separate application. Said Department also indicates that this application will generate **45 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "A", "B" and "C". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring **thirty-three (33) additional students** to the schools in the area, and that the applicant has proffered a covenant to the School Board in order to provide a monetary donation to mitigate the impacts and accommodate the new students generated by this application, which will exceed the FISH (Florida Inventory of School Houses) capacity.

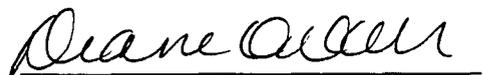
The subject property is a vacant 4.0 gross acre parcel (3.74 net acre) site, zoned AU, Agricultural District. The LUP map designates this property for low-medium residential use at a density of 5 to 13 dua. The proposed RU-3M zoning permits a density of 12.9 dwelling units per net acre and the proposed 48-unit development on the 3.74 net acre site would result in a density of 12.8 dua, which would be **consistent** with the CDMP. As previously mentioned, the applicant has submitted a revised site plan in conjunction with this application and will proffer a covenant tying themselves to the plan submitted, limiting the development of the site to the aforementioned 48 units and indicating that site plan approval will be sought through the ASPR process. The provision of a site plan is to ensure logic, imagination, innovation and variety in the design process and thereby ensure the congruity of the proposed development and its compatibility with the surrounding area. Staff has reviewed the aforementioned plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that the aforementioned urban design principles are incorporated, and as such, finds that this application, subject to the Board's acceptance of the proffered covenant would be **compatible** with the surrounding area. Therefore, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 06/23/03
DATE TYPED: 07/07/03
DATE REVISED: 07/14/03, 07/18/03, 07/22/03, 07/28/03, 09/11/03, 09/15/03
DATE FINALIZED: 09/15/03
DO'QW:AJT:MTF:REM:TLR


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: July 31, 2003

SUBJECT: C-14 #Z2003000150-Revised
FRV Development
N/O SW 184th Street and E/O SW
109th Avenue
DBC from AU to RU-3M
(4 Ac.) 31-55-40

RECEIVED

AUG 13 2003

PLANNING AND ZONING
DIRECTOR'S OFFICE

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.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 580 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM will require that any development on the site be connected to the public sanitary sewer system, in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.



MEMORANDUM



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

DATE: July 31, 2003

RECEIVED
AUG 9 2003

SUBJECT: C-14 #Z2003000150-Revised
FRV Development
N/O SW 184th Street and E/O SW
109th Avenue
DBC from AU to RU-3M
(4 Ac.) 31-55-40

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.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 580 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM will require that any development on the site be connected to the public sanitary sewer system, in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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: FRV Development

This Department has no objections to this application.

Gates must be removed from site plan.

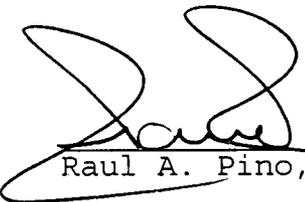
Entrance features are not reviewed under this application and must be filed separately.

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.

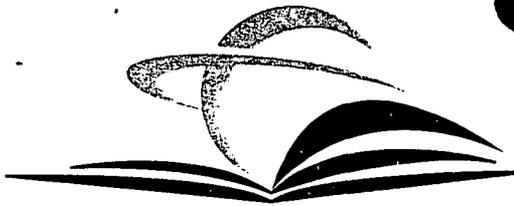
This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **45 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9882	SW 186 St. e/o SW 107 Ave.	B	B
9754	SW 117 Ave. s/o SW 152 St.	B	B
9732	Marlin Rd. n/o US-1	C	C
9876	SW 184 St. w/o SW 117 Ave.	A	A

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.

JUL. 23 2003
Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

July 28, 2003

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

**Superintendent
of Schools**
Merrett R. Stierheim

Re: FRV Development - Application No. 03-150 (CC14)
North of SW 184 Street and East of SW 109 Avenue
Updated

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 156% of FISH % utilization (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant on July 23, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that a new high school (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is Fall 2003. However, although it is possible that this school may serve a portion of this general area, the facility is a modified school of choice with no attendance boundaries. Additionally, please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • www.ARijo@facil.dade.k12.fl.us

//

Ms. Ruth Ellis Myers
July 28, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

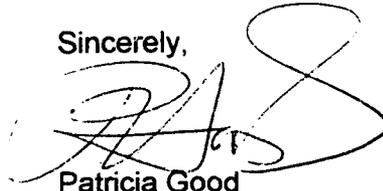
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 51-unit development is estimated to generate approximately \$124,848 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

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

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1582
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Henry Forero

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-150, FRV Development (CC14)
REQUEST: Zone change from AU to RU-3M
ACRES: 4 acres
LOCATION: North of SW 184 Street and East of SW 109 Avenue
UNITS: 50 additional units (1 unit currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 33 student *

ELEMENTARY: 15
MIDDLE: 8
SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.
MIDDLE: Richmond Heights Middle - 15015 SW 103 Ave.
SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Lake Elem.	802/ 817*	775	103%/ 105%*	18	101%/ 103%*
Richmond Hghts. Middle	1616/ 1624*	1207	134%/ 135%*	284	108%/ 109%*
Miami Southridge Sr.	4184/ 4194*	2372	176%/ 177%*	309(p)	156%/ 156%*

* includes proposed development

(p) Please note that in Fiscal Year 02/03, modular classrooms (330 student stations) are proposed on site, 11 existing relocatables are targeted for removal.

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

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

Pine Lake Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care, Magnet programs and Enrichment Classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Teacher Workrooms
Teachers required to float/travel:	ESOL, Spanish S and Spanish SL

Richmond Heights Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms, Media Center, Music Suites, Science Labs, Student Services Suite, Agriscience and Graphics

Recognition for Academic Achievement:

Various individual awards for academic achievement

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:25 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of July 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$192,489.

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

ELEMENTARY	15 x	\$ 13,221	=	\$ 198,315
MIDDLE	8 x	\$ 15,159	=	\$ 121,272
SENIOR	10 x	\$ 20,060	=	\$ 200,600
Total Potential Capital Cost				\$ 520,187

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

Application Number	Location (Address)	Units/Students	Proposed Schools	Board Approval Dates	Community Meeting Date	Approval Status/Comments
1	OSCAR & MARIA VILLEGAS #03-078 SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14	PENDING
2	H. D. CROSS TRUSTEE ET AL #02-064 Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
3	CAULEY PALISADE CORP. #01-242 22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
4	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401 N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
5	SVK AIRPORT LAND, LLC #02-200 SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC14 11/06/02	APPROVED
6	CROSS ET AL #01-218 SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	ANNE DELK TRUSTEE #02-170 Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
8	STEVE PURDO, ET AL #02-249 S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
9	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134 W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
10	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101 SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
11	EFRAIN ARGUELLES #00-323 NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
12	BLACK CREEK BUILDERS GROUP, LLC #02-335 SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC14 2/25/03	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302 SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 Def.-9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406 W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300 N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
 CC14 AND CC15 (JANUARY '01-JULY '03)

16	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 4/30/03	DENIED
17	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
18	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 5/29/03	DENIED
19	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
20	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
21	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	MANUEL C. DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	17351 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15	PENDING
24	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
25	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
26	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
27	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
28	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
29	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
30	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
31	ALLAPATTAH NURSERY, LTD #02-165 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

32	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
33	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
34	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
36	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
36	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
37	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
38	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
39	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 4/28/03	REMANDED
40	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 OIA
41	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
42	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
43	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
44	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
45	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
47	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 6/24/03	DENIED
46	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
 CC14 AND CC15 (JANUARY '01-JULY '03)

48	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
49	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
50	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
51	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 Def.-7/24/03	PENDING
52	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
53	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Tumpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
54	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 Def.-7/24/03	PENDING
55	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 Def.-7/24/03	PENDING
56	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
57	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 Def.-9/23/03	PENDING

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**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio María de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0940	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

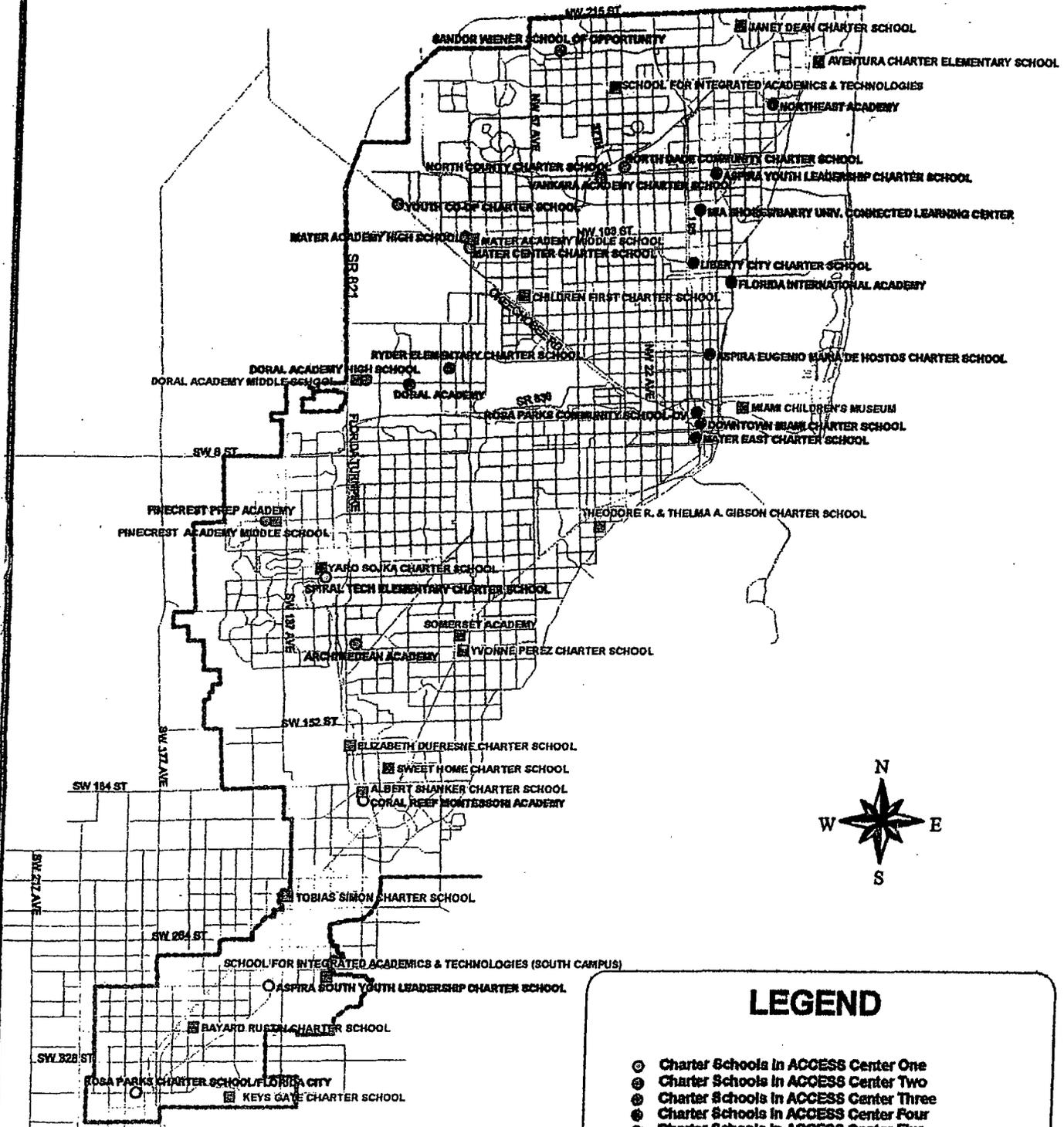
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Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pincrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Solka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

Applications Approved for opening in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	
Coral Gables Community Charter School	1	750
Miami-Dade Charter Foundation	6	600
Miami-Dade Charter Schools, Inc.	2	5,400
Miami-Shores Charter High School	1	3,200
Somerset Academy	8	600
Balere Language Academy	1	8,600
Mater Gardens Academy Elementary School	1	450
Mater Springs Academy Elementary School	1	900
Mater Academy South Charter School	1	600
Mater Gardens Academy Middle School	1	900
Mater Springs Academy Middle School	1	450
Sabal Palm Charter High School (West Hialeah Academy)	1	300
Charter Academy of Excellence	1	800
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
- ⊙ Charter Schools in ACCESS Center Two
- ⊕ Charter Schools in ACCESS Center Three
- ⊗ Charter Schools in ACCESS Center Four
- ⊘ Charter Schools in ACCESS Center Five
- ⊙ Charter Schools in ACCESS Center Six
- ⊔ Urban Development Boundary 2005
- ⊔ Amajor.shp
- ⊔ New Charter Schools approved to open for the 2003-2004 School Year

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TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

FRV Development

290' North of SW 184 St & East of
Theo. SW 109 Ave.

APPLICANT

ADDRESS

9/30/03

DATE

03-150

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

9/11/03

An inspection revealed no violations. No active or current
Team Metro cases.



MEMORANDUM

ITEM # ①
HEARINGS #03-150

TO: Franklir Gutierrez, Agenda Coordinator
Department of Planning and Zoning

DATE: September 18, 2003

FROM: *Veronica M Salom*
Veronica M. Salom, Commander
Budget and Planning Bureau
Miami-Dade Police Department

SUBJECT: Police Statistical Data
for Community Council
Board #14 Zoning
Meeting on
September 30, 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 five 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 2512 Avocado Acre Homes Development Corp.; Hearing #02-302
Location: Lying on the southeast corner of SW 272 Street and SW 157 Avenue.
- Grid 2574 Gerardo Diaz; Hearing #02-114
Location: 16520 SW 296 Street.
- Grid 2174 FRV Development; Hearing #03-150
Location: 290' north of SW 184 Street and east of theoretical SW 109 Avenue.
- Grid 2554 Robert Carter, Trustee, and Damaaj International, Inc.;
Hearing #02-303
Location: Southwest corner of SW 164 Avenue and SW 288 Street.
- Grid 2549 Sainz Electronics, Hearing #03-137
Location: West side of SW 187 Avenue and lying south of theoretical SW 291 Street.

There are five attachments which represent the above five 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 August 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 September 11, 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.

Received by
Zoning Agenda Coordinator
SEP 16 2003

Received by
Zoning Agenda Coordinator
SEP 16 2003

A summary of the information requested is shown below:

Grid Number (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Aug)	2002	2003 (Jan-Aug)
2512	02-302	75	40	12	10
2574	02-114	1441	880	159	105
16520 SW 296 St*		0*	1*		
2174	03-150	1419	832	126	89
2554	02-303	254	192	39	29
2549	03-137	279	128	14	10

*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia A. Rutherford, at 305-471-2514.

VMS/go
Attachments (5)

FRV Development; Hearing # 03-150

Location 290' North of SW 184 Street & east of theoretical SW 109 Avenue

GRID
2174



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 ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	85
	14	CONDUCT INVESTIGATION	121
	15	MEET AN OFFICER	559
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	5
	19	TRAFFIC STOP	83
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	12
	22	AUTO THEFT	33
	25	BURGLAR ALARM RINGING	60
	26	BURGLARY	47
	27	LARCENY	12
	28	VANDALISM	11
	29	ROBBERY	9
	30	SHOOTING	1
	32	ASSAULT	70
	33	SEX OFFENSE	4
	34	DISTURBANCE	185
	36	MISSING PERSON	13
37	SUSPICIOUS VEHICLE	7	
38	SUSPICIOUS PERSON	7	

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 ("2174")) 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
2174	39	PRISONER	30
	41	SICK OR INJURED PERSON	11
	43	BAKER ACT	8
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	2
	49	FIRE	13
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	9
Total Signals for Grid 2174 :			1419
Total Reported: 1031			Total Not Reported: 388

Total for All Grids : 1419

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	55
	14	CONDUCT INVESTIGATION	79
	15	MEET AN OFFICER	297
	17	TRAFFIC ACCIDENT	10
	18	HIT AND RUN	1
	19	TRAFFIC STOP	37
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	19
	22	AUTO THEFT	22
	25	BURGLAR ALARM RINGING	24
	26	BURGLARY	39
	27	LARCENY	6
	28	VANDALISM	10
	29	ROBBERY	3
	32	ASSAULT	37
	33	SEX OFFENSE	1
	34	DISTURBANCE	124
	36	MISSING PERSON	5
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	8
39	PRISONER	12	
41	SICK OR INJURED PERSON	17	

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2174")) 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
2174.	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	1
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	4
	54	FRAUD	4
Total Signals for Grid 2174 :			832
Total Reported: 588			Total Not Reported: 244

Total for All Grids : 832



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): 2174

Part I Crimes	Total Crimes
Grid 2174	
110B - SODOMY	1
110C - FONDLING	3
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	18
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	26
230F - SHOPLIFTING FROM A MOTOR VEHICLE	7
230G - SHOPLIFTING ALL OTHERS	17
2400 - MOTOR VEHICLE THEFT	14
Grid 2174 TOTAL	92
Total Part I :	92

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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): 2174

PART II Crimes	Total Crimes
Grid 2174	
130B - SIMPLE ASSAULT	25
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2
Grid 2174 TOTAL	34
Total PART II :	34

Grand Total: 126

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 ("2174")

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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 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2174

Part I Crimes	Total Crimes
Grid 2174	
110A - RAPE	1
1200 - ROBBERY	2
130A - AGGRAVATED ASSAULT	5
2200 - BURGLARY	19
230F - SHOPLIFTING FROM A MOTOR VEHICLE	11
230G - SHOPLIFTING ALL OTHERS	14
2400 - MOTOR VEHICLE THEFT	13
Grid 2174 TOTAL	65
Total Part I :	65

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2003-01-01 Thru 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2174

PART II Crimes	Total Crimes
Grid 2174	
130B - SIMPLE ASSAULT	18
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3
350B - ILLEGAL DRUG EQUIPMENT	1
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1
Grid 2174 TOTAL	24
Total PART II :	24

Grand Total: 89

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-09-01" 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 ("2174")

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DISCLOSURE OF INTEREST*

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

CORPORATION NAME: FRV Development

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Henry Flores</u>	<u>33 1/3 %</u>
<u>Martin Rodriguez</u>	<u>33 1/3 %</u>
<u>Eduin Villegas</u>	<u>33 1/3 %</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

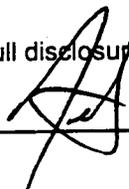
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

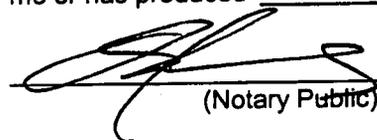
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

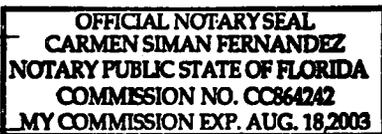
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature:  (Applicant)

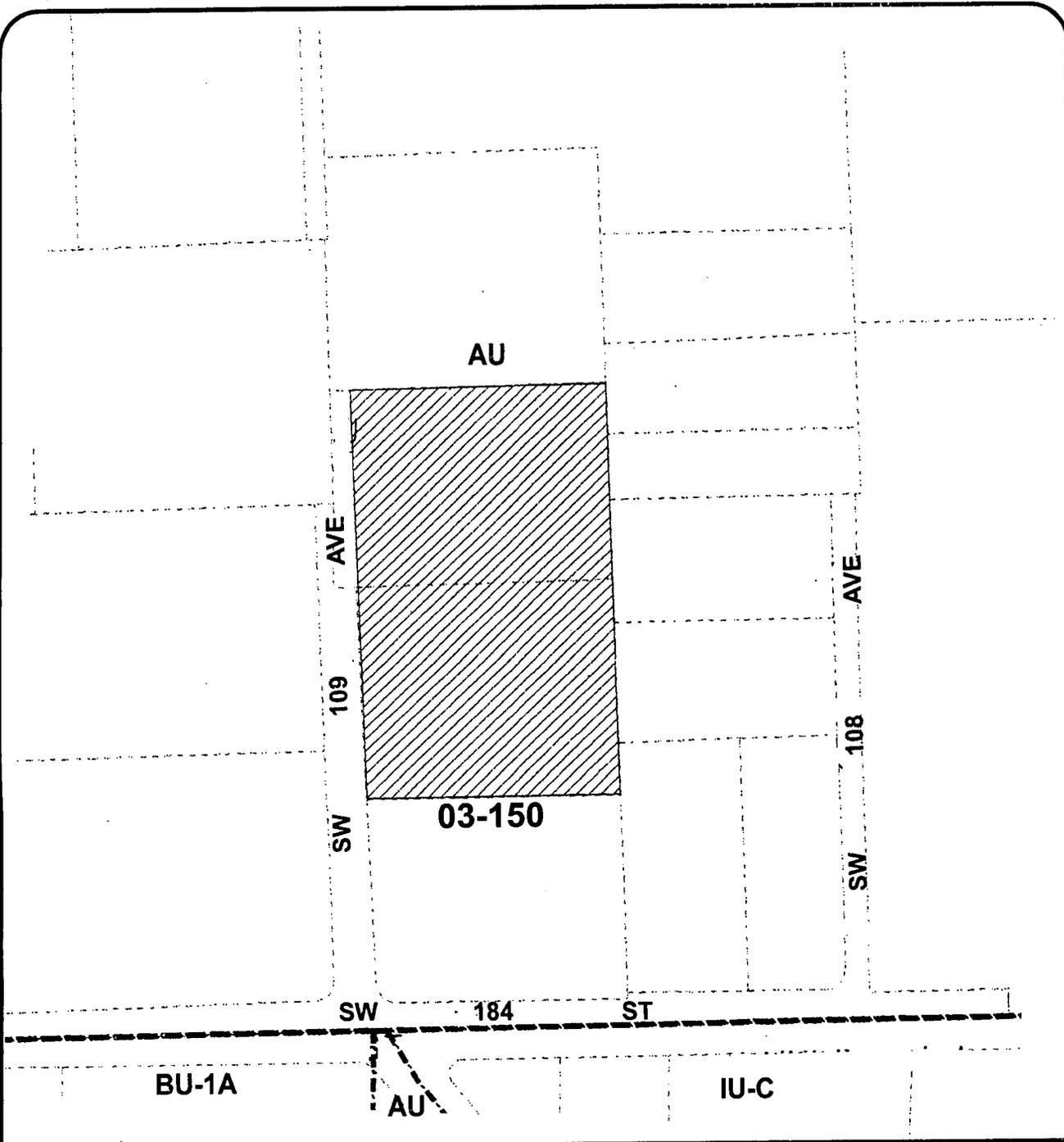
Sworn to and subscribed before me this 8 day of May, 2003. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)



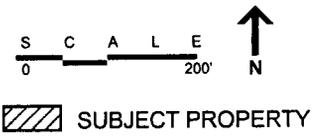
My commission expires _____

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



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 31 Township: 55 Range: 40
 Process Number: 03-150
 Applicant: FRV DEVELOPMENT
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'



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MIAMI-DADE COUNTY
AERIAL

Section: 31 Township: 55 Range: 40
Process Number: 03-150
Applicant: FRV DEVELOPMENT
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

SCALE
0 NTS N

 SUBJECT PROPERTY



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

APPLICANT: FRV Development

PH: Z03-150 (03-7-CZ14-3)

SECTION: 31-55-40

DATE: July 29, 2003

COMMISSION DISTRICT: 9

ITEM NO.: 3

=====

A. INTRODUCTION

o REQUEST:

AU to RU-3M

o SUMMARY OF REQUEST:

This request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District.

o LOCATION:

290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

o SIZE: 4 Acres

o IMPACT:

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density residential**. The residential densities allowed in this category shall range from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map."

3. FRV DEVELOPMENT
(Applicant)

03-7-CZ14-3 (03-150)
Area 14/District 9
Hearing Date: 7/29/03

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.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 5 to 13 dua
<u>Surrounding Property:</u>	
NORTH: AU; vacant	Residential, 5 to 13 dua
SOUTH: AU; single-family residence	Residential, 5 to 13 dua
EAST: AU; vacant	Residential, 5 to 13 dua
WEST: AU; vacant and a house of worship	Residential, 5 to 13 dua

The subject parcel is located on the east side of S.W. 109 Avenue, north of S.W. 184 Street. This area east of the Florida Turnpike and west of US-1, along the north side of S.W. 184 Street, is characterized with numerous houses of worship and day care centers. The site was once a plant nursery. A house of worship, yet to be constructed, has been approved on the parcel immediately to the east.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Objects
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	33 additional students

H. ANALYSIS:

The request will allow the applicant to rezone the property from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Although not required, the applicant submitted a site plan showing the development of the property with forty-eight (48) townhouse units and a swimming pool. However, the plan submitted was found to lack certain urban design principles, and was not acceptable to staff. Subsequently, the applicant submitted a revised plan on July 18, 2003. Staff notes that the applicant intends to proffer a covenant limiting the development of the site to the aforementioned 48 units.

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 objects** to this application and indicates that the driveways will have to be dimensioned at the entrance and setback the

required distance from the side property lines. Said Department also indicates that this application will generate **45 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "A", "B" and "C". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring **thirty-three (33) additional students** to the schools in the area.

The subject property is a vacant 4.0 gross acre parcel (3.74 net acre) site, zoned AU, Agricultural District. The LUP map designates this property for low-medium residential use at a density of 5 to 13 du/a. The proposed RU-3M zoning permits a density of 12.9 dwelling units per net acre and the proposed 48-unit development on the 3.74 net acre site would result in a density of 12.8 du/a, which would be **consistent** with the CDMP. As previously mentioned, the applicant has submitted a revised site plan in conjunction with this application. The provision of a site plan is to ensure logic, imagination, innovation and variety in the design process and thereby ensure the congruity of the proposed development and its compatibility with the surrounding area. Staff has reviewed the aforementioned plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that the aforementioned urban design principles are incorporated, and as such, finds that this application would be **compatible** with the surrounding area. Notwithstanding, staff notes that the schools in the area exceed the Florida Inventory of School Houses (FISH) capacity. Therefore, staff recommends deferral of this application pending the results of the options generated through the collaborative efforts of the School Board, local government and the developer.

I. RECOMMENDATION:

Deferral.

J. CONDITIONS: None.

DATE INSPECTED: 06/23/03
DATE TYPED: 07/07/03
DATE REVISED: 07/14/03, 07/18/03, 07/22/03
DATE FINALIZED: 07/22/03
DO'QW:AJT:MTF:REM:TLR


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: June 2, 2003

SUBJECT: C-14 Z2003000150
FRV Development
North of SW 184 St. & East of SW
109 Ave.
DBC from AU to RU-3M
(4 Ac.) 31-55-40

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.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 580 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM will require that any development on the site be connected to the public sanitary sewer system, in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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 Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface-water management 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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: FRV Development

This Department objects to this application.

Gates must be removed from site plan.

Entrance features are not reviewed under this application and must be filed separately.

Interior asphalt drives must end with t-turnarounds at least 5 feet from side and rear property lines.

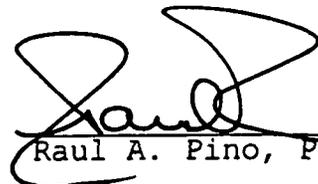
Driveways entering and exiting onto SW 109 Ave must be dimensioned to conform to Public Works Standards.

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 **45 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
9882	SW 186 St. e/o SW 107 Ave.	B	B
9754	SW 117 Ave. s/o SW 152 St.	B	B
9732	Marlin Rd. n/o US-1	C	C
9876	SW 184 St. w/o SW 117 Ave.	A	A

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.

JUL. 10 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

July 17, 2003

Miami-Dade County School Board

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Dr. Solomon C. Stinson

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: FRV Development - Application No. 03-150 (CC14)
North of SW 184 Street and East of SW 109 Avenue

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 156% of FISH % utilization (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that a new high school (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.: the anticipated completion date for same is Fall 2003. However, although it is possible that this school may serve a portion of this general area, the facility is a modified school of choice with no attendance boundaries. Additionally, please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers
July 17, 2003
Page Two.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

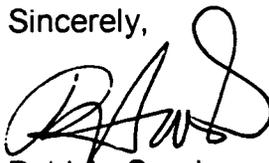
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 51-unit development is estimated to generate approximately \$124,848 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

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

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1479
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Henry Forero

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-150, FRV Development (CC14)

REQUEST: Zone change from AU to RU-3M

ACRES: 4 acres

LOCATION: North of SW 184 Street and East of SW 109 Avenue

UNITS: 50 additional units (1 unit currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 33 student *

ELEMENTARY: 15

MIDDLE: 8

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.

MIDDLE: Richmond Heights Middle - 15015 SW 103 Ave.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Lake Elem.	802/ 817*	775	103%/ 105%*	18	101%/ 103%*
Richmond Hghts. Middle	1616/ 1624*	1207	134%/ 135%*	284	108%/ 109%*
Miami Southridge Sr.	4184/ 4194*	2372	176%/ 177%*	309(p)	156%/ 156%*

* includes proposed development

(p) Please note that in Fiscal Year 02/03, modular classrooms (330 student stations) are proposed on site, 11 existing relocatables are targeted for removal.

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

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

Pine Lake Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care, Magnet programs and Enrichment Classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Teacher Workrooms
Teachers required to float/travel:	ESOL, Spanish S and Spanish SL

Richmond Heights Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms, Media Center, Music Suites, Science Labs, Student Services Suite, Agriscience and Graphics

Recognition for Academic Achievement:

Various individual awards for academic achievement

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:25 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$192,489.

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

ELEMENTARY	15	x	\$ 13,221	=	\$ 198,315
MIDDLE	8	x	\$ 15,159	=	\$ 121,272
SENIOR	10	x	\$ 20,060	=	\$ 200,600
Total Potential Capital Cost					\$ 520,187

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORTS
CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/08/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/08/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/08/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.

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PREVIOUSLY APPROVED DEVELOPMENT REPORTS
CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/ Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and SW 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/28/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORTS
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-81 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
 CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12262	1130	13382	9273	750	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10400	502	10907	7426	400	133%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	652	149%

TOTAL 32680 2089 34769 23561 1727 137%

**CHARTER SCHOOLS
2002-2003**

20
REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
1110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 188 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7830 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
6000	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

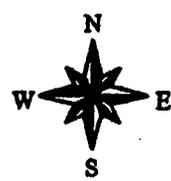
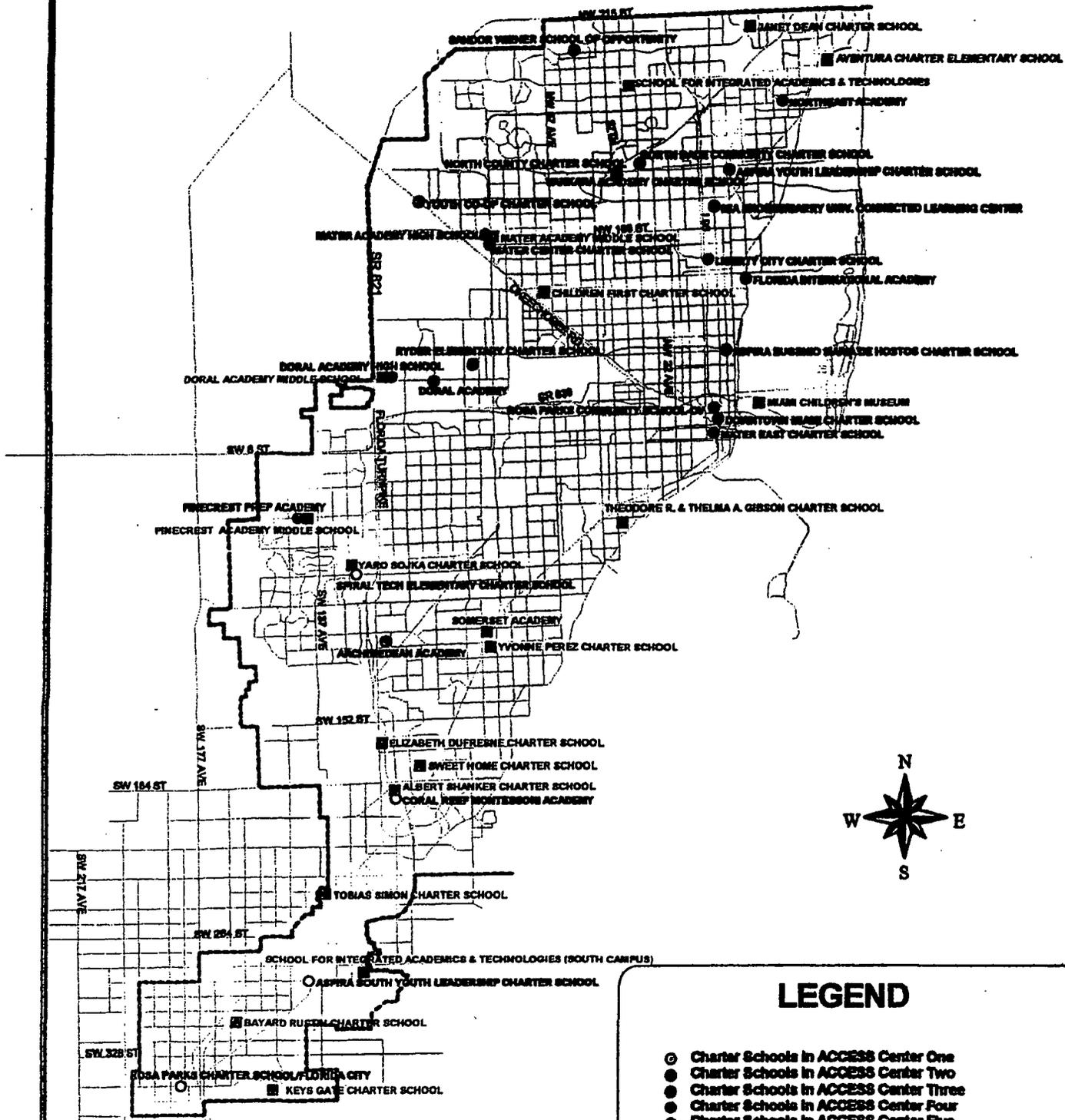
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 390 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33158	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School 17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 1400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year -- the permanent location will be at SW 180 Street & 107 Ave.

		Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
- Charter Schools in ACCESS Center Two
- Charter Schools in ACCESS Center Three
- Charter Schools in ACCESS Center Four
- Charter Schools in ACCESS Center Five
- Charter Schools in ACCESS Center Six
- Urban Development Boundary 2006
- Amajor.stp
- New Charter Schools approved to open for the 2003-2004 School Year

TEAM METRO KENDALL OFFICE

ENFORCEMENT HISTORY

FRV Development

290' North of SW 184 St. & East of
Theo. SW 109 Ave.

APPLICANT

ADDRESS

7/29/03

03-150

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

7/24/03

An inspection revealed no violations. There are no open
Team Metro cases.

X

DISCLOSURE OF INTEREST

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

CORPORATION NAME: FRV Development

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Henry Forens</u>	<u>33 1/3 %</u>
<u>Martin Rodriguez</u>	<u>33 1/3 %</u>
<u>Eowin Villegas</u>	<u>33 1/3 %</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: _____

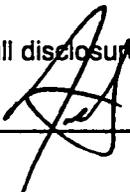
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

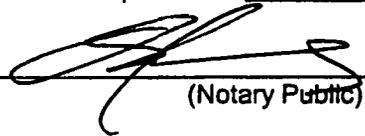
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

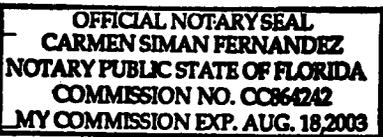
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature:  _____
 (Applicant)

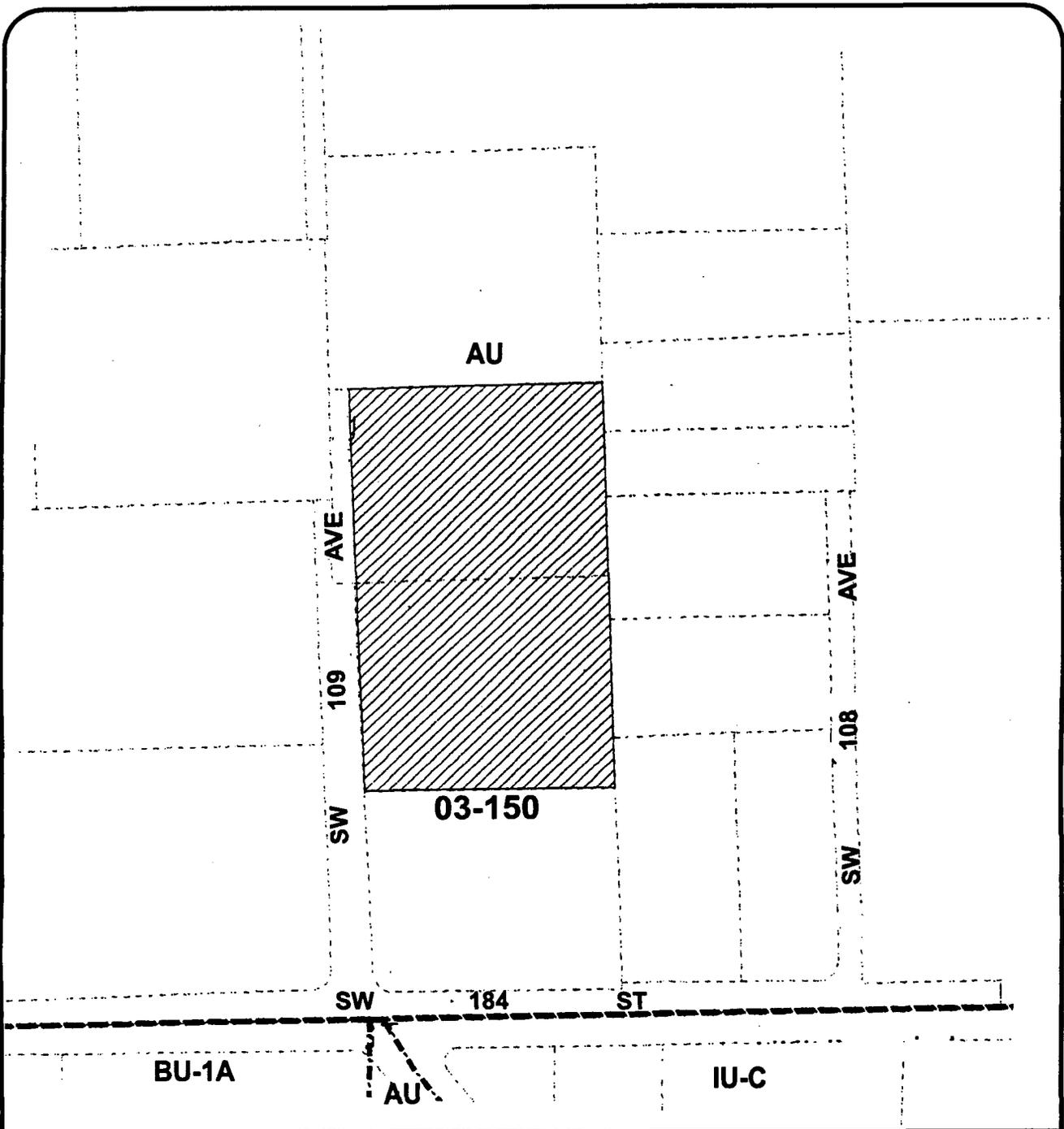
Sworn to and subscribed before me this 8 day of May, 2003. Affiant is personally known to me or has produced _____ as identification.


 (Notary Public)



My commission expires _____

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



**MIAMI-DADE COUNTY
HEARING MAP**

**Section: 31 Township: 55 Range: 40
 Process Number: 03-150
 Applicant: FRV DEVELOPMENT
 District Number: 09
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'**



 SUBJECT PROPERTY





**MIAMI-DADE COUNTY
AERIAL**

**Section: 31 Township: 55 Range: 40
Process Number: 03-150
Applicant: FRV DEVELOPMENT
District Number: 09
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS**





MEMORANDUM



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

DATE: March 9, 2004

SUBJECT: C-14 #Z2003000150-2nd Revision
FRV Development
N/O SW 184th Street and E/O SW
109th Avenue
DBC from AU to RU-3M
(4 Ac.) 31-55-40

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.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 580 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM will require that any development on the site be connected to the public sanitary sewer system, in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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 Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management 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.

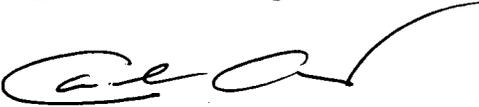
In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine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

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearing-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

014 # 03-150

MEMORANDUM

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: November 14, 2003

SUBJECT: Enforcement Histories
 for Community Council
 Board #14 Zoning
 Meeting on
 November 25, 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 eight 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 2574 Gerardo Diaz; Hearing # 02-114
 Location: 16520 SW 296 Street
- Grid 2174 FRV Development; Hearing # 03-150
 Location: 290' N of SW 184 St & E of theoretical SW 109 Av.
- Grid 2174 Hope Deliverance Tabernacle Ministries; Hearing # 02-95
 Location: 18240 SW 110 Avenue
- Grid 2363 Jose Torres; Hearing #03-20
 Location: 21051 SW 234 Street
- Grids 2199 RL Homes, LLC; Hearing # 03-183
 2200 Location: Between SW 184 & 192 Sts and E & W of 132 Av.
- Grid 2236 Upper Room Assembly, Inc.; Hearing # 03-208
 Location: 19701 SW 127 Avenue
- Grid 2289 Palma Trust, et al.; Hearing # 03-209
 Location: Southeast corner of SW 208 St. and SW 134 Av.
- Grid 2236 Pablo & Zerelda Hernandez; Hearing # 03-247
 Location: 19632 SW 123 Avenue

There are eight attachments which represent the above eight 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 October 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 November 11, 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

Diane O'Quinn Williams, Director

November 14, 2003

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 (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Oct)	2002	2003 (Jan-Oct)
2574 16520 SW 296 St*	02-114	1441 0*	1111 1*	159	123
2174	03-150	1419	1061	126	117
2174 18240 SW 110 Av*	02-95	1419 0*	1061 5*	126	117
2363 21051 SW 234 St*	03-20	57 0*	48 0*	3	4
2199; 2200	03-183	849	756	49	55
2236 19701 SW 127 Av*	03-208	851 14*	617 31*	73	75
2289	03-209	25	20	4	3
2236 19632 SW 123 Av*	03-247	851 1*	617 0*	73	75

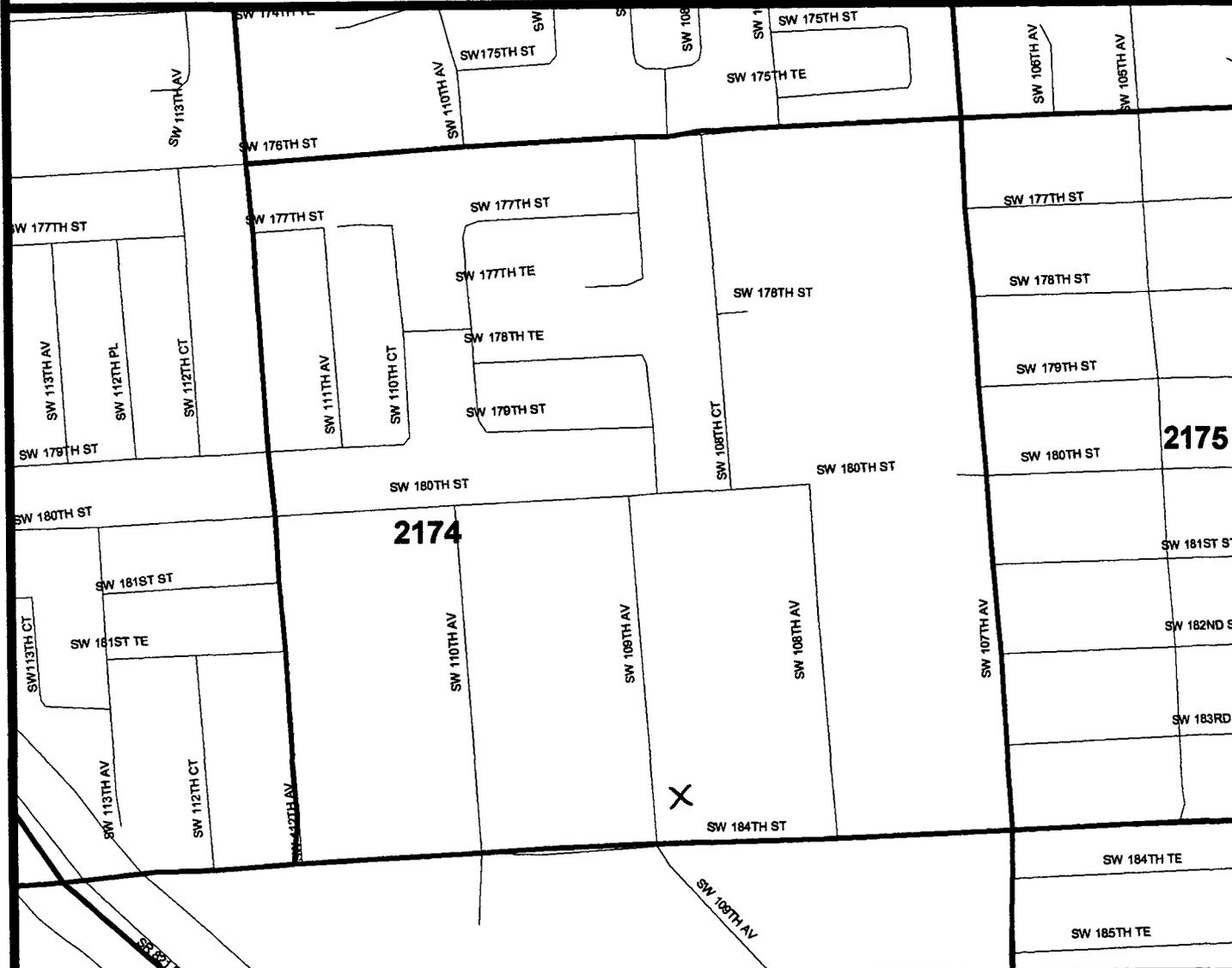
*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

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

CA/par
Attachments (8)



Miami-Dade Police Department
Target Area - Police Grid(s): 2174
FRV Development; Hearing # 03-150



Police Grids Boundaries
 Boundary

2175

2174

MDPD Crime Analysis System
 November 11, 2003
 Data in this document represents
 successfully geocoded attributes.

0 0.05 0.1 Miles



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 ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	85
	14	CONDUCT INVESTIGATION	121
	15	MEET AN OFFICER	559
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	5
	19	TRAFFIC STOP	83
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	12
	22	AUTO THEFT	33
	25	BURGLAR ALARM RINGING	60
	26	BURGLARY	47
	27	LARCENY	12
	28	VANDALISM	11
	29	ROBBERY	9
	30	SHOOTING	1
	32	ASSAULT	70
	33	SEX OFFENSE	4
	34	DISTURBANCE	185
36	MISSING PERSON	13	
37	SUSPICIOUS VEHICLE	7	
38	SUSPICIOUS PERSON	7	

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 ("2174")) 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
2174.	39	PRISONER	30
	41	SICK OR INJURED PERSON	11
	43	BAKER ACT	8
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	2
	49	FIRE	13
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	9
Total Signals for Grid 2174 :			1419
Total Reported: 1031			Total Not Reported: 388

Total for All Grids : 1419

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-10-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	69
	14	CONDUCT INVESTIGATION	107
	15	MEET AN OFFICER	374
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	3
	19	TRAFFIC STOP	44
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	20
	22	AUTO THEFT	30
	25	BURGLAR ALARM RINGING	32
	26	BURGLARY	54
	27	LARCENY	10
	28	VANDALISM	14
	29	ROBBERY	5
	32	ASSAULT	53
	33	SEX OFFENSE	3
	34	DISTURBANCE	143
	36	MISSING PERSON	5
	37	SUSPICIOUS VEHICLE	8
	38	SUSPICIOUS PERSON	11
39	PRISONER	15	
41	SICK OR INJURED PERSON	22	

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-10-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2174")) 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
2174.	43	BAKER ACT	5
	44	ATTEMPTED SUICIDE	1
	49	FIRE	7
	52	NARCOTICS INVESTIGATION	6
	54	FRAUD	4
Total Signals for Grid 2174 :			1061
Total Reported:			745
Total Not Reported:			316

Total for All Grids : 1061



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

Crime Information Warehouse

Miami-Dade Police Department

Prompt Variable Used: All County: N

Grid(s): 2174

PART I Crimes	Total Crimes
110B - SODOMY	1
110C - FONDLING	3
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	18
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	26
230F - SHOPLIFTING FROM A MOTOR VEHICLE	7
230G - SHOPLIFTING ALL OTHERS	17
2400 - MOTOR VEHICLE THEFT	14



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

Miami-Dade Police Department

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	25
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2

Grand Total: 126

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 ("2174")) and OI.Reporting_Agency_Code = "030"



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/03 Thru 11/1/03
YEAR: 2003

Miami-Dade Police Department

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART I Crimes	Total Crimes
110A - RAPE	1
110C - FONDLING	1
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	5
2200 - BURGLARY	21
230F - SHOPLIFTING FROM A MOTOR VEHICLE	19
230G - SHOPLIFTING ALL OTHERS	19
2400 - MOTOR VEHICLE THEFT	15



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
Reporting Agency: MDPD
From 1/1/03 Thru 11/1/03
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2174

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	23
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	4
350B - ILLEGAL DRUG EQUIPMENT	1
260B - FRAUD CREDIT CARD/ATM	2
260D - IMPERSONATION	1

Grand Total: 117

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-11-01" 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 ("2174")) and OI.Reporting_Agency_Code = "030"



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

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

PROCESSED BY MANAGEMENT

*Original to Helen Brown
cy 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 18 2003

ZONING SERVICES DIVISION, COUNTY OF MIAMI-DADE
DEPT. OF PLANNING & ZONING

BY _____

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	148,000	8,000	1,838,000
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)
** 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	2,797,000	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 600,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2016. 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]	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 *	1,748,000	936,000	152,000	12,000	147,000	625,000	198,000	18,000	22,000	158,000	323,000	272,000	140,000	83,000	1,748,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	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	620,000	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	620,000	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	620,000	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	620,000	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	620,000	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	620,000	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	620,000	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%/7%T)
		198,000	198,000 (RTI)
** TOTAL @ 1.68M	870,000	66,000	936,000 (93%/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.68M	870,000	66,000	936,000 (93%/7%T)
w/ 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 66.4%			952,000
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	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,596,000	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	-668,000
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 cells 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 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 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.

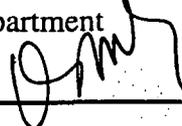
TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

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
=====										
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

ITEM # ①
HEARINGS #03-150

TO: Franklir Gutierrez, Agenda Coordinator
Department of Planning and Zoning

DATE: September 18, 2003

FROM: *Veronica M. Salom*
Veronica M. Salom, Commander
Budget and Planning Bureau
Miami-Dade Police Department

SUBJECT: Police Statistical Data
for Community Council
Board #14 Zoning
Meeting on
September 30, 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 five 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 2512 Avocado Acre Homes Development Corp.; Hearing #02-302
Location: Lying on the southeast corner of SW 272 Street and SW 157 Avenue.
- Grid 2574 Gerardo Diaz; Hearing #02-114
Location: 16520 SW 296 Street.
- Grid 2174 FRV Development; Hearing #03-150
Location: 290' north of SW 184 Street and east of theoretical SW 109 Avenue.
- Grid 2554 Robert Carter, Trustee, and Damaaj International, Inc.;
Hearing #02-303
Location: Southwest corner of SW 164 Avenue and SW 288 Street.
- Grid 2549 Sainz Electronics, Hearing #03-137
Location: West side of SW 187 Avenue and lying south of theoretical SW 291 Street.

There are five attachments which represent the above five 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 August 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 September 11, 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.

Received by
Zoning Agenda Coordinator
SEP 16 2003

Received by
Zoning Agenda Coordinator
SEP 16 2003

A summary of the information requested is shown below:

Grid Number (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Aug)	2002	2003 (Jan-Aug)
2512	02-302	75	40	12	10
2574	02-114	1441	880	159	105
16520 SW 296 St*		0*	1*		
2174	03-150	1419	832	126	89
2554	02-303	254	192	39	29
2549	03-137	279	128	14	10

*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia A. Rutherford, at 305-471-2514.

VMS/go
Attachments (5)

FRV Development; Hearing # 03-150

Location 290' North of SW 184 Street & east of theoretical SW 109 Avenue

GRID
2174



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 ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	85
	14	CONDUCT INVESTIGATION	121
	15	MEET AN OFFICER	559
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	5
	19	TRAFFIC STOP	83
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	12
	22	AUTO THEFT	33
	25	BURGLAR ALARM RINGING	60
	26	BURGLARY	47
	27	LARCENY	12
	28	VANDALISM	11
	29	ROBBERY	9
	30	SHOOTING	1
	32	ASSAULT	70
	33	SEX OFFENSE	4
	34	DISTURBANCE	185
	36	MISSING PERSON	13
37	SUSPICIOUS VEHICLE	7	
38	SUSPICIOUS PERSON	7	

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 ("2174")) 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
2174.	39	PRISONER	30
	41	SICK OR INJURED PERSON	11
	43	BAKER ACT	8
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	2
	49	FIRE	13
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	9
Total Signals for Grid 2174 :			1419
Total Reported: 1031			Total Not Reported: 388

Total for All Grids : 1419

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2174")) 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
2174	13	SPECIAL INFORMATION/ASSIGNMENT	55
	14	CONDUCT INVESTIGATION	79
	15	MEET AN OFFICER	297
	17	TRAFFIC ACCIDENT	10
	18	HIT AND RUN	1
	19	TRAFFIC STOP	37
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	19
	22	AUTO THEFT	22
	25	BURGLAR ALARM RINGING	24
	26	BURGLARY	39
	27	LARCENY	6
	28	VANDALISM	10
	29	ROBBERY	3
	32	ASSAULT	37
	33	SEX OFFENSE	1
	34	DISTURBANCE	124
	36	MISSING PERSON	5
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	8
39	PRISONER	12	
41	SICK OR INJURED PERSON	17	

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2174")) 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
2174.	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	1
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	4
	54	FRAUD	4
Total Signals for Grid 2174 :			832
Total Reported:		588	Total Not Reported: 244

Total for All Grids : 832



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): 2174

Part I Crimes	Total Crimes
Grid 2174	
110B - SODOMY	1
110C - FONDLING	3
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	18
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	26
230F - SHOPLIFTING FROM A MOTOR VEHICLE	7
230G - SHOPLIFTING ALL OTHERS	17
2400 - MOTOR VEHICLE THEFT	14
Grid 2174 TOTAL	92
Total Part I :	92



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

Miami-Dade Police Department

Crime Information Warehouse

Grid(s): 2174

PART II Crimes	Total Crimes
Grid 2174	
130B - SIMPLE ASSAULT	25
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2
Grid 2174 TOTAL	34
Total PART II :	34

Grand Total: 126

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 ("2174")



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 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2174

Part I Crimes	Total Crimes
Grid 2174	
110A - RAPE	1
1200 - ROBBERY	2
130A - AGGRAVATED ASSAULT	5
2200 - BURGLARY	19
230F - SHOPLIFTING FROM A MOTOR VEHICLE	11
230G - SHOPLIFTING ALL OTHERS	14
2400 - MOTOR VEHICLE THEFT	13
Grid 2174 TOTAL	65
Total Part I :	65



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 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2174

PART II Crimes	Total Crimes
Grid 2174	
130B - SIMPLE ASSAULT	18
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3
350B - ILLEGAL DRUG EQUIPMENT	1
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1
Grid 2174 TOTAL	24
Total PART II :	24

Grand Total: 89

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-09-01" 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 ("2174")

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

107.07-17A METRO-DADE/SSA-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]	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	625,000	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	620,000	270,000	46,000	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	620,000	270,000	46,000	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	620,000	270,000	46,000	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	620,000	270,000	46,000	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	620,000	270,000	46,000	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	620,000	270,000	46,000	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	620,000	270,000	46,000	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	620,000	270,000	46,000	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 (53%/75%)
		186,000	186,000 (RTI)
TOTAL @ 1.68M	870,000	86,000	956,000 (53%/75%)
		270,000	270,000 (RTI)
TOTAL @ 1.68M	870,000	86,000	956,000 (53%/75%)
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 (two cell B) (a less 4.4 m tons)
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	3,963,000
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	-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	-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 (Ashfill), 32 (South Dade), 10 (North Dade), 18 (South Dade two cell B)

* 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 landfill capacity is used up ash goes to South Dade. 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 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

18

[Handwritten Signature]

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
	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

107.07-17A METRO-DADE/IGSA 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

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		
					[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)
** 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	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

MIAMI-DADE COUNTY GOVERNMENT

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

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

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 Ashfil [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	625,000	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	620,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	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	620,000	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	620,000	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	620,000	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	620,000	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	620,000	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	620,000	270,000	48,000	27,000	195,000	230,000	364,000	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)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			932,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

Year	Ashfil Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (w 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	3,671,000	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	2,779,000	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	3,765,000	0	-635,000
2023	0	3,535,000	0	-865,000
2024	0	3,305,000	0	-1,095,000
2025	0	3,075,000	0	-1,325,000
2026	0	2,845,000	0	-1,555,000
2027	0	2,615,000	0	-1,785,000
2028	0	2,385,000	0	-2,015,000
2029	0	2,155,000	0	-2,245,000
2030	0	1,925,000	0	-2,475,000
2031	0	1,695,000	0	-2,705,000
2032	0	1,465,000	0	-2,935,000
2033	0	1,235,000	0	-3,165,000
2034	0	1,005,000	0	-3,395,000
2035	0	775,000	0	-3,625,000
2036	0	545,000	0	-3,855,000
2037	0	315,000	0	-4,085,000
2038	0	85,000	0	-4,315,000
2039	0	-145,000	0	-4,545,000

Total Remaining Years

21

32

10

18

* Ashfil 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 ashfil capacity is used up ash goes to South Dade. Assumes ash 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 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

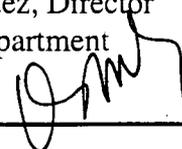
Helen
B.

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


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
	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/GSAMAT 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.

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Jim Bostic, Deputy Director, DSWM
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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]	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	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	63,000	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
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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)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
*** 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%	932,000
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 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
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2002	2,727,000	8,385,000	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	3,364,000	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

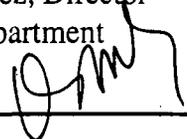
*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
 **South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up, rain goes to South Dade. Assumes as unders consumes capacity whether or not it is used as cover
 ***North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash 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 **DATE:** September 18, 2003
Department of Planning and Zoning

FROM: Vivian Donnell Rodriguez, Director **SUBJECT:** Concurrency Approval
Park and Recreation Department

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
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

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OCT 21 2003

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

03 OCT 17 PM 1:11
MIAMI-DADE COUNTY
PLANNING & ZONING

PROCESSED BY: [unclear]

*Original to Helen Proun
cy 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 12 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 <small>(contract had ended on 12/31/02)</small>	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	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

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