

3. MAYRA MORENO
(Applicant)

04-1-CZ10-3 (03-201)
BCC/District 11
Hearing Date: 4/29/04

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

If so, who are the interested parties? Gil at Coral Way, Inc.

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 10
MOTION SLIP**

APPLICANT'S NAME: MAYRA MORENO

REPRESENTATIVE(S): _____

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-1-CZ10-3(03-201)	JANUARY 28, 2004	CZAB10- -04

REQUESTS: AU to RU-1M(a)

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

WITHDRAW: Entire Application ITEM(S) _____
 DEFER: INDEFINITELY TO: _____ W/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
 NO QUORUM - Carried forward to Feb. 24, 2004 mtg.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Jose M. BLANCO	(C.A.)		
MR.		Manuel CASAS			
VICE-CHAIRMAN		Jesus RODRIGUEZ			
CHAIRMAN		George A. ALVAREZ			

VOTE: _____ to _____

EXHIBITS: YES NO

COUNTY ATTORNEY: David Hope

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

APPLICANT: Mayra Moreno

PH: Z03-201 (04-1-CZ10-3)

SECTION: 10-54-39

DATE: April 29, 2004

COMMISSION DISTRICT: 11

ITEM NO.: 3

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A. INTRODUCTION

o REQUEST:

Concerned Citizens of West Dade, Inc. Sub. #1 is appealing the decision of Community Zoning Appeals Board #10 on Mayra Moreno which approved the following:

AU to RU-1M(a)

o SUMMARY OF REQUEST:

Objectors to this application are appealing the decision of Community Zoning Appeals Board #10 which approved a zone change on the subject property from agricultural district to modified single family residential district.

o LOCATION:

The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

o SIZE: 4.8 acres gross.

o IMPACT:

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise 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 density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, low density, 2.5 to 6 dua

Surrounding Properties:

NORTH: AU; vacant

Residential, low density, 2.5 to 6 dua

SOUTH: RU-1M(a); vacant

Residential, low density, 2.5 to 6 dua

EAST: RU-1; canal and single family residences

Residential, low density, 2.5 to 6 dua

WEST: AU; vacant

Residential, low density, 2.5 to 6 dua

The subject property is located between S.W. 144 Avenue and theoretical S.W. 145 Avenue, south of theoretical S.W. 20 Street. Most of the area west of the canal, between S.W. 8 Street and S.W. 24 Street, is currently being developed with single family subdivisions. Existing RU-1M(a) zoning abuts to the south and to the northwest of the subject property.

E. SITE AND BUILDINGS:

Site Plan Review:

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

*With the proffered covenant.

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	23 students

*Subject to the conditions stated in their memoranda.

H. ANALYSIS:

The Concerned Citizens of West Dade, Inc. Sub. #1, are appealing the decision of Community Zoning Appeals Board #10 which approved a zone change on the subject property from agricultural district to modified single family residential district on February 24, 2004 by a vote of 4 to 0. Said property is located at the southwest corner of S.W. 20 Street and S.W. 144 Avenue. The appellants state in the appeal form that Community Zoning Appeals Board #10 failed to consider the infrastructure in the area; that the Board failed to address compatibility with another item on the same agenda which the appellants describe as a similar item with less density; and that a Board Member submitted items not in evidence.

Jose & Maria Corteguera, (Z02-136), was the similar item on the agenda that the appellants refer to in their appeal form. Said application was, like the subject application, approved for a zone change to RU-1M(a) subject to the Board's acceptance of a proffered covenant. Said covenant limited the development to a maximum of thirty dwelling units on a 7.48 acre site at a density below the maximum density of 6.0 residential units per gross acre which is permitted by the CDMP. Community Zoning Appeals Board - 10 also approved the subject application subject to a covenant which limited the development to a maximum of 6 units per acre as permitted by the CDMP. Although the appellants claim that a Board member submitted items not in evidence, no documents or exhibits were submitted by any of the Board members at any time. The Board member in question specifically stated his opinion on the constitutional rights of both the property owners and

the objectors. He went further on to state that it was the school board's responsibility to assess the school needs in this area. After voicing their objections to these comments the Assistant County Attorney indicated to the neighbors that if the comments were pertinent to the application they could be presented on the record.

The Department of Environmental Resources Management (DERM) has determined that this application meets the minimum requirements of Chapter 24 of the Code and **DERM** has **no objections** to the approval of this application. The Public Works Department has stated that paved public access to this site must be provided and that this application meets the traffic concurrency criteria for an initial development order. It will generate 38 PM daily peak hour vehicle trips which will not exceed the acceptable levels of service for neighboring roadways, which are currently "C" and "E". The **Public Works Department** has **no objection** to this application. **Miami-Dade Public Schools** has stated that the proposed residential development will generate 23 additional students to the area and will impact W.R. Thomas Middle School, which is operating at 132% of FISH (Florida Inventory of School Houses) utilization. The proposed development will increase the FISH % utilization of W.R. Thomas Middle School to 133%. The School District met with the applicant on October 21, 2003, to discuss the impact of the proposed development on public schools, and the applicant voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees.

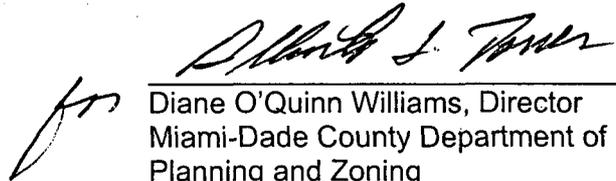
This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 28 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 33 single family units at a density of 6.97 units per gross acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master Plan without a covenant limiting the residential development to a number of units that will not exceed the maximum density of 6 units per acre permitted by the Master Plan. Both of the parcels which abut the subject property to the south and to the northwest, and are similar in size to the subject property, were re-zoned to RU-1M(a) with proffered covenants which limited the maximum residential density on said parcels to 6.0 residential units per gross acre to insure that they would be developed consistent with the Comprehensive Development Master Plan. Rezoning the subject parcel to RU-1M(a) will be compatible with the aforementioned RU-1M(a) zoned abutting parcels to the south and to the northwest. Accordingly, subject to the proffered covenant, this application is **consistent** with the CDMP and **compatible** with the zoning pattern of the neighboring area which is designated for Low Density residential use. Staff, therefore, recommends that the appeal be denied and that this application be approved subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

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

J. CONDITIONS: None.

DATE INSPECTED: 01/12/04
DATE TYPED: 01/12/04
DATE REVISED: 02/12/04, 03/30/04, 04/13/04
DATE FINALIZED: 04/14/04
DO'QW:AJT:MTF:DBM


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: December 17, 2003

SUBJECT: #Z2003000201
 Mayra Moreno
 SW corner of theoretical SW 20th
 Street & SW 144th Avenue
 DBC from AU to RU-1M (a)
 (AU) (4.8 Ac.)
 10-54-39

RECEIVED
 DEC 23 2003
 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.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the above noted wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Potable Water Supply and Wastewater Disposal:

The closest public water is located approximately 1,650 feet from the property. The closest public sanitary sewer line is located approximately 2,180 feet from the site.

Section 24-13(3) of the Code provides that development, as it would be permitted by the requested zoning district, may only be served by public sanitary sewers. Accordingly, the department will require that development on the site be connected to the public water supply and the sanitary sewer system, as required by the Code. Furthermore, the applicant is advised that in accordance with Code requirements, DERM will not approve any subsequent development orders for the subject property unless and until the applicant submits proof that the property has been connected to the public water supply and sanitary sewer system. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer 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 of the

LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer 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 and treatment system is available at the point in time when the project will be contributing sewage to the system 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:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. Any development on this property shall be required to set aside surface water management areas that shall comply with basin requirements. Calculations that demonstrate that the proposed stormwater management areas meet the basin's requirements shall be required prior to the approval by DERM of additional development orders for this property.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

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.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a 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.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland as defined by Chapter 24-3 of the Code of Miami-Dade County. Therefore, a Class IV Wetland

Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and Plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under General Permit SAJ-74. Please contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

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.

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 Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Mayra Moreno

This Department has no objections to this application.

Must provide paved public access to the site.

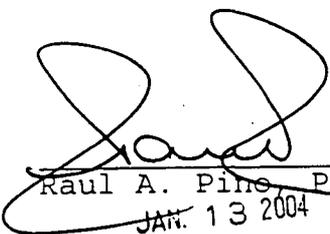
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 38 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
9134	Coral Way w/o SW 137 Ave.	C	C
9826	SW 147 Ave. s/o Bird Dr. Ext.	E	E

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.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.


Raul A. Pineda, P.L.S.
JAN. 13 2004

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 Perez
Dr. Solomon C. Stinson

December 10, 2003

Ms. Maria Teresa-Fojó, 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. Slierheim

Re: Mayra Moreno - Application No. 03-201 (CC10)
Southwest Corner of S.W. 20 Street and S.W. 144 Avenue

Dear Ms. Fojó:

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 only one of the school facilities meet the referenced review threshold. The proposed residential development will impact W.R. Thomas Middle School currently operating at 132% of FISH % utilization. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of W.R. Thomas Middle School to 133% (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant on October 21, 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
December 10, 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:

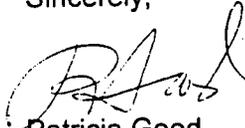
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 42-unit development is estimated to generate approximately \$102,816 (\$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-1962
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Javier Vazquez
Mr. Gus Gil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-201, Mayra Moreno (CC10)
REQUEST: Zone change from AU to RU-1M(a)
ACRES: 4.8 acres
LOCATION: Southwest corner of SW 20 Street and SW 144 Avenue
UNITS: 42 units
ESTIMATED STUDENT POPULATION: 23 students*
ELEMENTARY: 10
MIDDLE: 6
SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 SW 134 Ave.
MIDDLE: W. R. Thomas Middle - 13001 SW 26 St.
SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Ave.

All schools are located in Access Center 5

* 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
Joe Hall Elementary	650/ 660*	839	77%/ 79%*	23	75%/ 77%*
W. R. Thomas Middle	1392/ 1398	1051	132%/ 133%*	0	132%/ 133%*
G. Holmes Braddock Sr.	4600/ 4607*	3111	148%/ 148%*	1044	111%/ 111%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school and the senior high school 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:

Joe Hall Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" School
Special Programs:	Before/After-school care, and Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Computer Lab
Teachers required to float/travel:	None

W. R. Thomas Middle:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

Classrooms and Science Labs

Recognition for Academic Achievement:

"B" School

Special Programs:

After-school care, Vocational, Enrichment and Community Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Social Studies

G. Holmes Braddock High:

Access to computers:

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

Capital Improvements in the past school 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 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 \$134,159.

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	10 x	\$ 13,294	=	\$ 132,940
MIDDLE	6 x	\$ 15,242	=	\$ 91,452
SENIOR	7 x	\$ 20,169	=	\$ 141,183

Total Potential Capital Cost \$ 365,575

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

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC10

Application Number	Applicant Name & Number	Location Address	Units/Students	Proposed Schools	Board District(s)	Commission Date	Approval Status/Comments
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St.	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	8/3 8/5 8/3	CC10	APPROVED
2	ARNALDO AND NERCY BARROSO #01-035	S of SW 10 St. and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10	APPROVED
3	FARO INVESTMENTS, INC. #03-302	NEC of SW 148 Ave. and SW 34 St.	3 Units/ 2 Students	GREENGLADE ELEM-1 WR THOMAS & CURRY MID-0 BRADDOCK SR-1	7/5 8/5 7/5	CC10	PENDING
4	FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St. and SW 152 Ave.	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	8/5 5/5 7/5	CC10 1/08/02	APPROVED
5	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/08/02	APPROVED
6	GERARDO & REGINA LANES #01-331	S of SW 30 St. and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/08/02	APPROVED
7	SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 36 St.	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/09/01	APPROVED
8	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St.	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	5/5 5/5 7/5	CC10 1/09/01	APPROVED
9	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 1/23/01	APPROVED
10	CANDIDO F./MARIA M. DIAZ CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave. and theo. SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
12	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
13	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-354	SWC of SW 23 St. and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 1/30/02	APPROVED
14	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St. and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/04/01	APPROVED
15	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/04/01	APPROVED

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16	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	7/5 8/5 7/5	CC10 10/04/01	APPROVED
17	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/04/01	APPROVED
18	CENTURY IV. INC. #02-043	NWC of SW 69 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM-2 W MIAMI MID-1 S MIAMI SR-0	8/5 8/5 8/5	CC10 10/08/02	APPROVED
19	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 10/08/02	APPROVED
20	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 8 St. Btwn SW 129 Ct. and SW 132 Ave.	20 Units/ 5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	8/5 8/5 7/5	CC10 10/08/02	APPROVED
21	CONCEPCION, LTD.. #01-194	NEC of SW 11 St. and SW 146 Ave.	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	8/5 5/5 7/5	CC10 10/24/01	APPROVED
22	GERARDO HERNANDEZ #01-224	NEC of SW 30 St. and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/24/01	APPROVED
23	LISARDO & OROSIA VEGA #00-285	SEC of SW 26 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/24/01	APPROVED
24	SERGIO CONCEPCION #01-236	SEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/24/01	APPROVED
25	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 16 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/24/01	APPROVED
26	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10 10/8/02	APPROVED
27	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/8/02	APPROVED
28	CASTILLIAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave. and SW 18 St.	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/8/02	APPROVED
29	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/8/02	APPROVED
30	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St. and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/8/02	APPROVED
31	ISIDRO G. DIAZ #01-269	S of NW 7 St. and E of NW 128 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	5/5 5/5 7/5	CC10 11/27/01	APPROVED

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32	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 11/27/01	APPROVED
33	2002 INVESTMENTS, INC. #02-065	SWC of SW 26 St. and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 12/10/02	APPROVED
34	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 12/10/02	APPROVED
35	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave. and SW 10 St.	27 Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	8/5 5/5 7/5	CC10 12/10/02	APPROVED
36	FARO INVESTMENTS, INC. #03-238	W of SW 147 Ave. and S of SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-2 WR THOMAS & CURRY MID- 1 BRADDOCK SR-2	7/5 8/5 7/5	CC10 12/10/03	PENDING
37	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM- 109/109 WR THOMAS MID-97 BRADDOCK SR-89	7/5 & 8/5 8/5 7/5	CC10 2/13/01	APPROVED 5.1- acres O/A opt to purch 11 ac
38	GONZALO SOLIS, ET AL #00-194	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	7/5 8/5 7/5	CC10 2/13/01	APPROVED \$84,660 O/A
39	CORAL WEST, LTD. #02-168	NWC of SW 147 Ave. and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	7/5 8/5 7/5	CC10 2/19/03	APPROVED
40	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/19/03	APPROVED
41	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/19/03	APPROVED
42	ALCO GROUP, INC. #00-396	S of SW 10 St. and SW 156 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	8/5 5/5 7/5	CC10 3/06/01	APPROVED
43	ALCO GROUP, INC. #00-397	SEC of SW 10 St. and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10 3/06/01	APPROVED
44	ALCO GROUP, INC. #00-399	N of SW 26 St. and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/06/01	APPROVED
45	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 16 St.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 3/06/01	APPROVED
46	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St. and SW 147 Ave.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/06/01	APPROVED
47	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 26 St. and W of SW 147 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 3/12/02	APPROVED

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48	U.N.G. ENTERPRISES, INC. #01-436	NEC of SW 28 St. and SW 149 Ave.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 3/12/02	APPROVED
49	ALCO GROUP, INC. #00-414	SW 10 St and SW 156 Ave.	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	7/5 8/5 7/5	CC10 3/13/01	APPROVED
50	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave.	28 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	7/5 8/5 7/5	CC10 3/13/01	APPROVED
51	CARLOS R. RUA #00-363	SW 147 Ave. and SW 14 St.	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	7/5 5/5 7/5	CC10 4/11/01	APPROVED
52	ALEJANDRO & RECELINA NOA & MARIA CELINA BRUN #02-364	E of SW 147 Ave. and S of SW 26 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
53	ALICIA MOREJON & MIREYA CASO #99-252	E of SW 147 Ave. and S of SW 26 St. (Coral Way)	54 Units/ 29 Students	HALL ELEM-16 WR THOMAS MID-7 BRADDOCK SR-6	7/5 8/5 7/5	CC10 4/14/03	APPROVED
54	CAYON LLC #03-021	W of SW 144 Ave. and N of SW 22 St.	27 Units/ 15 Students	HALL ELEM-7 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 4/14/03	APPROVED
55	JAMEL INVESTMENTS, INC. #03-006	NEC of SW 147 Ave. and SW 19 St.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
56	PEDRO & CARIDAD LUGO #03-008	E of SW 147 Ave. and S of SW 26 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
57	RAYSNA NUNEZ & FERNANDO DELGADO #03-005	E of SW 149 Ave. and N of SW 40 St.	6 Units/ 3 Students	GREENGLADE ELEM-1 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
58	HERMILIO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St.	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 4/23/02	APPROVED
59	ADVANCED CONSTRUCTION ENGINEERING, INC. #03-052	SEC of SW 147 Ave. & SW 31 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/14/03	APPROVED
60	CENTERWAY CLUB APT. LLC. #02-073	7775 NW 8 St.	51 Units/ 22 Students	SEMINOLE ELEM-10 W MIAMI MID-6 CORAL PARK SR-6	8/3 8/5 8/3	CC10 5/14/03	APPROVED
61	EMILIO MARRERO #03-061	NWC of SW 144 Ave. & S of SW 28 St.	17 Units/ 9 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-3	7/5 8/5 7/5	CC10 5/14/03	APPROVED
62	GTO INVESTMENT CORP. #03-032	S of SW 32 St. and W of SW 147 Ave.	28 Units/ 15 Students	GREENGLADE ELEM-7 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 5/14/03	APPROVED
63	ANGEL PENA AND FERMANO DELGADO #00-361	NWC of SW 147 Ave. and SW 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED

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64	ANGEL PENNA AND VERENA MARCOS #01-029	E of SW 149 Ave. and SW 36 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
65	AZALEA M. CHIRINO #01-086	S of SW 12 St. and E of SW 155 Ave.	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	8/5 5/5 7/5	CC10 5/22/01	APPROVED
66	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 5/22/01	APPROVED
67	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl. and S of SW 34 St.	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 5/22/01	APPROVED
68	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St. and E of SW 147 Ave.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 5/22/01	APPROVED
69	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
70	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
71	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	7/5 8/5 7/5	CC10 5/22/01	APPROVED \$120,000 O/A
72	ANGEL PENNA AND RAYSA NUNEZ #01-334	S of SW 28 St. and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 6/25/02	APPROVED
73	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln.	20 Units/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 6/25/02	APPROVED
74	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St. and W of SW 147 Ave.	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 6/25/02	APPROVED
75	VIRGILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St.	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 6/25/02	APPROVED
76	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Terr.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	8/5 5/5 7/5	CC10 6/25/02	APPROVED
77	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St.	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 7/16/02	APPROVED
78	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St. and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-9 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 7/16/02	APPROVED
79	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	5/5 5/5 7/5	CC10 7/16/02	APPROVED

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80	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 36 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/17/01	APPROVED
81	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	APPROVED
82	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	APPROVED
83	DANIEL TACHER #01-044	W of SW 144 Ave. and 660' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 7/24/01	APPROVED
84	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 7/24/01	APPROVED
85	ERO ENTERPRISES, INC. #01-156	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	DENIED
86	ARMANDÓ & ANDEA GUTIERREZ #03-067	SW 14' St. and SW 144 Ave.	21 Units/ 11 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 8/20/03	APPROVED
87	NICOLAS & DOLORES MENDEZ #03-102	E of SW 157 Ave. & S of SW 10 St.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-2 CURRY MID BRADDOCK SR-3	8/5 5/5 7/5	CC10 8/20/03	APPROVED
88	RENE & MARTA GUERRA #03-147	SEC of SW 132 Ave. and SW 26 St.	2 Units/ 1 Students	GREENGLADE ELEM-1 WR THOMAS MID-0 BRADDOCK SR-0	7/5 8/5 7/5	CC10 8/20/03	APPROVED
89	ROLANDO DELGADO, TRUSTEE #03-103	E of SW 157 Ave. & S of SW 10 St.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-2 CURRY MID BRADDOCK SR-3	8/5 5/5 7/5	CC10 8/20/03	APPROVED
90	ANTHONY MIJARES #01-125	SW 15 St. and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 9/25/01	APPROVED
91	DOLORES P. GARCIA #01-111	SWC of SW 145 Ct. and SW 28 St.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 9/25/01	APPROVED
92	F.P.G. WHOLESAL, INC. #01-193	NEC of SW 10 St. and SW 157 Ave.	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	8/5 5/5 7/5	CC10 9/25/01	APPROVED
93	GARCIELA AND EDMUNDO RESPETO #01-162	Theo. SW 155 Ave. and SW 20 St.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 9/25/01	APPROVED
94	DANKRO, INC. AND KRODAN, S.A. #00-316	Btwn Sw 10 St. and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM- 97/98 BELL & WR THOMAS MID- 43/44 BRADDOCK SR-79	7/5 & 8/5 5/5 & 8/5 7/5	CC10 9/25/01	APPROVED \$295,400 O/A

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85	JOSE AND MARIA CORTEGUERA #02-136	NWC of SW 144 Ave. and SW 26. St.	65 Units/ 35 Students	HALL ELEM-16 WR THOMAS MID-9 BRADDOCK SR-10	7/5 8/5 7/5	CC10	PENDING
96	MAYRA MORENO #03-201	SWC of SW 20 St. and SW 144 Ave.	42 Units/ 23 Students	HALL ELEM-10 WR THOMAS MID-6 BRADDOCK SR-7	7/5 8/5 7/5	CC10	PENDING
97	ORLANDO DEL CASTILLO #03-239	W of SW 147 Ave. and N of SW 28 St.	10 Units/ 5 Students	GREENGLADE ELEM-2 WR THOMAS & CURRY MID- 1 BRADDOCK SR-2	7/5 8/5 7/5	CC10	PENDING

Note: There are five application that are pending which would generate 70 students.

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SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
CORAL TERRACE ELEM	592	2	594	451	105	107%
DOUGLAS ELEM	1054	9	1063	1143	0	93%
GREENGLADE ELEM	642	164	806	457	23	168%
HALL ELEM	650	475	1125	839	23	131%
HURSTON ELEM	720	314	1034	1005	0	103%
SEMINOLE ELEM	697	78	775	635	23	118%
ELEMENTARY TOTALS	4355	1042	5397	4530	174	115%
BELL MID	1611	130	1741	1194	176	127%
W MIAMI MID	1550	37	1587	1275	27	122%
WR THOMAS MID	1392	312	1704	1051	0	162%
MIDDLE TOTALS	4553	479	5032	3520	203	135%
G. HOLMES BRADDOCK SR	4600	390	4990	3111	1044	120%
CORAL PARK SR	4344	33	4377	2184	1015	137%
SENIOR HIGH TOTALS	8944	423	9367	5295	2059	127%

TOTAL 17852 1944 19796 13345 2436 125%

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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
6650	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	Walter 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. 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

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)

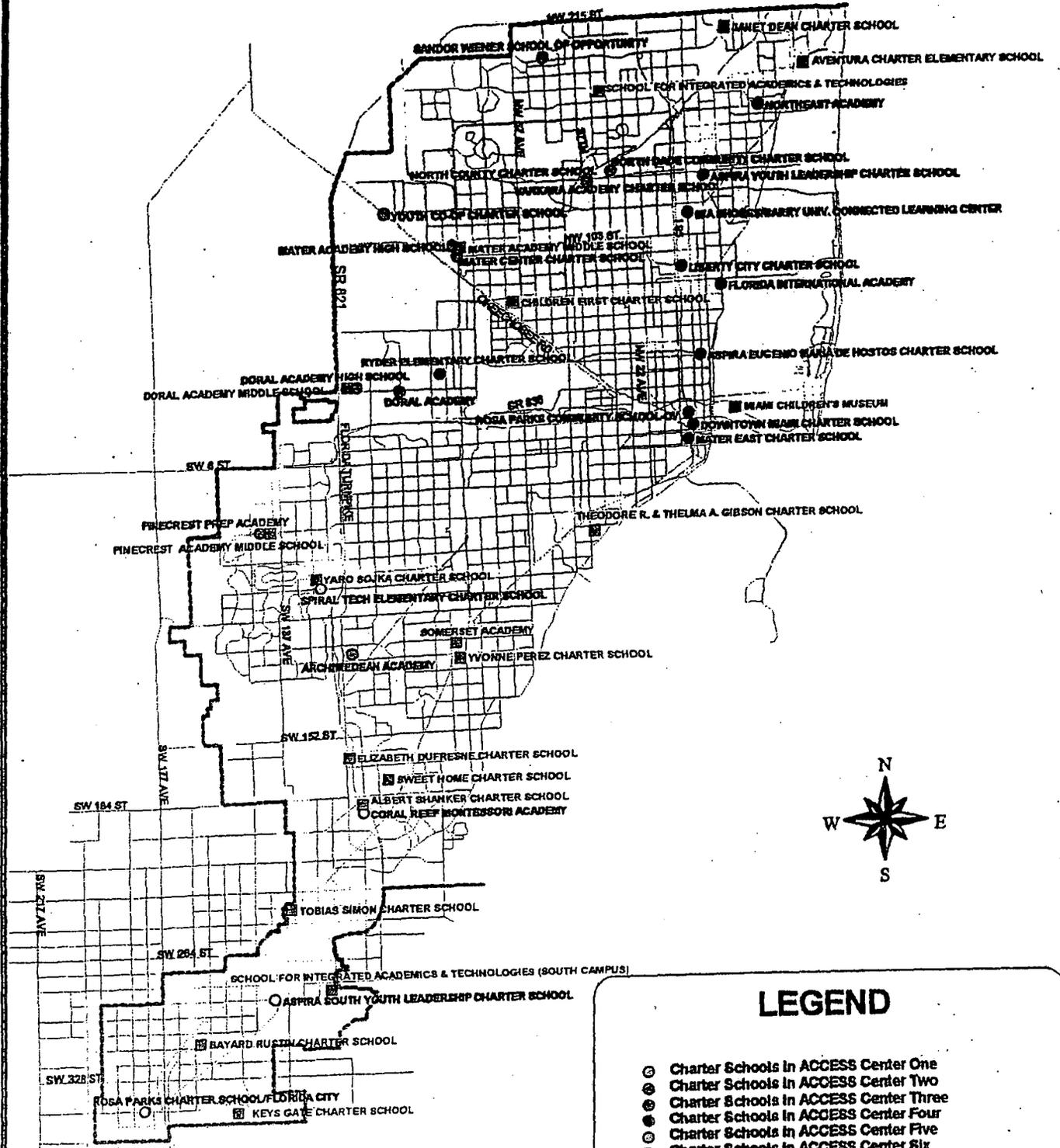
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for 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 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 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	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

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

CHECKED BY AG AMOUNT OF FEE 1549.47

RECEIPT # I200411352

DATE HEARD: 02/24/04

BY CZAB # 10

RECEIVED
MAR 01 2004

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

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. 2200300201

Filed in the name of (Applicant) Mayra Moreno
Name of Appellant, if other than applicant Concerned Citizen of West Dade, Inc
Subdivision #1

Address/Location of APPELLANT'S property:

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

Appellant (name): Concerned Citizens of West Dade, Inc ^{Subdivision} #1

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)

1) Community ZAB fail to And did not consider
infacture in area, 2) Fail to Address compatability
as to Item K, A Similar item with less
density board member submitted items not in evidence

APPELLANT MUST SIGN THIS PAGE

Date: 27 day of February, year: 04

Signed X. [Signature]

Lizardo Rodriguez
Print Name

14180 SW 30 St Miami, FL 33175
Mailing Address

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

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

Representing

Signature

[Signature] Jorge L. Reyes
Print Name

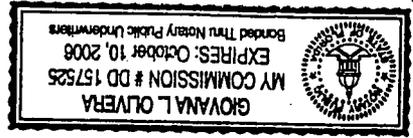
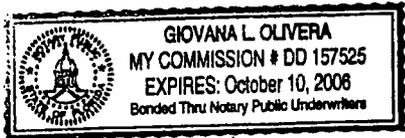
6495 Coral Way
Address

Miami FL 33155
City State Zip

(305) 262-9311
Telephone Number

Subscribed and Sworn to before me on the 27th day of February, year 2004

FLDL T0293047056 Giovanna L. Olivera
Notary Public



(stamp/seal)

Commission expires: 10/10/06

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

STATE OF Florida

COUNTY OF Dade

Before me the undersigned authority, personally appeared Lisardo Rodriguez of Concerned Citizens, Inc (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal Sub # 1 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 objection, waiver 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

Jorge C. Lopez

Print Name

[Signature]

Appellant's signature

Lisardo Rodriguez, Chairman

Print Name

Signature

Print Name

Sworn to and subscribed before me on the 27th day of February, year 2004

Appellant is personally know to me or has produced FL06 T0293047056 as identification.

[Signature]

Notary
(Stamp/Seal)

Commission Expires:



RESOLUTION NO. CZAB10-1-04

WHEREAS, MAYRA MORENO applied for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 27 of J.G. HEAD'S FARMS SUBDIVISION in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. Density / Number of Dwelling Units

The maximum number of dwelling units to be constructed on the property shall not exceed six (6) dwelling units per gross acre.

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

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Jesus Rodriguez, seconded by Jose M. Blanco, and upon a poll of the members present the vote was as follows:

Jose M. Blanco
Manuel Casas

aye
aye

Jesus Rodriguez

aye

George A. Alvarez

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10, that the requested district boundary change to RU-1M(a) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

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

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

PASSED AND ADOPTED this 24th day of February, 2004.

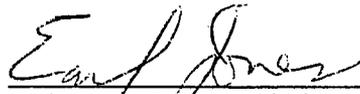
Hearing No. 04-1-CZ10-3
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

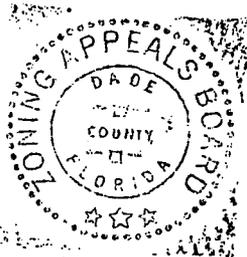
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 24th day of February 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of March 2004.



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

SEAL



CERTIFICATE OF CORPORATE RESOLUTION

Concerned Citizens of West Dade, Inc, Subdivision # 1

I, Teresa Rodriguez, Secretary of Concerned Citizens of West Dade, Inc. Subdivision #1, (Corporation) do hereby certify that at a duly constituted meeting of the Stockholders and Directors of the Corporation held at the office of the Corporation on February 28, 2004, it was upon motion duly made and seconded, that it be VOTED: there will be an appeal to the board of County Commissioner for Miami-Dade Cty. Regarding item M of the ZAB hearing on February 24, 2004. Lisardo Rodriguez and or Jorge L. Reyes will file the actual appeal and appear before the BCC.

It was upon further motion made and seconded that it be further VOTED: That Jorge L. Reyes, in the capacity as Treasure of the Corporation is empowered, authorized and directed to execute, deliver and accept any and all documents and undertake all acts reasonably required or incidental to accomplish the foregoing vote, all on such terms and conditions as he or she in his or her discretion deems to be in the best interests of the Corporation.

I further certify that the foregoing votes are in full force this date without rescission, modification or amendment.

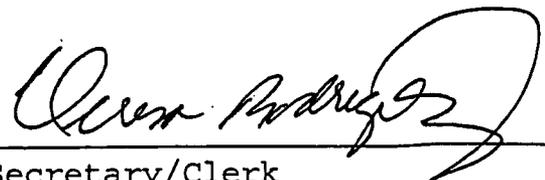
Signed under seal this 29th day of February, 2004.

A TRUE RECORD

ATTEST



(Corporate Seal)


Secretary/Clerk

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

MAYRA MORENO

THE SOUTHWEST CORNER OF
THEORETICAL SW 20 STREET
AND SW 144 AVENUE, MIAMI-
DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

04/29/2004

03-201

DATE

HEARING NUMBER

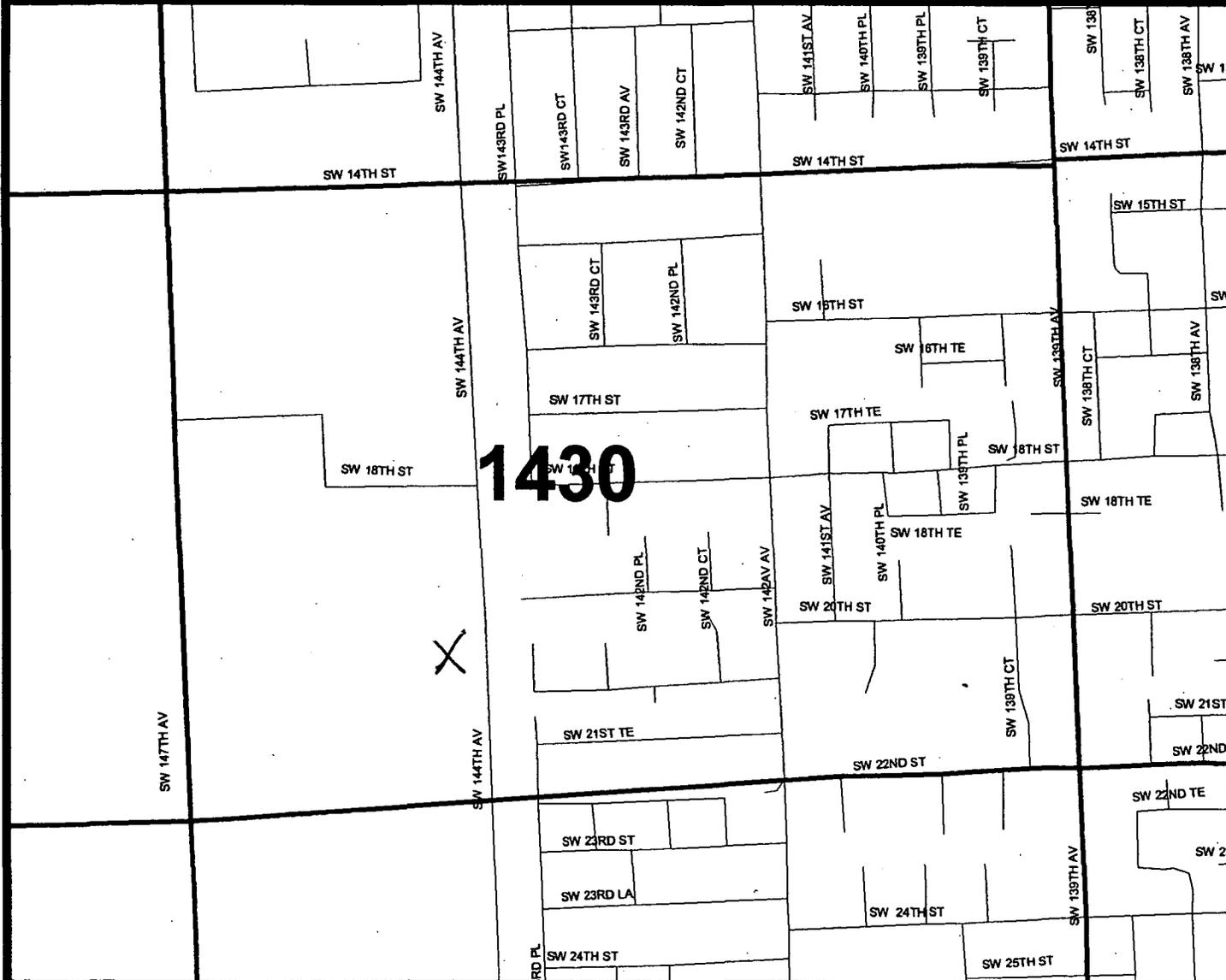
CURRENT ENFORCEMENT HISTORY:

04/05/04 Overgrown vacant property, part of the Wetlands protected areas. Team Metro records show no previous or current violations.



Miami-Dade Police Department
Target Area - Police Grid(s): 1430
Mayra Moreno; Hearing # 03-201

BCC



Police Grids Boundaries
 Boundary

X

1430

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

0 0.06 0.12 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 ("1430")) 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
1430	13	SPECIAL INFORMATION/ASSIGNMENT	13
	14	CONDUCT INVESTIGATION	62
	15	MEET AN OFFICER	214
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	2
	19	TRAFFIC STOP	16
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	9
	25	BURGLAR ALARM RINGING	165
	26	BURGLARY	31
	27	LARCENY	11
	28	VANDALISM	9
	29	ROBBERY	3
	32	ASSAULT	9
	33	SEX OFFENSE	1
	34	DISTURBANCE	39
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	7
	38	SUSPICIOUS PERSON	5
39	PRISONER	2	
41	SICK OR INJURED PERSON	14	

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 ("1430")) 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
1430.	43	BAKER ACT	1
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	4
	54	FRAUD	2
Total Signals for Grid 1430 :		639	
Total Reported:		373	Total Not Reported: 266

Total for All Grids : 639

43

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 ("1430")) 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
1430	13	SPECIAL INFORMATION/ASSIGNMENT	18
	14	CONDUCT INVESTIGATION	58
	15	MEET AN OFFICER	187
	17	TRAFFIC ACCIDENT	10
	19	TRAFFIC STOP	8
	20	TRAFFIC DETAIL	7
	21	LOST OR STOLEN TAG	8
	22	AUTO THEFT	18
	25	BURGLAR ALARM RINGING	119
	26	BURGLARY	29
	27	LARCENY	12
	28	VANDALISM	14
	29	ROBBERY	1
	32	ASSAULT	9
	34	DISTURBANCE	41
	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	14
	38	SUSPICIOUS PERSON	4
	39	PRISONER	6
	41	SICK OR INJURED PERSON	15
45	DEAD ON ARRIVAL	2	
49	FIRE	2	

44

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 ("1430")) 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
1430.	52	NARCOTICS INVESTIGATION	2
	54	FRAUD	3
Total Signals for Grid 1430 :			589
Total Reported: 337			Total Not Reported: 252

Total for All Grids : 589

45.



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

Miami-Dade Police Department

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1430

PART I Crimes	Total Crimes
110A - RAPE	1
1200 - ROBBERY	3
2200 - BURGLARY	9
230D - SHOPLIFTING FROM BUILDING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	16
230G - SHOPLIFTING ALL OTHERS	13
2400 - MOTOR VEHICLE THEFT	6

46



MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AC

Reporting Agency: MDPD

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

YEAR: 2002

Miami-Dade Police Department

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1430

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3

Grand Total: 53

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 ("1430")) and OI.Reporting_Agency_Code = "030"

47



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

Miami-Dade Police Department

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1430

PART I Crimes	Total Crimes
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	9
230F - SHOPLIFTING FROM A MOTOR VEHICLE	24
230G - SHOPLIFTING ALL OTHERS	23
2400 - MOTOR VEHICLE THEFT	10

48



MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AC

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): 1430

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	3

Grand Total: 81

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 ("1430")) and OI.Reporting_Agency_Code = "030"

49

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: Gil at Coral Way, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Augusto J. Gil 9360 Sunset Dr. # 291. Miami, Fl President	33%
Alejandro Gil 9360 Sunset Dr. # 291. Miami, Fl Treasurer	33%
Julia Gil 9360 Sunset Dr. # 291. Miami, Fl Secretary	34%

Date of contract: May 21, 2003

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

N/A

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: *Suzanne E. Gage*
(Applicant)

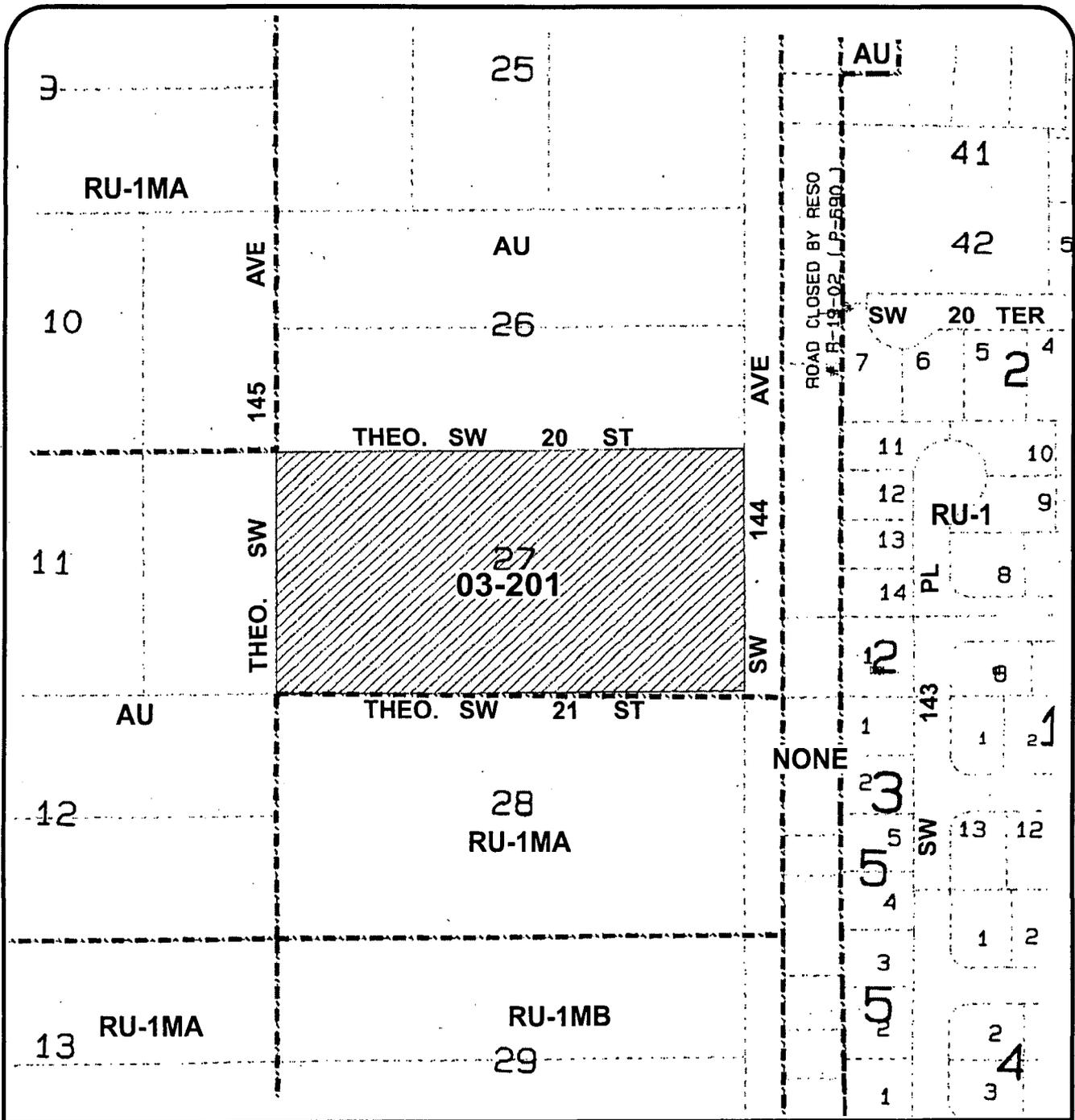
Sworn to and subscribed before me this 1st day of July, 2003. Affiant is personally known to me or has produced A DRIVERS LICENSE as identification.

Suzanne E. Gage
(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**

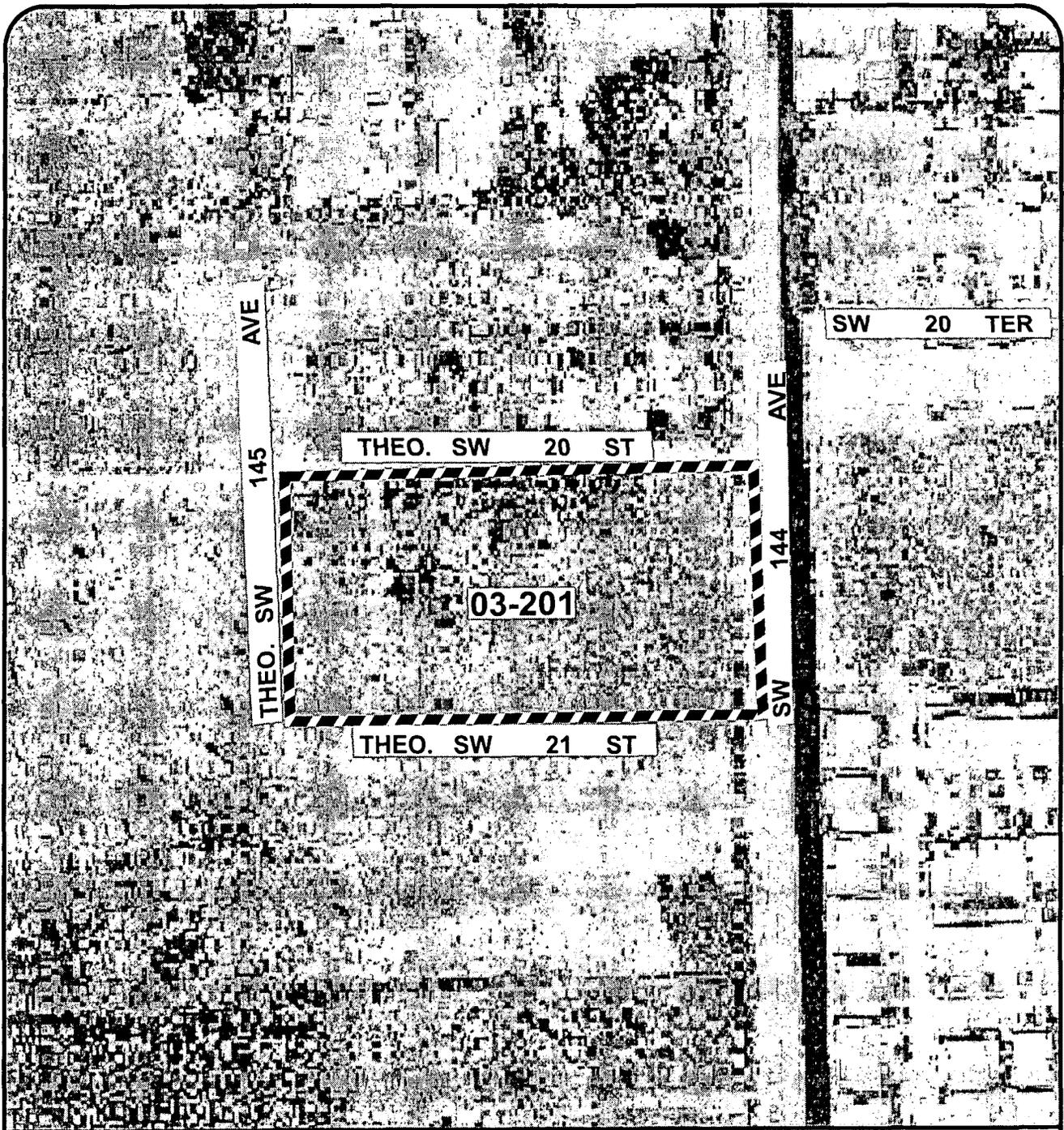
Section: 10 Township: 54 Range: 39
 Process Number: 03-201
 Applicant: MAYRA MORENO
 District Number: 11
 Zoning Board: C10
 Drafter ID: ALFREDO
 Scale: 1:200'



 SUBJECT PROPERTY



51



MIAMI-DADE COUNTY
AERIAL

Section: 10 Township: 54 Range: 39
Process Number: 03-201
Applicant: MAYRA MORENO
District Number: 11
Zoning Board: C10
Drafter ID: ALFREDO
Scale: NTS



M. MAYRA MORENO
(Applicant)

04-1-CZ10-3 (03-201)
Area 10/District 11
Hearing Date: 2/24/04

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

If so, who are the interested parties? Gil at Coral Way, Inc.

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 10
MOTION SLIP**

APPLICANT'S NAME: MAYRA MORENO

REPRESENTATIVE(S):

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-1-CZ10-3 (03-201)	JANUARY 28, 2004	CZAB10- -04

REQUESTS: AU to RU-1M(a)

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

WITHDRAW: Entire Application ITEM(S) _____

DEFER: INDEFINITELY TO: _____ W/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

NO QUORUM - carried forward to Feb. 24, 2004 mtg.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Jose M. BLANCO (C.A.)			
MR.		Manuel CASAS			
VICE-CHAIRMAN		Jesus RODRIGUEZ			
CHAIRMAN		George A. ALVAREZ			

VOTE: _____ to _____

EXHIBITS: YES NO

COUNTY ATTORNEY: David Hope

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 10**

APPLICANT: Mayra Moreno

PH: Z03-201 (04-1-CZ10-3)

SECTION: 10-54-39

DATE: February 24, 2004

COMMISSION DISTRICT: 11

ITEM NO.: M

A. INTRODUCTION

o **REQUEST:**

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District.

o **LOCATION:**

The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4.8 acres gross.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise 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 density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, low density, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: AU; vacant	Residential, low density, 2.5 to 6 dua
SOUTH: RU-1M(a); vacant	Residential, low density, 2.5 to 6 dua
EAST: RU-1; canal and single family residences	Residential, low density, 2.5 to 6 dua
WEST: AU; vacant	Residential, low density, 2.5 to 6 dua

The subject property is located between S.W. 144 Avenue and theoretical S.W. 145 Avenue, south of theoretical S.W. 20 Street. Most of the area west of the canal, between S.W. 8 Street and S.W. 24 Street, is currently being developed with single family subdivisions. Existing RU-1M(a) zoning abuts to the south and to the northwest of the subject property.

E. SITE AND BUILDINGS:

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

*With the proffered covenant.

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	No objection

H. ANALYSIS:

This application was deferred from the January 28, 2004 meeting of Community Zoning Appeals Board – 10 due to a lack of quorum. The applicant is seeking to rezone the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District. Said property is located at the southwest corner of S.W. 20 Street and S.W. 144 Avenue.

The Department of Environmental Resources Management (DERM) has determined that this application meets the minimum requirements of Chapter 24 of the Code and **DERM** has **no objections** to the approval of this application. The Public Works Department has stated that paved public access to this site must be provided and that this application meets the traffic concurrency criteria for an initial development order. It will generate 38 PM daily peak hour vehicle trips which will not exceed the acceptable levels of service for neighboring roadways, which are currently "C" and "E". The **Public Works Department** has **no objection** to this application. **Miami-Dade Public Schools** has stated that the proposed residential development will impact W.R. Thomas Middle School, which is operating at 132% of FISH (Florida Inventory of School Houses) utilization. The proposed development will increase the FISH % utilization of W.R. Thomas Middle School to 133%. The School District met with the applicant on October 21, 2003, to discuss the impact of the proposed development on public schools, and the applicant voluntarily proffered a

covenant to the School Board in order to provide a monetary donation, over and above impact fees.

This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 28 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 33 single family units at a density of 6.97 units per gross acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master Plan without a covenant limiting the residential development to a number of units that will not exceed the maximum number which is permitted by the Master Plan. Both of the parcels which abut the subject property to the south and to the northwest, and are similar in size to the subject property, were re-zoned to RU-1M(a) in connection with proffered covenants which limited the maximum residential density on said parcels to 6.0 residential units per gross acre to insure that they would be developed in consistency with the Comprehensive Development Master Plan. Rezoning the subject parcel to RU-1M(a) will be compatible with the aforementioned RU-1M(a) zoned abutting parcels to the south and to the northwest. Accordingly, subject to the proffered covenant, this application is **consistent** with the CDMP and **compatible** with the zoning pattern of the neighboring area. Staff, therefore, recommends that this application be approved 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: 01/12/04
DATE TYPED: 01/12/04
DATE REVISED: 02/12/04
DATE FINALIZED: 02/13/04
DO'QW:AJT:MTF:DBM


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: December 17, 2003

SUBJECT: #Z2003000201
 Mayra Moreno
 SW corner of theoretical SW 20th
 Street & SW 144th Avenue
 DBC from AU to RU-1M (a)
 (AU) (4.8 Ac.)
 10-54-39

RECEIVED
 DEC 23 2003

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.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the above noted wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Potable Water Supply and Wastewater Disposal:

The closest public water is located approximately 1,650 feet from the property. The closest public sanitary sewer line is located approximately 2,180 feet from the site.

Section 24-13(3) of the Code provides that development, as it would be permitted by the requested zoning district, may only be served by public sanitary sewers. Accordingly, the department will require that development on the site be connected to the public water supply and the sanitary sewer system, as required by the Code. Furthermore, the applicant is advised that in accordance with Code requirements, DERM will not approve any subsequent development orders for the subject property unless and until the applicant submits proof that the property has been connected to the public water supply and sanitary sewer system. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer 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 of the

LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer 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 and treatment system is available at the point in time when the project will be contributing sewage to the system 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:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. Any development on this property shall be required to set aside surface water management areas that shall comply with basin requirements. Calculations that demonstrate that the proposed stormwater management areas meet the basin's requirements shall be required prior to the approval by DERM of additional development orders for this property.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

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.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a 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.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland as defined by Chapter 24-3 of the Code of Miami-Dade County. Therefore, a Class IV Wetland

Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and Plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under General Permit SAJ-74. Please contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

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.

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 Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Mayra Moreno

This Department has no objections to this application.

Must provide paved public access to the site.

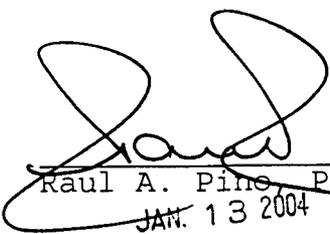
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 38 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:

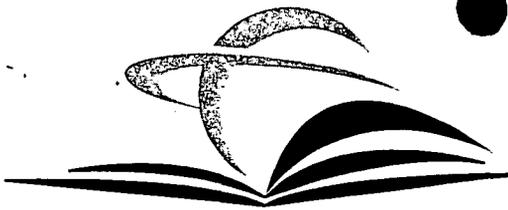
Sta. #		LOS present	LOS w/project
9134	Coral Way w/o SW 137 Ave.	C	C
9826	SW 147 Ave. s/o Bird Dr. Ext.	E	E

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.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.


Raul A. Pine, P.L.S.
JAN. 13 2004

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

December 10, 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: Mayra Moreno - Application No. 03-201 (CC10)
Southwest Corner of S.W. 20 Street and S.W. 144 Avenue

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 only one of the school facilities meet the referenced review threshold. The proposed residential development will impact W.R. Thomas Middle School currently operating at 132% of FISH % utilization. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of W.R. Thomas Middle School to 133% (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant on October 21, 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
December 10, 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:

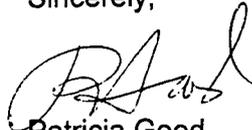
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 42-unit development is estimated to generate approximately \$102,816 (\$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-1962
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Javier Vazquez
Mr. Gus Gil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-201, Mayra Moreno (CC10)
REQUEST: Zone change from AU to RU-1M(a)
ACRES: 4.8 acres
LOCATION: Southwest corner of SW 20 Street and SW 144 Avenue
UNITS: 42 units
**ESTIMATED
STUDENT
POPULATION:** 23 students*
ELEMENTARY: 10
MIDDLE: 6
SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 SW 134 Ave.
MIDDLE: W. R. Thomas Middle - 13001 SW 26 St.
SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Ave.

All schools are located in Access Center 5

* 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
Joe Hall Elementary	650/ 660*	839	77%/ 79%*	23	75%/ 77%*
W. R. Thomas Middle	1392/ 1398	1051	132%/ 133%*	0	132%/ 133%*
G. Holmes Braddock Sr.	4600/ 4607*	3111	148%/ 148%*	1044	111%/ 111%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school and the senior high school 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:

Joe Hall Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" School
Special Programs:	Before/After-school care, and Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Computer Lab
Teachers required to float/travel:	None

W. R. Thomas Middle:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

Classrooms and Science Labs

Recognition for Academic Achievement:

"B" School

Special Programs:

After-school care, Vocational, Enrichment and Community Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Social Studies

G. Holmes Braddock High:

Access to computers:

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

Capital Improvements in the past school 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 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 \$134,159.

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	10 x \$ 13,294	= \$ 132,940
MIDDLE	6 x \$ 15,242	= \$ 91,452
SENIOR	7 x \$ 20,169	= \$ 141,183

Total Potential Capital Cost \$ 365,575

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

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC10

Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/Region(s)	Community Council/Date	Approved/ Denied/ Comments
1 AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St.	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	8/3 8/5 8/3	CC10	APPROVED
2 ARNALDO AND NERCY BARROSO #01-035	S of SW 10 St. and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10	APPROVED
3 FARO INVESTMENTS, INC. #03-302	NEC of SW 148 Ave. and SW 34 St.	3 Units/ 2 Students	GREENGLADE ELEM-1 WR THOMAS & CURRY MID-0 BRADDOCK SR-1	7/5 8/5 7/5	CC10	PENDING
4 FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St. and SW 152 Ave.	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	8/5 5/5 7/5	CC10 1/08/02	APPROVED
5 FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/08/02	APPROVED
6 GERARDO & REGINA LANES #01-331	S of SW 30 St. and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/08/02	APPROVED
7 SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 36 St.	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/09/01	APPROVED
8 ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St.	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	5/5 5/5 7/5	CC10 1/09/01	APPROVED
9 BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 1/23/01	APPROVED
10 CANDIDO F./MARIA M. DIAZ CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
11 RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave. and theo. SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
12 RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
13 HERMILIO CONCEPCION AND JULIAN MARINEZ #01-354	SWC of SW 23 St. and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 1/30/02	APPROVED
14 FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St. and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/04/01	APPROVED
15 FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/04/01	APPROVED

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16	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	7/5 8/5 7/5	CC10 10/04/01	APPROVED
17	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/04/01	APPROVED
18	CENTURY IV. INC. #02-043	NWC of SW 69 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM-2 S MIAMI MID-1 S MIAMI SR-0	8/5 8/5 8/5	CC10 10/08/02	APPROVED
19	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 10/08/02	APPROVED
20	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 8 St. Btwn SW 129 Ct. and SW 132 Ave.	20 Units/ 5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	8/5 8/5 7/5	CC10 10/08/02	APPROVED
21	CONCEPCION, LTD. #01-194	NEC of SW 11 St. and SW 146 Ave.	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	8/5 5/5 7/5	CC10 10/24/01	APPROVED
22	GERARDO HERNANDEZ #01-224	NEC of SW 30 St. and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/24/01	APPROVED
23	LISARDO & OROSIA VEGA #00-285	SEC of SW 26 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/24/01	APPROVED
24	SERGIO CONCEPCION #01-236	SEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/24/01	APPROVED
25	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 16 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/24/01	APPROVED
26	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10 10/8/02	APPROVED
27	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/8/02	APPROVED
28	CASTILLIAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave. and SW 18 St.	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/8/02	APPROVED
29	GIL AT CORAL WAY #02-146	Eof SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/8/02	APPROVED
30	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St. and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/8/02	APPROVED
31	ISIDRO G. DIAZ #01-269	S of NW 7 St. and E of NW 128 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	5/5 5/5 7/5	CC10 11/27/01	APPROVED

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32	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 11/27/01	APPROVED
33	2002 INVESTMENTS, INC. #02-065	SWC of SW 26 St. and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 12/10/02	APPROVED
34	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 12/10/02	APPROVED
35	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave. and SW 10 St.	27 Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	8/5 5/5 7/5	CC10 12/10/02	APPROVED
36	FARO INVESTMENTS, INC. #03-238	W of SW 147 Ave. and S of SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-2 WR THOMAS & CURRY MID- 1 BRADDOCK SR-2	7/5 8/5 7/5	CC10 12/10/03	PENDING
37	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM- 109/109 WR THOMAS MID-97 BRADDOCK SR-89	7/5 & 8/5 8/5 7/5	CC10 2/13/01	APPROVED 5.1- acres O/A opt to purch 11 ac
38	GONZALO SOLIS, ET AL #00-194	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	7/5 8/5 7/5	CC10 2/13/01	APPROVED \$84,660 O/A
39	CORAL WEST, LTD. #02-168	NWC of SW 147 Ave. and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	7/5 8/5 7/5	CC10 2/19/03	APPROVED
40	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/19/03	APPROVED
41	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/19/03	APPROVED
42	ALCO GROUP, INC. #00-396	S of SW 10 St. and SW 156 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	8/5 5/5 7/5	CC10 3/06/01	APPROVED
43	ALCO GROUP, INC. #00-397	SEC of SW 10 St. and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10 3/06/01	APPROVED
44	ALCO GROUP, INC. #00-399	N of SW 26 St. and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/06/01	APPROVED
45	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 16 St.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 3/06/01	APPROVED
46	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St. and SW 147 Ave.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/06/01	APPROVED
47	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 26 St. and W of SW 147 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 3/12/02	APPROVED

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48	U.N.G. ENTERPRISES, INC. #01-436	NEC of SW 28 St. and SW 149 Ave.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 3/12/02	APPROVED
49	ALCO GROUP, INC. #00-414	SW 10 St. and SW 156 Ave.	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	7/5 8/5 7/5	CC10 3/13/01	APPROVED
50	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave.	28 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	7/5 8/5 7/5	CC10 3/13/01	APPROVED
51	CARLOS R. RUA #00-363	SW 147 Ave. and SW 14 St.	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	7/5 5/5 7/5	CC10 4/11/01	APPROVED
52	ALEJANDRO & RECELINA NOA & MARIA CELINA BRUN #02-364	E of SW 147 Ave. and S of SW 26 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
53	ALICIA MOREJON & MIREYA CASO #99-252	E of SW 147 Ave. and S of SW 26 St. (Coral Way)	54 Units/ 29 Students	HALL ELEM-16 WR THOMAS MID-7 BRADDOCK SR-6	7/5 8/5 7/5	CC10 4/14/03	APPROVED
54	CAYON LLC #03-021	W of SW 144 Ave. and N of SW 22 St.	27 Units/ 15 Students	HALL ELEM-7 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 4/14/03	APPROVED
55	JAMEL INVESTMENTS, INC. #03-006	NEC of SW 147 Ave. and SW 19 St.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
56	PEDRO & CARIDAD LUGO #03-008	E of SW 147 Ave. and S of SW 26 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
57	RAYSNA NUNEZ & FERNANDO DELGADO #03-005	E of SW 149 Ave. and N of SW 40 St.	6 Units/ 3 Students	GREENGLADE ELEM-1 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
58	HERMILIO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St.	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 4/23/02	APPROVED
59	ADVANCED CONSTRUCTION ENGINEERING, INC. #03-052	SEC of SW 147 Ave. & SW 31 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/14/03	APPROVED
60	CENTERWAY CLUB APT. LLC. #02-073	7775 NW 8 St.	51 Units/ 22 Students	SEMINOLE ELEM-10 W MIAMI MID-6 CORAL PARK SR-6	8/3 8/5 8/3	CC10 5/14/03	APPROVED
61	EMILIO MARRERO #03-061	NWC of SW 144 Ave. & S of SW 28 St.	17 Units/ 9 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-3	7/5 8/5 7/5	CC10 5/14/03	APPROVED
62	GTO INVESTMENT CORP. #03-032	S of SW 32 St. and W of SW 147 Ave.	28 Units/ 15 Students	GREENGLADE ELEM-7 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 5/14/03	APPROVED
63	ANGEL PENA AND FERNANDO DELGADO #00-361	NWC of SW 147 Ave. and SW 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED

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64	ANGEL PENA AND VERENA MARCOS #01-029	E of SW 149 Ave. and SW 36 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
65	AZALEA M. CHIRINO #01-086	S of SW 12 St. and E of SW 155 Ave.	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	8/5 5/5 7/5	CC10 5/22/01	APPROVED
66	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 5/22/01	APPROVED
67	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl. and S of SW 34 St.	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 5/22/01	APPROVED
68	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St. and E of SW 147 Ave.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 5/22/01	APPROVED
69	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
70	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
71	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	7/5 8/5 7/5	CC10 5/22/01	APPROVED \$120,000 OIA
72	ANGEL PENA AND RAYSA NUNEZ #01-334	S of SW 28 St. and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 6/25/02	APPROVED
73	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln.	20 Units/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 6/25/02	APPROVED
74	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St. and W of SW 147 Ave.	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 6/25/02	APPROVED
75	VIRGILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St.	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 6/25/02	APPROVED
76	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Terr.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	8/5 5/5 7/5	CC10 6/25/02	APPROVED
77	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St.	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 7/16/02	APPROVED
78	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St. and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-9 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 7/16/02	APPROVED
79	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	5/5 5/5 7/5	CC10 7/16/02	APPROVED

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80	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 36 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/17/01	APPROVED
81	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	APPROVED
82	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	APPROVED
83	DANIEL TACHER #01-044	W of SW 144 Ave. and 660' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 7/24/01	APPROVED
84	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 7/24/01	APPROVED
85	ERO ENTERPRISES, INC. #01-156	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	DENIED
86	ARMANDO & ANDEA GUTIERREZ #03-067	SW 14 St. and SW 144 Ave.	21 Units/ 11 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 8/20/03	APPROVED
87	NICOLAS & DOLORES MENDEZ #03-102	E of SW 157 Ave. & S of SW 10 St.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-2 CURRY MID BRADDOCK SR-3	8/5 5/5 7/5	CC10 8/20/03	APPROVED
88	RENE & MARTA GUERRA #03-147	SEC of SW 132 Ave. and SW 26 St.	2 Units/ 1 Students	GREENGLADE ELEM-1 WR THOMAS MID-0 BRADDOCK SR-0	7/5 8/5 7/5	CC10 8/20/03	APPROVED
89	ROLANDO DELGADO, TRUSTEE #03-103	E of SW 157 Ave. & S of SW 10 St.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-2 CURRY MID BRADDOCK SR-3	8/5 5/5 7/5	CC10 8/20/03	APPROVED
90	ANTHONY MIJARES #01-125	SW 15 St. and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 9/25/01	APPROVED
91	DOLORES P. GARCIA #01-111	SWC of SW 145 Ct. and SW 28 St.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 9/25/01	APPROVED
92	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St. and SW 157 Ave.	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	8/5 5/5 7/5	CC10 9/25/01	APPROVED
93	GARCIELA AND EDMUNDO RESPETO #01-162	Theo. SW 155 Ave. and SW 20 St.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 9/25/01	APPROVED
94	DANKRO, INC. AND KRODAN, S.A. #00-316	Btwn Sw 10 St. and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM- 97/98 BELL & WR THOMAS MID- 43/44 BRADDOCK SR-79	7/5 & 8/5 5/5 & 8/5 7/5	CC10 9/25/01	APPROVED \$295,400 O/A

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95	JOSE AND MARIA CORTEGUERA #02-136	NWC of SW 144 Ave. and SW 26 St.	65 Units/ 35 Students	HALL ELEM-16 WR THOMAS MID-9 BRADDOCK SR-10	7/5 8/5 7/5	CC10	PENDING
96	MAYRA MORENO #03-201	SWC of SW 20 St. and SW 144 Ave.	42 Units/ 23 Students	HALL ELEM-10 WR THOMAS MID-6 BRADDOCK SR-7	7/5 8/5 7/5	CC10	PENDING
97	ORLANDO DEL CASTILLO #03-239	W of SW 147 Ave. and N of SW 28 St.	10 Units/ 5 Students	GREENGLADE ELEM-2 WR THOMAS & CURRY MID- 1 BRADDOCK SR-2	7/5 8/5 7/5	CC10	PENDING

Note: There are five application that are pending which would generate 70 students.

**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
3800	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

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)

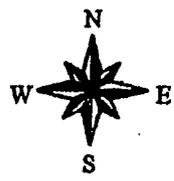
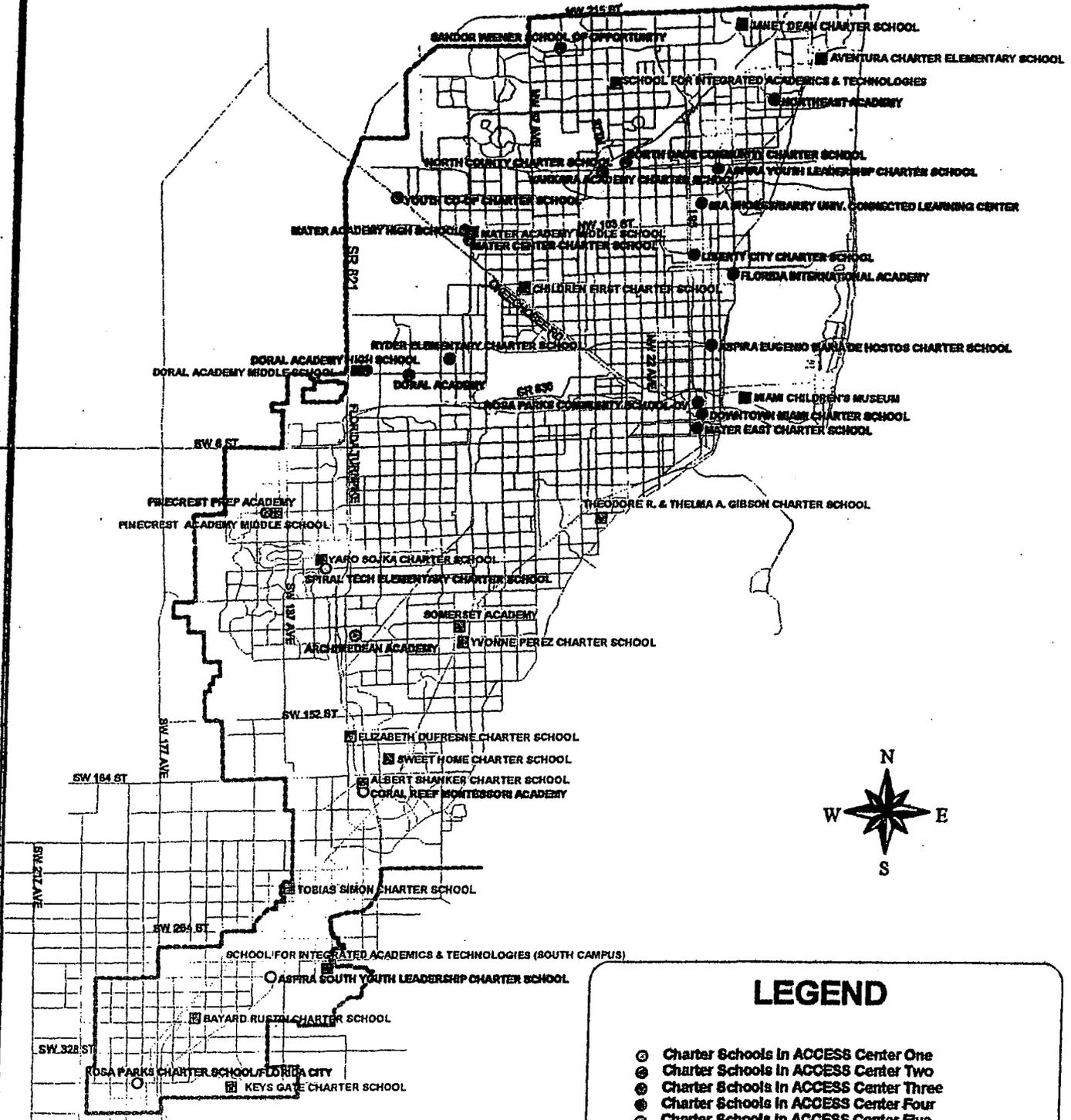
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for 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 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 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 2015
- Major.shp
- ▣ New Charter Schools approved to open for the 2003-2004 School Year

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

MAYRA MORENO

THE S.W. CORNER OF
THEORETICAL SW 20 ST &
THEORETICAL SW 144 AVE
MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

02/24/2004

DATE

03-201

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

VIOLATOR

01/12/04 **OVERGROWN VACANT PROPERTY, PART OF THE WETLANDS
PROTECTED AREAS. TEAM METRO RECORDS SHOW NO CURRENT
OR PREVIOUS VIOLATIONS.**

OSIEL MORALES, NCO

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 person's having ultimate ownership interests].

NAME OF PURCHASER: Gil at Coral Way, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Augusto J. Gil 9360 Sunset Dr. # 291. Miami, Fl President	33%
Alejandro Gil 9360 Sunset Dr. # 291. Miami, Fl Treasurer	33%
Julia Gil 9360 Sunset Dr. # 291. Miami, Fl Secretary	34%

Date of contract: May 21, 2003

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

N/A

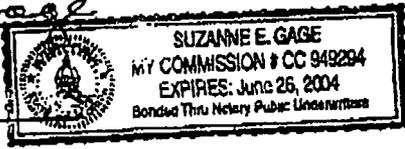
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Handwritten Signature]
(Applicant)

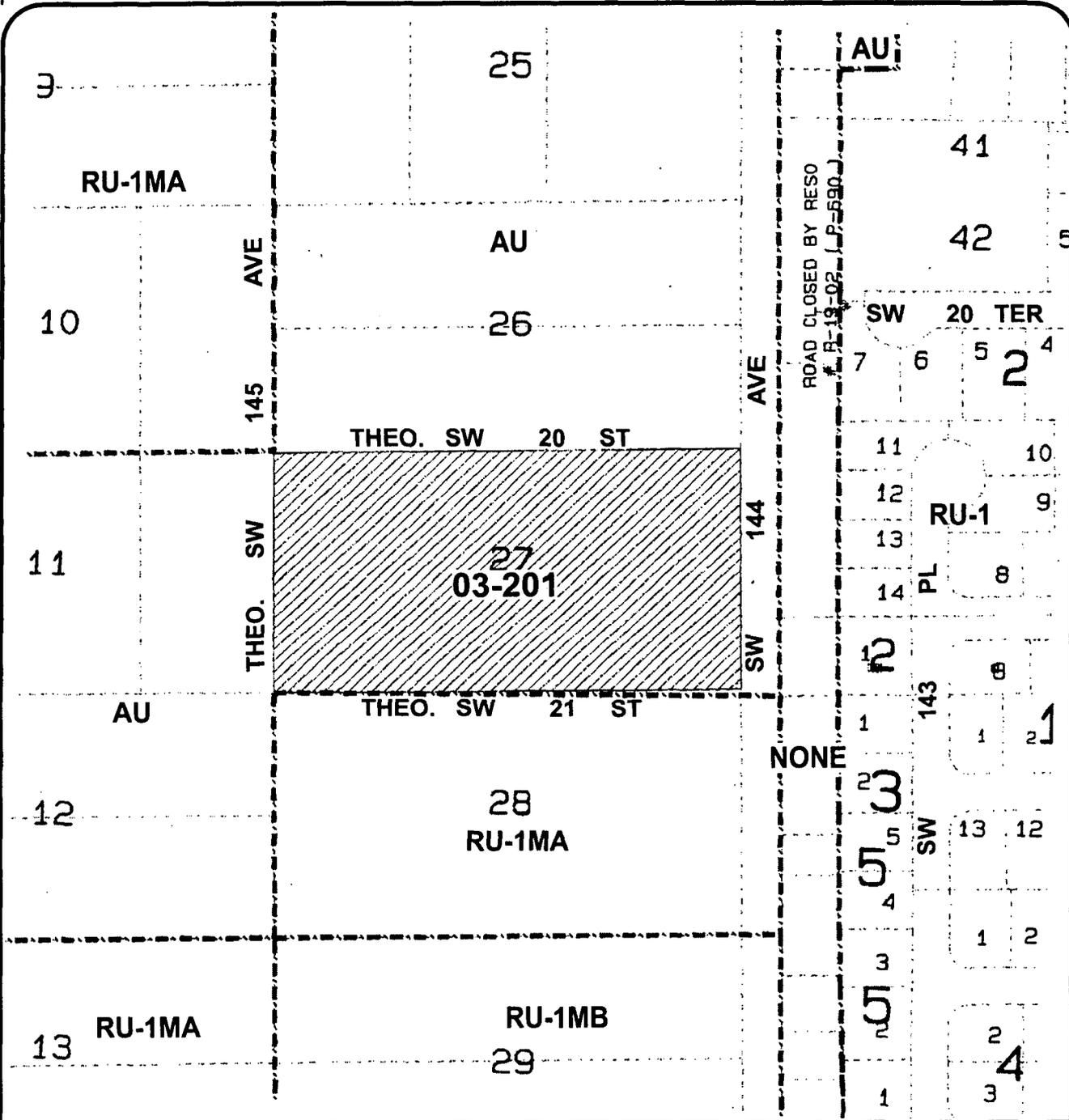
Sworn to and subscribed before me this 1st day of July, 2003. Affiant is personally known to me or has produced A DRIVERS LICENSE as identification.

[Handwritten Signature]
(Notary Public)



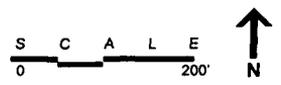
My commission expires _____

*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: 10 Township: 54 Range: 39
 Process Number: 03-201
 Applicant: MAYRA MORENO
 District Number: 11
 Zoning Board: C10
 Drafter ID: ALFREDO
 Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 10 Township: 54 Range: 39
Process Number: 03-201
Applicant: MAYRA MORENO
District Number: 11
Zoning Board: C10
Drafter ID: ALFREDO
Scale: NTS



 SUBJECT PROPERTY



3. MAYRA MORENO
(Applicant)

04-1-CZ10-3 (03-201)
Area 10/District 11
Hearing Date: 1/28/04

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

If so, who are the interested parties? Gil at Coral Way, Inc.

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 COMMUNITY COUNCIL No. 10**

APPLICANT: Mayra Moreno

PH: Z03-201 (04-1-CZ10-3)

SECTION: 10-54-39

DATE: January 28, 2004

COMMISSION DISTRICT: 11

ITEM NO.: 3

A. INTRODUCTION

o **REQUEST:**

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District.

o **LOCATION:**

The Southwest corner of theoretical S.W. 20 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

o **SIZE:** 4.8 acres gross.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise 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 density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, low density, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: AU; vacant	Residential, low density, 2.5 to 6 dua
SOUTH: RU-1M(a); vacant	Residential, low density, 2.5 to 6 dua
EAST: RU-1; canal and single family residences	Residential, low density, 2.5 to 6 dua
WEST: AU; vacant	Residential, low density, 2.5 to 6 dua

The subject property is located between S.W. 144 Avenue and theoretical S.W. 145 Avenue, south of theoretical S.W. 20 Street. Most of the area west of the canal, between S.W. 8 Street and S.W. 24 Street, is currently being developed with single family subdivisions. Existing RU-1M(a) zoning abuts to the south and to the northwest of the subject property.

E. SITE AND BUILDINGS:

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

*With the proffered covenant.

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	No objection

H. ANALYSIS:

The applicant is seeking to rezone the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District. Said property is located at the southwest corner of S.W. 20 Street and S.W. 144 Avenue.

The Department of Environmental Resources Management (DERM) has determined that this application meets the minimum requirements of Chapter 24 of the Code and **DERM** has **no objections** to the approval of this application. The Public Works Department has stated that paved public access to this site must be provided and that this application meets the traffic concurrency criteria for an initial development order. It will generate 38 PM daily peak hour vehicle trips which will not exceed the acceptable levels of service for neighboring roadways, which are currently "C" and "E". The **Public Works Department** has **no objection** to this application. **Miami-Dade Public Schools** has stated that the proposed residential development will impact W.R. Thomas Middle School, which is operating at 132% of FISH (Florida Inventory of School Houses) utilization. The proposed development will increase the FISH % utilization of W.R. Thomas Middle School to 133%. The School District met with the applicant on October 21, 2003, to discuss the impact of the proposed development on public schools, and the applicant voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees.

This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 28 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 33 single family units at a density of 6.97 units per gross acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master Plan without a covenant limiting the residential development to a number of units that will not exceed the maximum number which is permitted by the Master Plan. Both of the parcels which abut the subject property to the south and to the northwest, and are similar in size to the subject property, were re-zoned to RU-1M(a) in connection with proffered covenants which limited the maximum residential density on said parcels to 6.0 residential units per gross acre to insure that they would be developed in consistency with the Comprehensive Development Master Plan. Rezoning the subject parcel to RU-1M(a) will be compatible with the aforementioned RU-1M(a) zoned abutting parcels to the south and to the northwest. Accordingly, subject to the proffered covenant, this application is **consistent** with the CDMP and **compatible** with the zoning pattern of the neighboring area. Staff, therefore, recommends that this application be approved 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: 01/12/04
DATE TYPED: 01/12/04
DATE REVISED:
DATE FINALIZED: 01/14/04
DO'QW:AJT:MTF:DBM



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: December 17, 2003

SUBJECT: #Z2003000201
Mayra Moreno
SW corner of theoretical SW 20th
Street & SW 144th Avenue
DBC from AU to RU-1M (a)
(AU) (4.8 Ac.)
10-54-39

RECEIVED
DEC 23 2003

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

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

C-10

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.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the above noted wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required; however, all development shall comply with the requirements of Section 24-12.1 of the Code.

Potable Water Supply and Wastewater Disposal:

The closest public water is located approximately 1,650 feet from the property. The closest public sanitary sewer line is located approximately 2,180 feet from the site.

Section 24-13(3) of the Code provides that development, as it would be permitted by the requested zoning district, may only be served by public sanitary sewers. Accordingly, the department will require that development on the site be connected to the public water supply and the sanitary sewer system, as required by the Code. Furthermore, the applicant is advised that in accordance with Code requirements, DERM will not approve any subsequent development orders for the subject property unless and until the applicant submits proof that the property has been connected to the public water supply and sanitary sewer system. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer 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 of the

LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer 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 and treatment system is available at the point in time when the project will be contributing sewage to the system 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:

The subject property is located within the Bird Drive Basin. Cut and fill criteria as well as drainage restrictions are in effect within this basin. Any development on this property shall be required to set aside surface water management areas that shall comply with basin requirements. Calculations that demonstrate that the proposed stormwater management areas meet the basin's requirements shall be required prior to the approval by DERM of additional development orders for this property.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

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.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a 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.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland as defined by Chapter 24-3 of the Code of Miami-Dade County. Therefore, a Class IV Wetland

Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and Plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under General Permit SAJ-74. Please contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

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.

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 Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Mayra Moreno

This Department has no objections to this application.

Must provide paved public access to the site.

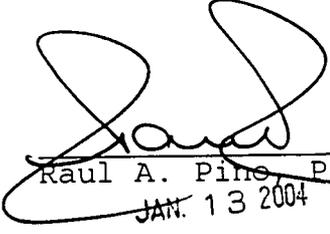
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 38 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:

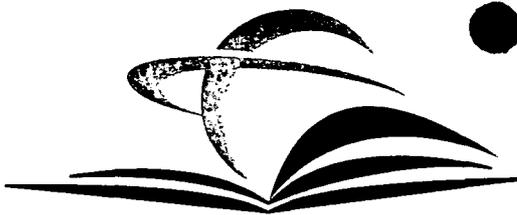
Sta. #		LOS present	LOS w/project
9134	Coral Way w/o SW 137 Ave.	C	C
9826	SW 147 Ave. s/o Bird Dr. Ext.	E	E

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.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.


Raul A. Pino P.L.S.
JAN. 13 2004

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

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Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

December 10, 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: Mayra Moreno - Application No. 03-201 (CC10)
Southwest Corner of S.W. 20 Street and S.W. 144 Avenue

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 only one of the school facilities meet the referenced review threshold. The proposed residential development will impact W.R. Thomas Middle School currently operating at 132% of FISH % utilization. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of W.R. Thomas Middle School to 133% (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant on October 21, 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
December 10, 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:

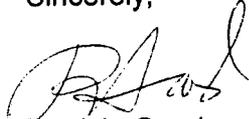
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 42-unit development is estimated to generate approximately \$102,816 (\$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-1962
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Javier Vazquez
Mr. Gus Gil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-201, Mayra Moreno (CC10)
REQUEST: Zone change from AU to RU-1M(a)
ACRES: 4.8 acres
LOCATION: Southwest corner of SW 20 Street and SW 144 Avenue
UNITS: 42 units
ESTIMATED STUDENT POPULATION: 23 students*
ELEMENTARY: 10
MIDDLE: 6
SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 SW 134 Ave.
MIDDLE: W. R. Thomas Middle - 13001 SW 26 St.
SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Ave.

All schools are located in Access Center 5

* 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
Joe Hall Elementary	650/ 660*	839	77%/ 79%*	23	75%/ 77%*
W. R. Thomas Middle	1392/ 1398	1051	132%/ 133%*	0	132%/ 133%*
G. Holmes Braddock Sr.	4600/ 4607*	3111	148%/ 148%*	1044	111%/ 111%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school and the senior high school 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:

Joe Hall Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" School
Special Programs:	Before/After-school care, and Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Computer Lab
Teachers required to float/travel:	None

W. R. Thomas Middle:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

Classrooms and Science Labs

Recognition for Academic Achievement:

"B" School

Special Programs:

After-school care, Vocational, Enrichment and Community Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Social Studies

G. Holmes Braddock High:

Access to computers:

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

Capital Improvements in the past school 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 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 \$134,159.

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	10 x	\$ 13,294	=	\$ 132,940
MIDDLE	6 x	\$ 15,242	=	\$ 91,452
SENIOR	7 x	\$ 20,169	=	\$ 141,183

Total Potential Capital Cost \$ 365,575

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

ZONING REPORT
 (APPLICATIONS REVIEWED SINCE JANUARY 2001)
 CC10

Application Number	Applicant	Address	Units/Students	Site Plan	Revised Date (if any)	Complaints/Issues	Approval Status
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St.	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	8/3 8/5 8/3	CC10	APPROVED
2	ARNALDO AND NERCY BARROSO #01-035	S of SW 10 St. and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10	APPROVED
3	FARO INVESTMENTS, INC. #03-302	NEC of SW 148 Ave. and SW 34 St.	3 Units/ 2 Students	GREENGLADE ELEM-1 WR THOMAS & CURRY MID-0 BRADDOCK SR-1	7/5 8/5 7/5	CC10	PENDING
4	FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St. and SW 152 Ave.	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	8/5 5/5 7/5	CC10 1/08/02	APPROVED
5	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/08/02	APPROVED
6	GERARDO & REGINA LANES #01-331	S of SW 30 St. and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/08/02	APPROVED
7	SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 36 St.	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 1/09/01	APPROVED
8	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St.	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	5/5 5/5 7/5	CC10 1/09/01	APPROVED
9	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 1/23/01	APPROVED
10	CANDIDO F./MARIA M. DIAZ CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave. and theo. SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
12	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 1/23/01	APPROVED
13	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-354	SWC of SW 23 St. and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 1/30/02	APPROVED
14	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St. and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/04/01	APPROVED
15	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/04/01	APPROVED

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16	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	7/5 8/5 7/5	CC10 10/04/01	APPROVED
17	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/04/01	APPROVED
18	CENTURY IV. INC. #02-043	NWC of SW 69 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM-2 W MIAMI MID-1 S MIAMI SR-0	8/5 8/5 8/5	CC10 10/08/02	APPROVED
19	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 10/08/02	APPROVED
20	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 8 St. Btwn SW 129 Ct. and SW 132 Ave.	20 Units/ 5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	8/5 8/5 7/5	CC10 10/08/02	APPROVED
21	CONCEPCION, LTD. #01-194	NEC of SW 11 St. and SW 146 Ave.	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	8/5 5/5 7/5	CC10 10/24/01	APPROVED
22	GERARDO HERNANDEZ #01-224	NEC of SW 30 St. and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/24/01	APPROVED
23	LISARDO & ROSIA VEGA #00-285	SEC of SW 26 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/24/01	APPROVED
24	SERGIO CONCEPCION #01-236	SEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/24/01	APPROVED
25	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 16 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/24/01	APPROVED
26	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10 10/8/02	APPROVED
27	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/8/02	APPROVED
28	CASTILLIAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave. and SW 18 St.	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 10/8/02	APPROVED
29	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/8/02	APPROVED
30	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St. and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 10/8/02	APPROVED
31	ISIDRO G. DIAZ #01-269	S of NW 7 St. and E of NW 128 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	5/5 5/5 7/5	CC10 11/27/01	APPROVED

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32	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 11/27/01	APPROVED
33	2002 INVESTMENTS, INC. #02-065	SWC of SW 26 St. and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 12/10/02	APPROVED
34	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	7/5 5/5 7/5	CC10 12/10/02	APPROVED
35	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave. and SW 10 St.	27 Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	8/5 5/5 7/5	CC10 12/10/02	APPROVED
36	FARO INVESTMENTS, INC. #03-238	W of SW 147 Ave. and S of SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-2 WR THOMAS & CURRY MID- 1 BRADDOCK SR-2	7/5 8/5 7/5	CC10 12/10/03	PENDING
37	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM- 109/109 WR THOMAS MID-97 BRADDOCK SR-89	7/5 & 8/5 8/5 7/5	CC10 2/13/01	APPROVED 5.1- acres O/A opt to purch 11 ac
38	GONZALO SOLIS, ET AL #00-194	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	7/5 8/5 7/5	CC10 2/13/01	APPROVED \$84,660 O/A
39	CORAL WEST, LTD. #02-168	NWC of SW 147 Ave. and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	7/5 8/5 7/5	CC10 2/19/03	APPROVED
40	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/19/03	APPROVED
41	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 2/19/03	APPROVED
42	ALCO GROUP, INC. #00-396	S of SW 10 St. and SW 156 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	8/5 5/5 7/5	CC10 3/06/01	APPROVED
43	ALCO GROUP, INC. #00-397	SEC of SW 10 St. and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	8/5 5/5 7/5	CC10 3/06/01	APPROVED
44	ALCO GROUP, INC. #00-399	N of SW 26 St. and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/06/01	APPROVED
45	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 16 St.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 3/06/01	APPROVED
46	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St. and SW 147 Ave.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 3/06/01	APPROVED
47	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 26 St. and W of SW 147 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 3/12/02	APPROVED

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48	U.N.G. ENTERPRISES, INC. #01-436	NEC of SW 28 St. and SW 149 Ave.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 3/12/02	APPROVED
49	ALCO GROUP, INC. #00-414	SW 10 St. and SW 156 Ave.	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	7/5 8/5 7/5	CC10 3/13/01	APPROVED
50	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave.	28 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	7/5 8/5 7/5	CC10 3/13/01	APPROVED
51	CARLOS R. RUA #00-363	SW 147 Ave. and SW 14 St.	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	7/5 5/5 7/5	CC10 4/11/01	APPROVED
52	ALEJANDRO & RECELINA NOA & MARIA CELINA BRUN #02-364	E of SW 147 Ave. and S of SW 26 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
53	ALICIA MOREJON & MIREYA CASO #99-252	E of SW 147 Ave. and S of SW 26 St. (Coral Way)	54 Units/ 29 Students	HALL ELEM-16 WR THOMAS MID-7 BRADDOCK SR-6	7/5 8/5 7/5	CC10 4/14/03	APPROVED
54	CAYON LLC #03-021	W of SW 144 Ave. and N of SW 22 St.	27 Units/ 15 Students	HALL ELEM-7 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 4/14/03	APPROVED
55	JAMEL INVESTMENTS, INC. #03-006	NEC of SW 147 Ave. and SW 19 St.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
56	PEDRO & CARIDAD LUGO #03-008	E of SW 147 Ave. and S of SW 26 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
57	RAYSNA NUNEZ & FERNANDO DELGADO #03-005	E of SW 149 Ave. and N of SW 40 St.	6 Units/ 3 Students	GREENGLADE ELEM-1 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 4/14/03	APPROVED
58	HERMILIO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St.	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 4/23/02	APPROVED
59	ADVANCED CONSTRUCTION ENGINEERING, INC. #03-052	SEC of SW 147 Ave. & SW 31 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/14/03	APPROVED
60	CENTERWAY CLUB APT. LLC. #02-073	7775 NW 8 St.	51 Units/ 22 Students	SEMINOLE ELEM-10 W MIAMI MID-6 CORAL PARK SR-6	8/3 8/5 8/3	CC10 5/14/03	APPROVED
61	EMILIO MARRERO #03-061	NWC of SW 144 Ave. & S of SW 28 St.	17 Units/ 9 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-3	7/5 8/5 7/5	CC10 5/14/03	APPROVED
62	GTO INVESTMENT CORP. #03-032	S of SW 32 St. and W of SW 147 Ave.	28 Units/ 15 Students	GREENGLADE ELEM-7 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 5/14/03	APPROVED
63	ANGEL PENA AND FERMANO DELGADO #00-361	NWC of SW 147 Ave. and SW 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED

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64	ANGEL PENA AND VERENA MARCOS #01-029	E of SW 149 Ave. and SW 36 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
65	AZALEA M. CHIRINO #01-086	S of SW 12 St. and E of SW 155 Ave.	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	8/5 5/5 7/5	CC10 5/22/01	APPROVED
66	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 5/22/01	APPROVED
67	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl. and S of SW 34 St.	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 5/22/01	APPROVED
68	HERMILO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St. and E of SW 147 Ave.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	7/5 5/5 7/5	CC10 5/22/01	APPROVED
69	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
70	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 5/22/01	APPROVED
71	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	7/5 8/5 7/5	CC10 5/22/01	APPROVED \$120,000 O/A
72	ANGEL PENA AND RAYSA NUNEZ #01-334	S of SW 28 St. and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 6/25/02	APPROVED
73	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln.	20 Units/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 6/25/02	APPROVED
74	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St. and W of SW 147 Ave.	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 6/25/02	APPROVED
75	VIRGILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St.	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	7/5 8/5 7/5	CC10 6/25/02	APPROVED
76	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Terr.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	8/5 5/5 7/5	CC10 6/25/02	APPROVED
77	HERMILO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St.	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 7/16/02	APPROVED
78	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St. and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-9 WR THOMAS MID-4 BRADDOCK SR-4	7/5 8/5 7/5	CC10 7/16/02	APPROVED
79	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	5/5 5/5 7/5	CC10 7/16/02	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC10

80	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 36 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/17/01	APPROVED
81	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	APPROVED
82	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	APPROVED
83	DANIEL TACHER #01-044	W of SW 144 Ave. and 660' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 7/24/01	APPROVED
84	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	7/5 8/5 7/5	CC10 7/24/01	APPROVED
85	ERO ENTERPRISES, INC. #01-156	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC10 7/24/01	DENIED
86	ARMANDO & ANDEA GUTIERREZ #03-067	SW 14 St. and SW 144 Ave.	21 Units/ 11 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-3	7/5 5/5 7/5	CC10 8/20/03	APPROVED
87	NICOLAS & DOLORES MENDEZ #03-102	E of SW 157 Ave. & S of SW 10 St.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-2 CURRY MID BRADDOCK SR-3	8/5 5/5 7/5	CC10 8/20/03	APPROVED
88	RENE & MARTA GUERRA #03-147	SEC of SW 132 Ave. and SW 26 St.	2 Units/ 1 Students	GREENGLADE ELEM-1 WR THOMAS MID-0 BRADDOCK SR-0	7/5 8/5 7/5	CC10 8/20/03	APPROVED
89	ROLANDO DELGADO, TRUSTEE #03-103	E of SW 157 Ave. & S of SW 10 St.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-2 CURRY MID BRADDOCK SR-3	8/5 5/5 7/5	CC10 8/20/03	APPROVED
90	ANTHONY MIJARES #01-125	SW 15 St. and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 9/25/01	APPROVED
91	DOLORES P. GARCIA #01-111	SWC of SW 145 Ct. and SW 28 St.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	7/5 8/5 7/5	CC10 9/25/01	APPROVED
92	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St. and SW 157 Ave.	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	8/5 5/5 7/5	CC10 9/25/01	APPROVED
93	GARCIELA AND EDMUNDO RESPETO #01-162	Theo. SW 155 Ave. and SW 20 St.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	7/5 8/5 7/5	CC10 9/25/01	APPROVED
94	DANKRO, INC. AND KRODAN, S.A. #00-316	Btwn Sw 10 St. and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM- 97/98 BELL & WR THOMAS MID- 43/44 BRADDOCK SR-79	7/5 & 8/5 5/5 & 8/5 7/5	CC10 9/25/01	APPROVED \$295,400 O/A

ZONING REPORT
 (APPLICATIONS REVIEWED SINCE JANUARY 2001)
 CC10

95	JOSE AND MARIA CORTEGUERA #02-136	NWC of SW 144 Ave. and SW 26 St.	65 Units/ 35 Students	HALL ELEM-16 WR THOMAS MID-9 BRADDOCK SR-10	7/5 8/5 7/5	CC10	PENDING
96	MAYRA MORENO #03-201	SWC of SW 20 St. and SW 144 Ave.	42 Units/ 23 Students	HALL ELEM-10 WR THOMAS MID-6 BRADDOCK SR-7	7/5 8/5 7/5	CC10	PENDING
97	ORLANDO DEL CASTILLO #03-239	W of SW 147 Ave. and N of SW 28 St.	10 Units/ 5 Students	GREENGLADE ELEM-2 WR THOMAS & CURRY MID- 1 BRADDOCK SR-2	7/5 8/5 7/5	CC10	PENDING

Note: There are five application that are pending which would generate 70 students.

22

**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			
7168	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
6028	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 María de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3800	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 18000 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)

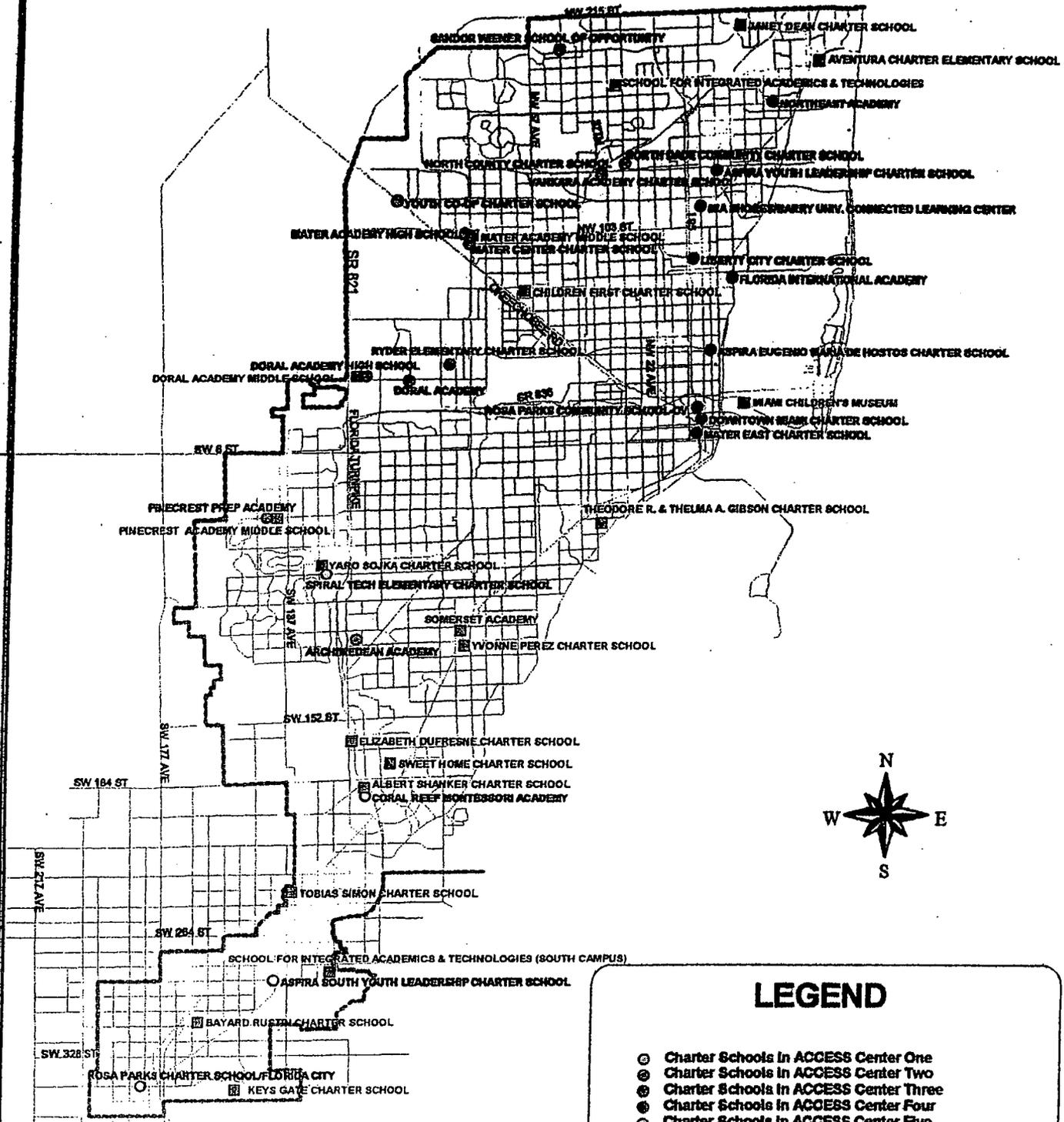
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for 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 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 Approved for Opening in Subsequent Years		
Charter School	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.stp
- ⊠ New Charter Schools approved to open for the 2003-2004 School Year

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

MAYRA MORENO

THE S.W. CORNER OF
THEORETICAL SW 20 ST &
THEORETICAL SW 144 AVE
MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

01/28/04

DATE

03-201

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

VIOLATOR

01/12/04

**OVERGROWN VACANT PROPERTY, PART OF THE WETLANDS
PROTECTED AREAS. TEAM METRO RECORDS SHOW NO CURRENT
OR PREVIOUS VIOLATIONS.**

OSIEL MORALES, NCO

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust, 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: Gil at Coral Way, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>Augusto J. Gil 9360 Sunset Dr. # 291. Miami, Fl President</u>	<u>33%</u>
<u>Alejandro Gil 9360 Sunset Dr. # 291. Miami, Fl Treasurer</u>	<u>33%</u>
<u>Julia Gil 9360 Sunset Dr. # 291. Miami, Fl Secretary</u>	<u>34%</u>

Date of contract: May 21, 2003

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

N/A

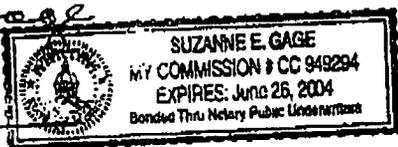
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *[Handwritten Signature]*
(Applicant)

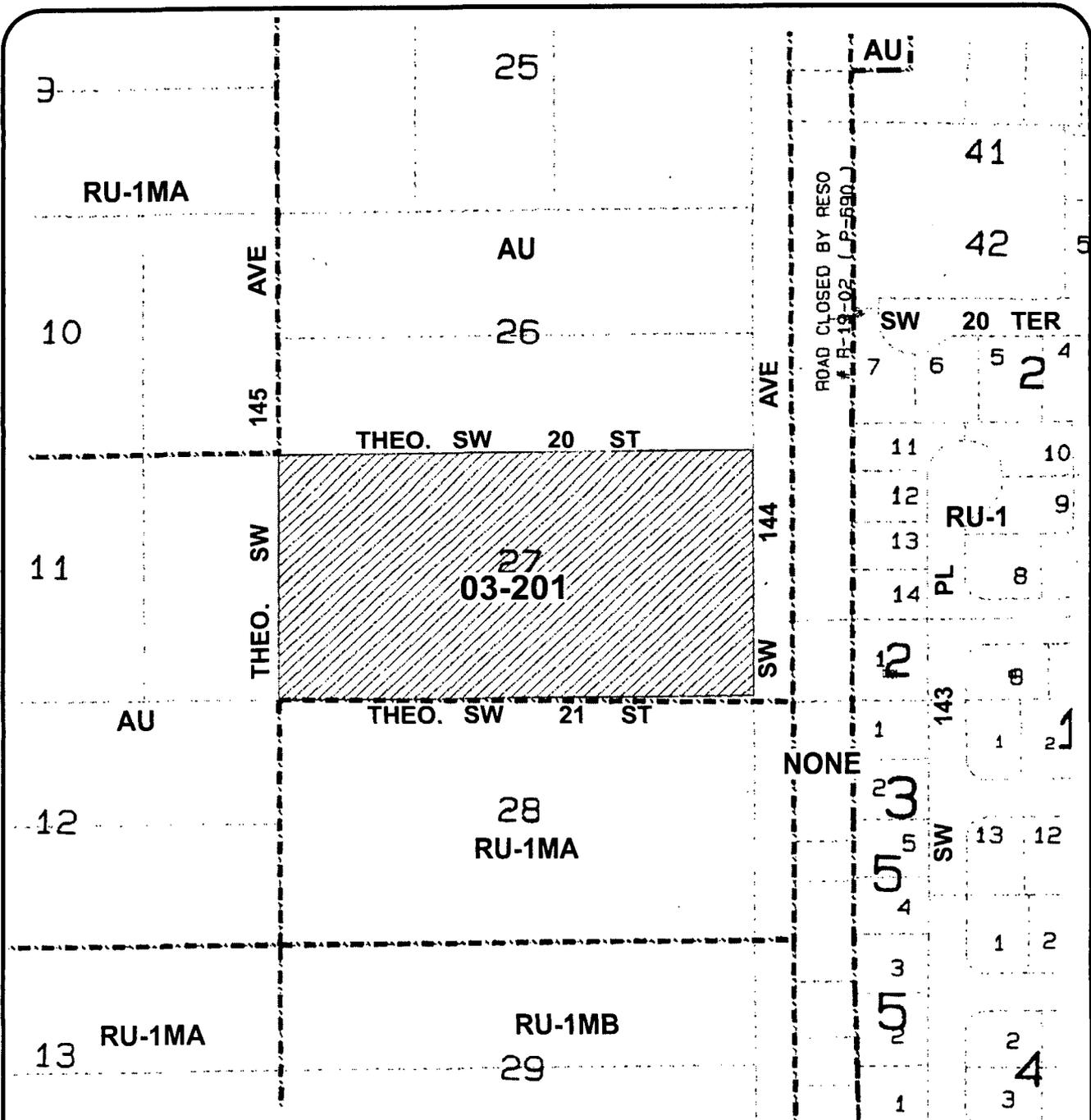
Sworn to and subscribed before me this 1st day of July, 2003. Affiant is personally known to me or has produced A DRIVERS LICENSE as identification.

[Handwritten Signature]
(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: 10 Township: 54 Range: 39
 Process Number: 03-201
 Applicant: MAYRA MORENO
 District Number: 11
 Zoning Board: C10
 Drafter ID: ALFREDO
 Scale: 1:200'



 SUBJECT PROPERTY

32





MIAMI-DADE COUNTY
AERIAL

Section: 10 Township: 54 Range: 39
Process Number: 03-201
Applicant: MAYRA MORENO
District Number: 11
Zoning Board: C10
Drafter ID: ALFREDO
Scale: NTS



 SUBJECT PROPERTY



MEMORANDUM

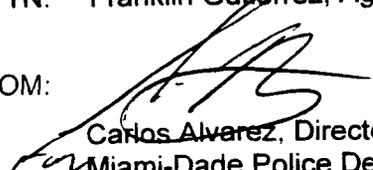
C-10

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

DATE: January 16, 2004

ATTN: Franklin Gutierrez, Agenda Coordinator

SUBJECT: Enforcement Histories
for Community Zoning
Appeals Board #10,
Zoning Meeting on
January 28, 2004

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

Received by
Zoning Agenda Coordinator
JAN 21 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 eleven 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 1516 The Stefano Group, Inc.; Hearing # **01-201**
Location: 3802 SW 137 Avenue
- Grid 1438 Dositeo & Aude Gayoso; Hearing # **03-146**
Location: 1934 SW 94 Court
- Grid 1526 Office of Public Transportation Management; Hearing # **03-47**
Location: Northwest corner of SW 40 Street & SW 89 Avenue
- Grid 1388 Office of Public Transportation Management; Hearing # **03-112**
Location: Southwest corner of SW 8 Street & SW 127 Avenue
- Grid 1157 PJF, LLC; Hearing # **03-73**
Location: 1300 SW 42 Avenue
- Grid 1526 Hugo D. Bosch; Hearing # **03-111**
Location: 3310 SW 87 Avenue
- Grid 1514 147 Bird Road Development, Inc.; Hearing # **00-335**
Location: Northwest corner of SW 42 Street & SW 147 Avenue
- Grid 1473 Jose & Maria Corteguera; Hearing # **02-136**
Location: Northwest corner of SW 144 Avenue & SW 26 Street
- Grid 1514 Alvaro Betancourt Carratala; Hearing # **03-158**
Location: Northeast corner of SW 144 Avenue & SW 148 Place
- Grid 1430 Mayra Moreno; Hearing # **03-201**
Location: Southwest corner of SW 20 Street & SW 144 Avenue
- Grid 1472 Orlando Del Castillo.; Hearing # **03-239**
Location: West of SW 147 Avenue & north of SW 28 Street

There are eleven attachments which represent the above eleven hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar years 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 January 13, 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.

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	2002	2003
1516 3802 SW 137 Av*	01-201	1203 3*	1094 1*	70	69
1438 1934 SW 94 Ct*	03-146	842 4*	802 2*	80	80
1526	03-47	1680	1913	170	201
1388	03-112	1801	1627	151	125
1157 1300 SW 42 Av*	03-73	49 0*	35 0*	14	6
1526 3310 SW 87 Av*	03-111	1680 0*	1913 0*	170	201
1514	00-335	761	937	74	91
1473	02-136	811	878	89	121
1514	03-158	761	937	74	91
1430	03-201	639	589	53	81
1472	03-239	197	272	9	27

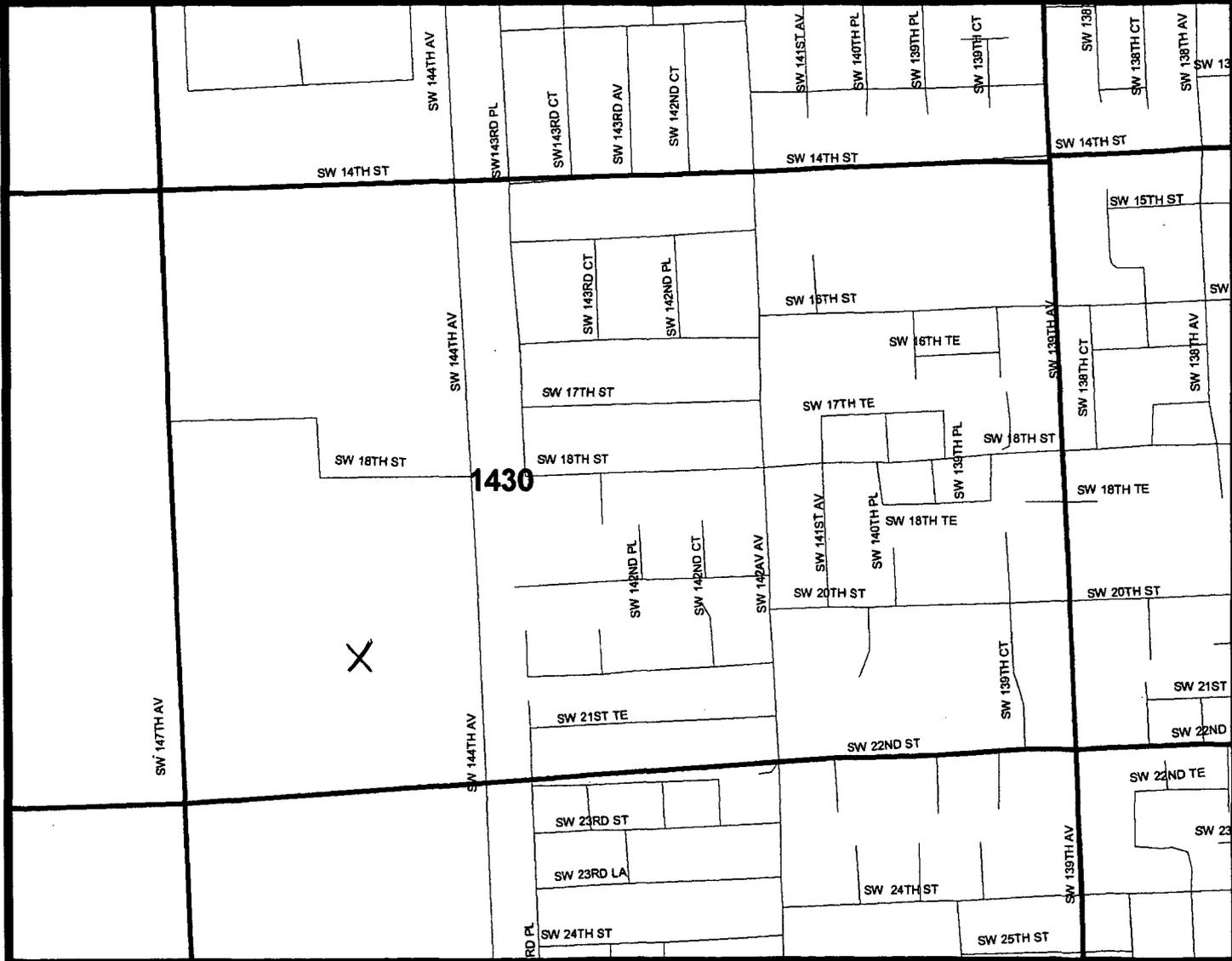
*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

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

CA/par
Attachments (11)



Miami-Dade Police Department
Target Area - Police Grid(s): 1430
Mayra Moreno; Hearing # 03-201



Police Grids Boundaries
 Boundary

MDPD Crime Analysis System
 January 2, 2004
 Data in this document represents
 successfully geocoded attributes.

0 0.06 0.12 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 ("1430")) 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
1430	13	SPECIAL INFORMATION/ASSIGNMENT	13
	14	CONDUCT INVESTIGATION	62
	15	MEET AN OFFICER	214
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	2
	19	TRAFFIC STOP	16
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	9
	25	BURGLAR ALARM RINGING	165
	26	BURGLARY	31
	27	LARCENY	11
	28	VANDALISM	9
	29	ROBBERY	3
	32	ASSAULT	9
	33	SEX OFFENSE	1
	34	DISTURBANCE	39
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	7
	38	SUSPICIOUS PERSON	5
39	PRISONER	2	
41	SICK OR INJURED PERSON	14	

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 ("1430")) 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
1430.	43	BAKER ACT	1
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	4
	54	FRAUD	2
Total Signals for Grid 1430 :			639
Total Reported:			373
Total Not Reported:			266

Total for All Grids : 639

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 ("1430")) 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
1430	13	SPECIAL INFORMATION/ASSIGNMENT	18
	14	CONDUCT INVESTIGATION	58
	15	MEET AN OFFICER	187
	17	TRAFFIC ACCIDENT	10
	19	TRAFFIC STOP	8
	20	TRAFFIC DETAIL	7
	21	LOST OR STOLEN TAG	8
	22	AUTO THEFT	18
	25	BURGLAR ALARM RINGING	119
	26	BURGLARY	29
	27	LARCENY	12
	28	VANDALISM	14
	29	ROBBERY	1
	32	ASSAULT	9
	34	DISTURBANCE	41
	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	14
	38	SUSPICIOUS PERSON	4
	39	PRISONER	6
	41	SICK OR INJURED PERSON	15
45	DEAD ON ARRIVAL	2	
49	FIRE	2	

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 ("1430")) 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
1430.	52	NARCOTICS INVESTIGATION	2
	54	FRAUD	3
Total Signals for Grid 1430 :			589
Total Reported: 337		Total Not Reported: 252	

Total for All Grids : 589



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AC

Reporting Agency: MDPD

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

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1430

PART I Crimes	Total Crimes
110A - RAPE	1
1200 - ROBBERY	3
2200 - BURGLARY	9
230D - SHOPLIFTING FROM BUILDING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	16
230G - SHOPLIFTING ALL OTHERS	13
2400 - MOTOR VEHICLE THEFT	6



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

Miami-Dade Police Department

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1430

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3

Grand Total: 53

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 ("1430")) and OI.Reporting_Agency_Code = "030"



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AC

Reporting Agency: MDPD

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

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1430

PART I Crimes	Total Crimes
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	9
230F - SHOPLIFTING FROM A MOTOR VEHICLE	24
230G - SHOPLIFTING ALL OTHERS	23
2400 - MOTOR VEHICLE THEFT	10



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
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): 1430

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	3

Grand Total: 81

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 ("1430")) 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 4:17
MIAMI-DADE COUNTY
FLORIDA

PROCEEDINGS DEPARTMENT

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, MIAMI-DADE COUNTY
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		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	804,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,838,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	822,000	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	822,000	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	822,000	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	822,000	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	822,000	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	822,000	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	822,000	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	822,000	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

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	81,000	3,942,000	2,797,000	100,000
2004	0	3,688,500	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



MEMORANDUM

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

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

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

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded 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 [4]	Landfill [5]	Landfill [6]	Waste to energy [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	198,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	820,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	86,000	936,000 (93%/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.65M	870,000	66,000	936,000 (93%/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.65M	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 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o call 5) (w less 4 & m tons)
Base Capacity	3,150,000	8,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,895,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,559,000	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	3,394,000	0	-1,036,000
2024	0	2,998,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,280,000	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 call 17-20; calls 19-20 have not been constructed.
 **South Dade includes calls 3, 4 and 5; call 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.

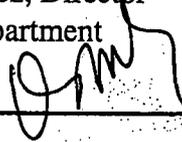
TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

MB



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

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

Attachment

VDR: WHG:BF:RK

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

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

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



MEMORANDUM

107.07-17A METRO DADE/GSA-MAT MGT

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

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

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (11-17)
		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	625,000	198,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,887,000	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	1,887,000
2002	1,887,000	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	1,887,000
2003 ***	1,887,000	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	1,887,000
2004	1,887,000	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	1,887,000
2005	1,887,000	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	1,887,000
2006	1,887,000	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	1,887,000
2007	1,887,000	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	1,887,000
2008	1,887,000	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	1,887,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		198,000	198,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
with 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@1.69 MILLIONS TONS			
GARBAGE 96.4%			936,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

Year	REMAINING CAPACITY BY FACILITY			
	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (w/less 4 m tons)
Base Capacity	3,150,000	9,148,000	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	4,196,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-688,000
2023	0	3,384,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

* Ashfill capacity includes cell 17-20 cells 19-20 have not been constructed
 ** South Dade includes cells 3, 4 and 5 cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes ash unders consumes capacity whether or not it is used as cover
 *** North Dade capacity represents outload 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

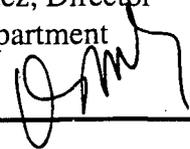
Helen
B:

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

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
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3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
=====										
TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



MEMORANDUM

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

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

DATE: October 14, 2003

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

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

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

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

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

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

RECEIVED

OCT 21 2003

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

MIAMI-DADE COUNTY
03 OCT 17 PM 4:11

PROCESSED BY THE DIRECTOR'S OFFICE



MEMORANDUM

*Original to Helen Proun
cy to Al Jones*

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

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

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

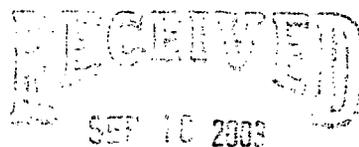
FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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



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

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	938,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,838,000
2004 **	1,715,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
*** TOTAL @ 1.71M	-853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)

TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS
GARBAGE 54.3% 997,000
TRASH 44.4% 816,000
SPECIAL (includes Tires) 1.3% 24,000
TOTAL 1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR						
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI ****	Disposed	
Base Capacity	207,000	4,352,000	3,130,000	146,000		
2003	61,000	3,942,000	2,797,000	100,000		
2004	0	3,668,500	2,402,000	188,000		
2005	0	3,395,000	2,007,000	249,000		
2006	0	3,131,500	1,612,000	249,000		
2007	0	2,868,000	1,217,000	249,000		
2008	0	2,604,500	822,000	249,000		
2009	0	2,341,000	427,000	249,000		
2010	0	2,077,500	32,000	249,000		
2011	0	1,702,000	0	500,000		
2012	0	1,294,500	0	500,000		
2013	0	887,000	0	500,000		
2014	0	479,500	0	500,000		
2015	0	72,000	0	500,000		
2016	0	0	0	0		
2017	0	0	0	0		
2018	0	0	0	0		
Total Remaining Years	0	12	6			

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



MEMORANDUM

FORM 174 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