1. ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC.
(Applicant)

03-4-CZ14-1 (02-303)
BCC
Hearing Date: 12/18/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☑/ lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Shores Development, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

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

Applicant Name: ROBERT CARTER, TRUSTEE, AND DAMAAJ INTERNATIONAL, INC.

Representative: Leila Batties

Objectors: None

Hearing No. 03-4-CZ14-1 (02-303)

Hearing Date: April 30, 2003

Resolution No. CZAB14-____-03

Motion:

Per Department _____

Per DIC _____

Approved as Requested _____

Denied Without Prejudice _____

Denied With Prejudice _____

Standard Conditions: _____

Deferred to: May 29, 2003

Withdrawal _____

Other: To reach the mortgagee so the mortgagee can sign off on the covenant.

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

	Yes	No	Absent
Samuel L. Ballinger	X		
Mabel G. Dijkstra			X
Don Jones S	X		
Curtis Lawrence			X
Charlie McGarey M	X		
Dr. Pat Wade	X		
Wilbur B. Bell	X		

VOTE: 5 TO 0

EXHIBITS: YES ____ NO X County Attorney: Stephen Stieglitz

CLERK OF BOARD

003

DATE: 7/24/03 #Z- 11-03

APPLICANT: 2. ROBERT CARTER, TR. & DAMAAJ INTERNATIONAL, INC. (03-4-CZ14-1/02-303)

MOTION: VACATE DECISION OF THE CZAB AND REMAND TO THE CZAB

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

DATE: 7/24/03 #Z- 16-03

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

APPLICANT: Robert Carter, Trustee and Damaaj International, Inc.

PH: Z02-303 (03-4-CZ14-1)

SECTION: 05-57-39

DATE: December 18, 2003

COMMISSION DISTRICT: 8

ITEM NO.: 1

==========

A. INTRODUCTION

- **REQUEST:**

  The applicants are appealing the decision of Community Zoning Appeals Board # 14 which denied the following:

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The request will allow the applicants to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified District.

- **LOCATION:**

  Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

- **SIZE:** 13.1 ± acres.

- **IMPACT:**

  The approval of the requested zone 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):

1. 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.

2. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; single family residence, barn and vacant	Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	AU; vacant parcel and a new grove	Residential, 1 to 2.5 dua
SOUTH:	AU; canal	Residential, 2.5 to 6 dua
EAST:	AU; grove	Residential, 2.5 to 6 dua
WEST:	AU; vacant	Environmentally Protected Park

The subject property is irregular in shape and bounded on the south by a canal, S.W. 288 Street is located to the north, and S.W. 164 Avenue is located to the east. EU-M zoned property is located to the south, across the canal, and is also located to the northeast and to the northwest. Environmentally protected park land is located to the west.

E. SITE AND BUILDINGS:

Site Plan Review:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**17 students**

H. ANALYSIS:

On May 29, 2003, this application was denied without prejudice by a vote of 4 to 2 by the Community Zoning Appeals Board – 14. Said decision was appealed by the applicant to the Board of County Commissioners. On July 24, 2003 the Board of County Commissioners Vacated the CZAB-14 Resolution and remanded this application back to Community Zoning Appeals Board – 14 for further consideration. On remand, the applicants submitted revised plans indicating a total of 28 residential units and deleting the previously proposed Charter School from the plans. Previously submitted plans indicated 22 residential units and a 3.5 acre site for a proposed Charter School. On September 30, 2003, Community Zoning Appeals Board-14 once again denied this application without prejudice by a vote of 5 – 0. The subject property is located at the southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Pubic Works Department has stated that that this application meets traffic concurrency criteria for an initial development order. It will generate 34 PM daily peak hour vehicle trips, which will not exceed the acceptable levels of service, which are "A", "D", and "E", for affected roadways. The **Public Works Department** has **no**

objections to this application. Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional 17 students into the area's public schools. On July 17, 2003, the staff of the School Board and the applicants conducted a dialogue to discuss options that may accommodate new students which would be generated by the approval of this application. The applicants have voluntarily proffered a covenant to the School Board to provide a monetary donation over and above impact fees.

This application would permit the applicants to provide additional housing for the community. The Comprehensive Development Master Plan designates this site for Low Density residential use which permits a minimum density of 2.5 units and a maximum density of 6 units per gross acre for a maximum development of 78 residential units on this 13.1 acre site. EU-M zoning would permit the development of 31 residential units on this property. The revised plan indicates a total of 28 single family residences on the subject 13.1 acre parcel. The previously proposed charter school on the 3.5 acre western portion of the subject site has been removed from the revised plans and said site is now proposed for residential development. The applicant intends to proffer a covenant tying the development of the property to these plans. Large areas of EU-M zoning exist to the south of the canal which abuts most of the southern boundary of the subject site, and to the north and to the northeast of the subject site. The approval of EU-M zoning for the subject property will be **consistent** with the maximum density permitted by the Master Plan and **compatible** with the area which to the north, south and east is designated for similar residential use. Accordingly, staff supports this application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

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

J. CONDITIONS: None.

DATE INSPECTED: 04/02/03
DATE TYPED: 04/02/03, 05/05/03
DATE REVISED: 05/05/03,05/22/03, 06/24/03, 09/11/03, 11/13/03
DATE FINALIZED: 12/09/03
DO'QW:AJT:MTF:DBM

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

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

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

DATE: July 30, 2003

SUBJECT: C-14 #Z2002000303-Revised
Robert Carter, Trustee
SWC of SW 164th Avenue and SW 288th Street
DBC from AU to RU-1
(AU) (13.10 Ac.)
05-57-39

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

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

Potable Water Supply and Wastewater Disposal:
Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. 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 prior to development of site and landscaping plans.

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

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

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

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

PH# 02-303
CZAB-14
Rev. 2

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Robert Carter, Trustee, Et Al

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **34 PM** daily peak hour vehicle trips. The traffic distributions 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
9212	Krome Ave. n/o SW 288 St.	A	A
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E
9932	SW 288 St. w/o US-1	D	D
F-545	S. Dixie Hwy. n/o SW 308 St.	A	A

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

Raul A. Pino, P.L.S.

SEP. 19 2003
Date

10

MIAMI-DADE FIRE RESCUE DEPARTMENT
C-14 ZONING COMMENTS

Hearing Number: 02-303

Service Impact: ☑ Yes ☐ No

Plans: ☑ Yes ☐ No Request: NO PAPERWORK

Location: SWC SW 288 ST. & SW 164 AVE.

Recommendation: No objection ✓
No objection with condition(s) ____
Denial ____

Estimated number of alarms generated annually by application: 5

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

Station District 6 Grid 2554 DU/SF 22 Occupancy Type 1

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

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed

☐ None

ACCESS:
Description of Concern(s):

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

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: May 12, 2003

Revised 4/18/02

11

Miami-Dade County Public Schools
giving our students the world

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

July 22, 2003

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

Superintendent of Schools
Merrett R. Stierheim

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

Re: Robert Carter, Trustee, et al. - Application No. 02-303 (CC14)
Southwest Corner of SW 164 Avenue and SW 288 Street
Updated

Dear Ms. Myers:

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

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Leisure City Elemiddle School and South Dade Senior High School currently operating at 176% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Leisure City Elemiddle School to 177% (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on July 17, 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 high school relief (S/S "HHH") is being constructed at 18180 SW 122 Avenue; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

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

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 28-unit development is estimated to generate approximately $68,544 ($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-1546
Attachment

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

REVISED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 02-303, Robert Carter Trustee, et al (CC14)
REQUEST:	Zoning change from AU to EU-M
ACRES:	13.1± acres
LOCATION:	Southwest Corner of SW 164 Avenue and SW 288 Street
NUMBER OF UNITS:	26 additional units (2 units currently permitted under existing zoning classification)
ESTIMATED STUDENT POPULATION:	17 additional students*
ELEMENTARY:	8
MIDDLE:	4
SENIOR:	5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMIDDLE:	Leisure City Elemiddle - 14950 SW 288 St.
SENIOR HIGH:	South Dade Senior - 28401 SW 167 Ave.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Leisure City Elemiddle	1841/ 1853*	999	184%/ 185%*	45	**176%/ 177%***
South Dade Sr.	2824/ 2829*	1871	151%/ 151%*	283	**131%/ 131%***

* includes proposed development

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

Leisure City Elemiddle:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	Before/After School Care
Lunch schedule:	Begins at 9:50 a.m.
Non-instructional space utilized for instructional purposes:	Media Center and Cafeteria
Teachers required to float/travel:	Art, Music, Spanish, ESE, Science, Language Arts, Reading, Gifted, Social Studies and ESOL

South Dade Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	Media Center
Recognition for Academic Achievement:	FL School Recognition Program
Special Programs:	Vocational Classes
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office
Teachers required to float/travel:	Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

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

School	Status	Occupancy Date
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

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

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $99,161.

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

ELEMENTARY	8	x	$ 13,221	=	$ 105,768
MIDDLE	4	x	$ 15,159	=	$ 60,636
SENIOR	5	x	$ 20,060	=	$ 100,300
Total Potential Capital Cost					$ 266,704

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

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council Date	Approved/ Denied/ Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

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

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

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

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

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

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

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12252	1130	13382	9273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	148%
TOTAL	32680	2089	34769	23561	1727	137%

CHARTER SCHOOLS
2002-2003

REV. 6-12-03

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

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
[illegible]600	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)

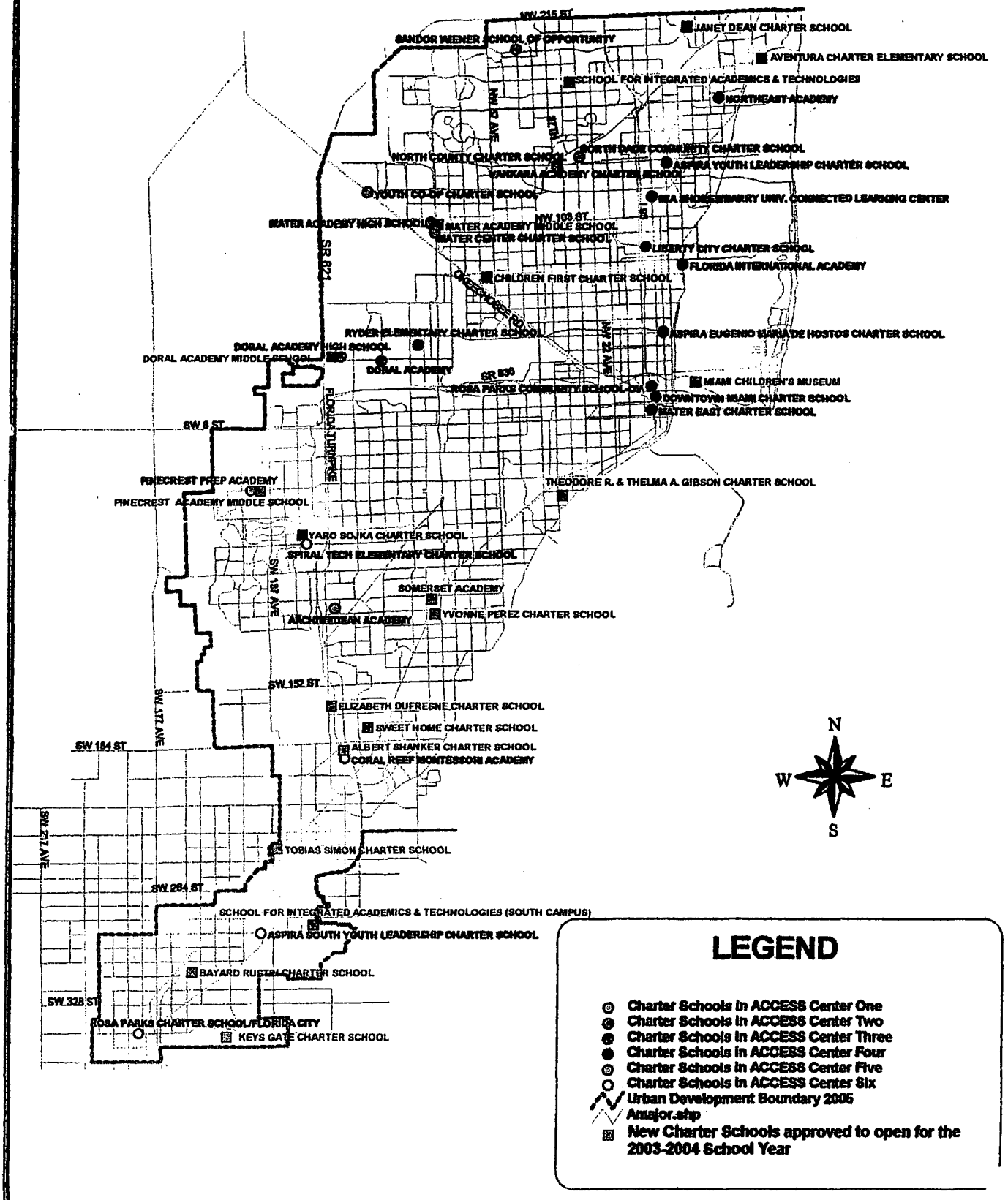
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) *(A school 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 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 14400 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



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 1,241.05

RECEIPT # I200309878

DATE HEARD: 9/30/03

BY CZAB # 14

RECEIVED
OCT 15 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ~~DATE RECEIVED STAMP~~

****

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

RE: Hearing No. **P.H. 02-303**

Filed in the name of (Applicant) **Robert L. Carter, Trustee, et al.**

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: **SW corner of SW 164 Avenue and SW 288 Street**

Application, or part of Application being Appealed (Explanation): **Entire appealable application.**

Appellant (name): **Robert L. Carter, Trustee, et al.**
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)

The denial of the application was not based on substantial competent evidence.

APPELLANT MUST SIGN THIS PAGE

Date: 14th day of October, year 2003

Signed _____

_____
Print Name

_____
Mailing Address

_____
Phone Fax

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

Robert L. Carter, Trustee, et al.
Representing

Leila Batties
Signature

Leila Batties
Print Name

One SE Third Avenue, 28th Floor
Address

Miami **FL** **33131**
City State Zip

(305) 755-5806
Telephone Number

Subscribed and Sworn to before me on the 14th day of October, year 2003

Blanca E. Fernandez
Notary Public

Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

(stamp/seal)

Commission expires: 6/25/04

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

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

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

(Check all that apply)

X 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:

Blanca E. Fernandez
Signature

Blanca E. Fernandez
Print Name

Roberto Losada
Signature

ROBERTO LOSADA
Print Name

Leila Batties
Appellant's signature

LEILA BATTIES
Print Name

Sworn to and subscribed before me on the 14th day of October, year 2003.

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

Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

Blanca E. Fernandez
Notary
(Stamp/Seal)
Commission Expires: 6/25/04

RESOLUTION NO. CZAB14-26-03

WHEREAS, **ROBERT CARTER, TR. & DAMAAJ INTERNATIONAL, INC.** applied for the following:

AU to EU-M

SUBJECT PROPERTY: That part of the NW ¼of the NW ¼of the SW ¼less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE/ly of C-103, canal Right-of-Way; AND: The NE ¼of the NW ¼of the SW ¼less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter, it was the opinion of Community Zoning Appeals Board 14 that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned, and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and said application was denied by Resolution No. CZAB14-19-03, and

WHEREAS, **ROBERT CARTER, TR. & DAMAAJ INTERNATIONAL, INC.** appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners for the following:

AU to EU-M

SUBJECT PROPERTY: That part of the NW ¼of the NW ¼of the SW ¼less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE/ly of C-103, canal Right-of-Way; AND: The NE ¼of the NW ¼of the SW ¼less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and after reviewing the record and decision of Community Zoning Appeals Board 14 and after having given an opportunity for interested parties to be heard, it was the opinion of the Board to vacate Resolution CZAB14-19-03 and remand the application back to Community Zoning Appeals Board 14 for further consideration, and the application was remanded by Resolution Z-11-03, and

WHEREAS, **ROBERT CARTER, TR. & DAMAAJ INTERNATIONAL, INC.** applied to CZAB 14 for the following:

AU to EU-M

SUBJECT PROPERTY: That part of the NW ¼of the NW ¼of the SW ¼less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE/ly of C-103, canal Right-of-Way; AND: The NE ¼of the NW ¼of the SW ¼less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, 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 EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the requested district boundary change to EU-M was offered by Dr. Pat Wade, seconded by Charlie McGarey, and upon a poll of the members present the vote was as follows:

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

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 30th day of September 2003.

Hearing No. 03-4-CZ14-1
ej

STATE OF FLORIDA

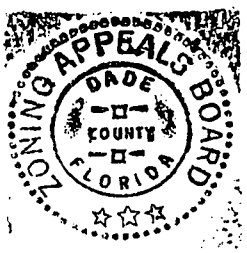
COUNTY OF MIAMI-DADE

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# 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-26-03 adopted by said Community Zoning Appeals Board at its meeting held on the 30th day of September 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of October 2003.

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

SEAL



TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Carter, Trustee, Et Al.

APPLICANT

Southwest corner of SW 164 AVE and SW 288 ST (Biscayne DR), Miami-Dade County, Fla.

ADDRESS

12/18/03

DATE

02-303

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of November 25, 2003

107.07-17A

MEMORANDU

BCC #02-303

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

FROM: Carlos Alvarez, Director
Miami-Dade Police Department

DATE: December 1, 2003

SUBJECT: Police Statistical Data for Board of County Commission Meeting on December 18, 2003

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for two 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 2554 Robert Carter, Trustee and Damaaj International, Inc.
  Hearing **# 02-303**
  Location: The southwest corner of SW 164 Avenue and SW 288 Street (Biscayne Drive)

- Grid 0792 Wilfredo Rodriguez; Hearing **# 03-173**
  Location: 2391 NW 79 Street

There are two attachments which represent the above two hearings; each hearing has a grid-map cover sheet showing the location with its respective grid highlighted. Data provided is for calendar year 2002 and January through October of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crimes information were extracted from the Crime Information Warehouse on November 26, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

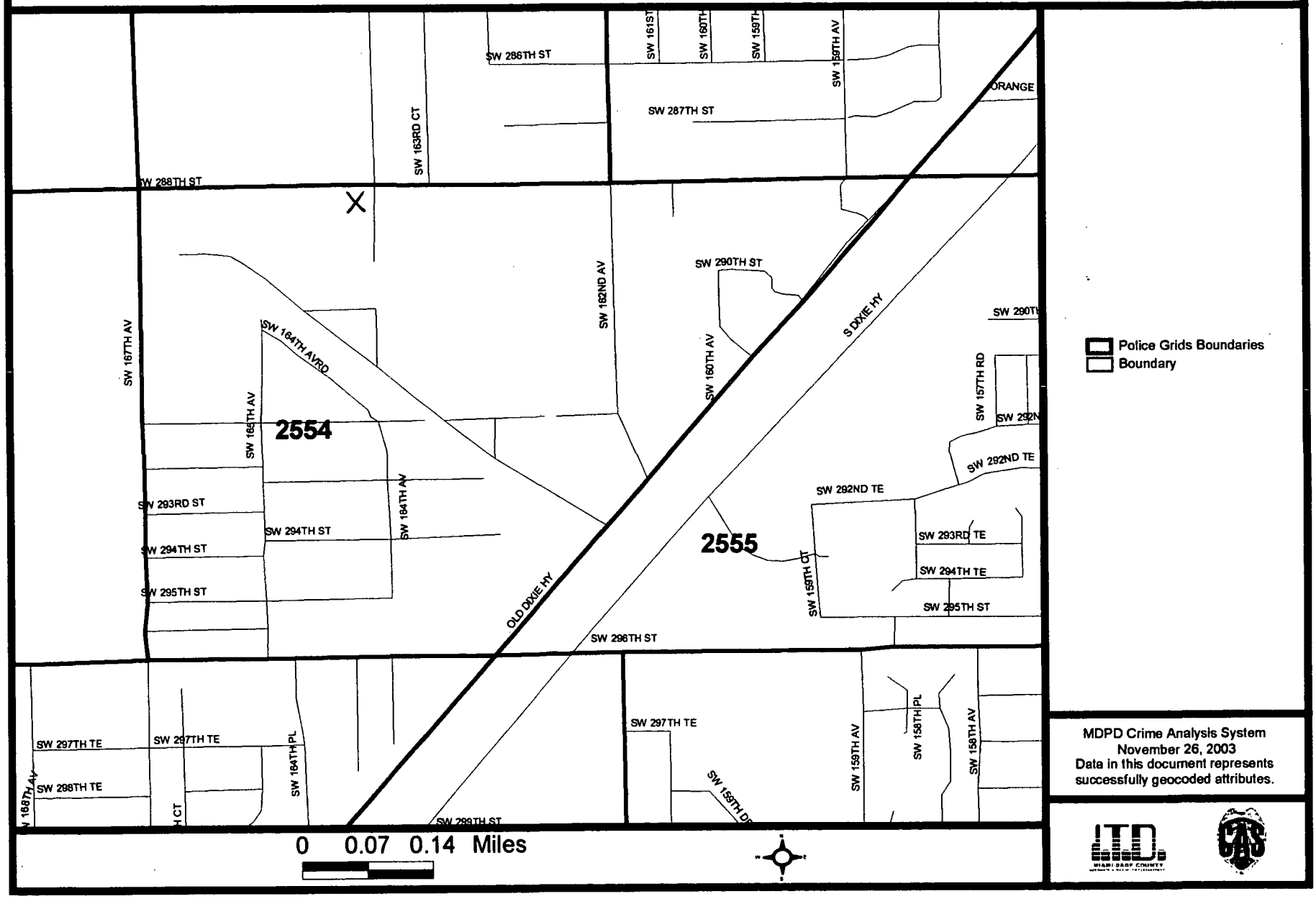
A summary of the information requested is shown below:

Grid Numbers	**Hearing Numbers**	Total Calls-For-Service 2002	2003 (Jan-Oct)	Total Part I & II Crimes 2002	2003 (Jan-Oct)
2554	**02-303**	254	229	39	29
0792 2391 NW 79 St*	**03-173**	2756 0*	2561 0*	286	224

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

CA/par
Attachments (2)

Miami-Dade Police Department
Target Area - Police Grid(s): 2554
Robert Carter, Trustee and Damaaj International, Inc.; Hearing # 02-303



MDPD Crime Analysis System
November 26, 2003
Data in this document represents successfully geocoded attributes.

37

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 ("2554")) 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
2554	13	SPECIAL INFORMATION/ASSIGNMENT	7
	14	CONDUCT INVESTIGATION	32
	15	MEET AN OFFICER	81
	17	TRAFFIC ACCIDENT	7
	18	HIT AND RUN	2
	19	TRAFFIC STOP	14
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	26
	26	BURGLARY	18
	27	LARCENY	4
	28	VANDALISM	2
	32	ASSAULT	14
	33	SEX OFFENSE	1
	34	DISTURBANCE	27
	38	SUSPICIOUS PERSON	2
	39	PRISONER	3
	41	SICK OR INJURED PERSON	2
	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1

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 ("2554")) 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))

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2554 :		**254**	
Total Reported: 156		**Total Not Reported: 98**	

Total for All Grids : 254

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-10-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2554")) 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))

Grid	Signal Code	Signal Description	Total
2554	13	SPECIAL INFORMATION/ASSIGNMENT	11
	14	CONDUCT INVESTIGATION	23
	15	MEET AN OFFICER	76
	17	TRAFFIC ACCIDENT	8
	18	HIT AND RUN	2
	19	TRAFFIC STOP	14
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	25
	26	BURGLARY	16
	27	LARCENY	4
	28	VANDALISM	3
	32	ASSAULT	11
	34	DISTURBANCE	21
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	1
	39	PRISONER	1
	41	SICK OR INJURED PERSON	3
	54	FRAUD	1

Total Signals for Grid 2554 : 229

Total Reported: 150 Total Not Reported: 79

Miami-Dade Police Department

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

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2554

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	12
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	9
2400 - MOTOR VEHICLE THEFT	5

Prompt Variable Used: All County: N

Grid(s): 2554

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	3
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	4

Grand Total: 39

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 ("2554")) and OI.Reporting_Agency_Code = "030"

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/03 Thru 11/1/03
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2554

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	10
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	7
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	1

Prompt Variable Used: All County: N

Grid(s): 2554

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

Grand Total: 29

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-11-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2554")) and OI.Reporting_Agency_Code = "030"

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

DAMARAJ INT. INC

NAME, ADDRESS, AND OFFICE	Percentage of Stock
Gonzalo M. Lage, President	100%
6500 N.W. 72 Avenue, Miami, FL. 33166	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____
(Applicant) GONZALO M. LAGE

Sworn to and subscribed before me,

this 28 day of September, 2002

(SEAL)

Notary Public, State of Florida at Large

My Commission Expires:

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)	Percentage of Interest
Shores Development, Inc.	100%
Wayne Rosen, Pres., Sec., Dir., Stockholder	
441 Valencia Ave, Suite 701 Coral Gables, FL 33134	

Date of contract: AUGUST 16, 2002

DISCLOSURE OF INTEREST*

~~If the property which is the subject of the application is owned or leased~~ by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE	Percentage of Stock
	N/A

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest
R ROBERT L. CARTER, Trustee	100 %
P.O. BOX 307, MARLOW, OK 73055	

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: Robert L Carter
(Applicant)

Sworn to and subscribed before me,

this 10th day of September, ~~19~~ 2002

(SEAL)

Carla J. Edgar
Notary Public, State of ~~Florida at Large~~ Oklahoma
#99018756

My Commission Expires: 11/18/03

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

"Eve Estates First Addition"

SITE PLAN

GRAPHIC SCALE

PORTION OF N.E. 1/4 OF SEC 5-57-39 NOT SUBDIVIDED

NOT SUBDIVIDED PORTION OF S.E. 1/4 OF SEC 5-57-39

S.W. 288TH STREET

S.W. 167TH AVENUE

S.W. 168TH COURT

S.W. 168TH LANE

S.W. 166TH AVENUE

S.W. 165TH AVENUE

S.W. 164TH AVENUE

CANAL - C103

NOT SUBDIVIDED
PORTION OF N.W. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF SEC 5-57-39

LOT 1, BLOCK 4
REDLAND'S MANSIONS
FIRST ADDITION
(PB 133, PG 17)

PORTION OF THE N.E. 1/4 OF S.W. 1/4 OF SEC 5-57-39
(NOT SUBDIVIDED)

TRACT 1
PLAZA CORONADO
(PB 31, PG 16)

N89°24'18"E 749.44'
N89°24'18"E 724.81'

R=25.00'
A=39.09'
Δ=89°34'48"

R=355.00'
Δ=110°36'16"
A=68.49'

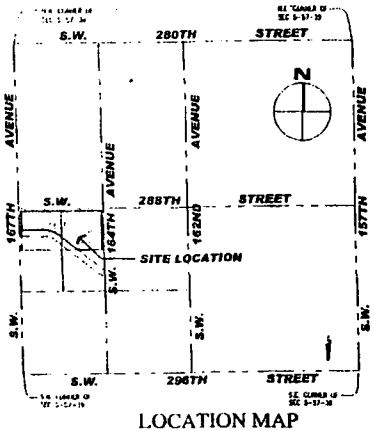
R=25.00'
A=39.43'
Δ=90°22'40"

S89°21'47"W 387.12'
S89°21'47"W 387.40'

S01°38'14"E 360.42'
S89°23'23"E 38.44' (Rec.)

S01°00'33"E 544.85'

MODEL "PICASSO"
MODEL "TROPICAL"
MODEL "MONET"
MODEL "TUDOR"
MODEL "DOGWOOD"
MODEL "MEDITERRANEAN"



LOCATION MAP
NOT TO SCALE

SITE DATA TABLE:

[illegible]		
PROPOSED USE		
GROSS AREA	599,874 S.F.	13.77 Ac.
DEDICATED PUBLIC R.O.W. DEDICATION	58,996 S.F.	1.35 Ac.
NET AREA	541,878 S.F.	12.43 Ac.
TOTAL No. OF UNITS		78
GROSS DENSITY		6.32 U/Ac.
LOT AREA		
MIN. ALLOWED		10,000 S.F.
MIN. PROVIDED		15,000 S.F.
LOT DIMENSIONS	MINIMUM	PROVIDED
FRONTAGE	100' (1)	120' (1)
WIDTH	115'	115'
SETBACKS	MINIMUM	PROVIDED
FRONT	25'	25'
SIDE INTERIOR	15'	15'
SIDE STREET	25'	25'
REAR	25'	25'

Notes:
(1) 50' Min. Frontage Required and Provided for Cul-de-sac Lots in SU-1 Zoning (Section 33-49 NCTP, 3.1(c), Neighborhood Co-Ply Zoning Code) (Base Lot Frontage Varies Lesser for Cul-de-sac)

DRAWING INDEX:

BOUNDARY SURVEY	S-1 OF 1
SITE PLAN - PROPOSED LAYOUT	SP-1 OF 1
LANDSCAPE PLAN & LEGEND	L-1 OF 1
ARCHITECTURAL PLAN - MODEL "PICASSO"	A-1 OF 3
ARCHITECTURAL PLAN - MODEL "TROPICAL"	A-2 OF 3
ARCHITECTURAL PLAN - ELEVATIONS	A-3 OF 3

LOT FRONTAGE TABLE

	LOT No.	TYPE OF LOT	MIN. REQ.	PROVIDED
BLOCK 1	1	[illegible]	100'	127.95'
	2	[illegible]	100'	127.95'
	3	[illegible]	100'	127.95'
	4	[illegible]	100'	127.95'
	5	[illegible]	100'	127.95'
	6	[illegible]	100'	127.95'
	7	[illegible]	100'	127.95'
	8	[illegible]	100'	127.95'
	9	[illegible]	100'	127.95'
	10	[illegible]	100'	127.95'
BLOCK 2	1	[illegible]	100'	127.95'
	2	[illegible]	100'	127.95'
	3	[illegible]	100'	127.95'
	4	[illegible]	100'	127.95'
	5	[illegible]	100'	127.95'
	6	[illegible]	100'	127.95'
	7	[illegible]	100'	127.95'
	8	[illegible]	100'	127.95'
	9	[illegible]	100'	127.95'
BLOCK 3	1	[illegible]	100'	127.95'
	2	[illegible]	100'	127.95'
	3	[illegible]	100'	127.95'
	4	[illegible]	100'	127.95'
	5	[illegible]	100'	127.95'
	6	[illegible]	100'	127.95'
	7	[illegible]	100'	127.95'
	8	[illegible]	100'	127.95'
BLOCK 4	1	[illegible]	100'	127.95'
	2	[illegible]	100'	127.95'
	3	[illegible]	100'	127.95'
	4	[illegible]	100'	127.95'
	5	[illegible]	100'	127.95'
	6	[illegible]	100'	127.95'
	7	[illegible]	100'	127.95'
	8	[illegible]	100'	127.95'

RECEIVED
202-303
JUL 10 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

50

FORD, ARMENTEROS & MANLEY, INC.
6205 N.W. 99th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33178
PH. (305) 477-6472
FAX (305) 477-7355
LB No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

SITE PLAN

SITE PLAN, LOCATION MAP AND SITE DATA TABLE

Shores Development, Inc.

SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

As Shown

05-16-03

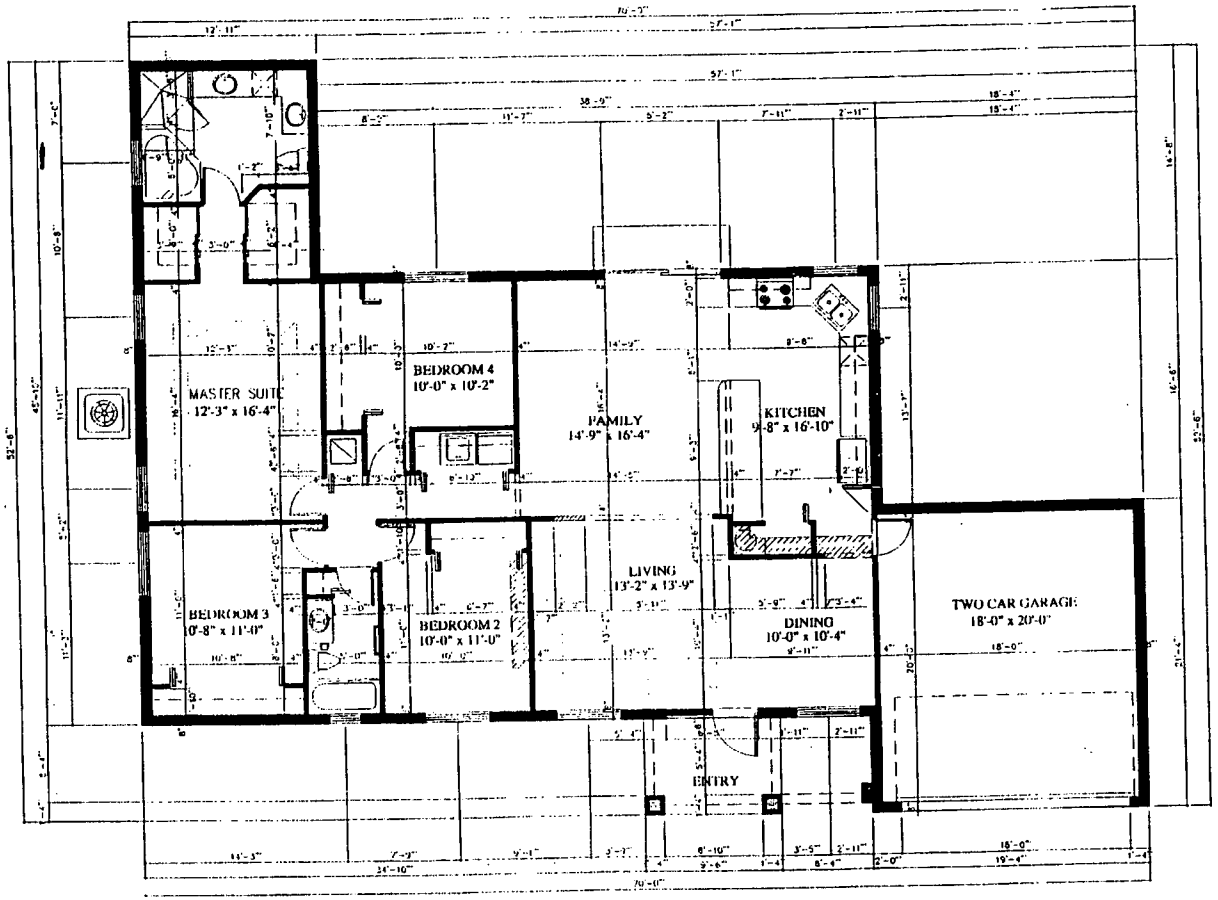
02-201

SP-1

51

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "PICASSO"



MODEL "PICASSO"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FORD, ARMENTEROS & MANLEY, INC.
1650 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 476-3885
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP

EVE ESTATES FIRST ADDITION

SITE PLAN

ARCHITECTURAL PLAN - MODEL "PICASSO" - FLOOR PLAN

Shores Development, Inc.

1/4" = 1'-0"

J. Lopez

06-28-03

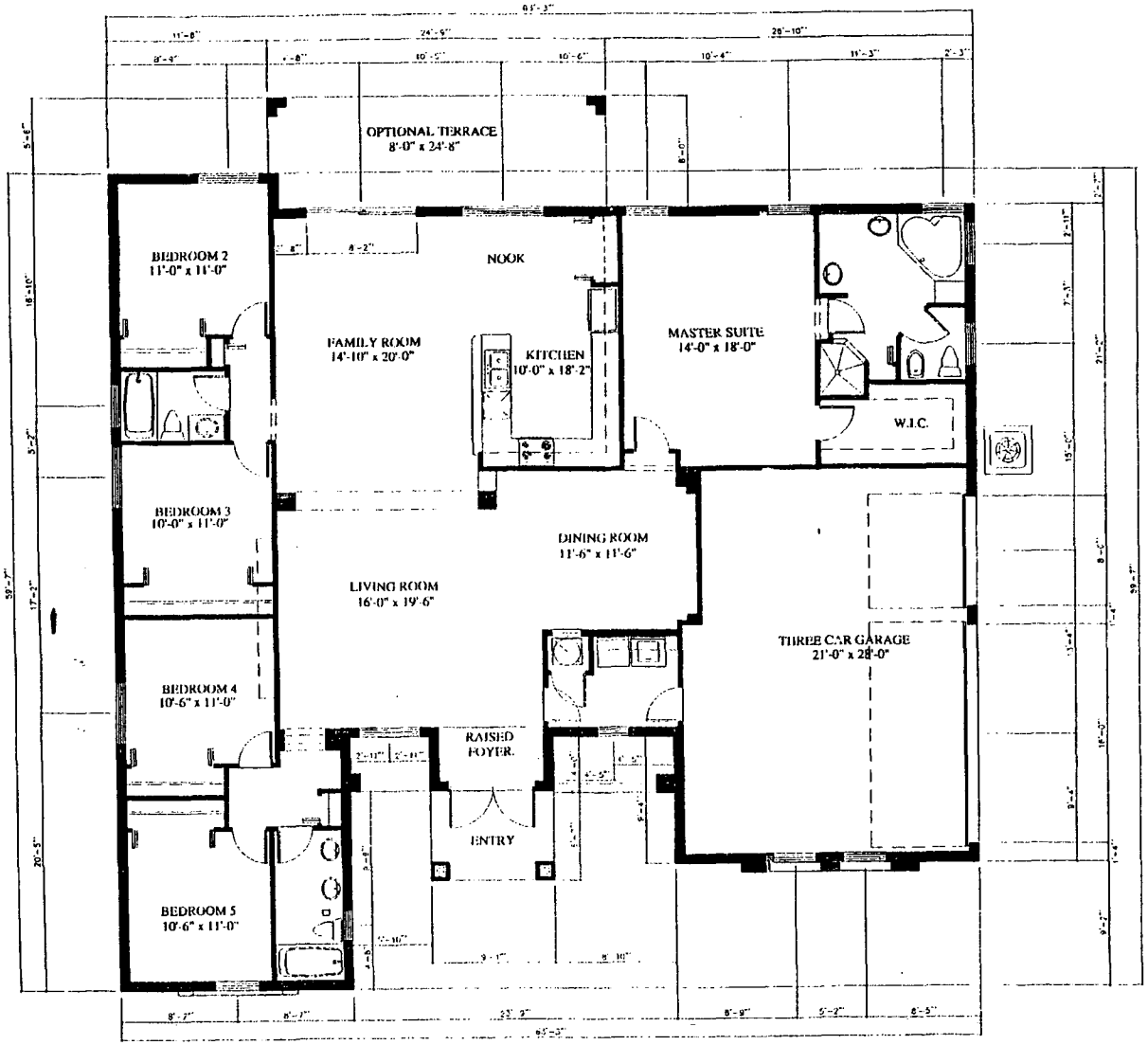
02-201

A-1

52

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "RENOIR"



MODEL "RENOIR"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FORD, ARMENDEROS & MARCY, INC.
1000 NW 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6422
FAX (305) 470-3886
L.B. No. 6657

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

SITE PLAN

ARCHITECTURAL PLAN - MODEL "RENOIR" - FLOOR PLAN

Shores Development, Inc.

1/4" = 1'-0"

J. Lopez

06-25-03

02-201

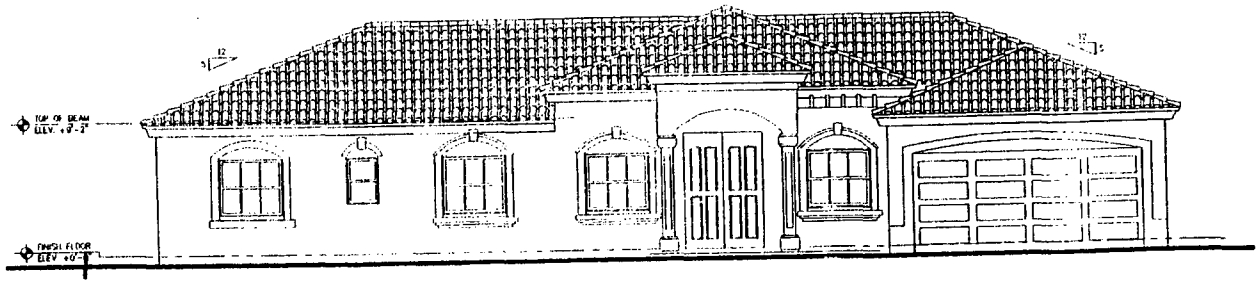
A-2

3

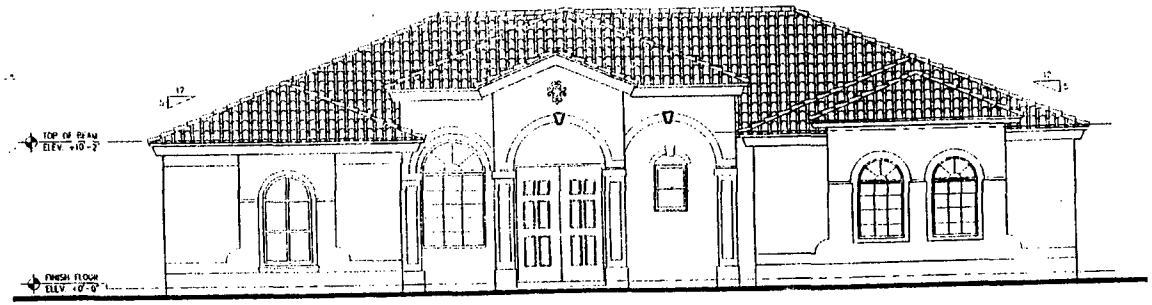
53

"Eve Estates First Addition"

ARCHITECTURAL PLAN - ELEVATIONS



MODEL "PICASSO"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "RENOIR"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FORD, ARMENTEROS & MANUCY, INC.
NEW YORK 14th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33132
PH (305) 477-0472
FAX (305) 476-3886
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

TYPE OF PROJECT: SITE PLAN
SHEET NAME: ARCHITECTURAL PLAN - ELEVATIONS
CLIENT: Shores Development, Inc.
PROJECT LOCATION: [illegible]
CLIENT ADDRESS: [illegible]

SCALE: 1/4" = 1'-0"
DRAWN BY: J. Lopez
DWG. NUMBER: 08-28-03
SHEET No. 02-201
SHEET: A-3
of 3

"Eve Estates First Addition"

LANDSCAPE PLAN

GRAPHIC SCALE

(30 FEET)
1 inch = 30 ft.

N

S.W. 288TH STREET

S.W. 166TH COURT

S.W. 167TH AVENUE

S.W. 168TH AVENUE

S.W. 168TH AVENUE

S.W. 168TH AVENUE

S.W. 288TH LANE

CANAL C103

CANAL C-01

LOT 1, BLOCK 4
REDLAND'S MANSIONS
FIRST ADDITION
(PB 133, PG 17)

PORTION OF THE N.E. 1/4 OF S.W. 1/4 OF SEC 5-57-39
(NOT SUBDIVIDED)

PORTION OF N.E. 1/4
OF SEC 6-57-39
NOT SUBDIVIDED

NOT SUBDIVIDED
PORTION OF S.E. 1/4 OF SEC 6-57-39

NOT SUBDIVIDED
PORTION OF N.W. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF SEC 5-57-39

TRACT 1
PLAZA CORONADO
(PB 31, PG 18)

LANDSCAPE LEGEND

	REQUIRED	PROVIDED
LAND AREA		
NET ACTUAL LA (EXCLUDING ROW)	100 % OF LOT AREA (EXCLUDING ROW)	100 % OF LOT AREA (EXCLUDING ROW)
TREES		
1 TREE PER 100 SQ.FT. AREA (EXCLUDES ROW)	100	120
SHRUBS	50 SHRUBS PER TREE	50 SHRUBS PER TREE

TREES

TREE SCHEDULE

KEY	QUAN.	BOTANICAL	COMMON	NATIVE (YES/NO)	MINIMUM HEIGHT
[illegible]	[illegible]	[illegible]	[illegible]	YES	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	YES	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	NO	[illegible]

SHRUB SCHEDULE

[illegible]	[illegible]	[illegible]	NO	[illegible]
[illegible]	[illegible]	[illegible]	NO	[illegible]

GROUND COVER (LOW GROWING PLANTS)

[illegible]	[illegible]	[illegible]	NO	[illegible]
[illegible]	[illegible]	[illegible]	NO	[illegible]

LAWN SCHEDULE

[illegible]	[illegible]	[illegible]	NO	[illegible]

54

FORD, ARMENTEROS & MARLEY, INC.
[illegible] AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33122
PH. (305) 477-6472
FAX (305) 470-[illegible]
LB No. [illegible]

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

TITLE OF PROJECT: SITE PLAN

SHEET TITLE: LANDSCAPE PLAN AND LEGEND

CLIENT: Shores Development, Inc.

CLIENT ADDRESS: [illegible]

PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI-DADE, COUNTY, FLORIDA

SCALE: As Shown

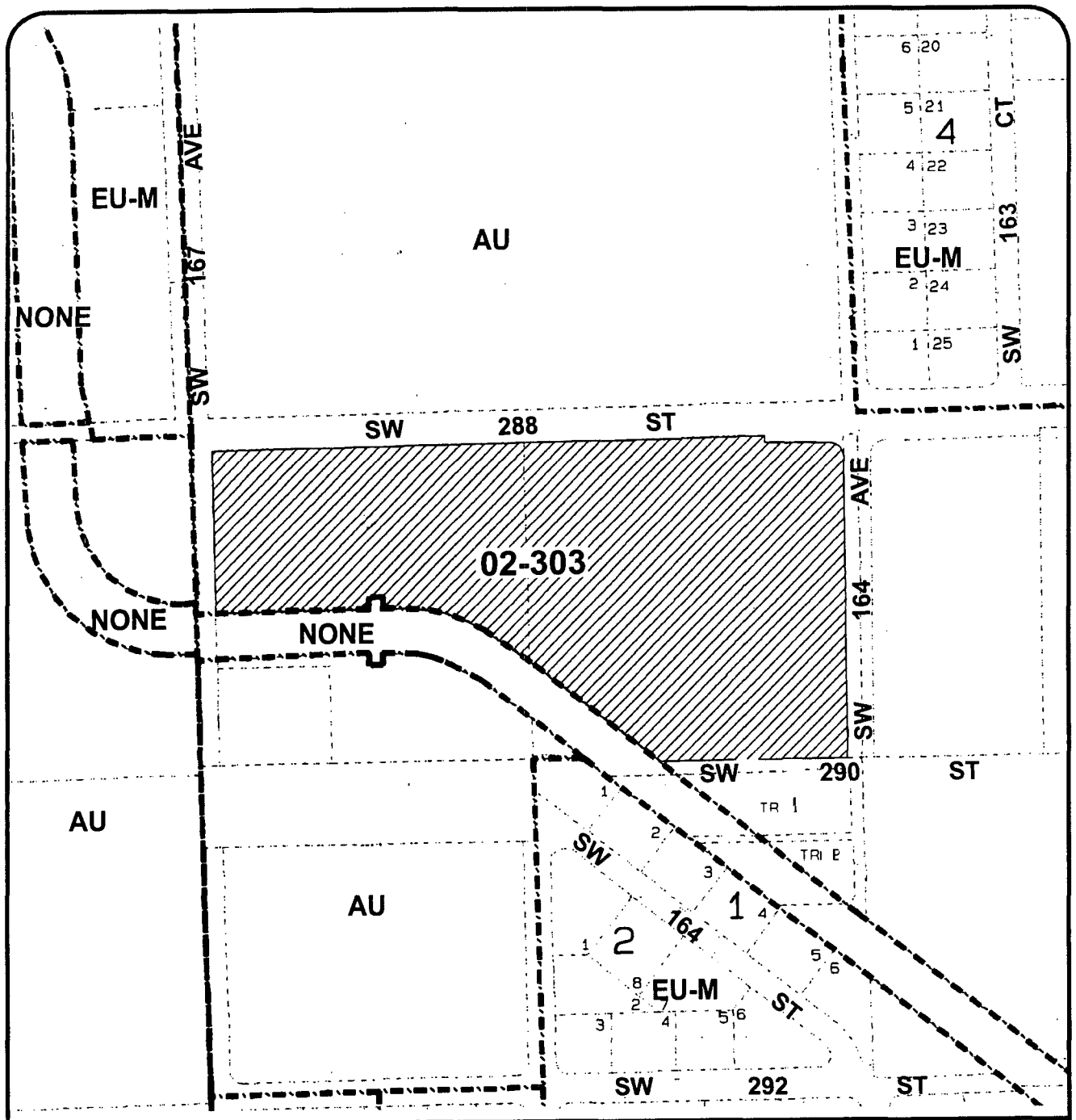
DRAWN BY: J. Lopez

CHECKED BY:

DATE: 05-28-03

PROJECT NO: 02-201

SHEET NO: L-1



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

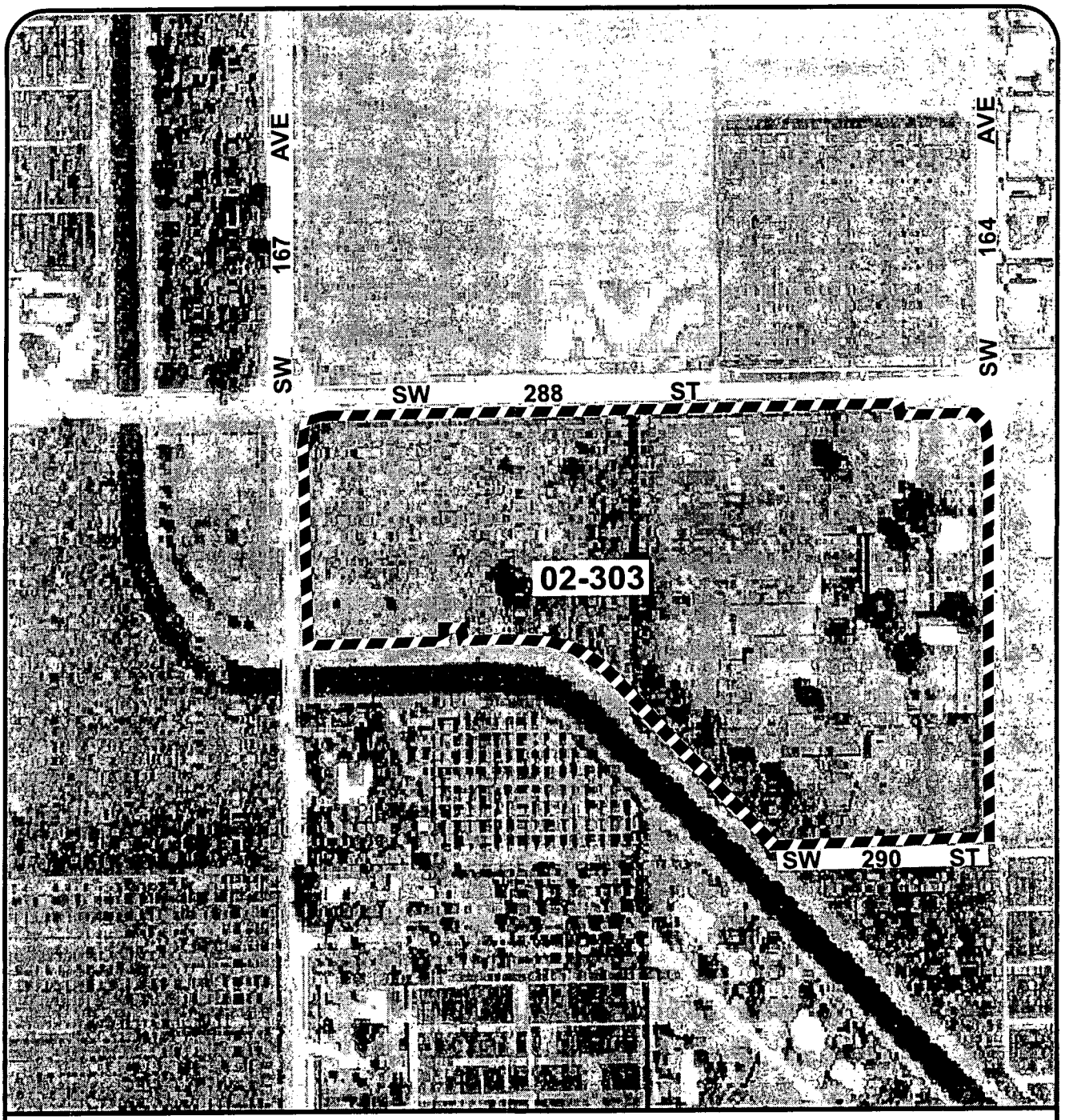
SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: 1:300'

MIAMI-DADE

G: ZONING DRAFTING. 02-303. 10/02

55



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 02-303. 10/02

1. ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC.
(Applicant)

03-4-CZ14-1 (02-303)
Area 14/District 8
Hearing Date: 9/30/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☑/ lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Shores Development, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

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

Applicant Name: ROBERT CARTER, TRUSTEE, AND DAMAAJ INTERNATIONAL, INC.

Representative: Leila Batties

Objectors: None

Hearing No. 03-4-CZ14-1 (02-303)

Hearing Date: April 30, 2003

Resolution No. CZAB14-____-03

Motion:

Per Department _____

Per DIC _____

Approved as Requested _____

Denied Without Prejudice _____

Denied With Prejudice _____

Standard Conditions: _____

Deferred to: May 29, 2003

Withdrawal _____

Other: To reach the mortgagee so the mortgagee can sign off on the covenant.

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

	Yes	No	Absent
Samuel L. Ballinger	X		
Mabel G. Dijkstra			X
Don Jones S	X		
Curtis Lawrence			X
Charlie McGarey M	X		
Dr. Pat Wade	X		
Wilbur B. Bell	X		

VOTE: 5 TO 0

EXHIBITS: YES ____ NO X County Attorney: Stephen Stieglitz

2

CLERK OF BOARD 003

DATE: 7/24/03 #Z- 11-03

APPLICANT: 2. ROBERT CARTER, TR. & DAMAAJ INTERNATIONAL, INC. (03-4-CZ14-1/02-303)

MOTION: VACATE DECISION OF THE CZAB AND REMAND TO THE CZAB

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

DATE: 7/24/03 #Z- 16-03

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

APPLICANT: Robert Carter, Trustee and Damaaj International, Inc.

PH: Z02-303 (03-4-CZ14-1)

SECTION: 05-57-39

DATE: September 30, 2003

COMMISSION DISTRICT: 9

ITEM NO.: 1

==========

A. INTRODUCTION

- **REQUEST:**

  The following hearing was remanded by the Board of County Commissioners on July 24, 2003, to Community Zoning Appeals Board # 14.

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The request will allow the applicants to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified District.

- **LOCATION:**

  Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

- **SIZE:** 13.1 ± acres.

- **IMPACT:**

  The approval of the requested zone 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):

1. 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.

2. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; single family residence, barn and vacant	Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	AU; vacant parcel and a new grove	Residential, 1 to 2.5 dua
SOUTH:	AU; canal	Residential, 2.5 to 6 dua
EAST:	AU; grove	Residential, 2.5 to 6 dua
WEST:	AU; vacant	Environmentally Protected Park

The subject property is irregular in shape and bounded on the south by a canal, S.W. 288 Street is located to the north, and S.W. 164 Avenue is located to the east. EU-M zoned property is located to the south, across the canal, and is also located to the northeast and to the northwest. Environmentally protected park land is located to the west.

E. SITE AND BUILDINGS:

Site Plan Review:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**17 students**

H. ANALYSIS:

On July 24, 2003 the Board of County Commissioners remanded this application back to Community Zoning Appeals Board – 14 after the applicants appealed the May 29, 2003 decision of the Community Zoning Appeals Board – 14, which denied without prejudice a request to allow the applicants to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified District by a vote of 4 to 2. The applicants had requested that said application be remanded in order to submit revised plans for a total of 28 residential units and to delete the previously proposed Charter School. The subject property is located at the southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Pubic Works Department has stated that that this application meets traffic concurrency criteria for an initial development order. It will generate 29 PM daily peak hour vehicle trips, which will not exceed the acceptable levels of service, which are "A", "B", and "D", for affected roadways. The **Public Works Department** has **no objections** to this application. Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional 17 students

into the area's public schools. On July 17, 2003, the staff of the School Board and the applicants conducted a dialogue to discuss options that may accommodate new students which would be generated by the approval of this application. The applicants have voluntarily proffered a covenant to the School Board to provide a monetary donation over and above impact fees.

This application would permit the applicants to provide additional housing for the community. The Comprehensive Development Master Plan designates this site for Low Density residential use which permits a minimum density of 2.5 units and a maximum density of 6 units per gross acre for a maximum development of 78 residential units on this 13.1 acre site. The applicants have submitted a revised plan which is within the scope of the advertisement and indicates a total of 28 single family residences on the subject 13.1 acre parcel. The previously proposed charter school on the 3.5 acre western portion of the subject site has been deleted from the revised plans. A revised covenant has also been proffered to reflect the aforementioned changes in the revised plans. Large areas of EU-M zoning exist to the south of the canal which abuts most of the southern boundary of the subject site, and to the north and to the northeast of the subject site. The approval of EU-M zoning for the subject property will be **consistent** with the maximum density permitted by the Master Plan and **compatible** with the neighboring area. Accordingly, staff supports this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

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

J. **CONDITIONS**: None.

DATE INSPECTED: 04/02/03
DATE TYPED: 04/02/03, 05/05/03
DATE REVISED: 05/05/03,05/22/03, 06/24/03, 09/11/03
DATE FINALIZED: 09/16/03
DO'QW:AJT:MTF:REM:DBM

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

MIAMI-DADE

MEMORANDUM

DERM

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

DATE: July 30, 2003

SUBJECT: C-14 #Z2002000303-Revised
Robert Carter, Trustee
SWC of SW 164th Avenue and SW 288th Street
DBC from AU to RU-1
(AU) (13.10 Ac.)
05-57-39

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

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

Potable Water Supply and Wastewater Disposal:
Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

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

8

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. 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 prior to development of site and landscaping plans.

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

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

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

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

PH# 02-303
CZAB-14
Rev. 2

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Robert Carter, Trustee, Et Al

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **34 PM** daily peak hour vehicle trips. The traffic distributions 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
9212	Krome Ave. n/o SW 288 St.	A	A
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E
9932	SW 288 St. w/o US-1	D	D
F-545	S. Dixie Hwy. n/o SW 308 St.	A	A

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

Raul A. Pino, P.L.S.

SEP. 19 2003
Date

C-14

MIAMI-DADE FIRE RESCUE DEPARTMENT
C-14

ZONING COMMENTS

Hearing Number: 02-303

Service Impact: ☑ Yes ☐ No

Plans: ☑ Yes ☐ No Request: NO PAPERWORK

Location: SWC SW 288 ST. & SW 164 AVE.

Recommendation: No objection ✓
No objection with condition(s) ____
Denial ____

Estimated number of alarms generated annually by application: 5

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

Station District 6 Grid 2554 DU/SF 22 Occupancy Type 1

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

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed

☐ None

ACCESS:
Description of Concern(s):

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

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: May 12, 2003

Revised 4/18/02

11

Miami-Dade County Public Schools

giving our students the world

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

July 22, 2003

Miami-Dade County School Board
Dr. Michael M. Krop. Chair
Dr. Robert B. Ingram. Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools
Merrett R. Stierheim

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

Re: Robert Carter, Trustee, et al. - Application No. 02-303 (CC14)
Southwest Corner of SW 164 Avenue and SW 288 Street
Updated

Dear Ms. Myers:

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

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Leisure City Elemiddle School and South Dade Senior High School currently operating at 176% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Leisure City Elemiddle School to 177% (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on July 17, 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 high school relief (S/S "HHH") is being constructed at 18180 SW 122 Avenue; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

12

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

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 28-unit development is estimated to generate approximately $68,544 ($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-1546
Attachment

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

REVISED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 02-303, Robert Carter Trustee, et al (CC14)
REQUEST:	Zoning change from AU to EU-M
ACRES:	13.1± acres
LOCATION:	Southwest Corner of SW 164 Avenue and SW 288 Street
NUMBER OF UNITS:	26 additional units (2 units currently permitted under existing zoning classification)
ESTIMATED STUDENT POPULATION:	17 additional students*
ELEMENTARY:	8
MIDDLE:	4
SENIOR:	5

SCHOOLS SERVING AREA OF APPLICATION:

ELEMIDDLE:	Leisure City Elemiddle - 14950 SW 288 St.
SENIOR HIGH:	South Dade Senior - 28401 SW 167 Ave.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Leisure City Elemiddle	1841/ 1853*	999	184%/ 185%*	45 -	**176%/ 177%***
South Dade Sr.	2824/ 2829*	1871	151%/ 151%*	283	**131%/ 131%***

* includes proposed development

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

Leisure City Elemiddle:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	Before/After School Care
Lunch schedule:	Begins at 9:50 a.m.
Non-instructional space utilized for instructional purposes:	Media Center and Cafeteria
Teachers required to float/travel:	Art, Music, Spanish, ESE, Science, Language Arts, Reading, Gifted, Social Studies and ESOL

South Dade Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	Media Center
Recognition for Academic Achievement:	FL School Recognition Program
Special Programs:	Vocational Classes
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office
Teachers required to float/travel:	Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

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

School	Status	Occupancy Date
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

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

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $99,161.

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

ELEMENTARY	8	x	$ 13,221	=	$ 105,768
MIDDLE	4	x	$ 15,159	=	$ 60,636
SENIOR	5	x	$ 20,060	=	$ 100,300
Total Potential Capital Cost					$ 266,704

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

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

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

17

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

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

18

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

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

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

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12252	1130	13382	9273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	148%
TOTAL	32680	2089	34769	23561	1727	137%

20

21

REV. 6-12-03

CHARTER SCHOOLS
2002-2003

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

22

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

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

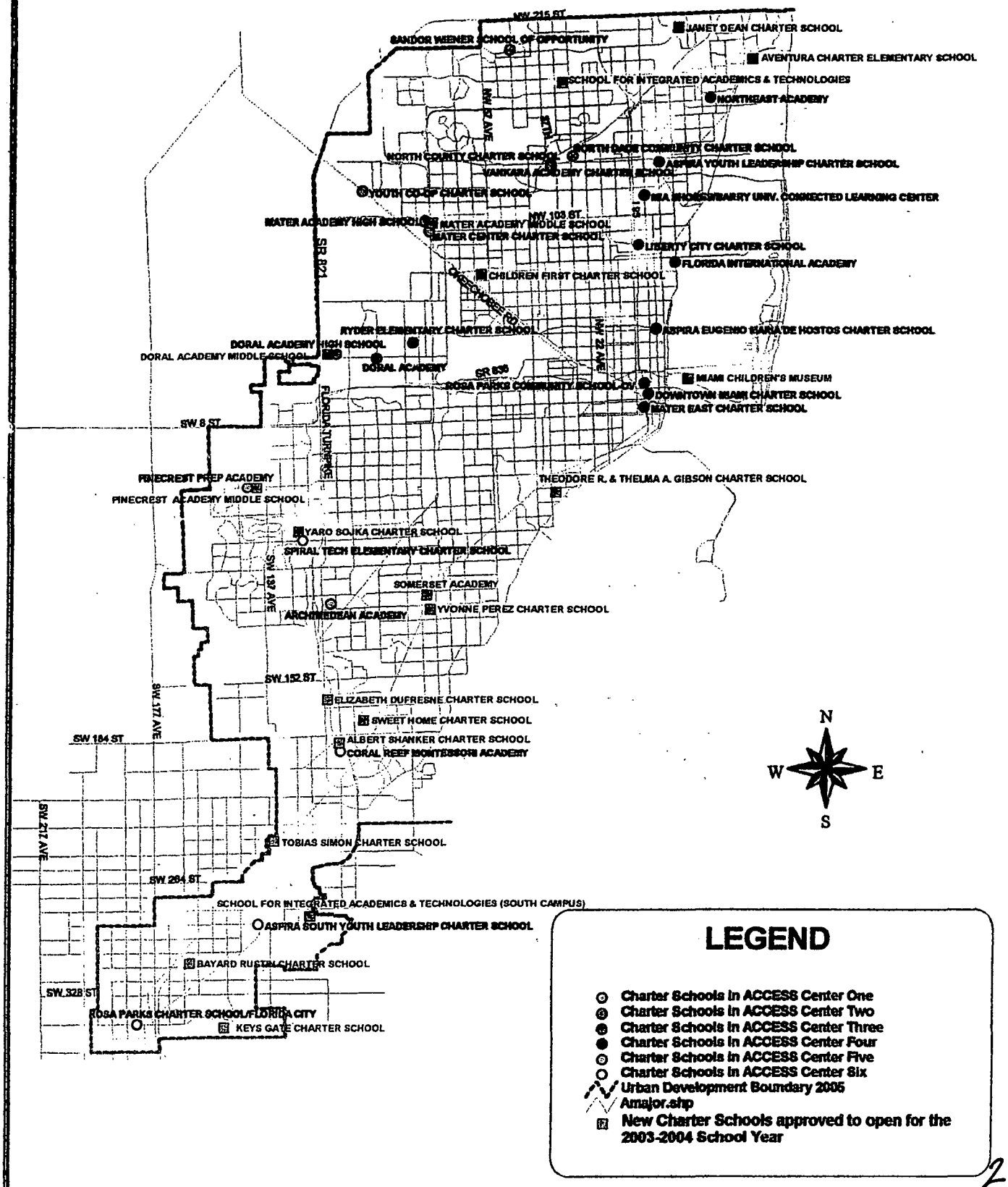
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	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.

25

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



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

278.73
+ 399.00

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: __/__/__

BY CZAB # _____

RECEIVED
JUN - 5 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
DATE RECEIVED STAMP

57 x1

****

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. 02-303

Filed in the name of (Applicant) ROBERT CARTER, TRUSTEE AND DAMAAT INTERNATIONAL, INC.

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: SW corner of SW 167 AVENUE AND SW 288 STREET

Application, or part of Application being Appealed (Explanation): ENTIRE APPEALABLE APPLICATION

Appellant (name): ROBERT CARTER, TRUSTEE AND DAMAAT INTERNATIONAL, INC. 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)

THE DENIAL OF THE APPLICATION WAS NOT BASED ON SUBSTANTIAL COMPETENT EVIDENCE.

27

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

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

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

(Check all that apply)

✓ 1. Participation at the hearing
✓ 2. Original Applicant
___ 3. Written 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:

Blanca E. Fernandez
Signature

Blanca E. Fernandez
Print Name

Brenda Chisholm
Signature

Brenda Chisholm
Print Name

Leila Batties
Appellant's signature

LEILA BATTIES, ATTORNEY FOR
Print Name APPLICANT/APPELLANT

Sworn to and subscribed before me on the 3rd day of June, year 2003

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

Blanca E. Fernandez
Notary
(Stamp/Seal)

Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

Commission Expires: 6/25/04

[b:forms/affidapl.sam(5/98)]

28

APPLICANT MUST SIGN THIS PAGE

Date: 3rd day of June, year: 2003

Signed Leila Batties

LEILA BATTIES, ATTORNEY FOR APPLICANT / APPELLANT
Print Name

ONE SE THIRD AVENUE, MIAMI, FL 33131
Mailing Address

305-755-5806 305-374-5095
Phone Fax

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

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the 3rd day of June, year 2003

Bianca E. Fernandez
Notary Public

Bianca E Fernandez
My Commission CC948697
Expires June 25, 2004

(stamp/seal)

Commission expires: 6/25/04

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Carter, Trustee, Et Al.	Southwest corner of SW 164 AVE and SW 288 ST (Biscayne DR), Miami-Dade County, Fla.
APPLICANT	**ADDRESS**
09/30/03	02-303
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No violations as of September 8, 2003

ITEM # 1
HEARING #02-303

107.07-17A

MEMORANDUM

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

DATE: September 18, 2003

SUBJECT: Police Statistical Data for Community Council Board #14 Zoning Meeting on September 30, 2003

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

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

- Grid 2512 — Avocado Acre Homes Development Corp.; Hearing #02-302
  Location: Lying on the southeast corner of SW 272 Street and SW 157 Avenue.

- Grid 2574 — Gerardo Diaz; Hearing #02-114
  Location: 16520 SW 296 Street.

- Grid 2174 — FRV Development; Hearing #03-150
  Location: 290' north of SW 184 Street and east of theoretical SW 109 Avenue.

- Grid 2554 — Robert Carter, Trustee, and Damaaj International, Inc.; Hearing #02-303
  Location: Southwest corner of SW 164 Avenue and SW 288 Street.

- Grid 2549 — Sainz Electronics, Hearing #03-137
  Location: West side of SW 187 Avenue and lying south of theoretical SW 291 Street.

There are five attachments which represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through August of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on September 11, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

Received by
Zoning Agenda Coordinator
SEP 16 2003

Received by
Zoning Agenda Coordinator
SEP 16 2003

31

A summary of the information requested is shown below:

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

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

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

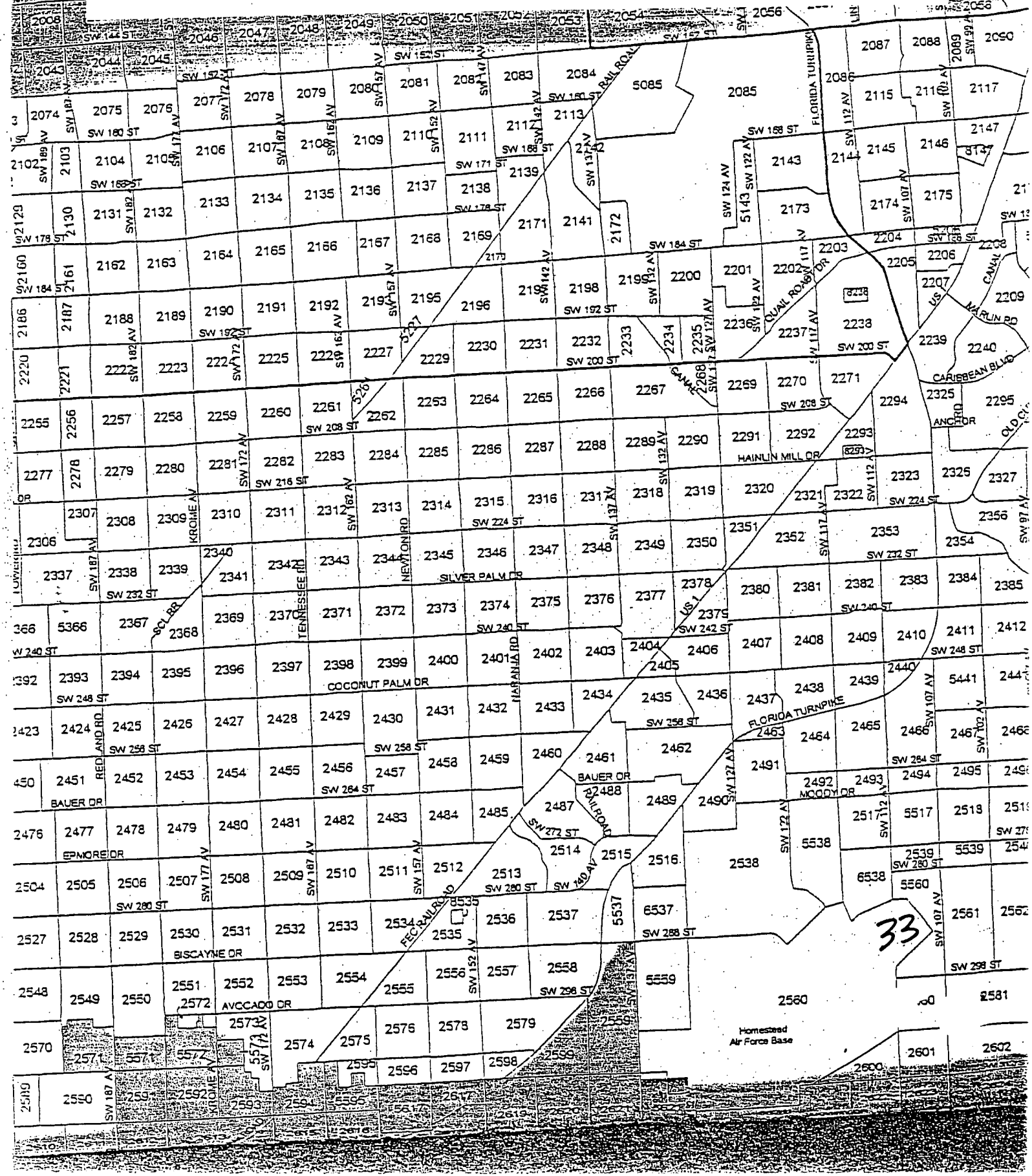
VMS/go
Attachments (5)

32

Robert Carter, Trustee, and Damaaj International, Inc; Hearing # 02-303

Location: Southwest corner of SW 164 Avenue and SW 288 Street

GRID 2554



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

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2554")) 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))

Grid	Signal Code	Signal Description	Total
2554	13	SPECIAL INFORMATION/ASSIGNMENT	7
	14	CONDUCT INVESTIGATION	32
	15	MEET AN OFFICER	81
	17	TRAFFIC ACCIDENT	7
	18	HIT AND RUN	2
	19	TRAFFIC STOP	14
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	26
	26	BURGLARY	18
	27	LARCENY	4
	28	VANDALISM	2
	32	ASSAULT	14
	33	SEX OFFENSE	1
	34	DISTURBANCE	27
	38	SUSPICIOUS PERSON	2
	39	PRISONER	3
	41	SICK OR INJURED PERSON	2
	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1

34

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

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2554")) 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))

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2554 :			**254**
Total Reported: 156		**Total Not Reported: 98**	

Total for All Grids : 254

35

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-08-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2554")) 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
2554	13	SPECIAL INFORMATION/ASSIGNMENT	6
	14	CONDUCT INVESTIGATION	19
	15	MEET AN OFFICER	68
	17	TRAFFIC ACCIDENT	6
	18	HIT AND RUN	1
	19	TRAFFIC STOP	11
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	22
	26	BURGLARY	16
	27	LARCENY	3
	28	VANDALISM	2
	32	ASSAULT	8
	34	DISTURBANCE	17
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	1
	41	SICK OR INJURED PERSON	2
	54	FRAUD	1

Total Signals for Grid 2554 : 192

Total Reported: 124 Total Not Reported: 68

36

Miami-Dade Police Department

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

Crime Information Warehouse

Grid(s): 2554

Part I Crimes	Total Crimes
Grid 2554	
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	12
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	9
2400 - MOTOR VEHICLE THEFT	5
Grid 2554 TOTAL	32
Total Part I :	**32**

37

Grid(s): 2554

PART II Crimes	Total Crimes
Grid 2554	
130B - SIMPLE ASSAULT	3
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	4
Grid 2554 TOTAL	7
Total PART II :	**7**

Grand Total: 39

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2554")

38

Miami-Dade Police Department

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

Crime Information Warehouse

Grid(s): 2554

Part I Crimes	Total Crimes
Grid 2554	
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	10
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	7
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	1
Grid 2554 TOTAL	23
Total Part I :	**23**

39

Grid(s): 2554

PART II Crimes	Total Crimes
Grid 2554	
130B - SIMPLE ASSAULT	3
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
260D - IMPERSONATION	1
Grid 2554 TOTAL	6
Total PART II :	**6**

Grand Total: 29

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-09-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2554")

40

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

DAMARJ INT. INC

NAME, ADDRESS, AND OFFICE	Percentage of Stock
Gonzalo M. Lage, President	100%
6500 N.W. 72 Avenue, Miami, FL. 33166	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____
(Applicant) GONZALO M. LAGE

Sworn to and subscribed before me,

this 20 day of September, 2002

(SEAL)

_____
Notary Public, State of Florida at Large

ALINA G. MONTERRO
Notary Public - State of Florida
My Commission Expires Mar 7, 2005
Commission # CC774011

My Commission Expires:

42

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)	Percentage of Interest
Shores Development, Inc.	100%
Wayne Rosen, Pres., Sec., Dir., Stockholder	
441 Valencia Ave, Suite 701 Coral Gables, FL 33134	

Date of contract: AUGUST 16, 2002

DISCLOSURE OF INTEREST*

~~If the property which is the subject of the application is owned~~ or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE	Percentage of Stock
	N/A

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest
R ROBERT L. CARTER, Trustee	100 %
P.O. BOX 307, MARLOW, OK 73055	

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: Robert L Carter
(Applicant)

Sworn to and subscribed before me,

this 10th day of September, ~~19~~ 2002

(SEAL)

Carla J. Edgar
Notary Public, State of ~~Florida at Large~~ Oklahoma
#99018756

My Commission Expires: 11/18/03

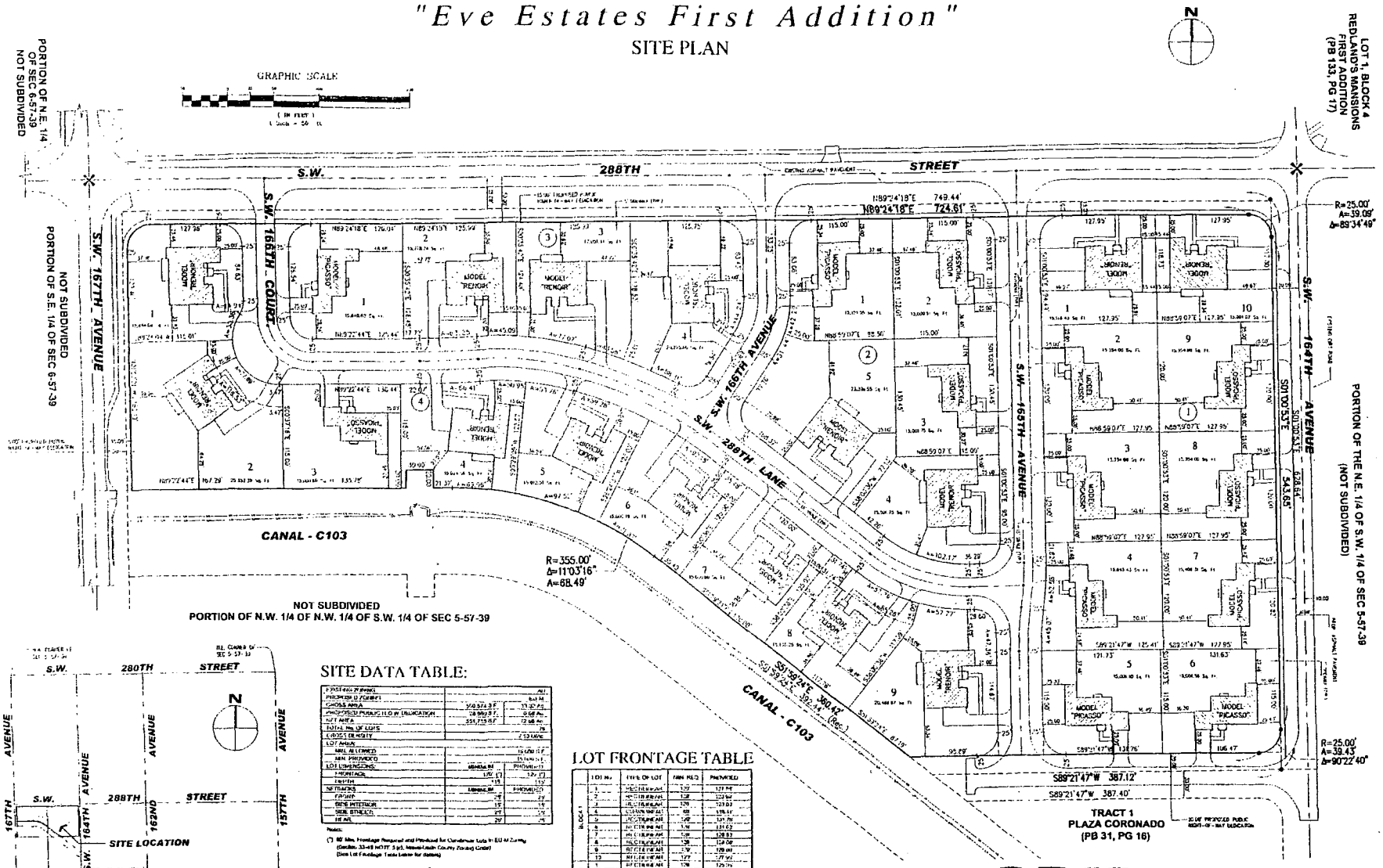
45

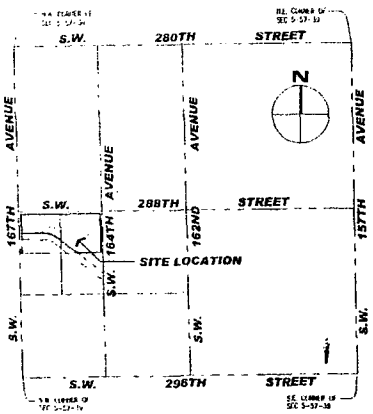
* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

"Eve Estates First Addition"

SITE PLAN





LOCATION MAP
NOT TO SCALE

SITE DATA TABLE:

PONDS (PER PLAN)		4.41
PROPOSED DEDICATION		6.41 Ac.
GROSS AREA	968,573.8 SF	22.24 Ac.
PROPOSED PUBLIC R.O.W. DEDICATION	68,992.8 SF	6.68 Ac.
NET AREA	851,713.0 SF	19.56 Ac.
TOTAL No. OF LOTS		75
GROSS DENSITY		3.83 Units/Ac.
LOT AREA:		
MIN. ALLOWED		15,000 SF
MIN. PROVIDED		15,000 SF
LOT DIMENSIONS:	MINIMUM	PROVIDED
FRONTAGE	100' (1)	120' (1)
DEPTH	115	115'
SETBACKS:	MINIMUM	PROVIDED
FRONT	25'	25'
SIDE INTERIOR	15'	15'
SIDE STREET	25'	25'
REAR	25'	25'

Notes:
(1) 80' Min. Frontage Required and Provided for Cul-de-sac Lots in EU-M Zoning (Section 33-49 NOTE 3 of Miami-Dade County Zoning Code) (See Lot Frontage Table below for details)

DRAWING INDEX:

BOUNDARY SURVEY	S-1 OF 1
SITE PLAN - PROPOSED LAYOUT	SP-1 OF 1
LANDSCAPE PLAN & LEGEND	L-1 OF 1
ARCHITECTURAL PLAN - MODEL "PICASSO"	A-1 OF 3
ARCHITECTURAL PLAN - MODEL "RENOIR"	A-2 OF 3
ARCHITECTURAL PLAN - ELEVATIONS	A-3 OF 3

LOT FRONTAGE TABLE

	LOT No.	TYPE OF LOT	MIN. REQ.	PROVIDED
BLOCK 1	1	RECTANGULAR	120'	127.95'
	2	RECTANGULAR	120'	123.95'
	3	RECTANGULAR	120'	123.95'
	4	CURVILINEAR	80'	125.11'
	5	RECTANGULAR	120'	131.75'
	6	RECTANGULAR	120'	131.63'
	7	RECTANGULAR	120'	128.83'
	8	RECTANGULAR	120'	124.00'
	9	RECTANGULAR	120'	109.00'
	10	RECTANGULAR	120'	127.95'
BLOCK 2	1	RECTANGULAR	120'	125.75'
	2	RECTANGULAR	120'	133.11'
	3	RECTANGULAR	120'	130.32'
	4	RECTANGULAR	120'	126.07'
	5	RECTANGULAR	120'	166.37'
BLOCK 3	1	RECTANGULAR	120'	125.50'
	2	CURVILINEAR	80'	126.20'
	3	CURVILINEAR	80'	120.69'
	4	RECTANGULAR	120'	224.57'
	5	RECTANGULAR	120'	125.95'
	6	CURVILINEAR	80'	85.16'
BLOCK 4	1	RECTANGULAR	120'	130.46'
	2	CURVILINEAR	80'	124.42'
	3	RECTANGULAR	120'	125.20'
	4	CURVILINEAR	80'	88.02'
	5	CURVILINEAR	80'	132.09'
	6	RECTANGULAR	120'	125.20'
	7	CURVILINEAR	80'	145.04'
	8	RECTANGULAR	120'	162.07'

RECEIVED
202-203
JUL 10 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

FORD, ARMENTEROS & MARCY, INC.
1300 N.W. 56th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33126
PH: (305) 477-6473
FAX: (305) 476-7505
L.B. No. 1557

No.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

EVE ESTATES FIRST ADDITION

SITE PLAN

SITE PLAN, LOCATION MAP AND SITE DATA TABLE

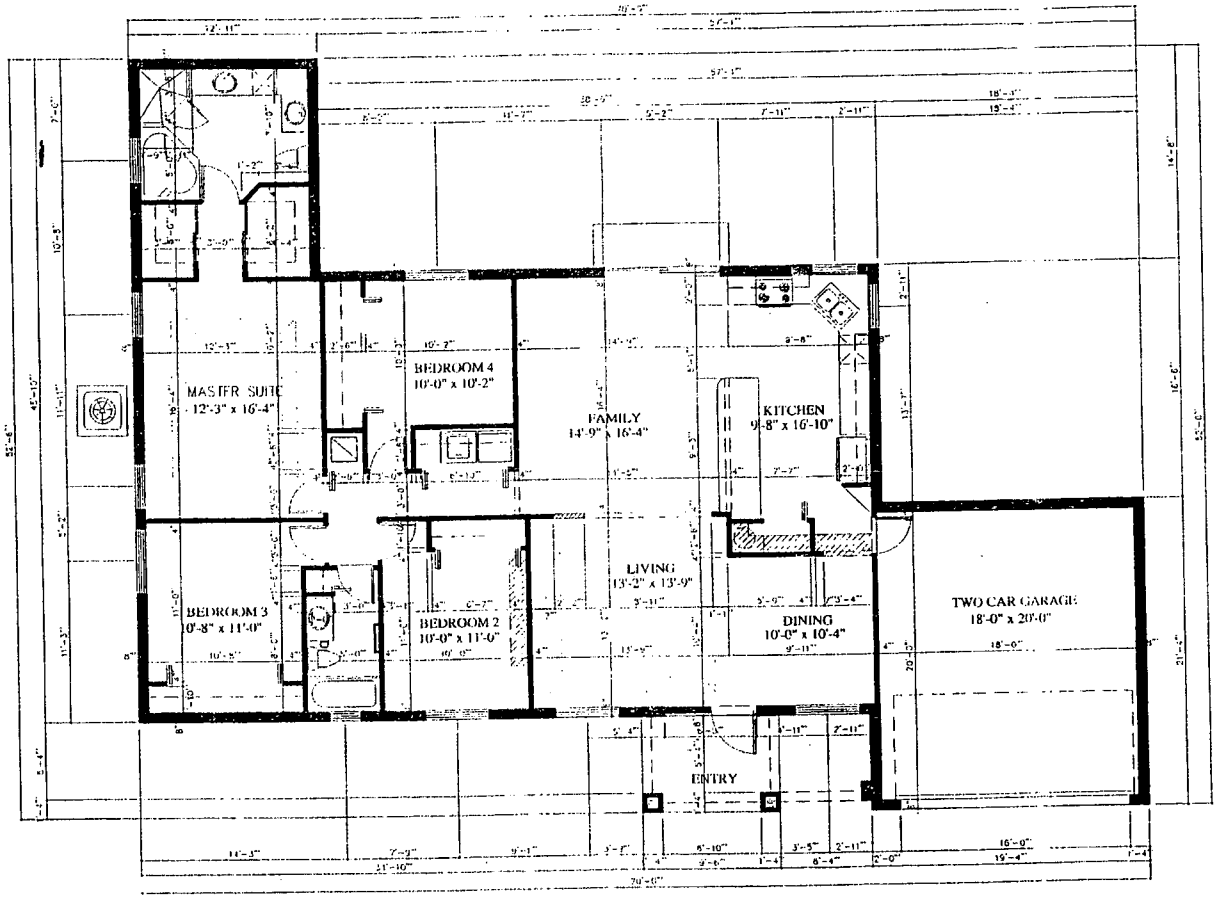
Shores Development, Inc.

SCALE As Shown
DRAWN BY J. Lopez
DATE 06-26-03
PROJECT No. 02-201
SHEET SP-1

47

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "PICASSO"



MODEL "PICASSO"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FORD, ARNENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 476-2855
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

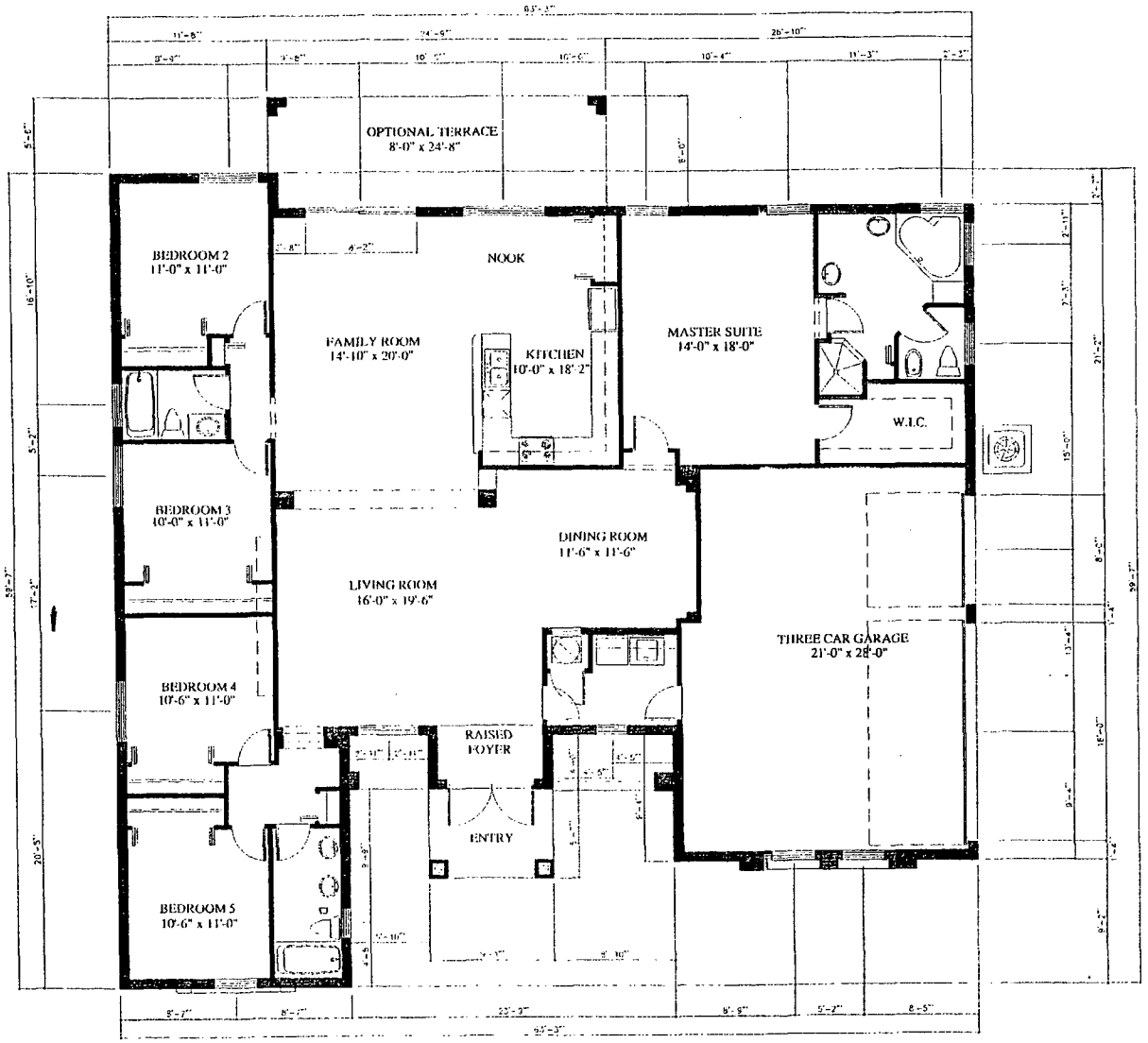
TYPE OF PROJECT: SITE PLAN
SHEET NAME: ARCHITECTURAL PLAN - MODEL "PICASSO" - FLOOR PLAN
CLIENT: Shores Development, Inc.
PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE, FLORIDA
COUNTY ADDRESS: 777 Gulf of Cuba, Cape Coral, Florida

SCALE: 1/4" = 1'-0"
DRAWN BY: J. Lopez
DR. DESIGN BY:
CHECKED BY:
DATE: 06-26-03
PROJECT No.: 02-201
SHEET: A-1 of 3 SHEETS

48

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "RENOIR"



MODEL "RENOIR"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FORD, ARMENTEROS & MANUCY, INC.
1550 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 476-2865
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

SITE PLAN

ARCHITECTURAL PLAN - MODEL "RENOIR" - FLOOR PLAN

Shores Development, Inc.

SCALE: 1/4" = 1'-0"

DRAWN BY: J. Lopez

DATE: 06-26-03

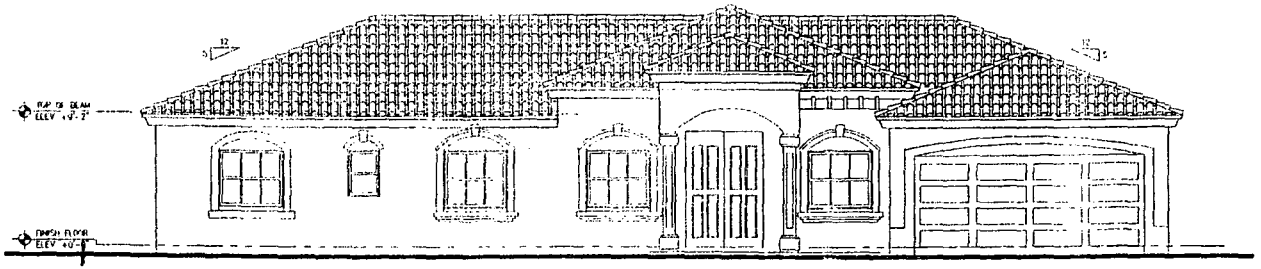
PROJECT No.: 02-201

SHEET: A-2

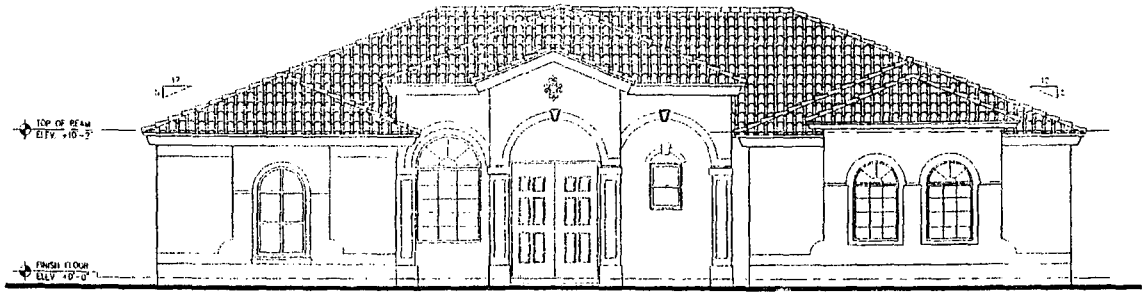
49

"Eve Estates First Addition"

ARCHITECTURAL PLAN - ELEVATIONS



MODEL "PICASSO"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "RENOIR"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FORD, ARMENTEROS & VARUCY, INC.
1050 N.W. 84th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 478-2803
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

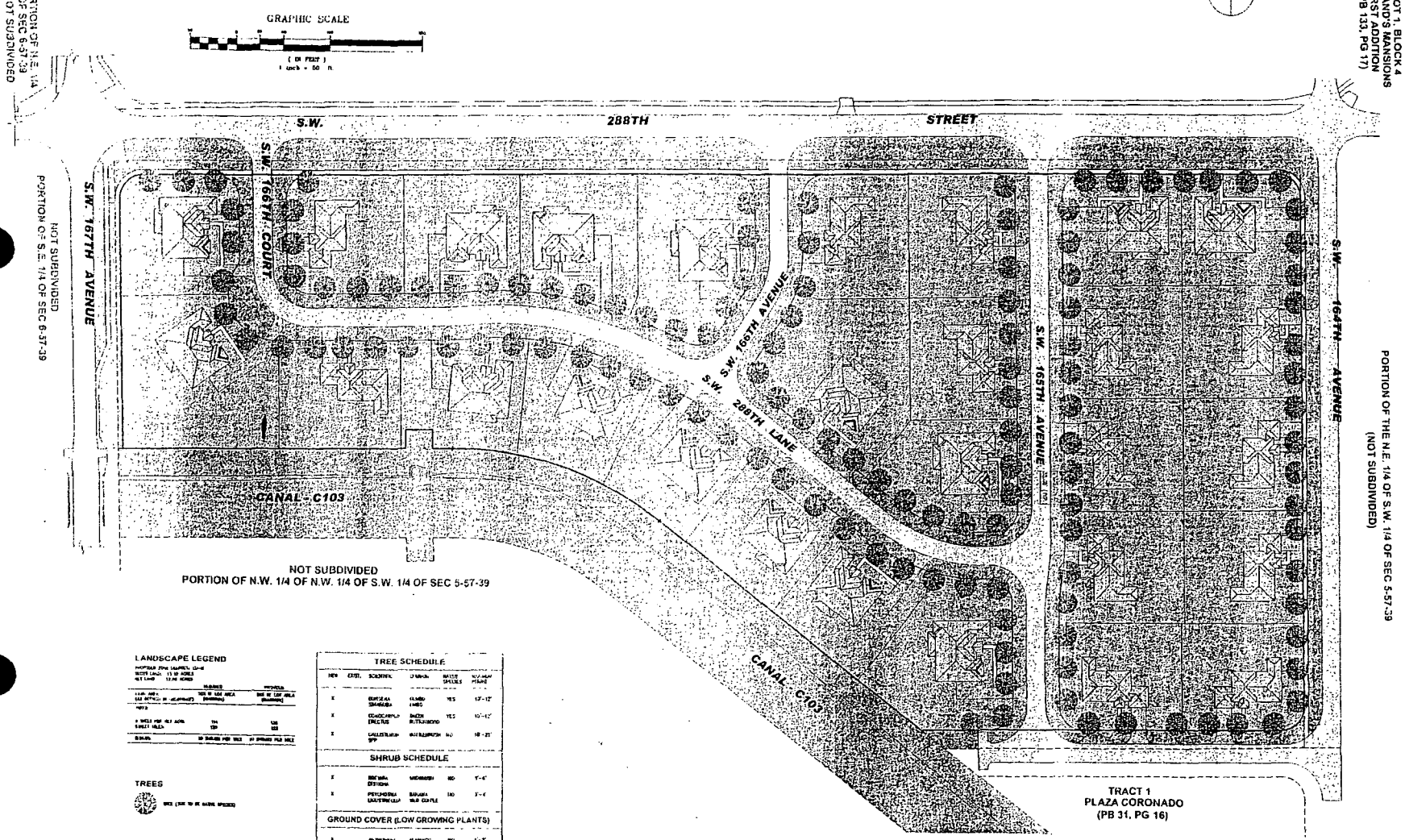
SITE PLAN
ARCHITECTURAL PLAN - ELEVATIONS
Shores Development, Inc.

1/4" = 1'-0"
J. Lopez
08 26 03
02-201
A-3
3

50

"Eve Estates First Addition"

LANDSCAPE PLAN



LANDSCAPE LEGEND

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

TREES

[illegible]

TREE SCHEDULE

NEW	EXIST.	SCIENTIFIC	COMMON	NATIVE SPECIES	[illegible]
X		[illegible]	[illegible]	YES	12'-12'
X		[illegible]	[illegible]	YES	10'-12'
X		[illegible]	[illegible]	NO	10'-22'

SHRUB SCHEDULE

X	[illegible]	[illegible]	NO	3'-4'
X	[illegible]	[illegible]	NO	3'-4'

GROUND COVER (LOW GROWING PLANTS)

X	[illegible]	[illegible]	NO	1'-2'
X	[illegible]	[illegible]	NO	1'-3'

LAWN SCHEDULE

X	[illegible]	[illegible]	NO	[illegible]

FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

TYPE OF PROJECT: SITE PLAN

SHEET NAME: LANDSCAPE PLAN AND LEGEND

CLIENT: Shores Development, Inc.

PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

SCALE: As Shown

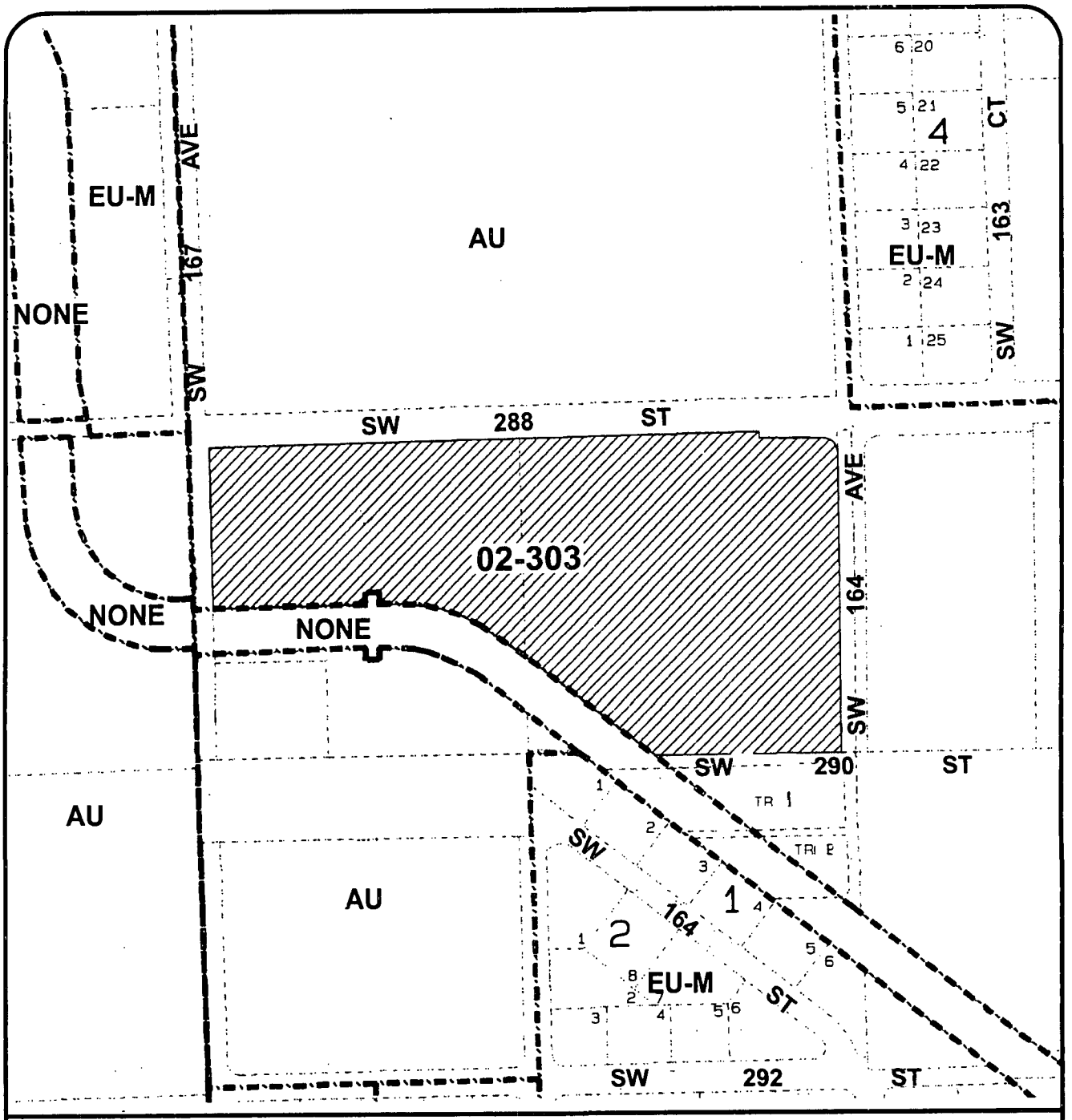
DRAWN BY: J. Lopez

CHECKED BY:

DATE: 06-26-03

PROJECT No: 02-201

SHEET: L-1



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

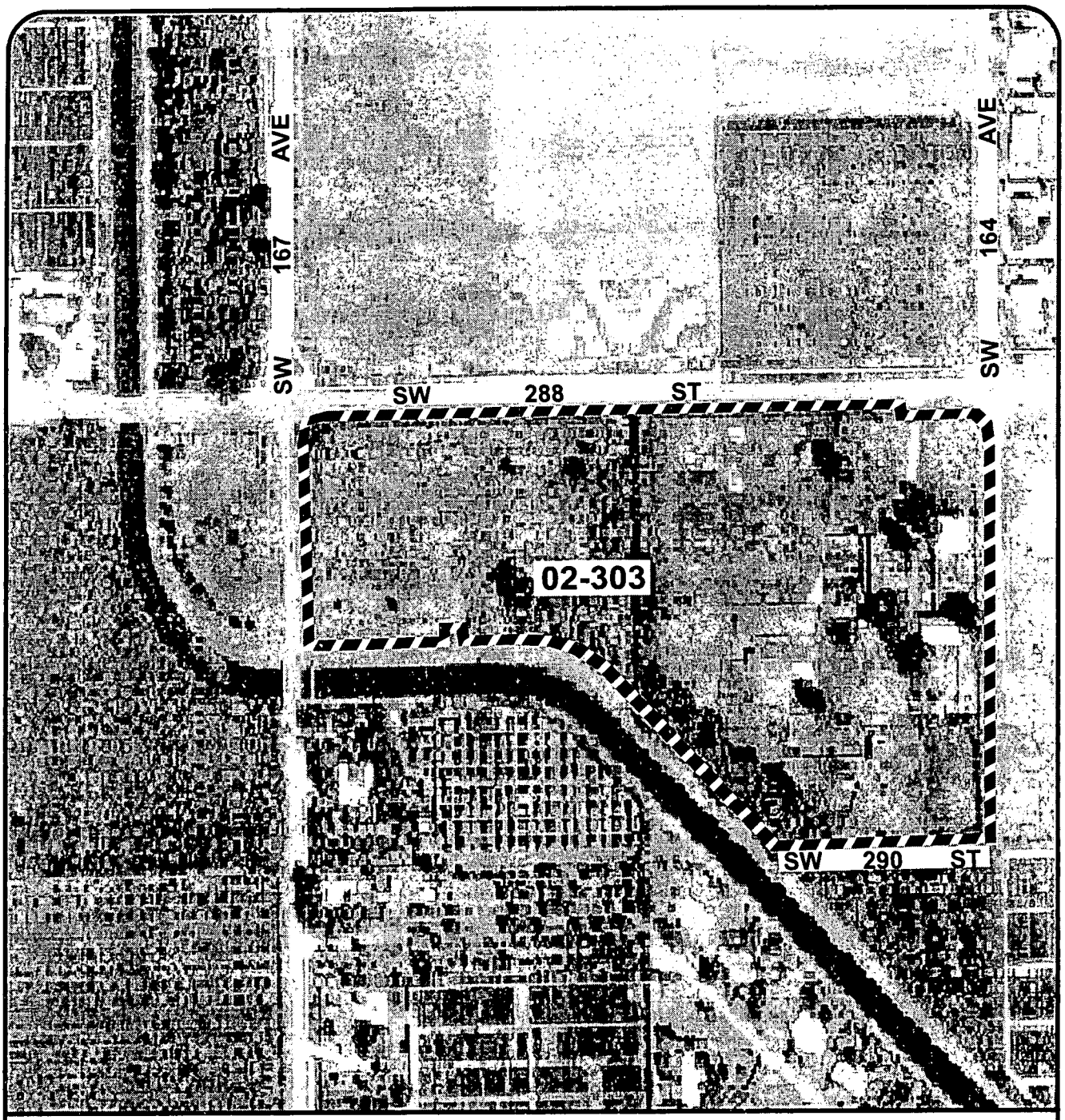
SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: 1:300'

51

MIAMI-DADE

G: ZONING DRAFTING. 02-303. 10/02



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 02-303. 10/02

2. ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC.
(Applicant)

03-4-CZ14-1 (02-303)
BCC/District 8
Hearing Date: 7/24/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☑/ lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Shores Development, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

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

Applicant Name: ROBERT CARTER, TRUSTEE, AND DAMAAJ INTERNATIONAL, INC.

Representative: Leila Batties

Objectors: None

Hearing No. 03-4-CZ14-1 (02-303)

Hearing Date: April 30, 2003

Resolution No. CZAB14-____-03

Motion:

Per Department _____

Per DIC _____

Approved as Requested _____

Denied Without Prejudice _____

Denied With Prejudice _____

Standard Conditions: _____

Deferred to: May 29, 2003

Withdrawal _____

Other: To reach the mortgagee so the mortgagee can sign off on the covenant.

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

	Yes	No	Absent
Samuel L. Ballinger	X		
Mabel G. Dijkstra			X
Don Jones S	X		
Curtis Lawrence			X
Charlie McGarey M	X		
Dr. Pat Wade	X		
Wilbur B. Bell	X		

VOTE: 5 TO 0

2

EXHIBITS: YES ____ NO X **County Attorney:** Stephen Stieglitz

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

APPLICANT: Robert Carter, Trustee and Damaaj International, Inc. **PH:** Z02-303 (03-4-CZ14-7)

SECTION: 05-57-39 **DATE:** July 24, 2003

COMMISSION DISTRICT: 9 **ITEM NO.:** 2

==========

A. INTRODUCTION

- **REQUEST:**

  Robert Carter, Trustee and Damaaj International, Inc. are appealing the decision of Community Zoning Appeals Board #14 which denied the following:

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The applicants are appealing the decision of the Community Zoning Appeals Board #14 which denied a zone change on the subject property from AU, Agricultural District, to EU-M, Estate Modified District.

- **LOCATION:**

  Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

- **SIZE:** 13.1 ± acres.

- **IMPACT:**

  The approval of the requested zone 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):

1. 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.

2. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; single family residence, barn and vacant	Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	AU; vacant parcel and a new grove	Residential, 1 to 2.5 dua
SOUTH:	AU; canal	Residential, 2.5 to 6 dua
EAST:	AU; grove	Residential, 2.5 to 6 dua
WEST:	AU; vacant	Environmentally Protected Park

The subject property is irregular in shape and bounded on the south by a canal, S.W. 288 Street is located to the north, and S.W. 164 Avenue is located to the east. EU-M zoned property is located to the south, across the canal, and is also located to the northeast and to the northwest. Environmentally protected park land is located to the west.

E. SITE AND BUILDINGS:

Site Plan Review:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**14 students**

H. ANALYSIS:

The applicants are appealing the May 29, 2003 decision of Community Zoning Appeals Board #14 which denied this application without prejudice by a vote of 4 to 2. The subject property is located at the southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Pubic Works Department has stated that that this application meets traffic concurrency criteria for an initial development order. It will generate 29 PM daily peak hour vehicle trips, which will not exceed the acceptable levels of service, which are "A", "B", and "D", for affected roadways. The **Public Works Department** has **no objections** to this application. Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional 14 students into the area's public schools. The staff of the School Board and the applicants conducted a dialogue regarding this application on May 2, 2003.

This application would permit the applicant to provide additional housing for the community. The Comprehensive Development Master Plan designates this site for Low Density residential use which permits a minimum density of 2.5 units and a maximum

density of 6 units per gross acre for a maximum development of 78 residential units on this 13.1 acre site. The subject property is irregularly shaped and the applicants have stated that to comply with EU-M standards, which require a minimum lot area of 15,000 square feet and a minimum frontage of 120', only 20 single family residences would be constructed on the eastern 9.35 acre portion of the subject property. The applicants have also stated that two (2) Severable Use Rights (SURs) will be utilized to increase the total number of developable lots to 22. The use of SURs would allow the proposed EU-M zoned lots to have 100' of frontage and 12,500 square feet of lot area. The western 3.5 acre portion of the subject property is identified on the aforementioned plan as a future school site. The applicants intend to submit a covenant in connection with said plan stating that the owner agrees to reserve a 3.5 acre "Charter School Site" for the construction and operation of a Charter School and that until all of the required approvals for the Charter School have been granted the owner will maintain the Charter School site as open green space. The covenant also states that in the event that the Charter School is not approved by all of the appropriate agencies, the Charter School site will remain as private open green space. Large areas of EU-M zoning exist to the south of the canal which abuts most of the southern boundary of the subject site, and to the north and to the northeast of the subject site. The approval of EU-M zoning for the subject property will be **consistent** with the Master Plan and **compatible** with the neighboring area. Accordingly, staff supports the appeal and this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of the appeal and approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS**: None.

DATE INSPECTED: 04/02/03
DATE TYPED: 04/02/03, 05/05/03
DATE REVISED: 05/05/03,05/22/03, 06/24/03
DATE FINALIZED: 07/02/03
DO'QW:AJT:MTF:REM:DBM

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

MIAMI-DADE

MEMORANDUM

DERM

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

RECEIVED
NOV 26 2002
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

DATE: November 13, 2002

SUBJECT: C-14 #Z2002000303
Robert Carter, Trustee
SWC of SW 164th Avenue and SW 288th Street
DBC from AU to RU-1
(AU) (13.10 Ac.)
05-57-39

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

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

Potable Water Supply and Wastewater Disposal:
Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. 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 prior to development of site and landscaping plans.

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

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

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

PH# 02-303
CZAB-14
Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Robert Carter, Trustee, Et Al

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **29 PM** daily peak hour vehicle trips. The traffic distributions 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
9212	Krome Ave. n/o SW 288 St.	A	A
F-8	S. Dixie Hwy. s/o SW 232 St.	B	B
9932	SW 288 St. w/o US-1	D	D
F-545	S. Dixie Hwy. n/o SW 308 St.	A	A

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

Raul A. Pino, P.L.S.
APR. 22 2003

Date

C-14

MIAMI-DADE FIRE RESCUE DEPARTMENT

C-14

ZONING COMMENTS

Hearing Number: 02-303

Service Impact: ☑ Yes ☐ No

Plans: ☑ Yes ☐ No Request: NO PAPERWORK

Location: SWC SW 288 ST. & SW 164 AVE.

Recommendation: No objection ✓
No objection with condition(s) ____ *
Denial ____

*

Estimated number of alarms generated annually by application: 5

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

Station District 6 Grid 2554 DU/SF 22 Occupancy Type 1

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

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed

☐ None

ACCESS:
Description of Concern(s):

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

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: May 12, 2003

Revised 4/18/02

10

Miami-Dade County Public Schools
giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

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

Superintendent of Schools
Merrett R. Stierheim

May 15, 2003

RECEIVED
MAY 20 2003
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY

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

Re: Robert Carter, Trustee, et al. - Application No. 02-303 (CC14)
Southwest Corner of SW 164 Avenue and SW 288 Street
Revised

Dear Ms. Myers:

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

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Leisure City Elemiddle School and South Dade Senior High School currently operating at 176% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Leisure City Elemiddle School to 177% (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 2, 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 School District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has advised the School District that they will be proffering a covenant to Miami-Dade County in order to set aside a 3.5-acre site for the construction of a 450-student station charter school.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Avenue; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development. 11

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 23-unit development is estimated to generate approximately $56,304 ($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-1066
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil
Mr. Juan Mayol

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 02-303, Robert Carter Trustee, et al (CC14)
REQUEST:	Zoning change from AU to EU-M
ACRES:	13.1± acres
LOCATION:	Southwest Corner of SW 164 Avenue and SW 288 Street
NUMBER OF UNITS:	21 additional units (2 units currently permitted under existing zoning classification)
ESTIMATED STUDENT POPULATION:	14 additional students*
ELEMENTARY:	6
MIDDLE:	4
SENIOR:	4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMIDDLE:	Leisure City Elemiddle - 14950 SW 288 St.
SENIOR HIGH:	South Dade Senior - 28401 SW 167 Ave.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Leisure City Elemiddle	1841/ 1851*	999	184%/ 185%*	45	**176%/ 177%***
South Dade Sr.	2824/ 2828*	1871	151%/ 151%*	283	**131%/ 131%***

* includes proposed development

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

Leisure City Elemiddle:

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:	Before/After School Care
Lunch schedule:	Begins at 9:50 a.m.
Non-instructional space utilized for instructional purposes:	Media Center and Cafeteria
Teachers required to float/travel:	Art, Music, Spanish, ESE, Science, Language Arts, Reading, Gifted, Social Studies and ESOL

South Dade Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements in the past school year:	Media Center
Recognition for Academic Achievement:	FL School Recognition Program
Special Programs:	Vocational Classes
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office
Teachers required to float/travel:	Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

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

School	Status	Occupancy Date
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

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

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $81,662.

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

ELEMENTARY	6	x	$ 13,185	=	$ 79,110
MIDDLE	4	x	$ 15,118	=	$ 60,472
SENIOR	4	x	$ 20,005	=	$ 80,020
Total Potential Capital Cost					$219,602

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

EVIOUSLY APPROVED DEVELOPMENT RE

CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council/Date	Approved/ Denied/ Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

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

16

EVIOUSLY APPROVED DEVELOPMENT REPC

CC14 AND CC15 (JANUARY '01-MARCH '03)

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

17

EVIOUSLY APPROVED DEVELOPMENT RE
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

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

18

EVIOUSLY APPROVED DEVELOPMENT REPC

CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12262	1130	13392	9273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	148%
TOTAL	32680	2089	34769	23561	1727	137%

19

REV. 4-10-03

CHARTER SCHOOLS
2002-2003

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	36	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
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	190	210	230	6-8	IV	2

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			
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	600	600	600	K-5	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	400	400	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-2	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-7	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
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

22

(Rev. 3/21/03,

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

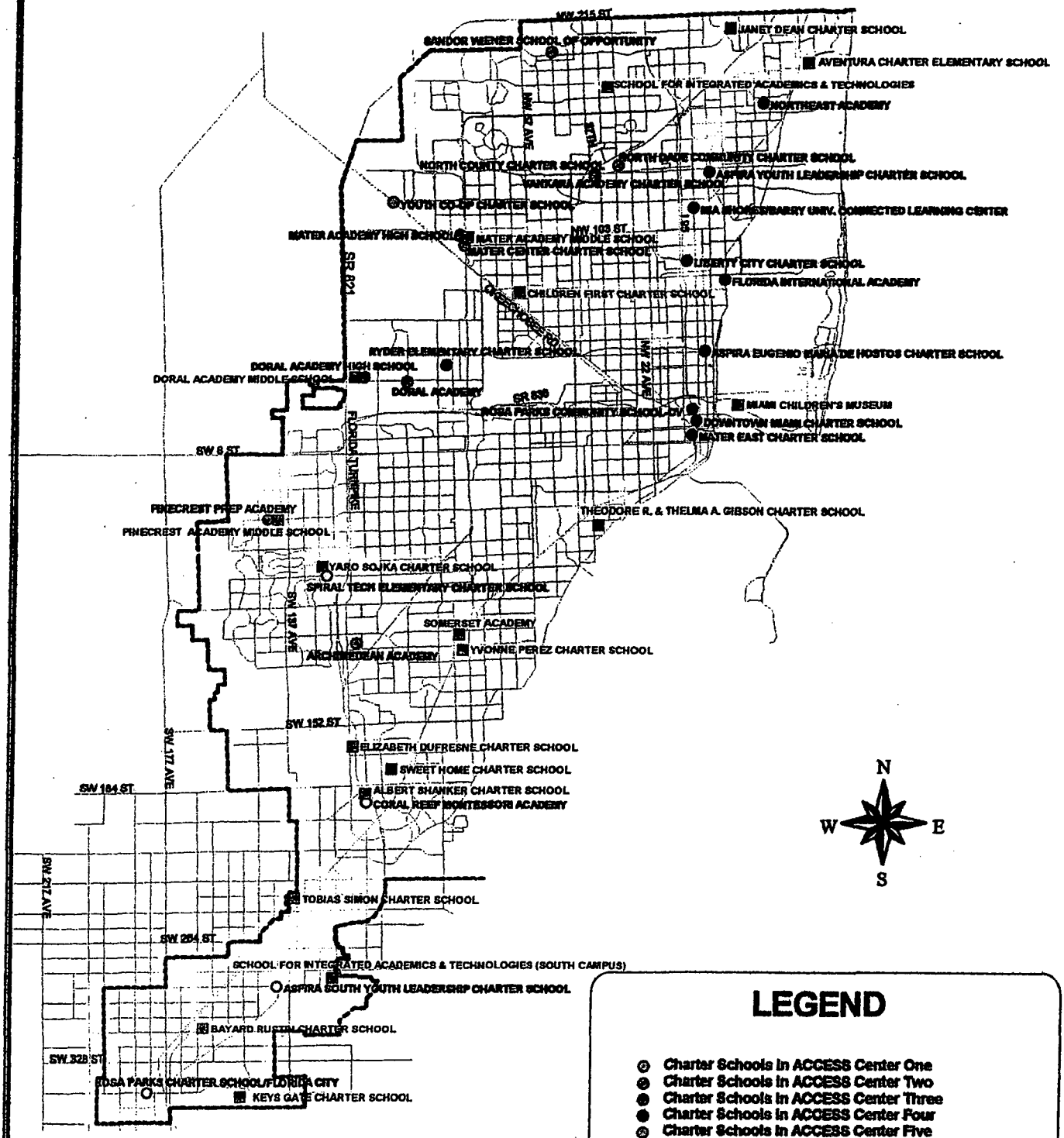
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) *(A school 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	1,200	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	150	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	200	300	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	350	350	350	K-5	K-5	IV
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	600	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	1,200	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	100	775	1,075	Kindergarten	K-8	V

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	1,000	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	1,600	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	800	900	900	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



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

278.73
+ 399.00

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: __/__/__

BY CZAB # _____

RECEIVED
JUN - 5 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
DATE RECEIVED STAMP

57
x1

****

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. 02-303

Filed in the name of (Applicant) ROBERT CARTER, TRUSTEE AND DAMAAT INTERNATIONAL, INC.

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: SW corner of SW 167 AVENUE AND SW 288 STREET

Application, or part of Application being Appealed (Explanation): ENTIRE APPEALABLE APPLICATION

Appellant (name): ROBERT CARTER, TRUSTEE AND DAMAAT INTERNATIONAL, INC. 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)

THE DENIAL OF THE APPLICATION WAS NOT BASED ON SUBSTANTIAL COMPETENT EVIDENCE.

25

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

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

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

(Check all that apply)

✓ 1. Participation at the hearing
✓ 2. Original Applicant
___ 3. Written 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:

Blanca E. Fernandez
Signature

Blanca E. Fernandez
Print Name

Brenda Chisholm
Signature

Brenda Chisholm
Print Name

Leila Batties
Appellant's signature

LEILA BATTIES, ATTORNEY FOR
Print Name APPLICANT/APPELLANT

Sworn to and subscribed before me on the 3rd day of June, year 2003

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

Blanca E. Fernandez
Notary
(Stamp/Seal)

Blanca E Fernandez
My Commission CC948897
Expires June 25, 2004

Commission Expires: 6/25/04

[b:forms/affidapl.sam(5/98)]

26

APPELLANT MUST SIGN THIS PAGE

Date: 3rd day of June, year: 2003

Signed Leila Batties

LEILA BATTIES, ATTORNEY FOR APPLICANT / APPELLANT
Print Name

ONE SE THIRD AVENUE, MIAMI, FL 33131
Mailing Address

305-755-5806 305-374-5095
Phone Fax

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

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the 3rd day of June, year 2003

Blanca E. Fernandez
Notary Public

Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

(stamp/seal)

Commission expires: 6/25/04

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Carter, Trustee, Et Al.	Southwest corner of SW 164 AVE and SW 288 ST (Biscayne DR), Miami-Dade County, Fla.
APPLICANT	**ADDRESS**
07/24/03	02-303
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No violations as of June 21, 2003

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

DAMARJ INT. INC

NAME, ADDRESS, AND OFFICE	Percentage of Stock
Gonzalo M. Lage, President	100%
6500 N.W. 72 Avenue, Miami, FL. 33166	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____
(Applicant) GONZALO M. LAGE

Sworn to and subscribed before me,

this 28 day of September, 2002

(SEAL)

Notary Public, State of Florida at Large

ALMA G. MONTERO
Notary Public - State of Florida
My Commission Expires Mar 7, 2006
Commission # CC794011

My Commission Expires:

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)	Percentage of Interest
Shores Development, Inc.	100%
Wayne Rosen, Pres., Sec., Dir., Stockholder	
441 Valencia Ave, Suite 701 Coral Gables, FL 33134	

Date of contract: AUGUST 16, 2002

DISCLOSURE OF INTEREST*

~~If the property which is the subject of the application is owned~~ or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE	Percentage of Stock
	N/A

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest
R ROBERT L. CARTER, Trustee	100 %
P.O. BOX 307, MARLOW, OK 73055	

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: Robert L Carter
(Applicant)

Sworn to and subscribed before me,

this 10th day of September, ~~19~~ 2002

(SEAL)

Carla J. Edgar
Notary Public, State of ~~Florida at Large~~ Oklahoma
#99018756

My Commission Expires: 11/18/03

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

"Eve Estates First Addition"

SITE PLAN

GRAPHIC SCALE

N

PORTION OF N.E. 1/4 OF SEC 5-57-39 NOT SUBDIVIDED

LOT 1, BLOCK 4 REDLANDS MANSIONS FIRST ADDITION (PB 133, PG 17)

S.W. 288TH STREET

S.W. 167TH AVENUE

S.W. 168TH AVENUE

S.W. 168TH COURT

S.W. 288TH LANE

NOT SUBDIVIDED PORTION OF S.E. 1/4 OF SEC 5-57-39

PORTION OF THE N.E. 1/4 OF S.W. 1/4 OF SEC 5-57-39 (NOT SUBDIVIDED)

CANAL - C103

R=355.00'
Δ=11°03'16"
A=68.49'

NOT SUBDIVIDED
PORTION OF N.W. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF SEC 5-57-39

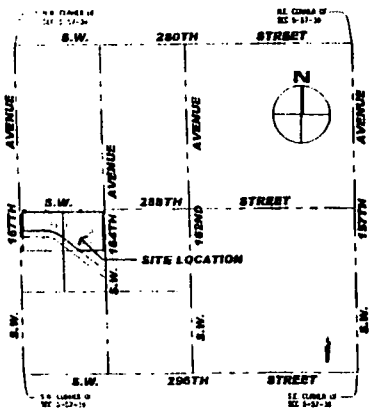
TRACT 1
PLAZA CORONADO
(PB 31, PG 16)

R=23.00'
A=39.08'
Δ=90°34'48"

R=25.00'
T=22.43'
A=39.43'
Δ=90°22'40"

S89°21'47"W 387.12'

S89°21'47"W 387.40'



LOCATION MAP
NOT TO SCALE

SITE DATA TABLE:

LIMITING ZONING		RU
PROPOSED ZONING		BU-3
GROSS AREA	269,411 S.F.	13.32 Ac.
PROPOSED PUBLIC R.O.W. DEDICATION	19,589 S.F.	0.90 Ac.
NET AREA	261,712 S.F.	12.08 Ac.
TOTAL No. OF LOTS		29
GROSS DENSITY		2.19 U/Ac.
LOT AREA		
MIN. ALLOWED		15,000 S.F.
MIN. PROVIDED		15,000 S.F.
LOT DIMENSIONS	MINIMUM	PROVIDED
FRONTAGE	100' (1)	Var. (1)
DEPTH	150'	150'
SETBACKS	MINIMUM	PROVIDED
FRONT	25'	25'
SIDE INTERIOR	15'	15'
SIDE STREET	25'	25'
REAR	25'	25'

Notes:

(1) 50' Min. Frontage Required and Provided for Cul-de-sac Lots in Gated Zoning District, 33-49 NOTE 3 (c), Miami-Dade County Zoning Code (See Lot Frontage Table below for details)

DRAWING INDEX:

BOUNDARY SURVEY	S-1 OF 1
SITE PLAN - PROPOSED LAYOUT	SP-1 OF 1
LANDSCAPE PLAN & LEGEND	L-1 OF 1
ARCHITECTURAL PLAN - MODEL "PICASSO"	A-1 OF 3
ARCHITECTURAL PLAN - MODEL "RENOIR"	A-2 OF 3
ARCHITECTURAL PLAN - ELEVATIONS	A-3 OF 3

LOT FRONTAGE TABLE

	LOT NO.	TYPE OF LOT	MIN REQ	PROVIDED
BLOCK 1	1	RECTILINEAR	100'	127.00'
	2	RECTILINEAR	100'	127.00'
	3	RECTILINEAR	100'	127.00'
	4	CURVE/REAR	60'	136.27'
	5	RECTILINEAR	100'	127.00'
	6	RECTILINEAR	100'	127.00'
	7	RECTILINEAR	100'	127.00'
	8	RECTILINEAR	100'	127.00'
	9	RECTILINEAR	100'	127.00'
	10	RECTILINEAR	100'	127.00'
BLOCK 2	1	RECTILINEAR	100'	100.00'
	2	RECTILINEAR	100'	100.00'
	3	RECTILINEAR	100'	100.00'
	4	RECTILINEAR	100'	100.00'
	5	RECTILINEAR	100'	100.00'
	6	RECTILINEAR	100'	100.00'
	7	RECTILINEAR	100'	100.00'
	8	CURVE/REAR	60'	130.00'
	9	RECTILINEAR	100'	100.00'
BLOCK 3	1	RECTILINEAR	100'	100.00'
	2	RECTILINEAR	100'	100.00'
	3	RECTILINEAR	100'	100.00'
	4	RECTILINEAR	100'	100.00'
	5	RECTILINEAR	100'	100.00'
	6	RECTILINEAR	100'	100.00'
	7	RECTILINEAR	100'	100.00'
	8	CURVE/REAR	60'	130.00'
	9	RECTILINEAR	100'	100.00'
BLOCK 4	1	RECTILINEAR	100'	100.00'
	2	RECTILINEAR	100'	100.00'
	3	CURVE/REAR	60'	81.00'
	4	RECTILINEAR	100'	100.00'
	5	CURVE/REAR	60'	130.00'
	6	CURVE/REAR	60'	130.00'
	7	RECTILINEAR	100'	100.00'
	8	CURVE/REAR	60'	140.00'
	9	RECTILINEAR	100'	100.00'

RECEIVED
202-803
JUL 10 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

34

FORD, ARMENTEROS & MARCUS, INC.
5000 S.W. 75th AVENUE, 3rd FLOOR
MIAMI, FLORIDA 33155
PH. (305) 670-9970
FAX (305) 666-9966
L.B. No. 6557

RECORD OF REVISION:

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

SITE PLAN

SITE PLAN, LOCATION MAP AND SITE DATA TABLE

Shores Development, Inc.

As Shown

06-26-03

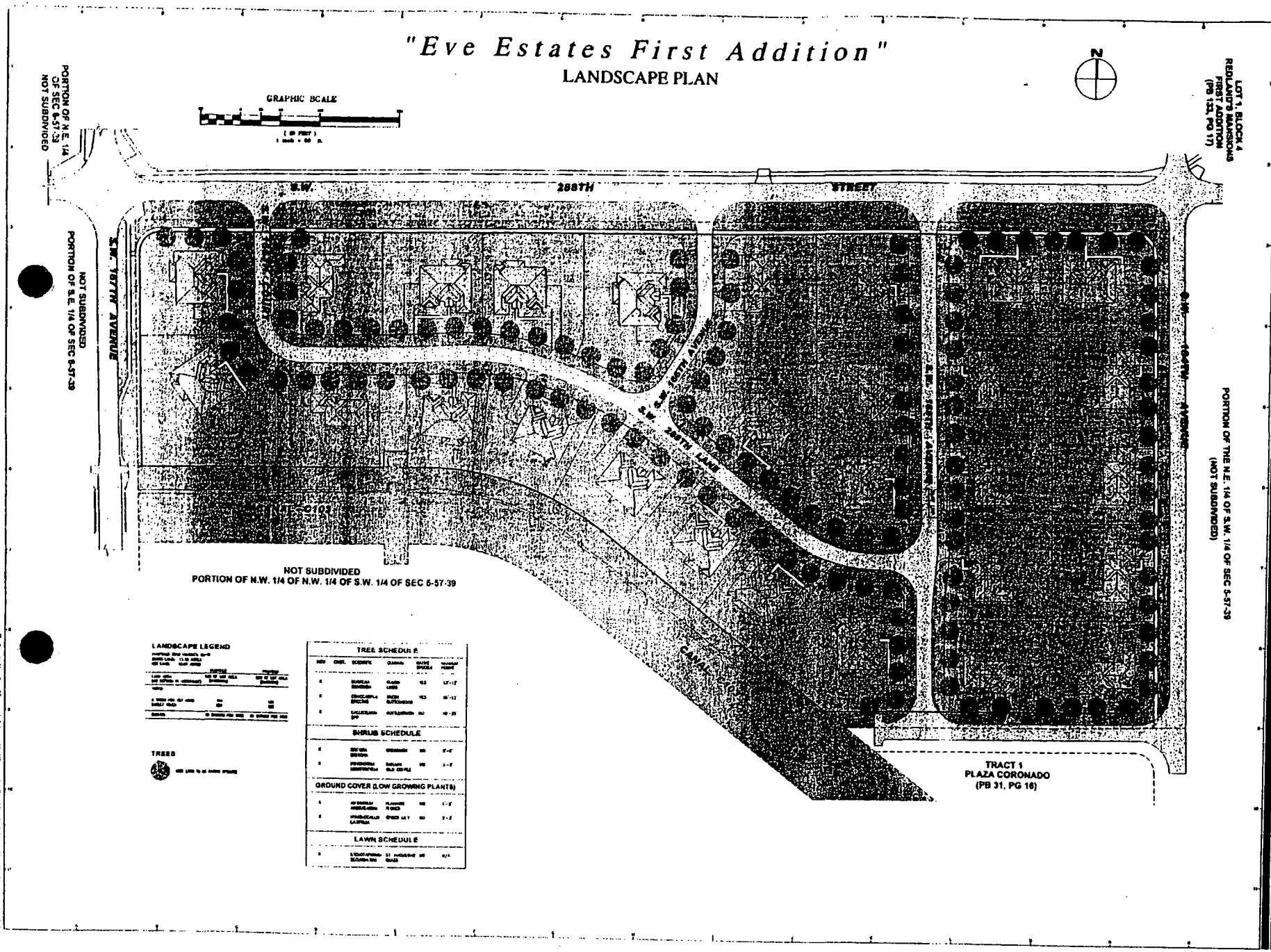
02-201

SP-1

35

"Eve Estates First Addition"

LANDSCAPE PLAN



LANDSCAPE LEGEND

	PROPOSED	PROVIDED
LAWN AREA (NO SOD WITHIN 10' OF HOUSE)	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

TREES

[illegible]

TREE SCHEDULE

KEY	QUAN.	BOTANICAL	COMMON	SIZE	MAXIMUM HEIGHT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SHRUB SCHEDULE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GROUND COVER (LOW GROWING PLANTS)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LAWN SCHEDULE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY
[illegible]	[illegible]	[illegible]	[illegible]

EVE ESTATES FIRST ADDITION

SITE PLAN

LANDSCAPE PLAN AND LEGEND

Shores Development, Inc.

[illegible]

As Shown

J. Lopez

[illegible]

08-28-03

02-201

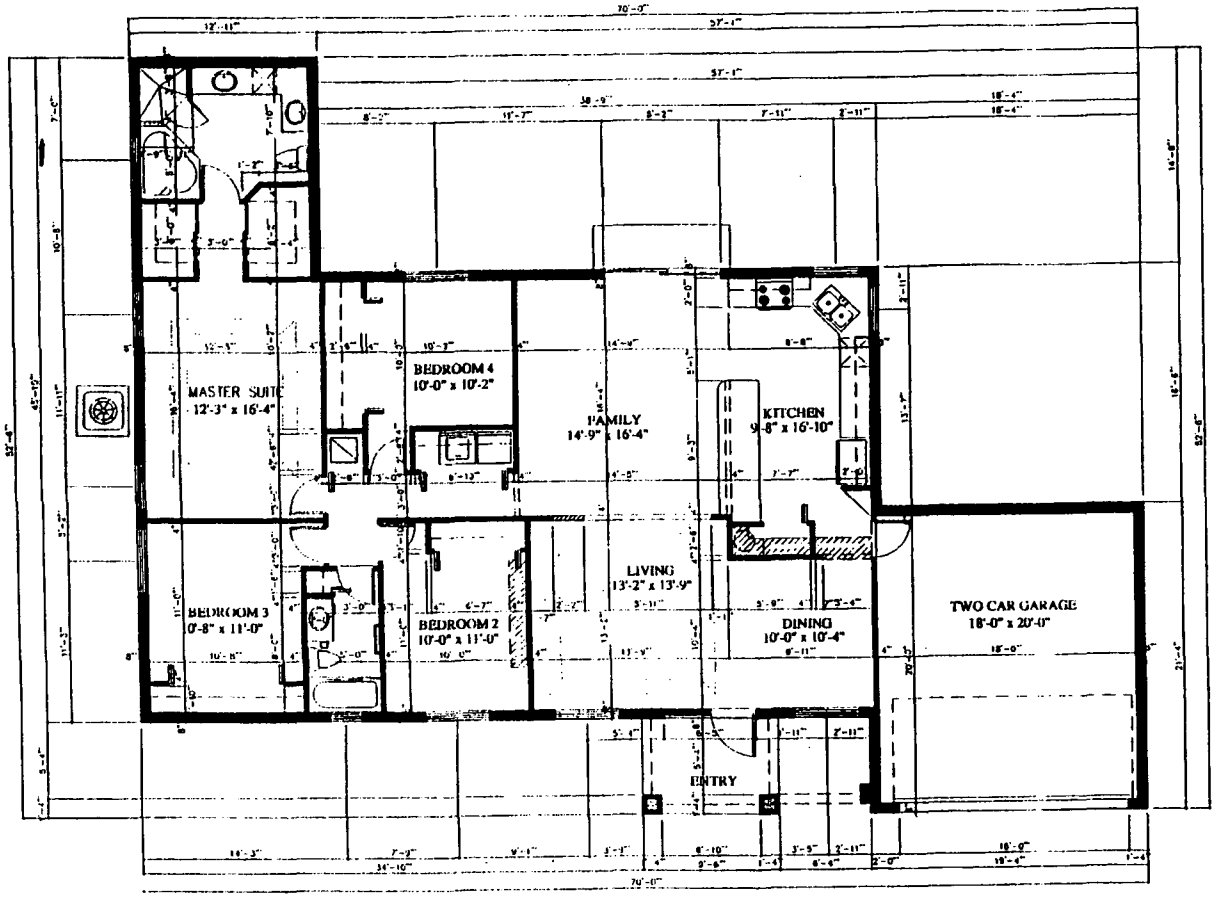
L-1

[illegible]

36

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "PICASSO"



MODEL "PICASSO"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

SITE PLAN

ARCHITECTURAL PLAN - MODEL "PICASSO" - FLOOR PLAN

Shores Development, Inc.

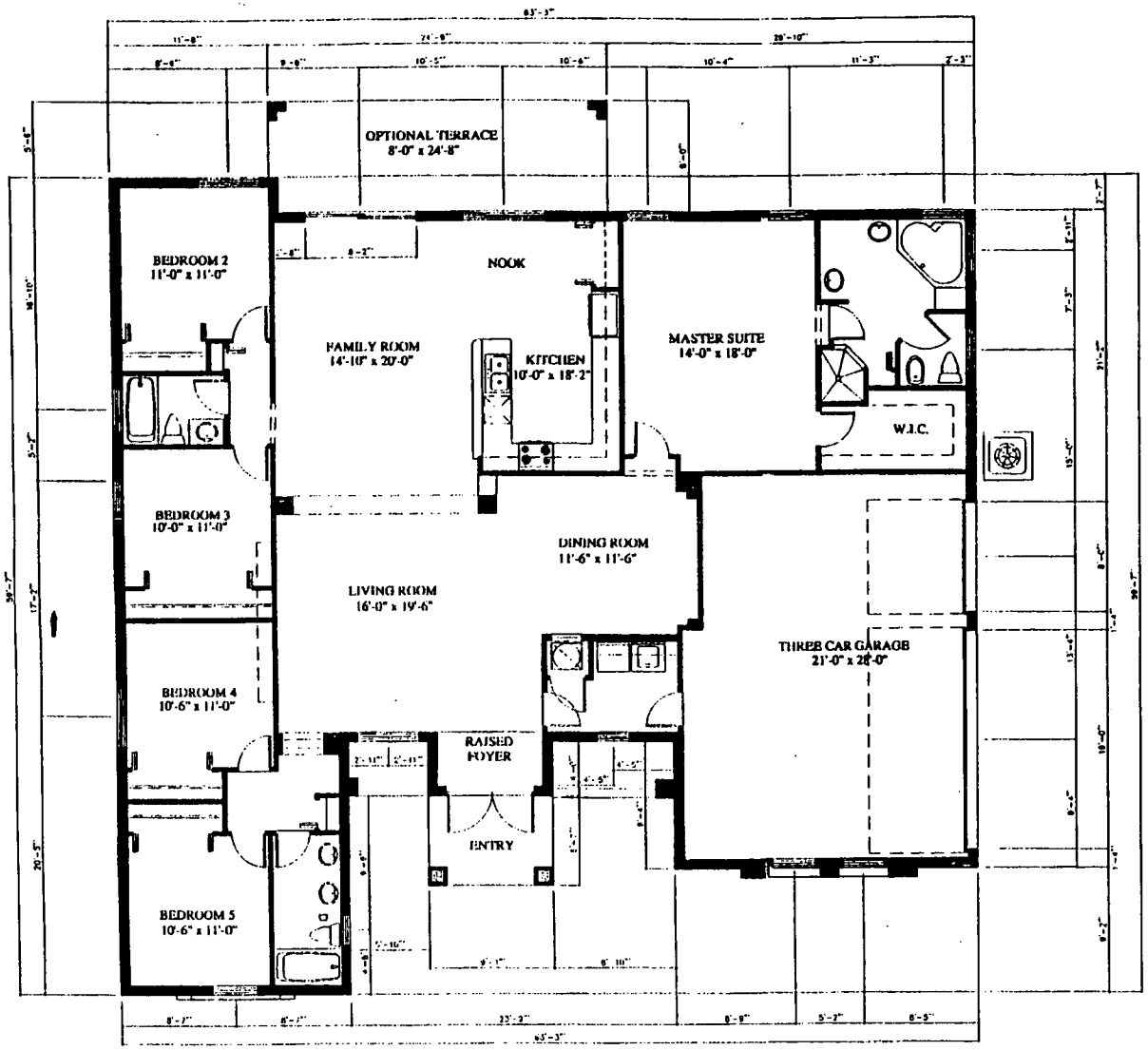
1/4" = 1'-0"

02-201

A-1

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "RENOIR"



MODEL "RENOIR"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

37

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

SITE PLAN

ARCHITECTURAL PLAN - MODEL "RENOIR" - FLOOR PLAN

Shores Development, Inc.

1/4" = 1'-0"

J. Lewis

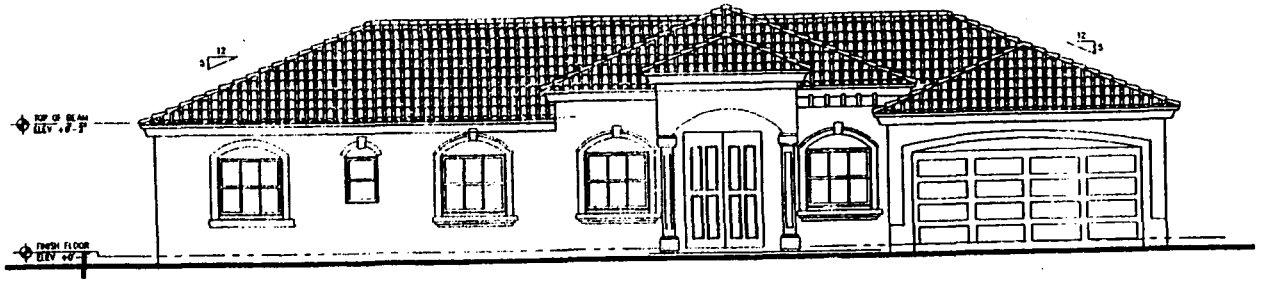
02-201

A-2

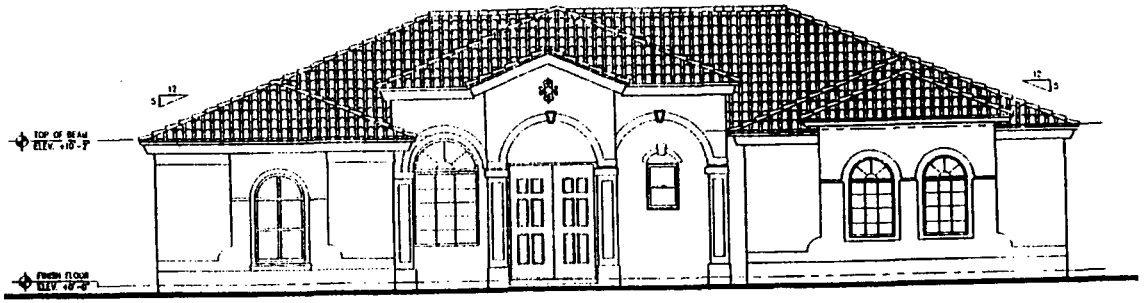
38

"Eve Estates First Addition"

ARCHITECTURAL PLAN - ELEVATIONS



MODEL "PICASSO"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "RENOIR"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

EVE ESTATES FIRST ADDITION

SITE PLAN

ARCHITECTURAL PLAN - ELEVATIONS

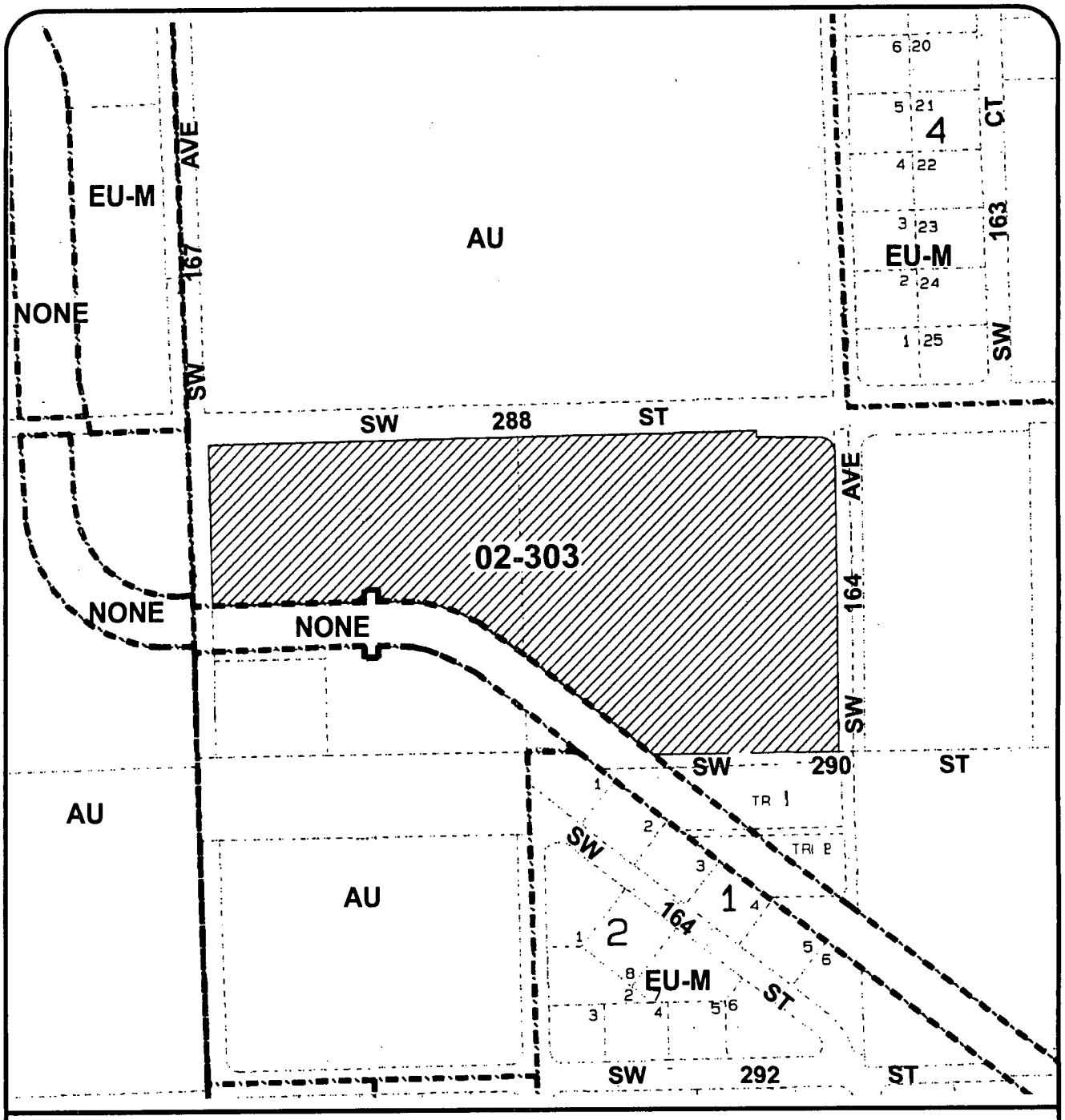
Shores Development, Inc.

1/4" = 1'-0"

J. Lopez

02-201

A-3



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

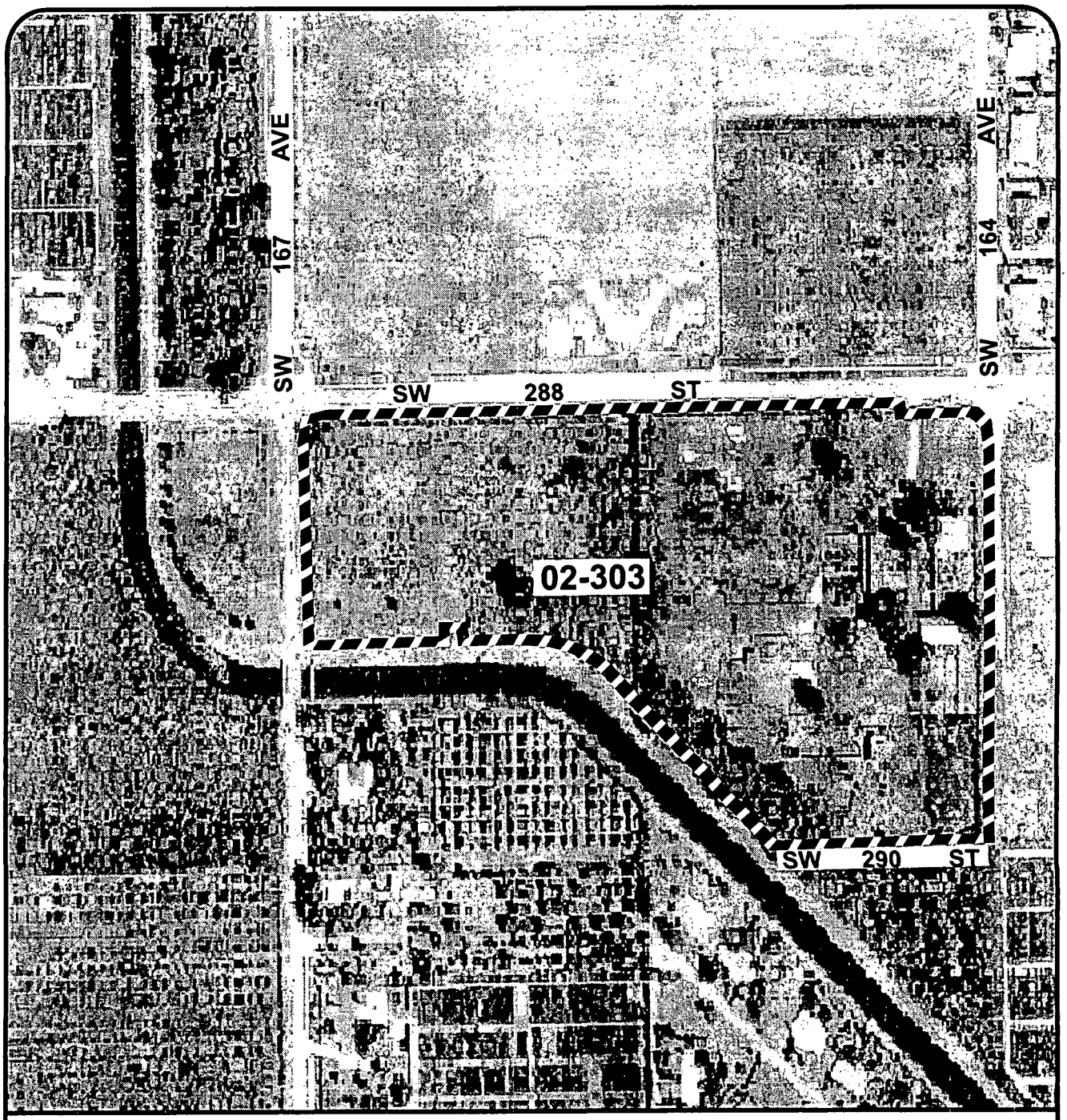
SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: 1:300'

MIAMI-DADE

39

G: ZONING DRAFTING. 02-303. 10/02



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 02-303. 10/02

ADDENDA TO KIT FOR

ITEM 2. #02-303

ROBERT CARTER, TRUSTEE, AND DAMAAJ INTERNATIONAL, INC.

BCC MEETING

0N

JULY 24, 2003

(Note-BCC-7-24-03AddRev2)

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

July 9, 2003

ENFORCEMENT HISTORY

APPLICANT: Robert L. Carter, Trustee and Damaaj International, Inc.

ADDRESS: Southwest corner of southwest 164th Avenue and southwest 288th Street. Folio nos. 3079050000280 and 3079050000330

HEARING NUMBER: 02-303

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

Prepared by: Phillippa T. Gordon
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902

C. ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC.
(Applicant)

03-4-CZ14-1 (02-303)
Area 14/District 9
Hearing Date: 5/29/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☑/ lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Shores Development, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Carter, Trustee, Et Al.	Southwest corner of SW 164 AVE and SW 288 ST (Biscayne DR), Miami-Dade County, Fla.
APPLICANT	**ADDRESS**
05/29/2003	02-303
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No violations as of April 11, 2003

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

Applicant Name: ROBERT CARTER, TRUSTEE, AND DAMAAJ INTERNATIONAL, INC.

Representative: Leila Batties

Objectors: None

Hearing No. 03-4-CZ14-1 (02-303)

Hearing Date: April 30, 2003

Resolution No. CZAB14-____-03

Motion:

Per Department _____

Per DIC _____

Approved as Requested _____

Denied Without Prejudice _____

Denied With Prejudice _____

Standard Conditions: _____

Deferred to: May 29, 2003

Withdrawal _____

Other: To reach the mortgagee so the mortgagee can sign off on the covenant.

Revised plans accepted? YES _____ _____

Covenant accepted? YES _____ _____

	Yes	No	Absent
Samuel L. Ballinger	X		
Mabel G. Dijkstra			X
Don Jones S	X		
Curtis Lawrence			X
Charlie McGarey M	X		
Dr. Pat Wade	X		
Wilbur B. Bell	X		

VOTE: 5 TO 0

EXHIBITS: YES ____ NO X **County Attorney:** Stephen Stieglitz

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

APPLICANT: Robert Carter, Trustee, et al. **PH:** Z02-303 (03-4-CZ14-7)

SECTION: 05-57-39 **DATE:** May 29, 2003

COMMISSION DISTRICT: 9 **ITEM NO.:** C

==========

A. INTRODUCTION

- **REQUEST:**

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified District.

- **LOCATION:**

  Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

- **SIZE:** 13.1 ± acres.

- **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):

1. 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.

2. Exceptions to the minimums may exist outside transportation ortransit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; single family residence, barn and vacant	Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: AU; vacant parcel and a new grove	Residential, 1 to 2.5 dua
SOUTH: AU; canal	Residential, 2.5 to 6 dua
EAST: AU; grove	Residential, 2.5 to 6 dua
WEST: AU; vacant	Environmentally Protected Park

The subject property is irregular in shape and bounded on the south by a canal, S.W. 288 Street is located to the north, and S.W. 164 Avenue is located to the east. EU-M zoned property is located to the south, across the canal, and is also located to the northeast and to the northwest. Environmentally protected park land is located to the west.

E. SITE AND BUILDINGS:

Site Plan Review:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on

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

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**14 students**

H. ANALYSIS:

This application was deferred from the April 30, 2003 meeting of Community Zoning Appeals Board – 14 at the applicant's request to provide additional time to complete the covenant. The applicants are seeking to rezone the property from AU, Agricultural District, to EU-M, Estate Modified District. Said property is located at the southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Pubic Works Department has stated that that this application meets traffic concurrency criteria for an initial development order. It will generate 29 PM daily peak hour vehicle trips, which will not exceed the acceptable levels of service, which are "A", "B", and "D", for affected roadways. **The Public Works Department**, therefore, has **no objections** to this application. Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional 14 students into the area's public schools.

This application would permit the applicant to provide additional housing for the community. The Comprehensive Development Master Plan designates this site for Low Density residential use which permits a minimum density of 2.5 units and a maximum density of 6 units per gross acre for a maximum development of 78 residential units on this 13.1 acre site. The subject property is irregularly shaped and the applicants have stated that to comply with EU-M standards, which require a minimum lot area of 15,000 square feet and a minimum frontage of 120', only 20 single family residences could be constructed on the eastern 9.35 acre portion of the subject property, which is identified for residential development on a plan which has been submitted by the applicant. The applicant has also stated that two (2) Severable Use Rights (S.U.R.s) will be utilized to

increase the total number of developable lots to 22. The western 3.5 acre portion of the subject property is identified on the aforementioned plan as a future school site. The applicants intend to submit a covenant in connection with said plan and states that the owner agrees to reserve a 3.5 acre "Charter School Site" for the construction and operation of a Charter School and that until all of the required approvals for the Charter School have been granted the owner will maintain the Charter School site as open green space. The covenant also states that in the event that the Charter School is not approved by all of the appropriate agencies, the Charter School site will remain as private open green space. Large areas of EU-M zoning exist to the south of the canal which abuts most of the southern boundary of the subject site, and to the north and to the northeast of the subject site. The approval of EU-M zoning for the subject property will be **consistent** with the Master Plan and **compatible** with the neighboring area. Accordingly, staff supports this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

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

J. **CONDITIONS**: None.

DATE INSPECTED: 04/02/03
DATE TYPED: 04/02/03, 05/05/03
DATE REVISED: 05/05/03,05/22/03
DATE FINALIZED: 05/22/03
DO'QW:AJT:MTF:REM:DBM

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

MIAMI-DADE

MEMORANDUM

DERM

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

RECEIVED
NOV 26 2002
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

DATE: November 13, 2002

SUBJECT: C-14 #Z2002000303
Robert Carter, Trustee
SWC of SW 164th Avenue and SW 288th Street
DBC from AU to RU-1
(AU) (13.10 Ac.)
05-57-39

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

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

Potable Water Supply and Wastewater Disposal:
Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

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

8

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. 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 prior to development of site and landscaping plans.

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

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

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

PH# 02-303
CZAB-14
Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Robert Carter, Trustee, Et Al

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **29 PM** daily peak hour vehicle trips. The traffic distributions 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
9212	Krome Ave. n/o SW 288 St.	A	A
F-8	S. Dixie Hwy. s/o SW 232 St.	B	B
9932	SW 288 St. w/o US-1	D	D
F-545	S. Dixie Hwy. n/o SW 308 St.	A	A

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

Raul A. Pino, P.L.S.
APR. 22 2003
Date

MIAMI-DADE FIRE RESCUE DEPARTMENT

C-14

C-14

ZONING COMMENTS

Hearing Number: 02-303

Service Impact: ☑ Yes ☐ No

Plans: ☑ Yes ☐ No Request: NO PAPERWORK

Location: SWC SW 288 ST. & SW 164 AVE.

Recommendation: No objection ✓
No objection with condition(s) ____ *
Denial ____

*

Estimated number of alarms generated annually by application: 5

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

Station District 6 Grid 2554 DU/SF 22 Occupancy Type 1

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

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed

☐ None

ACCESS:
Description of Concern(s):

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

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: May 12, 2003

Revised 4/18/02

11

Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

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

Superintendent of Schools
Merrett R. Stierheim

May 15, 2003

RECEIVED
MAY 20 2003
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY

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

Re: Robert Carter, Trustee, et al. - Application No. 02-303 (CC14)
Southwest Corner of SW 164 Avenue and SW 288 Street
Revised

Dear Ms. Myers:

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

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Leisure City Elemiddle School and South Dade Senior High School currently operating at 176% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Leisure City Elemiddle School to 177% (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 2, 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 School District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has advised the School District that they will be proffering a covenant to Miami-Dade County in order to set aside a 3.5-acre site for the construction of a 450-student station charter school.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Avenue; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

12

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 23-unit development is estimated to generate approximately $56,304 ($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-1066
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil
Mr. Juan Mayol

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-303, Robert Carter Trustee, et al (CC14)

REQUEST: Zoning change from AU to EU-M

ACRES: 13.1± acres

LOCATION: Southwest Corner of SW 164 Avenue and SW 288 Street

NUMBER OF UNITS: 21 additional units (2 units currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 14 additional students*

ELEMENTARY: 6

MIDDLE: 4

SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMIDDLE: Leisure City Elemiddle - 14950 SW 288 St.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Leisure City Elemiddle	1841/ 1851*	999	184%/ 185%*	45	**176%/ 177%***
South Dade Sr.	2824/ 2828*	1871	151%/ 151%*	283	**131%/ 131%***

* includes proposed development

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

Leisure City Elemiddle:

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:	Before/After School Care
Lunch schedule:	Begins at 9:50 a.m.
Non-instructional space utilized for instructional purposes:	Media Center and Cafeteria
Teachers required to float/travel:	Art, Music, Spanish, ESE, Science, Language Arts, Reading, Gifted, Social Studies and ESOL

South Dade Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements in the past school year:	Media Center
Recognition for Academic Achievement:	FL School Recognition Program
Special Programs:	Vocational Classes
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office
Teachers required to float/travel:	Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

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

School	Status	Occupancy Date
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

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

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $81,662.

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

ELEMENTARY	6	x	$ 13,185	=	$ 79,110
MIDDLE	4	x	$ 15,118	=	$ 60,472
SENIOR	4	x	$ 20,005	=	$ 80,020
Total Potential Capital Cost					$219,602

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

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

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council Date	Approved/ Denied/ Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

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

17

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

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

18

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

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

19

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

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12252	1130	13382	9273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	149%
TOTAL	32680	2089	34769	23561	1727	137%

20

REV. 4-10-03

CHARTER SCHOOLS
2002-2003

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	36	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
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	190	210	230	6-8	IV	2

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			
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	600	600	600	K-5	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	400	400	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-2	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-7	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
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

23

(Rev. 3/21/03)

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

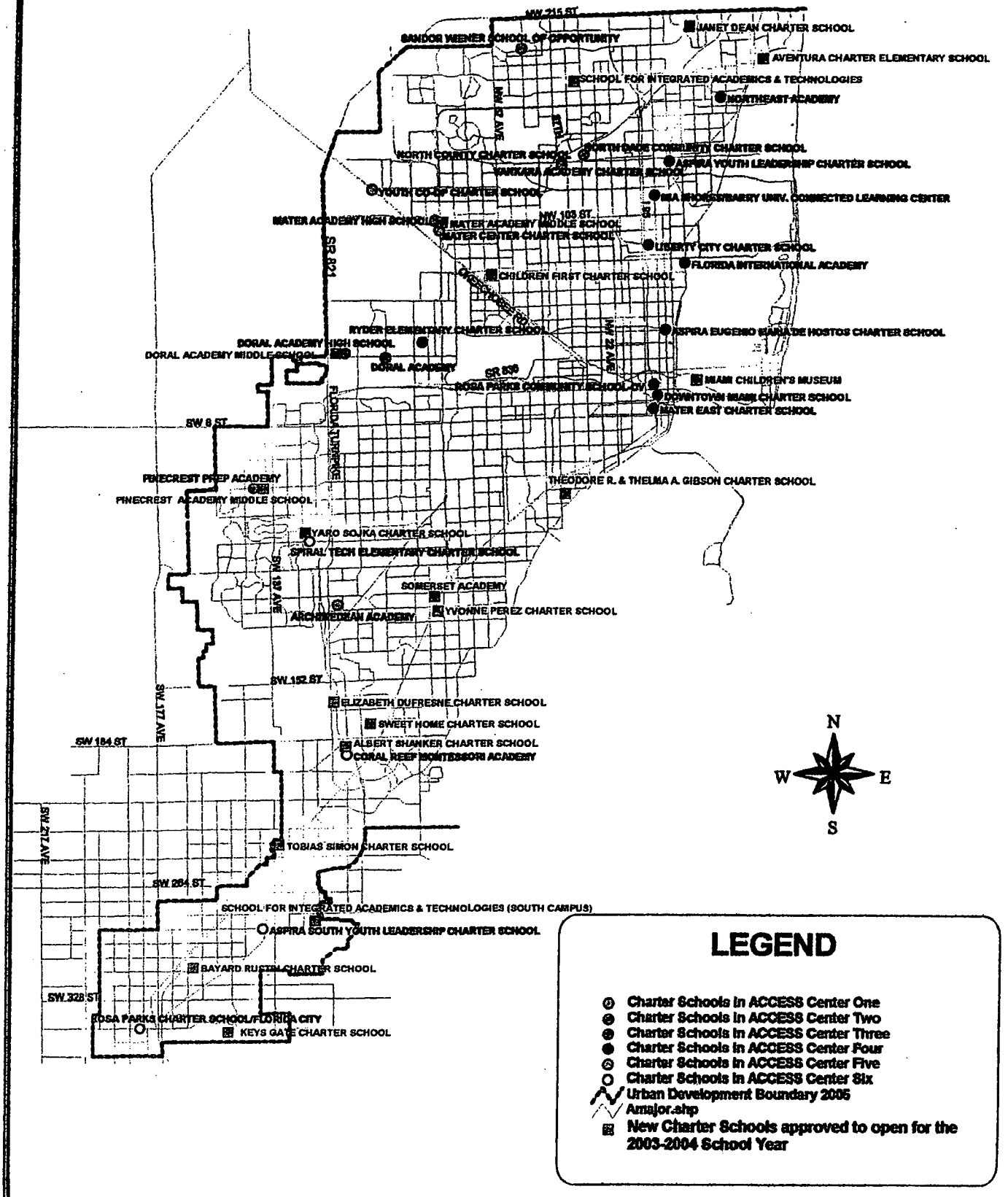
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) *(A school 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	1,200	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	150	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	200	300	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	350	350	350	K-5	K-5	IV
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	600	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	1,200	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	100	775	1,075	Kindergarten	K-8	V

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	1,000	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	1,600	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	800	900	900	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



DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

DAMAAJ INT. INC

NAME, ADDRESS, AND OFFICE	Percentage of Stock
Gonzalo M. Lage, President	100%
6500 N.W. 72 Avenue, Miami, FL. 33166	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____
(Applicant) GONZALO M. LAGE

Sworn to and subscribed before me,

this 28 day of September, 2002

(SEAL)

Notary Public, State of Florida at Large

ALINA G. MONTERINO
Notary Public - State of Florida
My Commission Expires Mar 7, 2005
Commission # CC979011

My Commission Expires:

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)	Percentage of Interest
Shores Development, Inc.	100%
Wayne Rosen, Pres., Sec., Dir., Stockholder	
441 Valencia Ave, Suite 701 Coral Gables, FL 33134	

Date of contract: AUGUST 16, 2002

DISCLOSURE OF INTEREST*

~~If the property which is the subject of the application is owned~~ or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE	Percentage of Stock
	N/A

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest
* ROBERT L. CARTER, Trustee	100 %
P.O. BOX 307, MARLOW, OK 73055	

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: Robert L Carter
(Applicant)

Sworn to and subscribed before me,

this 10th day of September, ~~19~~ 2002

(SEAL)

Carla J. Edgar
Notary Public, State of ~~Florida at Large~~ Oklahoma
#99018756

My Commission Expires: 11/18/03

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

31

"Eve Estates First Addition"

SITE PLAN

GRAPHIC SCALE

SOUTH DADE COUNTY
SENIOR HIGH SCHOOL AND PLAYGROUND
SCHOOL NO. 238

S.W. 288TH STREET

PORTION OF N.E. 1/4 OF SEC 5-57-39 NOT SUBDIVIDED

NOT SUBDIVIDED
PORTION OF S.E. 1/4 OF SEC 5-57-39

S.W. 169TH AVENUE

FUTURE SCHOOL SITE
(NOT A PART)
Net Area = 152,541.84 Sq. Ft. or 3.50 Acres
Gross Area = 161,888.39 Sq. Ft. or 3.72 Acres

CANAL - C103

NOT SUBDIVIDED
PORTION OF N.W. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF SEC 5-57-39

S.W. 288TH TERRACE

S.W. 168TH AVENUE

R=355.00'
Δ=11°03'16"
A=68.38'

CANAL - C103

LOT 1, BLOCK 4
REPLAND'S MANSIONS
FIRST ADDITION
(PB 131, PG 14)

PORTION OF THE N.E. 1/4 OF S.W. 1/4 OF SEC 5-57-39
(NOT SUBDIVIDED)

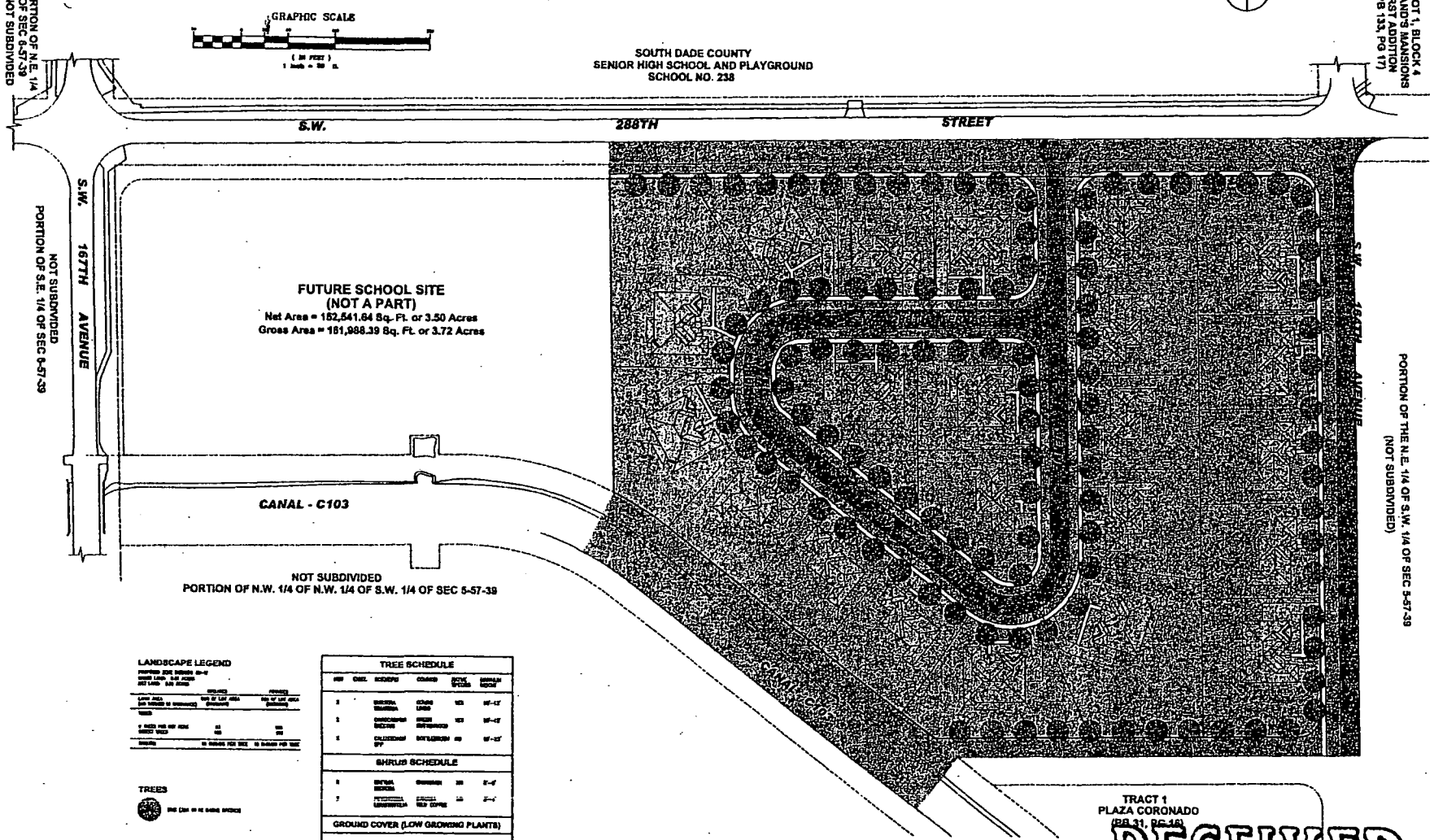
TRACT 1
PLAZA CORONADO
(PB 31, PG 16)

SITE DATA TABLE:

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

"Eve Estates First Addition"

LANDSCAPE PLAN



LANDSCAPE LEGEND

TREES

TREE SCHEDULE					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SHRUB SCHEDULE					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GROUND COVER (LOW GROWING PLANTS)					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
LAWN SCHEDULE					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

32

FORD, ARMENTEROS & HAWLEY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 470-2803
L.B. No. 6567

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	3-25-03	ZONING HEARING SECTION COMMENTS	JL	DA
2	4-21-03	DEPT. OF PUBLIC WORKS COMMENTS	JL	DA

EVE ESTATES FIRST ADDITION

SITE PLAN

LANDSCAPE PLAN AND LEGEND

Shores Development, Inc.

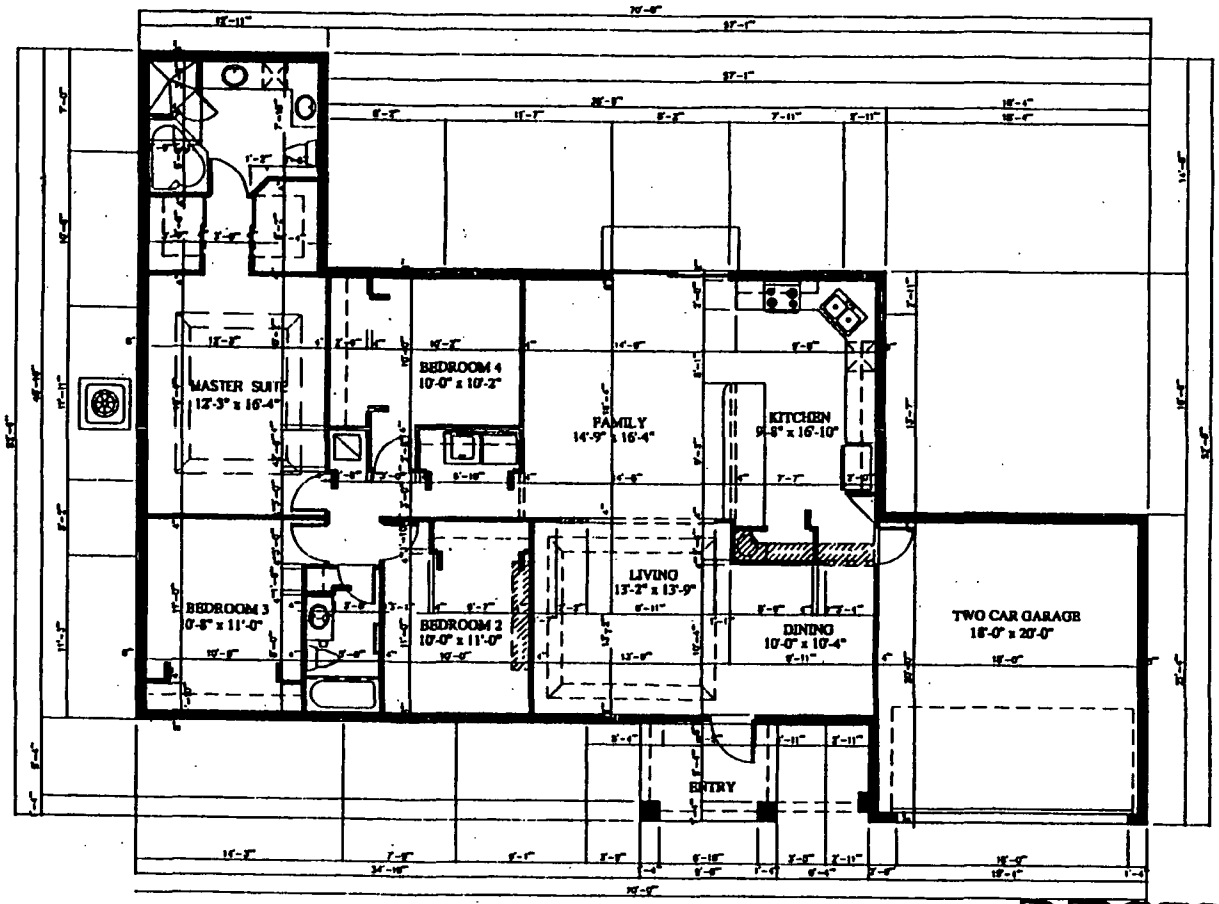
PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

SCALE: As Shown
DRAWN BY: J. Lopez
DATE: 02-28-03
PROJECT NO. 02-201
SHEET: L-1

33

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "PICASSO"



MODEL "PICASSO"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

EVE ESTATES FIRST ADDITION

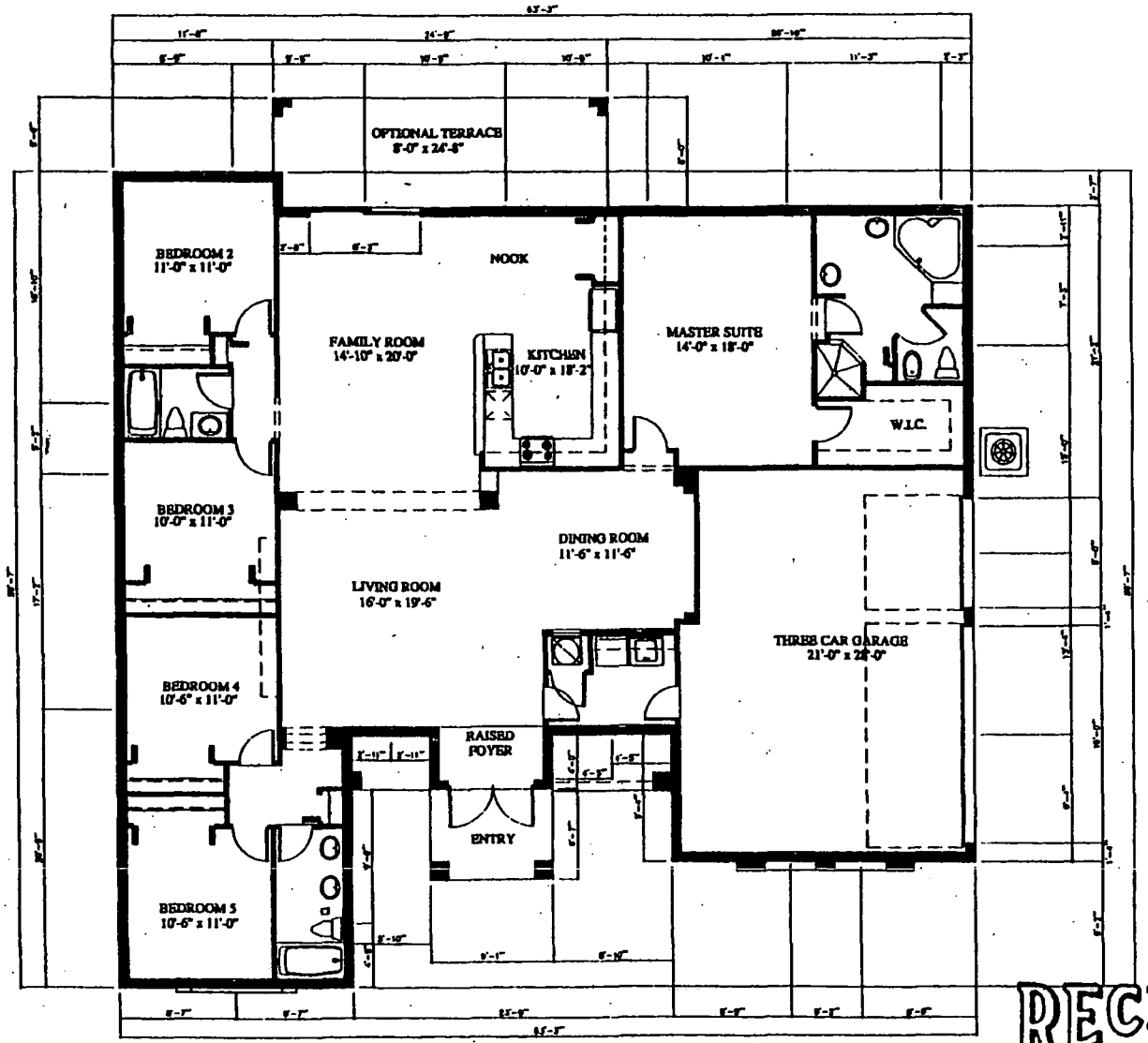
SITE PLAN
ARCHITECTURAL PLAN - MODEL "PICASSO" - FLOOR PLAN
Shores Development, Inc.

02-201

A-1

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "RENOIR"



MODEL "RENOIR"

FLOOR PLAN

SCALE: 1/4" = 1'-0"

RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

34

EVE ESTATES FIRST ADDITION

SITE PLAN

ARCHITECTURAL PLAN - MODEL "RENOIR" - FLOOR PLAN

Stories Development, Inc.

02-201

A-2

35

"Eve Estates First Addition"

ARCHITECTURAL PLAN - ELEVATIONS

MODEL "PICASSO"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MODEL "RENOIR"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECORD OF REVISION

EVE ESTATES FIRST ADDITION

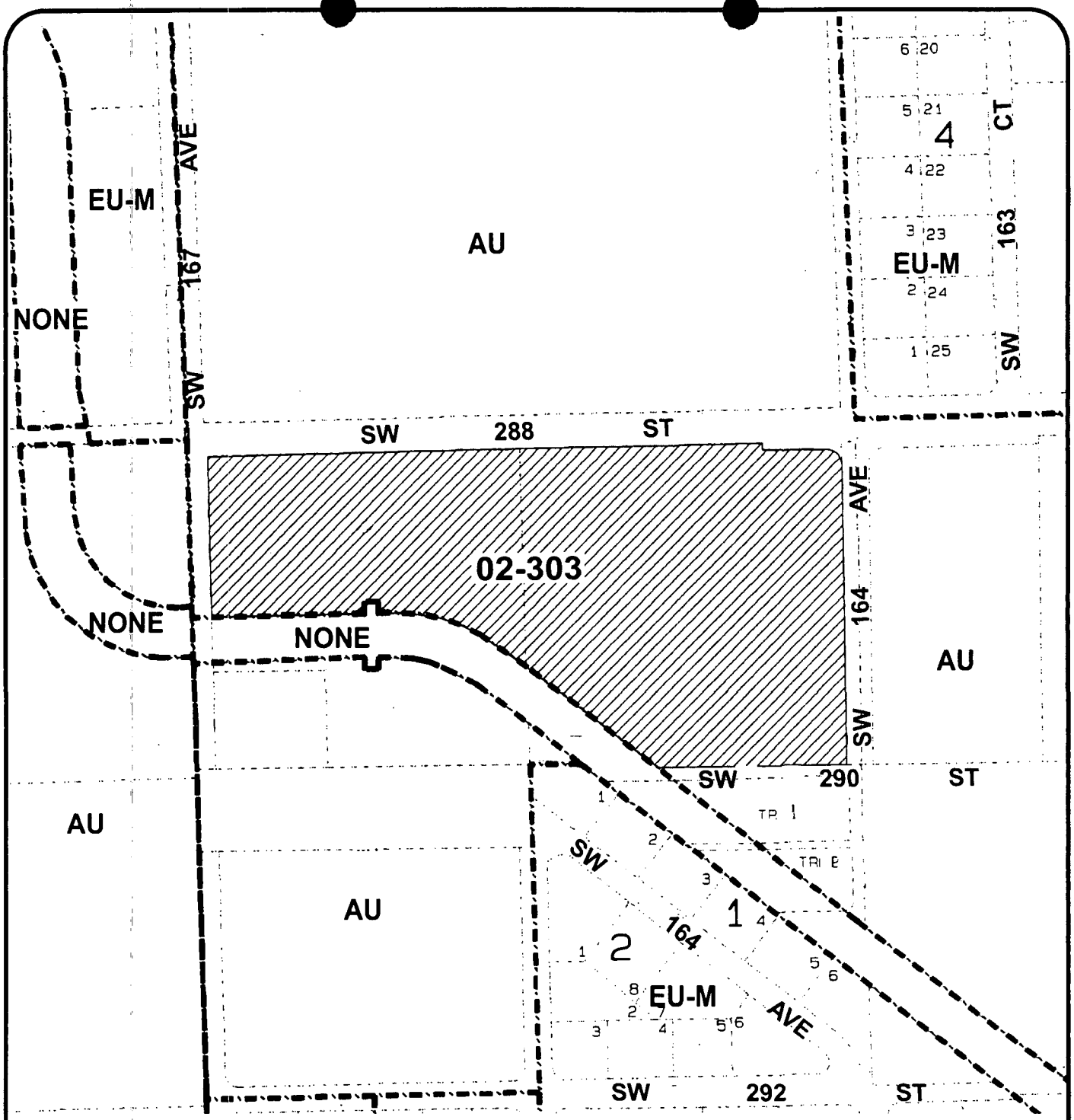
SITE PLAN

ARCHITECTURAL PLAN - ELEVATIONS

Shores Development, Inc.

02-201

A-3



MIAMI-DADE COUNTY

HEARING MAP

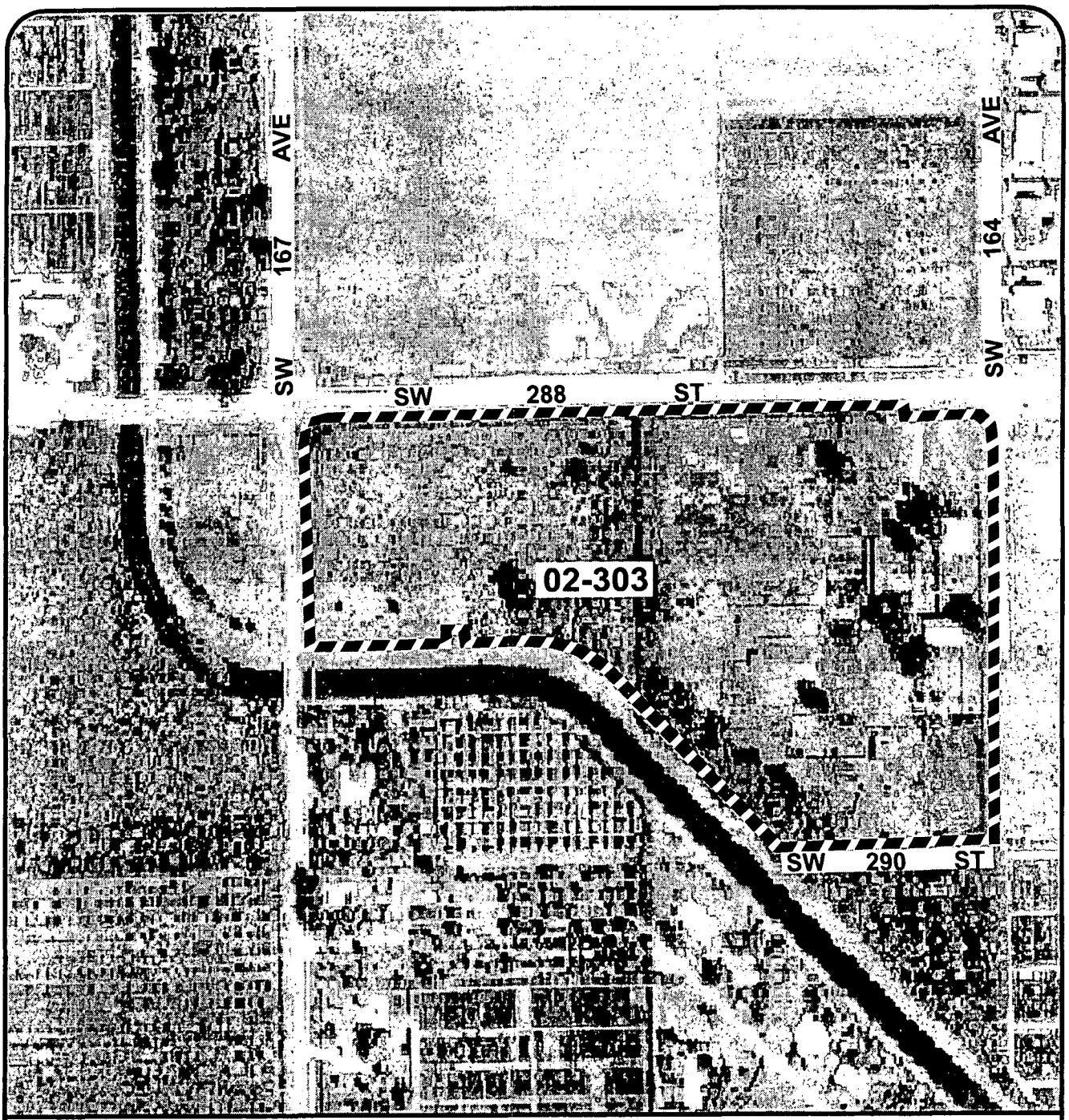
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 05 Township: 57 Range: 39
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: 1:300'

MIAMI-DADE 36

G: ZONING DRAFTING. 02-303. 10/02



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 02-303. 10/02

1. ROBERT CARTER, TRUSTEE AND DAMAAJ INTERNATIONAL, INC.
(Applicant)

03-4-CZ14-1 (02-303)
Area 14/District 9
Hearing Date: 4/30/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☑/ lease ☐ the property predicated on the approval of the zoning request? Yes ☑ No ☐

If so, who are the interested parties? Shores Development, Inc.

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Robert Carter, Trustee, Et Al.	Southwest corner of SW 164 AVE and SW 288 ST (Biscayne DR), Miami-Dade County, Fla.
APPLICANT	**ADDRESS**
04/30/03	02-303
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No violations as of April 11, 2003

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

APPLICANT: Robert Carter, Trustee, et al. **PH:** Z02-303 (03-4-CZ14-7)

SECTION: 05-57-39 **DATE:** April 30, 2003

COMMISSION DISTRICT: 9 **ITEM NO.:** 1

==========

A. INTRODUCTION

- **REQUEST:**

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-M, Estate Modified District.

- **LOCATION:**

  Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

- **SIZE:** 13.1 ± acres.

- **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):

1. 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.

2. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; single family residence, barn and vacant	Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: AU; vacant parcel and a new grove	Residential, 1 to 2.5 dua
SOUTH: AU; canal	Residential, 2.5 to 6 dua
EAST: AU; grove	Residential, 2.5 to 6 dua
WEST: AU; vacant	Environmentally Protected Park

The subject property is irregular in shape and bounded on the south by a canal, S.W. 288 Street is located to the north, and S.W. 164 Avenue is located to the east. EU-M zoned property is located to the south, across the canal, and is also located to the northeast and to the northwest. Environmentally protected park land is located to the west.

E. SITE AND BUILDINGS:

Site Plan Review:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on

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

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**14 students**

H. ANALYSIS:

The applicants are seeking to rezone the property from AU, Agricultural District, to EU-M, Estate Modified District. Said property is located at the southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Pubic Works Department has stated that that this application meets traffic concurrency criteria for an initial development order. It will generate 29 PM daily peak hour vehicle trips, which will not exceed the acceptable levels of service, which are "A", "B", and "D", for affected roadways. **The Public Works Department**, therefore, has **no objections** to this application. Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional 14 students into the area's public schools.

This application would permit the applicant to provide additional housing for the community. The Comprehensive Development Master Plan designates this site for Low Density residential use which permits a minimum density of 2.5 units and a maximum density of 6 units per gross acre for a maximum development of 78 residential units on this 13.1 acre site. The subject property is irregularly shaped and the applicants have stated that to comply with EU-M standards, which require a minimum lot area of 15,000 square feet and a minimum frontage of 120', only 20 single family residences could be constructed on the eastern 9.35 acre portion of the subject property, which is identified for residential development on a plan which has been submitted by the applicant. The applicant has also stated that three (3) Severable Use Rights (S.U.R.s) will be utilized to increase the total number of developable lots to 23. The western 3.5 acre portion of the subject property is identified on the aforementioned plan as a future school site. The

applicants intend to submit a covenant in connection with said plan and states that the owner agrees to reserve a 3.5 acre "Charter School Site" for the construction and operation of a Charter School and that until all of the required approvals for the Charter School have been granted the owner will maintain the Charter School site as open green space. The covenant also states that in the event that the Charter School is not approved by all of the appropriate agencies, the Charter School site will remain as private open green space. Large areas of EU-M zoning exist to the south of the canal which abuts most of the southern boundary of the subject site, and to the north and to the northeast of the subject site. The approval of EU-M zoning for the subject property will be **consistent** with the Master Plan and **compatible** with the neighboring area. Accordingly, staff supports this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

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

J. **CONDITIONS**: None.

DATE INSPECTED: 04/02/03
DATE TYPED: 04/02/03
DATE REVISED:
DATE FINALIZED: 04/23/03
DO'QW:AJT:MTF:REM:DBM

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

MIAMI-DADE

MEMORANDUM

DERM

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

RECEIVED
NOV 26 2002
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

DATE: November 13, 2002

SUBJECT: C-14 #Z2002000303
Robert Carter, Trustee
SWC of SW 164th Avenue and SW 288th Street
DBC from AU to RU-1
(AU) (13.10 Ac.)
05-57-39

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

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

Potable Water Supply and Wastewater Disposal:
Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. 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 prior to development of site and landscaping plans.

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

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

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

PH# 02-303
CZAB-14
Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Robert Carter, Trustee, Et Al

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **29 PM** daily peak hour vehicle trips. The traffic distributions 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
9212	Krome Ave. n/o SW 288 St.	A	A
F-8	S. Dixie Hwy. s/o SW 232 St.	B	B
9932	SW 288 St. w/o US-1	D	D
F-545	S. Dixie Hwy. n/o SW 308 St.	A	A

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

Raul A. Pino, P.L.S.
APR. 22 2003
Date

MIAMI-DADE FIRE RESCUE DEPARTMENT

C-14 **ZONING COMMENTS** C-14

Hearing Number: 02-303

Service Impact: ☑ Yes ☐ No

Plans: ☑ Yes ☐ No Request: NO PAPERWORK

Location: SWC SW 164 AVE. & SW 288 ST.

Recommendation: No objection ✓
No objection with condition(s) ____ *
Denial ____

*

Estimated number of alarms generated annually by application: 6

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

Station District 6 Grid 2554 DU/SF 23 Occupancy Type 1

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

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

ACCESS:
Description of Concern(s):

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

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: March 25, 2003

Revised 4/18/02

Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

April 10, 2003

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

Superintendent of Schools
Merrett R. Stierheim

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

Re: Robert Carter, Trustee, et al. - Application No. 02-303 (CC14)
Southwest Corner of SW 164 Avenue and SW 288 Street

Dear Ms. Myers:

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

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Leisure City Elemiddle School and South Dade Senior High School currently operating at 176% and 131% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Leisure City Elemiddle School to 177% (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Avenue; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

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 for Community Council 14.

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 23-unit development is estimated to generate approximately $56,304 ($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-1066
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 02-303, Robert Carter Trustee, et al (CC14)
REQUEST:	Zoning change from AU to EU-M
ACRES:	13.1± acres
LOCATION:	Southwest Corner of SW 164 Avenue and SW 288 Street
NUMBER OF UNITS:	21 additional units (2 units currently permitted under existing zoning classification)
ESTIMATED STUDENT POPULATION:	14 additional students*
ELEMENTARY:	6
MIDDLE:	4
SENIOR:	4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMIDDLE:	Leisure City Elemiddle - 14950 SW 288 St.
SENIOR HIGH:	South Dade Senior - 28401 SW 167 Ave.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Leisure City Elemiddle	1841/ 1851*	999	184%/ 185%*	45	**176%/ 177%***
South Dade Sr.	2824/ 2828*	1871	151%/ 151%*	283	**131%/ 131%***

* includes proposed development

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

Leisure City Elemiddle:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	Before/After School Care
Lunch schedule:	Begins at 9:50 a.m.
Non-instructional space utilized for instructional purposes:	Media Center and Cafeteria
Teachers required to float/travel:	Art, Music, Spanish, ESE, Science, Language Arts, Reading, Gifted, Social Studies and ESOL

South Dade Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	Media Center
Recognition for Academic Achievement:	FL School Recognition Program
Special Programs:	Vocational Classes
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office
Teachers required to float/travel:	Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

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

School	Status	Occupancy Date
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

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

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $81,662.

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

ELEMENTARY	6	x	$ 13,185	=	$ 79,110
MIDDLE	4	x	$ 15,118	=	$ 60,472
SENIOR	4	x	$ 20,005	=	$ 80,020
Total Potential Capital Cost					$219,602

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

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

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

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

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

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

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

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12252	1130	13382	9273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	181%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	592	148%
TOTAL	32680	2089	34769	23561	1727	137%

Miami-Dade County Public Schools Charter Schools

Existing Charter School

1. ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
2. ASPIRA (North) Youth Leadership,13300 Memorial Highway, North Miami, FL 33161
3. ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
4. Coral Reef Montessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
5. Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
6. Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
7. Florida International Academy, 7630 Biscayne Boulevard, Miami,FL 33138
8. Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
9. Mater Center School, Inc., 7700 NW 98 Street, Hialeah Gardens, FL 33016
10. Mater Academy East, 417 SW 4 Avenue, Miami, FL 33130
11. M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
12. North County Charter School, 3400 NW 135 Street, Miami, FL 33054
13. Northeast Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
14. Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
15. Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
16. Rosa Parks Community School Overtown, 430 NW 9 Street, Miami, FL 33136
17. Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
18. Spiral Tech Elementary, 12400 SW 72 Street, Miami, FL 33183
19. Youth Co-Op, 12051 West Okeechobee Road,Hialeah Gardens, FL 33018
20. Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
36. Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
37. Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
38. North Dade Community Charter School, 13850 NW 28 Avenue, Opa-Locka, FL 33054
41. Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
42. Sandor Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miami, FL 33173

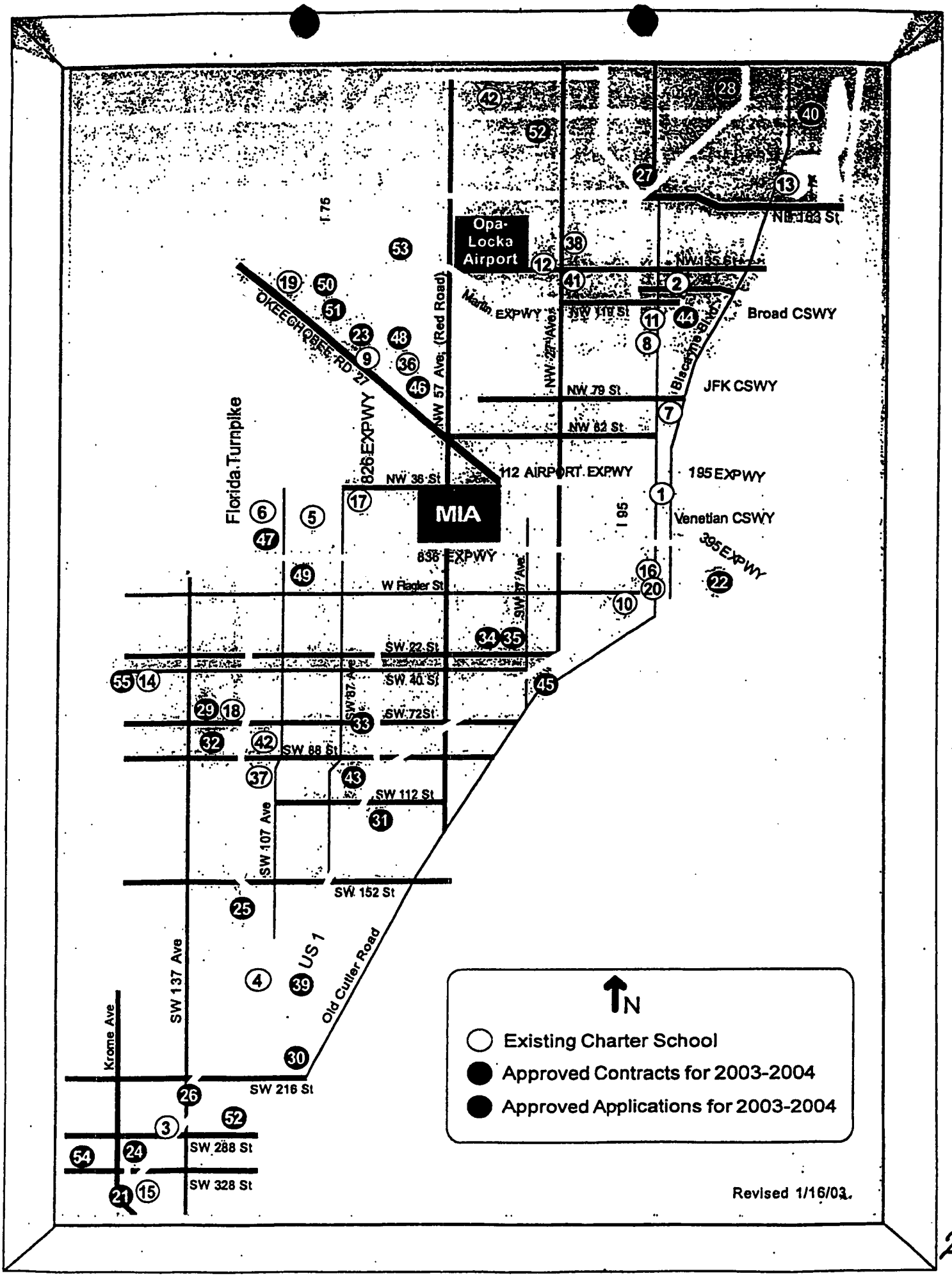
Approved Contracts for 2003-2004

21. Keys Gate Charter School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
22. Miami Children's Museum Charter School, Watson Island, FL
24. Bayard Rustin Charter School, SW 312 Street, east of SW 187 Avenue, Miami, FL 33033
26. Elizabeth du Fresne Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
26. Tobias Simon Charter School, 24400 SW 137 Avenue, Miami, FL 33032
28. Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Miami, FL 33179
29. Yaro Sojka Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
30. Albert Shanker Charter School, SE corner of Quail Roost Drive and Florida Turnpike, Miami, FL 33189
31. Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
32. Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
33. Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Miami, FL 33143
39. Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
40. Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
43. Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
45. Gibson Charter School, 3629 Grand Avenue, Miami, FL 33133

Approved Applications for 2003-2004

23. Stanley Axirod Charter School, 7901 NW 103 Street, Miami, FL 33016
27. Paul Cejas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, FL
34. Chancellor Charter School at Coral Gables, Downtown Coral Gables
35. Coral Gables Community Charter School, Downtown Coral Gables
44. Miami Shores Senior (location to be determined)
46. Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
47. Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
48. Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
49. Mater Academy South Charter School, Sweetwater area
50. Mater Gardens Academy Elementary School, Hialeah Gardens area
51. Mater Gardens Academy Middle School, Hialeah Gardens area
52. School for Integrated Academics and Technologies (SIATech)
    3050 NW 183 Street, Miami, FL 33056, and
    12350 SW 285 Street, Homestead, FL 33033
53. West Hialeah Academy, Hialeah area
54. Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
55. Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175

Mater Springs Academy Elementary School (location to be determined)
Mater Springs Academy Middle School (location to be determined)
Nova Southeastern University Charter Academy of Excellence (location to be determined)
Miami-Dade Charter Foundation (6 sites - locations to be determined)
Somerset Academy (8 sites - locations to be determined)


Opa-Locka Airport
MIA
I 75
OKEECHOBEE RD 27
NW 57 Ave. (Red Road)
Martin EXPWY
NW 27 Ave.
NW 119 St
NW 135 St
NE 163 St
Broad CSWY
Biscayne Blvd
JFK CSWY
NW 79 St
NW 62 St
112 AIRPORT EXPWY
195 EXPWY
Venetian CSWY
395 EXPWY
I 95
826 EXPWY
NW 36 St
Florida Turnpike
836 EXPWY
W Flagler St
SW 57 Ave.
SW 22 St
SW 40 St
SW 72 St
SW 87 Ave
SW 88 St
SW 112 St
SW 107 Ave
SW 152 St
US 1
Old Cutler Road
SW 137 Ave
Krome Ave
SW 216 St
SW 288 St
SW 328 St
N
Existing Charter School
Approved Contracts for 2003-2004
Approved Applications for 2003-2004
Revised 1/16/03

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

DAMARJ INT. INC

NAME, ADDRESS, AND OFFICE	Percentage of Stock
Gonzalo M. Lage, President	100%
6500 N.W. 72 Avenue, Miami, FL. 33166	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____
(Applicant) GONZALO M. LAGE

Sworn to and subscribed before me,

this 25 day of September, 2002

(SEAL)

Notary Public, State of Florida at Large

ALINA G. MONTESINO
Notary Public - State of Florida
My Commission Expires Mar 7, 2006
Commission # CC974011

My Commission Expires:

23

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)	Percentage of Interest
Shores Development, Inc.	100%
Wayne Rosen, Pres., Sec., Dir., Stockholder	
441 Valencia Ave, Suite 701 Coral Gables, FL 33134	

Date of contract: AUGUST 16, 2002

DISCLOSURE OF INTEREST*

~~If the property which is the subject of the application is owned~~ or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE	Percentage of Stock
	N/A

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS	Percentage of Interest
R ROBERT L. CARTER, Trustee	100 %
P.O. BOX 307, MARLOW, OK 73055	

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: Robert L Carter
(Applicant)

Sworn to and subscribed before me,

this 10th day of September, ~~19~~ 2002

(SEAL)

Carla J. Edgar
Notary Public, State of ~~Florida at Large~~ Oklahoma
#99018756

My Commission Expires: 11/18/03

26

* Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownerhip interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

REVISED 1/11/90

27

"Eve Estates First Addition"

SITE PLAN

GRAPHIC SCALE

SOUTH DADE COUNTY
SENIOR HIGH SCHOOL AND PLAYGROUND
SCHOOL NO. 238

S.W. 288TH STREET

PORTION OF N.E. 1/4 OF SEC 5-57-39 NOT SUBDIVIDED

LOT 1, BLOCK 4
REDLANDS MANSIONS FIRST ADDITION
(PB 133, PG 17)

NOT SUBDIVIDED
PORTION OF S.W. 1/4 OF SEC 5-57-39

S.W. 187TH AVENUE

FUTURE SCHOOL SITE
(NOT A PART)
Net Area = 152,541.84 Sq. Ft. or 3.50 Acres
Gross Area = 161,988.39 Sq. Ft. or 3.72 Acres

S.W. 288TH TERRACE

S.W. 187TH AVENUE

CANAL - C103

R=359.00'
Δ=11°03'16"
A=69.19'

NOT SUBDIVIDED
PORTION OF N.W. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF SEC 5-57-39

PORTION OF THE N.E. 1/4 OF S.W. 1/4 OF SEC 5-57-39
(NOT SUBDIVIDED)

TRACT 1
PLAZA CORONADO
(PB 31, PG 16)

S89°21'47"E 387.12'

SITE DATA TABLE:

EXISTING ZONING	AU
PROPOSED ZONING	BU-1A (SD) (SD)
GROSS AREA	4.19 AC. / 182,488 S.F.
PROPOSED PUBLIC/PRIVATE RIGHT-OF-WAY	0.47 AC. / 20,447 S.F.
NET AREA	3.72 AC. / 162,041 S.F.
TOTAL NO. OF LOTS	19
LOT AREA	
MIN. ALLOWABLE	0.5 AC. / 21,780 S.F.
MAX. ALLOWABLE	5 AC. / 217,800 S.F.
LOT DIMENSIONS	MINIMUM / PROVIDED
FRONTAGE	100' / 0
DEPTH	200' / 0
AREA	21,780 S.F. / 0
SETBACKS	MINIMUM / PROVIDED
FRONT	30' / 30'
SIDE (INTERIOR)	15' / 15'
SIDE (STREET)	15' / 15'
REAR	30' / 30'

Notes:
(1) S.D.U.A. required (See Miami-Dade County Plan of Gross GPA of 3).
(2) 50' min. Frontage Required and Provided for Corner Lots in BU-1A Zoning (Section 33-45 (NOTE 1) Miami-Dade County Zoning Code) (Short-cut Frontage Value Below for Guide)

DRAWING INDEX:

BOUNDARY SURVEY	S-1 OF 1
SITE PLAN - PROPOSED LAYOUT	SP-1 OF 2
SITE PLAN - DIMENSIONS DETAIL PLAN	SP-2 OF 2
LANDSCAPE PLAN & LEGEND	L-1 OF 1
ARCHITECTURAL PLAN - MODEL "PRIMARY"	A-1 OF 3
ARCHITECTURAL PLAN - MODEL "VENICE"	A-2 OF 3
ARCHITECTURAL PLAN - ELEVATIONS	A-3 OF 3

LOT FRONTAGE TABLE

LOT No.	TYPE OF LOT	SIDE AREA	FRONTAGE
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]
13	[illegible]	[illegible]	[illegible]
14	[illegible]	[illegible]	[illegible]
15	[illegible]	[illegible]	[illegible]
16	[illegible]	[illegible]	[illegible]
17	[illegible]	[illegible]	[illegible]
18	[illegible]	[illegible]	[illegible]
19	[illegible]	[illegible]	[illegible]

LOCATION MAP

NOT TO SCALE

SITE LOCATION

RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

EVE ESTATES FIRST ADDITION

SITE PLAN

SITE PLAN, LOCATION MAP AND SITE DATA TABLE

Stones Development, Inc.

02-201

SP-1

28

"Eve Estates First Addition"

MAXIMUM DENSITY PLAN

GRAPHIC SCALE

SOUTH DADE COUNTY
SENIOR HIGH SCHOOL AND PLAYGROUND
SCHOOL NO. 238

S.W. 288TH STREET

PORTION OF N.E. 1/4 OF SEC 6-57-39 NOT SUBDIVIDED

LOT 1, BLOCK 4 REDLAND'S MANSIONS FIRST ADDITION (PB 132, PG 17)

NOT SUBDIVIDED PORTION OF S.E. 1/4 OF SEC 6-57-39

S.W. 167TH AVENUE

S.W. 164TH AVENUE

PORTION OF THE N.E. 1/4 OF S.W. 1/4 OF SEC 6-57-39 (NOT SUBDIVIDED)

FUTURE SCHOOL SITE
(NOT A PART)
Net Area = 152,841.64 Sq. Ft. or 3.50 Acres
Gross Area = 161,968.39 Sq. Ft. or 3.72 Acres

CANAL - C103

NOT SUBDIVIDED
PORTION OF N.W. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF SEC 6-57-39

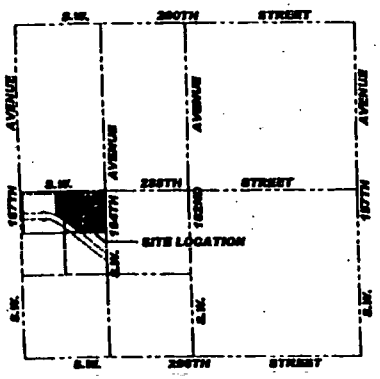
R=355.00'
Δ=11°03'16"
A=68.46'

CANAL - C103

TRACT 1
PLAZA CORONADO
(PB 31, PG 16)

MAX. DENSITY SITE TABLE

TOTAL No. OF LOTS	20
TOTAL AREA IN ACRES	14.000 SQ. (0.00AC)
TOTAL AREA IN SQ. FT.	
ROADWAY	100,000 (0.00AC)
DEPTH	120' (0.00AC)
TOTAL No. OF DU'S ALLOWED	20



LOCATION MAP
NOT TO SCALE

RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

EVE ESTATES FIRST ADDITION
SITE PLAN
MAXIMUM DENSITY PLAN
Stone Development, Inc.
02-201
SP-2

29

"Eve Estates First Addition"

LANDSCAPE PLAN

GRAPHIC SCALE

N

PORTION OF N.E. 1/4 OF SEC 5-57-39 NOT SUBDIVIDED

SOUTH DADE COUNTY
SENIOR HIGH SCHOOL AND PLAYGROUND
SCHOOL NO. 238

LOT 1, BLOCK 4
REDLAND'S MANSIONS
FIRST ADDITION
(PB 133, PG 17)

S.W. 288TH STREET

S.W. 187TH AVENUE

NOT SUBDIVIDED
PORTION OF S.E. 1/4 OF SEC 5-57-39

FUTURE SCHOOL SITE
(NOT A PART)
Net Area = 152,541.64 Sq. Ft. or 3.50 Acres
Gross Area = 161,988.39 Sq. Ft. or 3.72 Acres

CANAL - C103

NOT SUBDIVIDED
PORTION OF N.W. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF SEC 5-57-39

S.W. 187TH AVENUE

PORTION OF THE N.E. 1/4 OF S.W. 1/4 OF SEC 5-57-39
(NOT SUBDIVIDED)

TRACT 1
PLAZA CORONADO
(PB 31, PG 18)

LANDSCAPE LEGEND

TREES

TREE SCHEDULE					

SHRUB SCHEDULE					

GROUND COVER (LOW GROWING PLANTS)					

LAWN SCHEDULE					

RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	3-31-03	SHOW REVISED SECTION COMMENTS	JL	SA
2	4-21-03	DEPT. OF PUBLIC WORKS COMMENTS	JL	SA

EVE ESTATES FIRST ADDITION

SITE PLAN

LANDSCAPE PLAN AND LEGEND

Shores Development, Inc.

As Shown

02-28-03

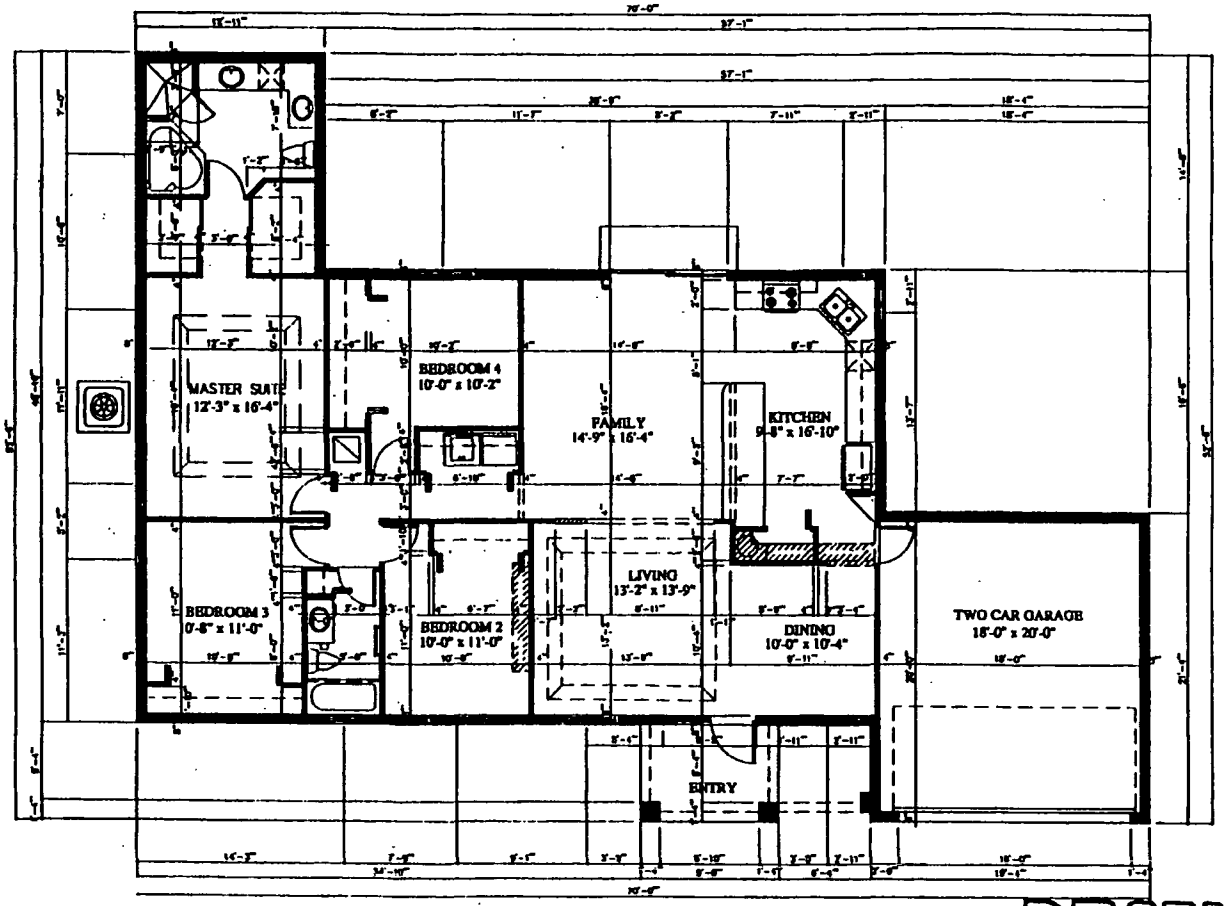
02-201

L-1

30

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "PICASSO"



MODEL "PICASSO"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

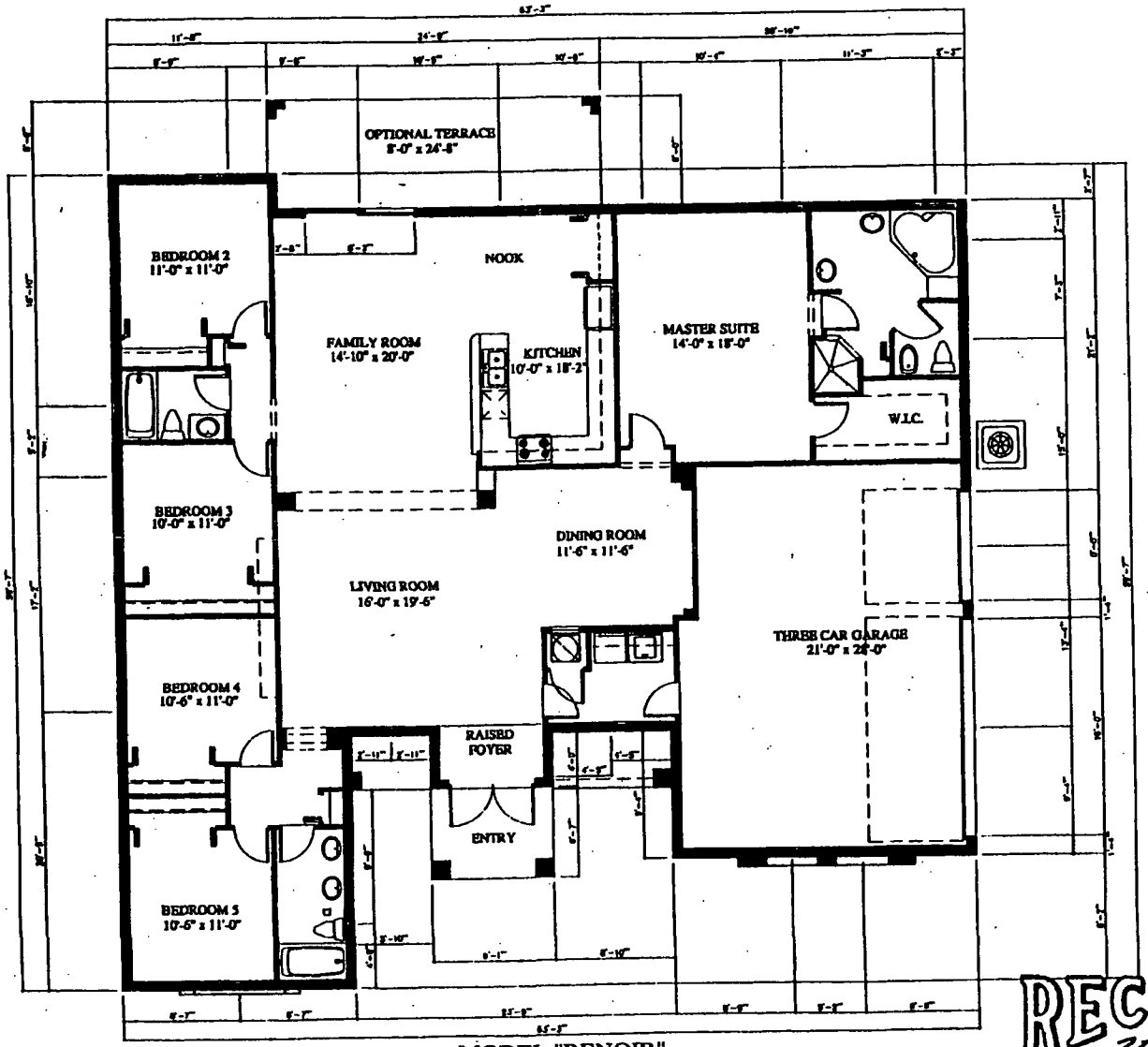
RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

EVE ESTATES FIRST ADDITION
SITE PLAN
ARCHITECTURAL PLAN - MODEL "PICASSO" - FLOOR PLAN
Shores Development, Inc.
02-201
A-1

31

"Eve Estates First Addition"

ARCHITECTURAL PLAN - MODEL "RENOIR"



MODEL "RENOIR"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

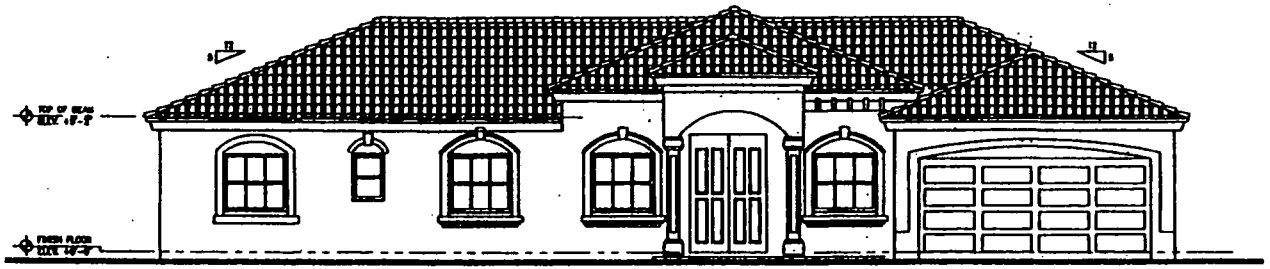
RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

EVE ESTATES FIRST ADDITION
SITE PLAN
ARCHITECTURAL PLAN - MODEL "RENOIR" - FLOOR PLAN
Storms Development, Inc.
02-201
A-2

32

"Eve Estates First Addition"

ARCHITECTURAL PLAN - ELEVATIONS

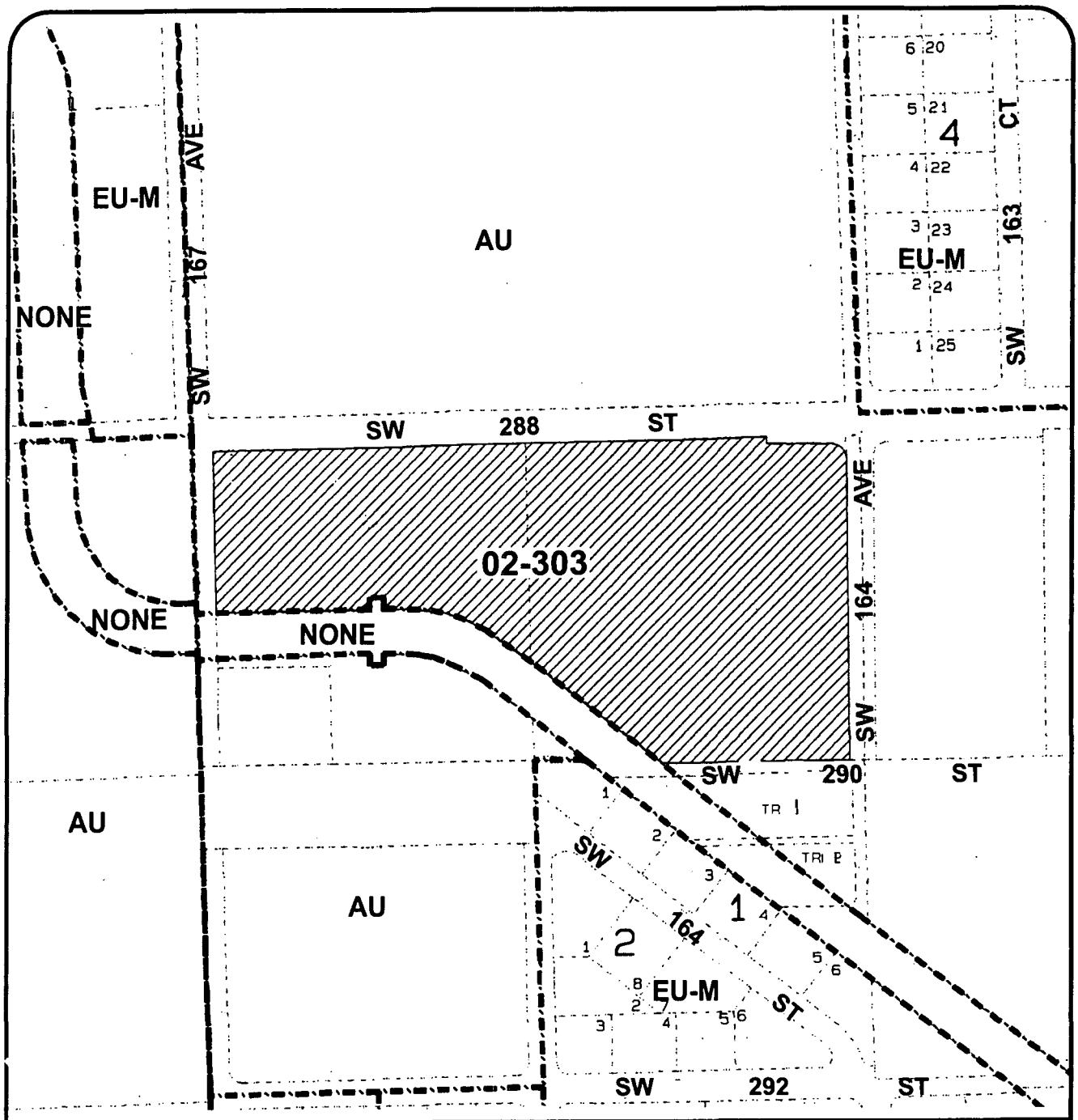


MODEL "PICASSO"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MODEL "RENOIR"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
202-303
APR 22 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

EVE ESTATES FIRST ADDITION
SITE PLAN
ARCHITECTURAL PLAN - ELEVATIONS
Shoma Development, Inc.
02-201
A-3



MIAMI-DADE COUNTY
HEARING MAP

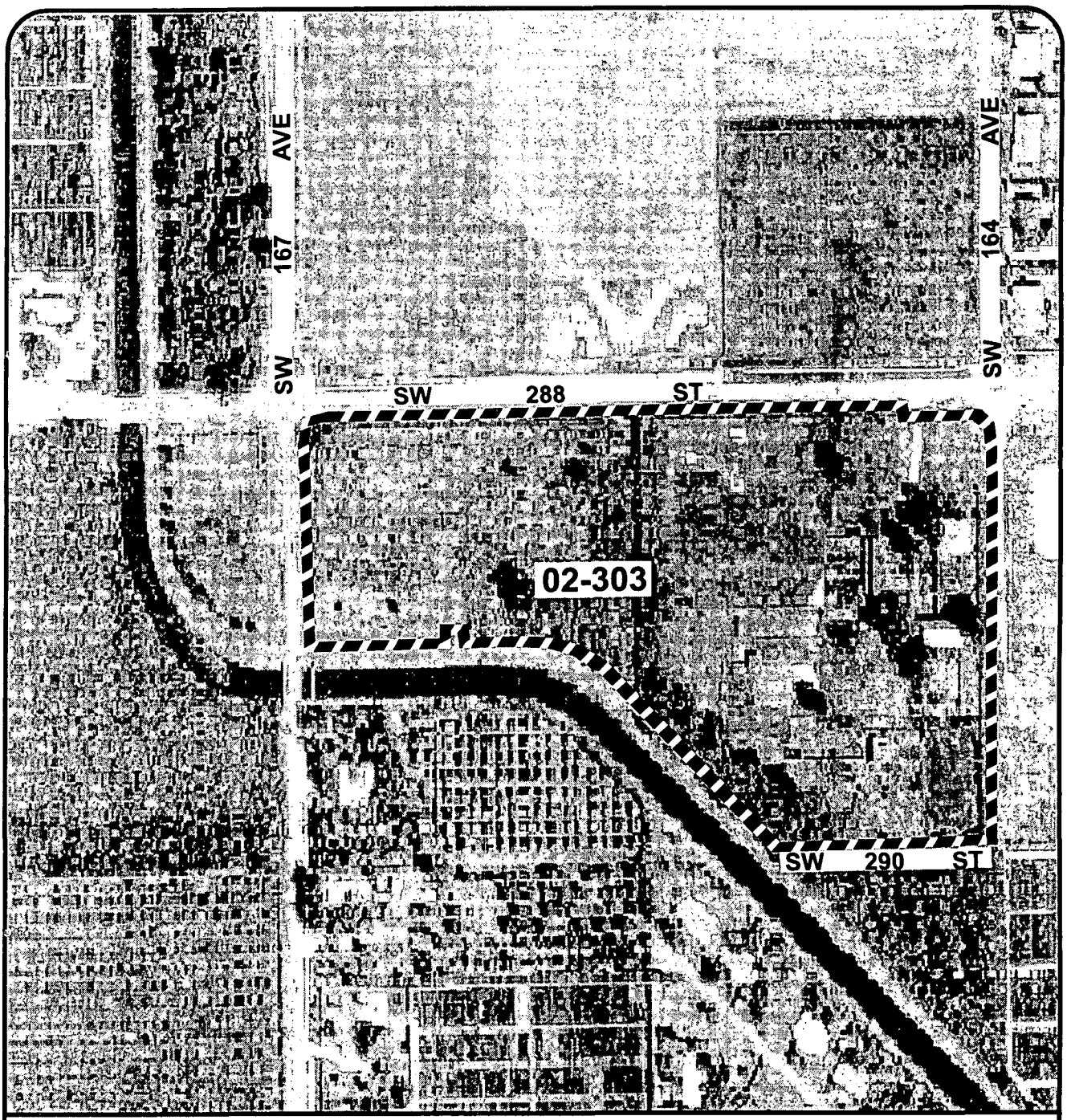
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: 1:300'

MIAMI-DADE

G: ZONING DRAFTING. 02-303. 10/02



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 05 Township: 57 Range: 40
Process Number: 02000303
Applicant: ROBERT CARTER, TRUSTEE, et al
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 02-303. 10/02

MEMORANDUM

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

FROM: 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

Original to Helen Brown
cy to Al Torres

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

MEMORANDUM

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

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

RECEIVED
SEP 16 2003

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

		RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	Trash [8]	Total [1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
** TOTAL @ 1.72M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
*** TOTAL @ 1.71M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

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

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

MEMORANDUM

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

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

MEMORANDUM

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

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	-230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M w/o 100,000 to WTI	870,000	66,000	936,000 (93%G/7%T)
		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

REMAINING CAPACITY BY FACILITY

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5. cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all 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

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: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
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

107.07-17A

MEMORANDUM

Item # 2
Hearing # 02-303

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

DATE: July 24, 2003

SUBJECT: Police Statistical Data for Board of County Commission Meeting on July 24, 2003

FROM: Carlos Alvarez, Director
Miami-Dade Police Department

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for six 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 2590 — BCG Partners, LLC; Hearing (02-368).
  Location: The southeast corner of SW 192 Avenue and SW 304 Street.

- Grid 2554 — Robert Carter, Trustee & Damaaj International, Inc.; Hearing (02-303).
  Location: Lying on the southwest corner of SW 164 Avenue and SW 288 Street (Biscayne drive).

- Grid 1780 — Peter M. Hodkin, Trustee; Hearing (01-217).
  Location: Lying northwesterly of the north terminus of SW 151 Avenue (Hammocks Boulevard) & approximately 400' north of SW 88 Street (Kendall Drive).

- Grid 4072 — Brad Hinman & Brad Hinman, Inc., (03-13).
  Location: 2601 NW 42 Avenue.

- Grids 1741, 1780 — Benz Leasing, Inc.; Hearing (03-128).
  Location: North and south side SW 80 Street, approximately 800' east of SW 152 Avenue.

- Grids 2296, 2298; 2328, 2329; 2357, 2358; 2359, 5298; 5328 — Lennar Land Partners, LLP; Hearing (03-152).
  Location: Lying south of theoretical SW 214 Street and north of theoretical 232 Street & between SW 85 Avenue and theoretical SW 97 Avenue.

Six attachments represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through June of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information

Warehouse in July 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Numbers	**Hearing Numbers**	Total Calls-For-Service 2002	2003 (Jan-Jun)	Total Part I & II Crimes 2002	2003 (Jan-Jun)
2590	**02-368**	422	183	32	27
2554	**02-303**	254	164	39	26
1780	**01-217**	2479	1444	272	159
4072 2601 NW 42 Av	**03-13***	1038 19*	423 3*	141 N/A	57 N/A
1741; 1780	**03-128**	4102	2288	430	224
2296; 2298; 2328; 2329; 2357; 2358; 2359; 5298; 5328	**03-152**	2533	1187	182	97

*Note: Since Hearing 03-13 (Brad Hinman & Brad Hinman, Inc.) has an existing, complete address, specific CFS can be attributed to it as reflected above.

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

CA/par
Attachments (6)

ROBERT CARTER, TRUSTEE & DAMAAJ INTERNATIONAL, INC; Hearing (02-303)
Lying on the southwest corner of SW 164 Avenue and SW 288 street (Biscayne Drive).
SW 152 ST
SW 160 ST
SW 168 ST
SW 176 ST
SW 184 ST
SW 192 ST
SW 200 ST
SW 208 ST
SW 216 ST
SW 224 ST
SW 232 ST
SW 240 ST
SW 248 ST
SW 256 ST
SW 264 ST
SW 272 ST
SW 280 ST
SW 288 ST
SW 296 ST
SW 144 ST
SILVER PALM DR
COCONUT PALM DR
BISCAYNE DR
AVOCADO DR
EPMORE DR
BAUER DR
HAINLIN MILL DR
MOODY DR
FLORIDA TURNPIKE
QUAIL ROOST DR
CARIBBEAN BLVD
MARLIN RD
ANCHOR RD
OLD CUTLER RD
KROME AV
TENNESSEE RD
NEWTON RD
NARANJA RD
RED LAND RD
SCL RR
FEC RAILROAD
RAILROAD
CANAL
US 1
Homestead Air Force Base

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

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2554")) 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
2554	13	SPECIAL INFORMATION/ASSIGNMENT	7
	14	CONDUCT INVESTIGATION	32
	15	MEET AN OFFICER	81
	17	TRAFFIC ACCIDENT	7
	18	HIT AND RUN	2
	19	TRAFFIC STOP	14
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	26
	26	BURGLARY	18
	27	LARCENY	4
	28	VANDALISM	2
	32	ASSAULT	14
	33	SEX OFFENSE	1
	34	DISTURBANCE	27
	38	SUSPICIOUS PERSON	2
	39	PRISONER	3
	41	SICK OR INJURED PERSON	2
	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1

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

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2554")) 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))

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2554 :			254
Total Reported: 156		Total Not Reported: 98	

Total for All Grids : 254

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2554")) 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
2554	13	SPECIAL INFORMATION/ASSIGNMENT	5
	14	CONDUCT INVESTIGATION	16
	15	MEET AN OFFICER	60
	17	TRAFFIC ACCIDENT	6
	18	HIT AND RUN	1
	19	TRAFFIC STOP	5
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	19
	26	BURGLARY	13
	27	LARCENY	3
	28	VANDALISM	1
	32	ASSAULT	8
	34	DISTURBANCE	14
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	1
	41	SICK OR INJURED PERSON	2
	54	FRAUD	1

Total Signals for Grid 2554 : 164

Total Reported: 104 Total Not Reported: 60

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-06-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-07-01") and (Dis.Grid in ("2554")) 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))

Grid	Signal Code	Signal Description	Total

Total for All Grids : 164

Miami-Dade Police Department

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

Crime Information Warehouse

Grid(s): 2554

Grid 2554	
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	12
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	9
2400 - MOTOR VEHICLE THEFT	5
Grid 2554 TOTAL	32

Grid 2554	
130B - SIMPLE ASSAULT	3
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	4
Grid 2554 TOTAL	7

Grand Total: 36

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2554")

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-06-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2554

Grid 2554	
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	10
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	5
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	1
Grid 2554 TOTAL	21

Grid(s): 2554

Grid 2554	
130B - SIMPLE ASSAULT	3
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
260D - IMPERSONATION	1
Grid 2554 TOTAL	5

Grand Total: 28

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-07-01" and Ol.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2554")

MEMORANDUM

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

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency Concurrency Approval for Transit

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

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

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

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

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief

MEMORANDUM

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

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

MEMORANDUM

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

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	LandfIll Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	[1]-[7]
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES
@1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

REMAINING CAPACITY BY FACILITY Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (is less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

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

MEMORANDUM

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

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

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

RECEIVED
AUG 07 2002
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522

MEMORANDUM

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

DATE: September 3, 2002

SUBJECT: FY04 Blanket Concurrency Approval for Transit

FROM: Danny Alvarez, Executive Director
Office of Public Transportation Management

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

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

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

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

cc: Pepe Valdes
Mario G. Garcia

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

MEMORANDUM

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

		RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS				
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	WHEELABRATOR (contract had ended on 12/31/02) Trash [8]	Total [1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	-263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
** TOTAL @ 1.72M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
*** TOTAL @ 1 71M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54 3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

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

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

MEMORANDUM

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

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

MEMORANDUM

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

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE Landfill	NORTH DADE Landfill	WMI Landfill	WTI Waste to energy	Total
		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]	Garbage [4]	Trash [5]	Garbage/Trash [6]	Trash [7]	[1]-[7]
2000 *	1,746,000	936,000	152,000	12,000	147,000	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES
@1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

REMAINING CAPACITY BY FACILITY Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,871,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5 cell 5 has not been constructed Once ashfill capacity is used up ash goes to South Dade Assumes all 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

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