D. BCG PARTNERS L.L.C.
(Applicant)

04-3-CZ14-3 (03-316)
BCC/District 8
Hearing Date: 12/16/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2003	B.C.G. Partners	Zone change from AU to RU-1.	ZAB	NONE
2003	B.C.G. Partners	Zone change from AU to RU-1.	BCC	Appeal Denied, CZAB decision sustained.

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

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

APPLICANT'S NAME: **BCG PARTNERS L.L.C.**

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	March 15, 2004	CZAB14- -03

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

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☑ DEFER: ☐ INDEFINITELY ☑ TO: 4/14/04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH STD. CONDITIONS

☑ OTHER: So applicant can meet with the neighbors. There will be no further advertisement.

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

VOTE: 3 to 2

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Thomas Robertson

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

APPLICANT'S NAME: BCG PARTNERS L.L.C.

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	APRIL 14, 2004	CZAB14- -04

REQUESTS: AU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS

☒ DEFER: ☐ INDEFINITELY ☒ TO: May 11, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH STD. CONDITIONS

☐ OTHER:

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

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Tom Robertson

DATE: 2. BCG PARTNERS L.L.C. #Z-

APPLICANT: #2. BCG PARTNERS L.L.C.

MOTION: DEFERRED TO NOV 4, 2004-no further notice

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales				X
Moss		X		
Rolle		X		
Seijas		X		
Sorenson	M	X		
Sosa		X		
Souto	S	X		
Chair Carey-Shuler		X		
TOTAL		11	0	2

APPLICANT: BCG Partners L.L.C.

MOTION: Deferred to Dec. 16, 2004

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

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

APPLICANT: BCG Partners L.L.C. **PH:** Z03-316 (04-3-CZ14-3)

SECTION: 11-57-38 **DATE:** December 16, 2004

COMMISSION DISTRICT: 8 **ITEM NO.:** D

==========

A. INTRODUCTION

- **REQUEST:**

  BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The applicant is appealing the decision of the Community Zoning Appeals Board-14 which denied a request to change the zoning on the subject property from Agricultural District to Estate Modified District.

- **LOCATION:**

  The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

- **SIZE:** 19.14 Acres.

- **IMPACT:**

  The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in 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:

In April 2003, the Community Zoning Appeals Bord-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003.

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 minimum 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.

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; vacant	Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: City of Homestead; single family residences	Residential, 2.5 to 6 dua
SOUTH: RU-1; single family residences	Residential, 2.5 to 6 dua
EAST: AU, EU-M & RU-1; vacant & single family residence	Residential, 2.5 to 6 dua
WEST: AU; single family residences & a grove	Residential, 1 to 2.5 dua

The subject parcel is located to the south and west of the boundaries of the City of Homestead. The area where the subject property lies is characterized with established single-family subdivisions, new residential construction, and vacant properties. The area was once established with plant nurseries and groves which have been slowly disappearing to make way for residential development. Staff notes that most of the agricultural uses lie west of SW 197 Avenue.

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	**33 students** (based on 38 units)

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the September 30, 2004 and November 4, 2004 meetings of the Board of County Commissioners in order for the applicant to work with the neighbors. The applicant is appealing the May 11, 2004 decision of the Community Zoning Appeals Board-14 (CZAB-14) which denied this application without prejudice by a vote of 5-0. The appellant indicates on the appeal form that the CZAB-14 erred in denying this application. The applicant further states that the application is consistent with the

Comprehensive Development Master Plan (CDMP) and with adjacent densities and developments, and that there was no substantial competent testimony presented in the hearing to support a denial. Staff notes that the CDMP states that all existing zoning and uses are consistent with the CDMP. As such, the CZAB-14's decision to retain the existing AU zoning on the property is consistent with the CDMP.

The subject property is located on the southeast corner of SW 192 Avenue and SW 304 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft., a minimum lot frontage of 75', and a minimum lot depth of 115'. Although not required to do so by the regulations, the applicant had originally submitted plans showing the development of the site with 40 single-family lots. The applicant subsequently submitted revised plans showing a decrease in the number of proposed single-family residences from 40 to 34. The plans indicate several lots fronting on SW 191 Avenue, SW 308 Street, and SW 192 Avenue and access to the remainder of the development will be provided from SW 304 Street, SW 305 Street, and SW 307 Street. The applicant intends to proffer a covenant limiting the development of the site to the plans submitted in conjunction with this application. Staff notes that the covenant that will be proffered at the hearing requires all utilities to be underground, that, in accordance with the neighbors' desires, the applicant not install sidewalks and lighting and shall request approval from the County to waive same. This request will require approval through the public hearing process. In addition, the covenant further states that the owner shall erect a temporary chain-link perimeter fence around the property prior to any development and/or site work on the property with said fence remaining until the commencement of construction of the first house. With the written consent of the owner of the property located at 19100 SW 304 Street and at no cost to said owner, the applicant shall construct a six (6) foot high wood fence along the east, south, and west boundary line of said property (up to the gate located on the west boundary line). In addition, the covenant shall require all lots abutting S.W. 192 Avenue (except lot 17) to legally front on S.W. 191 Court and that the applicant provide a four (4) foot chain-link fence along the rear boundary line of said lots (and side boundary line of lot 17) in conjunction with the installation of an Orange Jasmine hedge along the length of said chain-link fence.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, said Department will require that the lots facing SW 304 Street have circular driveways. This land requires platting and the road dedications and improvements will be accomplished through same. This application will generate an additional **40 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A" and "B." The Miami-Dade County Public Schools memorandum indicates that this application will bring an additional **33 students** to the area based on 38 single-family residences. The applicant and the School Board held a dialogue on February 25, 2004 in which the applicant voluntarily proffered a covenant providing a monetary donation over and above impact fees that the School Board authorized.

In April 2003, the Community Zoning Appeals Board-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in

September 2003. The site plan submitted for that application depicted a residential development consisting of 50 single family residences. The current application is substantially different from the previous application in that this application is seeking EU-M zoning, a less intensive zoning district than the previously sought RU-1 zoning, and is proposing 34 single family residences in lieu of the previously requested 50 single family residences. As such, staff is of the opinion that the Doctrine of Administrative Res Judicata does not apply in this instance.

This application will allow the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the CDMP designates this property for Low Density Residential use, 2.5 to 6.0 units per gross acre. The proposed EU-M zoning will permit a density of 2.42 units per net acre. The Master Plan states that exceptions to the minimum 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. The proposed EU-M zoning and the proposed 34 residential lots (which results in a density of 1.78 units per gross acre) provide a development density which is less than the minimum permitted by the LUP map of the CDMP. However, the proposed EU-M zoning as well as the proposed number of units would serve the interest of compatibility with the surrounding area. As such, EU-M zoning and the proposed 34 residential lots are **consistent** with the Master Plan which permits a maximum of 114 units on the subject property at a density of 6 units per gross acre.

The proposed EU-M zoning will be **compatible** with the surrounding area which consists of RU-1 zoning and single family residences to the south and undeveloped RU-1 zoning on a portion of the east, undeveloped EU-M zoning and agricultural zoning with a single family residence on the remaining portions of the east, agricultural zoning with single family residences and a grove to the west, and single family residences located within the City of Homestead to the north. Accordingly, staff recommends approval of the appeal and of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant restricting the development of the property to the plans submitted.

I. RECOMMENDATION:

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

J. CONDITIONS: None.

DATE INSPECTED: 02/24/04
DATE TYPED: 03/01/04
DATE REVISED: 03/09/04; 03/25/04; 04/19/04; 08/10/04; 09/15/04; 9/20/04, 11/12/04
DATE FINALIZED: 12/06/04
DO'QW:AJT:MTF:JDR:CSE

for 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: December 8, 2003

SUBJECT: C-14 #Z2003000316
BCG Partners, LLC
SE corner of SW 192nd Avenue & SW 304th Street
DBC from AU to EU-M
(AU) (19 Ac.)
11-57-38

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, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

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

11

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.

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.

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

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

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

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

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

cc: Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-316
CZAB-14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: BCG Partners L.L.C.

This Department has no objections to this application.

Lots facing SW 304 St. must have circular driveways.

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 **47 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
9942	SW 304 St. w/o US-1	B	B
9948	SW 312 St. w/o US-1	B	B
F-84	SW 344 St. e/o SW 187 Ave.	B	B

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.

MAR. 02 2004
Date

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

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

November 1, 2004

RECEIVED
NOV 18 2004
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY_____

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

Re: BCG Partners, LLC - Application No. 03-316 (CC14)
Southeast corner of SW 192 Avenue and SW 304 Street
Updated

Dear Ms. Fojo:

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

Attached please find the School District's updated 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 Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 141%, 141% and 130% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School and South Dade Senior High School to 143% and 131%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on February 25, 2004, 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 was authorized by the School Board at its April 14, 2004 meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

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

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 38-unit development is estimated to generate approximately $93,024 ($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-0376
Attachment

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

UPDATED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 03-316, BCG Partners, LLC (CC14)
REQUEST:	Zone change from AU to EU-M
ACRES:	19 acres
MSA/Multiplier:	7.3/.70
LOCATION:	Southeast corner of SW 192 Avenue and SW 304 Street
UNITS:	35 units (3 units currently permitted under existing zoning classification, for a total of 38 units)
ESTIMATED STUDENT POPULATION:	25 students *
ELEMENTARY:	12
MIDDLE:	6
SENIOR:	7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Redondo Elementary - 18480 SW 304 St.
MIDDLE:	Homestead Middle - 650 NW 2 Ave.
SENIOR HIGH:	South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem.	719/ 731*	510	141%/ 143%*	0	**141%/ 143%***
Homestead Middle	1311/ 1317*	871	151%/ 151%*	59	**141%/ 141%***
South Dade Sr.	2716/ 2723*	1701	160%/ 160%*	380	**130%/ 131%***

* increased student population as a result of the proposed development

Note:

1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however is hereby attached in this package.
2) Figures above reflect the impact of the class size amendment.
3) Pursuant to the Interlocal Agreement, all the schools meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Redondo Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

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 November 2004):

School	Status	Projected Occupancy Date
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006
State School "CCC1" (South Dade Sr. High Replacement) (1523 additional student stations)	Design	January 2008
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

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 $145,825.

CAPITAL COSTS: Based on the State's November-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	12	x	$ 13,452	=	$ 161,424
MIDDLE	6	x	$ 15,423	=	$ 92,538
SENIOR	7	x	$ 20,409	=	$ 142,863
Total Potential Capital Cost					$ 396,825

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

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	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	**H. D. CROSS TRUSTEE ET AL #02-054**	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	**CAULEY PALISADE CORP. #01-242**	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	**JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401**	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	**ADE INVESTMENT PROPERTIES, INC. #03-181**	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	**OSCAR & MARIA VILLEGAS #03-078**	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	**CROSS ET AL #01-218**	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	**FRV DEVELOPMENT #03-150**	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 5/13/0	APPROVED
8	**ANNE DELK TRUSTEE #02-170**	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	**STEVE PURDO, ET AL #02-249**	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	**OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134**	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	**MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101**	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	**EFRAIN ARGUELLES #00-323**	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	**AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302**	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	**PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406**	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	**VICTOR F. SEIJAS, JR. #99-300**	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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16	**ARGUS INVESTMENT GROUP, INC.** **#02-284**	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	**ROBERT CARTER, TRUSTEE, ET AL** **#02-303**	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	**PERRY KAYE, TRUSTEE** **#00-446**	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	**THERESA LAVONNE DONALDSON** **#03-043**	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	**ZAMORA CORP.** **#01-083**	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	**BCG PARTNERS, LLC** **#02-368**	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03 Def. 11/4/04	DENIED PENDING
22	**CAULEY PALISADE CORP.** **#02-162**	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	**PALMA FAMILY TRUST, ET AL** **#03-209**	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	**PALMA FAMILY TRUST, ET AL** **#03-209b**	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	**U-HAUL COMPANY OF FL** **#03-207**	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	**ESTATES OF BISCAYNE, INC.** **#03-222**	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	**PENDING**
27	**BCG PARTNERS, LLC** **#03-316**	SEC of SW 192 Ave. and SW 304 St.	47 Units/ 33 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-10	9/6 9/6 7/6	CC14 5/11/04	DENIED
28	**CARDAN OF SOUTH DADE, LLC** **#03-300**	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-11/4/04	**PENDING**
29	**LIVING QUARTERS USA, INC.** **#03-348**	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
30	**UNIVERSAL AMERICAN REALTY CORP.** **#03-290**	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
31	**ESTATE OF ELAINE L. EICHLEAY** **#03-293**	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
32	**INTERNATIONAL BOTANICALS LLC** **#03-386**	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

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33	**FRV DEVELOPMENT #03-366**	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
34	**DRI INC. #04-035**	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
35	**PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012**	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
36	**ALEX SARDINAS #04-152**	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	**PENDING**
37	**MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164**	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 11/3/04	**PENDING**
38	**DEAN COLSON AND HENRY QUINTANA #04-129**	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/13/04	**PENDING**
39	**SILVER GROUP 137 INC. #04-071**	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	**PENDING**
40	**F.V. CONSTRUCTION CORP. #03-162**	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	**PENDING**
41	**MALCOLM B. WISEHEART, JR., ET AL #01-408**	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
42	**PROVINCIAL REALTY, INC. #02-186**	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
43	**ERIC AND NICOLE LEE BERRIOS #01-376**	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
44	**LLOYD AND JOHNNIE CASH #02-230**	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
45	**RALPH FEUERRING, ET AL #02-108**	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
46	**ROBERT BOREK ET AL #01-333**	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
47	**GOULDS, LLC #02-326**	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
48	**LUMSDEN OAKS ACQUISITION CORP. #02-250**	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
49	**SPECIALTY HOUSING CORP. #03-104**	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED

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50	**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	7/6 7/6 7/6	CC15 11/06/02	APPROVED
51	**AIRBASE LANDINGS, LTD. #02-030**	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
52	**HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188**	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
53	**LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088**	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
54	**ALLAPATTAH NURSERY, LTD #02-155 #02-228**	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
55	**CHARLES AND JO ELLEN CHAMBERS #02-178**	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
56	**CW2, LTD. #02-164**	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	**DIAZ LANDSCAPING & NURSERY, INC. #02-192**	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
58	**JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264**	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
59	**BLACK CREEK BUILDERS GROUP, LLC #02-335**	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
60	**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	9/6 7/6 7/6	CC15 3/26/02	APPROVED
61	**CAROLE BROCK, TRUSTEE #02-279**	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
62	**CARMEL INVESTMENT & DEVELOPMENT INC. #01-437**	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
63	**ROBERT BOREK ET AL #00-298**	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED $128,400 O/A
64	**ALEJANDRO ZAMPIER #02-076**	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
65	**CLINTON ASSOCIATES, LTD. #02-035**	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
66	**FREDERICK T. PETERS MARTIAL TRUST #01-219**	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED

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67	**SODA PROPERTIES, LLC. #01-348**	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	**LAW PROPERTIES LTD. #02-244**	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
69	**SAGA BAY DEVELOPMENT, INC. #96-549**	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	**HENRY C. MORAT, TRUSTEE #02-280**	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
71	**SUNRISE VILLAGE MOBILE HOME PARK II #03-031**	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
72	**SVK AIRPORT LAND, LLC #02-201**	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
73	**THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172**	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
74	**JOSE A. COSTA, JR., TRUSTEE #03-120**	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
75	**PRINCETON SELF STORAGE, INC. #01-181**	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
76	**TOPA INVESTMENTS, LLC #01-161**	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
77	**MARTINA BOREK ET AL #03-018**	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
78	**MANUEL C. & EMILIA DIAZ, ET AL #02-377**	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
79	**H. R. REALTY & INVESTMENTS, INC. #02-305**	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 6/16/04	APPROVED
80	**SUPERIOR DEVELOPERS CORP. #01-408**	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
81	**SUPERIOR DEVELOPERS CORP. #03-245**	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED
82	**ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260**	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
83	**US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269**	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED

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84	**ALOR INVESTMENT CORP. #03-295**	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
85	**E & D DEVELOPMENT, INC. #03-283**	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
86	**GREGORY W. WOODS #03-298**	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
87	**PRINCETON PARK HOMES, LLC #03-182**	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	**PENDING**
88	**GLORIA H. JEFFREY #04-017**	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
89	**DADE INVESTORS, LLC #03-385**	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
90	**SUMMERVILLE DEVELOPMENT, INC. #03-262**	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
91	**GOULDS LLC #04-030**	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
92	**FL POWER & LIGHT CO. #04-068**	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 12/14/04	**PENDING**
93	**BAILES COMMON LLC #04-111**	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 11/15/04	**PENDING**
94	**FUTURE M. INVESTMENTS #04-284**	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15	**PENDING**
95	**PALM TOWER, LLC. #04-131**	NE Corner of SW 192 Ave. and SW 352 St.	226 Units/ 90 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	**PENDING**
96	**BLACK CREEK, LLC #04-161**	S of Old Cutler Rd., W of SW 103 Ave. and E of Trnpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15	**PENDING**

Note: There are thirteen applications that are pending which would generate 440 students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	553	66	149%
CARIBBEAN ELEM	903	101	1004	743	22	131%
CHAPMAN, W.A. ELEM	782	152	934	620	108	128%
LEISURE CITY ELEM/MID	1808	164	1972	817	49	228%
MIAMI HEIGHTS ELEM	1237	47	1284	739	152	144%
NARANJA ELEM	778	331	1109	513	138	170%
PESKOE, IRVING & BEATRICE ELEM	1138	2	1140	702	0	162%
PINE LAKE ELEM	651	39	690	647	18	104%
PINE VILLA ELEM	630	1132	1762	504	186	255%
REDLAND ELEM	1102	59	1161	702	0	165%
REDONDO ELEM	719	2	721	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	709	62	112%
VINELAND ELEM	654	1	655	537	112	101%
WHIGHAM, DR. EDWARD L. ELEM	952	157	1109	914	0	121%
WHISPERING PINES ELEM	867	3	870	705	0	123%
ELEMENTARY TOTALS	13887	2311	16198	9815	913	150%
CAMPBELL DRIVE MID	1334	1	1335	1178	0	113%
CENTENNIAL MID	1116	391	1507	796	99	168%
LEISURE CITY ELEM/MID	1808	89	1897	817	49	219%
HOMESTEAD MID	1311	6	1317	871	59	142%
MAYS MID	1114	111	1225	957	40	123%
REDLAND MID	1736	502	2238	991	20	221%
RICHMOND HEIGHTS MID	1633	37	1670	1121	257	121%
MIDDLE TOTALS	10052	1137	11189	6731	524	154%
HOMESTEAD SR	3274	764	4038	2404	0	168%
MIAMI SOUTHRIDGE SR	3857	295	4152	2536	261	148%
SOUTH DADE SR	2716	128	2844	1701	380	137%
SENIOR HIGH TOTALS	9847	1187	11034	6641	641	152%
TOTAL	**33786**	**4635**	**38421**	**23287**	**2078**	**151%**

Miami-Dade County Public Schools
Charter School Operations

Existing Charter School

1. Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
2. ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
3. ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
4. ASPIRA Youth Leadership,13300 Memorial Highway, North Miami, FL 33161
5. Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
6. Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
7. Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
8. Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
9. Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
10. Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
11. Florida International Academy, 7630 Biscayne Boulevard, Miami,FL 33138
12. Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
13. Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
14. Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
15. Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
16. Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
17. Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
18. Mater Academy East, 450 SW 4 Street, Miami, FL 33130
19. M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
20. North County Charter School, 3400 NW 135 Street, Miami, FL 33054
21. North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
22. Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
23. Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
24. Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
25. Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
26. Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
27. Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
28. Sandor Wiener School of Opportunity
    Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055
    Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
29. Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
30. Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
31. Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

Approved Contracts for 2004 - 2005

32. Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
33. Balere Language Academy, 10600 Caribbean Blvd., FL 33189 *
34. International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
35. Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
36. Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

Approved Contracts for 2004 - 2005 (Continued)

37. Miami Community Charter School, 101 SW Redland Road, FL 33034*
38. Pinecrest Preparatory Academy Charter High School (two locations)
    Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and
    Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
39. School for Integrated Academics and Technologies (SIATech) (two locations)
    Main Campus: 3050 NW 183 Street, Miami, FL 33056, and
    Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
40. Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and
    2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)
    SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
41. Somerset Academy Charter Middle School
    2601 NW 112 Avenue, Miami, FL 33172 and
    8750 NW 21 Terr, Miami, FL 33172 (temporary locations for 2004-2005)
    SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
42. Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and
    2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)
    SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent location)
43. Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)
    SW 190 Street and 112 Avenue, Miami, FL 33157*

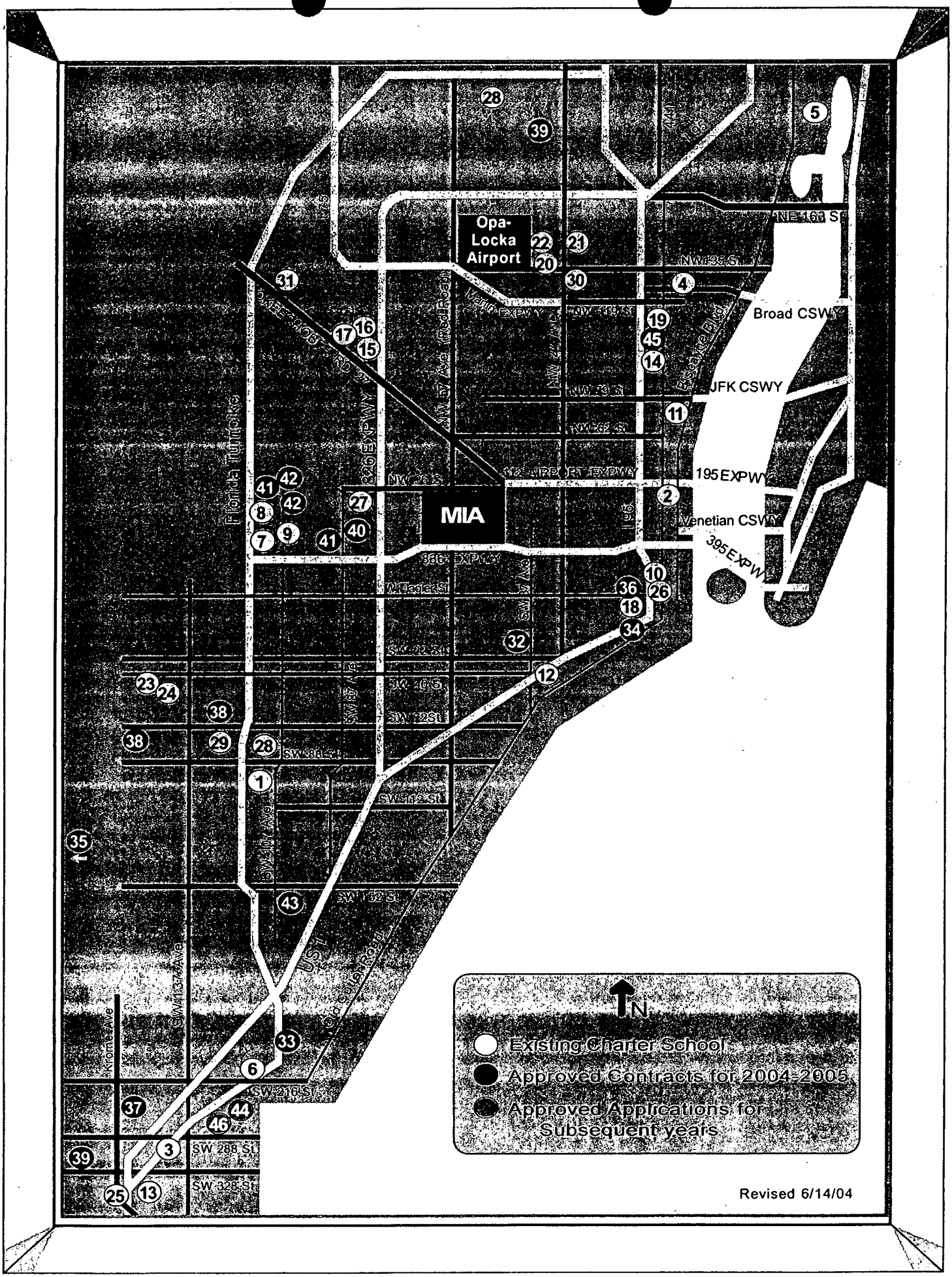
* Locations pending final School Board approval.

Approved Contracts for Subsequent years

44. Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
45. Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue,
    Miami Shores, FL 33168
46. Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

Approved Applications

47. Mater Academy South Charter School, Sweetwater area
48. Mater Gardens Academy Elementary School, Hialeah Gardens area
49. Mater Gardens Academy Middle School, Hialeah Gardens area
50. Mater Springs Academy Elementary School (location to be determined)
51. Mater Springs Academy Middle School (location to be determined)
52. Miami-Dade Charter Foundation (4 sites - locations to be determined)
53. North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
54. Sabal Palm Charter High School, Hialeah area
55. Somerset Academy (6 sites - locations to be determined)
56. Spirit City Academy (location to be determined)
57. Sunset Academy (location to be determined)
58. The City of North Miami/Florida International University Charter School (location to be determined)


Opa-Locka Airport
MIA
Broad CSWY
JFK CSWY
195 EXPWY
Venetian CSWY
395 EXPWY
NE 163 St
NW 135 St
NW 119 St
NW 79 St
NW 62 St
NW 36 St
112 AIRPORT EXPWY
836 EXPWY
826 EXPWY
Florida Turnpike
W Eagle St
SW 22 St
SW 40 St
SW 72 St
SW 88 St
SW 112 St
SW 132 St
SW 216 St
SW 288 St
SW 328 St
SW 137 Ave
Krome Ave
US 1
Old Cutler Road
N
Existing Charter School
Approved Contracts for 2004-2005
Approved Applications for Subsequent years
Revised 6/14/04

G14

MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: Z03-316 Rev #3

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor of 192 Ave & SW 304 St.

Recommendation:
- Approved ✓
- Approved with conditions ____*
- Approved with no change from previous submittal ____
- Denial ____
- Defer to DIC comments ____

*

Estimated number of alarms generated annually by application: 9

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

Station District 16 Grid 2590 (DU/SF) 34 Occupancy Type 1

Impact of additional calls on closest station:
- ☐ No Impact
- ☑ Minimal Impact
- ☐ Moderate Impact
- ☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
FL City Station	Vicinity of SW 344 St & 197 Ave	2010

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 4-27-04.

Kathryn Lyon

Revised 3/9/04 BJM

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

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 05 /11/04

BY CZAB # 14

RECEIVED
03-316
MAY 28 2004
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. **04-3-CZ14-3 (03-316)**

Filed in the name of (Applicant) **BCG Partners, L.L.C.**

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property:
SW Corner of SW 192 Avenue and SW 304 Street, Miami-Dade County, Florida

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

Appellant (name): **BCG PARTNERS, L.L.C.**
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 Community Council erred in denying the application. The application is consistent with the CDMP and with adjacent densities and developments. There was no substantial competent testimony presented in the hearing to support a denial.

APPELLANT MUST SIGN THIS PAGE

Date: 26 day of May, year: 2004

Signed _____
SIMON FERRO

Print Name

1221 Brickell Avenue, Miami, Florida 33131

Mailing Address

305-579-0500 | 305-579-0717

Phone | Fax

REPRESENTATIVE'S AFFIDAVIT

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

B.C.G. PARTNERS, L.L.C.

Representing

_____

Signature

SIMON FERRO

Print Name

1221 Brickell Avenue

Address

Miami | FL | 33131

City | State | Zip

305-579-0500

Telephone Number

Subscribed and Sworn to before me on the 26 day of May, year 2004

Leyla M Lucas

Notary Public

(stamp/seal)

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

Commission expires:

32

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 **SIMON FERRO, as attorney for** (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

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

(Check all that apply)

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

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

Further Appellant says not.

Witnesses:

Leyla M Lucas
Signature

LEYLA M LUCAS
Print Name

Catherine Lucas
Signature

CATHERINE LUCAS
Print Name

Appellant's signature
SIMON FERRO

Print Name

Sworn to and subscribed before me on the 26 day of May, year 2004

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

Leyla M Lucas
Notary
(Stamp/Seal)

Commission Expires:

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

[b:forms/affidapl.sam(11/03)]

RESOLUTION NO. CZAB14-17-04

WHEREAS, **BCG PARTNERS L. L. C.** applied for the following:

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW ¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89° 21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89° 21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0° 43'8"E for 257.57' to a point; thence run N88° 39'12"W for 180.14' to a point; thence run N0° 42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, 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 application without prejudice 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	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested 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 11th day of May, 2004.

Hearing No. 04-3-CZ14-3
ls

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, 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 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-17-04 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of May 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of May 2004.

Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL

ZONING APPEALS BOARD
DADE COUNTY FLORIDA

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

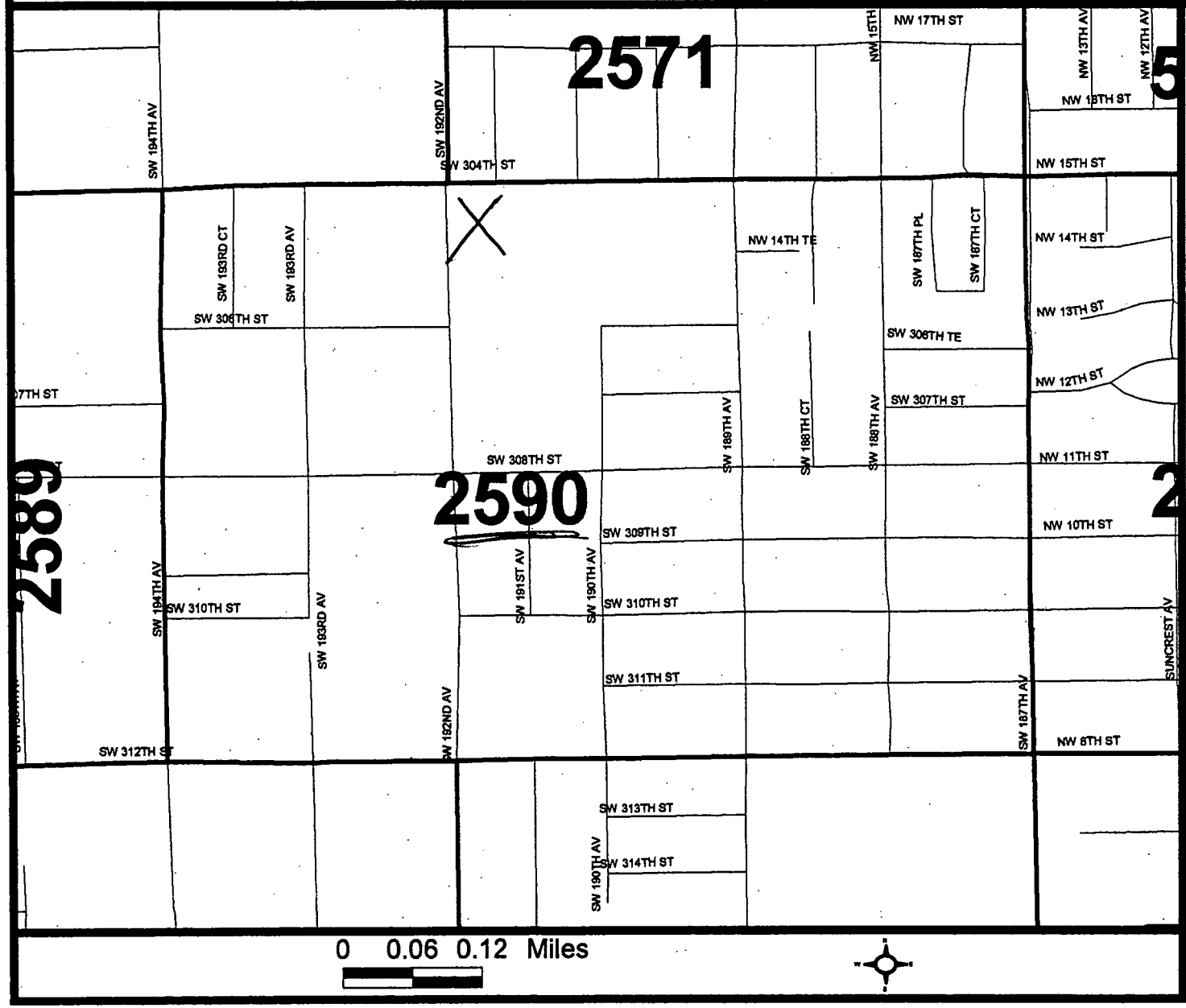
BCG Partners, LLC	Southeast corner of SW 192 AVE & theoretical SW 304 ST, Miami-Dade County, FL
APPLICANT	**ADDRESS**
12/16/2004	03-316
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of November 19, 2004

38

Miami-Dade Police Department
Target Area - Police Grid(s): 2590
BCG Partners, LLC; Hearing # 03-316



Police Grids Boundaries
Boundary

MDPD Crime Analysis System
August 12, 2004
Data in this document represents successfully geocoded attributes.

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

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2590	13	SPECIAL INFORMATION/ASSIGNM	23
	14	CONDUCT INVESTIGATION	40
	15	MEET AN OFFICER	152
	17	TRAFFIC ACCIDENT	4
	18	HIT AND RUN	9
	19	TRAFFIC STOP	6
	20	TRAFFIC DETAIL	18
	21	LOST OR STOLEN TAG	14
	22	AUTO THEFT	8
	25	BURGLAR ALARM RINGING	26
	26	BURGLARY	12
	27	LARCENY	3
	28	VANDALISM	1
	29	ROBBERY	1
	32	ASSAULT	18
	34	DISTURBANCE	58
	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	3
	39	PRISONER	8
	41	SICK OR INJURED PERSON	4
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2

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

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2590	49	FIRE	3
	52	NARCOTICS INVESTIGATION	2
	54	FRAUD	1

Total Signals for Grid 2590 : 422

Total Reported: 306 Total Not Reported: 116

Total for All Grids : 422

40

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2590	13	SPECIAL INFORMATION/ASSIGNM	23
	14	CONDUCT INVESTIGATION	23
	15	MEET AN OFFICER	117
	17	TRAFFIC ACCIDENT	9
	18	HIT AND RUN	2
	19	TRAFFIC STOP	7
	20	TRAFFIC DETAIL	13
	21	LOST OR STOLEN TAG	9
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	36
	26	BURGLARY	11
	27	LARCENY	7
	28	VANDALISM	4
	29	ROBBERY	2
	32	ASSAULT	12
	33	SEX OFFENSE	1
	34	DISTURBANCE	44
	36	MISSING PERSON	7
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	2
	41	SICK OR INJURED PERSON	10
	43	BAKER ACT	2

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2590	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	3

Total Signals for Grid 2590 : 358

Total Reported: 256 Total Not Reported: 102

Total for All Grids : 358

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

Crime Information Warehouse

YEAR: 2002

Grid(s): 2590

Part I Crimes	Total Crimes
Grid 2590	
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	2
2200 - BURGLARY	7
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	12
2400 - MOTOR VEHICLE THEFT	2
Grid 2590 TOTAL	25
Total Part I:	25

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

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2590

PART II Crimes	Total Crimes
Grid 2590	
130B - SIMPLE ASSAULT	5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
260D - IMPERSONATION	1
Grid 2590 TOTAL	7
Total PART II	7

Grand Total: 32

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 = substring ("030" , 1 , 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2590")

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 2003-12-31

Crime Information Warehouse

YEAR: 2003

Grid(s): 2590

Part I Crimes	Total Crimes
Grid 2590	
110C - FONDLING	1
130A - AGGRAVATED ASSAULT	4
2200 - BURGLARY	6
230D - SHOPLIFTING FROM BUILDING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	11
Grid 2590 TOTAL	26
Total Part I	26

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

YEAR: 2003

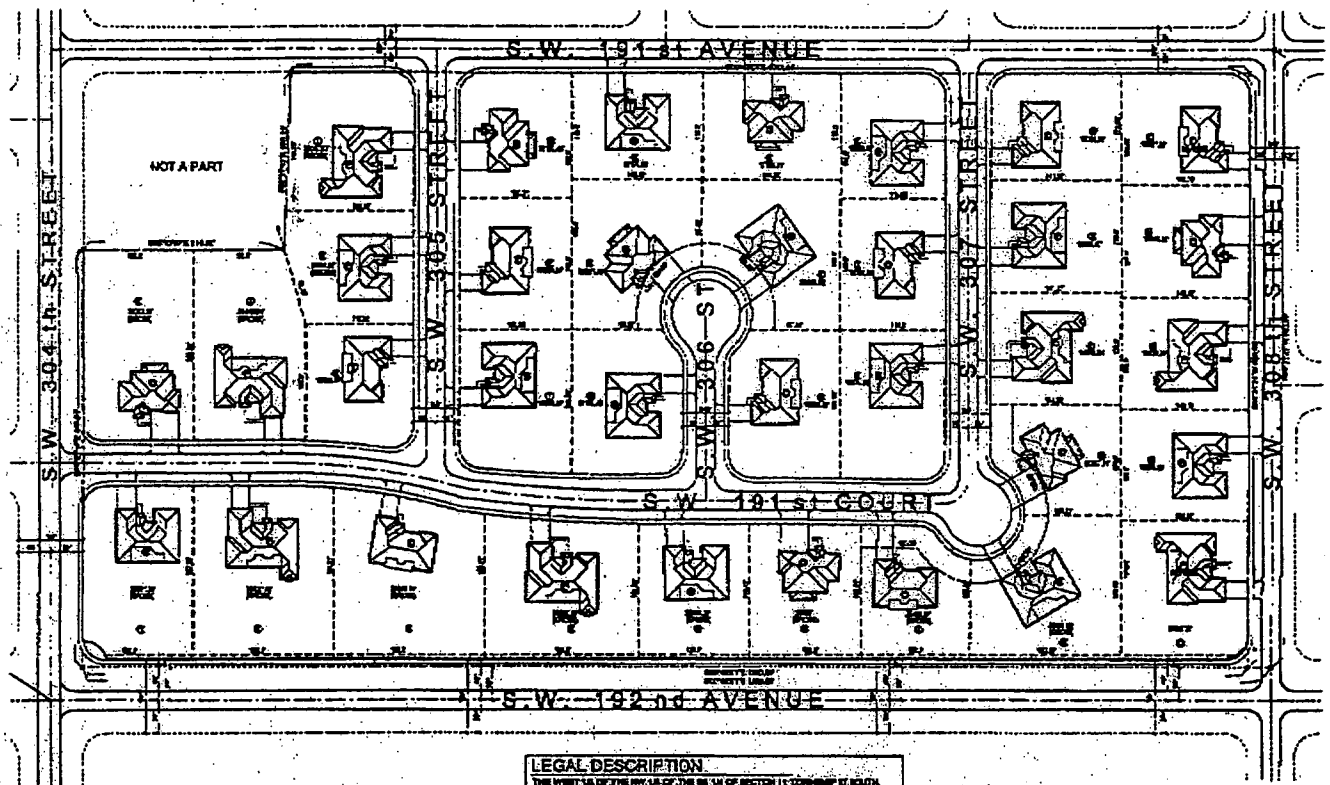
Grid(s): 2590

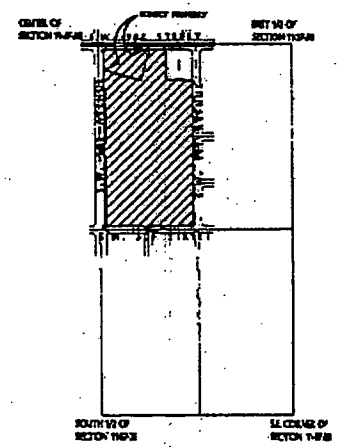
PART II Crimes	Total Crimes
Grid 2590	
130B - SIMPLE ASSAULT	5
130E - SIMPLE STALKING	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	1
Grid 2590 TOTAL	10
Total PART II	10

Grand Total: 36

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '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 = substring ("030", 1, 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2590")

47

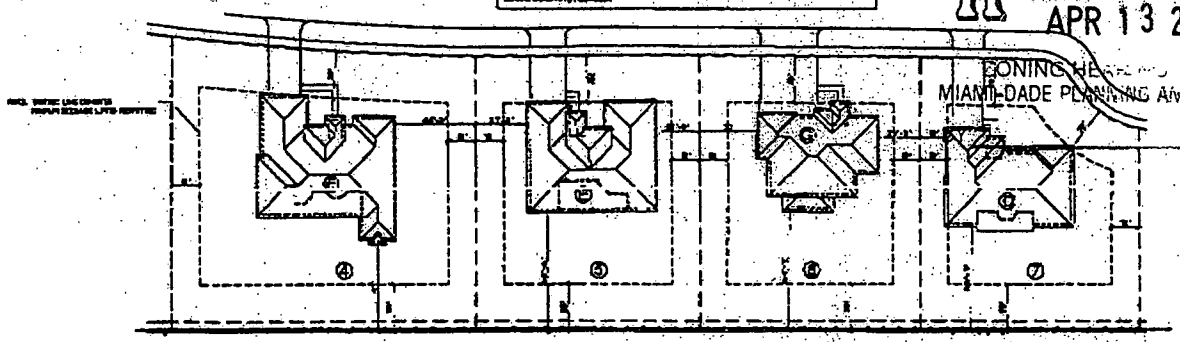




LEGAL DESCRIPTION

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4, A DISTANCE OF 1/4 FEET; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF AFORESAID WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 2/1 FEET; THENCE RUN EASTERLY A DISTANCE OF 2/3 1/4 FEET TO THE EASTERLY LINE OF SAID WEST 1/2 OF THE NORTH 1/4 OF THE SE 1/4; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 2/0 27 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.

SITE PLAN
SCALE: 1" = 60'-0"



TYPICAL LOT LAYOUT
SCALE: 1" = 60'-0"

RECEIVED
203-316
APR 13 2004
ZONING HEARING
MIAMI-DADE PLANNING AND ZONING DEPT.

ZONING INFORMATION

LOT SIZES

DWELLING UNIT BREAKDOWN

SETBACKS

MAX. PROP. LOT COVERAGE & ARGEST MODEL ON MIN. LOT

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GARDEN VILLAGE
BCC PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

SITE PLAN

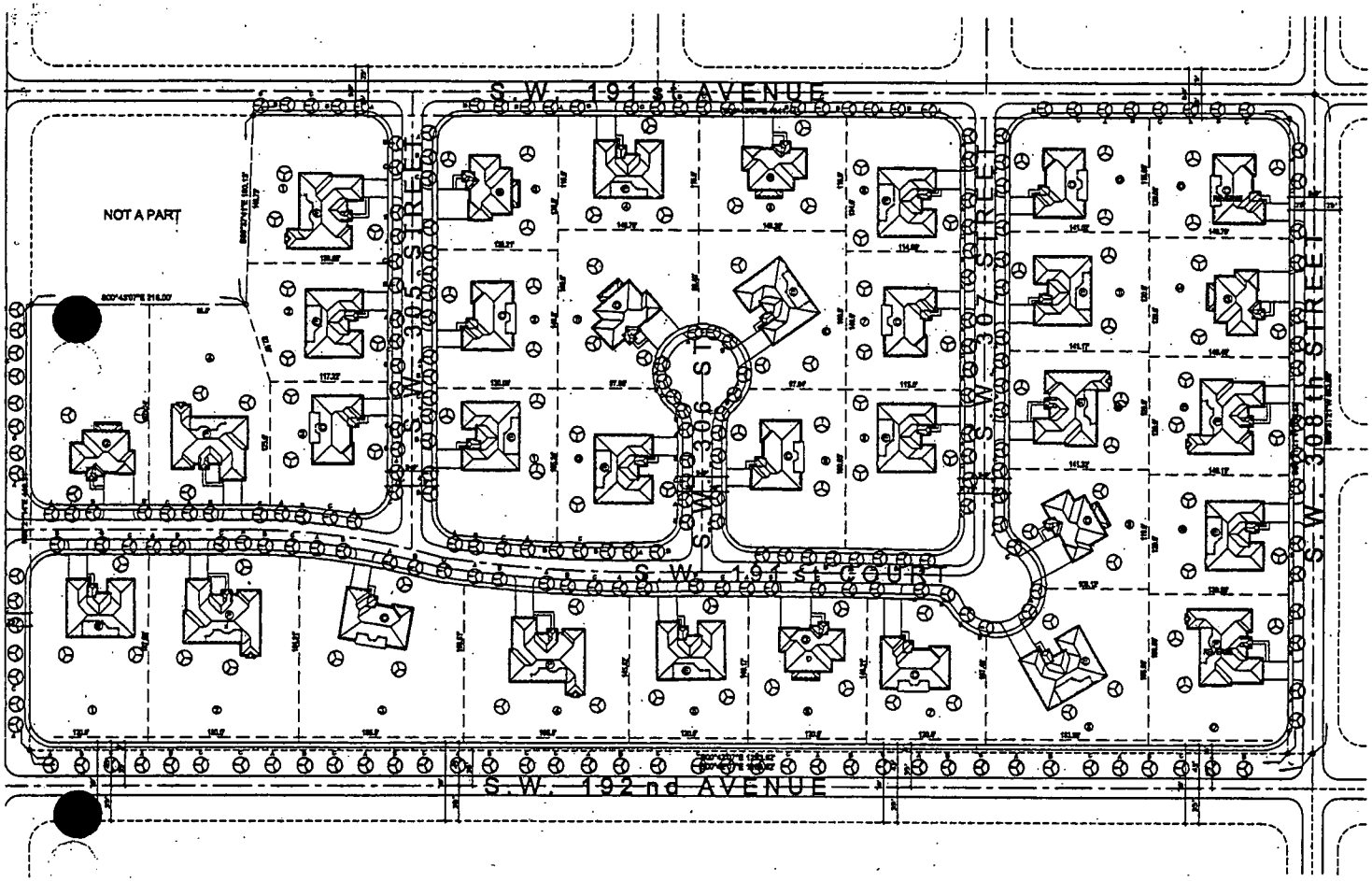
ZONING HEARING PLANS REVIEW

☐ PLANS WITHIN THE SCOPE OF AD

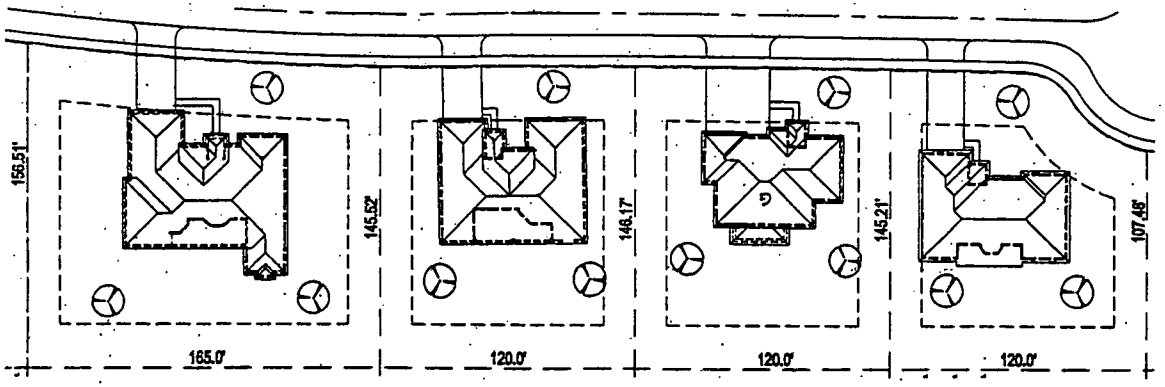
☐ PLANS NOT WITHIN THE SCOPE OF AD

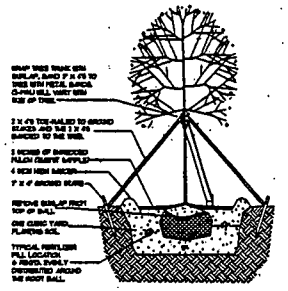
REVIEWED BY: _____

48

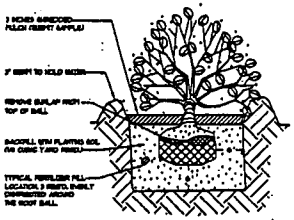


SITE PLAN
SCALE: 1" = 60'-0"





TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, C & D MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

EU-M
LANDSCAPING LEGEND
CHAPTER 18A-ORDINANCE 18-22
ZONE DISTRICT: EU-M
NET LAND AREA: 14.74 ACRES (642,016 S.F.)

	REQUIRED	PROVIDED
STREET TREES (1/35' MAX.)	221	238
(1/35' TOTAL STREET PERIMETER / 35' = 221 TREES)		
LOT TREES	102	102
TOTAL NUMBER OF TREES	323	340
SHRUBS(10/TREE REQUIRED)	3,230	3,400

KEY	PLANT NAME	CALP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3' - 4'	10' -12'	6' - 8'	100
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3' - 4'	10' -12'	6' - 8'	100
C	BURSERA SIMARUBA (GUMBO LIMBO)	3' - 4'	10' -12'	6' - 8'	100
D	CABBAGE PALM (SABAL PALMETTO)	8'	12' - 16'	8' - 10'	-
F	QUEEN PALM	8' - 12'	12' - 24'	-	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12'	14' - 24'	-	-
H	ROYAL POINCIANA	6' - 8'	12' - 24'	-	40

	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
1	ARECA PALM	TWO ROWS 5' H x 24" O.C.	U34

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F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

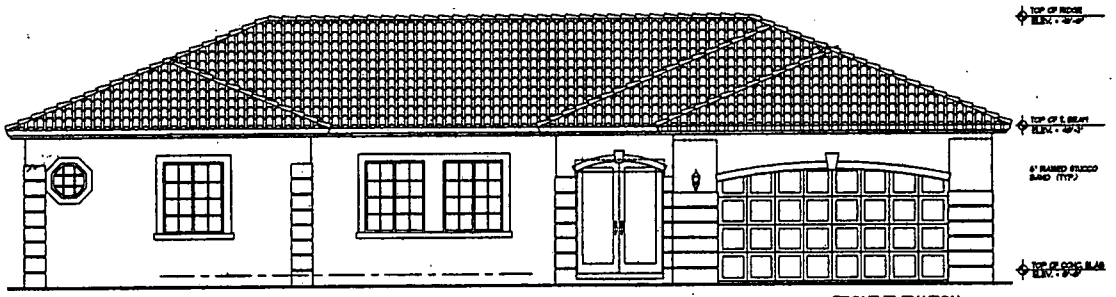
GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-30-03
DRAWN: Jorge R.
CHECKED: L.B.
PROJ. NO: 03343
1.
2.
3.

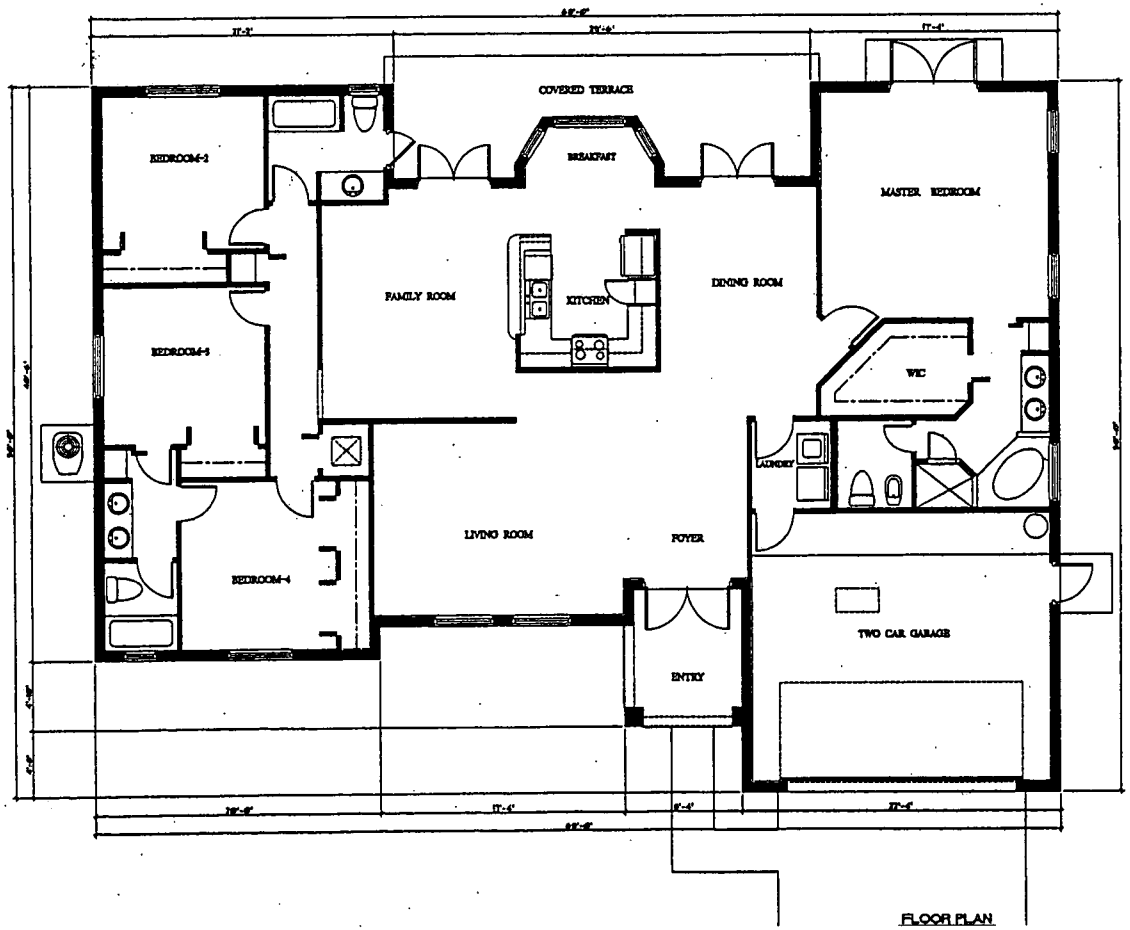
LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

SCAPING PLAN



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



FLOOR PLAN

MODEL 'D'	
AREA BREAKDOWN	
A/C AREA	5,298 S.F.
ENTRY	70 S.F.
GARAGE	444 S.F.
COVERED TERRACE	210 S.F.
MODEL FOOTPRINT	5,038 S.F.
MODEL CONSTRUCTION AREA	5,023 S.F.

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AA-0003805

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS LLC
MIAMI-DADE COUNTY, FLORIDA

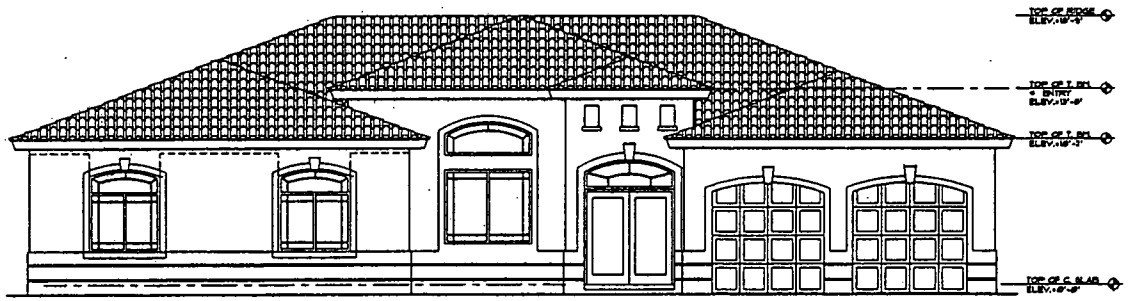
DATE: 10-30-03
DRAWN: Jorge M
CHECKED: L.B.
PROJ. NO: 03343
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-006737

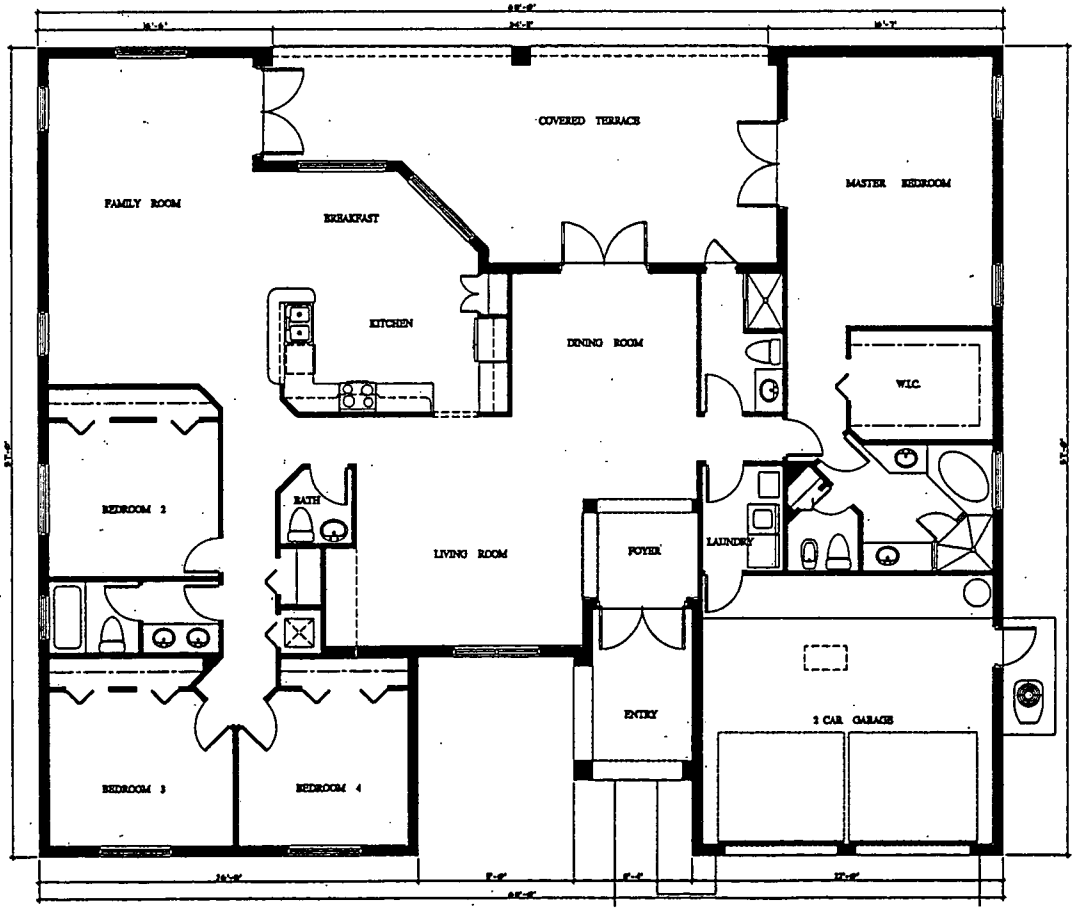
ANGEL MILANES, AIA
AR-0013848

L 'D' - FLOOR PLAN AND FRONT ELEVATION

A-1



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



MODEL 'E'	
AREA BREAKDOWN	
A/C AREA	[illegible] S.F.
ENTRY	[illegible] S.F.
GARAGE	[illegible] S.F.
COVERED TERRACE	[illegible] S.F.
MODEL FOOTPRINT	[illegible] S.F.
MODEL CONSTRUCTION AREA	[illegible] S.F.

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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

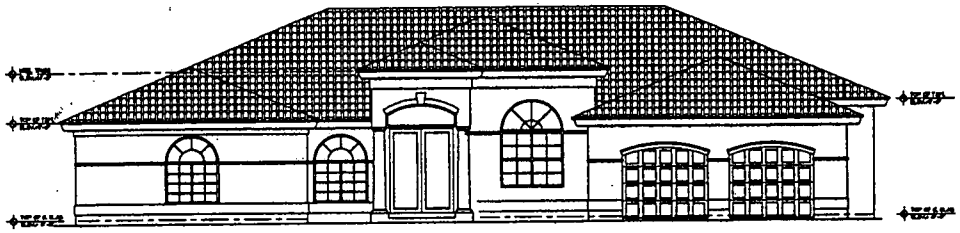
DATE: [illegible]
DRAWN: Jorge [illegible]
CHECKED: L.B.
PROJ. NO: [illegible]
1. -
2. -
3. -

LEOPOLDO BELLON, AIA
AR-008737

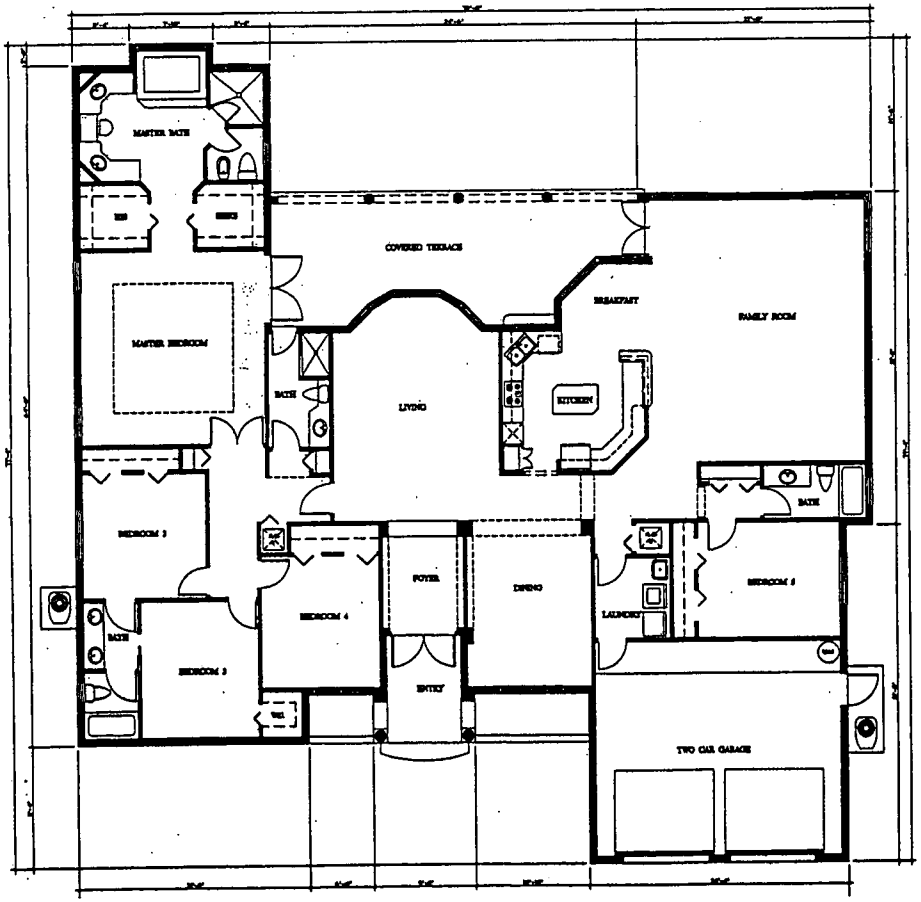
ANGEL MILANES, AIA
AR-0015848

E "E" - FLOOR PLAN AND FRONT ELEVATION

A-2



FRONT ELEVATION



MODEL 'F'	
AREA BREAKDOWN	
A/C AREA	[illegible] S.F.
ENTRY	[illegible] S.F.
GARAGE	[illegible] S.F.
COVERED TERRACE	[illegible] S.F.
MODEL FOOTPRINT	[illegible] S.F.
MODEL CONSTRUCTION AREA	[illegible] S.F.

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AA-0003506

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: [illegible]
DRAWN: Jorge W
CHECKED: L.B.
PROJ. NO: [illegible]
1. -
2. -
3. -

LEOPOLDO BELLON, AIA
AR-[illegible]

ANGEL MILANES, AIA
AR-[illegible]

1. 'F' - FLOOR PLAN AND FRONT ELEVATION

A-3

LEONARDO ARCHITECTS PLANNERS, INC. All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of LEONARDO ARCHITECTS PLANNERS, INC. and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements and plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the express written permission of LEONARDO ARCHITECTS PLANNERS, INC.

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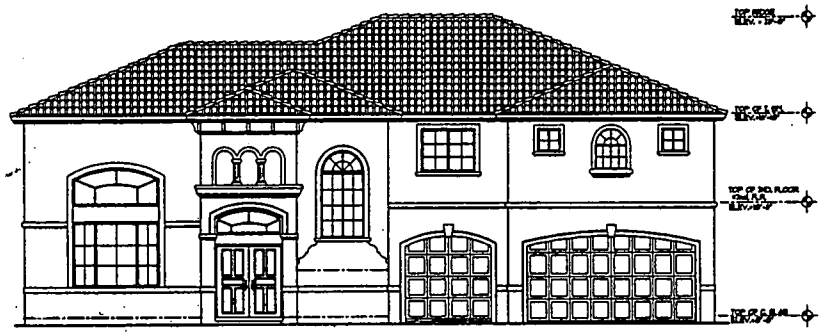
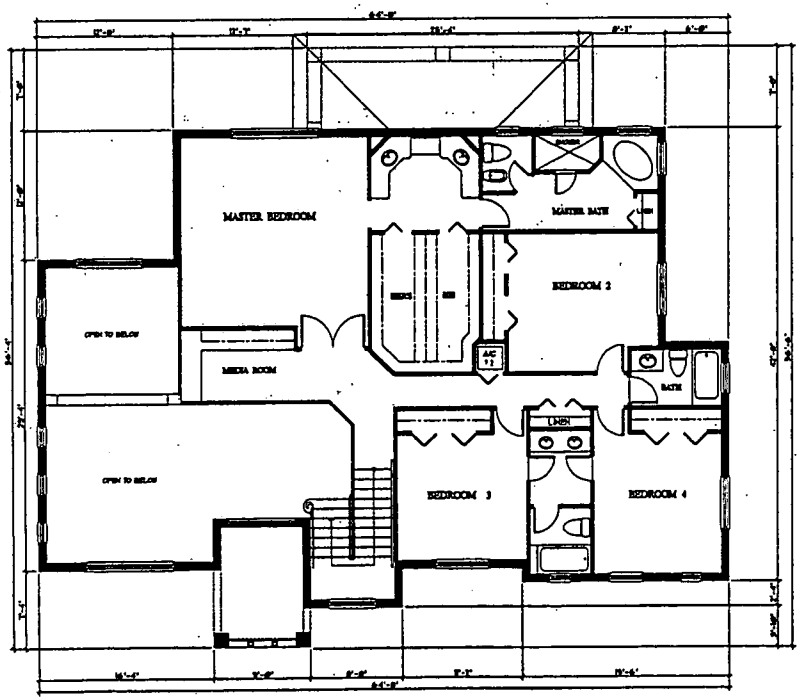
Single family residence, Garden Village

7825 \Gdrive\Projects\Garden Village\Garden Village

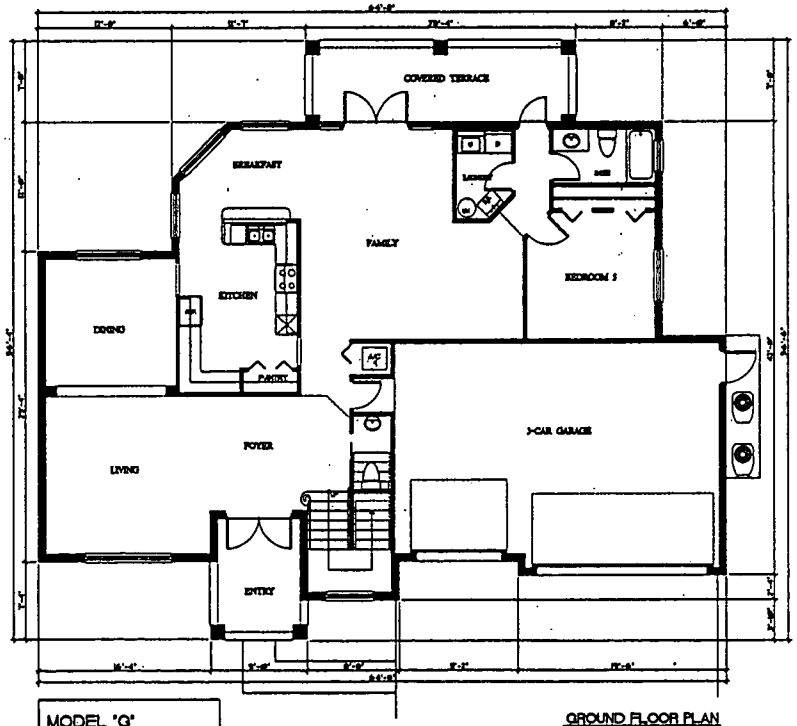
52



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

MODEL "G"	
AREA BREAKDOWN	
GROUND FLOOR A/C AREA	1,728 S.F.
SECOND FLOOR A/C AREA	1,754 S.F.
TOTAL A/C AREA	8,495 S.F.
ENTRY	84 S.F.
GARAGE	666 S.F.
COVERED TERRACE	194 S.F.

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AA-0003508

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

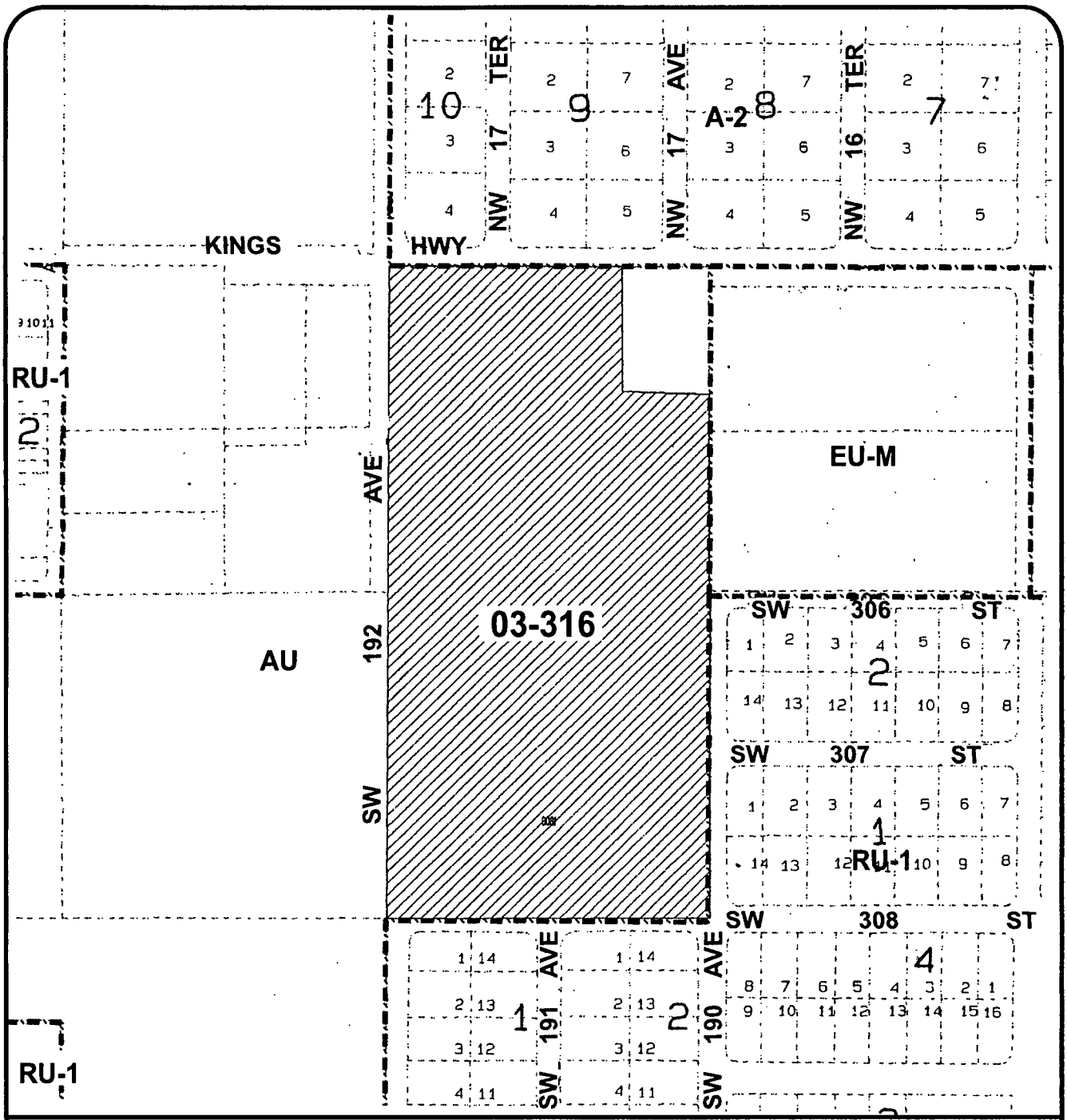
DATE: 10-30-03
DRAWN: Jorge RP
CHECKED: L.B.
PROJ. NO: 03343
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-005737

ANGEL MILANES, AIA
AR-0015848

"G" - FLOOR PLANS AND FRONT ELEVATION

A-4



MIAMI-DADE COUNTY
HEARING MAP

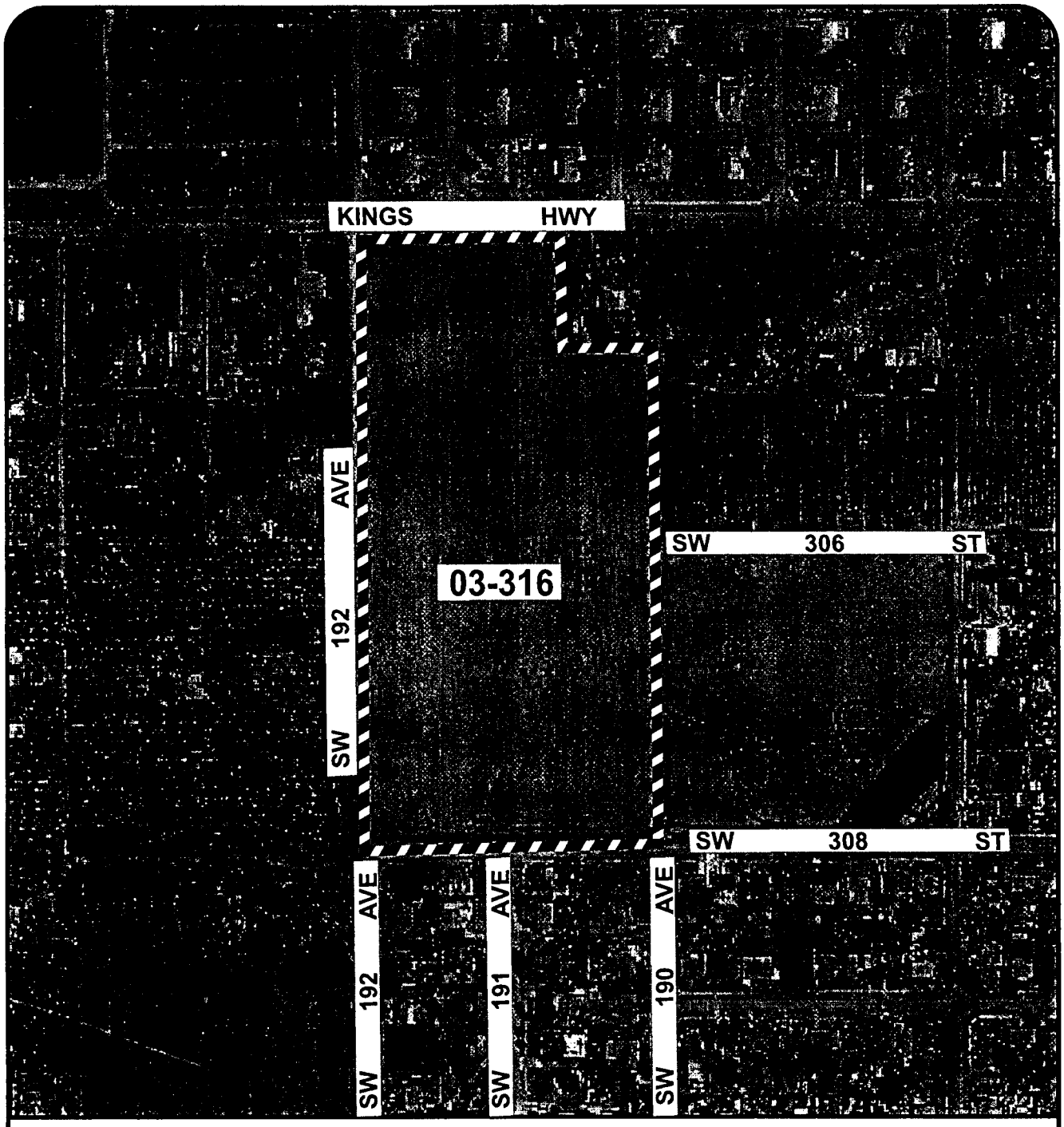
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: 1:300'

MIAMI-DADE

G: ZONING DRAFTING 03-316. 11/03



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 03-316. 11/03

B. BCG PARTNERS L.L.C.
(Applicant)

04-3-CZ14-3 (03-316)
BCC/District 8
Hearing Date: 11/4/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2003	B.C.G. Partners	Zone change from AU to RU-1.	ZAB	NONE
2003	B.C.G. Partners	Zone change from AU to RU-1.	BCC	Appeal Denied, CZAB decision sustained.

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.

DATE: 2. BCG PARTNERS L.L.C. #Z-

APPLICANT: #2. BCG PARTNERS L.L.C.

MOTION: DEFERRED TO NOV 4, 2004-no further notice

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales				X
Moss		X		
Rolle		X		
Seijas		X		
Sorenson	M	X		
Sosa		X		
Souto	S	X		
Chair Carey-Shuler		X		
TOTAL		11	0	2

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

APPLICANT'S NAME: BCG PARTNERS L.L.C.

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	APRIL 14, 2004	CZAB14- -04

REQUESTS: AU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☑ DEFER: ☐ INDEFINITELY ☑ TO: May 11, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH STD. CONDITIONS

☐ OTHER:

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

VOTE: 5 to 0

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Tom Robertson

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

APPLICANT'S NAME: **BCG PARTNERS L.L.C.**

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	March 15, 2004	CZAB14- -03

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

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☑ DEFER: ☐ INDEFINITELY ☑ TO: 4/14/04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH STD. CONDITIONS

☑ OTHER: So applicant can meet with the neighbors.
There will be no further advertisement.

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

VOTE: 3 to 2

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Thomas Robertson

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

APPLICANT: BCG Partners L.L.C. **PH:** Z03-316 (04-3-CZ14-3)

SECTION: 11-57-38 **DATE:** November 4, 2004

COMMISSION DISTRICT: 8 **ITEM NO.:** B

==========

A. INTRODUCTION

- **REQUEST:**

  BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The applicant is appealing the decision of the Community Zoning Appeals Board-14 which denied a request to change the zoning on the subject property from Agricultural District to Estate Modified District.

- **LOCATION:**

  The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

- **SIZE:** 19.14 Acres.

- **IMPACT:**

  The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in 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:

In April 2003, the Community Zoning Appeals Bord-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003.

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 minimum 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.

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; vacant	Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: City of Homestead; single family residences	Residential, 2.5 to 6 dua
SOUTH: RU-1; single family residences	Residential, 2.5 to 6 dua
EAST: AU, EU-M & RU-1; vacant & single family residence	Residential, 2.5 to 6 dua
WEST: AU; single family residences & a grove	Residential, 1 to 2.5 dua

The subject parcel is located to the south and west of the boundaries of the City of Homestead. The area where the subject property lies is characterized with established single family subdivisions, new residential construction, and vacant properties. The area was once established with plant nurseries and groves which have been slowly disappearing to make way for residential development. Staff notes that most of the agricultural uses lie west of SW 197 Avenue.

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	**33 students** (based on 38 units)

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the September 30, 2004 meeting of the Board of County Commissioners in order for the applicant to work with the neighbors. The applicant is appealing the May 11, 2004 decision of the Community Zoning Appeals Board-14 (CZAB-14) which denied this application without prejudice by a vote of 5-0. The appellant indicates on the appeal form that the CZAB-14 erred in denying this application. The applicant further states that the application is consistent with the Comprehensive Development Master Plan

(CDMP) and with adjacent densities and developments, and that there was no substantial competent testimony presented in the hearing to support a denial. Staff notes that the CDMP states that all existing zoning and uses are consistent with the CDMP. As such, the CZAB-14's decision to retain the existing AU zoning on the property is consistent with the CDMP.

The subject property is located on the southeast corner of SW 192 Avenue and SW 304 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft., a minimum lot frontage of 75', and a minimum lot depth of 115'. Although not required to do so by the regulations, the applicant had originally submitted plans showing the development of the site with 40 single family lots. The applicant subsequently submitted revised plans showing a decrease in the number of proposed single family residences from 40 to 34. The plans indicate several lots fronting on SW 191 Avenue, SW 308 Street, and SW 192 Avenue and access to the remainder of the development will be provided from SW 304 Street, SW 305 Street, and SW 307 Street. The applicant intends to proffer a covenant limiting the development of the site to the plans submitted in conjunction with this application. Staff notes that the covenant that will be proffered at the hearing requires that all utilities shall be underground, that, in accordance with the neighbors' desires, the applicant not install sidewalks and lighting and shall request approval from the County to waive same. This request will require approval through the public hearing process. In addition, the covenant further states that the owner shall erect a temporary chain-link perimeter fence around the property prior to any development and/or site work on the property, and said fence shall remain until the commencement of construction of the first house; that all lots abutting S.W. 192 Avenue (except lot 17) shall legally front on S.W. 191 Court, and that the owners shall provide a four (4) foot chain-link fence along the rear boundary line of said lots (and side boundary line of lot 17) and shall further provide an Orange Jasmine hedge along the length of said chain-link fence.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, said Department will require that the lots facing SW 304 Street have circular driveways. This land requires platting and the road dedications and improvements will be accomplished through same. This application will generate an additional **40 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A" and "B." The Miami-Dade County Public Schools memorandum indicates that this application will bring an additional **33 students** to the area based on 38 single family residences. The applicant had a dialogue with the School Board on February 25, 2004 and has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

In April 2003, the Community Zoning Appeals Board-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003. The site plan submitted for that application depicted a residential development consisting of 50 single family residences. The current application is substantially different from the previous application in that this application is seeking EU-M

zoning, a less intensive zoning district than the previously sought RU-1 zoning, and is proposing 34 single family residences in lieu of the previously requested 50 single family residences. As such, staff is of the opinion that the Doctrine of Administrative Res Judicata does not apply in this instance.

This application will allow the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the CDMP designates this property for Low Density Residential use, 2.5 to 6.0 units per gross acre. The proposed EU-M zoning will permit a density of 2.42 units per net acre. The Master Plan states that exceptions to the minimum 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. The proposed EU-M zoning and the proposed 34 residential lots (which results in a density of 1.78 units per gross acre) provide a development density which is less than the minimum permitted by the LUP map of the CDMP. However, the proposed EU-M zoning as well as the proposed number of units would serve the interest of compatibility with the surrounding area. As such, EU-M zoning and the proposed 34 residential lots are **consistent** with the Master Plan which permits a maximum of 114 units on the subject property at a density of 6 units per gross acre.

The proposed EU-M zoning will be **compatible** with the surrounding area which consists of RU-1 zoning and single family residences to the south and undeveloped RU-1 zoning on a portion of the east, undeveloped EU-M zoning and agricultural zoning with a single family residence on the remaining portions of the east, agricultural zoning with single family residences and a grove to the west, and single family residences located within the City of Homestead to the north. Accordingly, staff recommends approval of the appeal and of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant restricting the development of the property to the plans submitted.

I. RECOMMENDATION:

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

J. CONDITIONS: None.

DATE INSPECTED: 02/24/04
DATE TYPED: 03/01/04
DATE REVISED: 03/09/04; 03/25/04; 04/19/04; 08/10/04; 09/15/04; 9/20/04
DATE FINALIZED: 10/27/04
DO'QW:AJT:MTF:JDR

for 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: December 8, 2003

SUBJECT: C-14 #Z2003000316
BCG Partners, LLC
SE corner of SW 192nd Avenue & SW 304th Street
DBC from AU to EU-M
(AU) (19 Ac.)
11-57-38

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, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

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.

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.

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

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

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

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

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

cc: Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-316
CZAB-14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: BCG Partners L.L.C.

This Department has no objections to this application.

Lots facing SW 304 St. must have circular driveways.

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 **47 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
9942	SW 304 St. w/o US-1	B	B
9948	SW 312 St. w/o US-1	B	B
F-84	SW 344 St. e/o SW 187 Ave.	B	B

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.

MAR. 02 2004
Date

Miami-Dade County Public Schools

giving our students the world

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

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

Superintendent of Schools
Merrett R. Stierheim

March 15, 2004

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

Re: BCG Partners, LLC - Application No. 03-316 (CC14)
Southeast corner of SW 192 Avenue and SW 304 Street
REVISED

Dear Ms. Fojo:

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

Attached please find the School District's 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 Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 120%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School, Homestead Middle School and South Dade Senior High School to 122%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on February 25, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

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, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 38-unit development is estimated to generate approximately $93,024 ($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-2347
Attachment

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

REVISED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 03-316, BCG Partners, LLC (CC14)
REQUEST:	Zone change from AU to EU-M
ACRES:	19 acres
LOCATION:	Southeast corner of SW 192 Avenue and SW 304 Street
UNITS:	35 units (3 units currently permitted under existing zoning classification, for a total of 38 units)
ESTIMATED STUDENT POPULATION:	25 students *
ELEMENTARY:	12
MIDDLE:	6
SENIOR:	7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Redondo Elementary - 18480 SW 304 St.
MIDDLE:	Homestead Middle - 650 NW 2 Ave.
SENIOR HIGH:	South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem	719/ 731*	597	120%/ 122%*	0	**120%/ 122%***
Homestead Middle	1311/ 1317*	997	131%/ 132%*	67	**123%/ 124%***
South Dade Sr.	2716/ 2723*	1821	149%/ 150%*	454	**119%/ 120%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Redondo Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

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 March 2004):

School	Status	Projected Occupancy Date
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	To be determined

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 $145,825.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	12	x	$ 13,401	=	$ 160,812
MIDDLE	6	x	$ 15,365	=	$ 92,190
SENIOR	7	x	$ 20,333	=	$ 142,331
Total Potential Capital Cost					$ 395,333

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

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St, E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	[illegible]	262	[illegible]	4905	398	[illegible]
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	[illegible]	[illegible]	[illegible]	3997	[illegible]	[illegible]
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TOTAL	19977	492	20469	13393	1365	139%

CHARTER SCHOOLS
2002-2003

REV. 6-12-03

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

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

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)

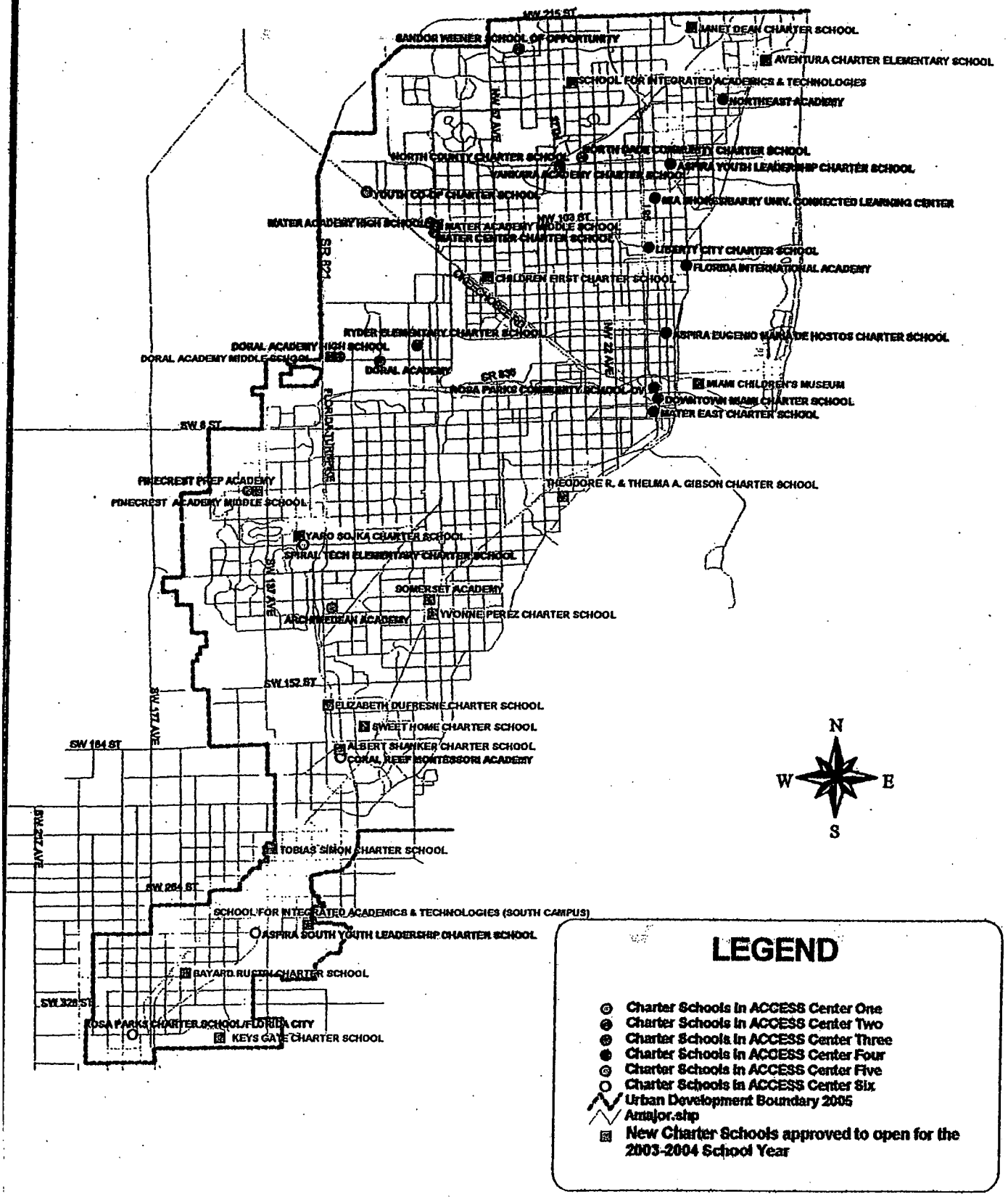
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) *(A school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

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



G-14

MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: Z03-316 Rev #3

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor of 192 Ave & SW 304 St.

Recommendation:
- Approved ✓
- Approved with conditions ____*
- Approved with no change from previous submittal ____
- Denial ____
- Defer to DIC comments ____

*

Estimated number of alarms generated annually by application: 9

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

Station District 16 Grid 2590 (DU/SF) 34 Occupancy Type 1

Impact of additional calls on closest station:
- ☐ No Impact
- ☑ Minimal Impact
- ☐ Moderate Impact
- ☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
FL City Station	Vicinity of SW 344 St & 197 Ave	2010

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 4-27-04.

Kathryn Lyon

Revised 3/9/04 BJM

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

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 05 /11/04

BY CZAB # 14

RECEIVED
03-316
MAY 28 2004
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. **04-3-CZ14-3 (03-316)**

Filed in the name of (Applicant) **BCG Partners, L.L.C.**

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property:
SW Corner of SW 192 Avenue and SW 304 Street, Miami-Dade County, Florida

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

Appellant (name): **BCG PARTNERS, L.L.C.**
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 Community Council erred in denying the application. The application is consistent with the CDMP and with adjacent densities and developments. There was no substantial competent testimony presented in the hearing to support a denial.

30

APPELLANT MUST SIGN THIS PAGE

Date: 26 day of May, year: 2004

Signed _____
SIMON FERRO

Print Name

1221 Brickell Avenue, Miami, Florida 33131

Mailing Address

305-579-0500 **305-579-0717**

Phone Fax

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

B.C.G. PARTNERS, L.L.C.
Representing

_____
Signature
SIMON FERRO

Print Name

1221 Brickell Avenue

Address

Miami **FL** **33131**

City State Zip

305-579-0500

Telephone Number

Subscribed and Sworn to before me on the 26 day of May, year 2004

Leyla M Lucas
Notary Public

(stamp/seal)

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

Commission expires:

31

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 **SIMON FERRO, as attorney for** (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

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

(Check all that apply)

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

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

Further Appellant says not.

Witnesses:

Leyla M Lucas
Signature

LEYLA M LUCAS
Print Name

Catherine Lucas
Signature

CATHERINE LUCAS
Print Name

Appellant's signature
SIMON FERRO

Print Name

Sworn to and subscribed before me on the 26 day of May, year 2004

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

Leyla M Lucas
Notary
(Stamp/Seal)

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

Commission Expires:

[b:forms/affidapl.sam(11/03)]

RESOLUTION NO. CZAB14-17-04

WHEREAS, **BCG PARTNERS L. L. C.** applied for the following:

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW ¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89° 21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89° 21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0° 43'8"E for 257.57' to a point; thence run N88° 39'12"W for 180.14' to a point; thence run N0° 42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, 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 application without prejudice 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	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested 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 11th day of May, 2004.

Hearing No. 04-3-CZ14-3
ls

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, 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 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-17-04 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of May 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of May 2004.

Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL

ZONING APPEALS BOARD
DADE COUNTY FLORIDA

TEAM METRO
SOUTH OFFICE

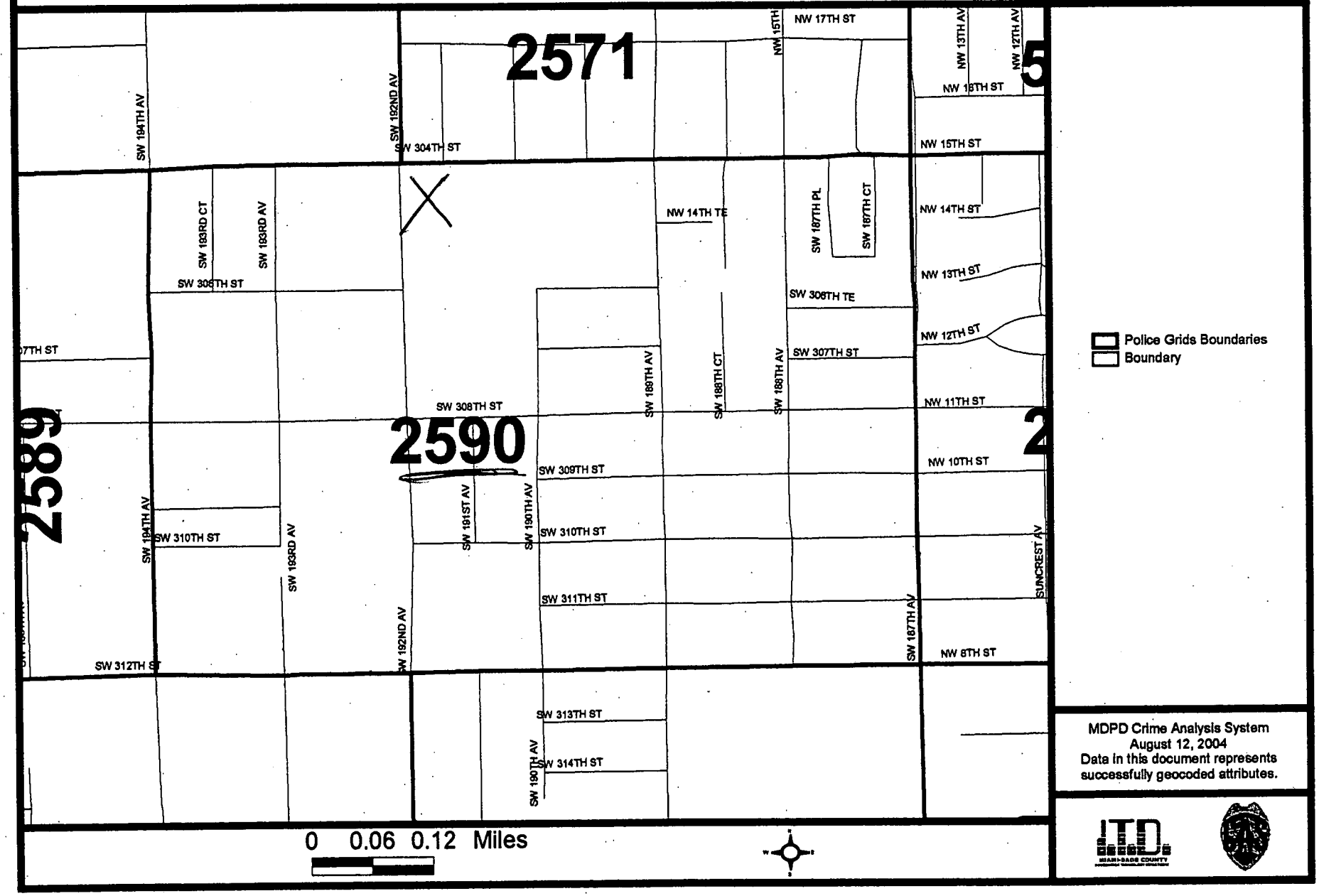
ENFORCEMENT HISTORY

BCG Partners, LLC	Southeast corner of SW 192 AVE & theoretical SW 304 ST, Miami-Dade County, FL
APPLICANT	**ADDRESS**
11/4/2004	03-316
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of August 13, 2004

Miami-Dade Police Department
Target Area - Police Grid(s): 2590
BCG Partners, LLC; Hearing # 03-316



MDPD Crime Analysis System
August 12, 2004
Data in this document represents successfully geocoded attributes.

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

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2590	13	SPECIAL INFORMATION/ASSIGNM	23
	14	CONDUCT INVESTIGATION	40
	15	MEET AN OFFICER	152
	17	TRAFFIC ACCIDENT	4
	18	HIT AND RUN	9
	19	TRAFFIC STOP	6
	20	TRAFFIC DETAIL	18
	21	LOST OR STOLEN TAG	14
	22	AUTO THEFT	8
	25	BURGLAR ALARM RINGING	26
	26	BURGLARY	12
	27	LARCENY	3
	28	VANDALISM	1
	29	ROBBERY	1
	32	ASSAULT	18
	34	DISTURBANCE	58
	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	3
	39	PRISONER	8
	41	SICK OR INJURED PERSON	4
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2

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

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2590	49	FIRE	3
	52	NARCOTICS INVESTIGATION	2
	54	FRAUD	1

Total Signals for Grid 2590 : 422

Total Reported: 306 Total Not Reported: 116

Total for All Grids : 422

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2590	13	SPECIAL INFORMATION/ASSIGNM	23
	14	CONDUCT INVESTIGATION	23
	15	MEET AN OFFICER	117
	17	TRAFFIC ACCIDENT	9
	18	HIT AND RUN	2
	19	TRAFFIC STOP	7
	20	TRAFFIC DETAIL	13
	21	LOST OR STOLEN TAG	9
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	36
	26	BURGLARY	11
	27	LARCENY	7
	28	VANDALISM	4
	29	ROBBERY	2
	32	ASSAULT	12
	33	SEX OFFENSE	1
	34	DISTURBANCE	44
	36	MISSING PERSON	7
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	2
	41	SICK OR INJURED PERSON	10
	43	BAKER ACT	2

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2590	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	3

Total Signals for Grid 2590 : 358

Total Reported: 256 Total Not Reported: 102

Total for All Grids : 358

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

Crime Information Warehouse

YEAR: 2002

Grid(s): 2590

Part I Crimes	Total Crimes
Grid 2590	
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	2
2200 - BURGLARY	7
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	12
2400 - MOTOR VEHICLE THEFT	2
Grid 2590 TOTAL	25
Total Part I	25

42

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

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2590

PART II CRIMES	Total Crimes
Grid 2590	
130B - SIMPLE ASSAULT	5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
260D - IMPERSONATION	1
Grid 2590 TOTAL	7
Total PART II CRIMES	7

Grand Total: 32

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 = substring ("030" , 1 , 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2590")

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2003

Grid(s): 2590

Part I Crimes	Total Crimes
Grid 2590	
110C - FONDLING	1
130A - AGGRAVATED ASSAULT	4
2200 - BURGLARY	6
230D - SHOPLIFTING FROM BUILDING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	11
Grid 2590 TOTAL	26
Total Part I	26

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department | *Crime Information Warehouse*

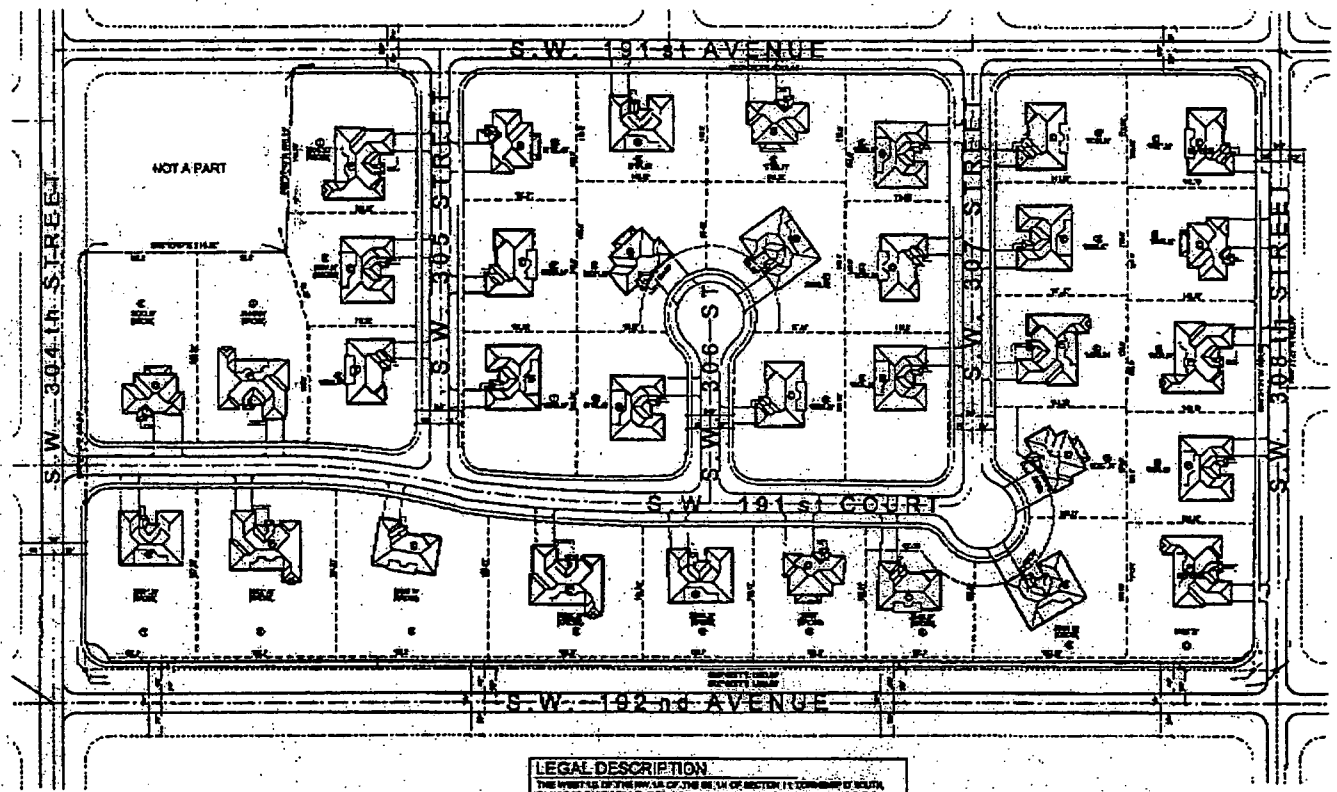
YEAR: 2003

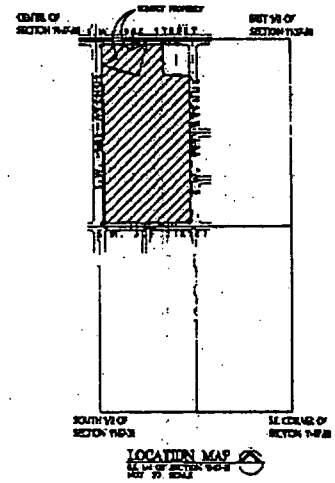
Grid(s): 2590

PART II Crimes	Total Crimes
Grid 2590	
130B - SIMPLE ASSAULT	5
130E - SIMPLE STALKING	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	1
Grid 2590 TOTAL	10
Total PART II	10

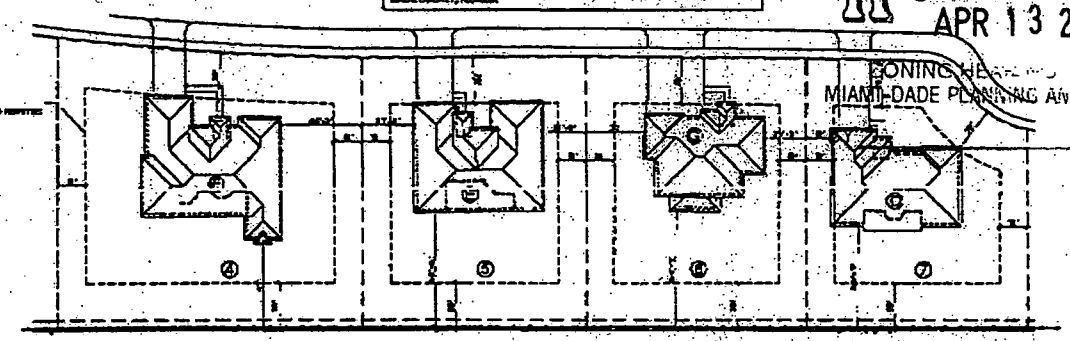
Grand Total: 36

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '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 = substring ("030", 1, 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2590")





LEGAL DESCRIPTION



SITE PLAN
SCALE: 1" = 60'-0"

RECEIVED
203-316
APR 13 2004
ZONING HEARING
MIAMI-DADE PLANNING AND ZONING DEPT.

ZONING INFORMATION

LOT SIZES

DWELLING UNIT BREAKDOWN

SETBACKS

MAX. PROP. LOT COVERAGE & ARGEST MODEL ON MIN. LOT

Bellon Villanes architect planners

GARDEN VILLAGE
BOC PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

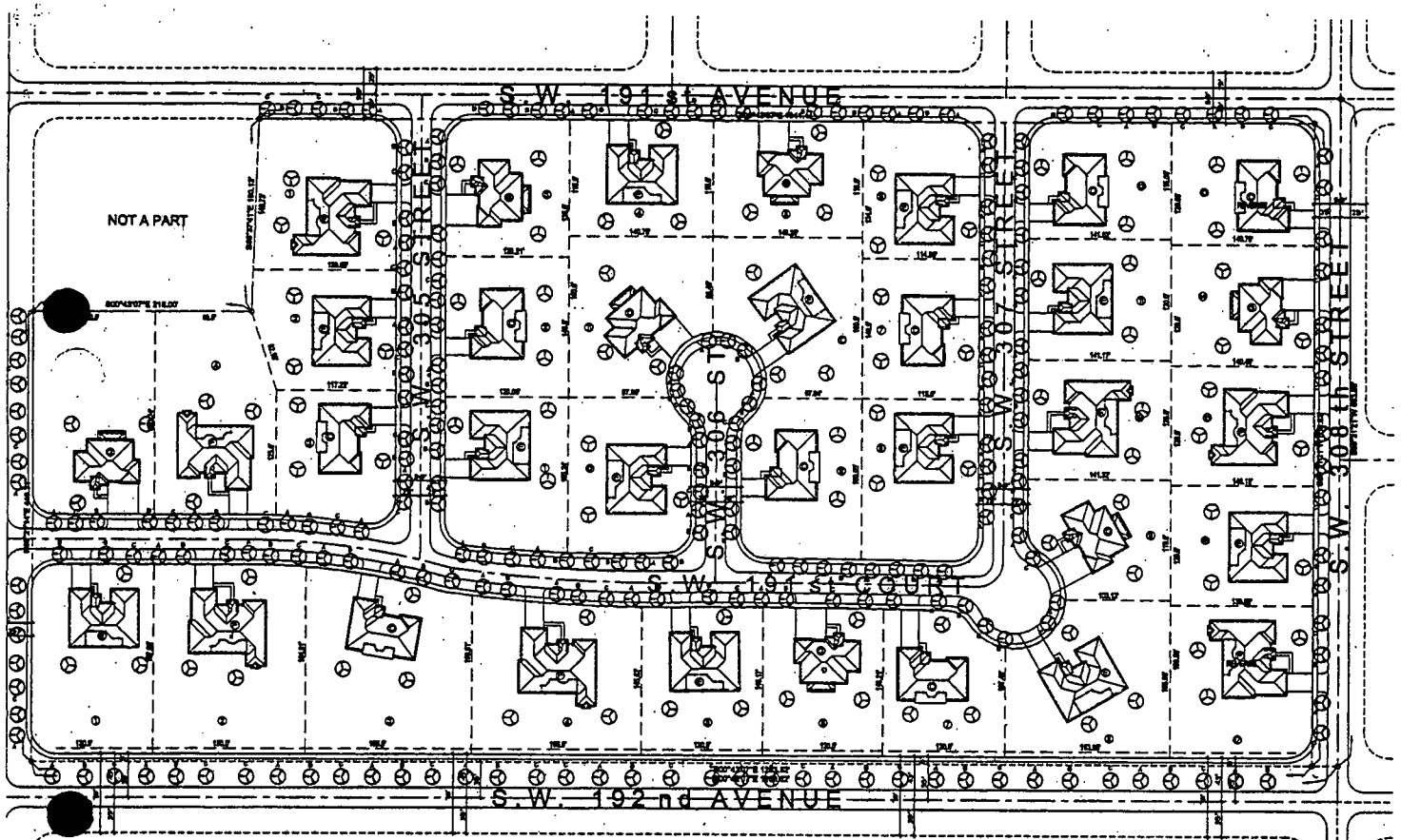
ZONING HEARING PLANS REVIEW

☐ PLANS WITHIN THE SCOPE OF AD

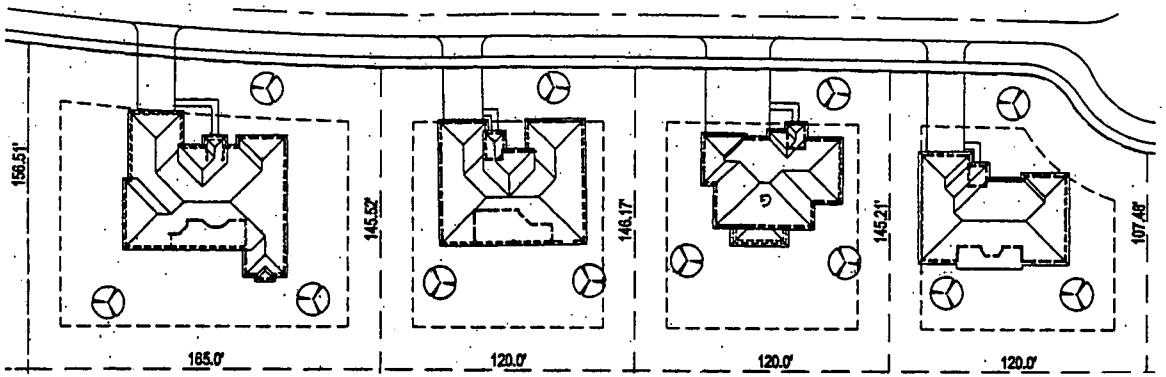
☐ PLANS NOT WITHIN THE SCOPE OF AD

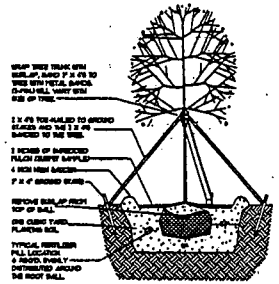
REVIEWED BY:

47

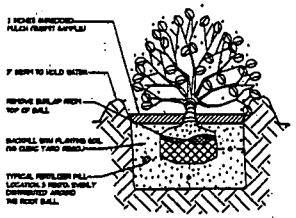


SITE PLAN
SCALE: 1" = 60'-0"





TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, C & D MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

4/12/04

EU-M
LANDSCAPING LEGEND
CHAPTER 18A-ORDINANCE 95-222
ZONE DISTRICT: EU-M
NET LAND AREA: 14.14 ACRES (642,016 S.F.)

	REQUIRED	PROVIDED
STREET TREES (1/35' MAX.)	221	238
(1/35' TOTAL STREET PERIMETER / 35' = 221 TREES)		
LOT TREES	102	102
TOTAL NUMBER OF TREES	323	340
SHRUBS(10/TREE REQUIRED)	3,230	3,400

KEY	PLANT NAME	CALP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3' - 4'	10' -12'	6' - 8'	100
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3' - 4'	10' -12'	6' - 8'	100
C	BURSERA SIMARUBA (GUMBO LIMBO)	3' - 4'	10' -12'	6' - 8'	100
D	CABBAGE PALM (SABAL PALMETTO)	8'	12' - 16'	8' - 10'	-
F	QUEEN PALM	8' - 12'	12' - 24'	-	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12'	14' - 24'	-	-
H	ROYAL POINCIANA	6' - 8'	12' - 24'	-	40
	SHRUBS & GROUNDCOVERS	DIMENSIONS			QUANT.

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architects planners

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BUILDING "G"
MIAMI, FLORIDA 33186

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F. (305) 278-7473
WWW.BELLONMILANES.COM

AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

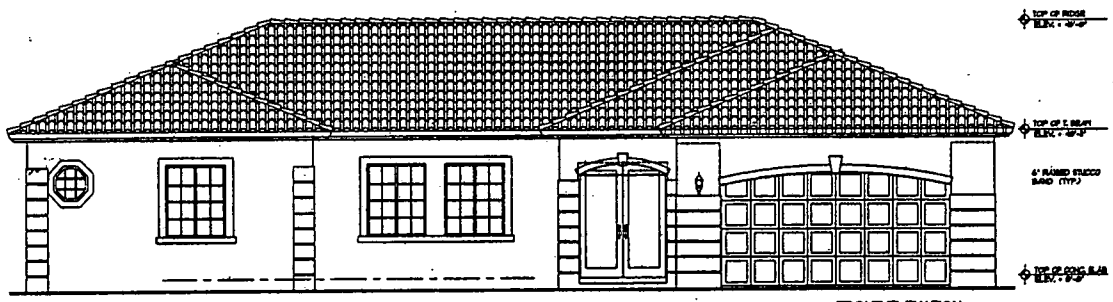
DATE: 10-20-03
DRAWN: Jorge
CHECKED: L.B.
PROJ. NO: 03343
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

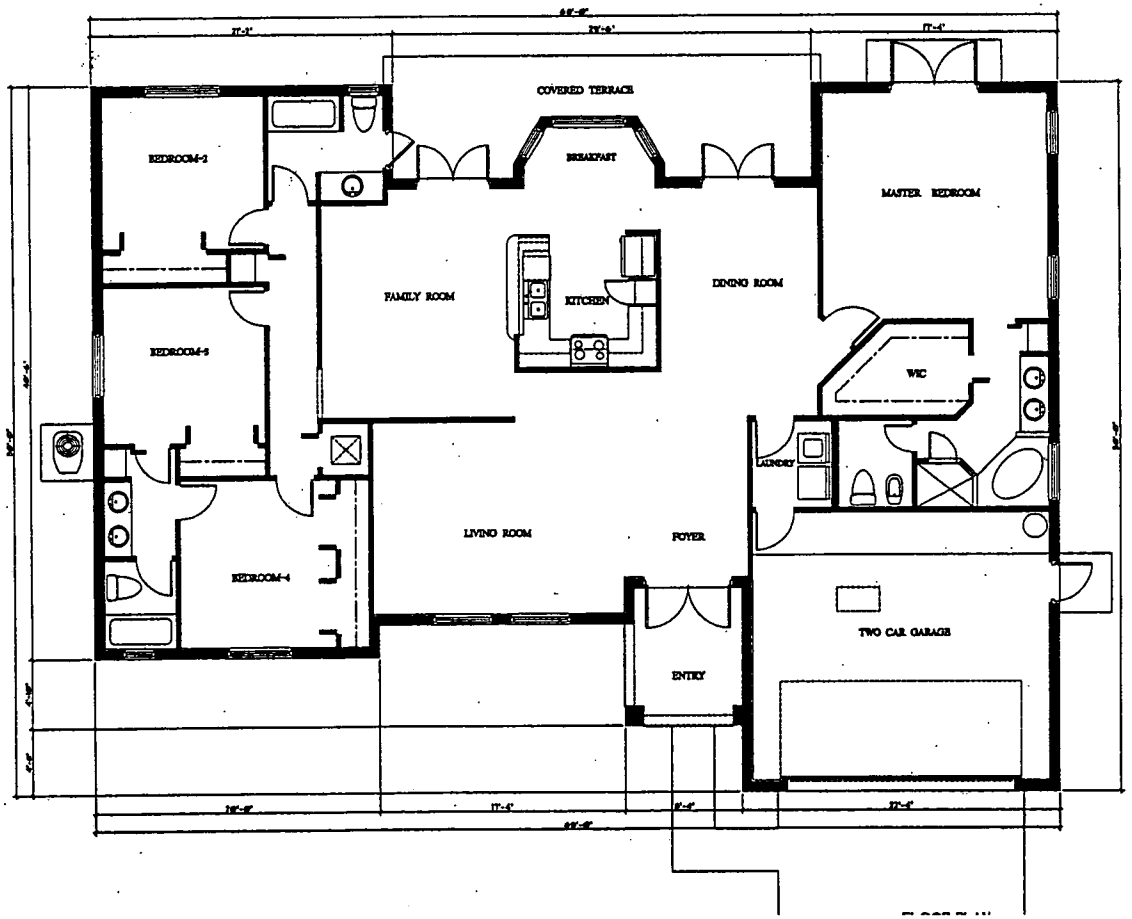
ANGEL MILANES, AIA
AR-0015845

CAPING PLAN

48



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



MODEL "D"	
AREA BREAKDOWN	
A/C AREA	2,394 S.F.
ENTRY	70 S.F.
GARAGE	444 S.F.
COVERED TERRACE	212 S.F.
MODEL FOOTPRINT	3,020 S.F.
MODEL CONSTRUCTION AREA	3,020 S.F.

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AA-0063805
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INTERIORS
CONSTRUCTION MANAGEMENT

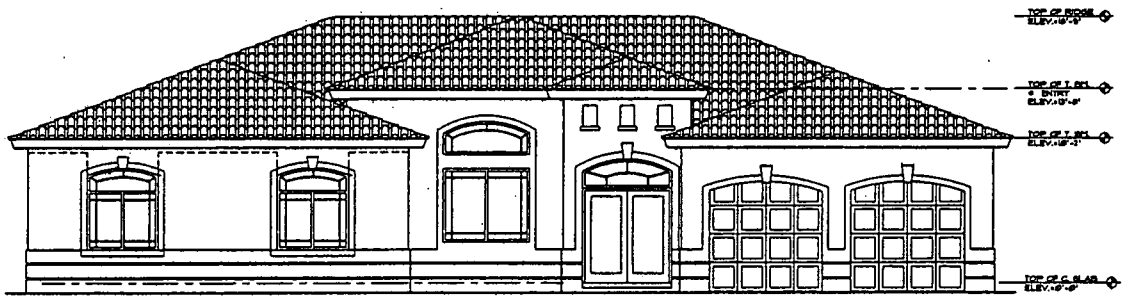
GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

"D" - FLOOR PLAN AND FRONT ELEVATION

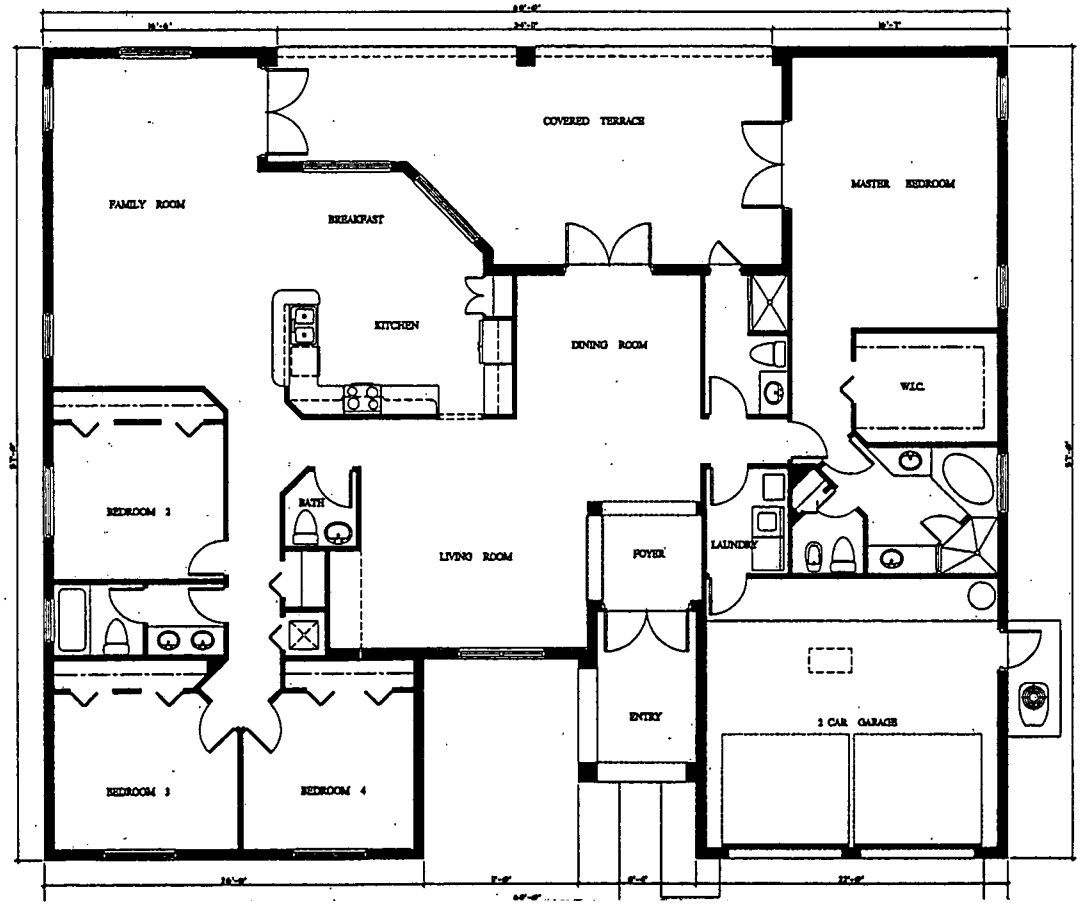
DATE: 10-30-03
DRAWN: Jorge W
CHECKED: L.B.
PROJ. NO: 0334-3
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015646



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



MODEL "E"	
AREA BREAKDOWN	
A/C AREA	2,088 S.F.
ENTRY	98 S.F.
GARAGE	439 S.F.
COVERED TERRACE	488 S.F.
MODEL FOOTPRINT	3,573 S.F.
MODEL CONSTRUCTION AREA	3,573 S.F.

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INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCO PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

"E" - FLOOR PLAN AND FRONT ELEVATION

DATE: 10-10-00
DRAWN: Jorge RP
CHECKED: L.B.
PROJ. NO: #3540
1. -
2. -
3. -

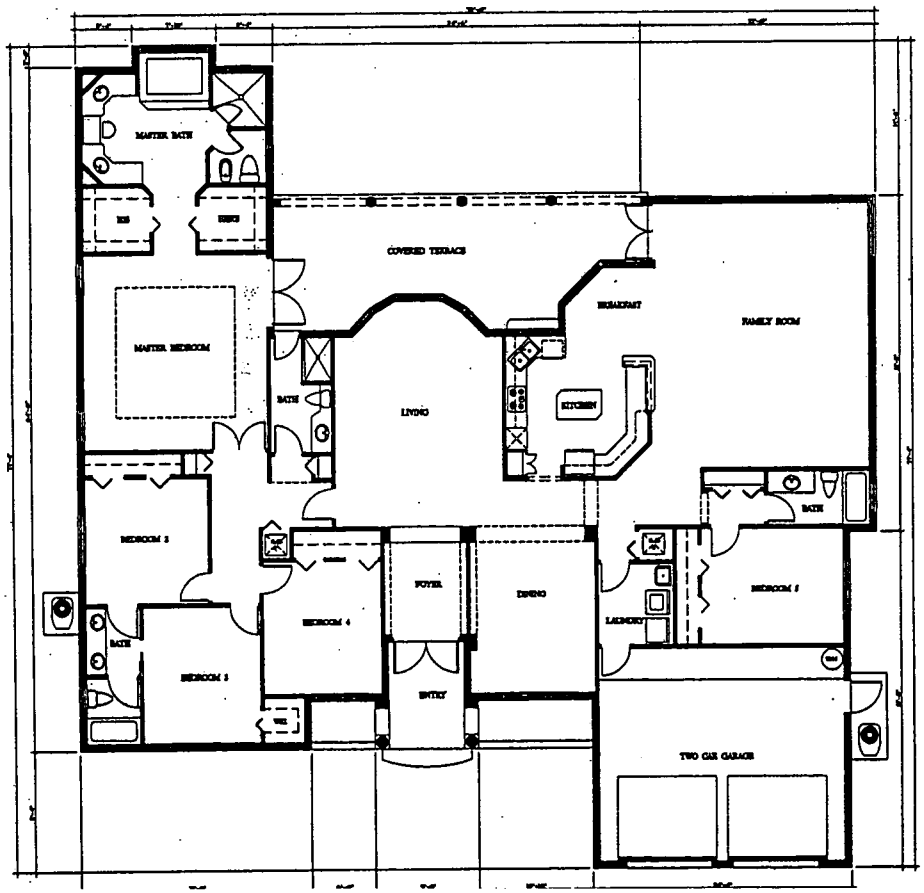
LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0018848

A-2

50

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



MODEL 'F'	
AREA BREAKDOWN	
A/C AREA	[illegible] S.F.
ENTRY	[illegible] S.F.
GARAGE	[illegible] S.F.
COVERED TERRACE	[illegible] S.F.
MODEL FOOTPRINT	[illegible] S.F.
MODEL CONSTRUCTION AREA	[illegible] S.F.

Bellon Milanés architects planners

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INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BOG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

'F' - FLOOR PLAN AND FRONT ELEVATION

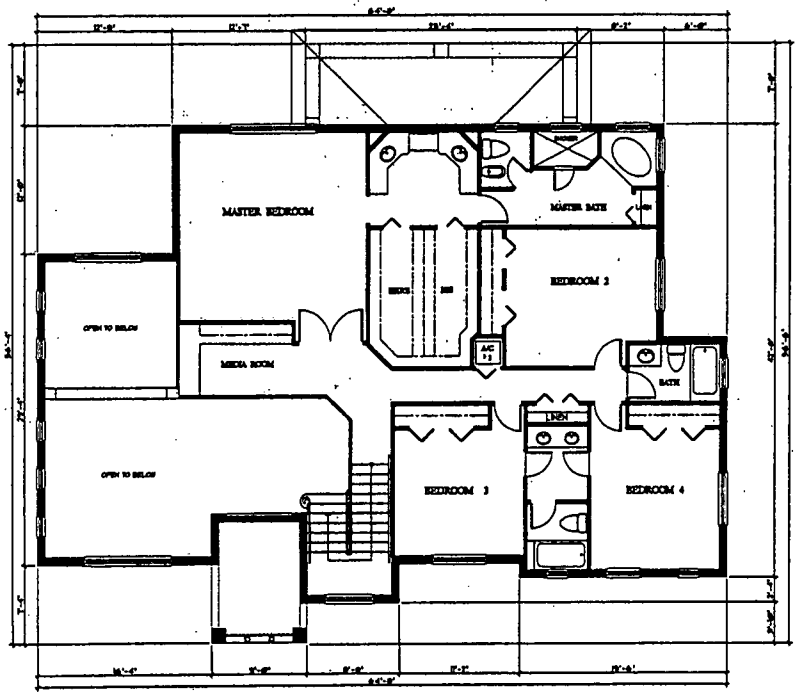
DATE: [illegible]
DRAWN: Jorge M
CHECKED: L.B.
PROJ. NO: [illegible]
1. -
2. -
3. -

LEOPOLDO BELLON, AIA
AR-008737

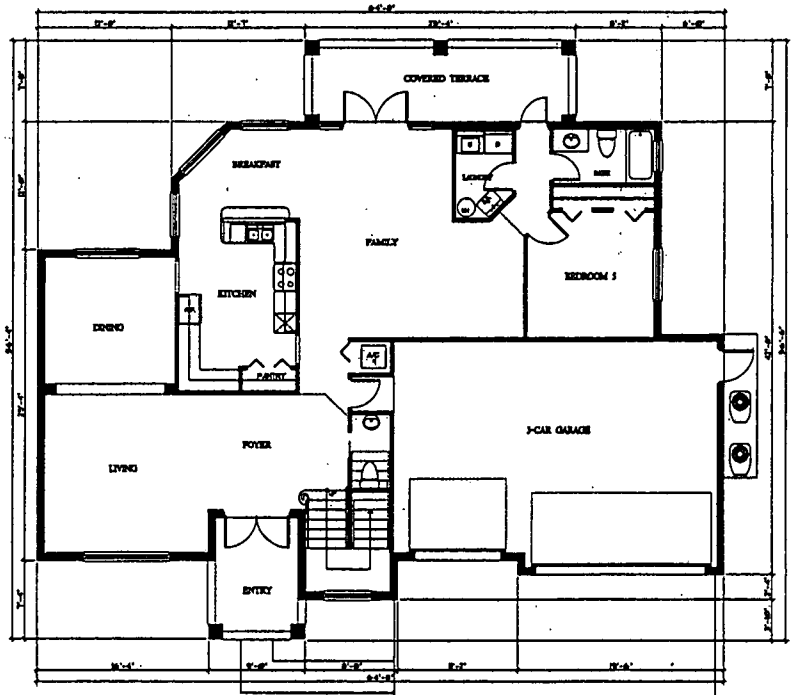
ANGEL MILANES, AIA
AR-0015646

A-2

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

MODEL "G"	
AREA BREAKDOWN	
GROUND FLOOR A/O AREA	1,729 S.F.
SECOND FLOOR A/O AREA	1,764 S.F.
TOTAL A/O AREA	3,493 S.F.
ENTRY	94 S.F.
GARAGE	666 S.F.

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AA-0002508

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

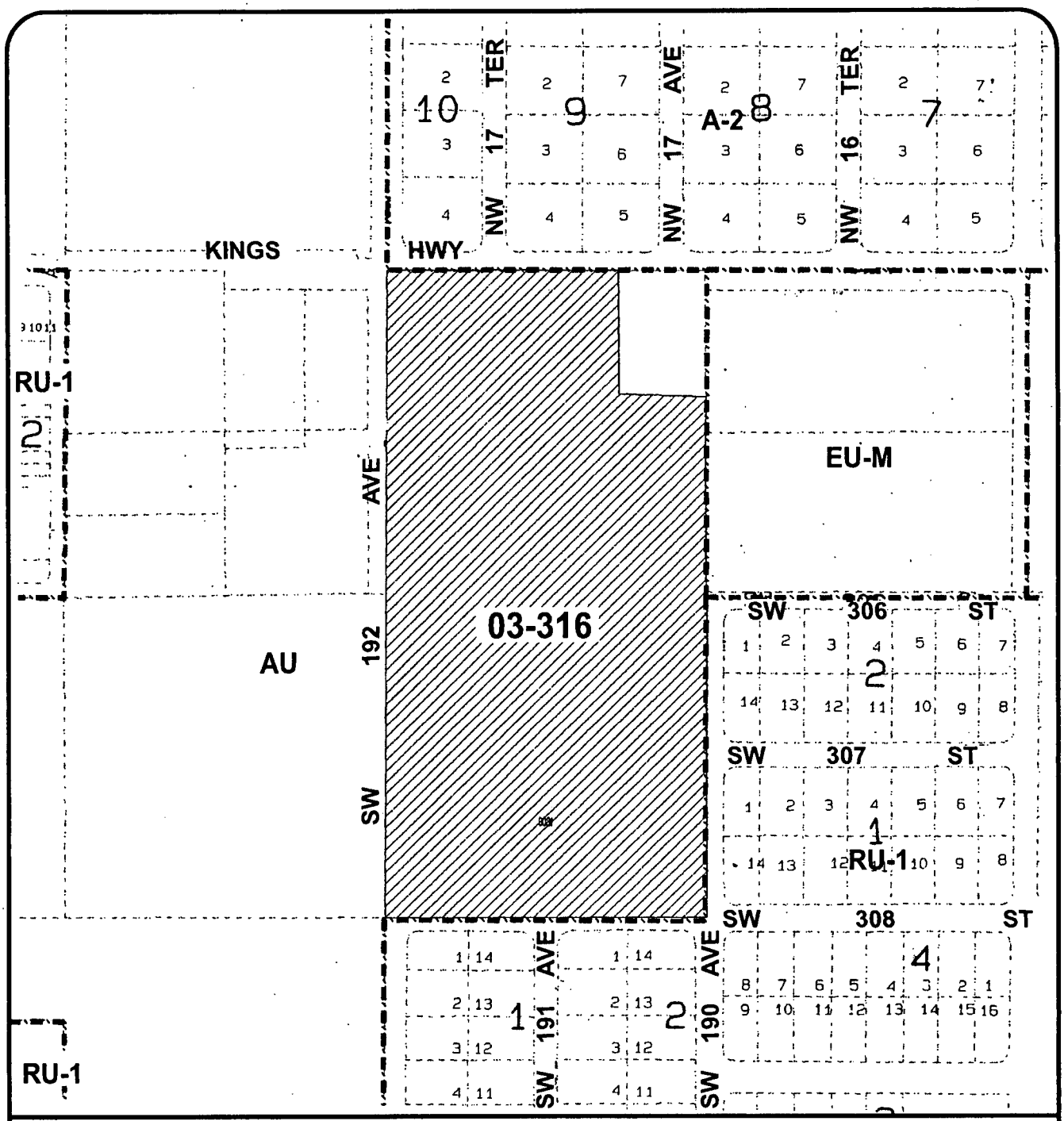
GARDEN VILLAGE
BOG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-30-03
DRAWN: Jorge M
CHECKED: L.B.
PROJ. NO: 03343
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0013846

7 - FLOOR PLANS AND FRONT ELEVATION



MIAMI-DADE COUNTY
HEARING MAP

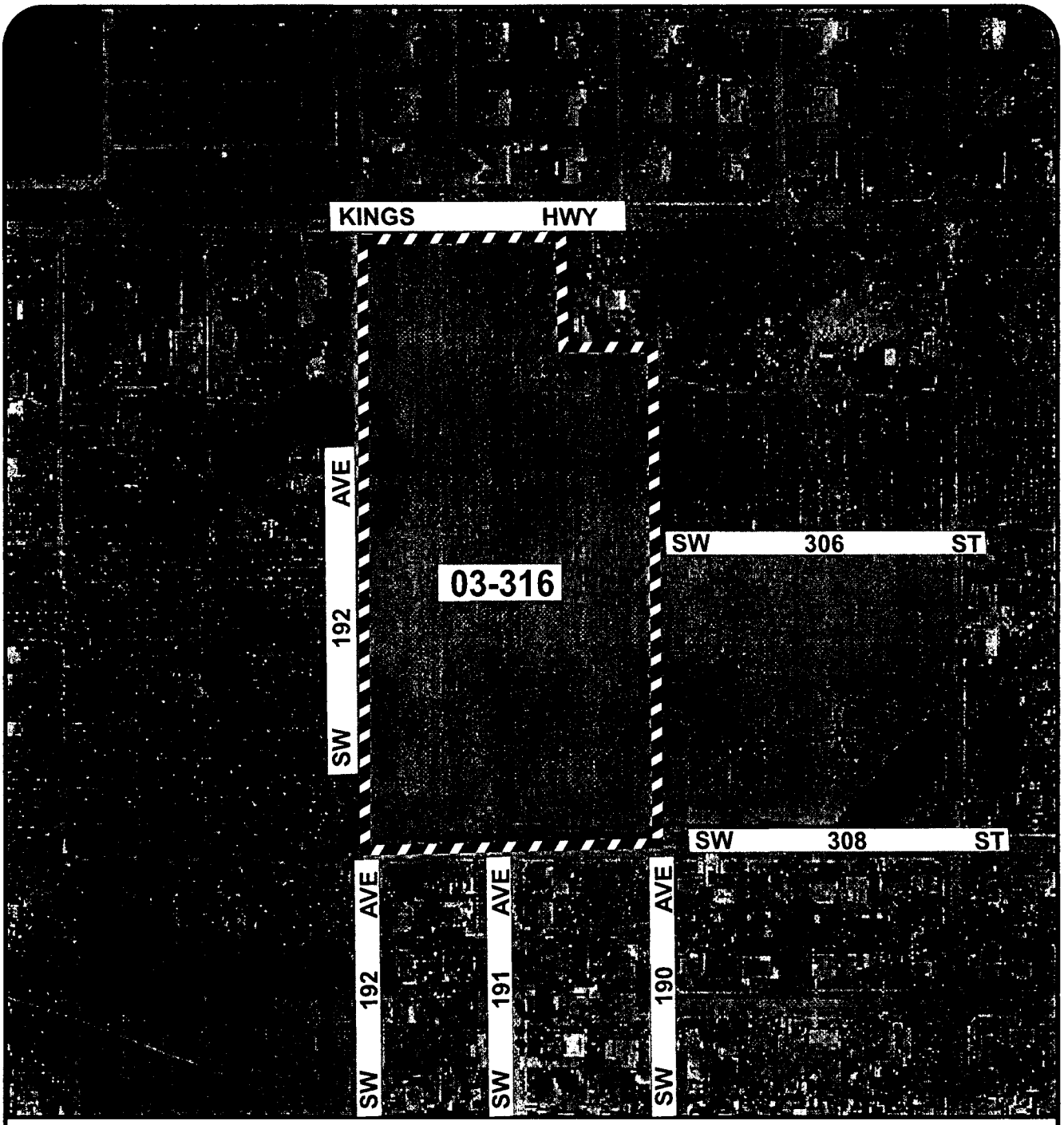
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: 1:300'

MIAMI-DADE

G: ZONING DRAFTING. 03-316. 11/03



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 03-316. 11/03

2. BCG PARTNERS L.L.C.
(Applicant)

04-3-CZ14-3 (03-316)
Area 14/District 8
Hearing Date: 9/30/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2003	B.C.G. Partners	Zone change from AU to RU-1.	ZAB	NONE
2003	B.C.G. Partners	Zone change from AU to RU-1.	BCC	Appeal Denied, CZAB decision sustained.

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

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

APPLICANT'S NAME: BCG PARTNERS L.L.C.

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	APRIL 14, 2004	CZAB14- -04

REQUESTS: AU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: May 11, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH STD. CONDITIONS

☐ OTHER:

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

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Tom Robertson

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

APPLICANT'S NAME: **BCG PARTNERS L.L.C.**

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	March 15, 2004	CZAB14- -03

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

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☑ DEFER: ☐ INDEFINITELY ☑ TO: 4/14/04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH STD. CONDITIONS

☑ OTHER: So applicant can meet with the neighbors. There will be no further advertisement.

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

VOTE: 3 to 2

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Thomas Robertson

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

APPLICANT: BCG Partners L.L.C. **PH:** Z03-316 (04-3-CZ14-3)

SECTION: 11-57-38 **DATE:** September 30, 2004

COMMISSION DISTRICT: 8 **ITEM NO.:** 2

==========

A. INTRODUCTION

- **REQUEST:**

  BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The applicant is appealing the decision of the Community Zoning Appeals Board-14 which denied a request to change the zoning on the subject property from Agricultural District to Estate Modified District.

- **LOCATION:**

  The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

- **SIZE:** 19.14 Acres.

- **IMPACT:**

  The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in 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:

In April 2003, the Community Zoning Appeals Bord-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003.

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 minimum 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.

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

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; vacant	Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	City of Homestead; single family residences	Residential, 2.5 to 6 dua
SOUTH:	RU-1; single family residences	Residential, 2.5 to 6 dua
EAST:	AU, EU-M & RU-1; vacant & single family residence	Residential, 2.5 to 6 dua
WEST:	AU; single family residences & a grove	Residential, 1 to 2.5 dua

The subject parcel is located to the south and west of the boundaries of the City of Homestead. The area where the subject property lies is characterized with established single family subdivisions, new residential construction, and vacant properties. The area was once established with plant nurseries and groves which have been slowly disappearing to make way for residential development. Staff notes that most of the agricultural uses lie west of SW 197 Avenue.

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	**33 students** (based on 38 units)

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

The applicant is appealing the May 11, 2004 decision of the Community Zoning Appeals Board-14 (CZAB-14) which denied this application without prejudice by a vote of 5-0. The appellant indicates on the appeal form that the CZAB-14 erred in denying this application. The applicant further states that the application is consistent with the Comprehensive Development Master Plan (CDMP) and with adjacent densities and developments, and that there was no substantial competent testimony presented in the hearing to support a denial.

Staff notes that the CDMP states that all existing zoning and uses are consistent with the CDMP. As such, the CZAB-14's decision to retain the existing AU zoning on the property is consistent with the CDMP.

The subject property is located on the southeast corner of SW 192 Avenue and SW 304 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft., a minimum lot frontage of 75', and a minimum lot depth of 115'. Although not required to do so by the regulations, the applicant had originally submitted plans showing the development of the site with 40 single family lots. The applicant subsequently submitted revised plans showing a decrease in the number of proposed single family residences from 40 to 34. The plans indicate several lots fronting on SW 191 Avenue, SW 308 Street, and SW 192 Avenue and access to the remainder of the development will be provided from SW 304 Street, SW 305 Street, and SW 307 Street. The applicant intends to proffer a covenant limiting the development of the site to the plans submitted in conjunction with this application.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, said Department will require that the lots facing SW 304 Street have circular driveways. This land requires platting and the road dedications and improvements will be accomplished through same. This application will generate an additional **40 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A" and "B." The Miami-Dade County Public Schools memorandum indicates that this application will bring an additional **33 students** to the area based on 38 single family residences. The applicant had a dialogue with the School Board on February 25, 2004 and has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

In April 2003, the Community Zoning Appeals Board-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003. The site plan submitted for that application depicted a residential development consisting of 50 single family residences. The current application is substantially different from the previous application in that this application is seeking EU-M zoning, a less intensive zoning district than the previously sought RU-1 zoning, and is proposing 34 single family residences in lieu of the previously requested 50 single family residences. As such, staff is of the opinion that the Doctrine of Administrative Res Judicata does not apply in this instance.

This application will allow the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the CDMP designates this property for Low Density Residential use, 2.5 to 6.0 units per gross acre. The proposed EU-M zoning will permit a density of 2.42 units per net acre. The Master Plan states that exceptions to the minimum 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. The proposed EU-M zoning and the proposed 34 residential lots (which results in a density of 1.78 units per gross acre) provide a development density which is less than

the minimum permitted by the LUP map of the CDMP. However, the proposed EU-M zoning as well as the proposed number of units would serve the interest of compatibility with the surrounding area. As such, EU-M zoning and the proposed 34 residential lots are **consistent** with the Master Plan which permits a maximum of 114 units on the subject property at a density of 6 units per gross acre.

The proposed EU-M zoning will be **compatible** with the surrounding area which consists of RU-1 zoning and single family residences to the south and undeveloped RU-1 zoning to a portion of the east, undeveloped EU-M zoning and agricultural zoning with a single family residence to the remaining portions of the east, agricultural zoning with single family residences and a grove to the west, and single family residences located within the City of Homestead to the north. Accordingly, staff recommends approval of the appeal and of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant restricting the development of the property to the plans submitted. Staff notes that the covenant that will be proffered by the applicant indicates that all utilities will be underground. In addition, in accordance with the neighbors' desires, the applicant shall not install sidewalks and lighting and will request approval from the County to waive same. This request will require approval through the public hearing process.

I. RECOMMENDATION:

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

J. CONDITIONS: None.

DATE INSPECTED: 02/24/04
DATE TYPED: 03/01/04
DATE REVISED: 03/09/04; 03/25/04; 04/19/04; 08/10/04; 09/15/04; 9/20/04
DATE FINALIZED: 09/21/04
DO'QW:AJT:MTF:JDR

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: December 8, 2003

SUBJECT: C-14 #Z2003000316
BCG Partners, LLC
SE corner of SW 192nd Avenue & SW 304th Street
DBC from AU to EU-M
(AU) (19 Ac.)
11-57-38

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, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

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.

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.

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

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

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

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

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

cc: Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-316
CZAB-14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: BCG Partners L.L.C.

This Department has no objections to this application.

Lots facing SW 304 St. must have circular driveways.

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 **47 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
9942	SW 304 St. w/o US-1	B	B
9948	SW 312 St. w/o US-1	B	B
F-84	SW 344 St. e/o SW 187 Ave.	B	B

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.

MAR. 02 2004
Date

Miami-Dade County Public Schools

giving our students the world

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

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

Superintendent of Schools
Merrett R. Stierheim

March 15, 2004

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

Re: BCG Partners, LLC - Application No. 03-316 (CC14)
Southeast corner of SW 192 Avenue and SW 304 Street
REVISED

Dear Ms. Fojo:

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

Attached please find the School District's 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 Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 120%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School, Homestead Middle School and South Dade Senior High School to 122%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on February 25, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

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, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 38-unit development is estimated to generate approximately $93,024 ($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-2347
Attachment

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

REVISED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 03-316, BCG Partners, LLC (CC14)
REQUEST:	Zone change from AU to EU-M
ACRES:	19 acres
LOCATION:	Southeast corner of SW 192 Avenue and SW 304 Street
UNITS:	35 units (3 units currently permitted under existing zoning classification, for a total of 38 units)
ESTIMATED STUDENT POPULATION:	25 students *
ELEMENTARY:	12
MIDDLE:	6
SENIOR:	7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Redondo Elementary - 18480 SW 304 St.
MIDDLE:	Homestead Middle - 650 NW 2 Ave.
SENIOR HIGH:	South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem	719/ 731*	597	120%/ 122%*	0	**120%/ 122%***
Homestead Middle	1311/ 1317*	997	131%/ 132%*	67	**123%/ 124%***
South Dade Sr.	2716/ 2723*	1821	149%/ 150%*	454	**119%/ 120%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Redondo Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

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 March 2004):

School	Status	Projected Occupancy Date
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	To be determined

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 $145,825.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	12	x	$ 13,401	=	$ 160,812
MIDDLE	6	x	$ 15,365	=	$ 92,190
SENIOR	7	x	$ 20,333	=	$ 142,331
Total Potential Capital Cost					$ 395,333

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

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

	Applicant Name & Number	Location Address	Units/Students	Schools	Board Districts/ Regions	Community Council/Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTALS STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7435	262	7697	4905	398	145%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5969	119	6088	3997	204	145%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573	111	6684	4491	763	127%
TOTAL	19977	492	20469	13393	1365	139%

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

23

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)

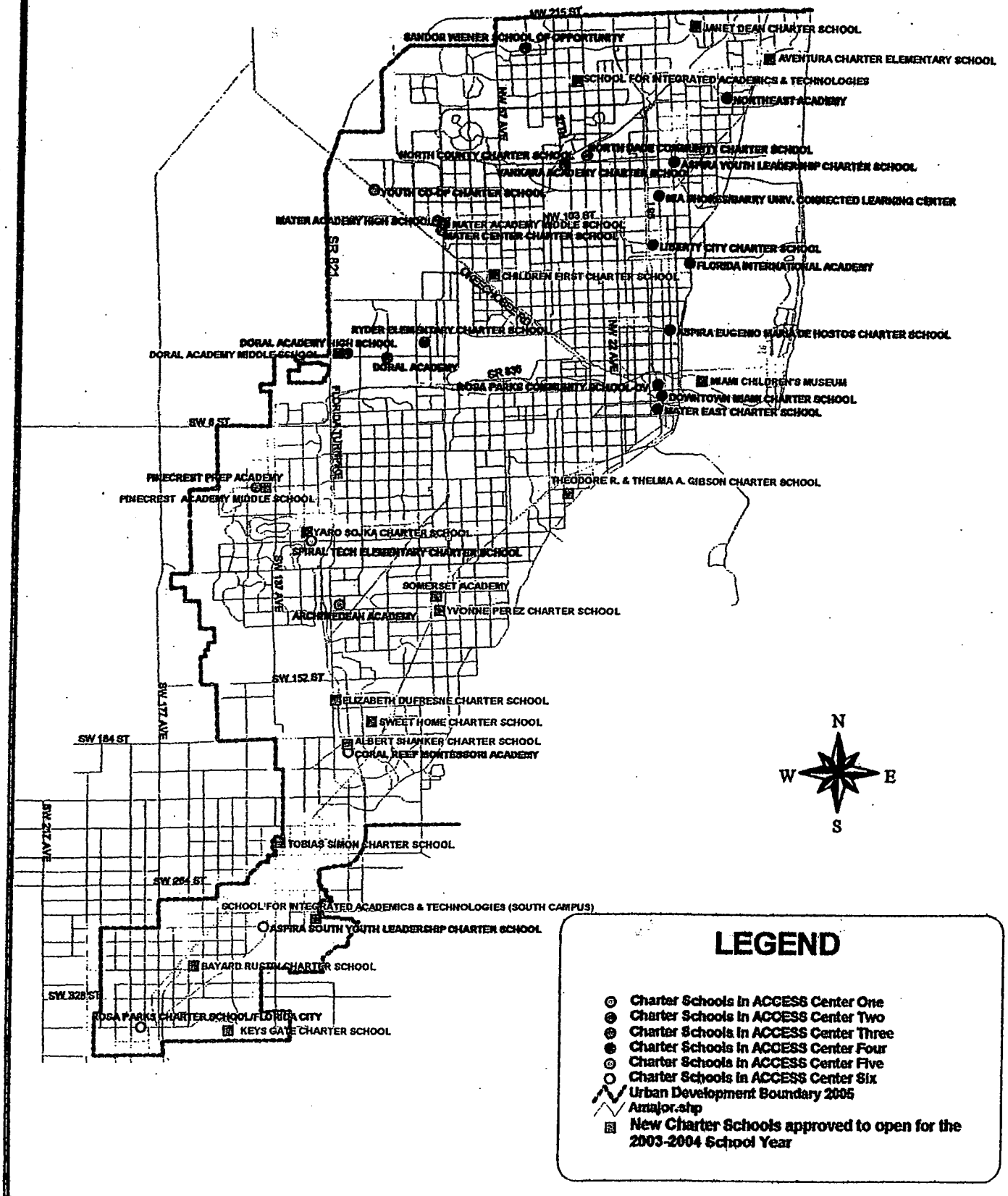
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) *(A school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

Applications approved to open in the upcoming 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



G-14

MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: Z03-316 Rev #3

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor of 192 Ave & SW 304 St.

Recommendation:
- Approved ✓
- Approved with conditions ____*
- Approved with no change from previous submittal ____
- Denial ____
- Defer to DIC comments ____

*

Estimated number of alarms generated annually by application: 9

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

Station District 16 Grid 2590 DU/SF 34 Occupancy Type 1

Impact of additional calls on closest station:
- ☐ No Impact
- ☑ Minimal Impact
- ☐ Moderate Impact
- ☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
FL City Station	Vicinity of SW 344 St & 197 Ave	2010

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 4-27-04.

Kathryn Lyon

Revised 3/9/04 BJM

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

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 05 /11/04

BY CZAB # 14

RECEIVED
03-316
MAY 28 2004
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. **04-3-CZ14-3 (03-316)**

Filed in the name of (Applicant) **BCG Partners, L.L.C.**

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property:
SW Corner of SW 192 Avenue and SW 304 Street, Miami-Dade County, Florida

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

Appellant (name): **BCG PARTNERS, L.L.C.**
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 Community Council erred in denying the application. The application is consistent with the CDMP and with adjacent densities and developments. There was no substantial competent testimony presented in the hearing to support a denial.

APPELLANT MUST SIGN THIS PAGE

Date: 26 day of May, year: 2004

Signed _____
SIMON FERRO

Print Name

1221 Brickell Avenue, Miami, Florida 33131

Mailing Address

305-579-0500 **305-579-0717**

Phone Fax

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

B.C.G. PARTNERS, L.L.C.
Representing

_____
Signature
SIMON FERRO

Print Name

1221 Brickell Avenue

Address

Miami **FL** **33131**

City State Zip

305-579-0500

Telephone Number

Subscribed and Sworn to before me on the 26 day of May, year 2004

Leyla M. Lucas
Notary Public

(stamp/seal)

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

Commission expires:

30

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 **SIMON FERRO, as attorney for** (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

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

(Check all that apply)

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

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

Further Appellant says not.

Witnesses:

Leyla M Lucas
Signature

LEYLA M LUCAS
Print Name

Catherine Lucas
Signature

CATHERINE LUCAS
Print Name

Appellant's signature
SIMON FERRO

Print Name

Sworn to and subscribed before me on the 26 day of May, year 2004

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

Leyla M Lucas
Notary
(Stamp/Seal)

Commission Expires:

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

[b:forms/affidapl.sam(11/03)]

31

RESOLUTION NO. CZAB14-17-04

WHEREAS, **BCG PARTNERS L. L. C.** applied for the following:

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW ¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89° 21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89° 21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0° 43'8"E for 257.57' to a point; thence run N88° 39'12"W for 180.14' to a point; thence run N0° 42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, 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 application without prejudice 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	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested 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 11th day of May, 2004.

Hearing No. 04-3-CZ14-3
ls

STATE OF FLORIDA

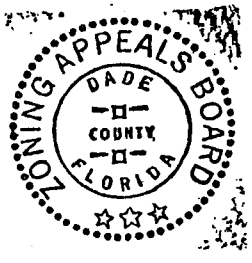
COUNTY OF MIAMI-DADE

I, Luis Salvat, 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 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-17-04 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of May 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of May 2004.

Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

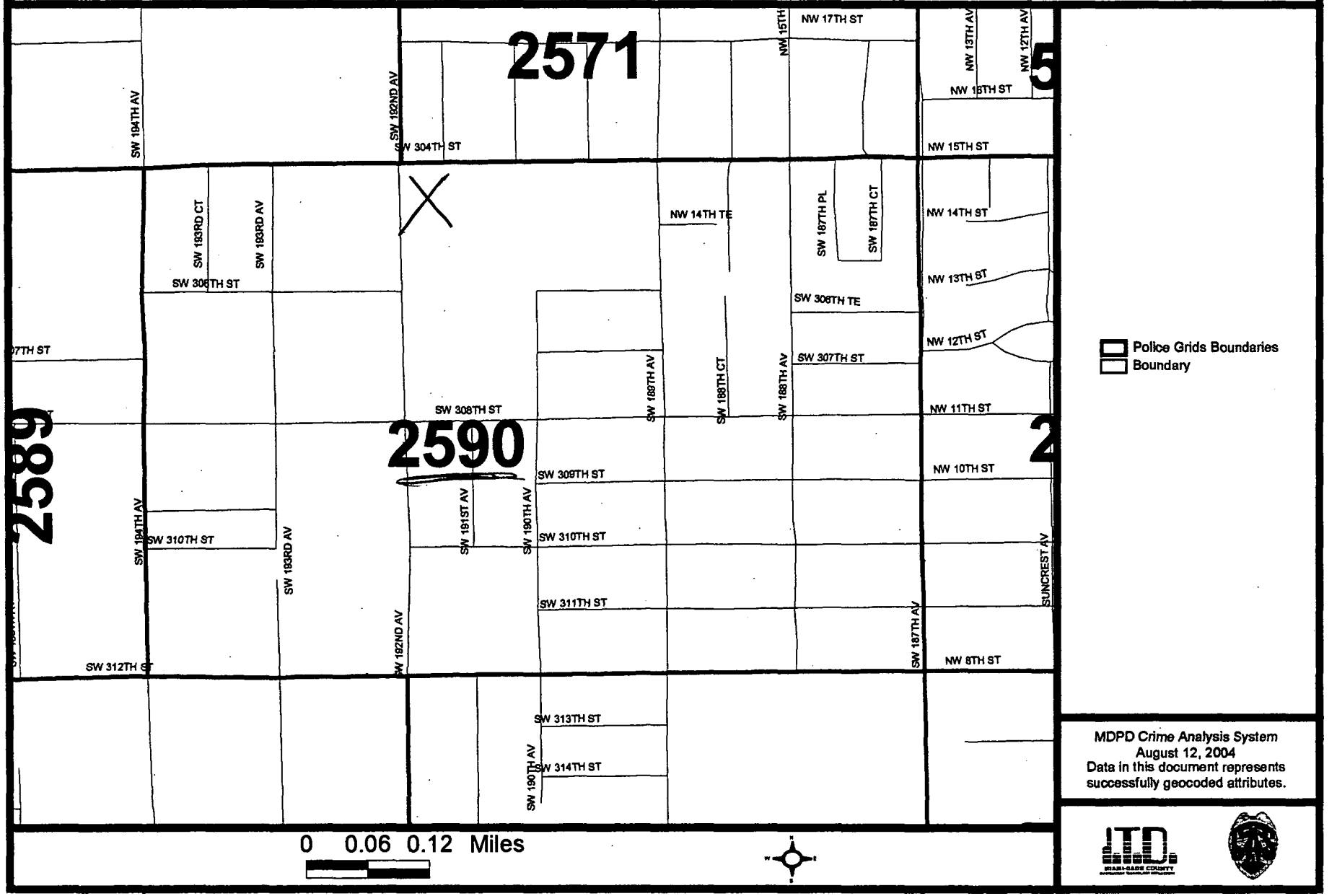
BCG Partners, LLC	Southeast corner of SW 192 AVE & theoretical SW 304 ST, Miami-Dade County, FL
APPLICANT	**ADDRESS**
09/30/2004	03-316
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of August 13, 2004

36

Miami-Dade Police Department
Target Area - Police Grid(s): 2590
BCG Partners, LLC; Hearing # 03-316



MDPD Crime Analysis System
August 12, 2004
Data in this document represents successfully geocoded attributes.

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

Miami-Dade Police Department *Crime Information Warehouse*

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2590	13	SPECIAL INFORMATION/ASSIGNM	23
	14	CONDUCT INVESTIGATION	40
	15	MEET AN OFFICER	152
	17	TRAFFIC ACCIDENT	4
	18	HIT AND RUN	9
	19	TRAFFIC STOP	6
	20	TRAFFIC DETAIL	18
	21	LOST OR STOLEN TAG	14
	22	AUTO THEFT	8
	25	BURGLAR ALARM RINGING	26
	26	BURGLARY	12
	27	LARCENY	3
	28	VANDALISM	1
	29	ROBBERY	1
	32	ASSAULT	18
	34	DISTURBANCE	58
	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	3
	39	PRISONER	8
	41	SICK OR INJURED PERSON	4
	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	2

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

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2590	49	FIRE	3
	52	NARCOTICS INVESTIGATION	2
	54	FRAUD	1

Total Signals for Grid 2590 : 422

Total Reported: 306 Total Not Reported: 116

Total for All Grids : 422

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department *Crime Information Warehouse*

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2590	13	SPECIAL INFORMATION/ASSIGNM	23
	14	CONDUCT INVESTIGATION	23
	15	MEET AN OFFICER	117
	17	TRAFFIC ACCIDENT	9
	18	HIT AND RUN	2
	19	TRAFFIC STOP	7
	20	TRAFFIC DETAIL	13
	21	LOST OR STOLEN TAG	9
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	36
	26	BURGLARY	11
	27	LARCENY	7
	28	VANDALISM	4
	29	ROBBERY	2
	32	ASSAULT	12
	33	SEX OFFENSE	1
	34	DISTURBANCE	44
	36	MISSING PERSON	7
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	2
	41	SICK OR INJURED PERSON	10
	43	BAKER ACT	2

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2590")) 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") or ('ALL' 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 Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2590	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	3

Total Signals for Grid 2590 : 358

Total Reported: 256 Total Not Reported: 102

Total for All Grids : 358

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

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2590

Part I Crimes	Total Crimes
Grid 2590	
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	2
2200 - BURGLARY	7
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	12
2400 - MOTOR VEHICLE THEFT	2
Grid 2590 TOTAL	25
Total Part I:	25

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

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2590

PART II Crimes	Total Crimes
Grid 2590	
130B - SIMPLE ASSAULT	5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
260D - IMPERSONATION	1
Grid 2590 TOTAL	7
Total PART II:	7

Grand Total: 32

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 = substring ("030", 1, 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2590")

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 2003-12-31

Crime Information Warehouse

YEAR: 2003

Grid(s): 2590

Part I Crimes	Total Crimes
Grid 2590	
110C - FONDLING	1
130A - AGGRAVATED ASSAULT	4
2200 - BURGLARY	6
230D - SHOPLIFTING FROM BUILDING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	11
Grid 2590 TOTAL	26
Total Part I:	**26**

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

YEAR: 2003

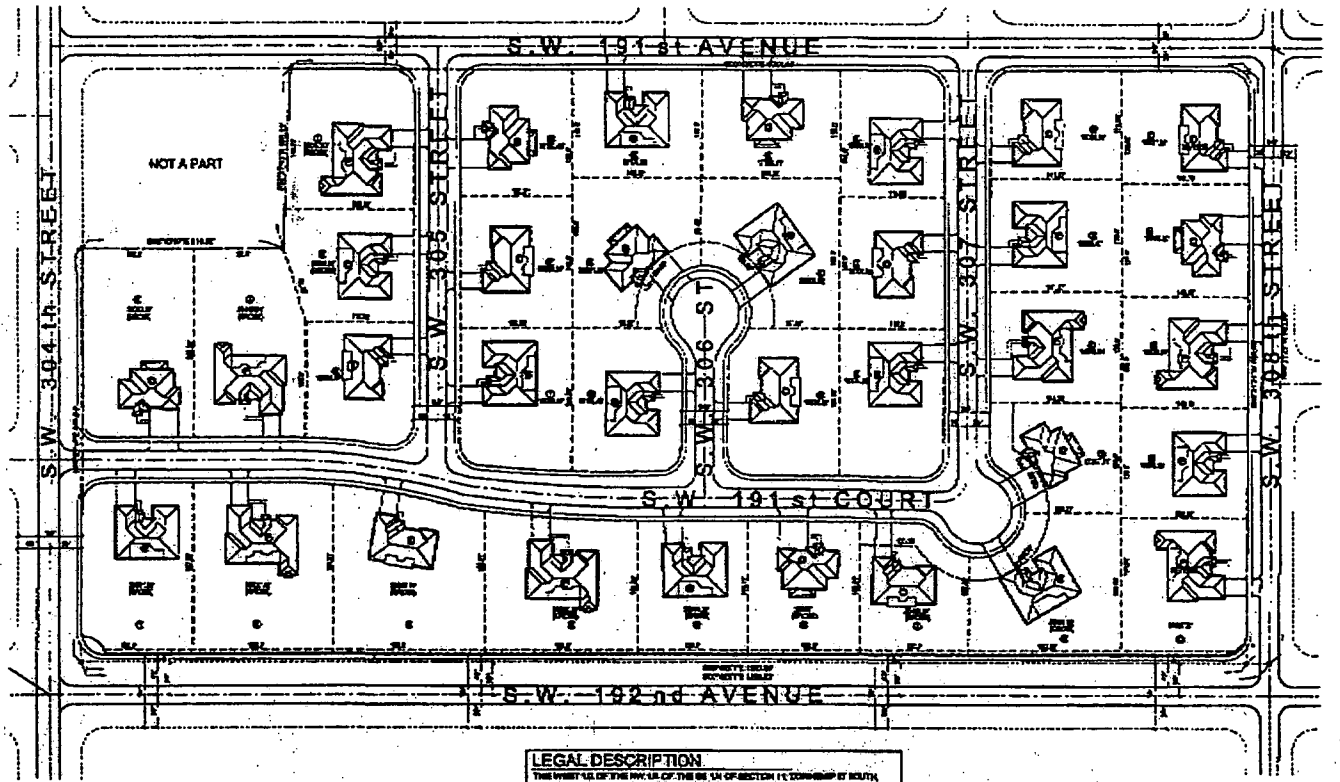
Grid(s): 2590

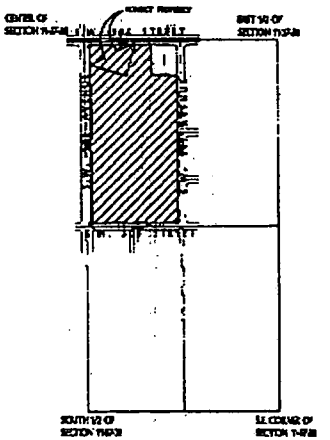
PART II Crimes	Total Crimes
Grid 2590	
130B - SIMPLE ASSAULT	5
130E - SIMPLE STALKING	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	1
Grid 2590 TOTAL	10
Total PART II	10

Grand Total: 36

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" 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 = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2590")

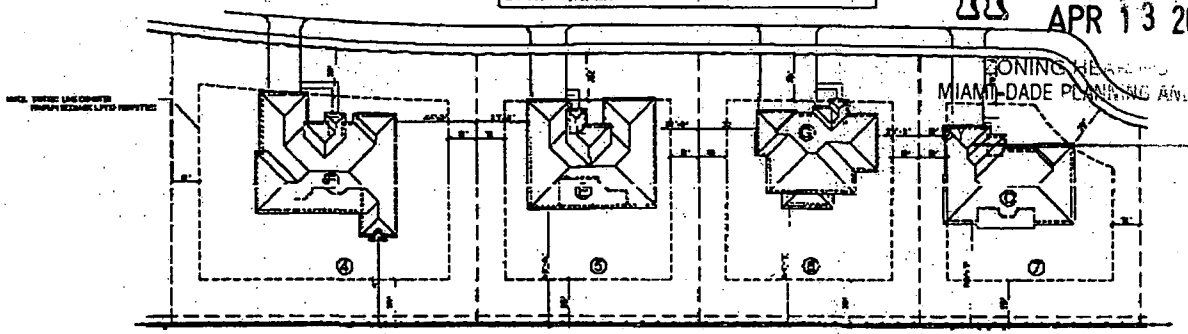
45





LEGAL DESCRIPTION

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4, A DISTANCE OF 1/4 FEET; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF AFORESAID WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 291 FEET; THENCE RUN EASTERLY A DISTANCE OF 1/4 FEET TO THE EASTERLY LINE OF SAID WEST 1/2 OF THE NORTH 1/4 OF THE SE 1/4; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 257.37 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.



SITE PLAN
SCALE: 1" = 60'-0"

RECEIVED
203-316
APR 13 2004
ZONING HEARING
MIAMI-DADE PLANNING AND ZONING DEPT

ZONING INFORMATION

ZONING DISTRICT

GROSS SITE AREA

LOT SIZES

MAXIMUM SQUARE FOOTAGE

MAXIMUM SQUARE FOOTAGE

AVERAGE SQUARE FOOTAGE

MAXIMUM LOT COVERAGE

DWELLING UNIT BREAKDOWN

SETBACKS

MAX. PROP. LOT COVERAGE (LARGEST MODEL ON MIN. LOT)

LARGEST MODEL FOOTPRINT

MINIMUM PROPOSED LOT AREA

TYPICAL LOT LAYOUT
SCALE 1" = 60'-0"

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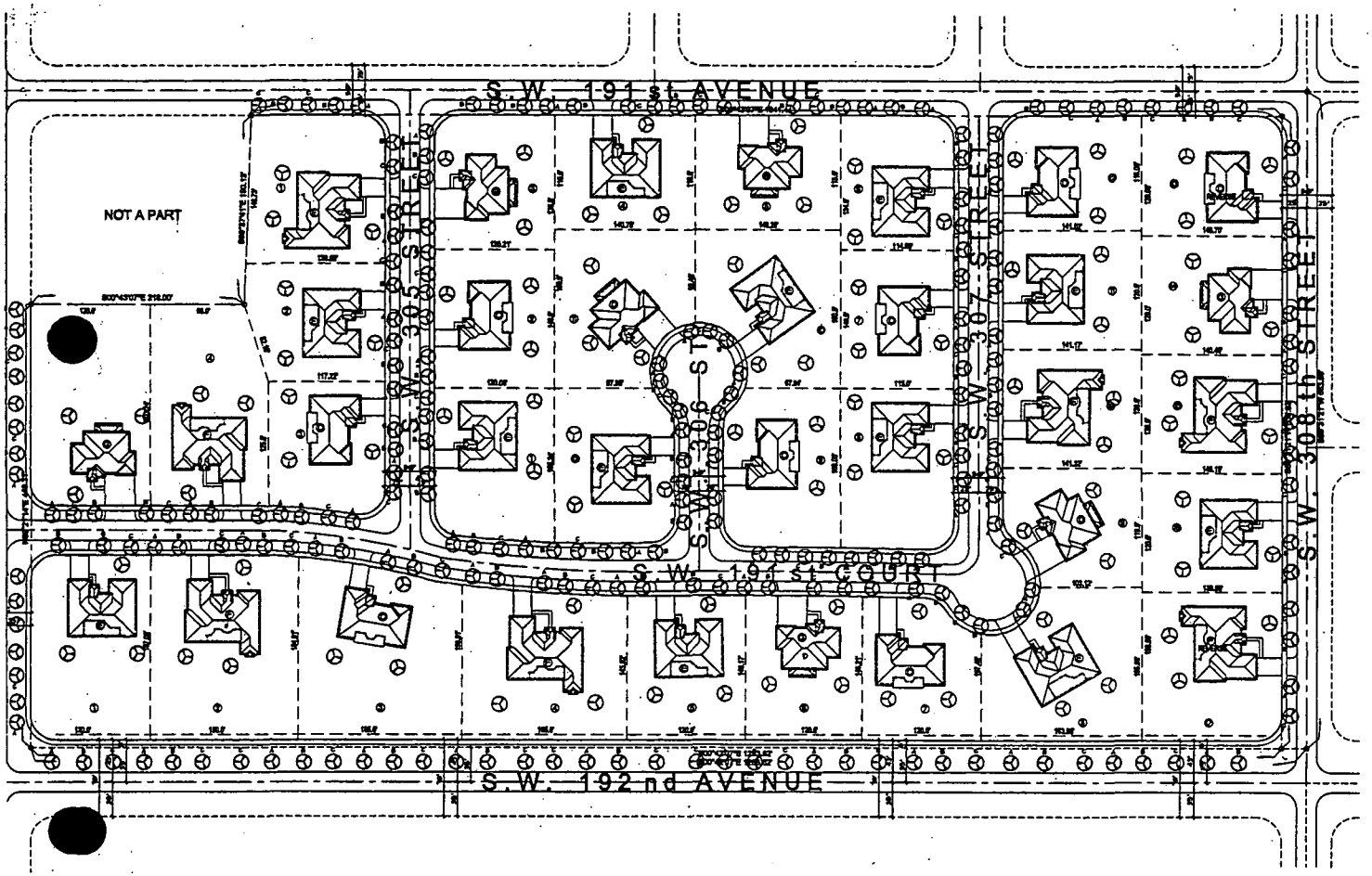
architects planners

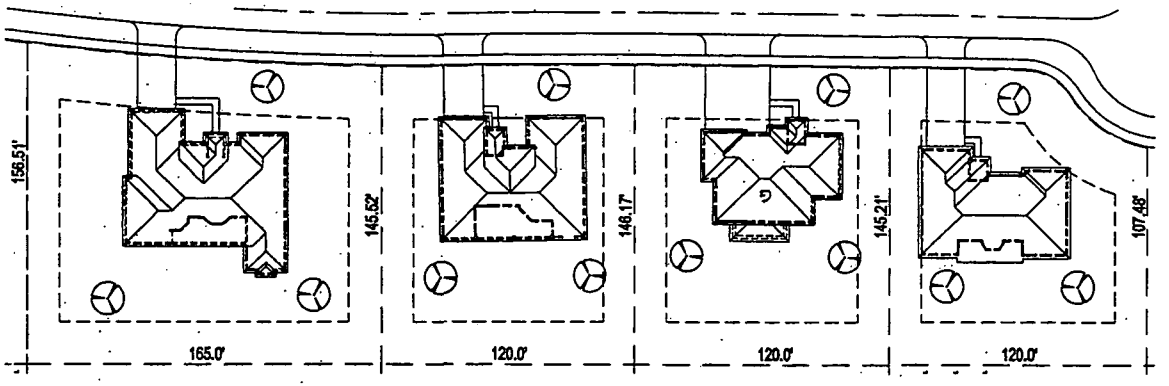
GARDEN VILLAGE
BCC PARTNERS LLC
MIAMI-DADE COUNTY, FLORIDA

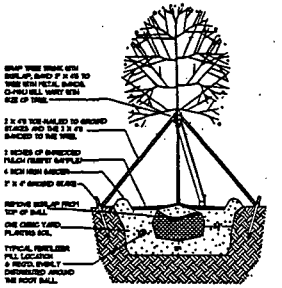
SP-1
OF

ZONING HEARING PLANS REVIEW
☐ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY:

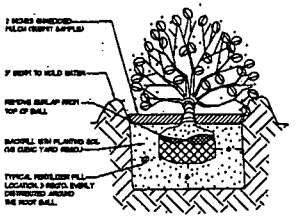


SITE PLAN
SCALE: 1" = 60'-0"





TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, C & D MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

4/12/04

EU-M
LANDSCAPING LEGEND
CHAPTER 18A-ORDINANCE 95-222
ZONE DISTRICT: EU-M
NET LAND AREA: 14.14 ACRES (642,016 SF)

	REQUIRED	PROVIDED
STREET TREES (1/35' MAX.)	221	236
(1,135' TOTAL STREET PERIMETER / 35' = 221 TREES)		
LOT TREES	102	102
TOTAL NUMBER OF TREES	323	340
SHRUBS(10/TREE REQUIRED)	3,230	3,400

KEY	PLANT NAME	CALP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3' - 4'	10' -12'	6' - 8'	100
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3' - 4'	10' -12'	6' - 8'	100
C	BURSERA SIMARUBA (GUMBO LIMBO)	3' - 4'	10' -12'	6' - 8'	100
D	CABBAGE PALM (SABAL PALMETTO)	8'	12' - 16'	8' - 10'	-
F	QUEEN PALM	8' - 12'	12' - 24'	-	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12'	14' - 24'	-	-
H	ROYAL POINCIANA	6' - 8'	12' - 24'	-	40

	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24" O.C.	U.S.4

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WWW.BELLONMILANES.COM
AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-30-03
DRAWN: Jorge RF
CHECKED: L.B.
PROJ. NO: 03343
1.
2.
3.

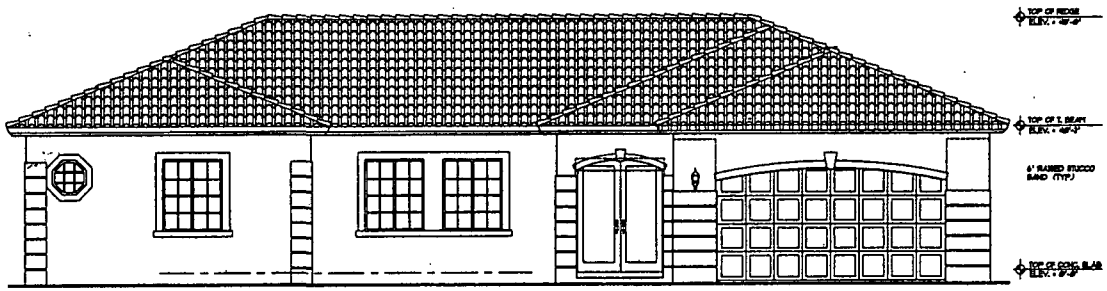
LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

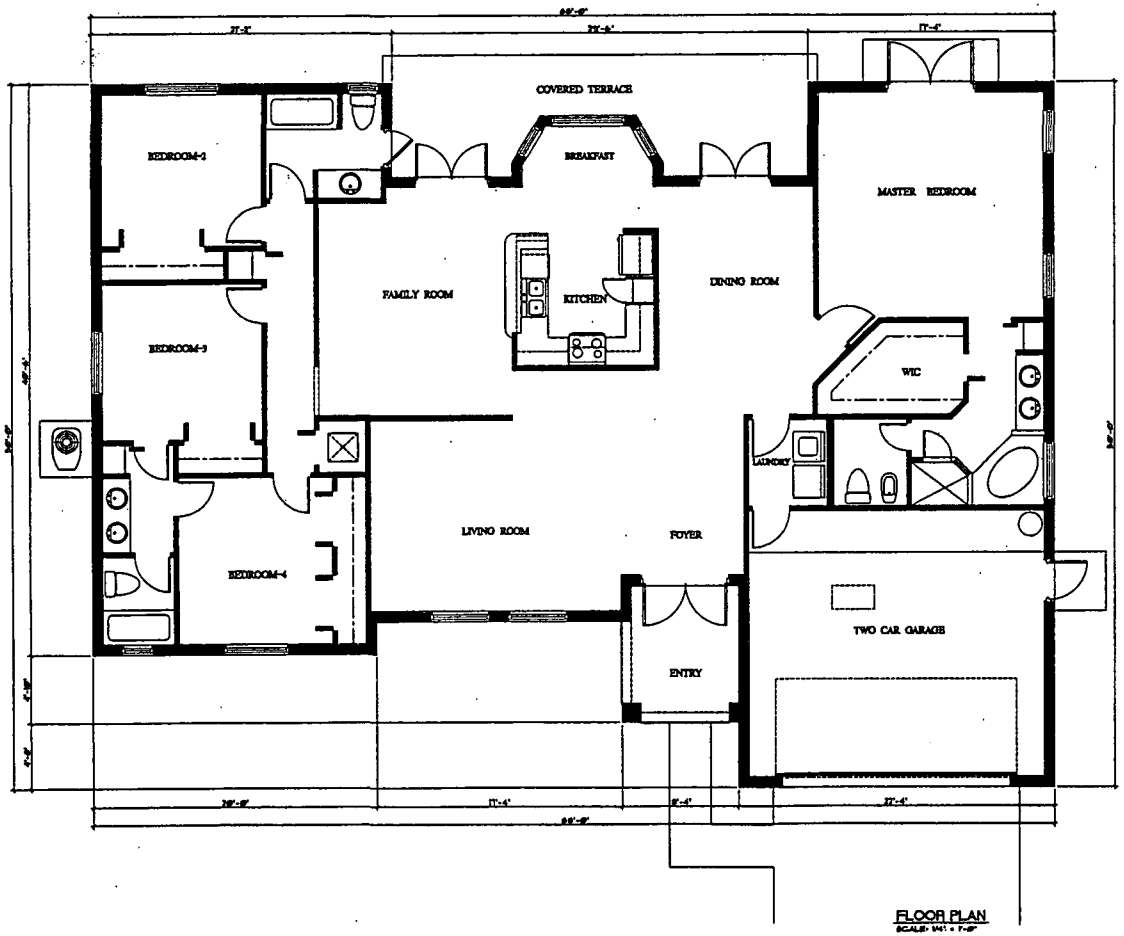
SCAPING PLAN

T-1

47



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



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

MODEL "D"	
AREA BREAKDOWN	
A/C AREA	2,290 S.F.
ENTRY	79 S.F.
GARAGE	444 S.F.
COVERED TERRACE	210 S.F.
MODEL FOOTPRINT	3,023 S.F.
MODEL CONSTRUCTION AREA	3,023 S.F.

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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

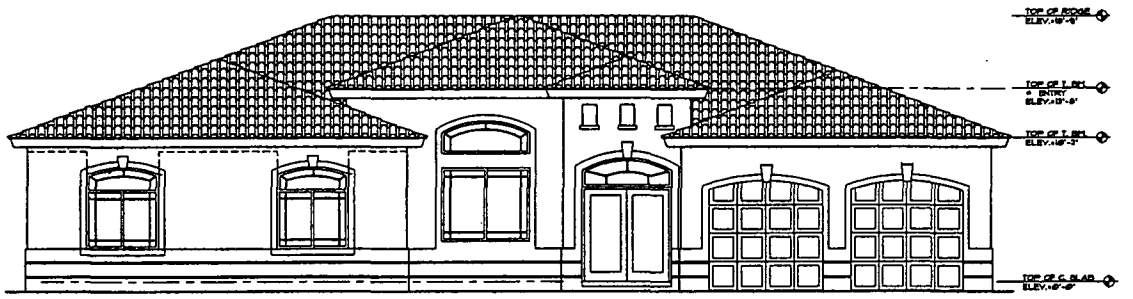
EL "D" - FLOOR PLAN AND FRONT ELEVATION

DATE: 10-30-03
DRAWN: Jorge RF
CHECKED: L.B.
PROJ. NO: 03343
1.
2.
3.

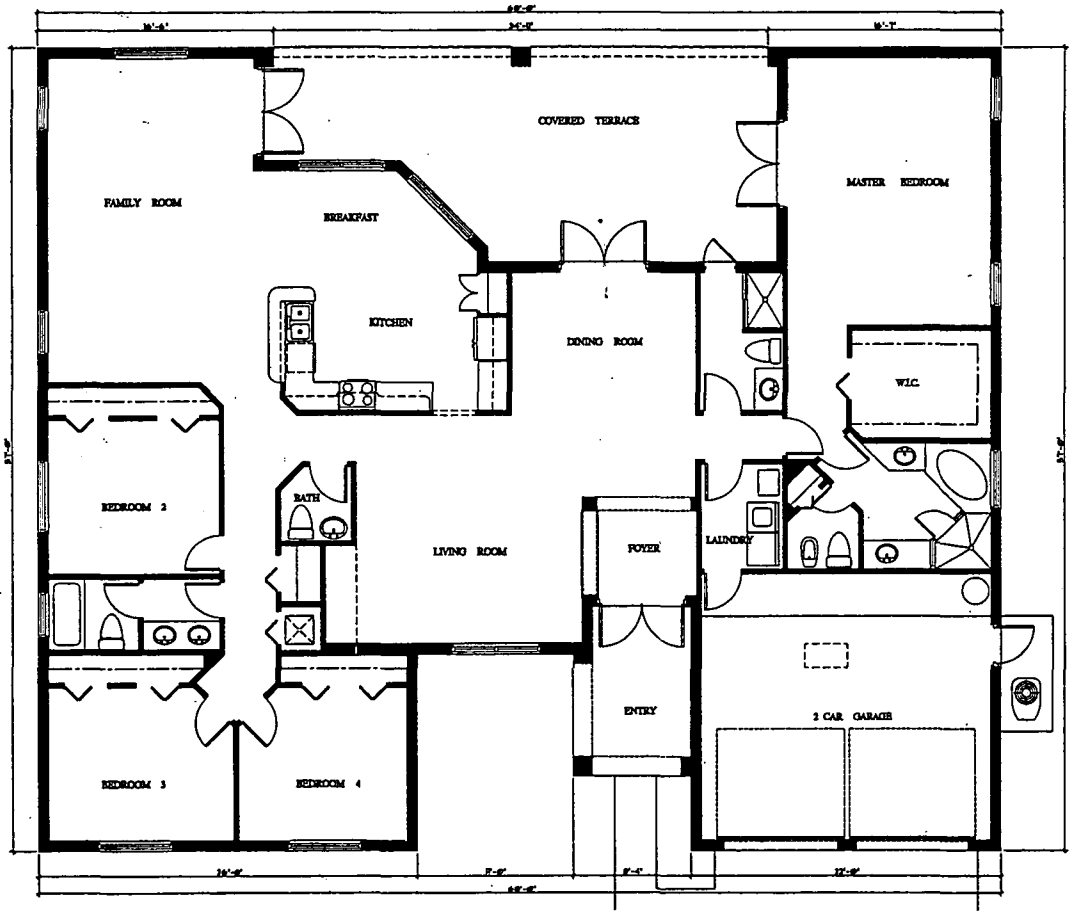
LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

A-1



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



MODEL "E"	
AREA BREAKDOWN	
A/C AREA	2,986 S.F.
ENTRY	98 S.F.
GARAGE	439 S.F.
COVERED TERRACE	435 S.F.
MODEL FOOTPRINT	3,678 S.F.
MODEL CONSTRUCTION AREA	3,578 S.F.

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AA-0002308

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS LLC
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-30-03
DRAWN: Jorge RP
CHECKED: L.B.
PROJ. NO: 0334
1. -
2. -
3. -

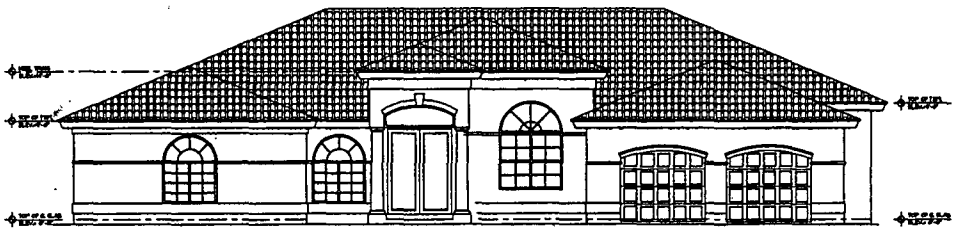
LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015848

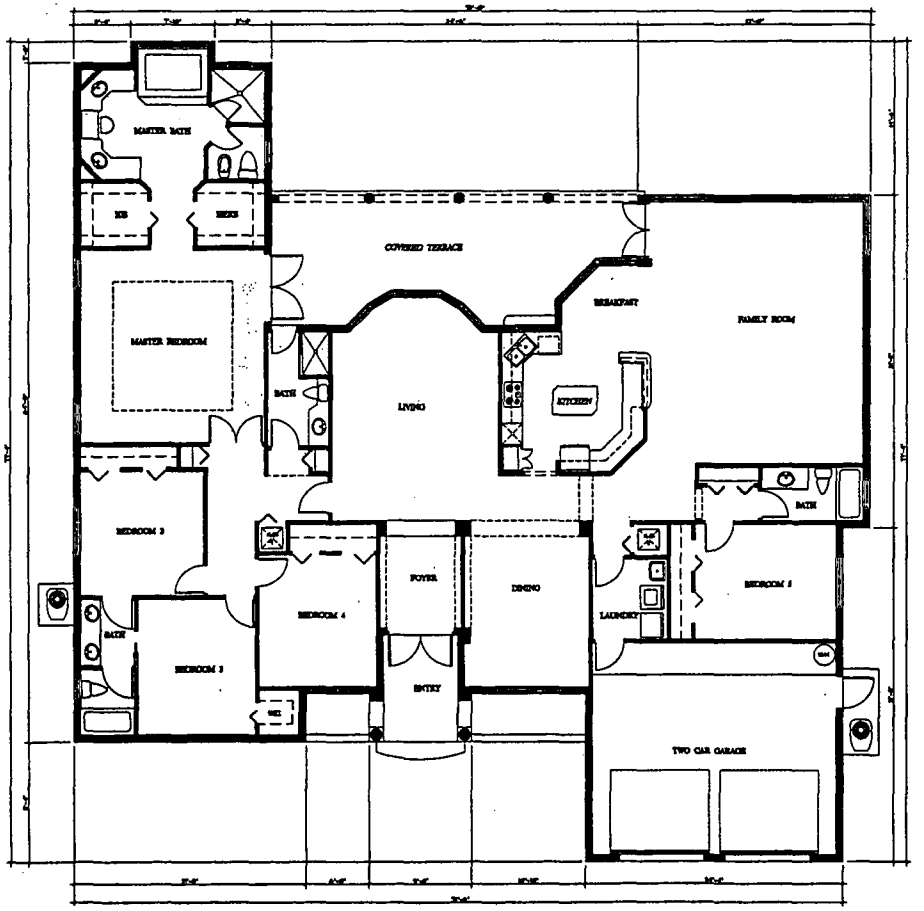
EL "E" - FLOOR PLAN AND FRONT ELEVATION

A-2

48



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



MODEL 'F'	
AREA BREAKDOWN	
A/C AREA	[illegible] S.F.
ENTRY	[illegible] S.F.
GARAGE	[illegible] S.F.
COVERED TERRACE	[illegible] S.F.
MODEL FOOTPRINT	[illegible] S.F.
MODEL CONSTRUCTION AREA	[illegible] S.F.

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AA-0003305
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LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

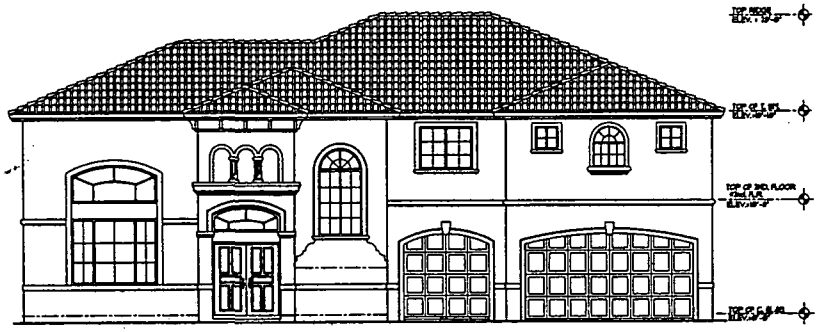
DATE: [illegible]
DRAWN: Jorge RP
CHECKED: L.B.
PROJ. NO: [illegible]
1. -
2. -
3. -

LEOPOLDO BELLON, AIA
AR-006737

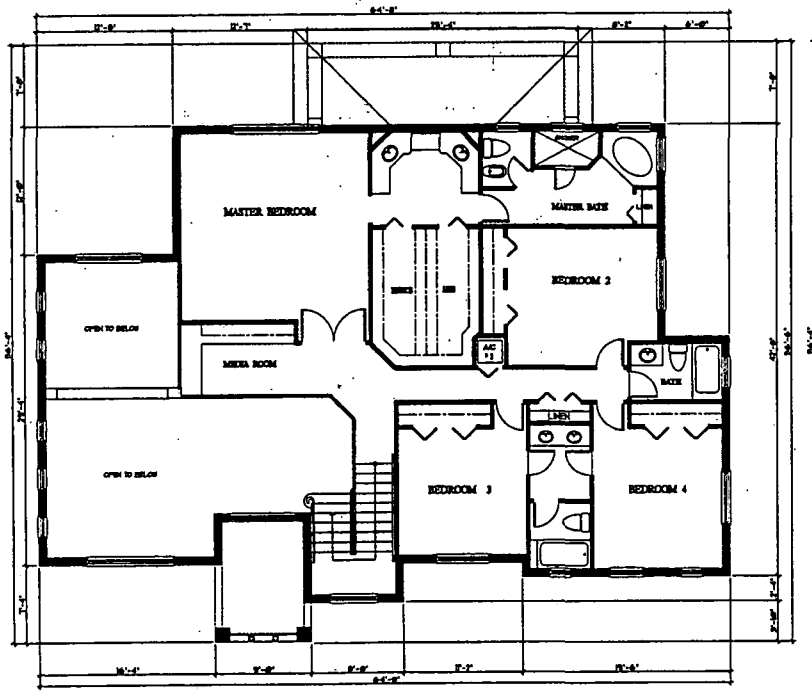
ANGEL MILANES, AIA
AR-0013645

"F" - FLOOR PLAN AND FRONT ELEVATION

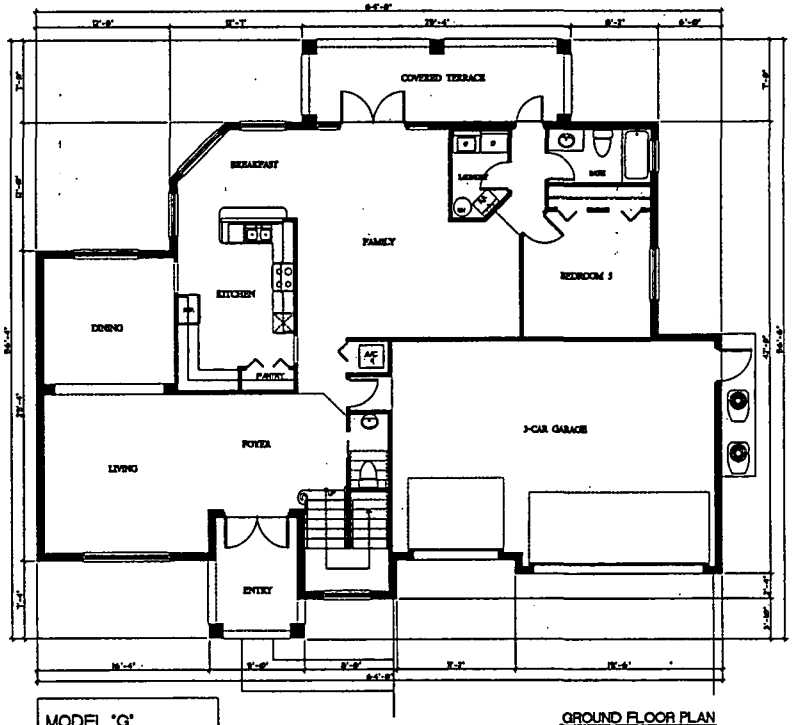
A-3



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

MODEL "G"	
AREA BREAKDOWN	
GROUND FLOOR A/C AREA	1,729 S.F.
SECOND FLOOR A/C AREA	1,754 S.F.
TOTAL A/C AREA	3,483 S.F.
ENTRY	64 S.F.
GARAGE	669 S.F.
COVERED TERRACE	194 S.F.

Bellón Milanés architects planners
13200 S.W. 128 STREET
BUILDING "G"
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-0003505
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCO PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-30-03
DRAWN: Jorge RF
CHECKED: L.B.
PROJ. NO: 0334G
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-0008737

ANGEL MILANES, AIA
AR-0015845

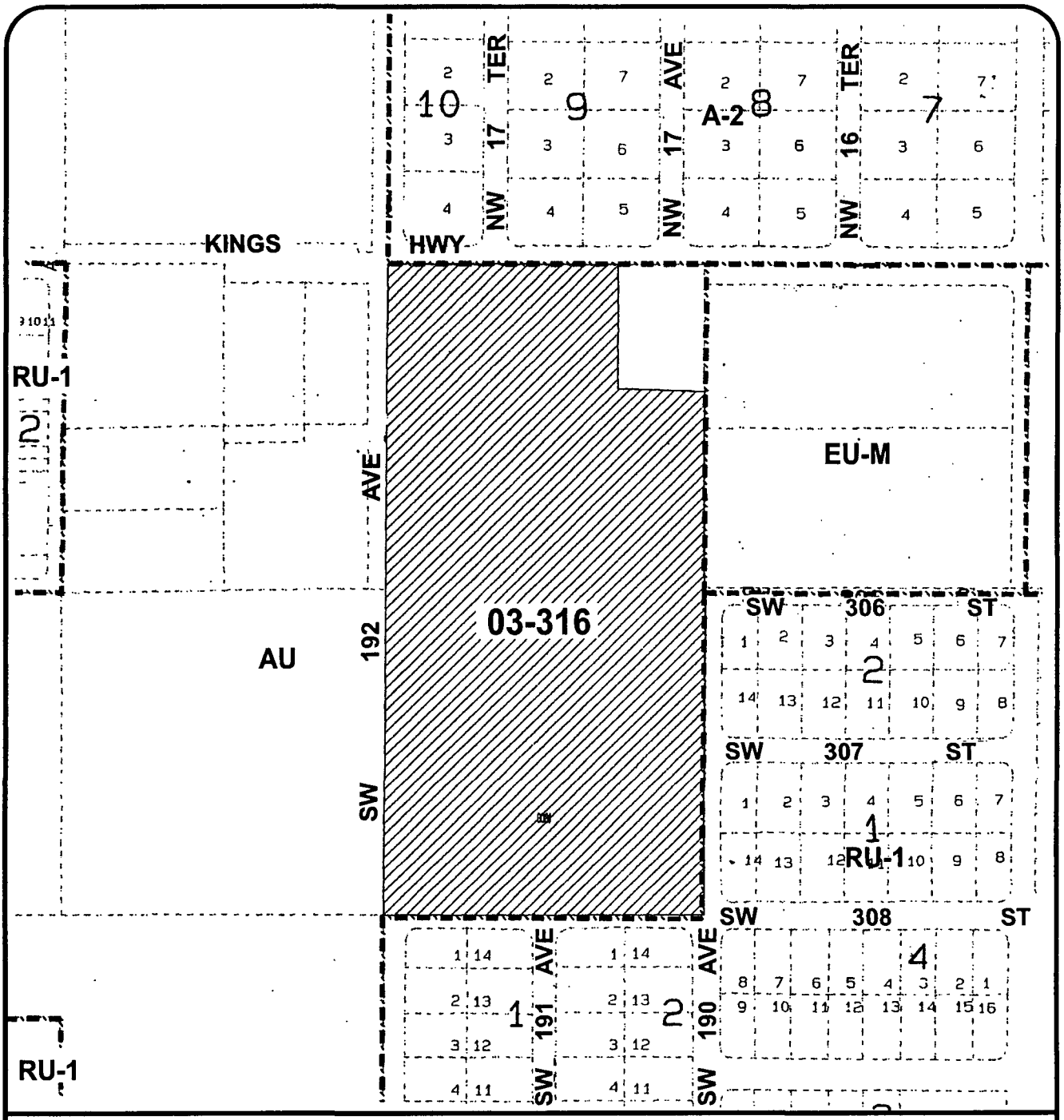
EL "G" - FLOOR PLANS AND FRONT ELEVATION

A-4

BELLON PLANES ARCHITECTS, PLANERS, INC. All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of BELLON PLANES ARCHITECTS, PLANERS, INC. and were created, evolved and developed for use in connection with the project specified herein. These ideas, designs, arrangements and plans are not to be used by others for any purpose whatsoever without the express written consent of BELLON PLANES ARCHITECTS, PLANERS, INC. Drawings are not to be scaled. Contractor to check dimensions and report any discrepancies to the Architect before proceeding with work. Do not use drawings for construction purposes unless signed by the Architect.

pworters\dfsPublicFolders\Projects-Active\2003BM343 Garden Village (Guardazi)\343-A04-Model G-Fp & Elev.dwg, 3/9/2004 1:54:36 PM, Jorge, RICOH LASER AP2610 PCL 6.pc3

50



MIAMI-DADE COUNTY
HEARING MAP

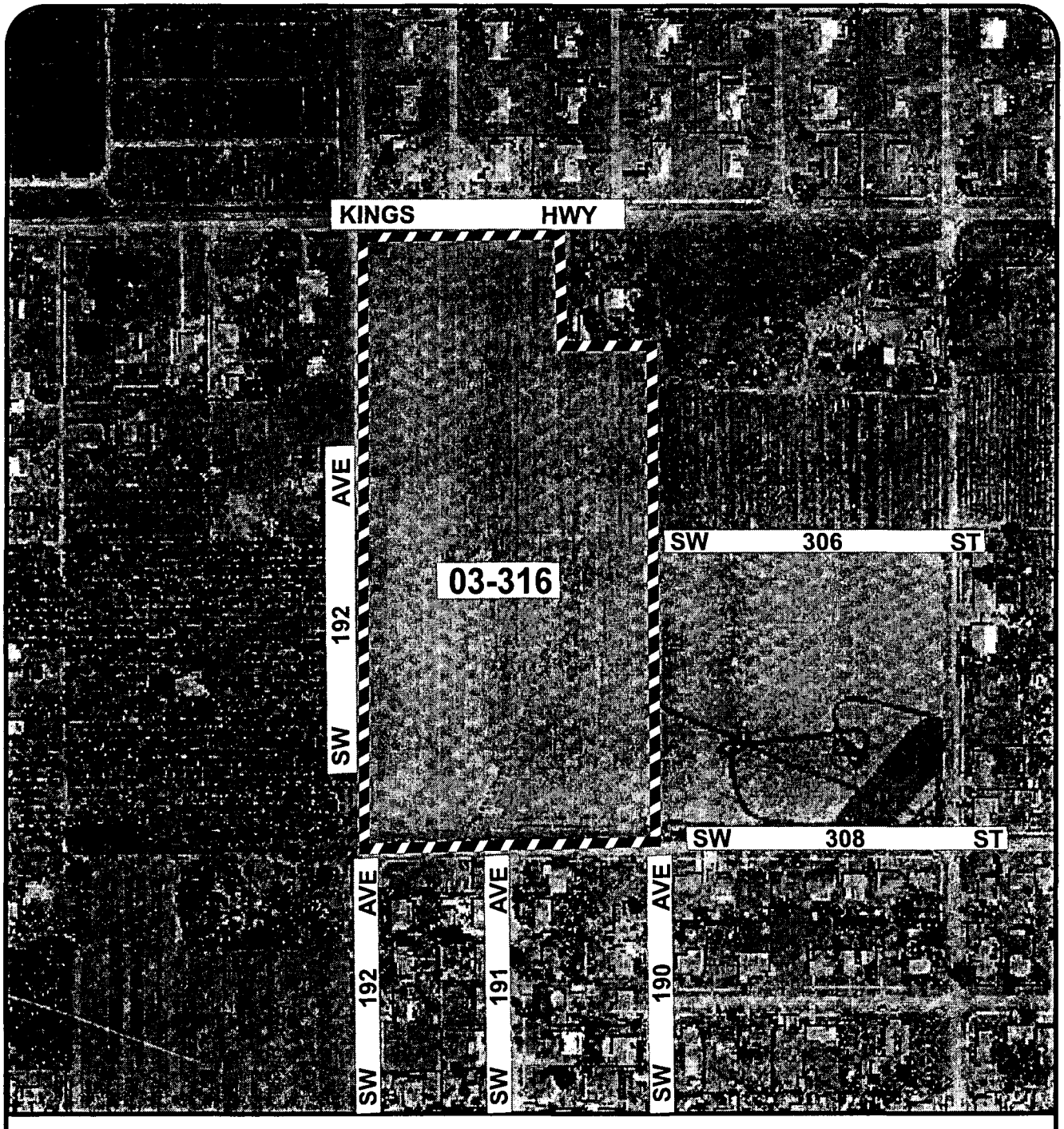
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: 1:300'

MIAMI-DADE

G: ZONING DRAFTING 03-316. 11/03



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-316. 11/03

E. BCG PARTNERS L.L.C.
(Applicant)

04-3-CZ14-3 (03-316)
Area 14/District 8
Hearing Date: 5/11/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2003	B.C.G. Partners	Zone change from AU to RU-1.	ZAB	NONE
2003	B.C.G. Partners	Zone change from AU to RU-1.	BCC	Appeal Denied, CZAB decision sustained.

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

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

APPLICANT'S NAME: **BCG PARTNERS L.L.C.**

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	March 15, 2004	CZAB14- -03

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

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☑ DEFER: ☐ INDEFINITELY ☑ TO: 4/14/04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH STD. CONDITIONS

☑ OTHER: So applicant can meet with the neighbors. There will be no further advertisement.

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

VOTE: 3 to 2

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Thomas Robertson

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

APPLICANT'S NAME: BCG PARTNERS L.L.C.

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	APRIL 14, 2004	CZAB14- -04

REQUESTS: AU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS

☒ DEFER: ☐ INDEFINITELY ☒ TO: May 11, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH STD. CONDITIONS

☐ OTHER:

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

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Tom Robertson

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

APPLICANT: BCG Partners L.L.C. **PH:** Z03-316 (04-3-CZ14-3)

SECTION: 11-57-38 **DATE:** May 11, 2004

COMMISSION DISTRICT: 8 **ITEM NO.:** E

==========

A. INTRODUCTION

- **REQUEST:**

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The request will allow the applicant to change the zoning on the subject property from Agricultural District to Estate Modified District.

- **LOCATION:**

  The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

- **SIZE:** 19.14 Acres.

- **IMPACT:**

  The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in 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:

In April 2003, the Community Zoning Appeals Bord-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING		LAND USE PLAN DESIGNATION
Subject Property:		
AU; vacant		Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	City of Homestead; single family residences	Residential, 2.5 to 6 dua
SOUTH:	RU-1; single family residences	Residential, 2.5 to 6 dua
EAST:	AU, EU-M & RU-1; vacant & single family residence	Residential, 2.5 to 6 dua
WEST:	AU; single family residences & a grove	Residential, 1 to 2.5 dua

The subject parcel is located to the south and western boundaries of the City of Homestead. The area where the subject property lies is characterized with established single family subdivisions, new residential construction, and vacant properties. The area was once established with plant nurseries and groves which are now abandoned or out of business. Staff notes that most of the agricultural uses lie west of SW 197 Avenue.

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:

Section 33-311(A)(8). The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP,

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

G. NEIGHBORHOOD SERVICES:

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

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the March 15, 2004 and April 14, 2004 meetings of the Community Zoning Appeals Board-14 to allow the applicant to meet with neighbors.

The subject property is located on the southeast corner of SW 192 Avenue and SW 304 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft., a minimum lot frontage of 75', and a minimum lot depth of 115'. Although not required to do so by the regulations, the applicant has submitted plans showing the development of the site with 40 single family residences. Access to the development would be provided from SW 304 Street, SW 308 Street, SW 191 Avenue and SW 192 Avenue. The applicant intends to proffer a covenant limiting the development of the site to the plans submitted in conjunction with this application.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, said Department will require that the lots facing SW 304 Street have circular driveways. This land requires platting and the road dedications and improvements will be accomplished through same. This application will generate an additional **47 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A" and "B." The Miami-

Dade County Public Schools memorandum indicates that this application will bring an additional **33 students** to the area. The applicant had a dialogue with the School Board on February 25, 2004 and has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

In April 2003, the Community Zoning Appeals Board-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003. The site plan submitted for that application depicted a residential development consisting of 50 single family residences. The current application is substantially different from the previous application in that this application is seeking EU-M zoning, a less intensive zoning district than the previously sought RU-1 zoning, and is proposing 40 single family residences in lieu of the previously requested 50 single family residences. As such, staff is of the opinion that the Doctrine of Administrative Res Judicata does not apply in this instance.

This application will allow the applicant to provide additional housing for the community. The proposed EU-M zoning will permit a density of 2.42 units per net acre. Said density is consistent with the CDMP's Low Density residential designation on this site, which permits a maximum of 6.0 dwelling units per gross acre. The proposed zoning as well as the proposed 40 residential lots are **consistent** with the Master Plan which permits a maximum of 114 units on the subject property at a density of 6 units per gross acre. The proposed EU-M zoning will be **compatible** with the surrounding area which consists of RU-1 zoning and single family residences to the south and undeveloped RU-1 zoning to a portion of the east, undeveloped EU-M zoning and agricultural zoning with a single family residence to the remaining portions of the east, agricultural zoning with single family residences and a grove to the west, and single family residences located within the City of Homestead to the north. Accordingly, staff recommends approval of the zone change to EU-M, 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: 02/24/04
DATE TYPED: 03/01/04
DATE REVISED: 03/09/04; 03/25/04; 04/19/04
DATE FINALIZED: 04/19/04
DO'QW:AJT:MTF:JDR

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

DATE: December 8, 2003

SUBJECT: C-14 #Z2003000316
BCG Partners, LLC
SE corner of SW 192nd Avenue & SW 304th Street
DBC from AU to EU-M
(AU) (19 Ac.)
11-57-38

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, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

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.

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.

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

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

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

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

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

cc: Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-316
CZAB-14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: BCG Partners L.L.C.

This Department has no objections to this application.

Lots facing SW 304 St. must have circular driveways.

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 **47 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
9942	SW 304 St. w/o US-1	B	B
9948	SW 312 St. w/o US-1	B	B
F-84	SW 344 St. e/o SW 187 Ave.	B	B

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.

MAR. 02 2004
Date

11

Miami-Dade County Public Schools

giving our students the world

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

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

Superintendent of Schools
Merrett R. Stierheim

March 15, 2004

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

Re: BCG Partners, LLC - Application No. 03-316 (CC14)
Southeast corner of SW 192 Avenue and SW 304 Street
REVISED

Dear Ms. Fojo:

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

Attached please find the School District's 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 Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 120%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School, Homestead Middle School and South Dade Senior High School to 122%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on February 25, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

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, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 38-unit development is estimated to generate approximately $93,024 ($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-2347
Attachment

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

REVISED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-316, BCG Partners, LLC (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 19 acres

LOCATION: Southeast corner of SW 192 Avenue and SW 304 Street

UNITS: 35 units (3 units currently permitted under existing zoning classification, for a total of 38 units)

ESTIMATED STUDENT POPULATION: 25 students *

ELEMENTARY: 12

MIDDLE: 6

SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redondo Elementary - 18480 SW 304 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

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

All schools are located in Access Center 6

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem	719/ 731*	597	120%/ 122%*	0	**120%/ 122%***
Homestead Middle	1311/ 1317*	997	131%/ 132%*	67	**123%/ 124%***
South Dade Sr.	2716/ 2723*	1821	149%/ 150%*	454	**119%/ 120%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Redondo Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

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 March 2004):

School	Status	Projected Occupancy Date
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	To be determined

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 $145,825.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	12	x	$ 13,401	=	$ 160,812
MIDDLE	6	x	$ 15,365	=	$ 92,190
SENIOR	7	x	$ 20,333	=	$ 142,331
Total Potential Capital Cost					$ 395,333

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

ZONING REPORT

(APPLICATIONS REVIEWED SINCE JANUARY 2001)

CC14

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

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ZONING REPORT

(APPLICATIONS REVIEWED SINCE JANUARY 2001)

CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7435	262	7697	4905	398	145%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5969	119	6088	3997	204	145%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573	111	6684	4491	763	127%
TOTAL	19977	492	20469	13393	1365	139%

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REV. 6-12-03

CHARTER SCHOOLS
2002-2003

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

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	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

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Mall 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.

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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**

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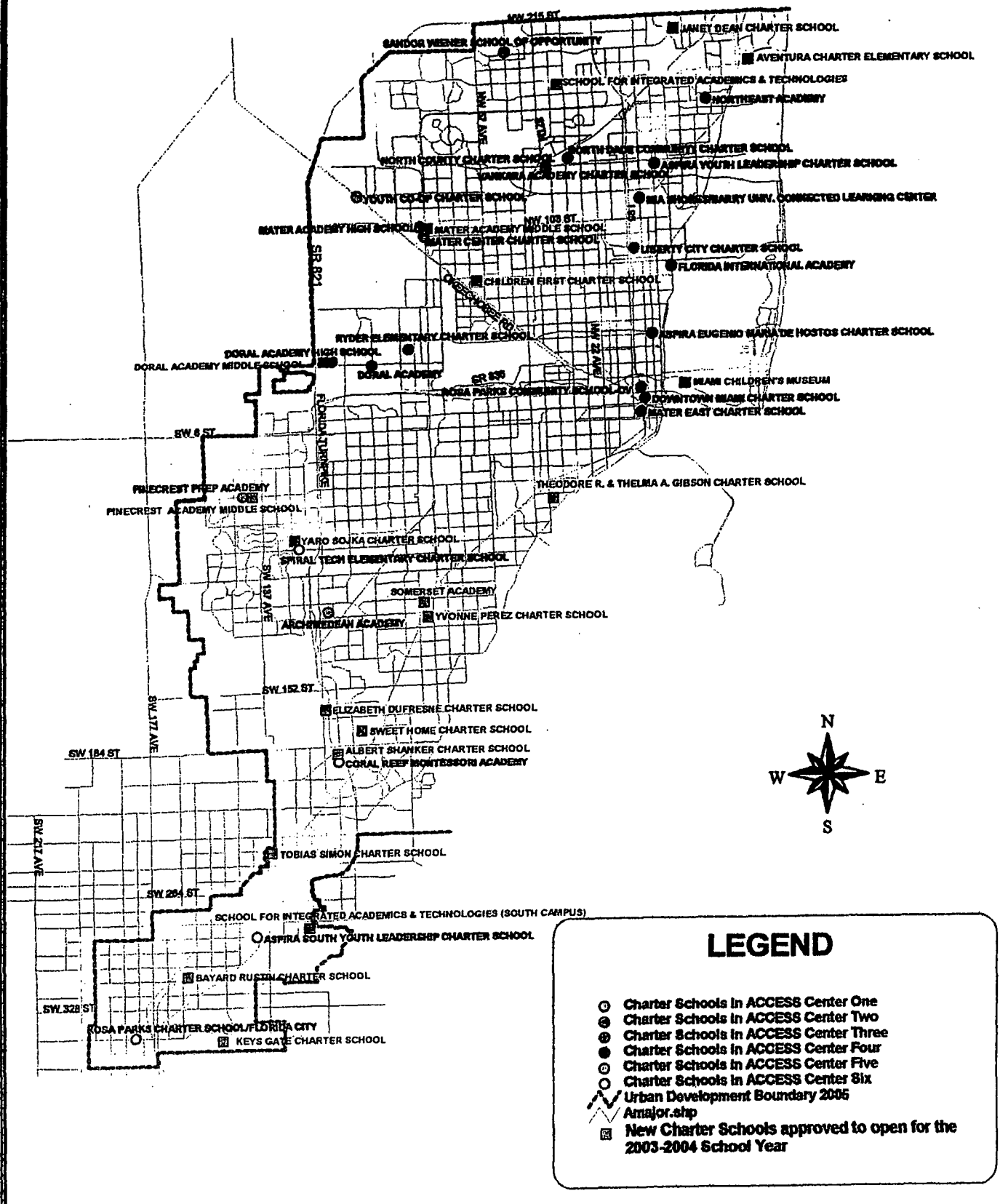
Charter Schools by ACCESS Center



MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 203-316 Rev #1

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor. of SW 192 Ave & SW 304 St.

Recommendation:
- Approved ✓
- Approved with conditions ____*
- Approved with no change from previous submittal ____
- Denial ____
- Defer to DIC comments ____

*

Estimated number of alarms generated annually by application: 10

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

Station District 16 Grid 2590 (DU/SF) 38 Occupancy Type _____

Impact of additional calls on closest station:
- ☐ No Impact
- ☑ Minimal Impact
- ☐ Moderate Impact
- ☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
FL. City Station	Vicinity of SW 344 st & 197 Ave	2010

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 4-05-04.

Kathryn Lyon

Revised 3/9/04 BJM

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

BCG Partners, LLC	Southeast corner of SW 192 AVE & theoretical SW 304 ST, Miami-Dade County, FL
APPLICANT	**ADDRESS**
05/11/2004	03-316
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of February 19, 2004

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: BCG Partners, LLC

NAME AND ADDRESS	Percentage of Stock
See attachedExhibit "B"	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

EXHIBIT "B"

BCG PARTNERS, L.L.C

BCG PARTNERS, L.L.C. Has two members, each of which owns a 50 % interest

The partners are

BINCOM, L.L.C

~~SERFER~~, L.L.C
FERSER

The beneficial, individual owners of the two partners are as set forth below.

a. BINCOM, L.L.C is a Florida limited liability company wholly and entirely owned by Franco Biocchi. Jr., whose address is

781 Crandon Blvd apartment 801 Key Biscayne, FL 33149

b. FERSER, L.L.C is a Florida limited liability company of which two brothers, Fernando Guardazzi and Sergio Guardazzi each own a 50% interest. Their address is

781 Crandon Blvd apartment 701 Key Biscayne , FL 33149

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: Frank Swift
(Applicant)

Sworn to and subscribed before me this 15 day of October, 2003 Affiant is personally known to me or has produced Venezuela ID Card V.16.164.722 as identification.

Leyla M Lucas
(Notary Public)

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

My commission expires _____

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

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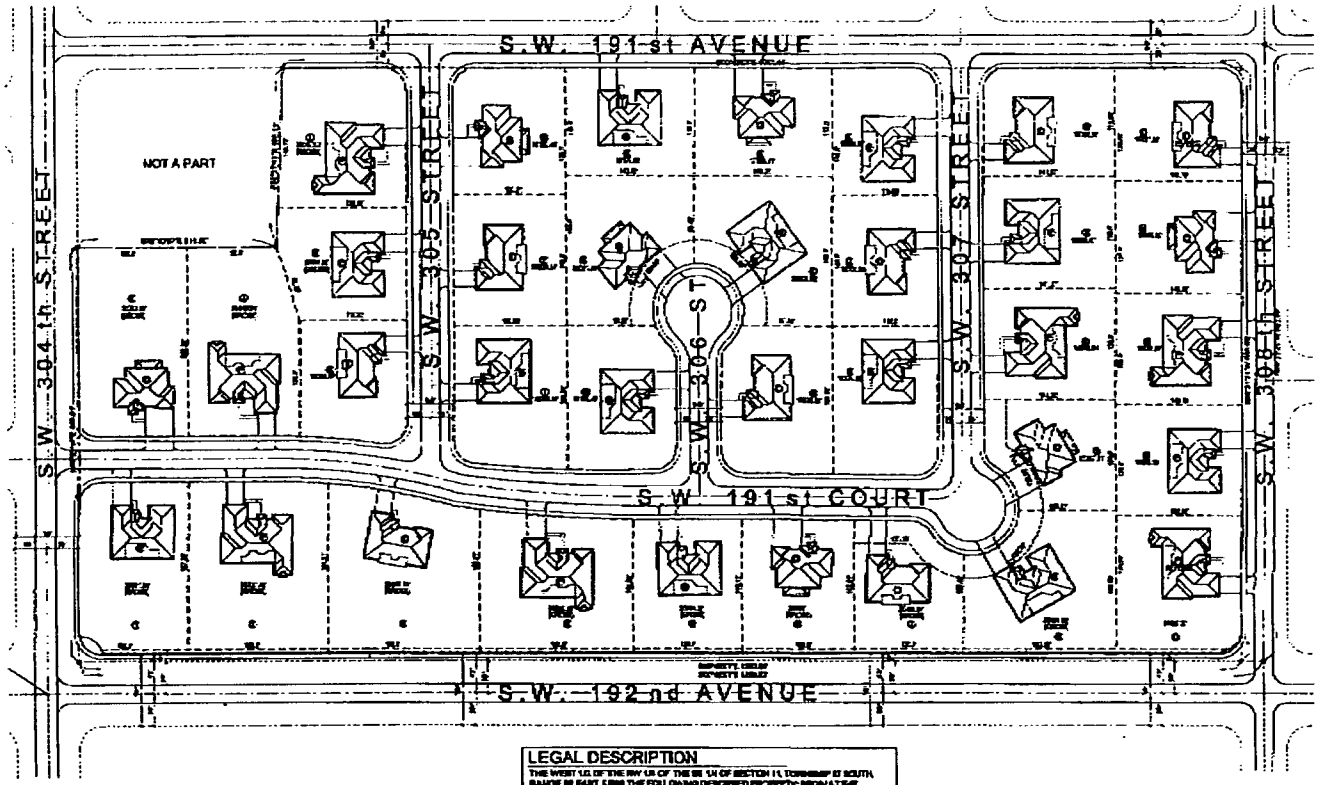
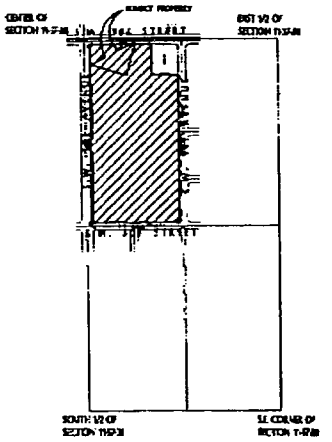


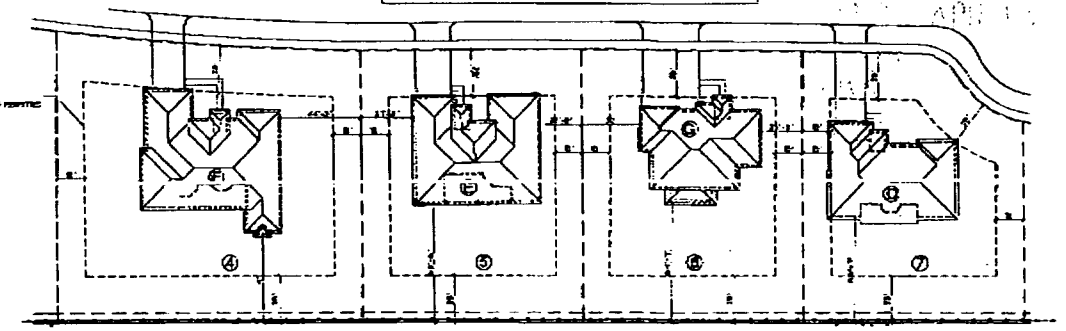
SITE PLAN
SCALE: 1" = 60'-0"



LOCATION MAP

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LESS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4, A DISTANCE OF 1/4 FEET; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF AFORESAID WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 291 FEET; THENCE RUN EASTERLY A DISTANCE OF 1/4 FEET TO THE EASTERLY LINE OF SAID WEST 1/2 OF THE NORTH 1/4 OF THE SE 1/4; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 2.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA



TYPICAL LOT LAYOUTS
SCALE: 1" = 30'-0"

ZONING INFORMATION

ZONING DISTRICT — RU-4M
GROSS SITE AREA — 2.5 ACRES (109,147 S.F.)
LESS PUBLIC — 1,000 S.F. (0.02 ACRES)
LESS PRIVATE — 0 S.F.
LESS OTHER — 0 S.F.
NET LAND AREA — 108,147 S.F. (2.48 ACRES)
TOTAL # OF DWELLING UNITS — 34 UNITS
GROSS DENSITY — 13.7 UNITS/ACRE
NET DENSITY — 13.7 UNITS/ACRE

LOT SIZES

	PROVIDED	MIN. REQUIRED
MINIMUM SQUARE FOOTAGE	1,000 Sq. Ft.	10,000 Sq. Ft.
MAXIMUM SQUARE FOOTAGE	10,000 Sq. Ft.	
AVERAGE SQUARE FOOTAGE	10,000 Sq. Ft.	

	PROVIDED	MAX. ALLOWED
MAXIMUM LOT COVERAGE (BIGGEST MODEL FOOTPRINT OVER SMALLEST LOT)	34.41 %	35 %
(BIGGEST "B" F.P. = 3,478 S.F. / SMALLEST LOT = 10,000 S.F.)		
NUMBER OF STORIES	2	2
MAXIMUM HEIGHT	27'-0"	35'

DWELLING UNIT BREAKDOWN

UNIT MODEL	QUANTITY	UNIT FOOTPRINT	UNIT COURT AREA	BEDROOM/BATHS
C	6	1,352	3,000	4/3
D	10	1,274	3,175	4/3.5/2.5
F	7	1,352	4,200	3/2
G	7	1,716	4,400	4/3.5/2.5
TOTAL NUMBER OF UNITS	34			

SETBACKS

	PROVIDED	MIN. REQUIRED
FRONT	25 FEET	25 FEET
REAR	15 FEET	15 FEET
INTERIOR SIDE	10 FEET	10 FEET
SIDE STREET	25 FEET	25 FEET

MAX. PROP. LOT COVERAGE (LARGEST MODEL ON MIN. LOT)

LARGEST MODEL FOOTPRINT — 1,716 Sq. Ft.
MINIMUM PROPERTY LOT AREA — 10,000 Sq. Ft.
MAXIMUM PROPOSED LOT COVERAGE — 17.16 %

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BCC PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10.04.03
DRAWN: Angel M.
CHECKED: LB
PROJ. NO.: 03-316

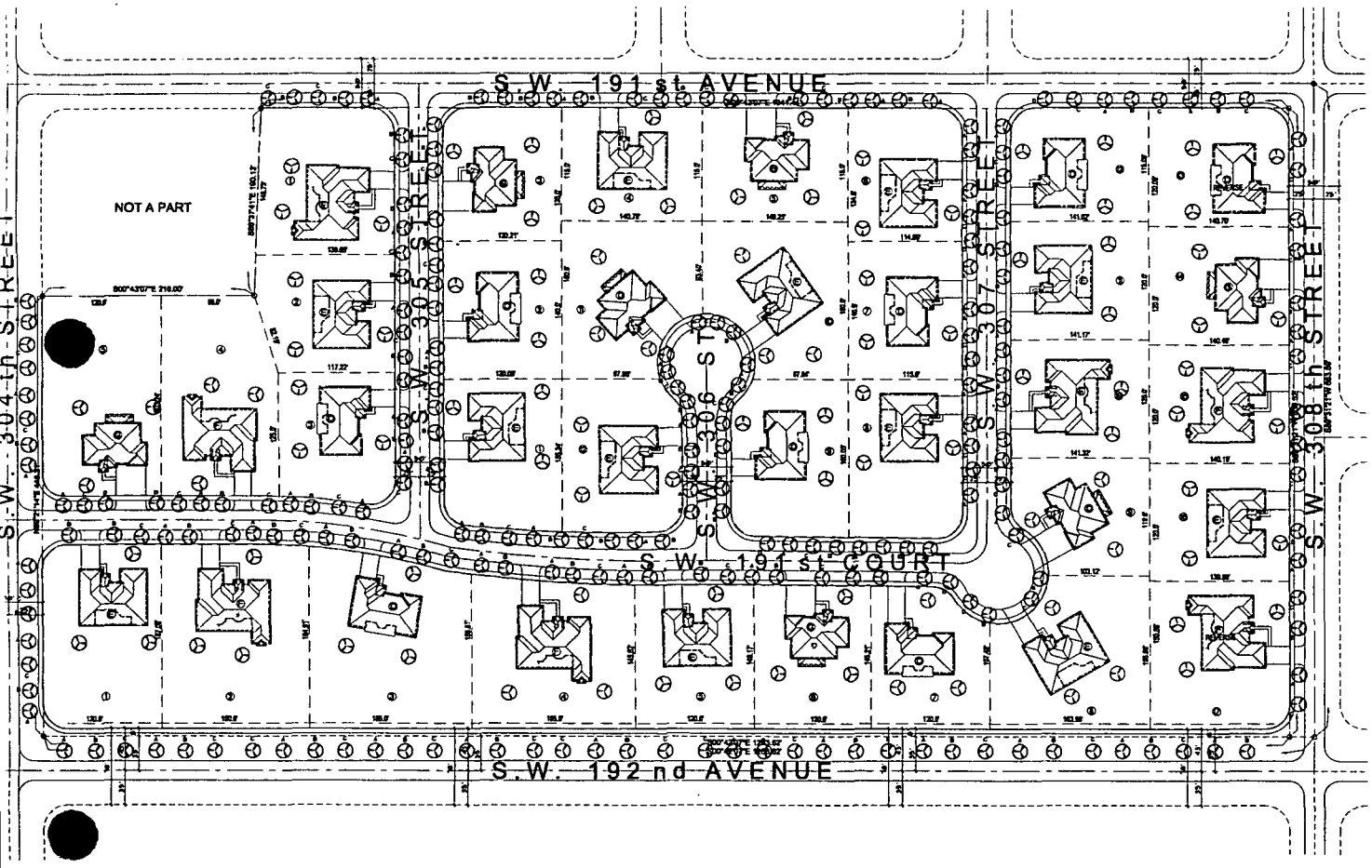
SITE PLAN

SP-1

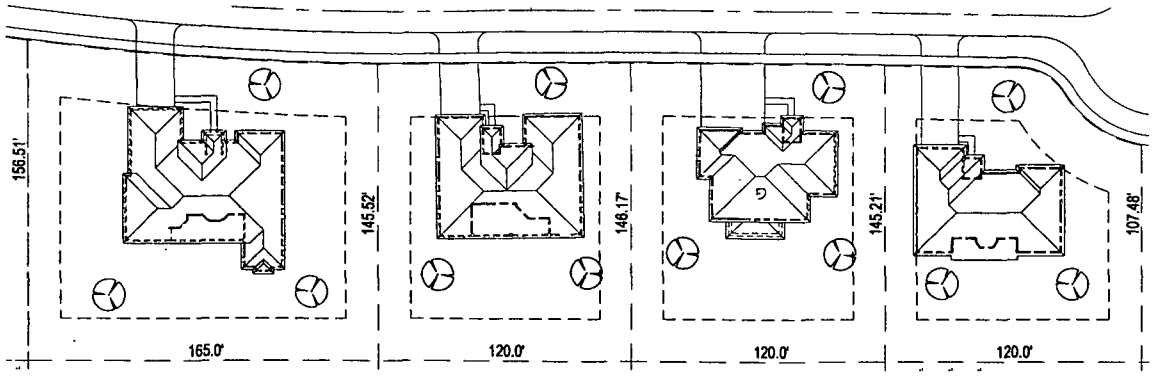
203-316

13.04

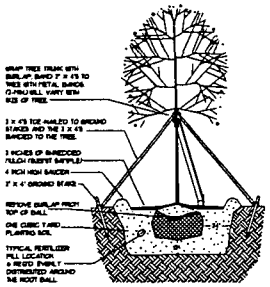
33



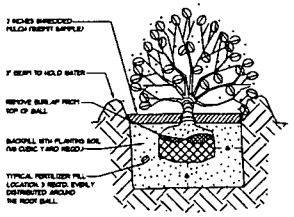
SITE PLAN
SCALE: 1" = 60'-0"



TYPICAL LOT LAYOUTS
SCALE: 1" = 30'-0"



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, C & D MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

4/12/04

EU-M
LANDSCAPING LEGEND
CHAPTER 18A-ORDINANCE 95-227
ZONE DISTRICT: EU-M
NET LAND AREA: 14.74 ACRES (642,016 SF)

	REQUIRED	PROVIDED
STREET TREES (1/35' MAX.)	221	238
(7,735' TOTAL STREET PERIMETER / 35' x 221 TREES)		
LOT TREES	102	102
TOTAL NUMBER OF TREES	323	340
SHRUBS(10/TREE REQUIRED)	3,230	3,400

KEY	PLANT NAME	CALP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3' - 4'	10' -12'	6' - 8'	100
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3' - 4'	10' -12'	6' - 8'	100
C	BURSERA SIMARUBA (GUMBO LIMBO)	3' - 4'	10' -12'	6' - 8'	100
D	CABBAGE PALM (SABAL PALMETTO)	8'	12' - 16'	8' - 10'	-
F	QUEEN PALM	8' - 12'	12' - 24'	·	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12'	14' - 24'	·	-
H	ROYAL POINCIANA	6' - 8'	12' - 24'	·	40

	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24' O.C.	1,134
3	WAX MIRTLE DWARF (MIRKA PUMILLA)	12' x 12' @ 24' O.C.	1,134
4	COCOPLUM (CHYSOBALANUS ICACO)	24' x 24' @ 30' O.C.	1,134

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LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

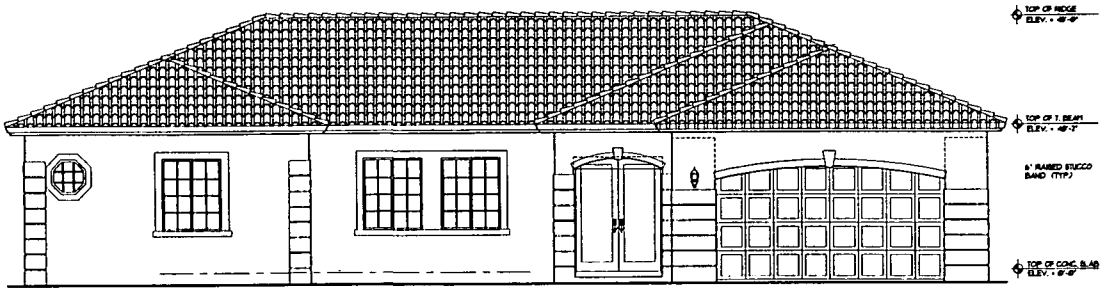
DATE: 10-20-03
DRAWN: Jorge R.
CHECKED: LB
PROJ. NO: 03343
1.
2.
3.

LANDSCAPING PLAN

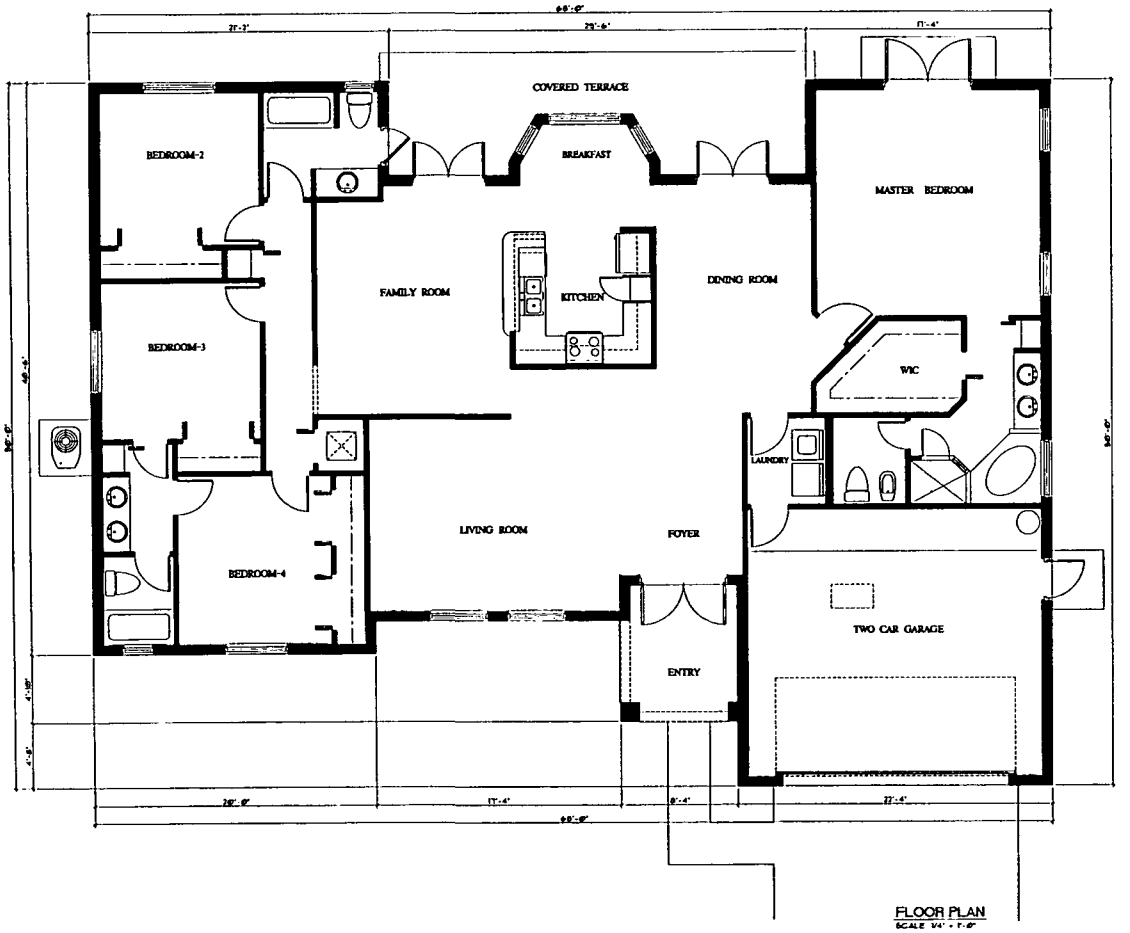
LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

L-1
OF



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



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

MODEL "D"	
AREA BREAKDOWN	
A/C AREA	2,286 S.F.
ENTRY	79 S.F.
GARAGE	444 S.F.
COVERED TERRACE	219 S.F.
MODEL FOOTPRINT	3,028 S.F.
MODEL CONSTRUCTION AREA	3,028 S.F.

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GARDEN VILLAGE
BCG PARTNERS LLC
MIAMI-DADE COUNTY, FLORIDA

MODEL "D" - FLOOR PLAN AND FRONT ELEVATION

DATE: 10-30-03
DRAWN: Jorge M
CHECKED: LB
PROJ. NO: 03343
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LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

A-1
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\\headquarters\dfsPublicFolders\Projects-Active\2003\03343 Garden Village (Guarozzi)\343-A01-Model D-FP & Elev.dwg; 3/9/2004 1:23:46 PM; jorge; 1:1 BELLON MILANES ARCHITECTS PLANNERS INC. AA 0003505 ARCHITECTURE LAND PLANNING INTERIORS CONSTRUCTION MANAGEMENT 13200 S.W. 128 STREET BUILDING "C" MIAMI, FLORIDA 33186 T. (305) 278-7776 F. (305) 278-7473 WWW.BELLONMILANES.COM

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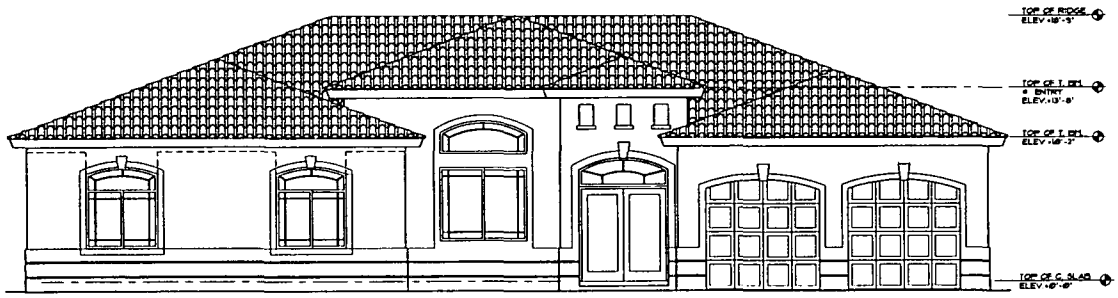
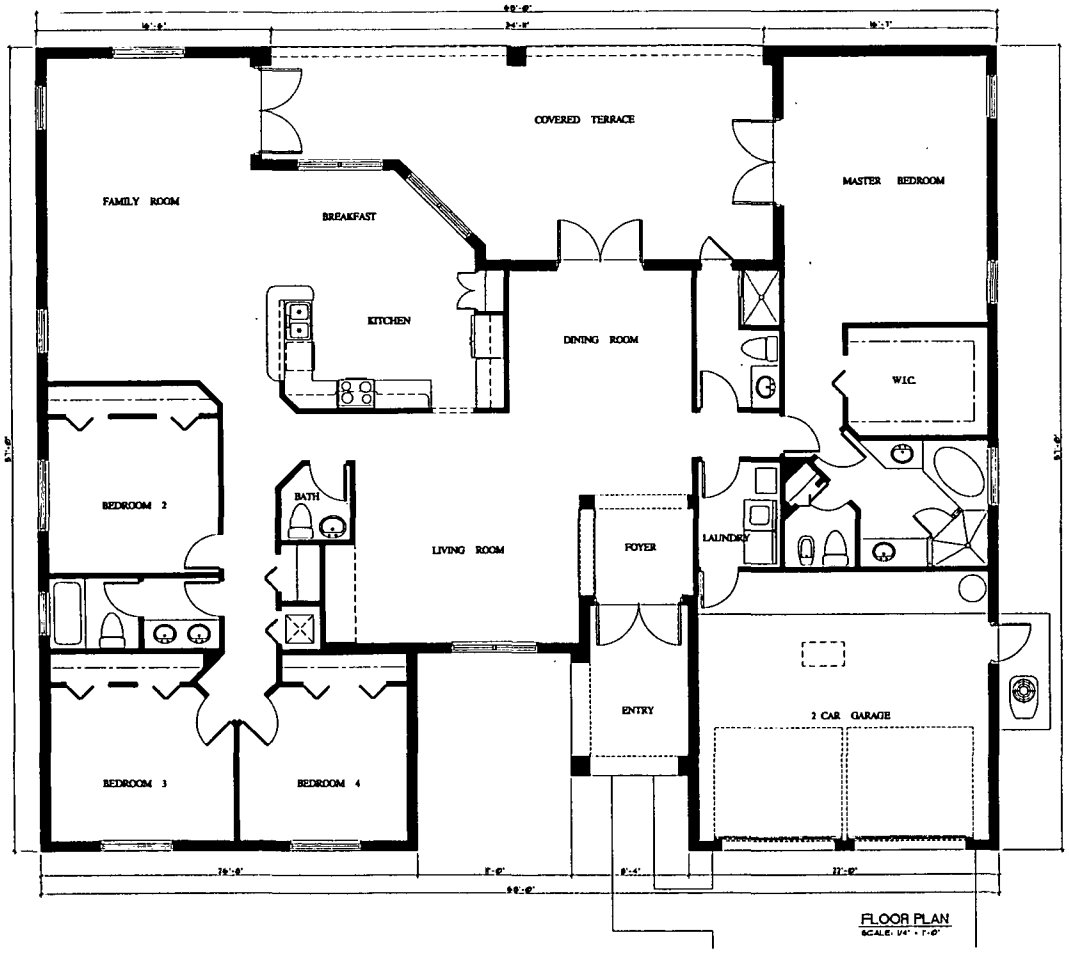


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

MODEL 'E'	
AREA BREAKDOWN	
A/C AREA	2,688 S.F.
ENTRY	98 S.F.
GARAGE	439 S.F.
COVERED TERRACE	455 S.F.
MODEL FOOTPRINT	3,678 S.F.
MODEL CONSTRUCTION AREA	3,678 S.F.

35

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BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

MODEL 'E' - FLOOR PLAN AND FRONT ELEVATION

DATE: 10-20-03
DRAWN: Jorge RF
CHECKED: LB
PROJ. NO: 03343
1. -
2. -
3. -

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AR-008737

ANGEL MILANES, AIA
AR-0015845

A-2
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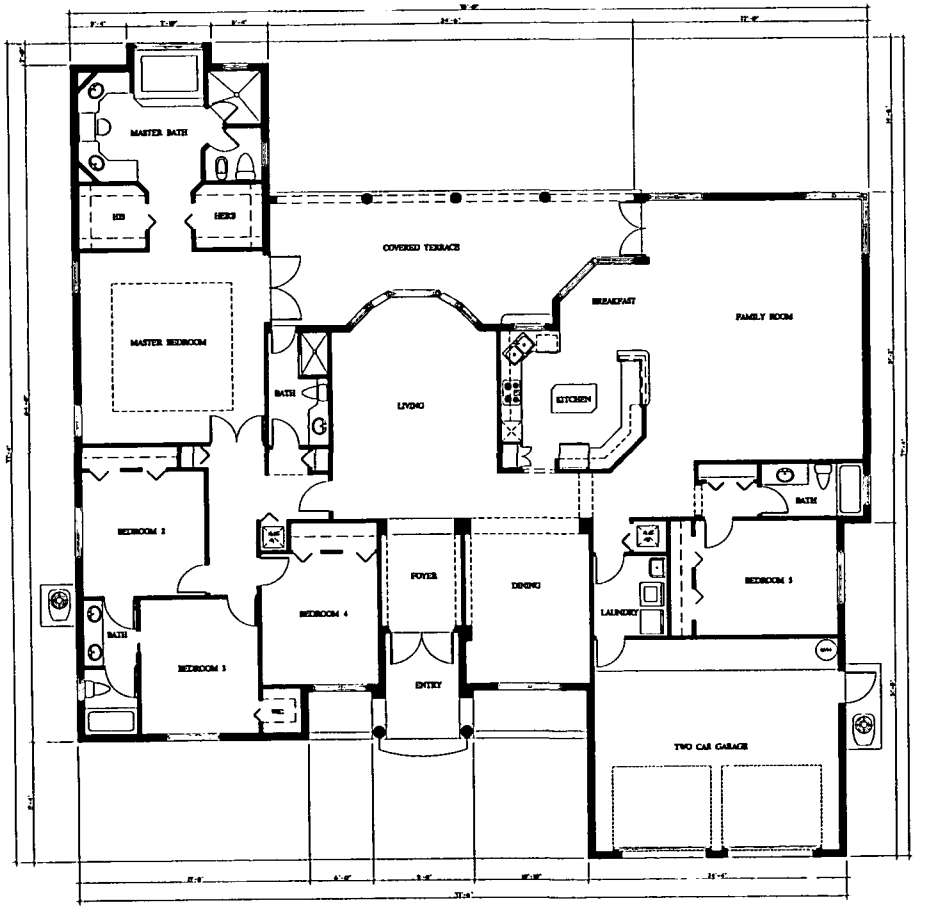
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"

MODEL "F"	
AREA BREAKDOWN	
A/C AREA	3,223 S.F.
ENTRY	83 S.F.
GARAGE	510 S.F.
COVERED TERRACE	353 S.F.
MODEL FOOTPRINT	4,258 S.F.
MODEL CONSTRUCTION AREA	4,258 S.F.

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MIAMI-DADE COUNTY, FLORIDA

DATE: 10-30-03
DRAWN: Jorge RF
CHECKED: LB
PROJ. NO: 03343
1. -
2. -
3. -

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MODEL "F" - FLOOR PLAN AND FRONT ELEVATION

A-3
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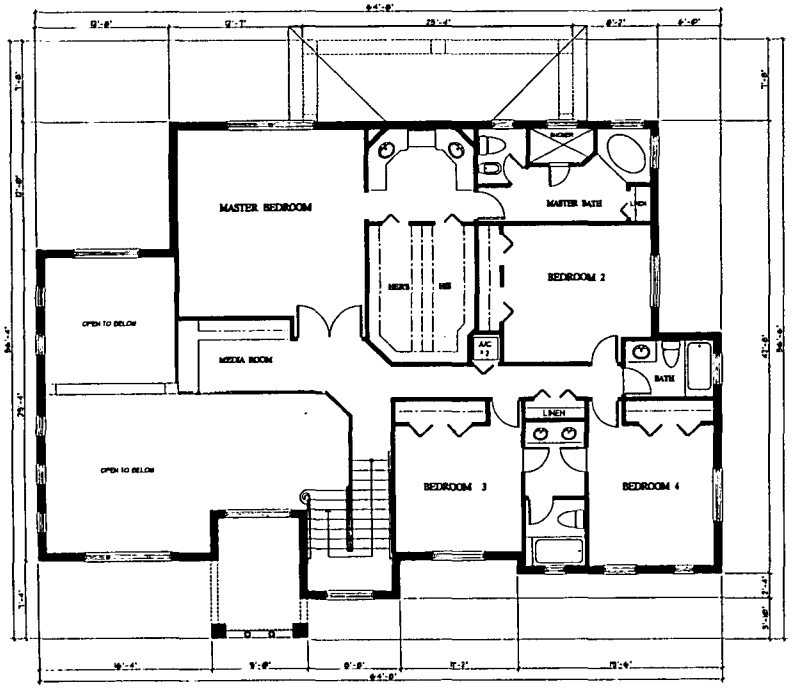
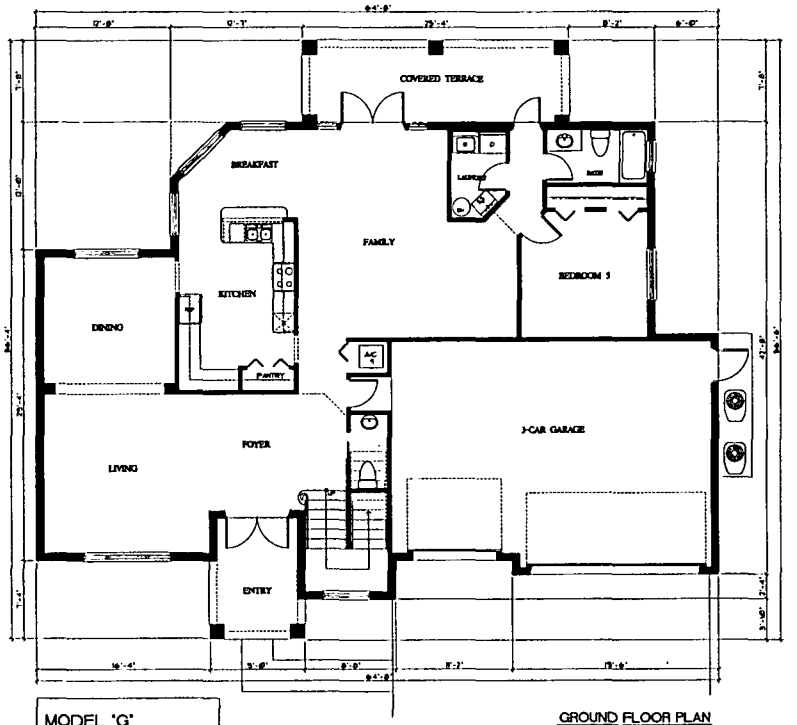
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

MODEL 'G'	
AREA BREAKDOWN	
GROUND FLOOR A/C AREA	1,728 S.F.
SECOND FLOOR A/C AREA	1,754 S.F.
TOTAL A/C AREA	3,483 S.F.
ENTRY	94 S.F.
GARAGE	688 S.F.
COVERED TERRACE	194 S.F.
MODEL FOOTPRINT	2,075 S.F.
MODEL CONSTRUCTION AREA	4,459 S.F.

37

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BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

MODEL 'G' - FLOOR PLANS AND FRONT ELEVATION

DATE: 10-20-03
DRAWN: Jorge RF
CHECKED: LB
PROJ. NO: 03343
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AR-0008737

ANGEL MILANES, AIA
AR-0015845

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OF

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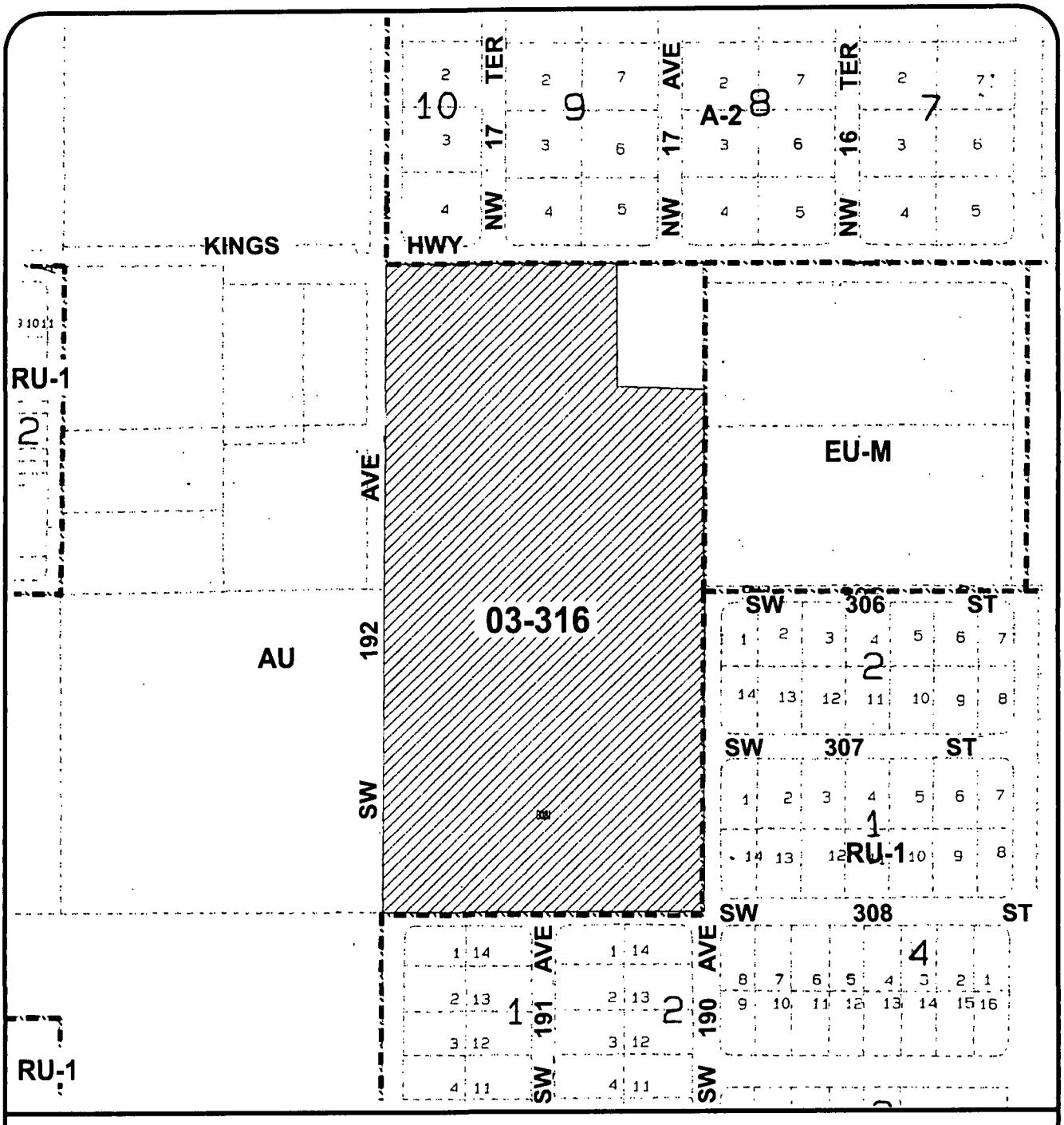


MIAMI-DADE COUNTY
HEARING MAP

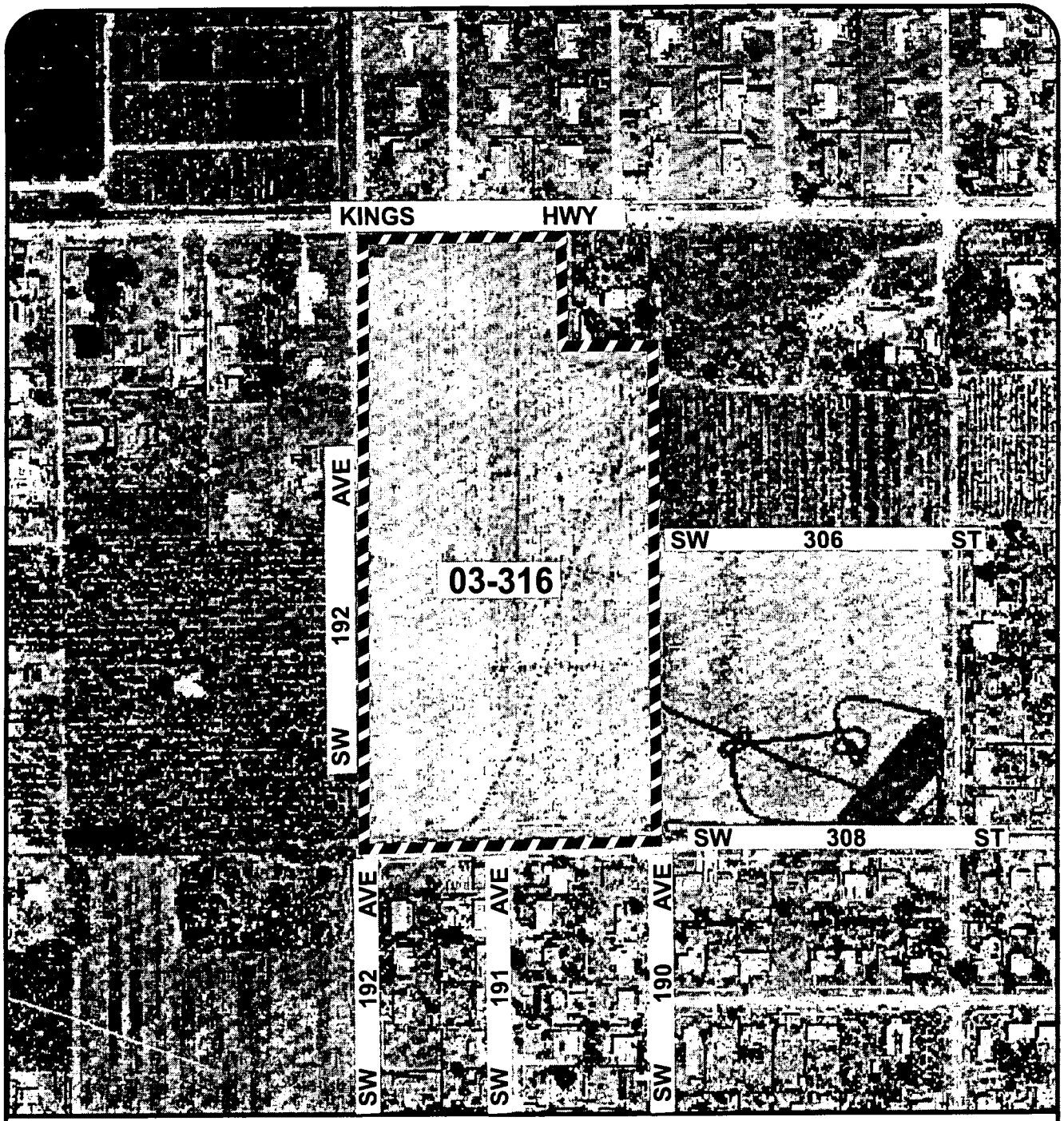
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: 1:300'

MIAMI-DADE

Q: ZONING DRAFTING. 03-316. 11/03



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-316. 11/03

C. BCG PARTNERS L.L.C.
(Applicant)

04-3-CZ14-3 (03-316)
Area 14/District 8
Hearing Date: 4/14/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2003	B.C.G. Partners	Zone change from AU to RU-1.	ZAB	NONE
2003	B.C.G. Partners	Zone change from AU to RU-1.	BCC	Appeal Denied, CZAB decision sustained.

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

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

APPLICANT'S NAME: **BCG PARTNERS L.L.C.**

REPRESENTATIVE(S): Simon Ferro

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-3-CZ14-3 (03-316)	March 15, 2004	CZAB14- -03

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

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS

☑ DEFER: ☐ INDEFINITELY ☑ TO: 4/14/04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH STD. CONDITIONS

☑ OTHER: So applicant can meet with the neighbors.
There will be no further advertisement.

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

VOTE: 3 to 2

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Thomas Robertson

2

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

APPLICANT: BCG Partners L.L.C. **PH:** Z03-316 (04-3-CZ14-3)

SECTION: 11-57-38 **DATE:** April 14, 2004

COMMISSION DISTRICT: 8 **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 subject property from Agricultural District to Estate Modified District.

- **LOCATION:**

  The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

- **SIZE:** 19.14 Acres.

- **IMPACT:**

  The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in 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:

In April 2003, the Community Zoning Appeals Bord-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

B

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING		LAND USE PLAN DESIGNATION
Subject Property:		
AU; vacant		Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	City of Homestead; single family residences	Residential, 2.5 to 6 dua
SOUTH:	RU-1; single family residences	Residential, 2.5 to 6 dua
EAST:	AU, EU-M & RU-1; vacant & single family residence	Residential, 2.5 to 6 dua
WEST:	AU; single family residences & a grove	Residential, 1 to 2.5 dua

The subject parcel is located to the south and western boundaries of the City of Homestead. The area where the subject property lies is characterized with established single family subdivisions, new residential construction, and vacant properties. The area was once established with plant nurseries and groves which are now abandoned or out of business. Staff notes that most of the agricultural uses lie west of SW 197 Avenue.

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:

Section 33-311(A)(8). The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP,

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

G. NEIGHBORHOOD SERVICES:

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

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the March 15, 2004 meeting of the Community Zoning Appeals Board-14 to allow the applicant to meet with neighbors.

The subject property is located on the southeast corner of SW 192 Avenue and SW 304 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft., a minimum lot frontage of 75', and a minimum lot depth of 115'. Although not required to do so by the regulations, the applicant has submitted plans showing the development of the site with 40 single family residences. Access to the development would be provided from SW 304 Street, SW 308 Street, SW 191 Avenue and SW 192 Avenue. The applicant intends to proffer a covenant limiting the development of the site to the plans submitted in conjunction with this application.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, said Department will require that the lots facing SW 304 Street have circular driveways. This land requires platting and the road dedications and improvements will be accomplished through same. This application will generate an additional **47 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A" and "B." The Miami-

Dade County Public Schools memorandum indicates that this application will bring an additional **33 students** to the area. The applicant had a dialogue with the School Board on February 25, 2004 and has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

In April 2003, the Community Zoning Appeals Board-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003. The site plan submitted for that application depicted a residential development consisting of 50 single family residences. The current application is substantially different from the previous application in that this application is seeking EU-M zoning, a less intensive zoning district than the previously sought RU-1 zoning, and is proposing 40 single family residences in lieu of the previously requested 50 single family residences. As such, staff is of the opinion that the Doctrine of Administrative Res Judicata does not apply in this instance.

This application will allow the applicant to provide additional housing for the community. The proposed EU-M zoning will permit a density of 2.42 units per net acre. Said density is consistent with the CDMP's Low Density residential designation on this site, which permits a maximum of 6.0 dwelling units per gross acre. The proposed zoning as well as the proposed 40 residential lots are **consistent** with the Master Plan which permits a maximum of 114 units on the subject property at a density of 6 units per gross acre. The proposed EU-M zoning will be **compatible** with the surrounding area which consists of RU-1 zoning and single family residences to the south and undeveloped RU-1 zoning to a portion of the east, undeveloped EU-M zoning and agricultural zoning with a single family residence to the remaining portions of the east, agricultural zoning with single family residences and a grove to the west, and single family residences located within the City of Homestead to the north. Accordingly, staff recommends approval of the zone change to EU-M, 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: 02/24/04
DATE TYPED: 03/01/04
DATE REVISED: 03/09/04; 03/25/04
DATE FINALIZED: 03/31/04
DO'QW:AJT:MTF:JDR

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

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MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

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

DATE: December 8, 2003

SUBJECT: C-14 #Z2003000316
BCG Partners, LLC
SE corner of SW 192nd Avenue & SW 304th Street
DBC from AU to EU-M
(AU) (19 Ac.)
11-57-38

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, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

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.

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.

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

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

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

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

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

cc: Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-316
CZAB-14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: BCG Partners L.L.C.

This Department has no objections to this application.

Lots facing SW 304 St. must have circular driveways.

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 **47 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
9942	SW 304 St. w/o US-1	B	B
9948	SW 312 St. w/o US-1	B	B
F-84	SW 344 St. e/o SW 187 Ave.	B	B

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.

MAR. 02 2004
Date

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PH# 03-316
CZAB-14
Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: BCG Partners L.L.C.

This Department has no objections to this application.

Landscaping and fences to be provided must comply with safe site distance triangle requirements set forth in Sec. 33-11 of the Miami-Dade County Code.

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 **40 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
9942	SW 304 St. w/o US-1	B	B
9948	SW 312 St. w/o US-1	B	B
F-84	SW 344 St. e/o SW 187 Ave.	B	B

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. 14 2004
Date

Miami-Dade County Public Schools

giving our students the world

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

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

Superintendent of Schools
Merrett R. Stierheim

March 15, 2004

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

Re: BCG Partners, LLC - Application No. 03-316 (CC14)
Southeast corner of SW 192 Avenue and SW 304 Street
REVISED

Dear Ms. Fojo:

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

Attached please find the School District's 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 Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 120%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School, Homestead Middle School and South Dade Senior High School to 122%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on February 25, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

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, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 38-unit development is estimated to generate approximately $93,024 ($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-2347
Attachment

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

REVISED
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 03-316, BCG Partners, LLC (CC14)
REQUEST:	Zone change from AU to EU-M
ACRES:	19 acres
LOCATION:	Southeast corner of SW 192 Avenue and SW 304 Street
UNITS:	35 units (3 units currently permitted under existing zoning classification, for a total of 38 units)
ESTIMATED STUDENT POPULATION:	25 students *
ELEMENTARY:	12
MIDDLE:	6
SENIOR:	7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Redondo Elementary - 18480 SW 304 St.
MIDDLE:	Homestead Middle - 650 NW 2 Ave.
SENIOR HIGH:	South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem	719/ 731*	597	120%/ 122%*	0	**120%/ 122%***
Homestead Middle	1311/ 1317*	997	131%/ 132%*	67	**123%/ 124%***
South Dade Sr.	2716/ 2723*	1821	149%/ 150%*	454	**119%/ 120%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Redondo Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

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 March 2004):

School	Status	Projected Occupancy Date
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	To be determined

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 $145,825.

CAPITAL COSTS: Based on the State's March-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	12	x	$ 13,401	=	$ 160,812
MIDDLE	6	x	$ 15,365	=	$ 92,190
SENIOR	7	x	$ 20,333	=	$ 142,331
Total Potential Capital Cost					$ 395,333

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

ZONING REPORT

(APPLICATIONS REVIEWED SINCE JANUARY 2001)

CC14

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s) / Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01.	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7435	262	7697	4905	398	145%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5969	119	6088	3997	204	145%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573	111	6684	4491	763	127%
TOTAL	19977	492	20469	13393	1365	139%

CHARTER SCHOOLS
2002-2003

REV. 6-12-03

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

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

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)

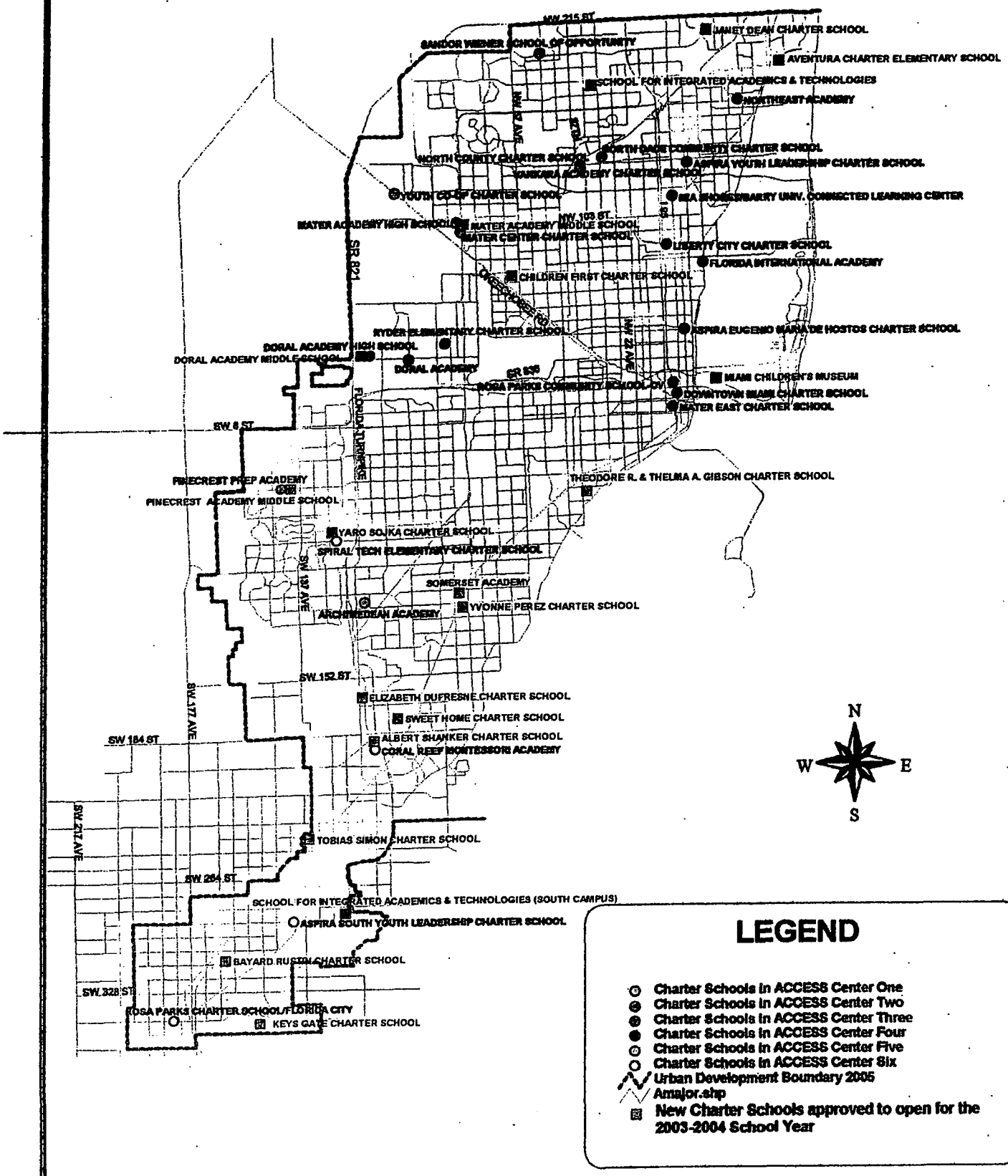
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) *(A school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

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



MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 203-316 Rev #1

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor. of SW 192 Ave & SW 304 St.

Recommendation:
- Approved ✓
- Approved with conditions ____*
- Approved with no change from previous submittal ____
- Denial ____
- Defer to DIC comments ____

*_____

Estimated number of alarms generated annually by application: 10

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

Station District 16 Grid 2590 (DU/SF) 38 Occupancy Type _____

Impact of additional calls on closest station:
- ☐ No Impact
- ☑ Minimal Impact
- ☐ Moderate Impact
- ☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
FL. City Station	Vicinity of SW 344 st & 197 Ave	2010

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: K Lyon Kathryn Lyon Phone: (786) 331-4546 Date: 4-05-04.

Revised 3/9/04 BJM

26

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

BCG Partners, LLC	Southeast corner of SW 192 AVE & theoretical SW 304 ST, Miami-Dade County, FL
APPLICANT	**ADDRESS**
04/014/2004	03-316
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of February 19, 2004

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: BCG Partners, LLC

NAME AND ADDRESS	Percentage of Stock
See attachedExhibit "B"	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

EXHIBIT "B"

BCG PARTNERS, L.L.C

BCG PARTNERS, L.L.C. Has two members, each of which owns a 50 % interest

The partners are

BINCOM, L.L.C

~~SERFER~~, L.L.C
FERSER

The beneficial, individual owners of the two partners are as set forth below.

a. BINCOM, L.L.C is a Florida limited liability company wholly and entirely owned by Franco Biocchi. Jr., whose address is

781 Crandon Blvd apartment 801 Key Biscayne, FL 33149

b. FERSER, L.L.C is a Florida limited liability company of which two brothers, Fernando Guardazzi and Sergio Guardazzi each own a 50% interest. Their address is

781 Crandon Blvd apartment 701 Key Biscayne , FL 33149

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: Francis Smith
(Applicant)

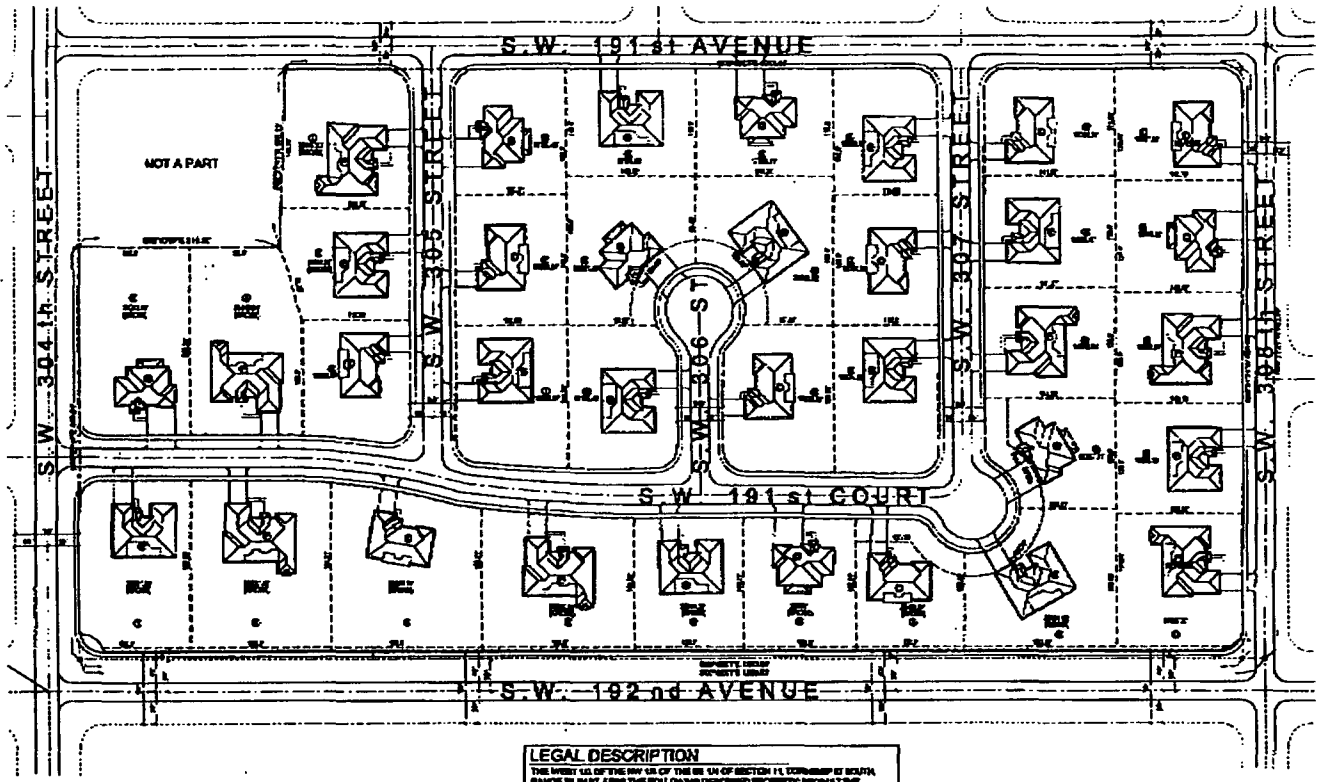
Sworn to and subscribed before me this 15 day of October, 2003 Affiant is personally known to me or has produced Venezuela ID Card V.16.164.722 as identification.

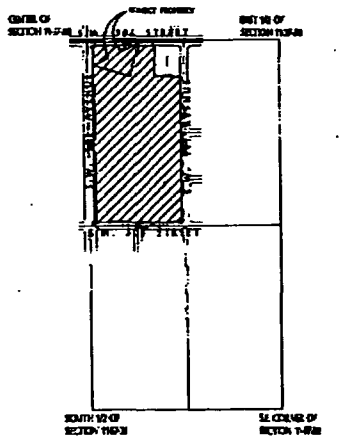
Leyla M Lucas
(Notary Public)

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

My commission expires _____

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



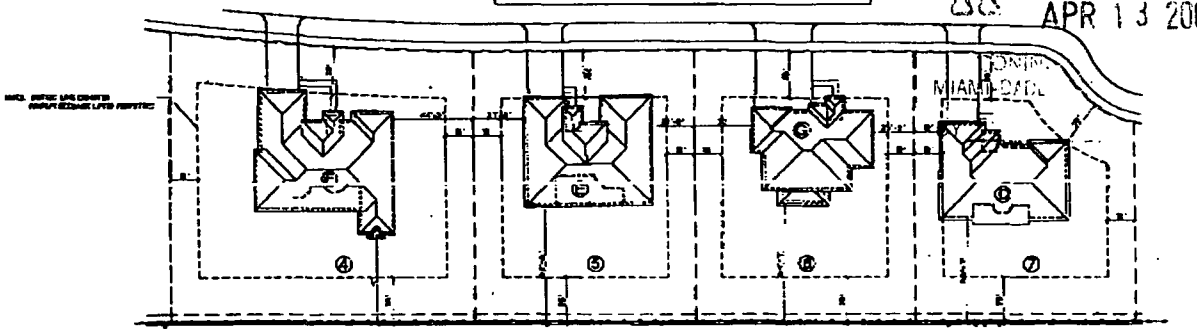


LOCATION MAP

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1-1, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1-1; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4, A DISTANCE OF 1/4 FEET; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF AFORESAID WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 2/1 FEET; THENCE RUN EASTERLY A DISTANCE OF 2/1 FEET TO THE EASTERLY LINE OF SAID WEST 1/2 OF THE NORTH 1/4 OF THE SE 1/4; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 2/1 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.

SITE PLAN
SCALE: 1" = 60'-0"



TYPICAL LOT LAYOUTS
SCALE: 1" = 30'-0"

RECD
203-316
APR 13 2004

ZONING INFORMATION

LOT SIZES

DWELLING UNIT BREAKDOWN

SETBACKS

MAX. PROP. LOT COVERAGE (LARGEST MODEL ON MIN. LOT)

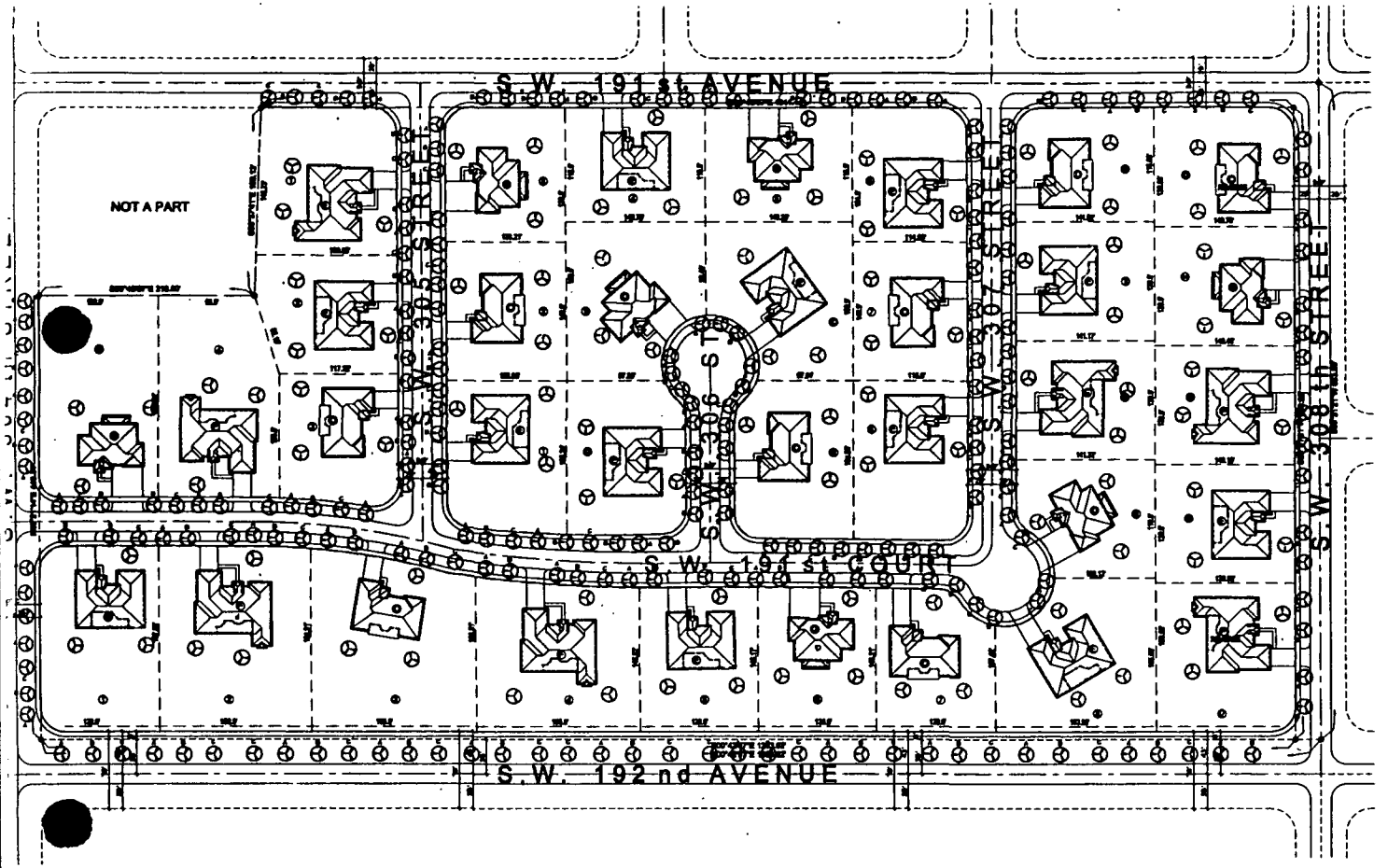
Bellon Milanés

GARDEN VILLAGE
BCC PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

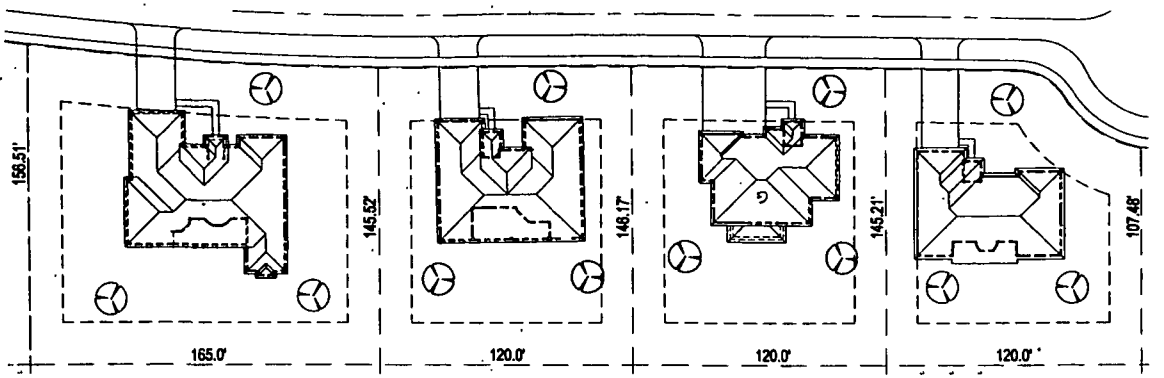
SITE PLAN

SP-1

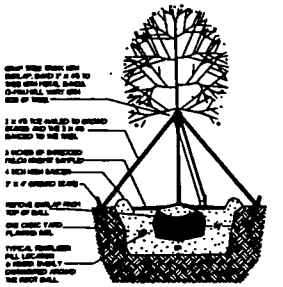
DJ
13/04



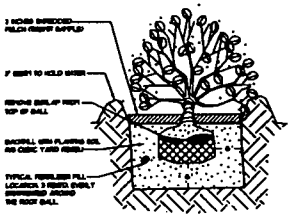
SITE PLAN
SCALE: 1" = 60'-0"



TYPICAL LOT LAYOUTS



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, C & D MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

EU-M
LANDSCAPING LEGEND

CHAPTER 18A-ORDINANCE 98-220
ZONE DISTRICT: EU-M
NET LAND AREA: 14.14 ACRES (641,896 sf.)

	REQUIRED	PROVIDED
STREET TREES (1/30' MAX.)	231	236
("139' TOTAL STREET PERIMETER / 30' = 231 TREES)		
LOT TREES	102	102
TOTAL NUMBER OF TREES	333	340
SHRUBS(10/TREE REQUIRED)	3,330	3,400

KEY	PLANT NAME	CALIP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3" - 4"	10' -12'	6' - 8'	1000
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3" - 4"	10' -12'	6' - 8'	1000
C	BURSERA SIMARUBA (GUMBO LIMBO)	3" - 4"	10' -12'	6' - 8'	1000
D	CABBAGE PALM (SABAL PALMETTO)	8'	12' - 16'	8' - 10'	-
F	QUEEN PALM	8' - 12'	12' - 24'	-	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12'	14' - 24'	-	-
H	ROYAL POINCIANA	6' - 8'	12' - 24'	-	40

	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24" O.C.	1,134
3	WAX MYRTLE DWARF (MYRICA PUMILLA)	12" x 12" @ 24" O.C.	1,134
4	COCOPLUM (CHYSOBALANUS ICACO)	24" x 24" @ 36" O.C.	1,134

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BUILDING "C"
MIAMI, FLORIDA 33186
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AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

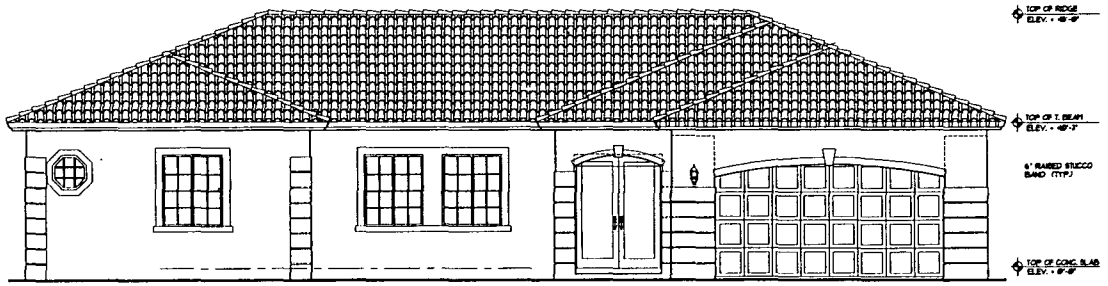
GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-30-06
DRAWN: Jo, JS, RP
CHECKED: LB
PROJ. NO: #3343
1.
2.
3.

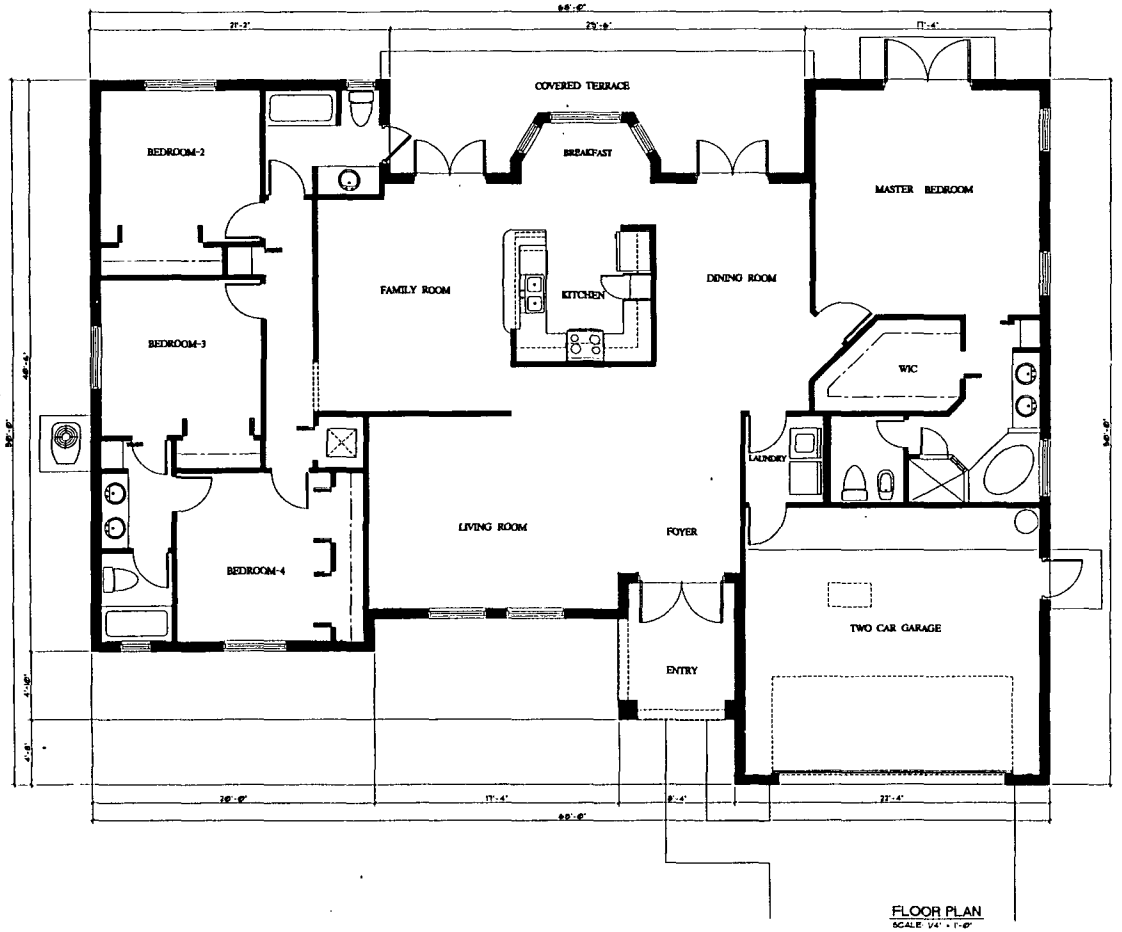
LANDSCAPING PLAN

LEOPOLDO BELLON, AIA
AR-0087137
ANGEL MILANES, AIA
AR-0015845

L-1
OF



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



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

MODEL 'D'	
AREA BREAKDOWN	
A/C AREA	2,286 S.F.
ENTRY	79 S.F.
GARAGE	444 S.F.
COVERED TERRACE	219 S.F.
MODEL FOOTPRINT	3,028 S.F.
MODEL CONSTRUCTION AREA	3,029 S.F.

Bellón Milanés
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WWW.BELLONMILANES.COM
AA-0003505
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-28-03
DRAWN: Jorge RF
CHECKED: L.B.
PROJ. NO: 03343
1.
2.
3.

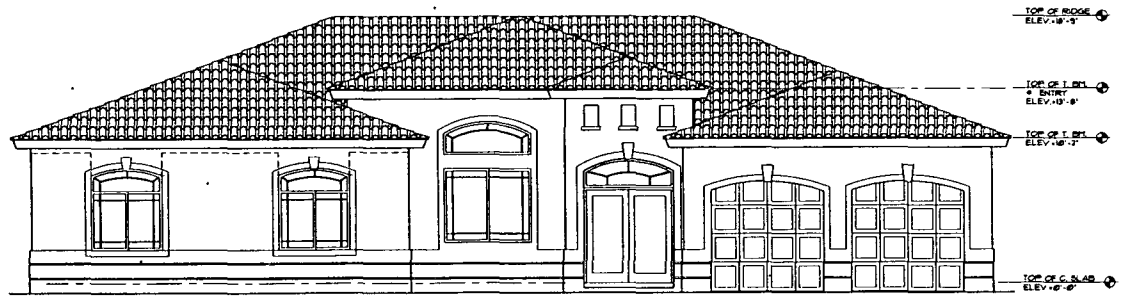
LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

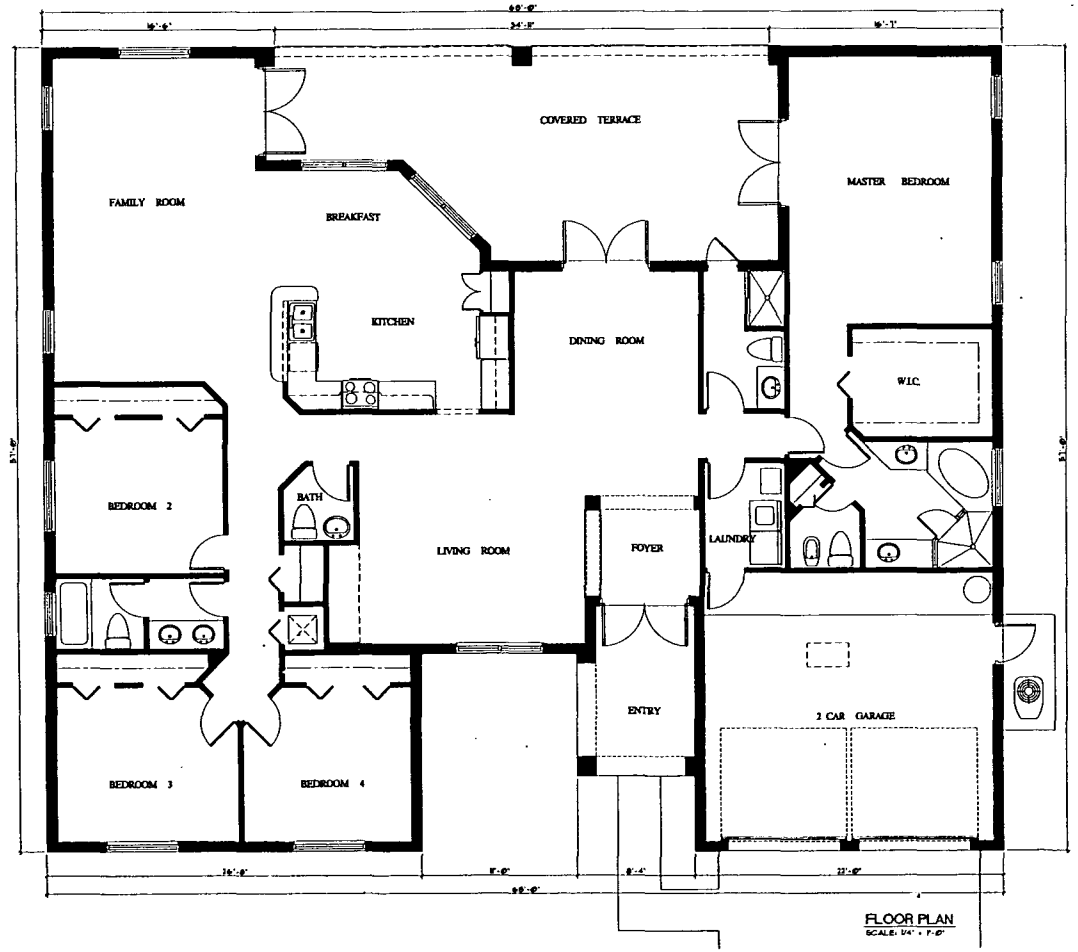
MODEL 'D' - FLOOR PLAN AND FRONT ELEVATION

A-1
OF

33



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



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

MODEL "E"	
AREA BREAKDOWN	
A/C AREA	2,888 S.F.
ENTRY	96 S.F.
GARAGE	439 S.F.
COVERED TERRACE	455 S.F.
MODEL FOOTPRINT	3,678 S.F.
MODEL CONSTRUCTION AREA	3,678 S.F.

Bellón Milanés
architects planners

13200 S.W. 128 STREET
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WWW.BELLONMILANES.COM

AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-20-05
DRAWN: Jorge RF
CHECKED: L.B.
PROJ. NO: 05343
1. -
2. -
3. - -

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

MODEL "E" - FLOOR PLAN AND FRONT ELEVATION

A-2
- OF -

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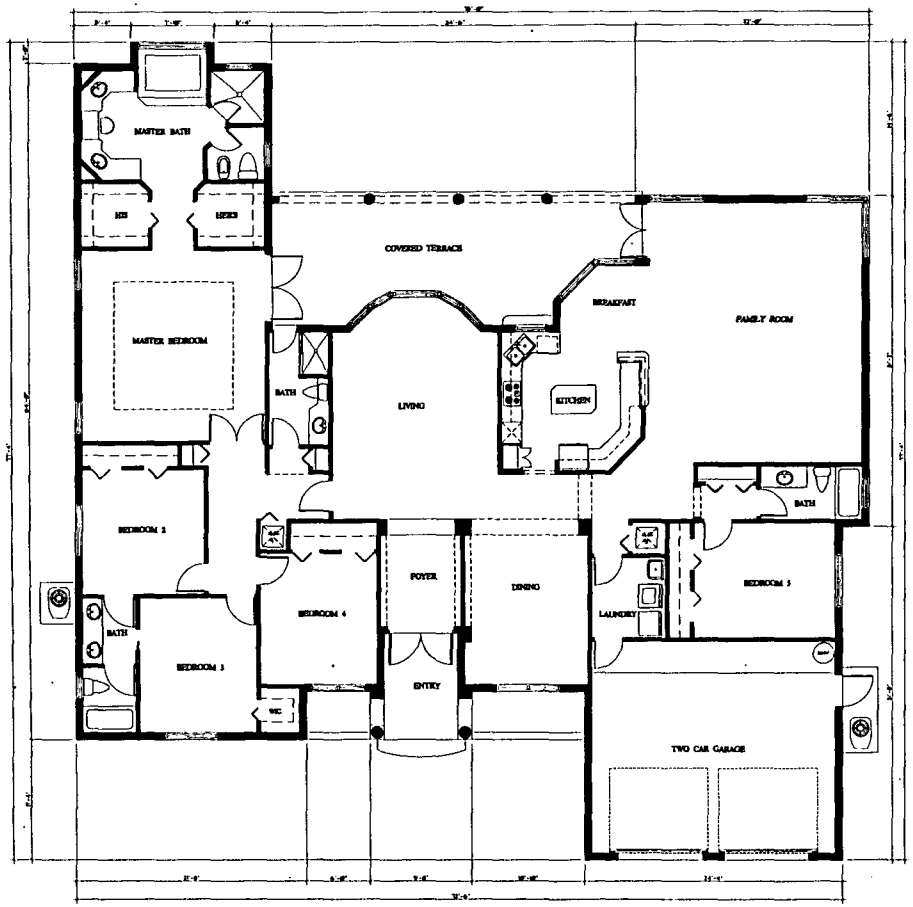
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"

MODEL "F"	
AREA BREAKDOWN	
A/C AREA	3,318 S.F.
ENTRY	83 S.F.
GARAGE	510 S.F.
COVERED TERRACE	355 S.F.
MODEL FOOTPRINT	4,258 S.F.
MODEL CONSTRUCTION AREA	4,258 S.F.

35

Bellón Milanés architects planners

13200 S.W. 128 STREET
BUILDING "C"
MIAMI, FLORIDA 33186

T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM

AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS LLC
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-10-03
DRAWN: Jorge W
CHECKED: LB
PROJ. NO: 03343
1. -
2. -
3. -

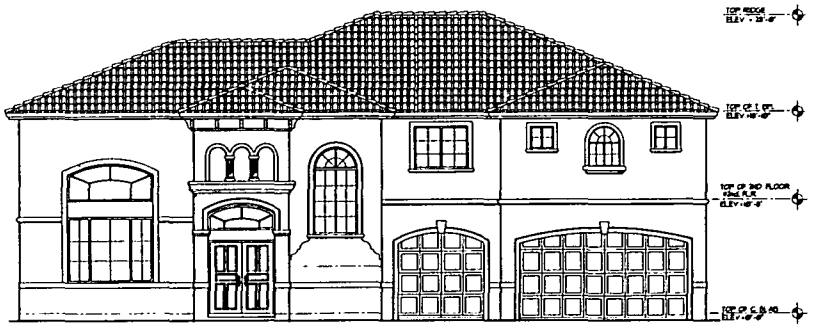
LEOPOLDO BELLON, AIA
AR-0007737

ANGEL MILANES, AIA
AR-0015845

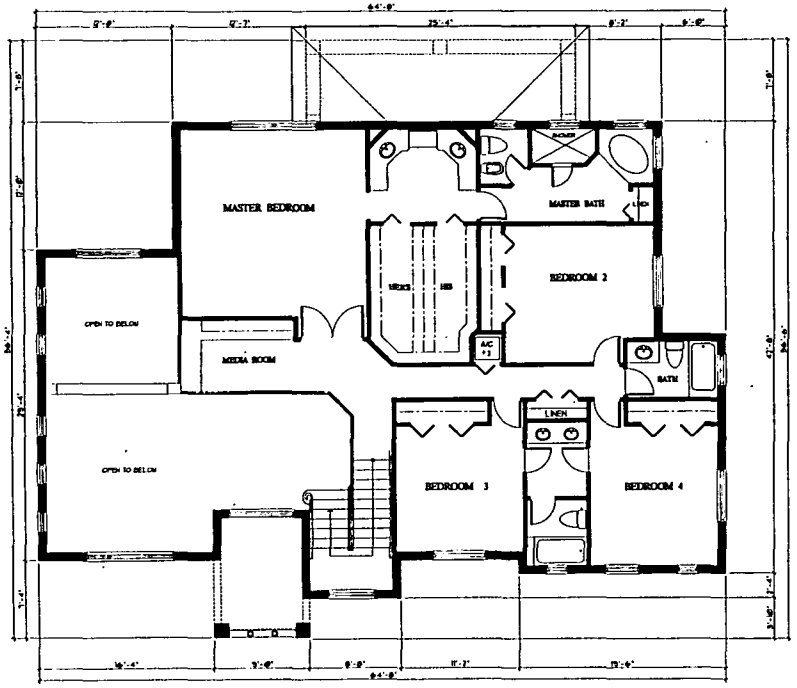
MODEL "F" - FLOOR PLAN AND FRONT ELEVATION

A-3

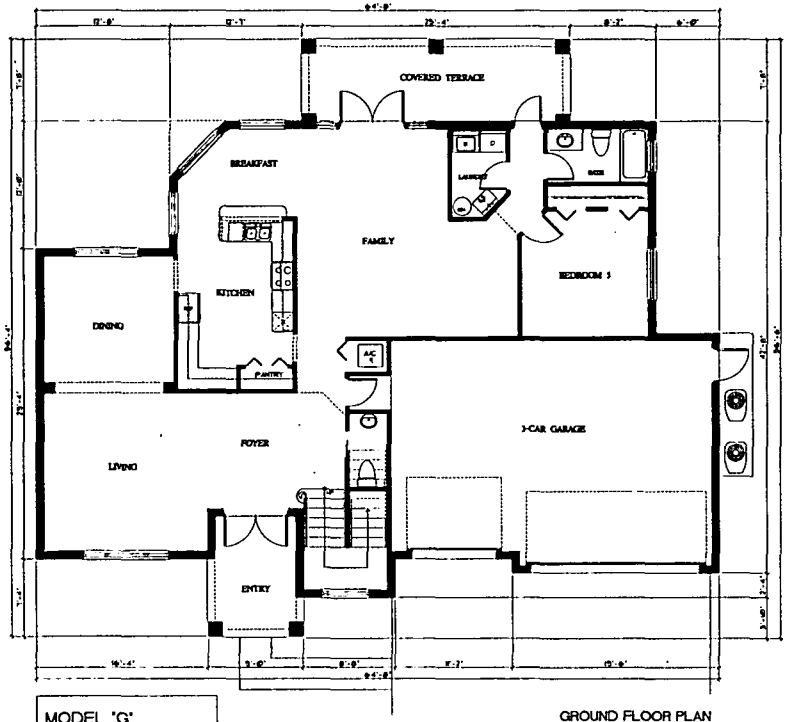
- OF -



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

MODEL "G"	
AREA BREAKDOWN	
GROUND FLOOR A/C AREA	1,725 S.F.
SECOND FLOOR A/C AREA	1,754 S.F.
TOTAL A/C AREA	3,483 S.F.
ENTRY	94 S.F.
GARAGE	639 S.F.
COVERED TERRACE	194 S.F.
MODEL FOOTPRINT	2,075 S.F.
MODEL CONSTRUCTION AREA	4,439 S.F.

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13200 S.W. 12th STREET
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F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS LLC.
MIAMI-DADE COUNTY, FLORIDA

DATE: 10-30-05
DRAWN: Jorge RF
CHECKED: LB
PROJ. NO: 03343
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

A-4
OF

MODEL "G" - FLOOR PLANS AND FRONT ELEVATION

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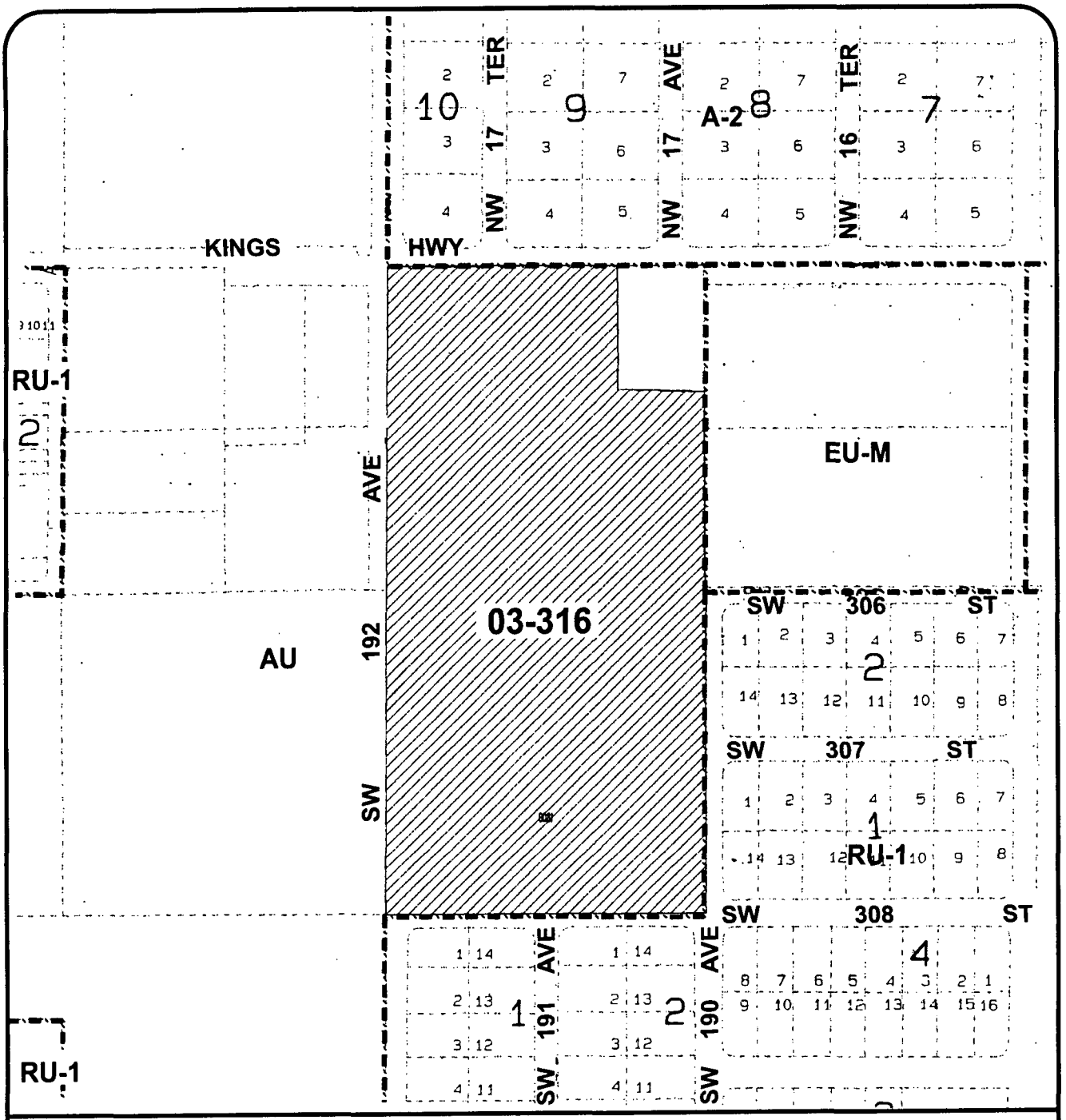


MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

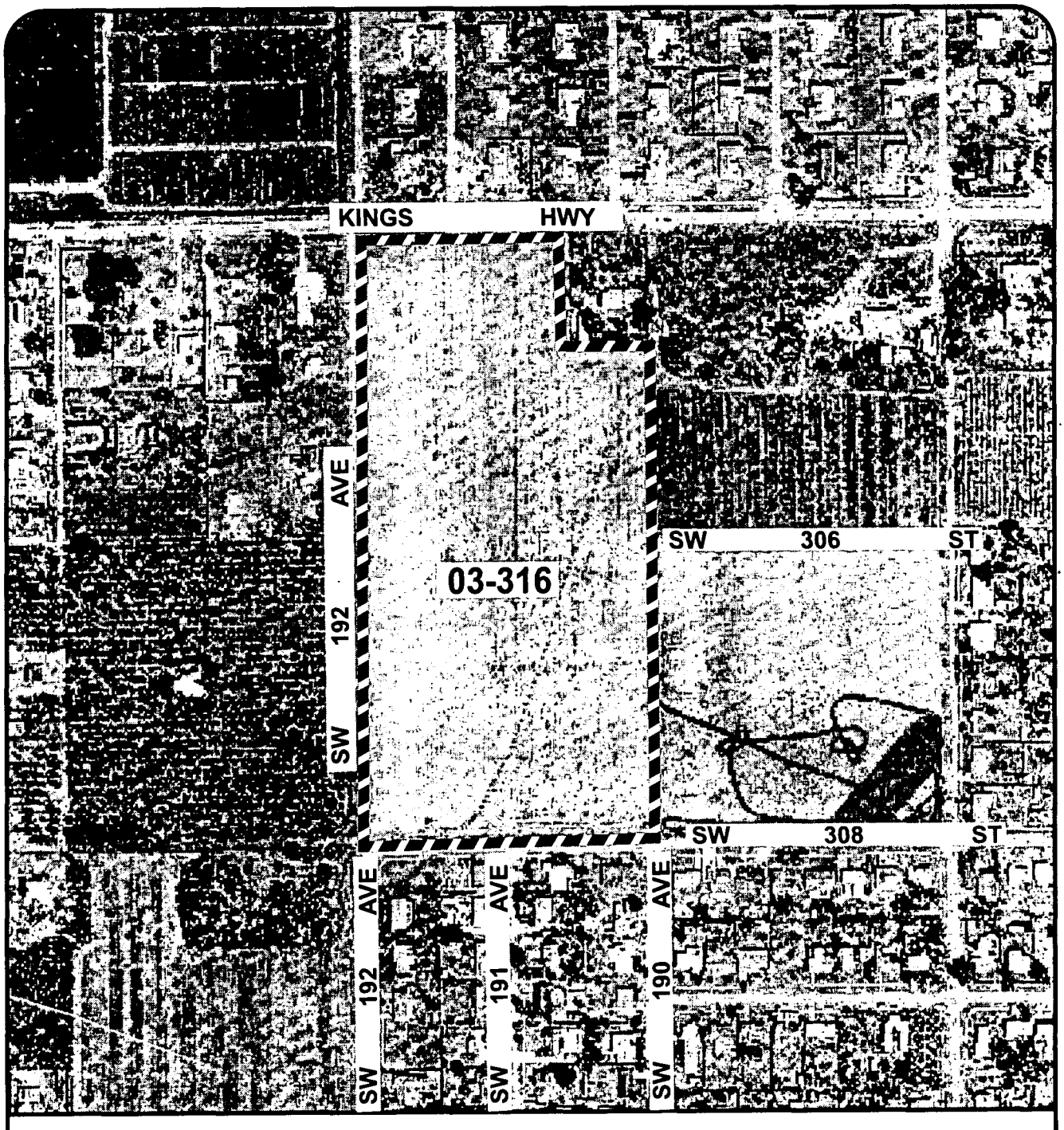
SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: 1:300'

MIAMI-DADE

G: ZONING DRAFTING 03-316. 11/03

37



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-316. 11/03

D. BCG PARTNERS L.L.C.
(Applicant)

04-3-CZ14-3 (03-316)
Area 14/District 8
Hearing Date: 3/15/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2003	B.C.G. Partners	Zone change from AU to RU-1.	ZAB	NONE
2003	B.C.G. Partners	Zone change from AU to RU-1.	BCC	Appeal Denied, CZAB decision sustained.

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

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

APPLICANT: BCG Partners L.L.C. **PH:** Z03-316 (04-3-CZ14-3)

SECTION: 11-57-38 **DATE:** March 15, 2004

COMMISSION DISTRICT: 8 **ITEM NO.:** D

==========

A. INTRODUCTION

- **REQUEST:**

  AU to EU-M

- **SUMMARY OF REQUEST:**

  The request will allow the applicant to change the zoning on the subject property from Agricultural District to Estate Modified District.

- **LOCATION:**

  The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

- **SIZE:** 19.14 Acres.

- **IMPACT:**

  The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in 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:

In April 2003, the Community Zoning Appeals Bord-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING		LAND USE PLAN DESIGNATION
Subject Property:		
AU; vacant		Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	City of Homestead; single family residences	Residential, 2.5 to 6 dua
SOUTH:	RU-1; single family residences	Residential, 2.5 to 6 dua
EAST:	AU, EU-M & RU-1; vacant & single family residence	Residential, 2.5 to 6 dua
WEST:	AU; single family residences & a grove	Residential, 1 to 2.5 dua

The subject parcel is located to the south and western boundaries of the City of Homestead. The area where the subject property lies is characterized with established single family subdivisions, new residential construction, and vacant properties. The area was once established with plant nurseries and groves which are now abandoned or out of business. Staff notes that most of the agricultural uses lie west of SW 197 Avenue.

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:

Section 33-311(A)(8). The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP,

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

G. NEIGHBORHOOD SERVICES:

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

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

The subject property is located on the southeast corner of SW 192 Avenue and SW 304 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft., a minimum lot frontage of 75', and a minimum lot depth of 115'. Although not required to do so by the regulations, the applicant has submitted plans showing the development of the site with 40 single family residences. Access to the development would be provided from SW 304 Street, SW 308 Street, SW 191 Avenue and SW 192 Avenue. The applicant intends to proffer a covenant limiting the development of the site to the plans submitted in conjunction with this application.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, said Department will require that the lots facing SW 304 Street have circular driveways. This land requires platting and the road dedications and improvements will be accomplished through same. This application will generate an additional **47 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A" and "B." The Miami-Dade County Public Schools memorandum indicates that this application will bring an additional **33 students** to the area. The applicant had a dialogue with the School Board on

February 25, 2004 and has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

In April 2003, the Community Zoning Appeals Board-14 denied a rezoning request on this site from AU, Agricultural District, to RU-1, Single Family Residential District. That decision was appealed to the Board of County Commissioners who upheld the CZAB-14's decision in September 2003. The site plan submitted for that application depicted a residential development consisting of 50 single family residences. The current application is substantially different from the previous application in that this application is seeking EU-M zoning, a less intensive zoning district than the previously sought RU-1 zoning, and is proposing 40 single family residences in lieu of the previously requested 50 single family residences. As such, staff is of the opinion that the Doctrine of Administrative Res Judicata does not apply in this instance.

This application will allow the applicant to provide additional housing for the community. The proposed EU-M zoning will permit a density of 2.42 units per net acre. Said density is consistent with the CDMP's Low Density residential designation on this site, which permits a maximum of 6.0 dwelling units per gross acre. The proposed zoning as well as the proposed 40 residential lots are **consistent** with the Master Plan which permits a maximum of 114 units on the subject property at a density of 6 units per gross acre. The proposed EU-M zoning will be **compatible** with the surrounding area which consists of RU-1 zoning and single family residences to the south and undeveloped RU-1 zoning to a portion of the east, undeveloped EU-M zoning and agricultural zoning with a single family residence to the remaining portions of the east, agricultural zoning with single family residences and a grove to the west, and single family residences located within the City of Homestead to the north. Accordingly, staff recommends approval of the zone change to EU-M, 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: 02/24/04
DATE TYPED: 03/01/04
DATE REVISED: 03/09/04
DATE FINALIZED: 03/09/04
DO'QW:AJT:MTF:JDR

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: December 8, 2003

SUBJECT: C-14 #Z2003000316
BCG Partners, LLC
SE corner of SW 192nd Avenue & SW 304th Street
DBC from AU to EU-M
(AU) (19 Ac.)
11-57-38

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, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

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.

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.

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

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

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

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

7

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

cc: Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-316
CZAB-14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: BCG Partners L.L.C.

This Department has no objections to this application.

Lots facing SW 304 St. must have circular driveways.

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 **47 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
9942	SW 304 St. w/o US-1	B	B
9948	SW 312 St. w/o US-1	B	B
F-84	SW 344 St. e/o SW 187 Ave.	B	B

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.

MAR. 02 2004
Date

Miami-Dade County Public Schools

giving our students the world

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

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

Superintendent of Schools
Merrett R. Stierheim

March 3, 2004

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

Re: BCG Partners, LLC - Application No. 03-316 (CC14)
Southeast corner of SW 192 Avenue and SW 304 Street

Dear Ms. Fojo:

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

Attached please find the School District's 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 Redondo Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 120%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redondo Elementary School, Homestead Middle School and South Dade Senior High School to 123%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on February 25, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

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, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 50-unit development is estimated to generate approximately $122,400 ($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-2256
Attachment

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

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-316, BCG Partners, LLC (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 19 acres

LOCATION: Southeast corner of SW 192 Avenue and SW 304 Street

UNITS: 47 units (3 units currently permitted under existing zoning classification, for a total of 50 units)

ESTIMATED STUDENT POPULATION: 33 students *

ELEMENTARY: 15

MIDDLE: 8

SENIOR: 10

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redondo Elementary - 18480 SW 304 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

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

All schools are located in Access Center 6

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redondo Elem	719/ 734*	597	120%/ 123%*	0	**120%/ 123%***
Homestead Middle	1311/ 1319*	997	131%/ 132%*	67	**123%/ 124%***
South Dade Sr.	2716/ 2725*	1821	149%/ 150%*	454	**119%/ 120%***

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Redondo Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:	In special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	Silver Award
Special Programs:	Tutoring
Lunch schedule:	Begins at 11:19 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium
Teachers required to float/travel:	Language Arts, ESOL, Math, Science and Geography

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 February 2004):

School	Status	Projected Occupancy Date
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	

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 $186,656.

CAPITAL COSTS: Based on the State's February-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	15	x	$ 13,380	=	$ 200,700
MIDDLE	8	x	$ 15,340	=	$ 122,720
SENIOR	10	x	$ 20,300	=	$ 203,000
Total Potential Capital Cost					$ 526,420

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

ZONING REPORT

(APPLICATIONS REVIEWED SINCE JANUARY 2001)

CC14

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/Date	Approved/Denied Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	**PENDING**
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

ZONING REPORT

(APPLICATIONS REVIEWED SINCE JANUARY 2001)

CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7435	262	7697	4905	398	145%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5969	119	6088	3997	204	145%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573	111	6684	4491	763	127%
TOTAL	19977	492	20469	13393	1365	139%

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 6700 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

Mall 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)

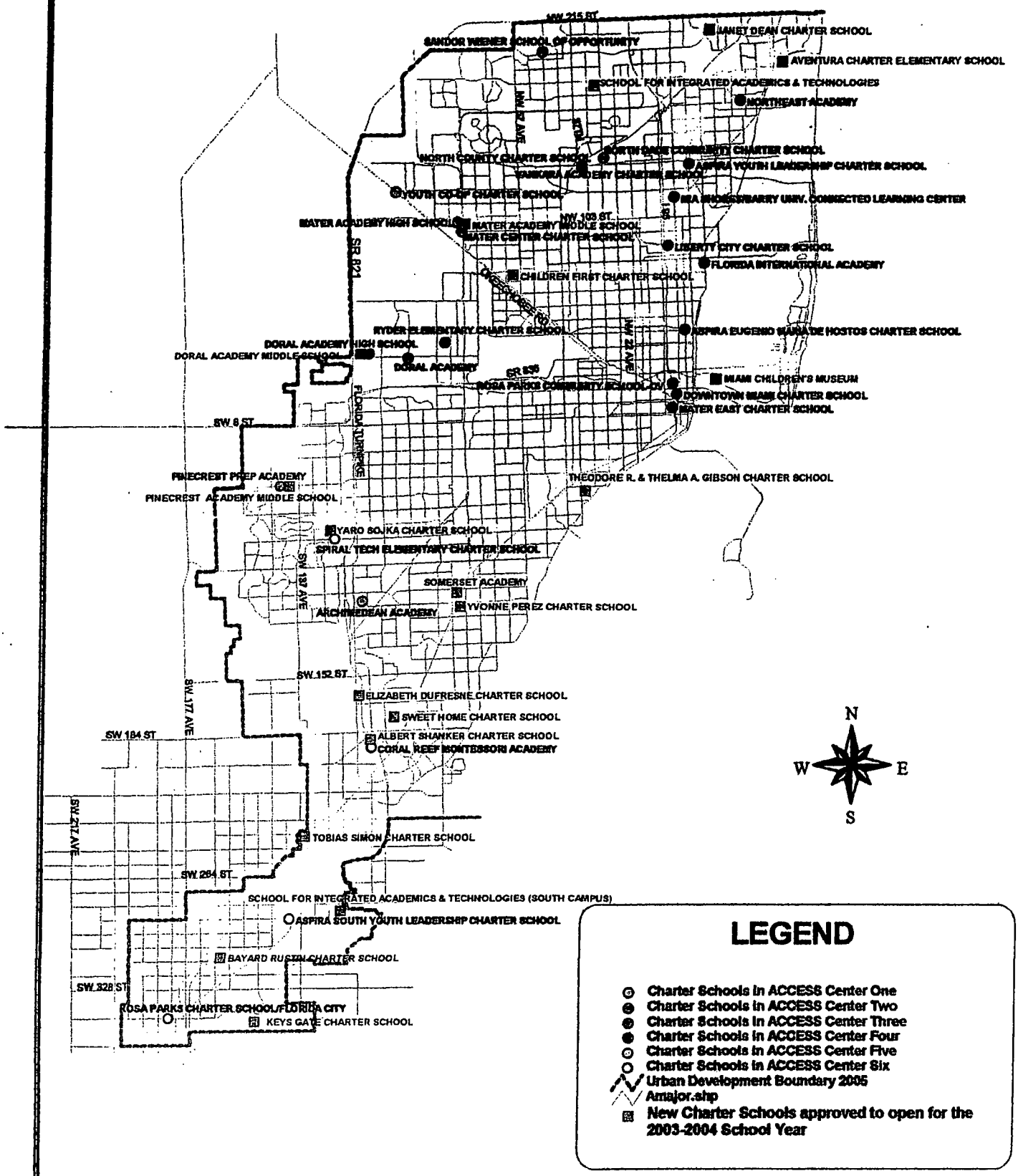
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) *(A school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

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



MIAMI-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

Hearing Number: 203-316.

Service Impact: ☑ Yes ☐ No

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor. of SW 192 AVE + SW 304 St.

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

*

Estimated number of alarms generated annually by application: 10

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

Station District 16 Grid 2590 (DU/SF) 40 Singlehomes . 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
Florida City STA	Vicinity of SW 344 St 197A	2010

☐ None

ACCESS:
Description of Concern(s):

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

OTHER CONCERN(S):

Reviewed by: B. J. Matthews Phone: (786) 331-4542 Date: 11/19/03
Barbara J. Matthews
Revised 11/7/03 per BJM

25

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

BCG Partners, LLC	Southeast corner of SW 192 AVE & theoretical SW 304 ST, Miami-Dade County, FL
APPLICANT	**ADDRESS**
03/09/2004	03-316
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of February 19, 2004

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: BCG Partners, LLC

NAME AND ADDRESS	Percentage of Stock
See attachedExhibit "B"	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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EXHIBIT "B"

BCG PARTNERS, L.L.C

BCG PARTNERS, L.L.C. Has two members, each of which owns a 50 % interest

The partners are

BINCOM, L.L.C

~~SERFER~~, L.L.C
FERSER

The beneficial, individual owners of the two partners are as set forth below.

a. BINCOM, L.L.C is a Florida limited liability company wholly and entirely owned by Franco Biocchi. Jr., whose address is

781 Crandon Blvd apartment 801 Key Biscayne, FL 33149

b. FERSER, L.L.C is a Florida limited liability company of which two brothers, Fernando Guardazzi and Sergio Guardazzi each own a 50% interest. Their address is

781 Crandon Blvd apartment 701 Key Biscayne , FL 33149

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

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

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

Signature: Frank Swift
(Applicant)

Sworn to and subscribed before me this 15 day of October, 2003 Affiant is personally known to me or has produced Venezuela ID Card V.16.164.722 as identification.

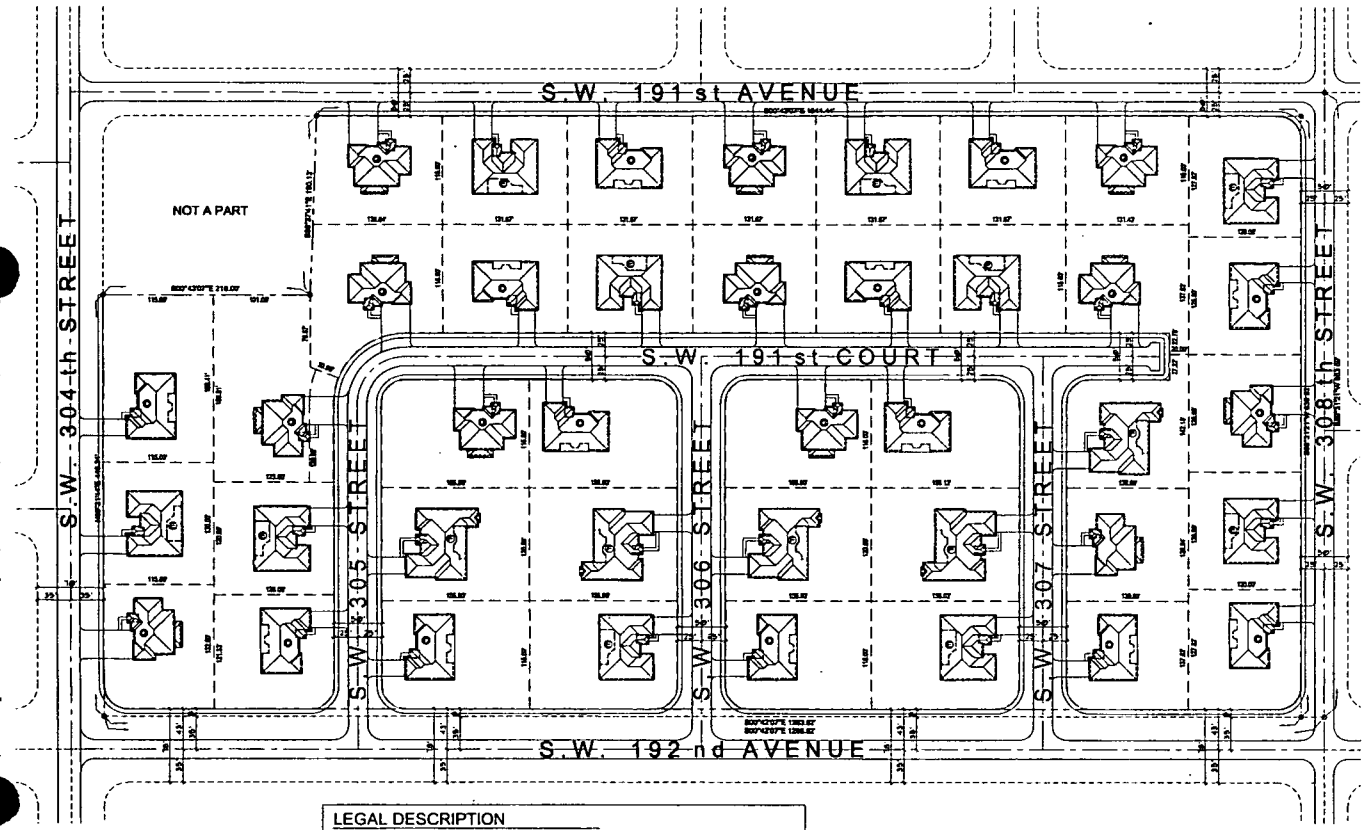
Leyla M Lucas
(Notary Public)

Leyla M. Lucas
My Commission DD201132
Expires September 24, 2005

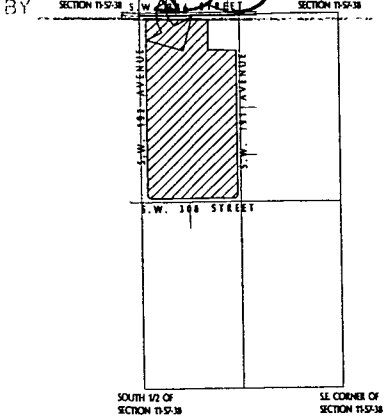
My commission expires _____

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

RECEIVED
203-316
OCT 30 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



SITE PLAN
SCALE: 1" = 60'-0"



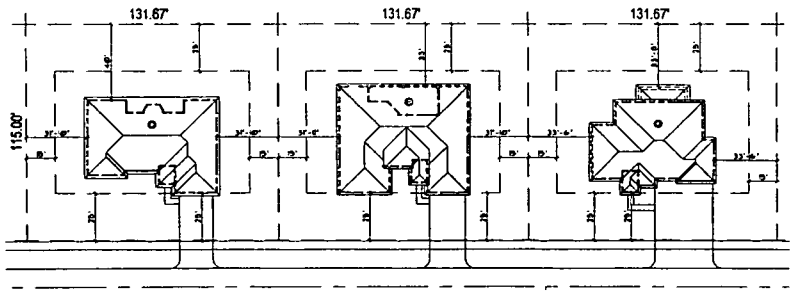
LOCATION MAP
S.E. 1/4 OF SECTION 11-57-38
NOT TO SCALE

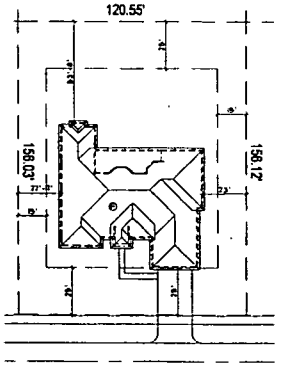
SINGLE HOME PARCEL - AREA BREAKDOWN
ZONING: EU-M

GROSS AREA	869,941 S.F. (19.97 ACRES)
NUMBER OF UNITS	40 UNITS
GROSS SITE DENSITY	2.00 UNITS / ACRE
STREET DEDICATIONS	115,146 S.F. (2.64 ACRES)
LAKES	0
NET AREA	754,795 (17.33 ACRES)
NET SITE DENSITY	2.31 UNITS / ACRE
COMMUNITY PARKS	N/A
MINIMUM LOT SIZE	15,000.00 S.F.
AVERAGE LOT SIZE	18,870 S.F.
MAX. LOT COVERAGE (PER LOT) ALLOWED	30.00 %
MAX. LOT COVERAGE (PER LOT) PROVIDED	27.71 %
MAXIMUM HEIGHT	2 STORY (35')

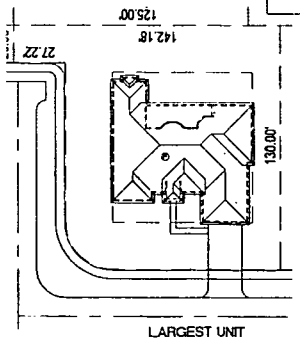
LEGAL DESCRIPTION

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LESS THE FOLLOWING DESCRIBED PROPERTY; BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4, A DISTANCE OF 180 FEET; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF AFORESAID WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 251 FEET; THENCE RUN EASTERLY A DISTANCE OF 180.14 FEET TO THE EASTERLY LINE OF SAID WEST 1/2 OF THE NORTH 1/4 OF THE SE 1/4; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 A DISTANCE OF 257.57 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.





LOT LAYOUTS
SCALE: 1" = 30'-0"



LARGEST UNIT ON SMALLEST LOT
SCALE: 1" = 30'-0"

PROPOSED MIN. SETBACKS

FRONT	25'
REAR	25'
SIDE (INTERIOR)	15'
SIDE STREET	25'

UNIT BREAKDOWN

MODEL "D"	13 UNITS
MODEL "E"	10 UNITS
MODEL "F"	5 UNITS
MODEL "G"	12 UNITS
TOTAL OF UNITS	40 UNITS

STREET PERIMETER (FOR TREE CALCULATION)

TOTAL STREET PERIMETER — 7,430 LINEAR FEET

MODEL "F" (LARGEST)	4,257 S.F.
SMALLEST LOT	15,360 S.F.
LOT COVERAGE	27.71 %

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AA-0003505
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

GARDEN VILLAGE
BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

10-20-03

DATE: 10-20-03
DRAWN: Jorge M
CHECKED: L.B.
PROJ. NO: #3343
1.
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0013443

SITE PLAN

SP-1
OF

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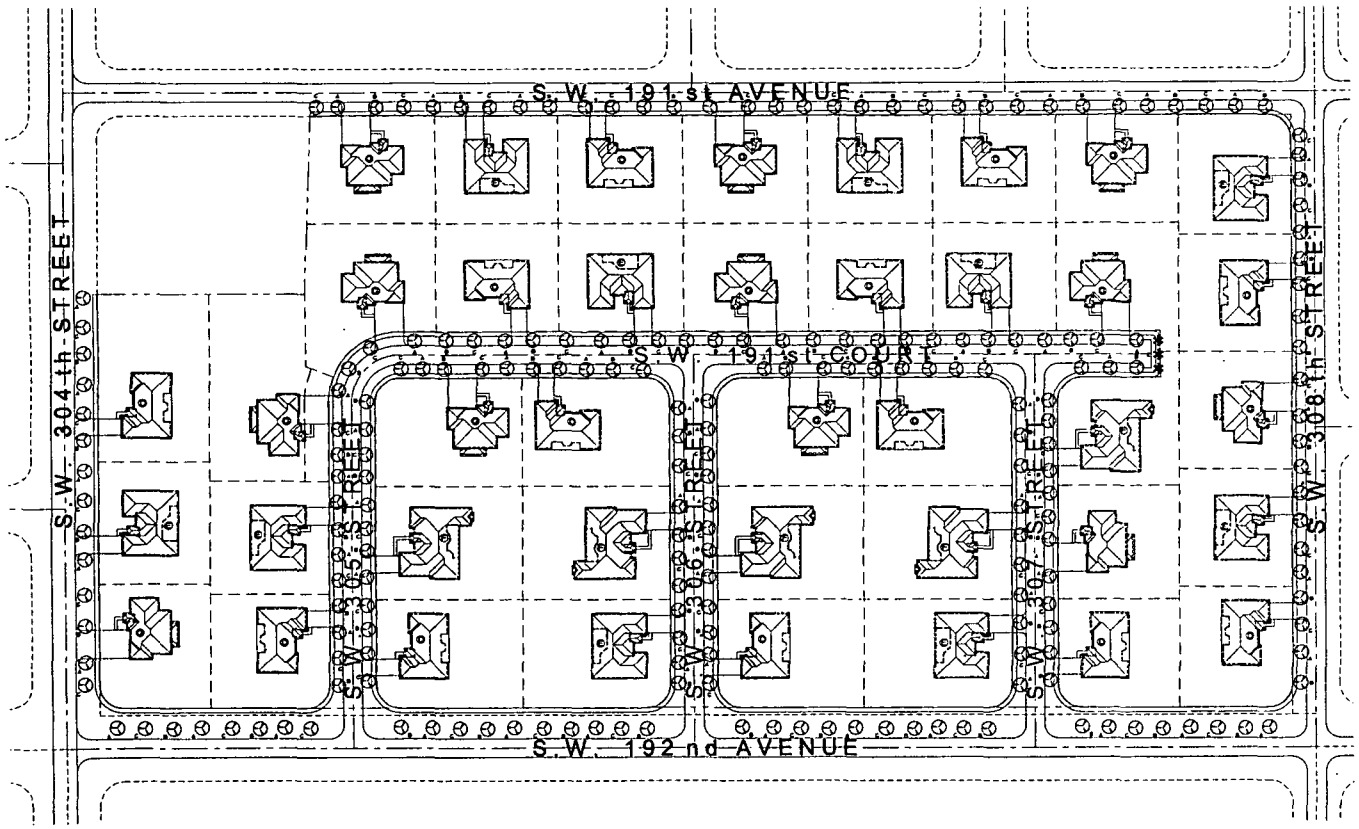


SITE PLAN
SCALE: 1" = 60'-0"

GENERAL NOTES

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, C & D MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

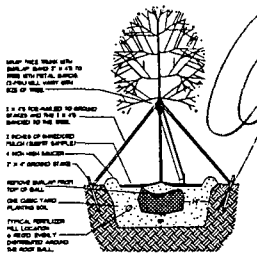
EU-M
LANDSCAPING LEGEND

CHAPTER 18A-ORDINANCE 99-222
ZONE DISTRICT: EU-M
NET LAND AREA: 7.133 ACRES (154,755 SF)

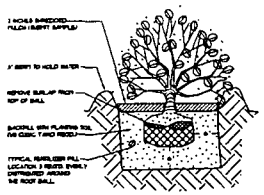
	REQUIRED	PROVIDED
STREET TREES (1/35' MAX.) (1,430' TOTAL STREET PERIMETER / 35' = 20 TREES)	20	221
LOT TREES	120	120
TOTAL NUMBER OF TREES	332	341
SHRUBS (8/TREE REQUIRED)	3,328	3,328

KEY	PLANT NAME	CALIP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3" - 4"	10' -12'	6' - 8'	104
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3" - 4"	10' -12'	6' - 8'	103
C	BURSERA SIMARUBA (GUMBO LIMBO)	3" - 4"	10' -12'	6' - 8'	104
D	CABBAGE PALM (SABAL PALMETTO)	8"	12' - 16'	8' - 10'	-
F	QUEEN PALM	8" - 12"	12' - 24'	-	-
G	WASHINGTON PALM (CLUSIA ROSEA)	12"	14' - 24'	-	-
H	ROYAL POINCIANA	6" - 8"	12' - 24'	-	340

	SHRUBS + GROUNDCOVERS	DIMENSIONS	QUANT
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24" O.C.	1,107
3	WAX MYRTLE DWARF (MYRICA PUSILLA)	12" x 12" @ 24" O.C.	1,107
4	COCOPLUM (CHYSOBALANUS ICACO)	24" x 24" @ 30" O.C.	1,106



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

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GARDEN VILLAGE
BCG PARTNERS LLC.
MIAMI-DADE COUNTY, FLORIDA

Cancelled 10-2003

DATE: 10-30-03
DRAWN: Jorge RF
CHECKED: LB
PROJ. NO: 03343
1.
2.
3.

LANDSCAPING PLAN

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

L-1
OF

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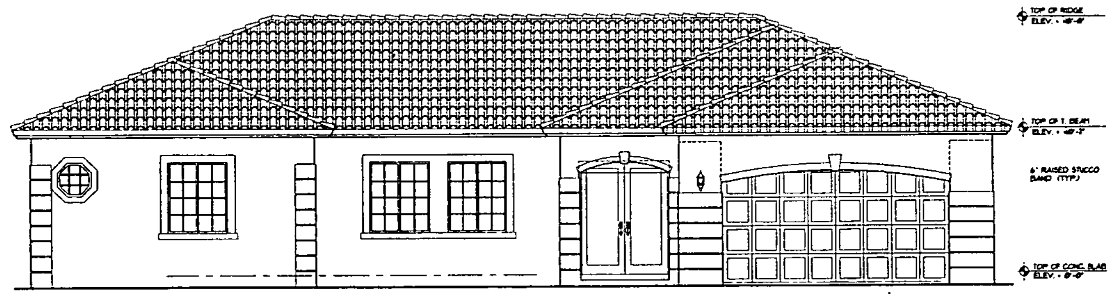
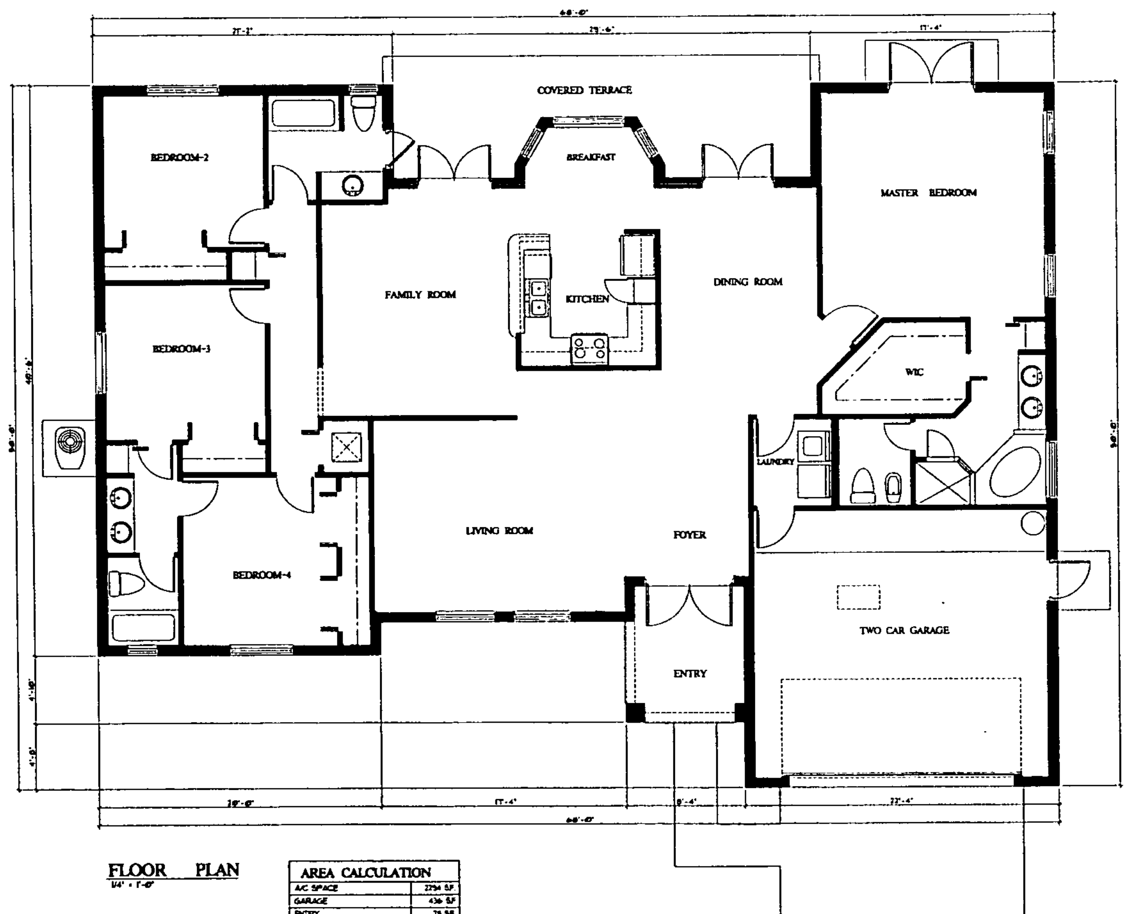


FRONT ELEVATION



FLOOR PLAN

AREA CALCULATION	
A/C SPACE	2294 S.F.
GARAGE	436 S.F.
ENTRY	78 S.F.
TERRACE	156 S.F.
TOTAL AREA	2964 S.F.

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10.20.03

MODEL "D" - FLOOR PLAN AND ELEVATION

DATE: 10-20-03
DRAWN: Jorge ...
CHECKED: L.B.
PROJ. NO: 03343
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3.

LEOPOLDO BELLON, AIA
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AR-0015845

A-1
OF

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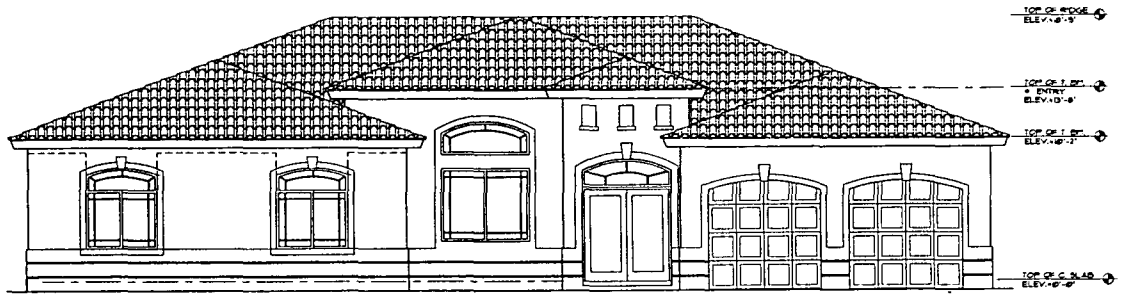
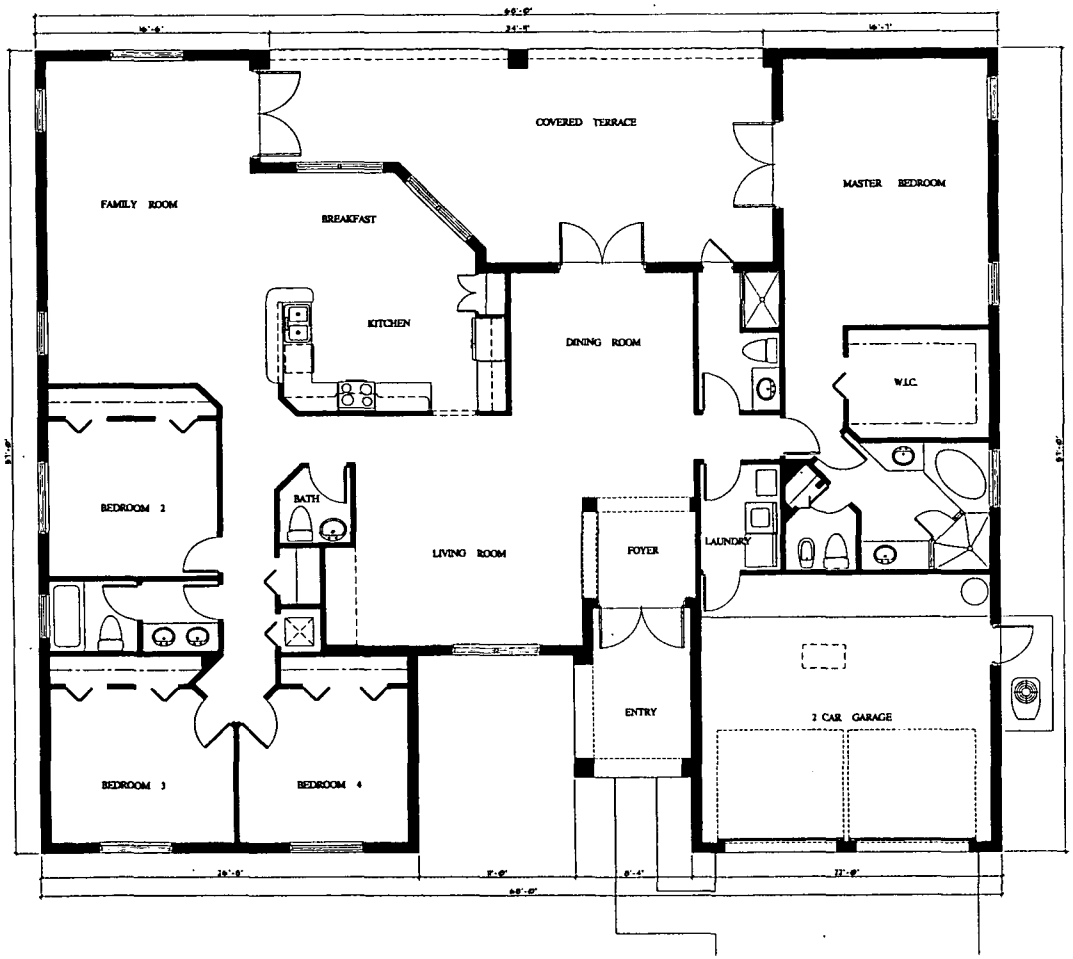


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "E"
5 BEDROOMS / 3 BATHS
SCALE: 1/4" = 1'-0"

AREA CALCULATION	
AC SPACE	2696 sq. ft.
GARAGE	430 sq. ft.
ENTRY	94 sq. ft.
COVERED TERR.	454 sq. ft.
TOTAL AREA	3674 sq. ft.

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BCG PARTNERS L.L.C.
MIAMI-DADE COUNTY, FLORIDA

10 2003

DATE: 10-20-03
DRAWN: Jorge
CHECKED: L.B.
PROJ. NO: 03343
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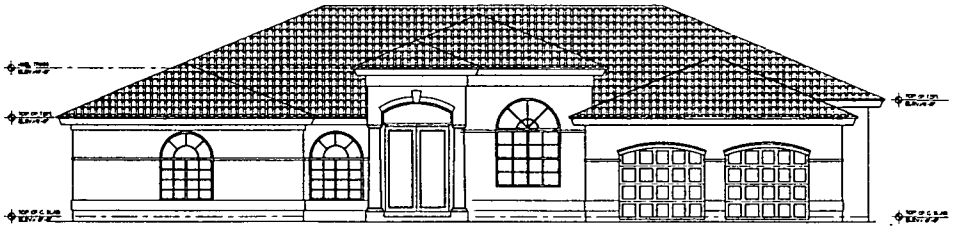
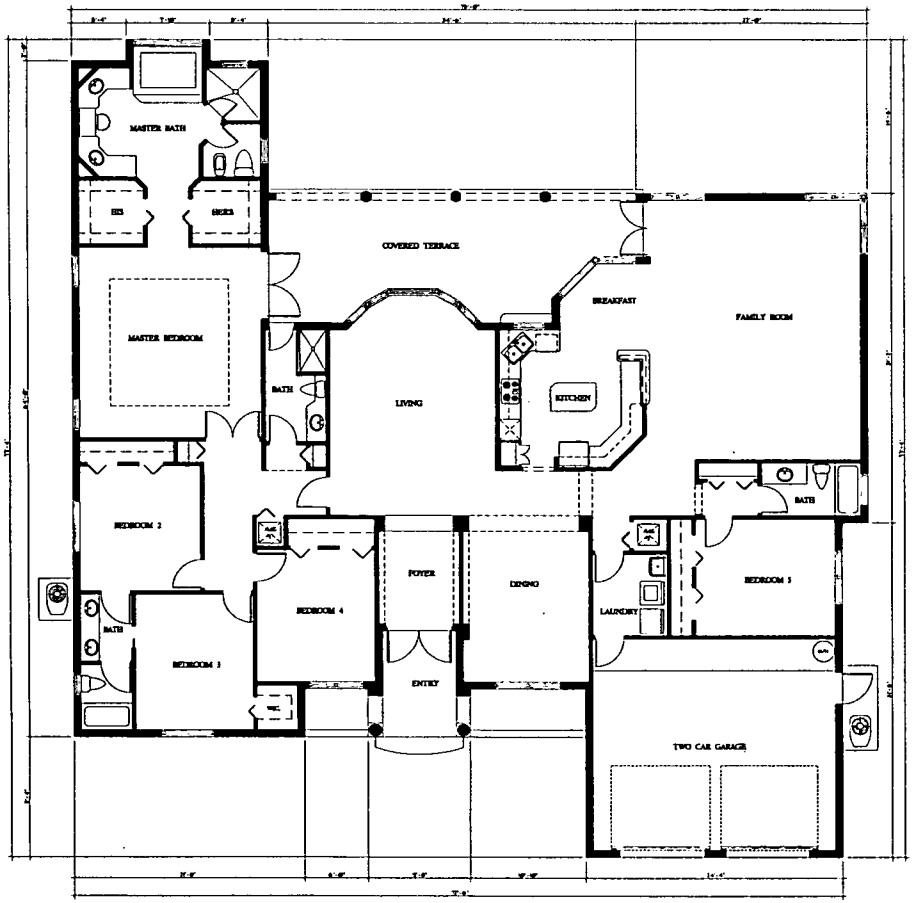
MODEL "E" - FLOOR PLAN AND ELEVATION

A-2
- OF -



FRONT ELEVATION



MODEL "F"
3 BEDROOMS / 3 BATHS
SCALE: 3/16" = 1'-0"

AREA CALCULATION	
AC SPACE	3321 sq. ft.
GARAGE	499 sq. ft.
ENTRY	88 sq. ft.
COVERED TERR.	306 sq. ft.
TOTAL AREA	4213 sq. ft.

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10.20.03

DATE: 8-18-03
DRAWN: Jorge M
CHECKED: LB
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AR-0008737

ANGEL MILANES, AIA
AR-0015845

MODEL "F" - FLOOR PLAN AND ELEVATION

A-3

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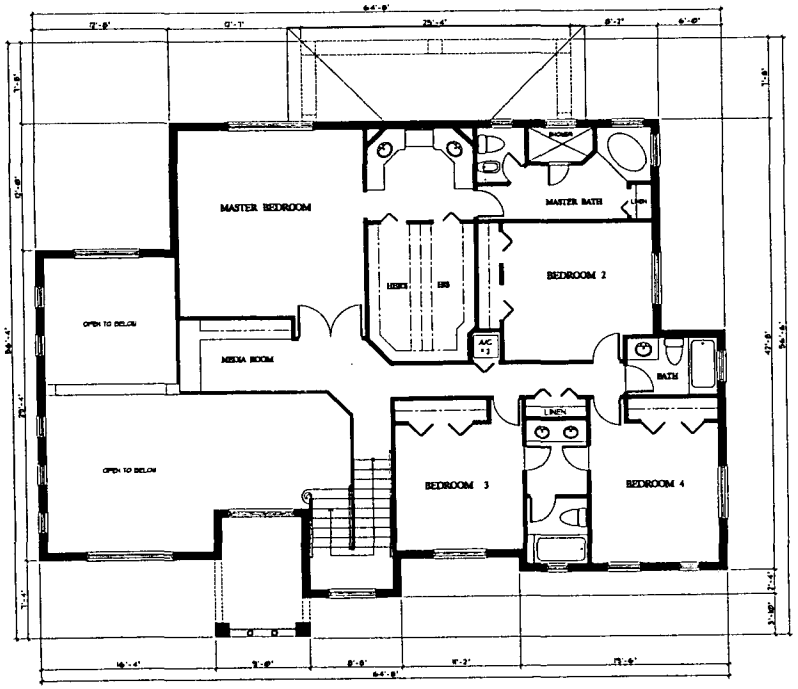
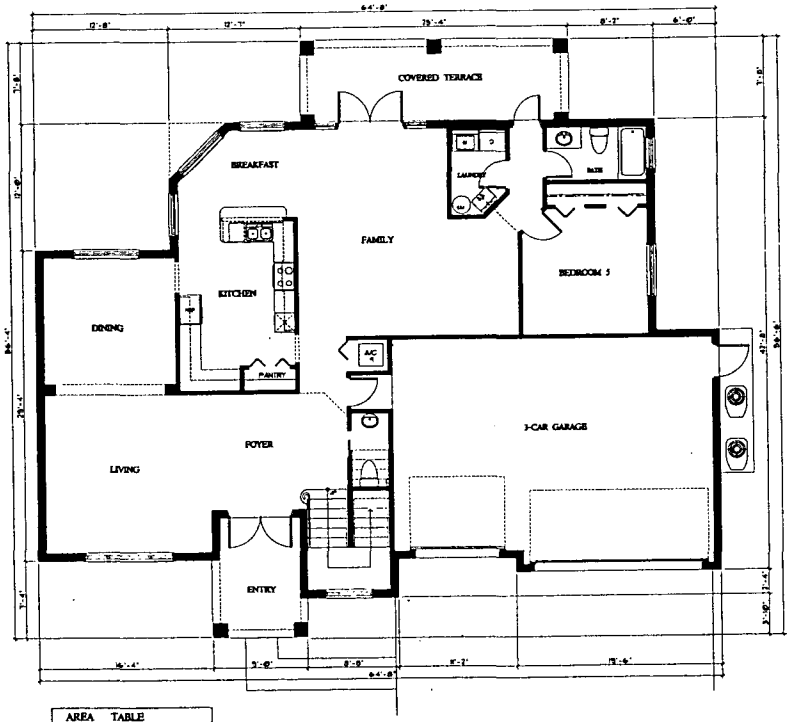
FRONT ELEVATION



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

AREA TABLE	
AC SPACE GROUND FLOOR SECOND FLOOR	1636 S.F. 1768 S.F.
TOTAL	3404 S.F.
GARAGE	736 sq. ft.
ENTRY	76 sq. ft.
COVERED TERR.	154 S. F.
TOTAL	4410 S.F.

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MIAMI-DADE COUNTY, FLORIDA

10-20-03

DATE: 10-20-03
DRAWN: Jorge M
CHECKED: LB
PROJ. NO: 03343
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2.
3.

LEOPOLDO BELLON, AIA
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ANGEL MILANES, AIA
AR-0015843

MODEL "G" - FLOOR PLAN - GROUND

A-4
OF

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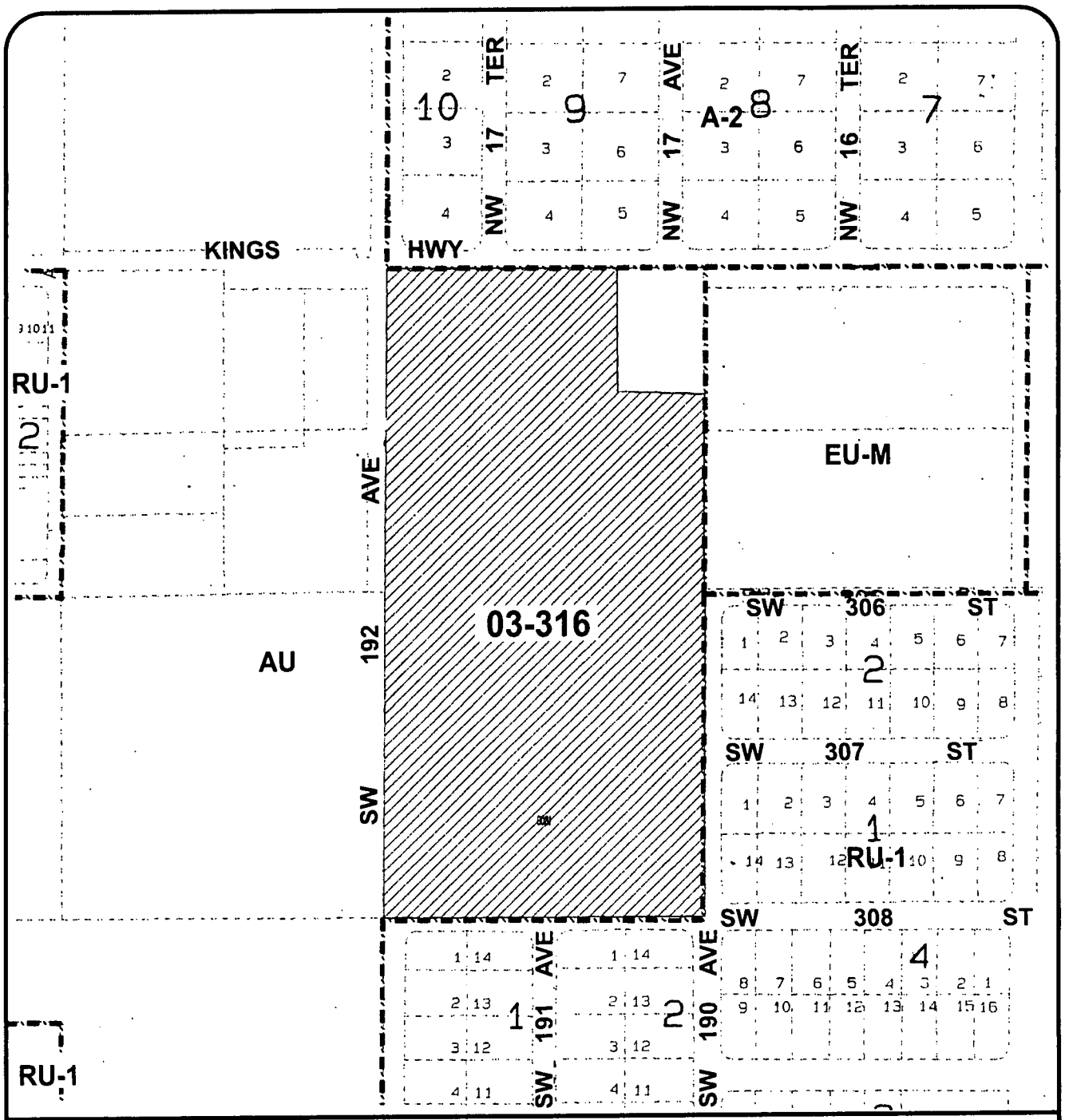


MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

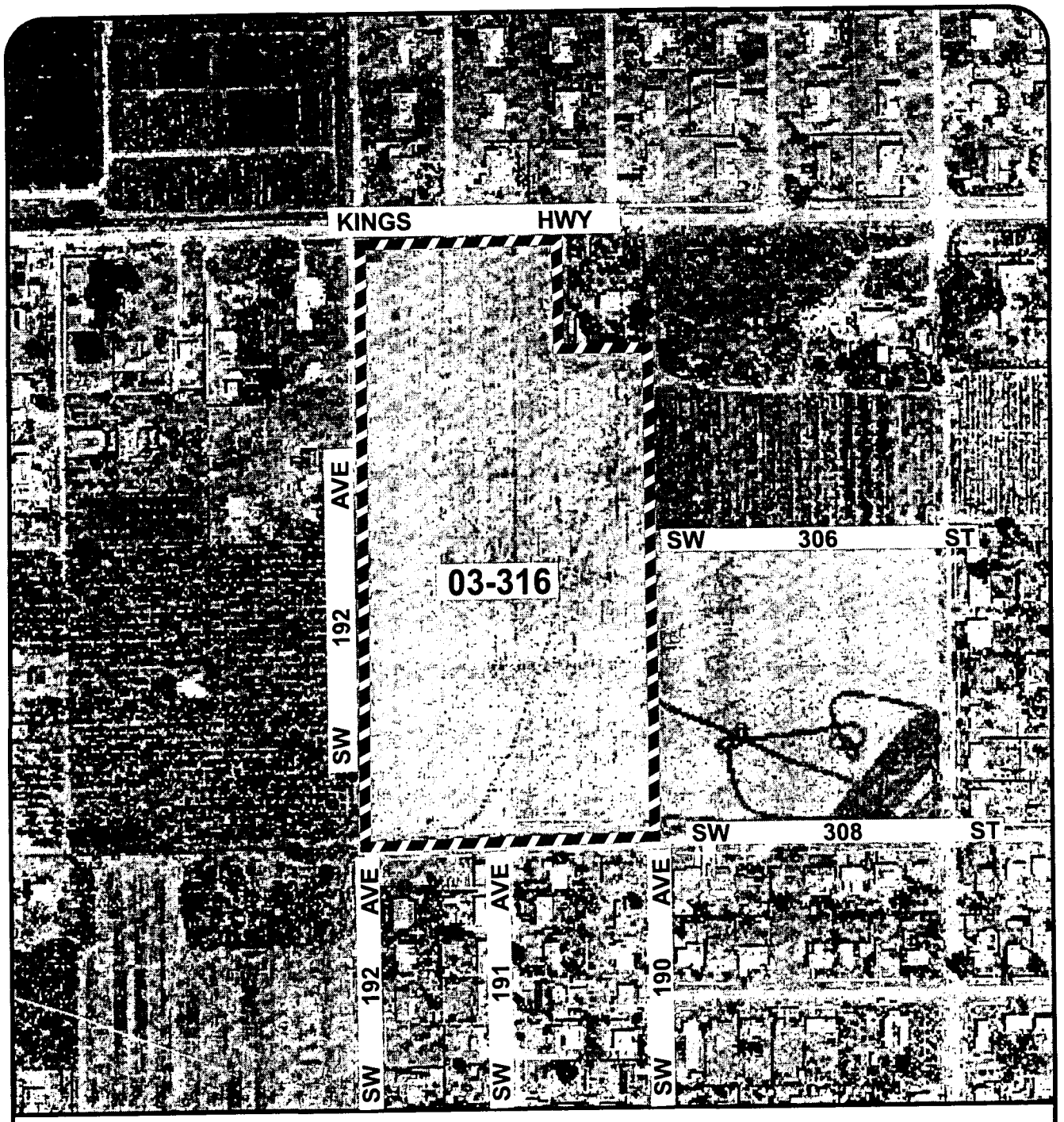
SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: 1:300'

MIAMI-DADE

G: ZONING DRAFTING. 03-316. 11/03

36



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 11 Township: 57 Range: 38
Process Number: 03-316
Applicant: BCG PARTNERS LLC
District Number: 08
Zoning Board: C14
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-316. 11/03

107.07-17A

MEMORANDUM

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

DATE: March 3, 2004

SUBJECT: Enforcement Histories for Community Zoning Appeals Board #14, Zoning Meeting on March 15, 2004

Received by
Zoning Agenda Coordinator
MAR 0 . 2 . .

FROM: Carlos Alvarez, Director
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 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 2362 — Pasos Del Rio, Inc.; Hearing **# 02-324**
  Location: East of SW 217 Avenue & South of SW 232 Street
- Grid 2351 — FMV Family, Ltd. Partnership; Hearing **# 03-205**
  Location: 12380 SW 224 Street
- Grid 2589 — Cardan of South Dade, LLC; Hearing **# 03-300**
  Location: West of SW 194 Avenue & South of SW 304 Street
- Grid 2590 — BCG Partners, LLC; Hearing **# 03-316**
  Location: Southeast corner of SW 192 Avenue & SW 304 Street
- Grid 2174 — Living Quarters U.S.A., Inc.; Hearing **# 03-348**
  Location: Southwest corner of SW 180 Street & SW 110 Avenue
- Grid 2274 — Miguel & Angel Otero; Hearing **# 03-378**
  Location: East of SW 212 Avenue & South of SW 210 Street.

There are six attachments which represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar years 2002 and 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on February 25, 2004, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

Diane O'Quinn Williams, Director March 3, 2004

A summary of the information requested is shown below:

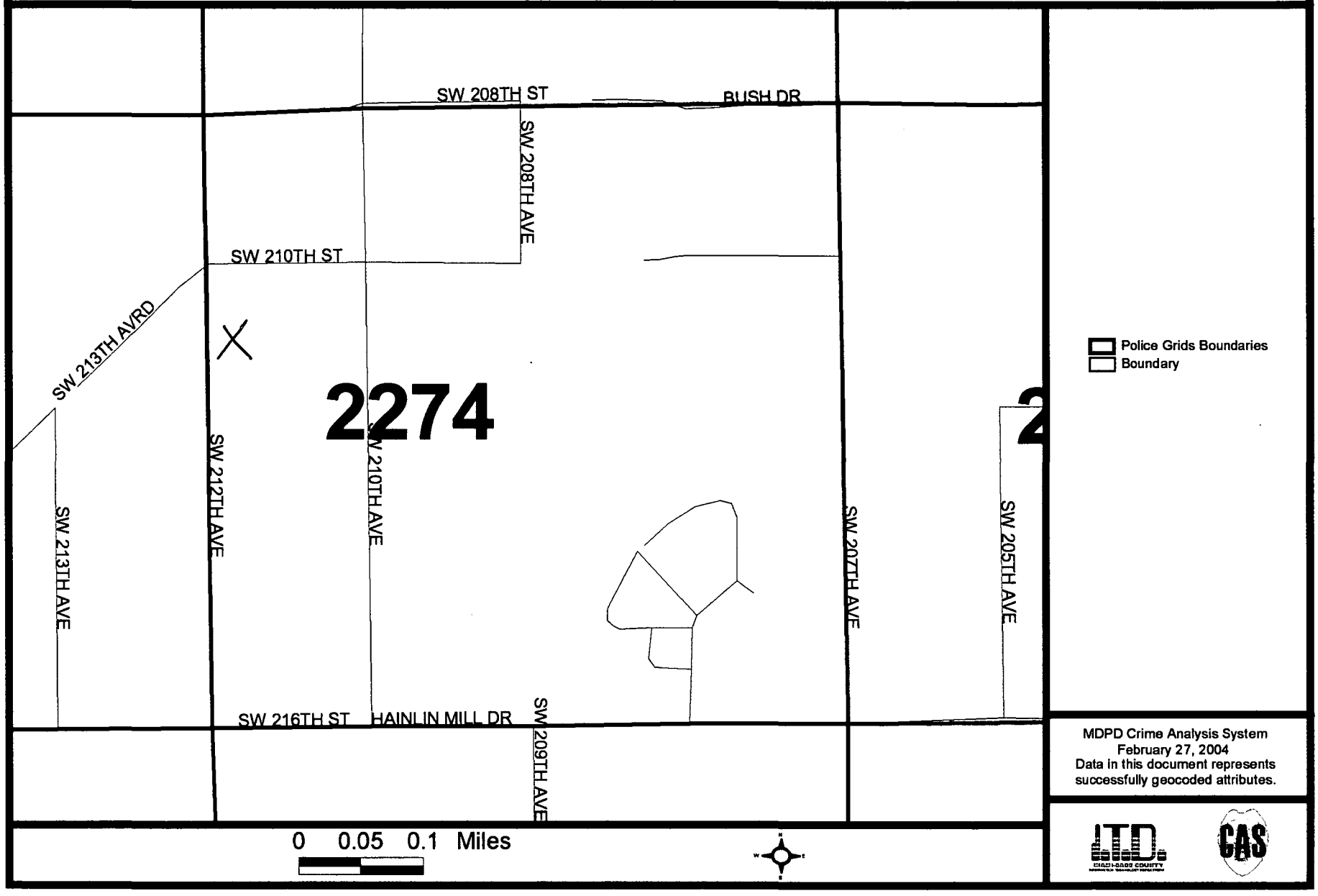
Grid Numbers (Address*)	**Hearing Numbers**	Total Calls-For-Service 2002	2003	Total Part I & II Crimes 2002	2003
2362	**02-324**	58	80	7	7
2351 12380 SW 224 St*	**03-205**	324 0*	287 0*	21	35
2589	**03-300**	94	93	11	6
2590	**03-316**	422	358	32	36
2174	**03-348**	1419	1310	126	152
2274	**03-378**	51	29	5	4

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

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

CA/par
Attachments (6)

Miami-Dade Police Department
Target Area - Police Grid(s): 2274
Miguel & Angel Otero; Hearing # 03-378



MDPD Crime Analysis System
February 27, 2004
Data in this document represents successfully geocoded attributes.

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

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2274")) 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
2274	13	SPECIAL INFORMATION/ASSIGNMENT	3
	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	27
	19	TRAFFIC STOP	1
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	3
	26	BURGLARY	2
	27	LARCENY	2
	28	VANDALISM	2
	32	ASSAULT	1
	34	DISTURBANCE	4
	49	FIRE	1

Total Signals for Grid 2274 : 51

Total Reported: 42 Total Not Reported: 9

Total for All Grids : 51

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-12-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2274")) 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
2274	13	SPECIAL INFORMATION/ASSIGNMENT	2
	14	CONDUCT INVESTIGATION	4
	15	MEET AN OFFICER	12
	19	TRAFFIC STOP	2
	25	BURGLAR ALARM RINGING	2
	32	ASSAULT	2
	33	SEX OFFENSE	1
	34	DISTURBANCE	2
	41	SICK OR INJURED PERSON	2

Total Signals for Grid 2274 : 29

Total Reported: 22 Total Not Reported: 7

Total for All Grids : 29

Miami-Dade Police Department

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

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2274

PART I Crimes	Total Crimes
110B - SODOMY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	2

Prompt Variable Used: All County: N

Grid(s): 2274

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1

Grand Total: 5

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 ("2274")) and OI.Reporting_Agency_Code = "030"

Miami-Dade Police Department

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

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2274

PART I Crimes	Total Crimes
110A - RAPE	1

Prompt Variable Used: All County: N

Grid(s): 2274

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1

Grand Total: 4

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2274")) and OI.Reporting_Agency_Code = "030"

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

03 OCT 17 PM 4:11
MIAMI-DADE COUNTY
FLORIDA

RECEIVED
OCT 21 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

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 18 2003
ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING
BY

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

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	2,888,000	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.

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 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 [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]	Garbage [4]	Trash [5]	Garbage/Trash [6]	Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	198,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	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)
		198,000	198,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
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

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

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

03 OCT 17 PM 4:11
MIAMI-DADE COUNTY
FLORIDA

Original to Helen Brown
copy 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 18 2003
ZONING SERVICES DIVISION DADE COUNTY
DEPT. OF PLANNING & ZONING
BY

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.	198,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000 270,000	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