

**B. CENTURY CAPITAL GROUP, INC.**  
**(Applicant)**

**05-2-CZ8-1 (04-241)**  
**BCC/District 2**  
**Hearing Date: 5/19/05**

Property Owner (if different from applicant) Same

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

If so, who are the interested parties? Gables Partnership, Inc.

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2001	Century Capital Group, Inc.	Zone change from RU-2 to BU-1A.	CZAB-8	Denied
2001	Century Capital Group, Inc.	Zone change from RU-2 to BU-1A.	BCC	Withdrawn, refiling period waived

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:** May 5, 2005

**#Z-**

**APPLICANT:** 2. CENTURY CAPITAL GROUP, INC.

**MOTION:** DEFERRED TO MAY 19, 2005-NO FURTHER NOTICE

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Carey-Shuler		X		
Diaz		X		
Gimenez		X		
Heyman		X		
Jordan				X
Rolle	M	X		
Seijas				X
Sorenson		X		
Sosa	S	X		
Souto				X
Vice Chairman Moss		X		
Chairman Martinez		X		
<b>TOTAL</b>		9	0	4

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

**APPLICANT:** Century Capital Group, Inc.

**PH:** Z04-241 (05-2-CZ8-1)

**SECTION:** 33-52-41

**DATE:** May 19, 2005

**COMMISSION DISTRICT:** 2

**ITEM NO.:** B

=====

**A. INTRODUCTION**

o **REQUEST:**

Century Capital Group, Inc. is appealing the decision of the Community Zoning Appeals Board #8 which denied without prejudice the following:

RU-2 to BU-1A

o **SUMMARY OF REQUEST:**

This application is appealing the denial without prejudice of the request to change the zoning on the subject property from two-family residential district to limited business district.

o **LOCATION:**

The northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

o **SIZE:** 0.5 acres

o **IMPACT:**

The rezoning of the property will allow the applicant to provide limited business uses for the community. However, the rezoning will bring additional activity and noise into the area.

**B. ZONING HEARINGS HISTORY:**

In 2001, the Community Zoning Appeals Board-8 denied without prejudice, pursuant to Resolution CZAB8-23-01, a request to rezone the property from RU-2, two family residential district, to BU-1A, limited business district, a special exception to permit site plan approval for a proposed commercial development, and a non-use variance to permit a 6' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts a residential lot. Said application was appealed to the Board of County Commissioners at which time, pursuant to Resolution Z-29-01, the CZAB decision was vacated, the application was withdrawn in its entirety and a request to waive the refiling period was granted with the understanding that the subsequent application will not consist of a gas station. The Miami-Dade County Zoning Code requires that all applicants wait a minimum of 6 months to re-file a public hearing

application depending on the outcome of the hearing and certain exceptions. The Code also allows an applicant to refile an application at any time if said application has not been withdrawn or denied twice, contains five or fewer units, proposes a lesser density or intensity, or is located within the Urban Infill Area.

**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 **business and office**.

Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP - designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher (Land Use Element, page I-35).

2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
RU-2; vacant lot	Business and Office
<u>Surrounding Properties:</u>	
NORTH: RU-1; single family residences	Residential, low density, 2.5 to 6 du

SOUTH: RU-1; single family residences	Residential, low density, 2.5 to 6 du
EAST: RU-2; single family residence	Residential, low medium, density 5 to 13 du
WEST: RU-2; single family residence	Residential, low medium, to density 5 to 13 du

The subject parcel is located on the northwest corner of NW 32 Avenue and NW 103 Street. This parcel is surrounded by single family residences. RU-1 zoned lots are located to the north and south, RU-2 zoned lots are located to the east and west. NW 103 Street is a heavily traveled section line road.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

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

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(F)**

In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, 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;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

\*subject to the conditions stated in their memoranda

**H. ANALYSIS:**

This application was deferred from the May 5, 2005 meeting at the applicant's request. On February 8, 2005, Community Zoning Appeals Board – 8 (CZAB-8) denied without prejudice this application by a vote of 4 to 0. On February 22, 2005, the applicant appealed the CZAB-8's decision. The applicant states on the appeal application that the Board's decision to deny the request to rezone to BU-1A does not comply with the Business and Office Land Use Plan (LUP) map designation, that the application is consistent with the LUP map, and that said application was supported by the professional staff from the Department of Planning and Zoning. The CDMP states that all existing lawful uses and zoning are deemed to be consistent with the CDMP. As such, the CZAB-8's decision to deny this application and retain the existing RU-2 zoning on the property is consistent with the CDMP. Staff also notes that the subject property is surrounded on all sides by residentially zoned parcels.

The subject property is located at the northwest corner of NW 32 Avenue and NW 103 Street. The applicant is seeking a district boundary change from RU-2, Two Family Residential District, to BU-1A, Limited Business District. The plans submitted as part of this application depict the development of the site with a convenience store, car wash,

and a gas station with four pump islands. The applicant is proposing a 6' high privacy wall along the rear property line. Access to the site is provided from NW 32 Avenue and NW 103 Street. The applicant intends to proffer a covenant restricting the development to the submitted plans.

In 2001, the Community Zoning Appeals Board-8 denied without prejudice pursuant to Resolution CZAB8-23-01 a request to rezone the subject property from RU-2, two family residential district, to BU-1A, limited business district, a special exception to permit site plan approval for a proposed commercial development, and a non-use variance to permit a 6' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts a residential lot. Said application was appealed to the Board of County Commissioners (BCC). The BCC, pursuant to Resolution Z-29-01, allowed the withdrawal of the application, vacated the CZAB-8 decision, and granted a request to waive the refiling period with the understanding that the subsequent application will not consist of a gas station. Resolution Z-29-01 was adopted on December 11, 2001. Subsequently the applicant re-filed on June 23, 2004, approximately 30 months after the effective date of the above mentioned Resolution. Resolution Z-29-01 did not include any condition prohibiting the filing of a subsequent application for a gas station after the standard refiling period.

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 and has indicated that it meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

This application will allow the applicant to provide a service to the community by developing the site with a convenience store, car wash, and gas station. One could argue that this application is premature due to the fact that it abuts RU-2 zoned properties on all sides. The property is located at the intersection of a section line road (NW 103 Street) and a half section line road (NW 32 Avenue). The proposed BU-1A zoning is consistent with the Master Plan which was amended in March 2000 to change the Land Use Plan (LUP) Map designation of the Comprehensive Development Master Plan (CDMP) on this site from Residential to Business and Office use. On December 8, 1999, the Community Zoning Appeals Board-8 recommended approval of the aforementioned CDMP amendment pursuant to Resolution CC-8-10-99, by a vote of 5-0. The Board of County Commissioners adopted the amendment on March 28, 2000. The requested BU-1A zoning with the proposed convenience store and gas station will be compatible with the surrounding area since it will provide a neighborhood service to the community as well as the surrounding neighborhood and will be **consistent** with the LUP map of the CDMP.

- I. **RECOMMENDATION:** Approval of the appeal and approval of the zone change to BU-1A, subject to the Board's acceptance of the proffered covenant.
- J. **CONDITIONS:** None.

**DATE INSPECTED:** 01/12/05  
**DATE TYPED:** 01/13/05  
**DATE REVISED:** 01/14/05; 01/19/05; 03/03/05; 03/14/05; 04/18/05; 04/20/05  
**DATE FINALIZED:** 04/22/05, 05/06/05  
DO'QW:AJT:MTF:LVT:JED

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

C B



# Memorandum

**Date:** August 25, 2004

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

**From:**   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

**Subject:** #Z2004000241-Revised  
Century Capital Group, Inc.  
NWC of NW 32<sup>nd</sup> Avenue & NW 103<sup>rd</sup> Street  
DBC from RU-2 to BU-1A  
(RU-2) (0.50 Ac.)  
33-52-41

**RECEIVED**

AUG 31 2004

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

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 the same may be scheduled for public hearing.

Potable Water Supply:

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

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

Wastewater Disposal:

The closest public sanitary sewer is a terminal manhole located approximately 1,200 feet from the subject property. Therefore, connection to the public sanitary sewer system is not feasible.

Section 24-13(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage or if the property is within feasible distance for connection to the public sanitary sewer system.

Section 24-13(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-13(4) of the Code.

The plans submitted in conjunction with this application, entitled "Gables Partnership 3215 NW 103 St. Dade County, Florida," as prepared by Orlando Alonso Architects, indicate that a convenience store with deli and carwash are a part of the proposed gas station. The Director of DERM has determined

that the subject application complies with the provisions of Section 24-13(6)(g) of the Code provided that no food preparation is performed on-site and that the car wash utilizes a wastewater recycling system.

Accordingly, the subject property has been approved for the interim use of a septic tank and drainfield system as means for the disposal of the domestic liquid waste in conjunction with the proposed land use and those land uses permitted in the underlying zoning classification which are compatible with the use of said disposal system. Additionally, the owner of the property has submitted properly executed covenants running with the land in favor of Miami-Dade County as required by the Section 24-13 (a) and 24-13(6)(g) of the Code.

**Stormwater Management:**

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

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

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

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

**Car Wash Wastewater Management and Disposal:**

Chapter 24 of the Code regulates any management and disposal of wastewater. Car wash operations have been characterized as generators of wastewater that cannot be discharged into any stormwater runoff disposal system. Therefore, DERM will require that any car wash proposed or future operation complies with the following conditions:

1. All the wastewater from the car wash operation shall be directed into the sanitary sewer system or into a wastewater recycling system.
2. No wastewater from car wash operations shall be allowed to discharge into the stormwater disposal system or into the ground.
3. No car wash operations shall be permitted outdoors.

The applicant is advised that DERM approval of subsequent development orders or permits for this site will be contingent upon compliance with the above noted requirements.

**Hazardous Materials Management:**

Due to the nature of the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, as it would be permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of the proposed land use, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard.

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 to that effect as required by the Code.

cc:

Lynne Talleda, Zoning Evaluation-P&Z  
Ron Connally, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# Z2004000241  
CZAB - C08

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: CENTURY CAPITAL GROUP, INC.

This Department has no objections to this application.

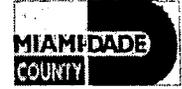
Driveway to NW 103 St. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

04-OCT-04



# Memorandum

**Date:** 06-APR-05  
**To:** Diane O'Quinn Williams, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue  
**Subject:** Z2004000241

**Fire Prevention Unit:**

Approved by Planning for service impact.

Development for the above Z2004000241  
 located at THE NORTHWEST CORNER OF N.W. 32 AVENUE & N.W. 103 STREET, MIAMI-DADE COUNTY, FLORIDA  
 in Police Grid 0675 is proposed as the following:

<u>single</u>	dwelling units	<u>Industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>Institutional</u>	square feet
<u>3800 sf commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is  
1 alarms annually.

Planned service(s) to mitigate the impact is:

<u>Station/Unit</u>	<u>Estimated date of opening</u>
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At this time, Miami-Dade Fire Rescue can/cannot accomodate the additional projected service impact.

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

CHECKED BY AV AMOUNT OF FEE \$1,835.<sup>72</sup>

RECEIPT # I200515131

DATE HEARD 02/08/2005

BY CZAB # 8

**RECEIVED**  
04-241  
FEB 22 2005  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
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. Z04-241 (05-2-CZ8-1)

Filed in the name of (Applicant) Century Capital Group, Inc.

Name of Appellant, if other than applicant N/A

Address/Location of APPELLANT'S property: 3215 NW 103<sup>rd</sup> St., Miami-Dade County

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

**Entire Appealable Application**

Appellant (name) Century Capital Group, Inc.

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

1. Denial with out prejudice to rezone to BU-1A does not comply with the Business and Office 2005-2015 C.D.M.P. LUP Map designation .
2. The Application is consistent with the CDMP Land Use Plan Map.
3. Application was supported by the Professional Staff from the Planning and Zoning Department.

APPELLANT MUST SIGN THIS PAGE

Date: 10 day of February, year: 2005

Signed [Signature]

Szymon Trojecki  
Print Name  
c/o Gables Partnership, Inc. at

P O BOX 347511  
Coral, Gables, FL 33234  
Mailing Address

(305) 740-4373                      (305) 740-5868  
Phone                                      Fax

REPRESENTATIVE'S AFFIDAVIT

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

N/A  
Representing

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City                                      State    Zip

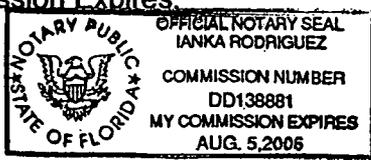
\_\_\_\_\_  
Telephone Number

Subscribed and Sworn to before me on the 10 day of February, year 2005

[Signature]  
Notary Public

(Stamp / seal)

Commission Expires:



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

STATE OF Florida

COUNTY OF Miami-Dade

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

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

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

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

Further Appellant says not.

**Witnesses:**

[Signature]  
Signature

Nestor Alvarez  
Print Name

[Signature]  
Signature

Georgina Santiago  
Print Name

[Signature]  
Appellant's signature

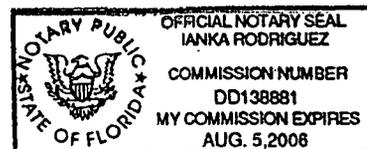
Szymon Trojecki  
Print Name

Sworn to and subscribed before me on the 16 day of February, year 2005.

Appellant is personally known to me or has produced \_\_\_\_\_ as  
identification.

[Signature]  
Notary  
(Stamp / Seal)

Commission Expires:



16

**RESOLUTION NO. CZAB8-2-05**

*WHEREAS*, CENTURY CAPITAL GROUP, INC. applied for the following:

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2<sup>ND</sup> ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 BU-1A 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 David Daniel Gongora, seconded by Anthony Dawkins, and upon a poll of the members present the vote was as follows:

Bertha M. Carswell	absent	Billy Hester	aye
Anthony Dawkins	aye	Arthemon Johnson	aye
David Daniel Gongora	aye		
		Fredricke Alan Morley	aye

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-1A 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 8<sup>th</sup> day of February, 2005.

Hearing No. 05-2-CZ8-1  
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

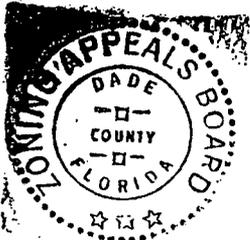
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-2-05 adopted by said Community Zoning Appeals Board at its meeting held on the 8<sup>th</sup> day of February, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15<sup>th</sup> day of February, 2005.



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

SEAL



**RESOLUTION NO. CZAB8-23-01**

**WHEREAS, CENTURY CAPITAL GROUP, INC.** applied for the following:

- (1) RU-2 to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential district; to waive same to permit a 6' high chain link fence with privacy slats along the rear (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Century Capital Group, Inc.," as prepared by D.F. Consultants, Inc., dated January 30, 2001 and consisting of 5 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** A portion of Lots 12, 13 & 14, Block 13, SECOND ADDITION TO ACME GULFAIR, Plat book 44, Page 68, being more particularly described as follows: Beginning at the Northwest corner of said Lot 14, Block 13; thence N90°0'0"E on the north line of Lots 14, 13 & 12, a distance of 210' to the intersection with a line lying 5' west of and parallel with the east line of Lot 12; thence S1°7'14"W on said parallel line, a distance of 85.48' to the beginning of a tangent curve concave NW/ly; thence SW/ly on the arc of said curve having a radius of 25', a central angle of 88°52'46" for an arc distance of 38.78' to a Point of tangency, said point being on a line lying 15' north of and parallel with the south line of Lots 12, 13 & 14; thence S90°0'0"W on said parallel line, a distance of 159.99' to the beginning of a tangent curve concave NE/ly; thence NW/ly on the arc of said curve having a radius of 25', a central angle of 91°7'14" for an arc distance of 39.76' to a Point of tangency, said point being on the west line of Lot 14; thence N1°7'14"E on said west line, a distance of 84.5' to the Point of beginning.

**LOCATION:** 3215 N.W. 103 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

**WHEREAS,** 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 BU-1A (Item #1) 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 that special exception (Item #2) and non-use variance of zoning regulations (Item #3) would not be compatible with the area and its

development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and that the requested special exception (Item #2) would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, a motion to deny without prejudice Items #1 - 3 was offered by Billy Hester, seconded by Margaret Rudolph, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham	aye	Billy Hester	aye
Kerly Cileli	absent	Arthemon Johnson	aye
Bennie Dawson	aye	Margaret Rudolph	aye
Bertha M. Carswell		absent	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-1A (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested special exception (Item#2) and non-use variance of zoning regulations (Item #3) be and the same are hereby denied without prejudice.

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

PASSED AND ADOPTED this 24<sup>th</sup> day of September, 2001.

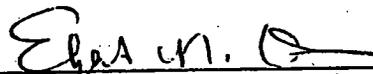
Hearing No. 01-9-CZ8-1  
eo

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

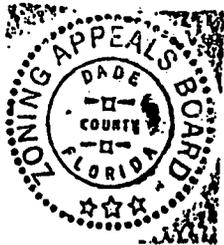
I, Elizabeth N. Owens, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-23-01 adopted by said Community Zoning Appeals Board at its meeting held on the 24<sup>th</sup> day of September, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18<sup>th</sup> day of October, 2001.



Elizabeth N. Owens, Deputy Clerk  
Miami-Dade County Department of Planning and Zoning

SEAL



Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

**RESOLUTION NO. Z-29-01**

*WHEREAS*, CENTURY CAPITAL GOUP, INC. applied for the following:

- (1) RU-2 to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential district; to waive same to permit a 6' high chain link fence with privacy slats along the rear (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Century Capital Group, Inc.," as prepared by D.F. Consultants, Inc., dated January 30, 2001 and consisting of 5 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** A portion of Lots 12, 13 & 14, Block 13, SECOND ADDITION TO ACME GULFAIR, Plat book 44, Page 68, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 14, Block 13; thence N90°0'0"E on the north line of Lots 14, 13 & 12, a distance of 210' to the intersection with a line lying 5' west of and parallel with the east line of Lot 12; thence S1°7'14"W on said parallel line, a distance of 85.48' to the beginning of a tangent curve concave NW/ly; thence SW/ly on the arc of said curve having a radius of 25', a central angle of 88°52'46" for an arc distance of 38.78' to a Point of tangency, said point being on a line lying 15' north of and parallel with the south line of Lots 12, 13 & 14; thence S90°0'0"W on said parallel line, a distance of 159.99' to the beginning of a tangent curve concave NE/ly; thence NW/ly on the arc of said curve having a radius of 25', a central angle of 91°7'14" for an arc distance of 39.76' to a Point of tangency, said point being on the west line of Lot 14; thence N1°7'14"E on said west line, a distance of 84.5' to the Point of beginning.

**LOCATION:** 3215 N.W. 103 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, on September 24, 2001, and all interested parties concerned in the matter were given an opportunity to be heard, and it was the opinion of the Zoning Appeals Board that the requested district boundary change to BU-1A (Item #1) 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 that the special exception (Item #2) and the non-use variance of zoning regulations (Item #3) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and that the requested special exception (Item #2) would have an adverse impact upon the public interest and that the refiling period should be waived, and said application was denied without prejudice and the refiling period was waived by Resolution No. CZAB8-23-01, and

**WHEREAS, CENTURY CAPITAL GROUP, INC.** appealed the decision of the Community Zoning Appeals Board 8 to the Board of County Commissioners for the following:

- (1) RU-2 to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential district; to waive same to permit a 6' high chain link fence with privacy slats along the rear (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Century Capital Group, Inc.," as prepared by D.F. Consultants, Inc., dated January 30, 2001 and consisting of 5 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** A portion of Lots 12, 13 & 14, Block 13, SECOND ADDITION TO ACME GULFAIR, Plat book 44, Page 68, being more particularly described as follows: Beginning at the Northwest corner of said Lot 14, Block 13; thence N90°0'0"E on the north line of Lots 14, 13 & 12, a distance of 210' to the intersection with a line lying 5' west of and parallel with the east line of Lot 12; thence S1°7'14"W on said parallel line, a distance of 85.48' to the beginning of a tangent curve concave NW/ly; thence SW/ly on the arc of said curve having a radius of 25', a central angle of 88°52'46" for an arc distance of 38.78' to a Point of tangency, said point being on a line lying 15' north of and parallel with the south line of Lots 12, 13 & 14; thence S90°0'0"W on said parallel line, a distance of 159.99' to the beginning of a tangent curve concave NE/ly; thence NW/ly on the arc of said curve having a radius of 25', a central angle of 91°7'14" for an arc distance of 39.76' to a Point of tangency, said point being on the west line of Lot 14; thence N1°7'14"E on said west line, a distance of 84.5' to the Point of beginning.

**LOCATION:** 3215 N.W. 103 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Miami-Dade County, Florida was advertised and held, upon notice, as required by the Zoning Procedure Ordinance, and at which time the applicant requested permission to withdraw in its entirety, the original application to Community Zoning Appeals Board 8, and requested that the refiling period be waived, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals Board 8 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board that the grounds and reasons specified in the appeal were sufficient to vacate the ruling made by Community Zoning Appeals Board 8 in Resolution No. CZAB8-23-01, and that the requested withdrawal in its entirety of the original application to Community Zoning Appeals Board 8 and the requested waiver of the refiling period should be granted, and

WHEREAS, a motion to vacate Resolution No. CZAB8-23-01, to withdraw in its entirety the original application to Community Zoning Appeals Board 8 and to waive the refiling period with the understanding that the subsequent application will not consist of a gas station was offered by Commissioner Natacha Seijas, seconded by Commissioner Gwen Margolis, and upon a poll of the members present the vote was as follows:

Miriam A. Alonso	aye	Dennis C. Moss	aye
Bruno A. Barreiro	absent	Dorrian D. Rolle	aye
Barbara M. Carey-Shuler	aye	Natacha Seijas	aye
Betty T. Ferguson	absent	Katy Sorenson	aye
Joe A. Martinez	aye	Rebeca Sosa	absent
Jimmy L. Morales	aye	Javier D. Souto	aye

Chairperson Gwen Margolis                      aye

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners, Miami-Dade County, Florida, that Resolution No. CZAB8-23-01 is vacated and said Resolution is hereby null and void.

**BE IT FURTHER RESOLVED** that the request to withdraw in its entirety the original application to Community Zoning Appeals Board 8 be and the same is hereby granted and said application is hereby withdrawn without prejudice.

**BE IT FURTHER RESOLVED** that the request to waive the refiling period be and the same is hereby granted and the refiling period is hereby waived with the understanding that the subsequent application will not consist of a gas station.

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

**THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED** this 6<sup>th</sup> day of December, 2001, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 01-9-CZ8-1  
eo

MIAMI-DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

**KAY SULLIVAN**

by Harvey Ruvin, Clerk  
Deputy Clerk

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 16<sup>TH</sup> DAY OF APRIL, 2002.**

# TEAM METRO NORTHSIDE OFFICE

## ENFORCEMENT HISTORY

CENTURY CAPITAL GROUP, INC.

THE NORTHWEST CORNER OF  
NW 32 AVE & NW 103 ST,  
MIAMI-DADE COUNTY,  
FLORIDA

Folio # 30-2133-002-2830

---

APPLICANT

---

ADDRESS

---

DATE

---

04-241

HEARING NUMBER

### CURRENT ENFORCEMENT HISTORY:

Citation # 1996-160633 was issued on 6/7/96 to BAMA Inc. for failure to maintain property. The citation was paid and the case was closed on 12/28/96

Citation # 1999-190292 was issued on 6/28/96 to Century Capital Group Inc. for failure to maintain property. The citation was not paid and case was forwarded to lien. The lien was satisfied and the case was closed on 12/30/2000.

Citation # 2000-773503 was issued on 9/13/2000 to Century Capital Group Inc. for failure to maintain property. The citation was paid, violation corrected and the case was closed on 12/23/2000.

Citation # 2001-800221 was issued on 11/15/2001 to Century Capital Group Inc. for failure to maintain property. The violation was corrected but the citation was not paid. A lien was placed on the property for \$6,135.00.

A warning notice was issued on 7/21/2004 for failure to maintain property. Violation was corrected and the case was closed on 8/16/2004.

On 2/1/2005 an inspection revealed no violations.





# 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 ( "0673" ) ) 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 = substrng ( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0673	13	SPECIAL INFORMATION/ASSIGNM	34
	14	CONDUCT INVESTIGATION	70
	15	MEET AN OFFICER	261
	17	TRAFFIC ACCIDENT	19
	18	HIT AND RUN	6
	19	TRAFFIC STOP	18
	20	TRAFFIC DETAIL	7
	21	LOST OR STOLEN TAG	6
	22	AUTO THEFT	17
	25	BURGLAR ALARM RINGING	18
	26	BURGLARY	28
	27	LARCENY	4
	28	VANDALISM	8
	29	ROBBERY	3
	32	ASSAULT	26
	33	SEX OFFENSE	2
	34	DISTURBANCE	88
	36	MISSING PERSON	6
37	SUSPICIOUS VEHICLE	7	
38	SUSPICIOUS PERSON	1	
39	PRISONER	7	
41	SICK OR INJURED PERSON	22	
43	BAKER ACT	4	

29



# 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 ( "0673" ) ) and ( ( Dis.SignalCode 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
0673	45	DEAD ON ARRIVAL	1
	49	FIRE	3
	54	FRAUD	2
<b>Total Signals for Grid 0673 :</b>			<b>668</b>
<b>Total Reported:</b> 457			<b>Total Not Reported:</b> 211

**Total for All Grids : 668**

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Miami-Dade Police Department

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

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0673" ) ) 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 ( "43", "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
0673	13	SPECIAL INFORMATION/ASSIGNM	36
	14	CONDUCT INVESTIGATION	85
	15	MEET AN OFFICER	292
	17	TRAFFIC ACCIDENT	19
	18	HIT AND RUN	3
	19	TRAFFIC STOP	24
	20	TRAFFIC DETAIL	26
	21	LOST OR STOLEN TAG	6
	22	AUTO THEFT	21
	25	BURGLAR ALARM RINGING	15
	26	BURGLARY	34
	27	LARCENY	7
	28	VANDALISM	6
	29	ROBBERY	5
	32	ASSAULT	28
	34	DISTURBANCE	82
	35	INTOXICATED PERSON - MYERS A	1
	36	MISSING PERSON	21
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	7
39	PRISONER	4	
41	SICK OR INJURED PERSON	28	
43	BAKER ACT	9	

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# 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 ( "0673" ) ) 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
0673	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	3
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	3
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	3
<b>Total Signals for Grid 0673 :</b>			<b>777</b>
<b>Total Reported:</b>		<b>524</b>	<b>Total Not Reported: 253</b>

**Total for All Grids : 777**



Miami-Dade Police Department

**MAMI-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): 0673

Part I Crimes	Total Crimes
<b>Grid 0673</b>	
110A - RAPE	1
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	11
2200 - BURGLARY	15
230F - SHOPLIFTING FROM A MOTOR VEHICLE	8
230G - SHOPLIFTING ALL OTHERS	16
2400 - MOTOR VEHICLE THEFT	7
<b>Grid 0673 TOTAL</b>	<b>61</b>
<b>Total Part I</b>	<b>61</b>

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**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): 0673

PART II Crimes	Total Crimes
<b>Grid 0673</b>	
130B - SIMPLE ASSAULT	8
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2
<b>Grid 0673 TOTAL</b>	<b>13</b>
<b>Total PART II:</b>	<b>13</b>

**Grand Total: 74**

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 ( "0673" )

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Miami-Dade Police Department

**MAMI-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): 0673

Part I Crimes	Total Crimes
<b>Grid 0673</b>	
110B - SODOMY	1
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	8
230F - SHOPLIFTING FROM A MOTOR VEHICLE	12
230G - SHOPLIFTING ALL OTHERS	13
2400 - MOTOR VEHICLE THEFT	9
<b>Grid 0673 TOTAL</b>	<b>56</b>
<b>Total Part I</b>	<b>56</b>

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**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): 0673

PART II Crimes	Total Crimes
<b>Grid 0673</b>	
130B - SIMPLE ASSAULT	14
130E - SIMPLE STALKING	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1
260F - WIRE FRAUD	1
<b>Grid 0673 TOTAL</b>	<b>19</b>
<b>Total PART II:</b>	<b>19</b>

**Grand Total: 75**

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', '130E', '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 ( '0673' )

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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: Gables Partnership, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>Manuel Gonzalez, President</u>	<u>100%</u>
<u>PO BOX 347511</u>	
<u>Coral Gables, FL</u>	

Date of contract: 12/2003

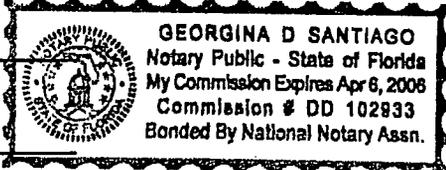
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: *[Signature]*  
Simon Trojecki

Sworn to and subscribed before me this 11 day of Feb, 2004. Affiant is personally known to me or has produced as identification.

*[Signature]*  
(Notary Public)



My commission expires \_\_\_\_\_

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

PROPOSED GAS STATION , CONVENIENCE STORE & CAR WASH FOR:  
GABLES PARTNESHIP

3215 N.W. 103 ST.  
MIAMI DADE FLORIDA

ORLANDO ALONSO ARCHITECTS  
5805 BLUE LAGOON DRIVE, SUITE 200, MIAMI, FLORIDA 33126 - 305/595-3095

INDEX OF DRAWINGS

SURVEY	SY
LANDSCAPE PLAN	L1
SITE PLAN	SW1
FLOOR PLAN	A1
CONVENIENCE STORE ELEVATIONS	A2
CAR WASH ELEVATIONS	A3

0424

PROPOSED GAS STATION , CONVENIENCE STORE & CAR WASH FOR:  
GABLES PARTNESHIP

3215 N.W. 103 ST.  
MIAMI DADE FLORIDA

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ORLANDO ALONSO ARCHITECTS  
5805 BLUE LAGOON DRIVE, SUITE 200, MIAMI, FLORIDA 33126 - 305/595-3095

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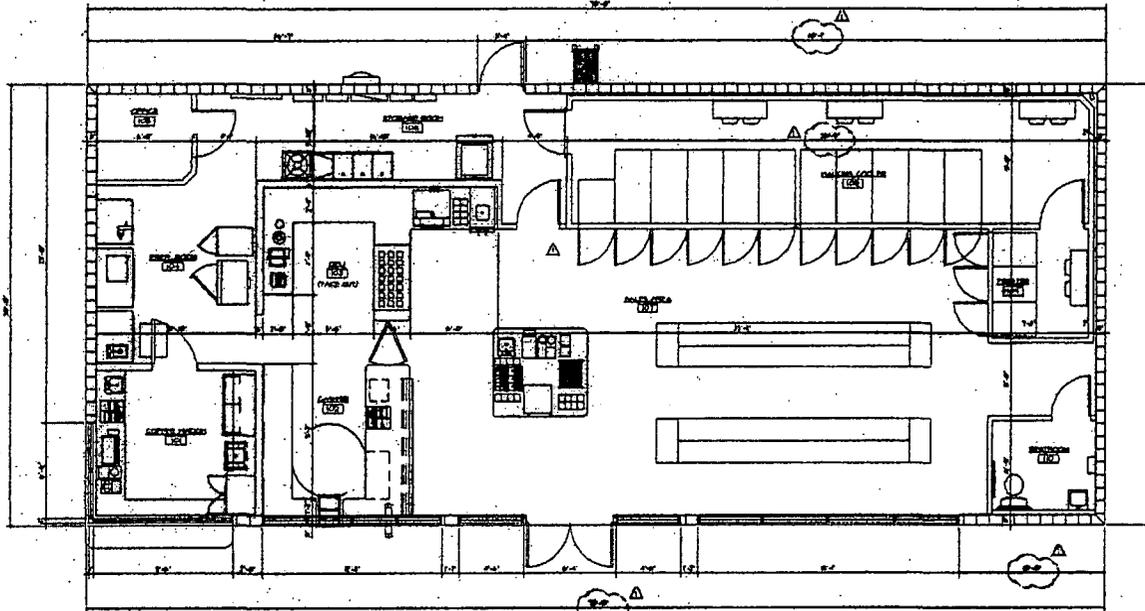
INDEX OF DRAWINGS

SURVEY	SY
LANDSCAPE PLAN	L1
SITE PLAN	SW1
FLOOR PLAN	A1
CONVENIENCE STORE ELEVATIONS	AE
CAR WASH ELEVATIONS	AS

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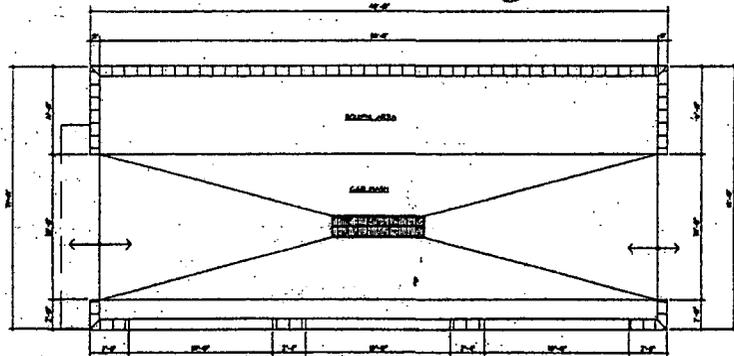






CONVENIENCE STORE FLOOR PLAN

SCALE 1/4" = 1'-0"



CAR WASH FLOOR PLAN

SCALE 1/4" = 1'-0"



ORLANDO ALONSO ARCHITECTS

FLORIDA REGISTRATION NO. 7029

5805 Blue Lagoon Drive  
Suite 200  
Miami, Florida 33178  
Tel: 305-228-3300  
Fax: 305-278-7500

J. VELAZQUEZ (OWNER)  
Job Number

040101  
Drawing Number

01/11/01  
DATE/REV (ALL)

03/07/01 (ALL)

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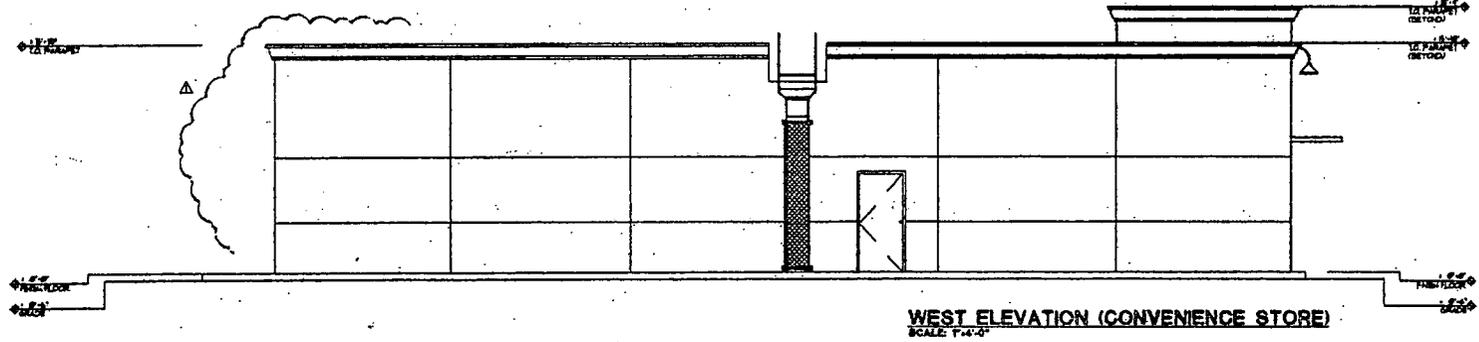
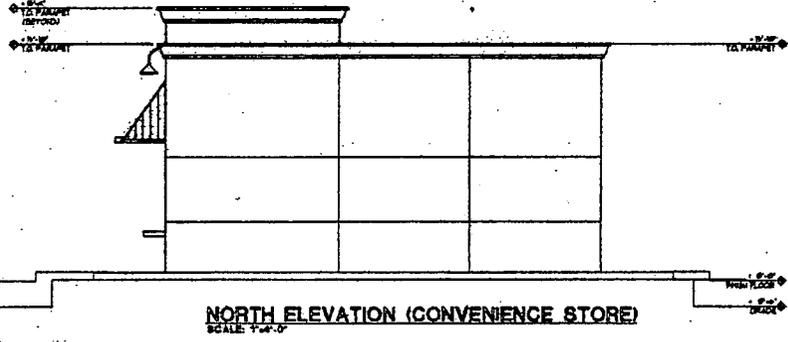
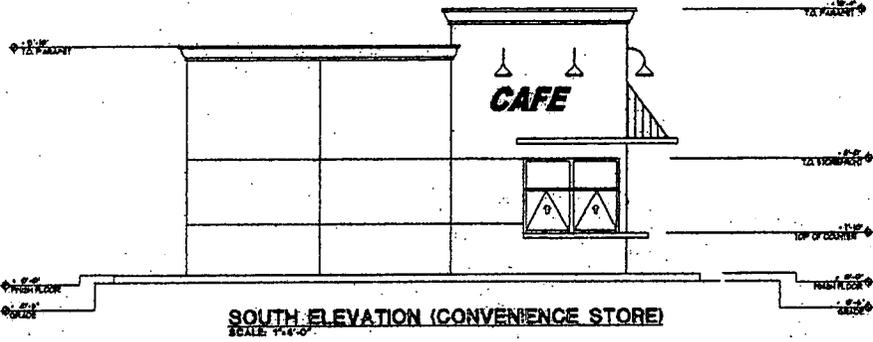
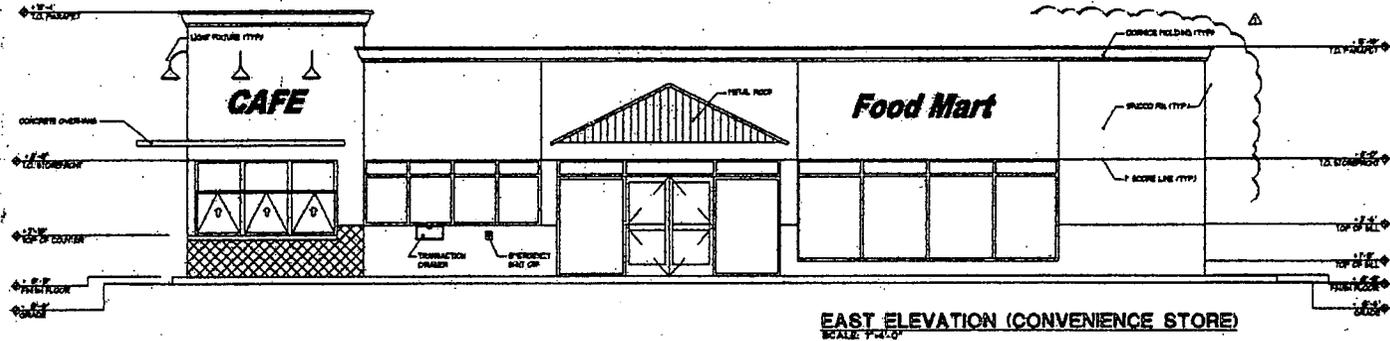
CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE  
GABLES PARTNERSHIP  
3215 NW 80th STREET  
MIAMI COUNTY, FLORIDA 33055  
CITY OF MIAMI

A1

04241

44



**ORLANDO ALONSO ARCHITECTS**

FLORIDA REGISTRATION No. 70295

6000 Blue Lagoon Drive  
Suite 500  
Miami, Florida 33179  
Tel. 305/255-3005  
Fax. 305/255-1150

**DESIGNER - ARCHITECT**

Job Number \_\_\_\_\_  
SCHEDULE \_\_\_\_\_  
Drawing Number \_\_\_\_\_

DATE: 04/11/04  
DRAWN BY: (SLL)  
CHECKED BY: (SLL) P. & E. COMM.

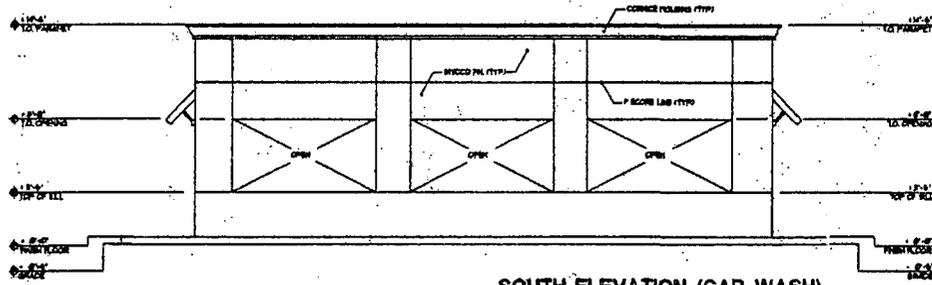
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CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE  
**GABLES PARTNERSHIP**  
6210 HWY 103 STREET  
DADE COUNTY, FLORIDA 33143  
407-746-0200

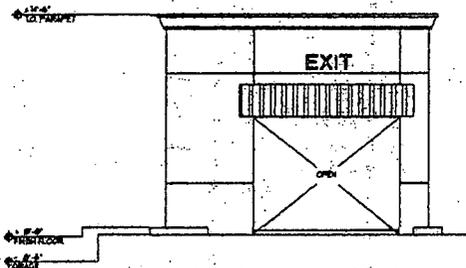
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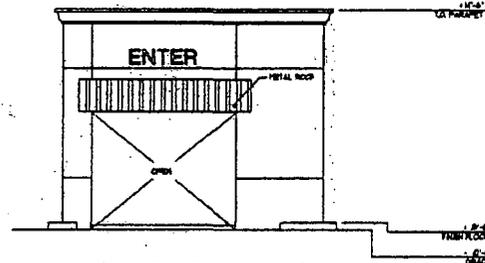
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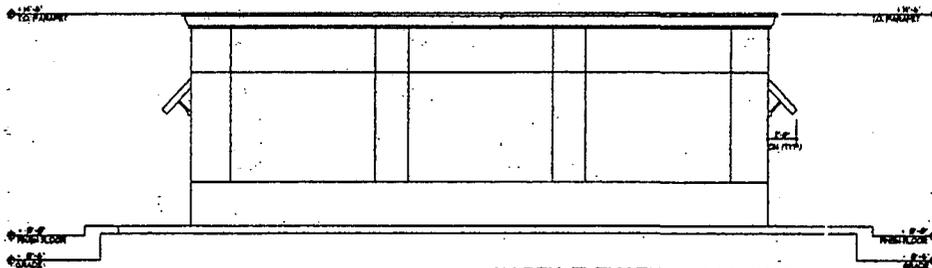
**SOUTH ELEVATION (CAR WASH)**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION (CAR WASH)**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION (CAR WASH)**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION (CAR WASH)**  
SCALE: 1/4"=1'-0"



**ORLANDO  
ALONSO  
ARCHITECTS**

FLORIDA REGISTRATION NO.  
7009

5805 Blue Lagoon Drive  
Suite 500  
Miami, Florida 33126  
Tel: 305/595-3000  
Fax: 305/595-9988

A. ALONSO, P. ARCH.

Job Number

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Drawing Name

04/14/01

04/14/01 (DL)

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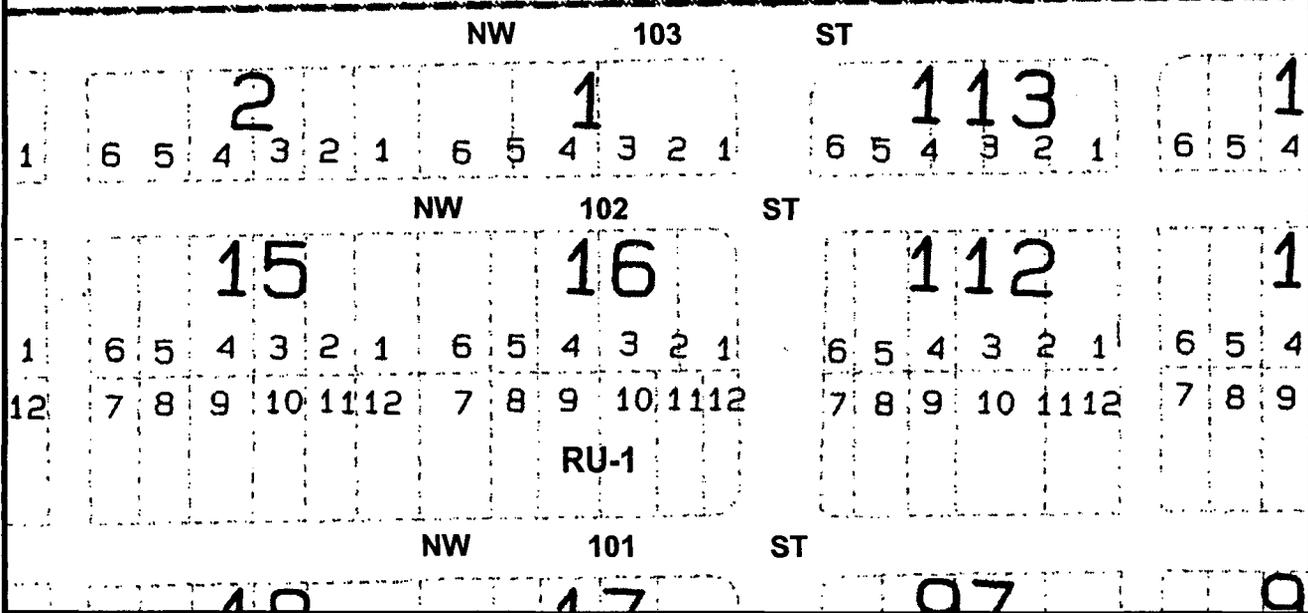
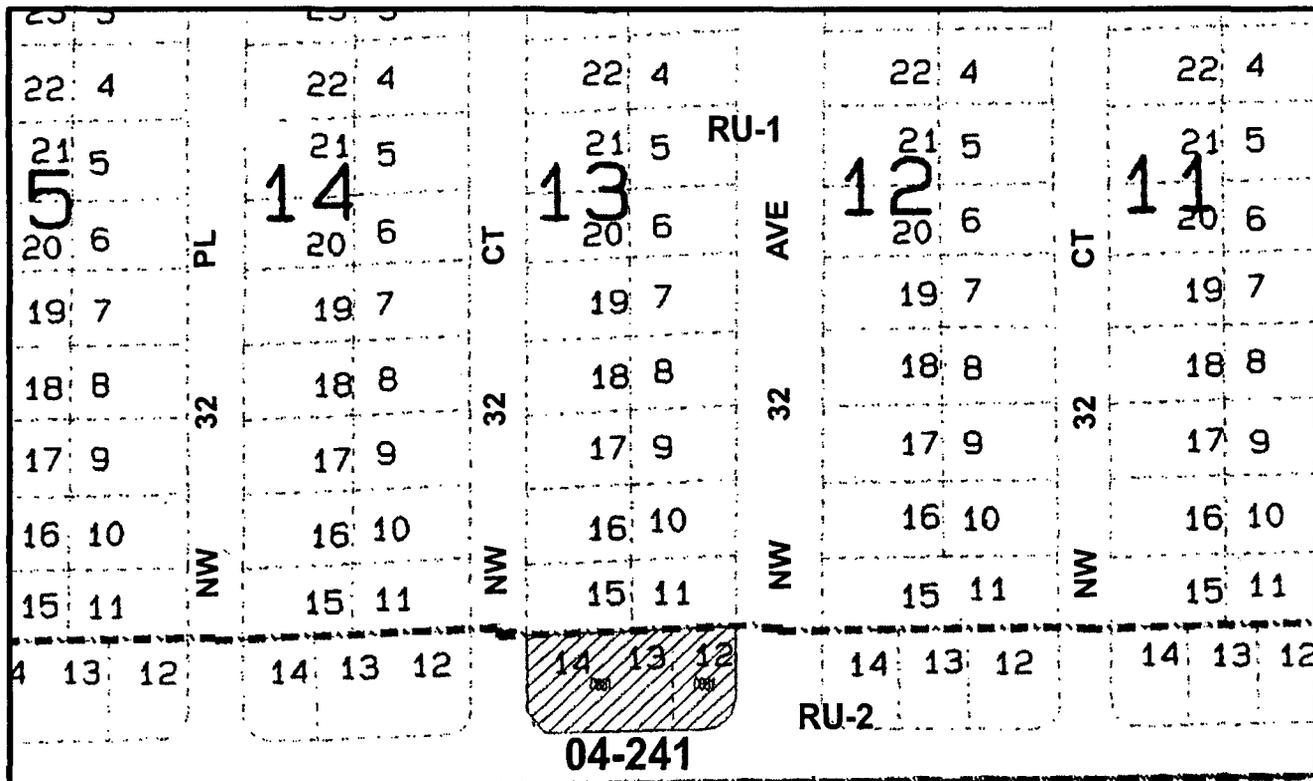
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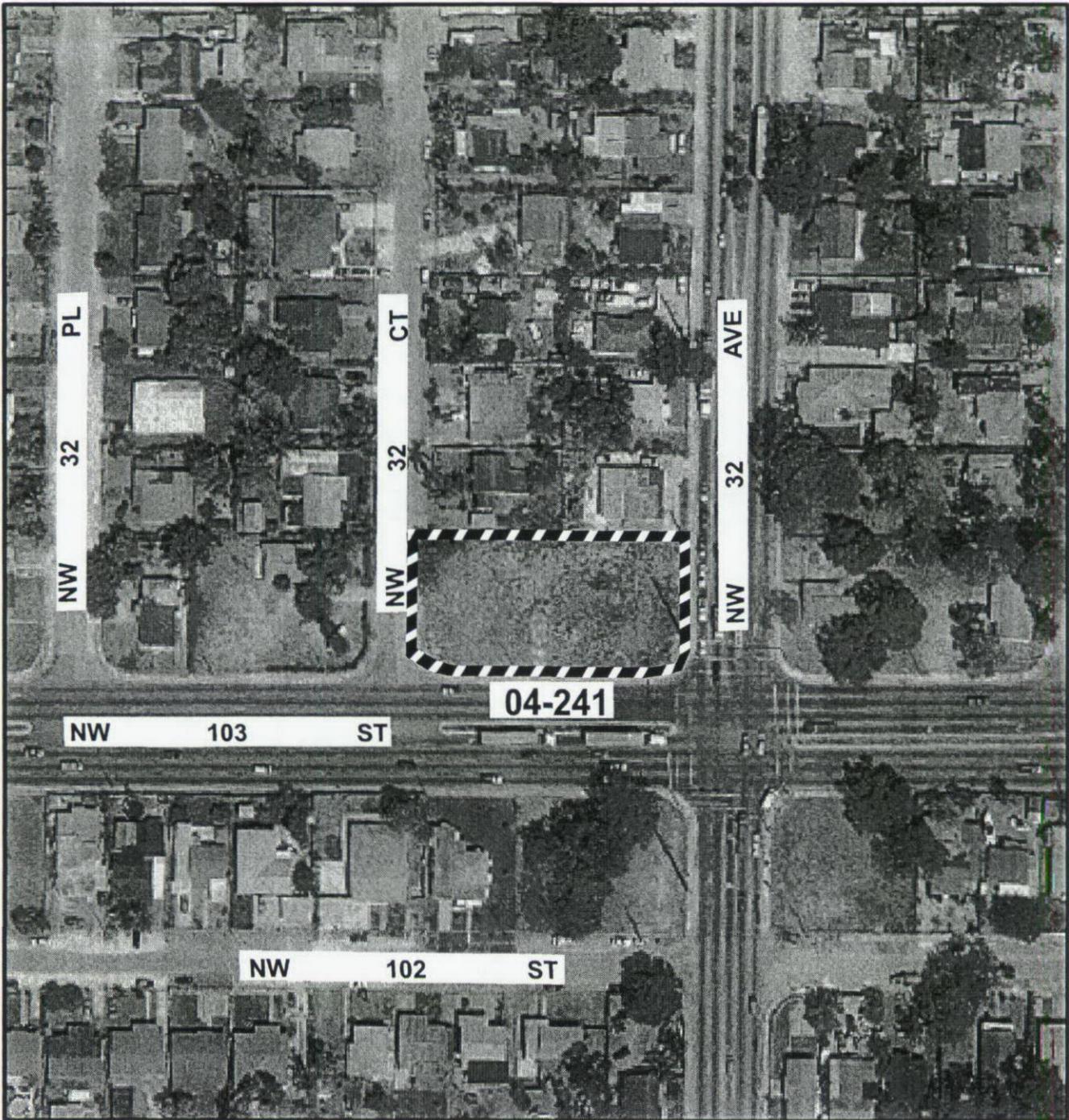
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 33 Township: 52 Range: 41  
 Process Number: 04-241  
 Applicant: CENTURY CAPITAL GROUP, INC.  
 District Number: 02  
 Zoning Board: C08  
 Drafter :ERIC  
 Scale: 1:200'



 SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 33 Township: 52 Range: 41  
Process Number: 04-241  
Applicant: CENTURY CAPITAL GROUP, INC.  
District Number: 02  
Zoning Board: C08  
Drafter :ERIC  
Scale: NTS

S C A L E  
0 NTS N

 SUBJECT PROPERTY



**2. CENTURY CAPITAL GROUP, INC.**  
**(Applicant)**

**05-2-CZ8-1 (04-241)**  
**BCC/District 2**  
**Hearing Date: 5/5/05**

Property Owner (if different from applicant) Same

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

If so, who are the interested parties? Gables Partnership, Inc.

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
2001	Century Capital Group, Inc.	Zone change from RU-2 to BU-1A.	CZAB-8	Denied
2001	Century Capital Group, Inc.	Zone change from RU-2 to BU-1A.	BCC	Withdrawn, refiling period waived

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 BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Century Capital Group, Inc.

**PH:** Z04-241 (05-2-CZ8-1)

**SECTION:** 33-52-41

**DATE:** May 5, 2005

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 2

**A. INTRODUCTION**

o **REQUEST:**

Century Capital Group, Inc. is appealing the decision of the Community Zoning Appeals Board #8 which denied without prejudice the following:

RU-2 to BU-1A

o **SUMMARY OF REQUEST:**

This application is appealing the denial without prejudice of the request to change the zoning on the subject property from two-family residential district to limited business district.

o **LOCATION:**

The northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

o **SIZE:** 0.5 acres

o **IMPACT:**

The rezoning of the property will allow the applicant to provide limited business uses for the community. However, the rezoning will bring additional activity and noise into the area.

**B. ZONING HEARINGS HISTORY:**

In 2001, the Community Zoning Appeals Board-8 denied without prejudice, pursuant to Resolution CZAB8-23-01, a request to rezone the property from RU-2, two family residential district, to BU-1A, limited business district, a special exception to permit site plan approval for a proposed commercial development, and a non-use variance to permit a 6' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts a residential lot. Said application was appealed to the Board of County Commissioners at which time, pursuant to Resolution Z-29-01, the CZAB decision was vacated, the application was withdrawn in its entirety and a request to waive the refiling period was granted with the understanding that the subsequent application will not consist of a gas station. The Miami-Dade County Zoning Code requires that all applicants wait a minimum of 6 months to re-file a public hearing

application depending on the outcome of the hearing and certain exceptions. The Code also allows an applicant to refile an application at any time if said application has not been withdrawn or denied twice, contains five or fewer units, proposes a lesser density or intensity, or is located within the Urban Infill Area.

**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 **business and office**.

Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP - designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher (Land Use Element, page I-35).

2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
RU-2; vacant lot	Business and Office
<u>Surrounding Properties:</u>	
NORTH: RU-1; single family residences	Residential, low density, 2.5 to 6 du

SOUTH: RU-1; single family residences	Residential, low density, 2.5 to 6 dua
EAST: RU-2; single family residence	Residential, low medium, density 5 to 13 dua
WEST: RU-2; single family residence	Residential, low medium, to density 5 to 13 dua

The subject parcel is located on the northwest corner of NW 32 Avenue and NW 103 Street. This parcel is surrounded by single family residences. RU-1 zoned lots are located to the north and south, RU-2 zoned lots are located to the east and west. NW 103 Street is a heavily traveled section line road.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

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

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(F)**

In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, 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;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

\*subject to the conditions stated in their memoranda

**H. ANALYSIS:**

On February 8, 2005, Community Zoning Appeals Board – 8 (CZAB-8) denied without prejudice this application by a vote of 4 to 0. On February 22, 2005, the applicant appealed the CZAB-8's decision. The applicant states on the appeal application that the Board's decision to deny the request to rezone to BU-1A does not comply with the Business and Office Land Use Plan (LUP) map designation, that the application is consistent with the LUP map, and that said application was supported by the professional staff from the Department of Planning and Zoning. The CDMP states that all existing lawful uses and zoning are deemed to be consistent with the CDMP. As such, the CZAB-8's decision to deny this application and retain the existing RU-2 zoning on the property is consistent with the CDMP. Staff also notes that the subject property is surrounded on all sides by residentially zoned parcels.

The subject property is located at the northwest corner of NW 32 Avenue and NW 103 Street. The applicant is seeking a district boundary change from RU-2, Two Family Residential District, to BU-1A, Limited Business District. The plans submitted as part of this application depict the development of the site with a convenience store, car wash, and a gas station with four pump islands. The applicant is proposing a 6' high privacy

wall along the rear property line. Access to the site is provided from NW 32 Avenue and NW 103 Street. The applicant intends to proffer a covenant restricting the development to the submitted plans.

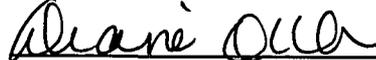
In 2001, the Community Zoning Appeals Board-8 denied without prejudice pursuant to Resolution CZAB8-23-01 a request to rezone the subject property from RU-2, two family residential district, to BU-1A, limited business district, a special exception to permit site plan approval for a proposed commercial development, and a non-use variance to permit a 6' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts a residential lot. Said application was appealed to the Board of County Commissioners (BCC). The BCC, pursuant to Resolution Z-29-01, allowed the withdrawal of the application, vacated the CZAB-8 decision, and granted a request to waive the refiling period with the understanding that the subsequent application will not consist of a gas station. Resolution Z-29-01 was adopted on December 11, 2001. Subsequently the applicant re-filed on June 23, 2004, approximately 30 months after the effective date of the above mentioned Resolution. Resolution Z-29-01 did not include any condition prohibiting the filing of a subsequent application for a gas station after the standard refiling period.

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 and has indicated that it meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

This application will allow the applicant to provide a service to the community by developing the site with a convenience store, car wash, and gas station. One could argue that this application is premature due to the fact that it abuts RU-2 zoned properties on all sides. The property is located at the intersection of a section line road (NW 103 Street) and a half section line road (NW 32 Avenue). The proposed BU-1A zoning is consistent with the Master Plan which was amended in March 2000 to change the Land Use Plan (LUP) Map designation of the Comprehensive Development Master Plan (CDMP) on this site from Residential to Business and Office use. On December 8, 1999, the Community Zoning Appeals Board-8 recommended approval of the aforementioned CDMP amendment pursuant to Resolution CC-8-10-99, by a vote of 5-0. The Board of County Commissioners adopted the amendment on March 28, 2000. The requested BU-1A zoning with the proposed convenience store and gas station will be compatible with the surrounding area since it will provide a neighborhood service to the community as well as the surrounding neighborhood and will be **consistent** with the LUP map of the CDMP.

- I. **RECOMMENDATION:** Approval of the appeal and approval of the zone change to BU-1A, subject to the Board's acceptance of the proffered covenant.
- J. **CONDITIONS:** None.

**DATE INSPECTED:** 01/12/05  
**DATE TYPED:** 01/13/05  
**DATE REVISED:** 01/14/05; 01/19/05; 03/03/05; 03/14/05; 04/18/05  
**DATE FINALIZED:** 04/22/05  
DO'QW:AJT:MTF:LVT:JED

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

C 8



# Memorandum

**Date:** August 25, 2004

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

**From:**   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

**RECEIVED**  
AUG 31 2004

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

**Subject:** #Z2004000241-Revised  
Century Capital Group, Inc.  
NWC of NW 32<sup>nd</sup> Avenue & NW 103<sup>rd</sup> Street  
DBC from RU-2 to BU-1A  
(RU-2) (0.50 Ac.)  
33-52-41

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 the same may be scheduled for public hearing.

Potable Water Supply:

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

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

Wastewater Disposal:

The closest public sanitary sewer is a terminal manhole located approximately 1,200 feet from the subject property. Therefore, connection to the public sanitary sewer system is not feasible.

Section 24-13(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage or if the property is within feasible distance for connection to the public sanitary sewer system.

Section 24-13(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-13(4) of the Code.

The plans submitted in conjunction with this application, entitled "Gables Partnership 3215 NW 103 St. Dade County, Florida," as prepared by Orlando Alonso Architects, indicate that a convenience store with deli and carwash are a part of the proposed gas station. The Director of DERM has determined

that the subject application complies with the provisions of Section 24-13(6)(g) of the Code provided that no food preparation is performed on-site and that the car wash utilizes a wastewater recycling system.

Accordingly, the subject property has been approved for the interim use of a septic tank and drainfield system as means for the disposal of the domestic liquid waste in conjunction with the proposed land use and those land uses permitted in the underlying zoning classification which are compatible with the use of said disposal system. Additionally, the owner of the property has submitted properly executed covenants running with the land in favor of Miami-Dade County as required by the Section 24-13 (a) and 24-13(6)(g) of the Code.

Stormwater Management:

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

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

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

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

Car Wash Wastewater Management and Disposal:

Chapter 24 of the Code regulates any management and disposal of wastewater. Car wash operations have been characterized as generators of wastewater that cannot be discharged into any stormwater runoff disposal system. Therefore, DERM will require that any car wash proposed or future operation complies with the following conditions:

1. All the wastewater from the car wash operation shall be directed into the sanitary sewer system or into a wastewater recycling system.
2. No wastewater from car wash operations shall be allowed to discharge into the stormwater disposal system or into the ground.
3. No car wash operations shall be permitted outdoors.

The applicant is advised that DERM approval of subsequent development orders or permits for this site will be contingent upon compliance with the above noted requirements.

Hazardous Materials Management:

Due to the nature of the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, as it would be permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of the proposed land use, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard.

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 to that effect as required by the Code.

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

PH# Z2004000241  
CZAB - C08

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: CENTURY CAPITAL GROUP, INC.

This Department has no objections to this application.

Driveway to NW 103 St. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

04-OCT-04



# Memorandum

**Date:** 06-APR-05

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

**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue

**Subject:** Z2004000241

## Fire Prevention Unit:

Approved by Planning for service impact.

Development for the above Z2004000241  
located at THE NORTHWEST CORNER OF N.W. 32 AVENUE & N.W. 103 STREET, MIAMI-DADE COUNTY, FLORIDA  
in Police Grid 0675 is proposed as the following:

<u>single</u>	dwelling units	<u>Industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>Institutional</u>	square feet
<u>3800 sf commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is  
1 alarms annually.

Planned service(s) to mitigate the impact is:

Station/Unit	Estimated date of opening

At this time, Miami-Dade Fire Rescue can/cannot accomodate the additional projected service impact.

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

CHECKED BY AJ AMOUNT OF FEE \$1835.<sup>72</sup>

RECEIPT # I200515131

DATE HEARD 02/08/2005

BY CZAB # 8

**RECEIVED**  
04-241  
FEB 22 2005  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
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. Z04-241 (05-2-CZ8-1)

Filed in the name of (Applicant) Century Capital Group, Inc.

Name of Appellant, if other than applicant N/A

Address/Location of APPELLANT'S property: 3215 NW 103<sup>rd</sup> St., Miami-Dade County

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

**Entire Appealable Application**

Appellant (name) Century Capital Group, Inc.

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

1. Denial with out prejudice to rezone to BU-1A does not comply with the Business and Office 2005-2015 C.D.M.P. LUP Map designation .
2. The Application is consistent with the CDMP Land Use Plan Map.
3. Application was supported by the Professional Staff from the Planning and Zoning Department.



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

STATE OF Florida

COUNTY OF Miami-Dade

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

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

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

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

Further Appellant says not.

**Witnesses:**

[Signature]  
Signature

Wesley Alvarez  
Print Name

[Signature]  
Signature

Georgina Santiago  
Print Name

[Signature]  
Appellant's signature

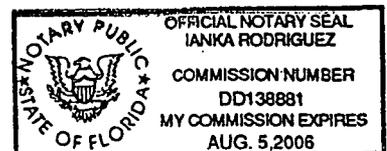
Szymon Trojecki  
Print Name

Sworn to and subscribed before me on the 16 day of February, year 2005.

Appellant is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary  
(Stamp / Seal)

Commission Expires:



15

**RESOLUTION NO. CZAB8-2-05**

*WHEREAS*, CENTURY CAPITAL GROUP, INC. applied for the following:

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2<sup>ND</sup> ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 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 BU-1A 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 David Daniel Gongora, seconded by Anthony Dawkins, and upon a poll of the members present the vote was as follows:

Bertha M. Carswell	absent	Billy Hester	aye
Anthony Dawkins	aye	Arthemon Johnson	aye
David Daniel Gongora	aye		
	Fredricke Alan Morley	aye	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-1A be and the same is hereby denied without prejudice.

16

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 8<sup>th</sup> day of February, 2005.

Hearing No. 05-2-CZ8-1  
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

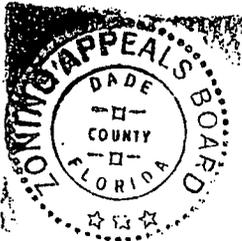
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-2-05 adopted by said Community Zoning Appeals Board at its meeting held on the 8<sup>th</sup> day of February, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15<sup>th</sup> day of February, 2005.



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

SEAL



**RESOLUTION NO. CZAB8-23-01**

**WHEREAS, CENTURY CAPITAL GROUP, INC.** applied for the following:

- (1) RU-2 to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential district; to waive same to permit a 6' high chain link fence with privacy slats along the rear (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Century Capital Group, Inc.," as prepared by D.F. Consultants, Inc., dated January 30, 2001 and consisting of 5 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** A portion of Lots 12, 13 & 14, Block 13, SECOND ADDITION TO ACME GULFAIR, Plat book 44, Page 68, being more particularly described as follows: Beginning at the Northwest corner of said Lot 14, Block 13; thence N90°0'0"E on the north line of Lots 14, 13 & 12, a distance of 210' to the intersection with a line lying 5' west of and parallel with the east line of Lot 12; thence S1°7'14"W on said parallel line, a distance of 85.48' to the beginning of a tangent curve concave NW/ly; thence SW/ly on the arc of said curve having a radius of 25', a central angle of 88°52'46" for an arc distance of 38.78' to a Point of tangency, said point being on a line lying 15' north of and parallel with the south line of Lots 12, 13 & 14; thence S90°0'0"W on said parallel line, a distance of 159.99' to the beginning of a tangent curve concave NE/ly; thence NW/ly on the arc of said curve having a radius of 25', a central angle of 91°7'14" for an arc distance of 39.76' to a Point of tangency, said point being on the west line of Lot 14; thence N1°7'14"E on said west line, a distance of 84.5' to the Point of beginning:

**LOCATION:** 3215 N.W. 103 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

**WHEREAS,** 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 BU-1A (Item #1) 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 that special exception (Item #2) and non-use variance of zoning regulations (Item #3) would not be compatible with the area and its

development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and that the requested special exception (Item #2) would have an adverse impact upon the public interest and should be denied without prejudice, and

WHEREAS, a motion to deny without prejudice Items #1 - 3 was offered by Billy Hester, seconded by Margaret Rudolph, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham	aye	Billy Hester	aye
Kerly Cileli	absent	Arthemon Johnson	aye
Bennie Dawson	aye	Margaret Rudolph	aye
Bertha M. Carswell	absent		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-1A (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested special exception (Item#2) and non-use variance of zoning regulations (Item #3) be and the same are hereby denied without prejudice.

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

PASSED AND ADOPTED this 24<sup>th</sup> day of September, 2001.

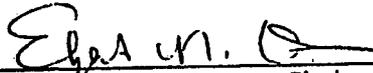
Hearing No. 01-9-CZ8-1  
eo

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

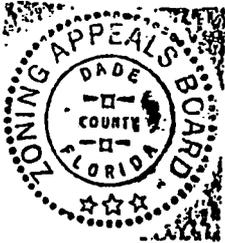
I, Elizabeth N. Owens, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-23-01 adopted by said Community Zoning Appeals Board at its meeting held on the 24<sup>th</sup> day of September, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 18<sup>th</sup> day of October, 2001.



Elizabeth N. Owens, Deputy Clerk  
Miami-Dade County Department of Planning and Zoning

SEAL



Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

**RESOLUTION NO. Z-29-01**

**WHEREAS, CENTURY CAPITAL GROUP, INC.** applied for the following:

- (1) RU-2 to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential district; to waive same to permit a 6' high chain link fence with privacy slats along the rear (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Century Capital Group, Inc.," as prepared by D.F. Consultants, Inc., dated January 30, 2001 and consisting of 5 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** A portion of Lots 12, 13 & 14, Block 13, SECOND ADDITION TO ACME GULFAIR, Plat book 44, Page 68, being more particularly described as follows: Beginning at the Northwest corner of said Lot 14, Block 13; thence N90°0'0"E on the north line of Lots 14, 13 & 12, a distance of 210' to the intersection with a line lying 5' west of and parallel with the east line of Lot 12; thence S1°7'14"W on said parallel line, a distance of 85.48' to the beginning of a tangent curve concave NW/ly; thence SW/ly on the arc of said curve having a radius of 25', a central angle of 88°52'46" for an arc distance of 38.78' to a Point of tangency, said point being on a line lying 15' north of and parallel with the south line of Lots 12, 13 & 14; thence S90°0'0"W on said parallel line, a distance of 159.99' to the beginning of a tangent curve concave NE/ly; thence NW/ly on the arc of said curve having a radius of 25', a central angle of 91°7'14" for an arc distance of 39.76' to a Point of tangency, said point being on the west line of Lot 14; thence N1°7'14"E on said west line, a distance of 84.5' to the Point of beginning.

**LOCATION:** 3215 N.W. 103 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, on September 24, 2001, and all interested parties concerned in the matter were given an opportunity to be heard, and it was the opinion of the Zoning Appeals Board that the requested district boundary change to BU-1A (Item #1) 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 that the special exception (Item #2) and the non-use variance of zoning regulations (Item #3) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and that the requested special exception (Item #2) would have an adverse impact upon the public interest and that the refiling period should be waived, and said application was denied without prejudice and the refiling period was waived by Resolution No. CZAB8-23-01, and

**WHEREAS, CENTURY CAPITAL GROUP, INC.** appealed the decision of the Community Zoning Appeals Board 8 to the Board of County Commissioners for the following:

- (1) RU-2 to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential district; to waive same to permit a 6' high chain link fence with privacy slats along the rear (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Century Capital Group, Inc.," as prepared by D.F. Consultants, Inc., dated January 30, 2001 and consisting of 5 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** A portion of Lots 12, 13 & 14, Block 13, SECOND ADDITION TO ACME GULFAIR, Plat book 44, Page 68, being more particularly described as follows: Beginning at the Northwest corner of said Lot 14, Block 13; thence N90°0'0"E on the north line of Lots 14, 13 & 12, a distance of 210' to the intersection with a line lying 5' west of and parallel with the east line of Lot 12; thence S1°7'14"W on said parallel line, a distance of 85.48' to the beginning of a tangent curve concave NW/ly; thence SW/ly on the arc of said curve having a radius of 25', a central angle of 88°52'46" for an arc distance of 38.78' to a Point of tangency, said point being on a line lying 15' north of and parallel with the south line of Lots 12, 13 & 14; thence S90°0'0"W on said parallel line, a distance of 159.99' to the beginning of a tangent curve concave NE/ly; thence NW/ly on the arc of said curve having a radius of 25', a central angle of 91°7'14" for an arc distance of 39.76' to a Point of tangency, said point being on the west line of Lot 14; thence N1°7'14"E on said west line, a distance of 84.5' to the Point of beginning.

**LOCATION:** 3215 N.W. 103 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Miami-Dade County, Florida was advertised and held, upon notice, as required by the Zoning Procedure Ordinance, and at which time the applicant requested permission to withdraw in its entirety, the original application to Community Zoning Appeals Board 8, and requested that the refiling period be waived, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals Board 8 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board that the grounds and reasons specified in the appeal were sufficient to vacate the ruling made by Community Zoning Appeals Board 8 in Resolution No. CZAB8-23-01, and that the requested withdrawal in its entirety of the original application to Community Zoning Appeals Board 8 and the requested waiver of the refiling period should be granted, and

WHEREAS, a motion to vacate Resolution No. CZAB8-23-01, to withdraw in its entirety the original application to Community Zoning Appeals Board 8 and to waive the refiling period with the understanding that the subsequent application will not consist of a gas station was offered by Commissioner Natacha Seijas, seconded by Commissioner Gwen Margolis, and upon a poll of the members present the vote was as follows:

Miriam A. Alonso	aye	Dennis C. Moss	aye
Bruno A. Barreiro	absent	Dorrin D. Rolle	aye
Barbara M. Carey-Shuler	aye	Natacha Seijas	aye
Betty T. Ferguson	absent	Katy Sorenson	aye
Joe A. Martinez	aye	Rebeca Sosa	absent
Jimmy L. Morales	aye	Javier D. Souto	aye
Chairperson Gwen Margolis			aye

*NOW THEREFORE BE IT RESOLVED* by the Board of County Commissioners, Miami-Dade County, Florida, that Resolution No. CZAB8-23-01 is vacated and said Resolution is hereby null and void.

*BE IT FURTHER RESOLVED* that the request to withdraw in its entirety the original application to Community Zoning Appeals Board 8 be and the same is hereby granted and said application is hereby withdrawn without prejudice.

*BE IT FURTHER RESOLVED* that the request to waive the refiling period be and the same is hereby granted and the refiling period is hereby waived with the understanding that the subsequent application will not consist of a gas station.

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

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this 6<sup>th</sup> day of December, 2001, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 01-9-CZ8-1  
eo

MIAMI-DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS  
**KAY SULLIVAN**

by Harvey Ruvin, Clerk  
Deputy Clerk

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 16<sup>TH</sup> DAY OF APRIL, 2002.**

# TEAM METRO

## ENFORCEMENT HISTORY

CENTURY CAPITAL GROUP, INC.

THE NORTHWEST CORNER OF  
N.W. 32 AVENUE & N.W. 103  
STREET, MIAMI-DADE COUNTY,  
FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2004000241

---

HEARING NUMBER

### CURRENT ENFORCEMENT HISTORY:

As of 2/1/05 there were no violations observed. There were previous violations which will be forwarded via e-mail because of glitch in system.





# 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 ( "0673" ) ) 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
0673	13	SPECIAL INFORMATION/ASSIGNM	34
	14	CONDUCT INVESTIGATION	70
	15	MEET AN OFFICER	261
	17	TRAFFIC ACCIDENT	19
	18	HIT AND RUN	6
	19	TRAFFIC STOP	18
	20	TRAFFIC DETAIL	7
	21	LOST OR STOLEN TAG	6
	22	AUTO THEFT	17
	25	BURGLAR ALARM RINGING	18
	26	BURGLARY	28
	27	LARCENY	4
	28	VANDALISM	8
	29	ROBBERY	3
	32	ASSAULT	26
	33	SEX OFFENSE	2
	34	DISTURBANCE	88
	36	MISSING PERSON	6
	37	SUSPICIOUS VEHICLE	7
	38	SUSPICIOUS PERSON	1
39	PRISONER	7	
41	SICK OR INJURED PERSON	22	
43	BAKER ACT	4	



Miami-Dade Police Department

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

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0673" ) ) 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
0673	45	DEAD ON ARRIVAL	1
	49	FIRE	3
	54	FRAUD	2
<b>Total Signals for Grid 0673 :</b>			<b>668</b>
<b>Total Reported:</b> 457			<b>Total Not Reported:</b> 211

**Total for All Grids : 668**



Miami-Dade Police Department

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

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" ) and ( Dis.Grid in ( "0673" ) ) 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
0673	13	SPECIAL INFORMATION/ASSIGNM	36
	14	CONDUCT INVESTIGATION	85
	15	MEET AN OFFICER	292
	17	TRAFFIC ACCIDENT	19
	18	HIT AND RUN	3
	19	TRAFFIC STOP	24
	20	TRAFFIC DETAIL	26
	21	LOST OR STOLEN TAG	6
	22	AUTO THEFT	21
	25	BURGLAR ALARM RINGING	15
	26	BURGLARY	34
	27	LARCENY	7
	28	VANDALISM	6
	29	ROBBERY	5
	32	ASSAULT	28
	34	DISTURBANCE	82
	35	INTOXICATED PERSON - MYERS A	1
	36	MISSING PERSON	21
	37	SUSPICIOUS VEHICLE	6
	38	SUSPICIOUS PERSON	7
39	PRISONER	4	
41	SICK OR INJURED PERSON	28	
43	BAKER ACT	9	



# 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 ( "0673" ) ) 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 = substr( "030", 1, 3 ) )

Grid	Signal Code	Signal Description	Total
0673	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	3
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	3
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	3
<b>Total Signals for Grid 0673 :</b>			<b>777</b>
<b>Total Reported:</b> 524			<b>Total Not Reported:</b> 253

**Total for All Grids : 777**



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): 0673

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0673</b>	
110A - RAPE	1
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	11
2200 - BURGLARY	15
230F - SHOPLIFTING FROM A MOTOR VEHICLE	8
230G - SHOPLIFTING ALL OTHERS	16
2400 - MOTOR VEHICLE THEFT	7
<b>Grid 0673 TOTAL</b>	<b>61</b>
<b>Total Part I:</b>	<b>61</b>



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): 0673

PART II Crimes	Total Crimes
Grid 0673	
130B - SIMPLE ASSAULT	8
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2
Grid 0673 TOTAL	13
<b>Total PART II :</b>	<b>13</b>

Grand Total: 74

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 ( "0673" )

33



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**

**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0673

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0673</b>	
110B - SODOMY	1
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	8
230F - SHOPLIFTING FROM A MOTOR VEHICLE	12
230G - SHOPLIFTING ALL OTHERS	13
2400 - MOTOR VEHICLE THEFT	9
<b>Grid 0673 TOTAL</b>	<b>56</b>
<b>Total Part I :</b>	<b>56</b>

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Miami-Dade Police Department

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

Crime Information Warehouse

YEAR: 2003

Grid(s): 0673

PART II Crimes	Total Crimes
<b>Grid 0673</b>	
130B - SIMPLE ASSAULT	14
130E - SIMPLE STALKING	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1
260F - WIRE FRAUD	1
Grid 0673 TOTAL	19
<b>Total PART II :</b>	<b>19</b>

Grand Total: 75

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 ( "0673" )



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: Gables Partnership, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>Manuel Gonzalez, President</u>	<u>100%</u>
<u>PO BOX 347511</u>	
<u>Coral Gables, FL</u>	

Date of contract: 12/2003

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

\_\_\_\_\_

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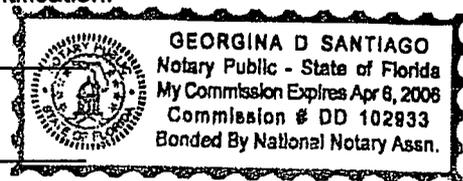
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *Simon Trojecki*  
Simon Trojecki

Sworn to and subscribed before me this 11 day of Feb, 2004. Affiant is personally known to me or has produced as identification.

*[Signature]*  
(Notary Public)



My commission expires \_\_\_\_\_

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

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PROPOSED GAS STATION , CONVENIENCE STORE & CAR WASH FOR:  
GABLES PARTNESHIP

3215 N.W. 103 ST.  
MIAMI DADE FLORIDA

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**O R L A N D O A L O N S O A R C H I T E C T S**  
5805 BLUE LAGOON DRIVE, SUITE 200, MIAMI, FLORIDA 33126 - 305/595-3095

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INDEX OF DRAWINGS

SURVEY	SY
LANDSCAPE PLAN	L1
SITE PLAN	SW1
FLOOR PLAN	A1
CONVENIENCE STORE ELEVATIONS	A2
CAR WASH ELEVATIONS	A3

0424

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PROPOSED GAS STATION , CONVENIENCE STORE & CAR WASH FOR:  
GABLES PARTNESHIP

3215 N.W. 103 ST.  
MIAMI DADE FLORIDA

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ORLANDO ALONSO ARCHITECTS  
5805 BLUE LAGOON DRIVE, SUITE 200, MIAMI, FLORIDA 33126 - 305/595-3095

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INDEX OF DRAWINGS

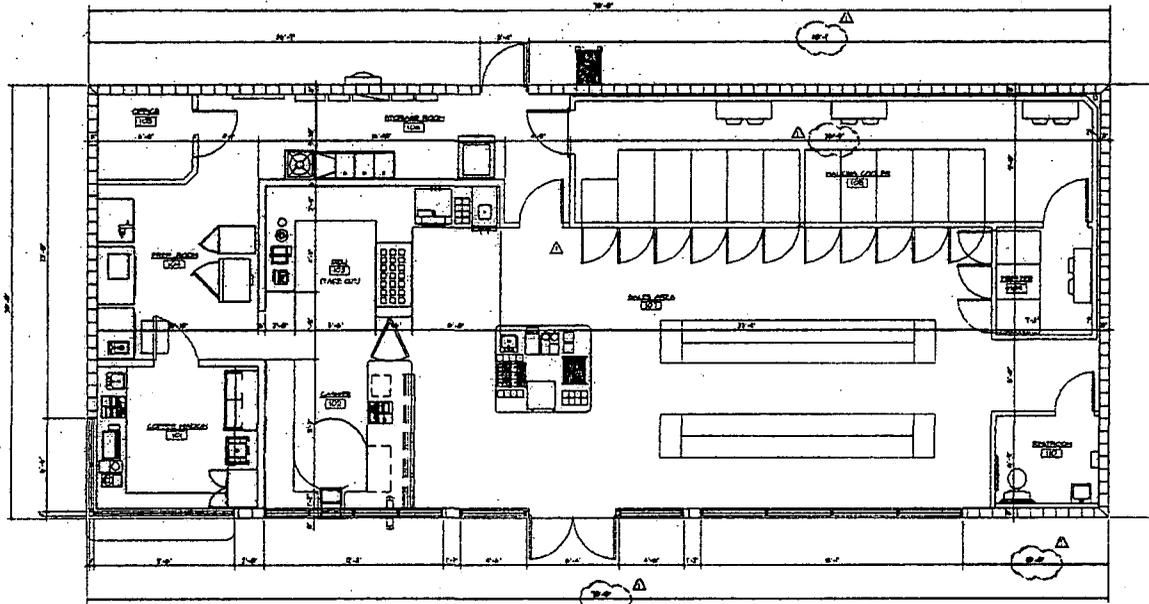
SURVEY	SY
LANDSCAPE PLAN	L1
SITE PLAN	SW1
FLOOR PLAN	A1
CONVENIENCE STORE ELEVATIONS	A2
CAR WASH ELEVATIONS	A3

0424



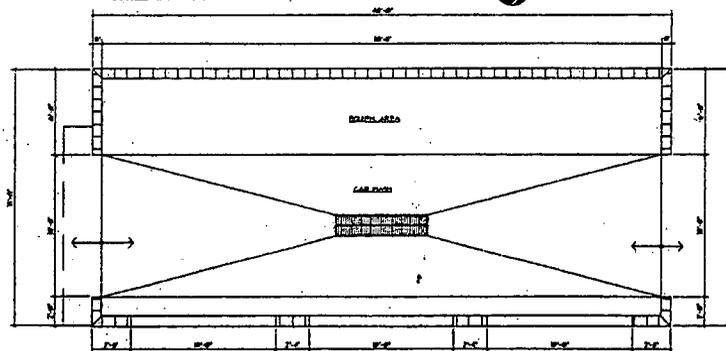


42



**CONVENIENCE STORE FLOOR PLAN**

SCALE 1/4" = 1'-0"



**CAR WASH FLOOR PLAN**

SCALE 1/4" = 1'-0"



**ORLANDO  
ALONSO  
ARCHITECTS**

FLORIDA REGISTRATION NO.  
7089

5505 Blue Lagoon Drive  
Suite 200  
Miami, Florida 33126  
Tel: 305/662-3395  
Fax: 305/662-5988

J. VALLS - P.E. 10000

JOB NUMBER

DATE

DRAWING NUMBER

BY: J.A.G.A.

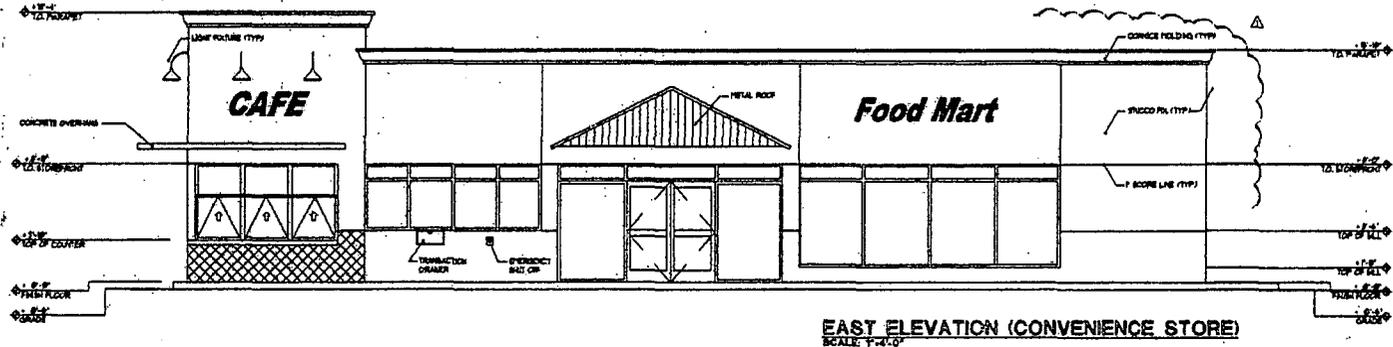
DATE: 11/18/01 (S.A.)

PROPOSER: GAS STATION, CAR WASH & "C" STORE  
**GABLES PARTNERSHIP**  
3215 NW 903 STREET  
DADE COUNTY, FLORIDA 33142

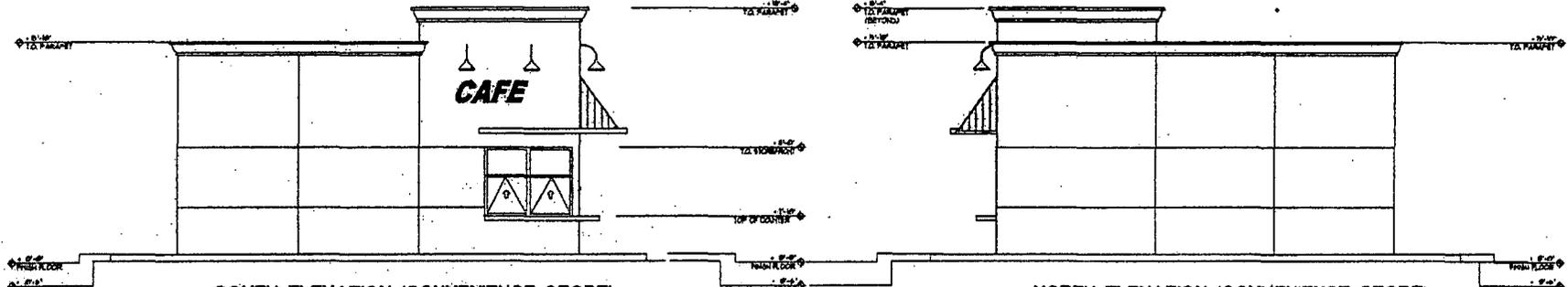
A1

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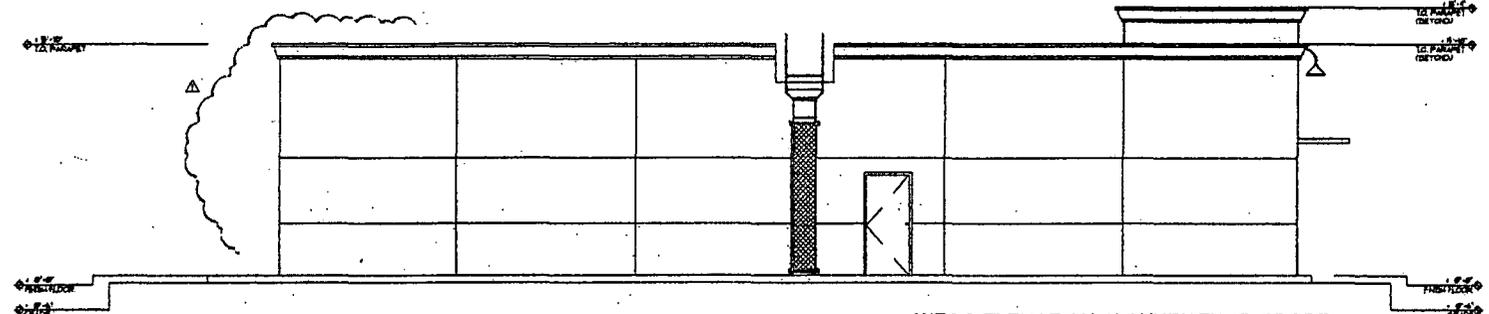


**EAST ELEVATION (CONVENIENCE STORE)**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION (CONVENIENCE STORE)**  
SCALE: 1/4"=1'-0"

**NORTH ELEVATION (CONVENIENCE STORE)**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION (CONVENIENCE STORE)**  
SCALE: 1/4"=1'-0"



**ORLANDO ALONSO ARCHITECTS**

FLORIDA REGISTRATION No. 7359

5005 Blue Lagoon Drive  
Suite 500  
Miami, Florida 33126  
Tel. 305/255-3000  
Fax. 305/255-9100

**PROJECT INFORMATION**

Job Number

040102

Working Hours

04/15/04

04/14/04 (S.L.)

04/14/04 (S.L.) P. & J. COAL

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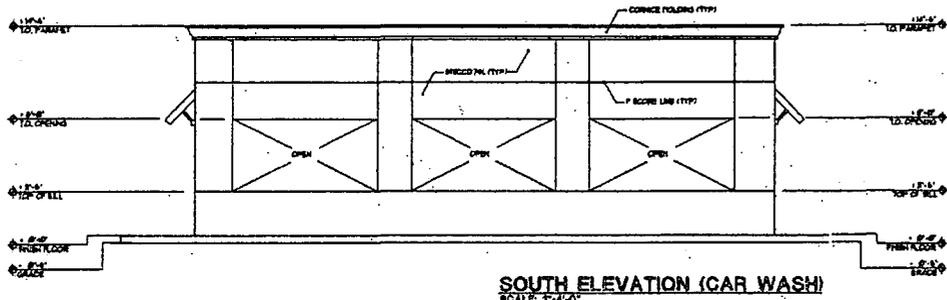
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A2

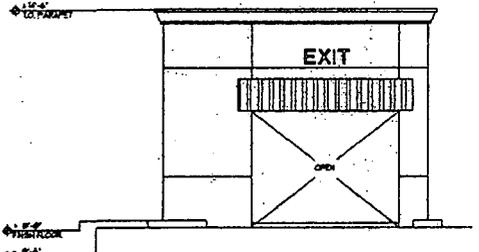
PROPOSED GAS STATION, CAR WASH & 'C'-STORE  
**GABLES PARTNERSHIP**  
 3215 HWY 903 STREET  
 TAMPA COUNTY FLORIDA 33617-6428

04.24.11

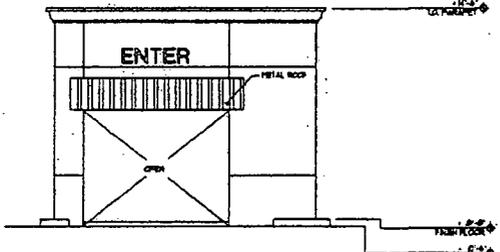
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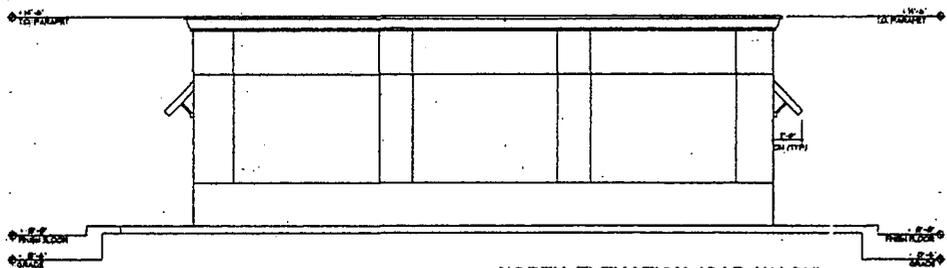
**SOUTH ELEVATION (CAR WASH)**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION (CAR WASH)**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION (CAR WASH)**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION (CAR WASH)**  
SCALE: 1/4"=1'-0"



**ORLANDO  
ALONSO  
ARCHITECTS**

FLORIDA REGISTRATION No.  
7029

3205 Blue Lagoon Drive  
Suite 200  
Miami, Florida 33128  
Tel: 305/251-3205  
Fax: 305/251-1188

PROJECT: 2004-12010

Job Number

040203

Drawing Number

04/14/04

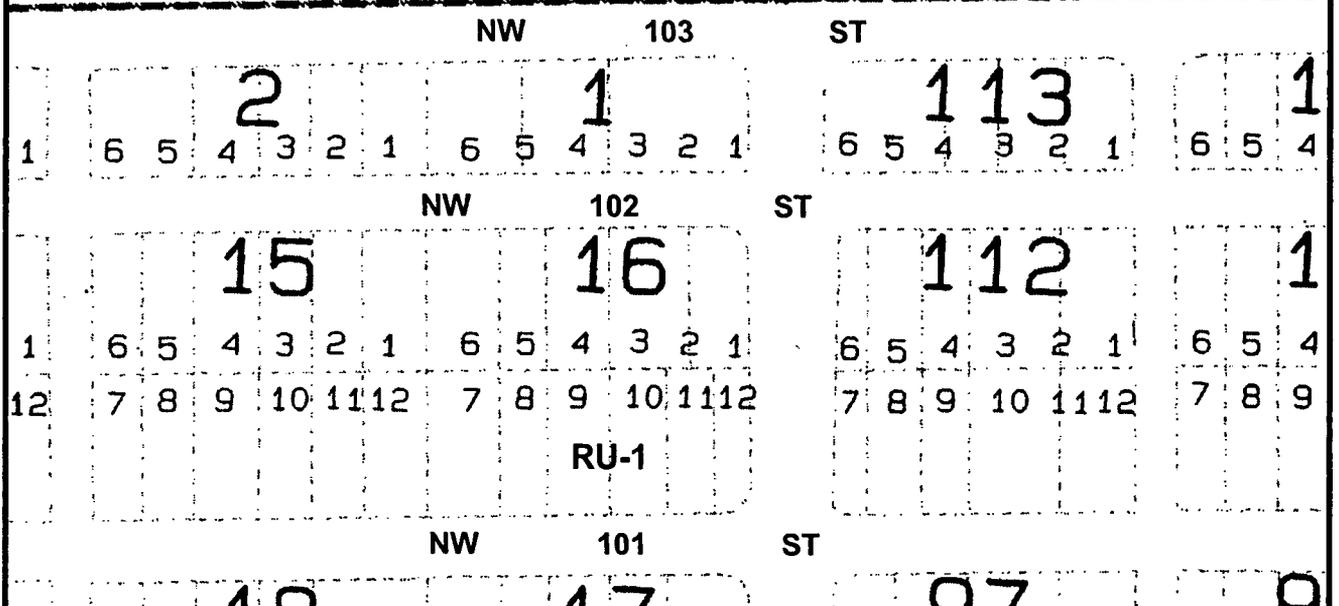
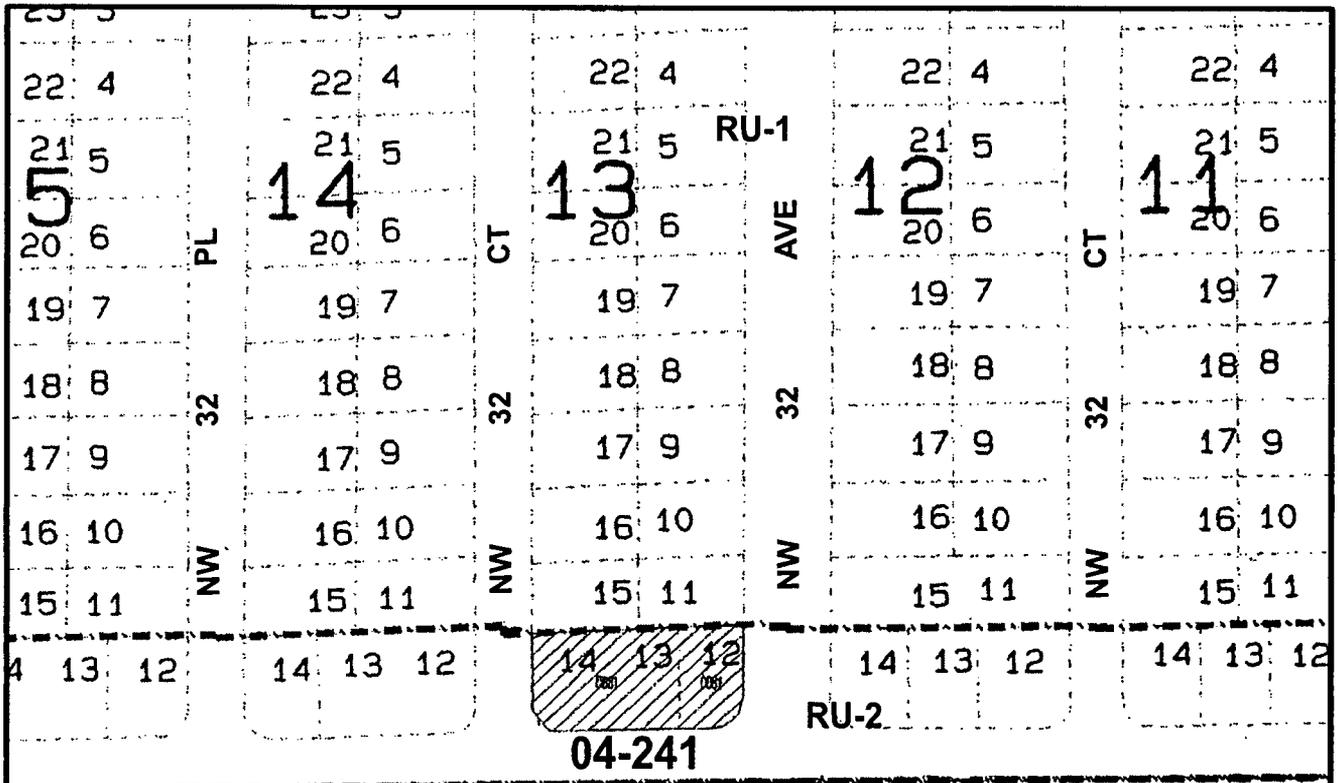
04/14/04 (R.L.)

CONSULTING ENGINEERS

PROPOSED GAS STATION, CAR WASH & 'C'-STORE  
**GABLES PARTNERSHIP**  
3210 HWY 703 STREET  
MIAMI COUNTY, FL 33156  
(305) 744-0070

A3

04241



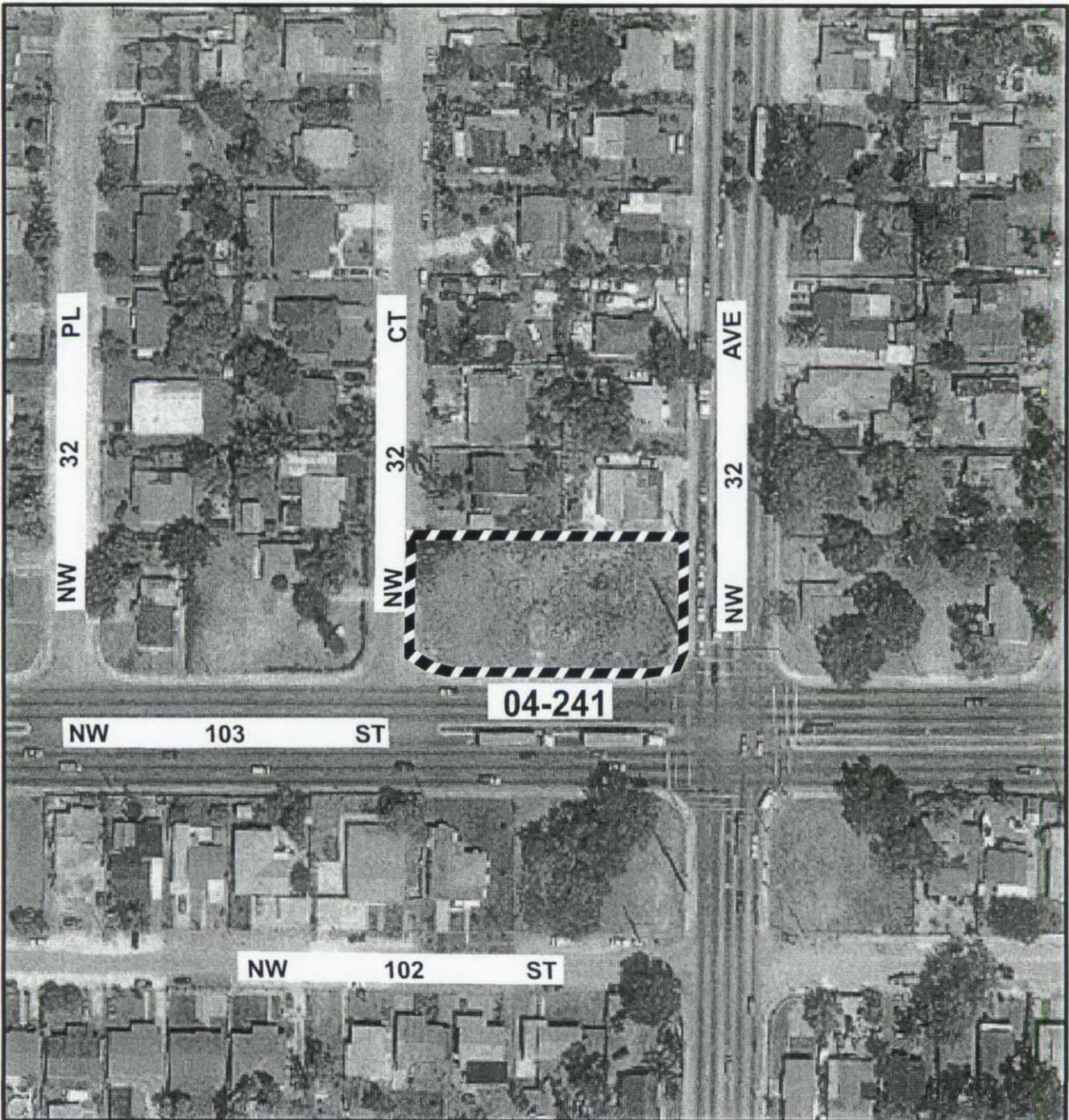
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 33 Township: 52 Range: 41  
 Process Number: 04-241  
 Applicant: CENTURY CAPITAL GROUP, INC.  
 District Number: 02  
 Zoning Board: C08  
 Drafter :ERIC  
 Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 33 Township: 52 Range: 41  
Process Number: 04-241  
Applicant: CENTURY CAPITAL GROUP, INC.  
District Number: 02  
Zoning Board: C08  
Drafter :ERIC  
Scale: NTS



**1. CENTURY CAPITAL GROUP, INC.**  
**(Applicant)**

**05-2-CZ8-1 (04-241)**  
**Area 8/District 2**  
**Hearing Date: 2/8/05**

Property Owner (if different from applicant) Same

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

If so, who are the interested parties? Gables Partnership, Inc.

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2001	Century Capital Group, Inc.	Zone change from RU-2 to BU-1A.	CZAB-8	Denied
2001	Century Capital Group, Inc.	Zone change from RU-2 to BU-1A.	BCC	Withdrawn, refiling period waived

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. 8**

**APPLICANT:** Century Capital Group, Inc.

**PH:** Z04-241 (05-2-CZ8-1)

**SECTION:** 33-52-41

**DATE:** February 8, 2005

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUEST:**

RU-2 to BU-1A

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from two family residential district to Limited Business district.

o **LOCATION:**

The northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

o **SIZE:** 0.5 acres

o **IMPACT:**

The rezoning of the property will allow the applicant to provide limited business uses for the community. However, the rezoning will bring additional activity and noise into the area.

**B. ZONING HEARINGS HISTORY:**

In 2001, the Community Zoning Appeals Board-8 denied without prejudice, pursuant to Resolution CZAB8-23-01, a request to rezone the property from RU-2, two family residential district, to BU-1A, limited business district, a special exception to permit site plan approval for a proposed commercial development, and a non-use variance to permit a 6' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts a residential lot. Said application was appealed to the Board of County Commissioners at which time, pursuant to Resolution Z-29-01, the CZAB decision was vacated, the application was withdrawn in its entirety and a request to waive the refiling period was granted with the understanding that the subsequent application will not consist of a gas station. The Miami-Dade County Zoning Code requires that all applicants wait a minimum of 6 months to re-file a public hearing application depending on the outcome of the hearing and certain exemptions. The Code also allows an applicant to refile an application at any time if said application has not been withdrawn or denied twice, contains five or fewer units, proposes a lesser density or intensity, or is located within the Urban Infill Area.

**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 **business and office**.
2. All 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". The limitations referenced in this paragraph pertain to existing zoning districts and uses.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
RU-2; vacant lot	Business and Office
<u>Surrounding Properties:</u>	
NORTH: RU-1; single family residences	Residential, low density, 2.5 to 6 dua
SOUTH: RU-1; single family residences	Residential, low density, 2.5 to 6 dua
EAST: RU-2; single family residence	Residential, low medium, density 5 to 13 dua
WEST: RU-2; single family residence	Residential, low medium, to density 5 to 13 dua

The subject parcel is located on the northwest corner of NW 32 Avenue and NW 103 Street. This parcel is surrounded by single family residences. RU-1 zoned lots are located to the north and south, RU-2 zoned lots are located to the east and west. NW 103 Street is a heavily traveled section line road.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>Acceptable</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>Acceptable</b>
Open Space:	<b>Acceptable</b>
Buffering:	<b>Acceptable</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>Acceptable</b>

Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

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

**G. NEIGHBORHOOD SERVICES:**

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

\*subject to the conditions stated in their memoranda

**H. ANALYSIS:**

The subject property is located at the northwest corner of NW 32 Avenue and NW 103 Street. The applicant is seeking a district boundary change from RU-2, Two Family Residential District, to BU-1A, Limited Business District. The plans submitted as part of this application depict the development of the site with a convenience store, car wash, and a gas station with four pump islands. The applicant is proposing a 6' high privacy wall along the rear property line. Access to the site is provided from NW 32 Avenue and NW 103 Street. The applicant intends to proffer a covenant restricting the development to the submitted plans.

Staff notes that in 2001, the Community Zoning Appeals Board-8 denied without prejudice pursuant to Resolution CZAB8-23-01 a request to rezone the subject property from RU-2, two family residential district, to BU-1A, limited business district, a special exception to permit site plan approval for a proposed commercial development, and a non-use variance to permit a 6' high chain link fence in lieu of the required 5' high masonry wall where a business lots abuts a residential lot. Said application was appealed to the Board of County Commissioners (BCC). The BCC, pursuant to Resolution Z-29-01, allowed the withdrawal of the application, vacated the CZAB-8 decision, and granted a request to waive the refiling period with the understanding that the subsequent application will not consist of a gas station. The Miami-Dade County Zoning Code would have required that the applicant wait a minimum of 6 months to re-file a similar public hearing application on this site. Resolution Z-29-01 was adopted on December 11, 2001. Subsequently the applicant re-filed on June 23, 2004, approximately 30 months after the effective date of the above mentioned Resolution. Resolution Z-29-01 did not include any condition prohibiting the filing of a subsequent application for a gas station after the standard refiling period.

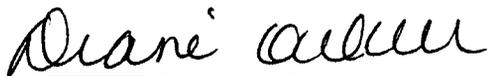
The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and has indicated that it meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

This application will allow the applicant to provide a service to the community by developing the site with a convenience store, car wash, and gas station. The proposed BU-1A zoning is consistent with the Master Plan which was amended in March 2000 to change the Land Use Plan (LUP) Map designation of the Comprehensive Development Master Plan (CDMP) on this site from Residential to Business and Office use. On December 8, 1999, the Community Zoning Appeals Board-8 recommended approval of the aforementioned CDMP amendment pursuant to Resolution CC-8-10-99, by a vote of 5-0. The Board of County Commissioners adopted the amendment on March 28, 2000. The requested BU-1A zoning with the proposed convenience store and gas station will be compatible with the surrounding area since it will provide a neighborhood service to the community as well as the surrounding neighborhood and will be **consistent** with the LUP map of the CDMP.

I. **RECOMMENDATION:** Approval of the zone change to BU-1A, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/12/05  
DATE TYPED: 01/13/05  
DATE REVISED: 01/14/05; 01/19/05  
DATE FINALIZED: 01/20/05  
DO:QW:AJT:MTF:LVT:JED



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



# Memorandum

**Date:** August 25, 2004

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

**From:**   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

**Subject:** #Z2004000241-Revised  
Century Capital Group, Inc.  
NWC of NW 32<sup>nd</sup> Avenue & NW 103<sup>rd</sup> Street  
DBC from RU-2 to BU-1A  
(RU-2) (0.50 Ac.)  
33-52-41

RECEIVED

AUG 31 2004

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

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 the same may be scheduled for public hearing.

Potable Water Supply:

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

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

Wastewater Disposal:

The closest public sanitary sewer is a terminal manhole located approximately 1,200 feet from the subject property. Therefore, connection to the public sanitary sewer system is not feasible.

Section 24-13(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage or if the property is within feasible distance for connection to the public sanitary sewer system.

Section 24-13(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-13(4) of the Code.

The plans submitted in conjunction with this application, entitled "Gables Partnership 3215 NW 103 St. Dade County, Florida," as prepared by Orlando Alonso Architects, indicate that a convenience store with deli and carwash are a part of the proposed gas station. The Director of DERM has determined

that the subject application complies with the provisions of Section 24-13(6)(g) of the Code provided that no food preparation is performed on-site and that the car wash utilizes a wastewater recycling system.

Accordingly, the subject property has been approved for the interim use of a septic tank and drainfield system as means for the disposal of the domestic liquid waste in conjunction with the proposed land use and those land uses permitted in the underlying zoning classification which are compatible with the use of said disposal system. Additionally, the owner of the property has submitted properly executed covenants running with the land in favor of Miami-Dade County as required by the Section 24-13 (a) and 24-13(6)(g) of the Code.

Stormwater Management:

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

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

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

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

Car Wash Wastewater Management and Disposal:

Chapter 24 of the Code regulates any management and disposal of wastewater. Car wash operations have been characterized as generators of wastewater that cannot be discharged into any stormwater runoff disposal system. Therefore, DERM will require that any car wash proposed or future operation complies with the following conditions:

1. All the wastewater from the car wash operation shall be directed into the sanitary sewer system or into a wastewater recycling system.
2. No wastewater from car wash operations shall be allowed to discharge into the stormwater disposal system or into the ground.
3. No car wash operations shall be permitted outdoors.

The applicant is advised that DERM approval of subsequent development orders or permits for this site will be contingent upon compliance with the above noted requirements.

Hazardous Materials Management:

Due to the nature of the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, as it would be permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of the proposed land use, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard.

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 to that effect as required by the Code.

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

PH# Z2004000241  
CZAB - C08

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: CENTURY CAPITAL GROUP, INC.

This Department has no objections to this application.

Driveway to NW 103 St. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

04-OCT-04

# MEMORANDUM

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

**DATE:** 08-JUL-04

**FROM:** Antonio Bared, Fire  
Chief

**SUBJECT:** Z2004000241

**Fire Prevention Unit:**

ok ok

Development for the above Z2004000241  
located at THE NORTHWEST CORNER OF N.W. 32 AVENUE & N.W. 103 STREET, MIAMI-DADE COUNTY, FLOR  
in Police Grid \_\_\_\_\_ is proposed as the following:

_____	dwelling units	_____	square feet
single		Industrial	
_____	dwelling units	_____	square feet
multifamily		Institutional	
_____	square feet	_____	square feet
commercial		nursing home	

Based on this development information, estimated service impact is .  
\_\_\_\_\_ alarms annually.

Planned service(s) to mitigate the impact is:

\_\_\_\_\_ Station/Unit \_\_\_\_\_ Estimated date of opening

At this time, Miami-Dade Fire Rescue can/cannot accomodate the  
additional projected service impact.

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

**RESOLUTION NO. Z-29-01**

**WHEREAS, CENTURY CAPITAL GOUP, INC.** applied for the following:

- (1) RU-2 to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential district; to waive same to permit a 6' high chain link fence with privacy slats along the rear (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Century Capital Group, Inc.," as prepared by D.F. Consultants, Inc., dated January 30, 2001 and consisting of 5 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** A portion of Lots 12, 13 & 14, Block 13, SECOND ADDITION TO ACME GULFAIR, Plat book 44, Page 68, being more particularly described as follows: Beginning at the Northwest corner of said Lot 14, Block 13; thence N90°0'0"E on the north line of Lots 14, 13 & 12, a distance of 210' to the intersection with a line lying 5' west of and parallel with the east line of Lot 12; thence S1°7'14"W on said parallel line, a distance of 85.48' to the beginning of a tangent curve concave NW/ly; thence SW/ly on the arc of said curve having a radius of 25', a central angle of 88°52'46" for an arc distance of 38.78' to a Point of tangency, said point being on a line lying 15' north of and parallel with the south line of Lots 12, 13 & 14; thence S90°0'0"W on said parallel line, a distance of 159.99' to the beginning of a tangent curve concave NE/ly; thence NW/ly on the arc of said curve having a radius of 25', a central angle of 91°7'14" for an arc distance of 39.76' to a Point of tangency, said point being on the west line of Lot 14; thence N1°7'14"E on said west line, a distance of 84.5' to the Point of beginning.

**LOCATION:** 3215 N.W. 103 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, on September 24, 2001, and all interested parties concerned in the matter were given an opportunity to be heard, and it was the opinion of the Zoning Appeals Board that the requested district boundary change to BU-1A (Item #1) 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 that the special exception (Item #2) and the non-use variance of zoning regulations (Item #3) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and that the requested special exception (Item #2) would have an adverse impact upon the public interest and that the refiling period should be waived, and said application was denied without prejudice and the refiling period was waived by Resolution No. CZAB8-23-01, and

**WHEREAS, CENTURY CAPITAL GROUP, INC.** appealed the decision of the Community Zoning Appeals Board 8 to the Board of County Commissioners for the following:

- (1) RU-2 to BU-1A
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential district; to waive same to permit a 6' high chain link fence with privacy slats along the rear (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Century Capital Group, Inc.," as prepared by D.F. Consultants, Inc., dated January 30, 2001 and consisting of 5 sheets. Plans may be modified at public hearing.

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**LOCATION:** 3215 N.W. 103 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Miami-Dade County, Florida was advertised and held, upon notice, as required by the Zoning Procedure Ordinance, and at which time the applicant requested permission to withdraw in its entirety, the original application to Community Zoning Appeals Board 8, and requested that the refiling period be waived, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals Board 8 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board that the grounds and reasons specified in the appeal were sufficient to vacate the ruling made by Community Zoning Appeals Board 8 in Resolution No. CZAB8-23-01, and that the requested withdrawal in its entirety of the original application to Community Zoning Appeals Board 8 and the requested waiver of the refiling period should be granted, and

WHEREAS, a motion to vacate Resolution No. CZAB8-23-01, to withdraw in its entirety the original application to Community Zoning Appeals Board 8 and to waive the refiling period with the understanding that the subsequent application will not consist of a gas station was offered by Commissioner Natacha Seijas, seconded by Commissioner Gwen Margolis, and upon a poll of the members present the vote was as follows:

Miriam A. Alonso	aye	Dennis C. Moss	aye
Bruno A. Barreiro	absent	Dorrin D. Rolle	aye
Barbara M. Carey-Shuler	aye	Natacha Seijas	aye
Betty T. Ferguson	absent	Katy Sorenson	aye
Joe A. Martinez	aye	Rebeca Sosa	absent
Jimmy L. Morales	aye	Javier D. Souto	aye
Chairperson Gwen Margolis		aye	

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that Resolution No. CZAB8-23-01 is vacated and said Resolution is hereby null and void.

BE IT FURTHER RESOLVED that the request to withdraw in its entirety the original application to Community Zoning Appeals Board 8 be and the same is hereby granted and said application is hereby withdrawn without prejudice.

BE IT FURTHER RESOLVED that the request to waive the refiling period be and the same is hereby granted and the refiling period is hereby waived with the understanding that the subsequent application will not consist of a gas station.

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

**THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED** this 6<sup>th</sup> day of December, 2001, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 01-9-CZ8-1  
eo

MIAMI-DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS  
**KAY SULLIVAN**

by Harvey Ruvin, Clerk  
Deputy Clerk

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 16<sup>TH</sup> DAY OF APRIL, 2002.**

# TEAM METRO

## ENFORCEMENT HISTORY

CENTURY CAPITAL GROUP, INC.

THE NORTHWEST CORNER OF  
N.W. 32 AVENUE & N.W. 103  
STREET, MIAMI-DADE COUNTY,  
FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2004000241

---

HEARING NUMBER

### CURRENT ENFORCEMENT HISTORY:

As of 2/1/05 there were no violations observed. There were previous violations which will be forwarded via e-mail because of glitch in system.



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: Gables Partnership, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>Manuel Gonzalez, President</u>	<u>100%</u>
<u>PO BOX 347511</u>	_____
<u>Coral Gables, FL</u>	_____
_____	_____
_____	_____

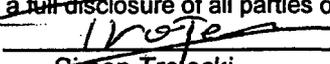
Date of contract: 12/2003

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

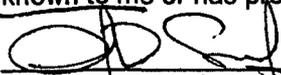
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**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature:   
Simon Trojecki

Sworn to and subscribed before me this 11 day of Feb, 2004. Affiant is personally known to me or has produced as identification.

  
(Notary Public)



My commission expires \_\_\_\_\_

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

PROPOSED GAS STATION , CONVENIENCE STORE & CAR WASH FOR:  
GABLES PARTNESHIP

3215 N.W. 103 ST.  
MIAMI DADE FLORIDA



ORLANDO ALONSO ARCHITECTS  
5805 BLUE LAGOON DRIVE, SUITE 200, MIAMI, FLORIDA 33126 - 305/595-3095

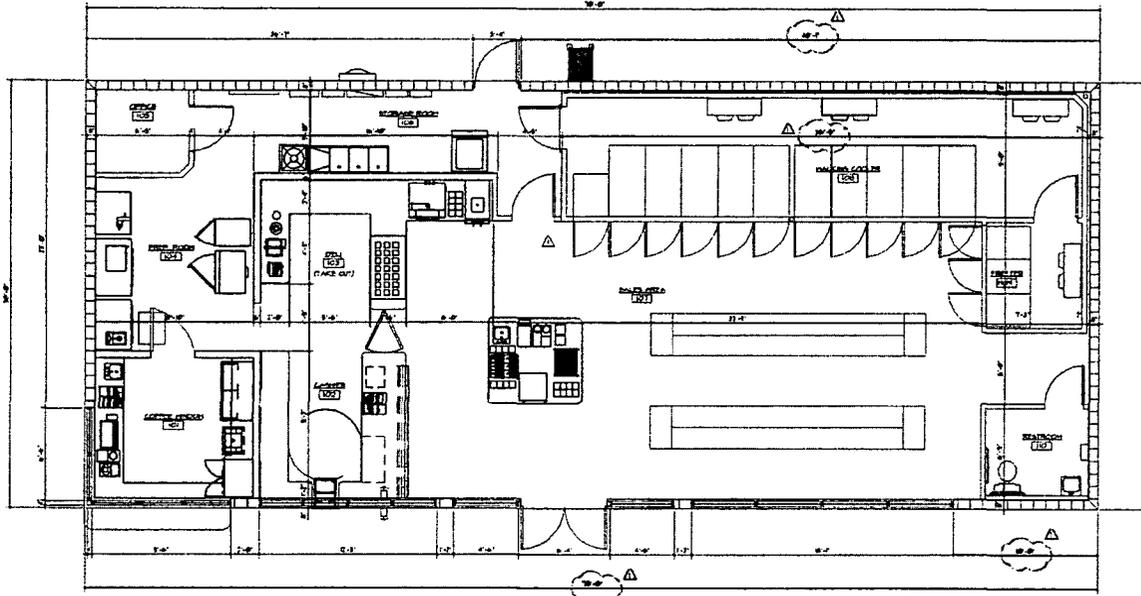
INDEX OF DRAWINGS

SURVEY	SY
LANDSCAPE PLAN	L1
SITE PLAN	SW1
FLOOR PLAN	A1
CONVENIENCE STORE ELEVATIONS	A2
CAR WASH ELEVATIONS	A3

0424

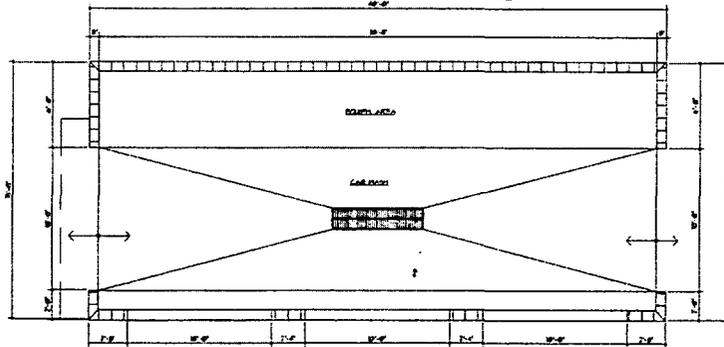






CONVENIENCE STORE FLOOR PLAN

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



CAR WASH FLOOR PLAN

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



**ORLANDO  
ALONSO  
ARCHITECTS**

FLORIDA REGISTRATION No.  
7029

5805 Blue Lagoon Drive  
Suite 200  
Miami, Florida 33156  
Tel: 305/550-3395  
Fax: 305/550-7188

2 VALLS-7001-01010

Job Number

04/03/01

Drawing Number

04/14/04

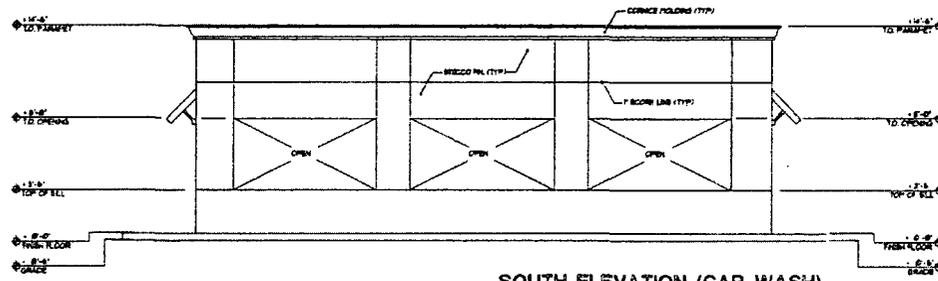
04/14/04 (S.L.)

PROPOSED GAS STATION, CAR WASH & 'O'-STORE  
**GABLES PARTNERSHIP**  
3215 NW 303 STREET  
DADE COUNTY, FLORIDA  
(305) 746-0273

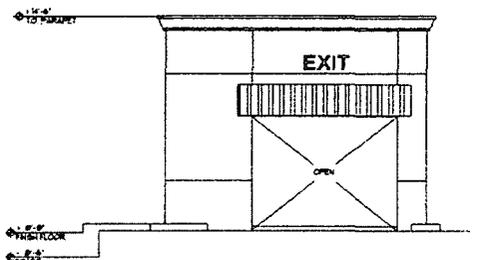
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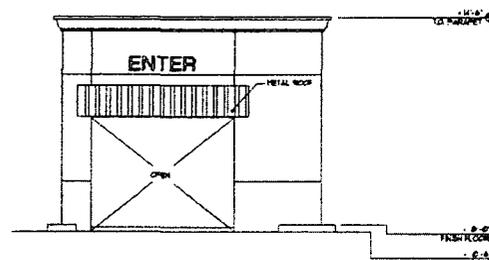




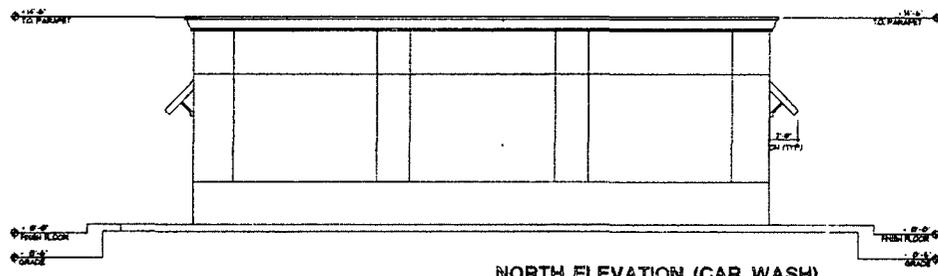
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SCALE: 1/4"=0'



**WEST ELEVATION (CAR WASH)**  
SCALE: 1/4"=0'



**WEST ELEVATION (CAR WASH)**  
SCALE: 1/4"=0'



**NORTH ELEVATION (CAR WASH)**  
SCALE: 1/4"=0'



**ORLANDO  
ALONSO  
ARCHITECTS**

FLORIDA REGISTRATION NO.  
7089

5805 Blue Lagoon Drive  
Suite 200  
Miami, Florida 33128  
Tel: 305/551-3025  
Fax: 305/551-9188

E. VILES, P.E., LICENSED

Job Number:

Project:

Drawing Number:

Client/Job:

City/State (S.U.):

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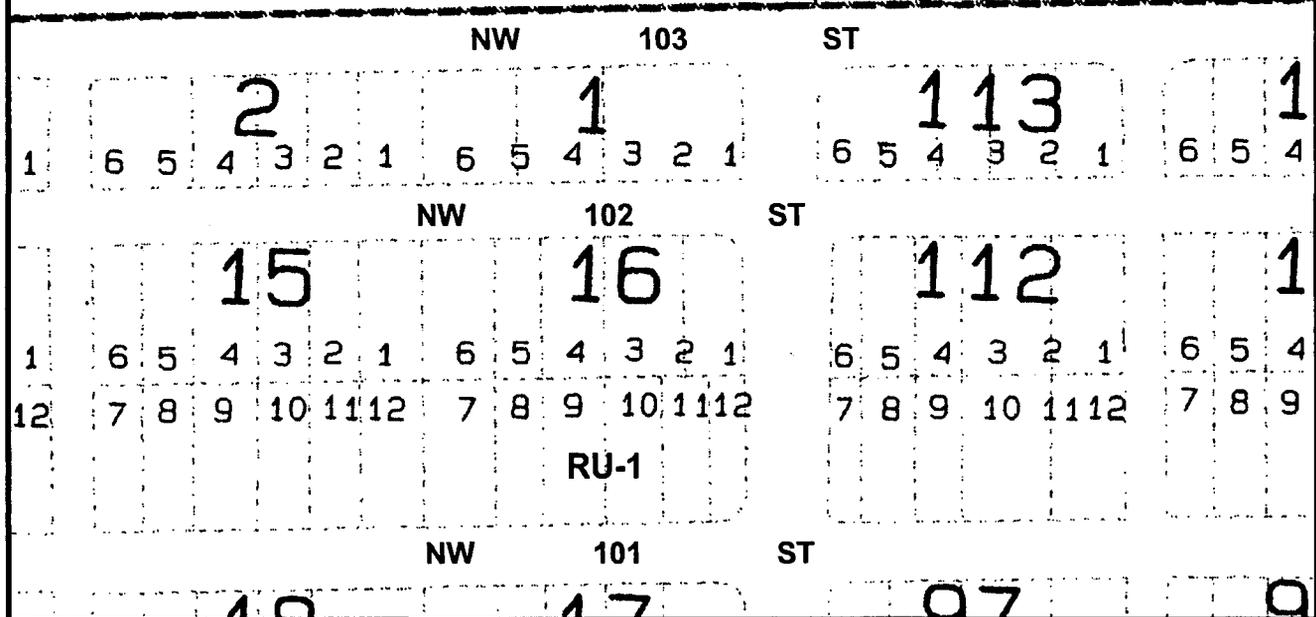
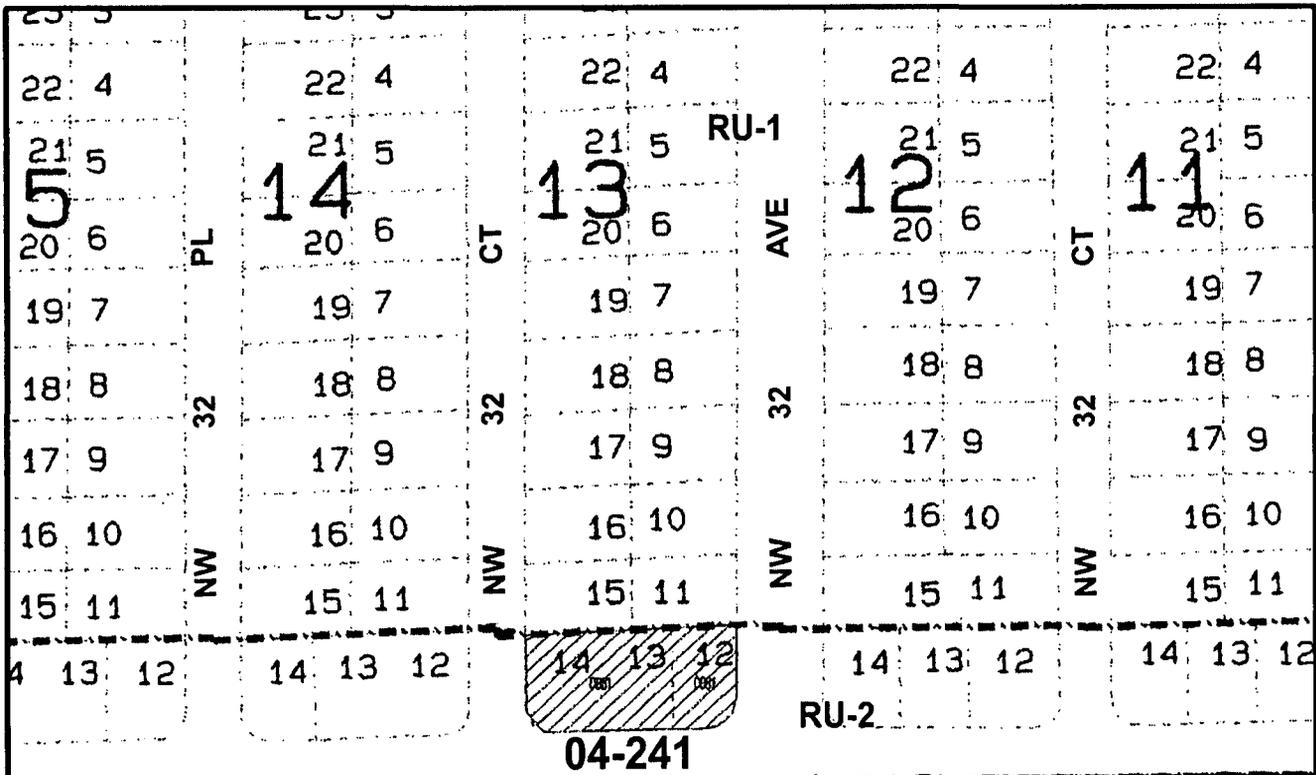
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A3

04.241

PROPOSED GAS STATION, CAR WASH & 'C'-STORE  
**GABLES PARTNERSHIP**  
3218 NW 103 STREET FLORIDA  
DADE COUNTY (200) 464-0727



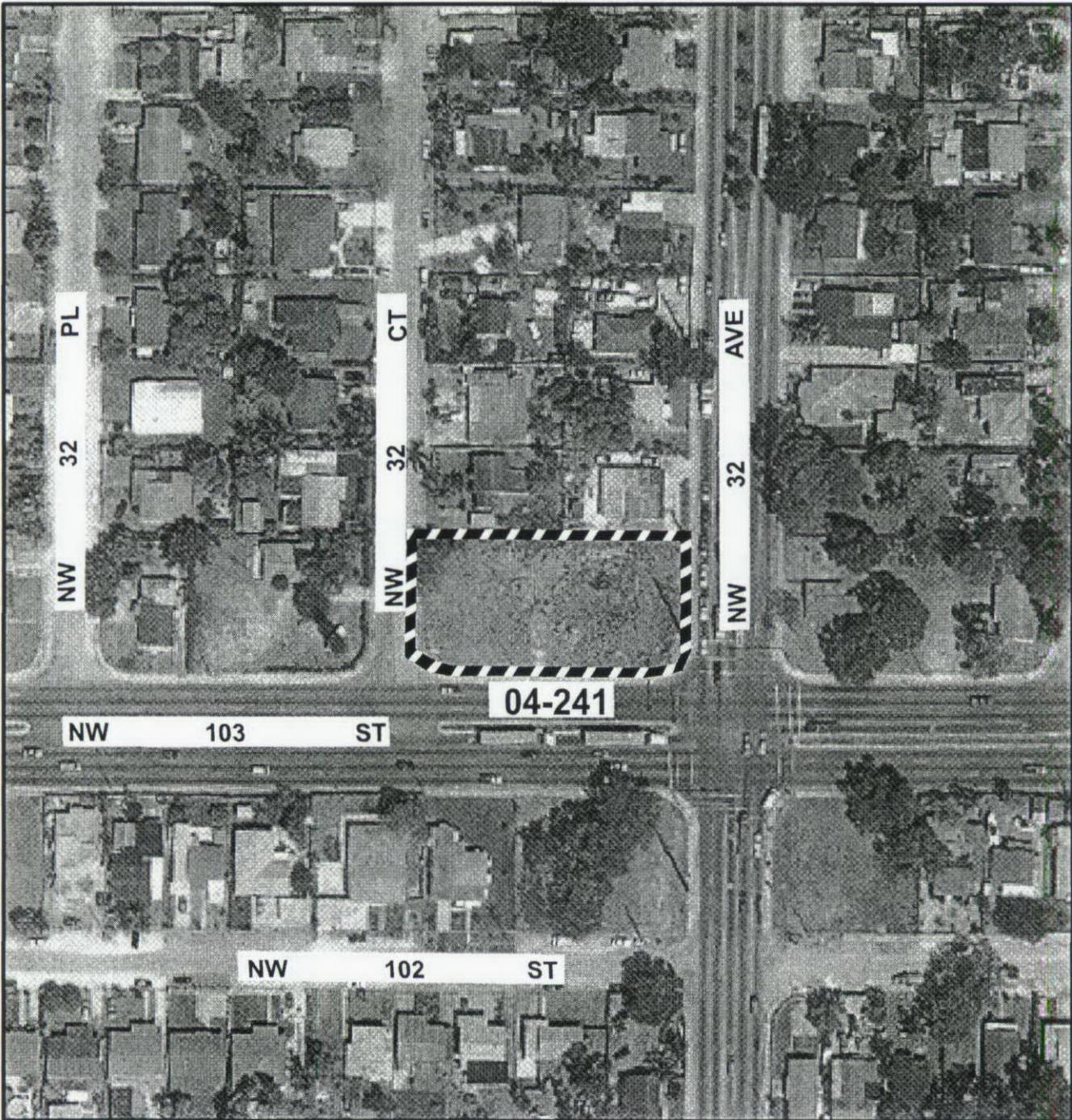
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 33 Township: 52 Range: 41  
 Process Number: 04-241  
 Applicant: CENTURY CAPITAL GROUP, INC.  
 District Number: 02  
 Zoning Board: C08  
 Drafter :ERIC  
 Scale: 1:200'



 SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 33 Township: 52 Range: 41  
Process Number: 04-241  
Applicant: CENTURY CAPITAL GROUP, INC.  
District Number: 02  
Zoning Board: C08  
Drafter :ERIC  
Scale: NTS

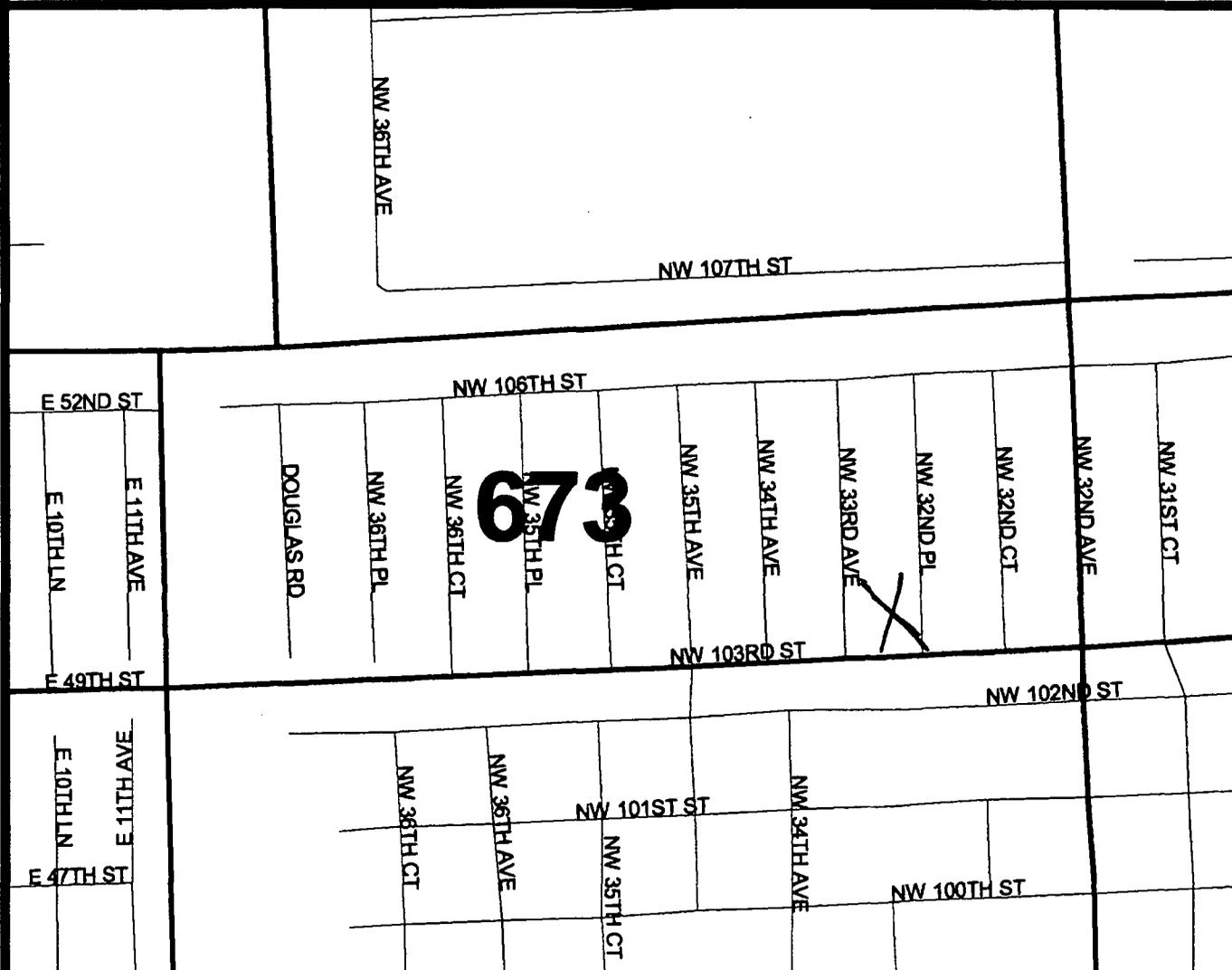
S C A L E  
0 NTS N

 SUBJECT PROPERTY





Miami-Dade Police Department  
 Target Area - Police Grid(s): 0673  
 Century Capital Group, Inc.; Hearing # 04-241



Police Grids Boundaries  
 Boundary

MDPD Crime Analysis System  
 August 4, 2004  
 Data in this document represents  
 successfully geocoded attributes.

0 0.05 0.1 Miles



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Miami-Dade Police Department

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

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0673" ) ) and ( ( Dis.Signal Code in ( "13", "14", "15", "18", "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", "18", "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
0673	13	SPECIAL INFORMATION/ASSIGNM	34
	14	CONDUCT INVESTIGATION	70
	15	MEET AN OFFICER	261
	17	TRAFFIC ACCIDENT	19
	18	HIT AND RUN	6
	19	TRAFFIC STOP	18
	20	TRAFFIC DETAIL	7
	21	LOST OR STOLEN TAG	6
	22	AUTO THEFT	17
	25	BURGLAR ALARM RINGING	18
	26	BURGLARY	28
	27	LARCENY	4
	28	VANDALISM	8
	29	ROBBERY	3
	32	ASSAULT	26
	33	SEX OFFENSE	2
	34	DISTURBANCE	88
	36	MISSING PERSON	6
	37	SUSPICIOUS VEHICLE	7
	38	SUSPICIOUS PERSON	1
39	PRISONER	7	
41	SICK OR INJURED PERSON	22	
43	BAKER ACT	4	



Miami-Dade Police Department

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

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0673" ) ) 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
0673	45	DEAD ON ARRIVAL	1
	49	FIRE	3
	54	FRAUD	2
<b>Total Signals for Grid 0673 :</b>		<b>668</b>	
<b>Total Reported: 457</b>		<b>Total Not Reported: 211</b>	

**Total for All Grids : 668**

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Miami-Dade Police Department

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

Crime Information Warehouse

Detail Filter: ( Dis.Complaint Date >= '2003-01-01' and Dis.Complaint Date < '2004-01-01' ) and ( Dis.Grid In ( '0673' ) ) 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
0673	13	SPECIAL INFORMATION/ASSIGNM	36
	14	CONDUCT INVESTIGATION	85
	15	MEET AN OFFICER	292
	17	TRAFFIC ACCIDENT	19
	18	HIT AND RUN	3
	19	TRAFFIC STOP	24
	20	TRAFFIC DETAIL	26
	21	LOST OR STOLEN TAG	6
	22	AUTO THEFT	21
	25	BURGLAR ALARM RINGING	15
	26	BURGLARY	34
	27	LARCENY	7
	28	VANDALISM	6
	29	ROBBERY	5
	32	ASSAULT	28
	34	DISTURBANCE	82
	35	INTOXICATED PERSON - MYERS A	1
36	MISSING PERSON	21	
37	SUSPICIOUS VEHICLE	6	
38	SUSPICIOUS PERSON	7	
39	PRISONER	4	
41	SICK OR INJURED PERSON	28	
43	BAKER ACT	9	



# 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 ( '0673' ) ) 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
0673	44	ATTEMPTED SUICIDE	1
	45	DEAD ON ARRIVAL	3
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	3
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	3
<b>Total Signals for Grid 0673 :</b>			<b>777</b>
<b>Total Reported:</b>			<b>524</b>
<b>Total Not Reported:</b>			<b>253</b>

**Total for All Grids : 777**



Miami-Dade Police Department

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

**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0673

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0673</b>	
110A - RAPE	1
1200 - ROBBERY	3
130A - AGGRAVATED ASSAULT	11
2200 - BURGLARY	15
230F - SHOPLIFTING FROM A MOTOR VEHICLE	8
230G - SHOPLIFTING ALL OTHERS	16
2400 - MOTOR VEHICLE THEFT	7
<b>Grid 0673 TOTAL</b>	<b>61</b>
<b>Total Part I:</b>	<b>61</b>

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Miami-Dade Police Department

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

YEAR: 2002

Crime Information Warehouse

Grid(s): 0673

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0673</b>	
130B - SIMPLE ASSAULT	8
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
350B - ILLEGAL DRUG EQUIPMENT	1
280A - FRAUD CON/SWINDLE/FALSE PRET.	1
280D - IMPERSONATION	2
<b>Grid 0673 TOTAL</b>	<b>13</b>
<b>Total PART II :</b>	<b>13</b>

**Grand Total: 74**

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', '280A', '280B', '280D', '280E', '280F', '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 ( '0673' )

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Miami-Dade Police Department

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

**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0673

<b>Part I Crimes</b>	<b>Total Crimes</b>
<b>Grid 0673</b>	
<b>110B - SODOMY</b>	<b>1</b>
<b>1200 - ROBBERY</b>	<b>5</b>
<b>130A - AGGRAVATED ASSAULT</b>	<b>8</b>
<b>2200 - BURGLARY</b>	<b>8</b>
<b>230F - SHOPLIFTING FROM A MOTOR VEHICLE</b>	<b>12</b>
<b>230G - SHOPLIFTING ALL OTHERS</b>	<b>13</b>
<b>2400 - MOTOR VEHICLE THEFT</b>	<b>9</b>
<b>Grid 0673 TOTAL</b>	<b>56</b>
<b>Total Part I :</b>	<b>56</b>

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Miami-Dade Police Department

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

YEAR: 2003

Crime Information Warehouse

Grid(s): 0673

<b>PART II Crimes</b>	<b>Total Crimes</b>
<b>Grid 0673</b>	
130B - SIMPLE ASSAULT	14
130E - SIMPLE STALKING	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1
260F - WIRE FRAUD	1
<b>Grid 0673 TOTAL</b>	<b>19</b>
<b>Total PART II :</b>	<b>19</b>

**Grand Total: 75**

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 ( '080A', '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 ( "0673" )

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# Memorandum

MIAMI-DADE  
COUNTY

**Date:** January 18, 2005

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

**From:** Roosevelt Bradley, Director  
Miami-Dade Transit 

**Subject:** FY05 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.

MDT continues with the development process for the North Corridor transit project along NW 27<sup>th</sup> Avenue from 62<sup>nd</sup> Street to the Broward County line. Please, ask your staff to continue to signal any application whose address is on NW 27<sup>th</sup> Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2004 to September 30, 2005, 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: George Navarrete  
Mario G. Garcia

✓ H. Brown

# Memorandum



**Date:** December 2, 2004

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

**From:** Vivian Donnell Rodriguez, Director  
Park and Recreation Department *[Signature]*

**Subject:** Update for Blanket Concurrency Approval

# RECEIVED

DEC 14 2004

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

This memorandum updates the blanket concurrency approval memo of September 18, 2003. 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 November 30, 2005. 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



# MEMORANDUM

07-07-17A MEMO DADFC 05A MAY 1999

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

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

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

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

Original to Helen Brown  
by to Al Jones



**MEMORANDUM**

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

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

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

**FROM:** Andrew Wilfork  
Director  
Department of Solid Waste Management

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

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

**Attachment**

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

**RECEIVED**  
 SEP 18 2003  
 ZONING SERVICES DIVISION, DADE COUNTY  
 DEPT. OF PLANNING & ZONING  
 BY \_\_\_\_\_

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

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

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR				
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	148,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,688,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	0
2017	0	0	0	0
2018	0	0	0	0
Total Remaining Years	0	12	6	

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

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
TOT:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520