A. SUMMERVILLE DEVELOPMENT, INC.
Applicant

03-12-CZ15-2 (03-262)
BCC/District 8
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 ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

DATE: APRIL 21, 2005 **#Z-**

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

MOTION: DEFERRED TO MAY 19, 2005 DUE TO LACK OF A QUORUM – NO FURTHER NOTICE

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				
Carey-Shuler				
Diaz				
Gimenez				
Heyman				
Jordan				
Rolle				
Seijas				
Sorenson				
Sosa				
Souto				
Vice Chairman Moss				
Chairman Martinez				
TOTAL				

APPLICANT: 03-12-CZ15-2, SUMMERVILLE DEVELOPMENT, INC. (APPEAL)
MOTION: Motion to defer without further advertisement, Set for April 21, 2005

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Carey-Shuler		X		
Diaz		X		
Gimenez		X		
Heyman	S	X		
Jordan				X
Rolle		X		
Seijas		X		
Sorenson	M	X		
Sosa		X		
Souto				X
Vice Chairman Moss		X		
Chairman Martinez		X		
TOTAL		10		3

DATE: February 24, 2005 #Z-

APPLICANT: A. Summerville Development, Inc.
(03-12-CZ15-2)

MOTION: Defer the application to March 3, 2005.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Carey-Shuler				X
Diaz				X
Gimenez		X		
Heyman		X		
Jordan		X		
Rolle				X
Seijas				X
Sorenson	M	X		
Sosa				X
Souto				X
Vice Chairman Moss	S	X		
Chairman Martinez		X		
TOTAL		7		6

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JULY 14, 2004	CZAB15- -04

REQUESTS: 1) AU to BU-1. 2) Res & com 20' front, 12' rear & 15' side SB. 3) Waive 5' hi wall bus abuts res. 4) Res/comm dev w/res FA 73%. 5) 3 stories #1 - 5 ON "A" 6) AU to RU-3M. 7) RU-3M lot front 81' 8) UU parking more restrict than use located. #6 - 8 on "B" 9) UU gated entry feature. #9 on "A&B"

DEPT. REC: DEFERRAL

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS: _____

☑ DEFER: ☐ INDEFINITELY ☑ TO: Oct. 12, 2004 ☑ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Ron Bernstein

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	APRIL 21, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: 7-14-04 ☒ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: READVERTISE AT APPLICANT'S EXPENSE

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Jay Williams

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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan KRISCHER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JANUARY 20, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 21, '04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN & MEET WITH NEIGHBORS

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 1

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Jay Williams

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	DECEMBER 9, 2003	CZAB15- -03

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO BOARD'S ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: JAN. 20, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN FOR PRESENTATION TO THE CZAB.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)			✓

VOTE: 3 to 1

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Ron Bernstein

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

APPLICANT: Summerville Development, Inc. **PH:** Z03-262 (03-12-CZ15-2)

SECTION: 19-56-40 **DATE:** May 19, 2005

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

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A. INTRODUCTION

- **REQUEST:**

THE FARM, INC. & MANUEL DORTA DUQUE are appealing Requests #1, #2, #3 & #6 of the decision of Community Council Appeals Board #15 on SUMMERVILLE DEVELOPMENT, INC. which approved in part, the following:

(1) AU to BU-1

(2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).

(3) Applicant is requesting to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district.

(4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/06 and consisting of 6 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The appellant is appealing the approval of the Community Zoning Appeals Board 15 in part of this application. The requests approved would allow the applicant to change the zoning on Exhibit A of the subject property from AU, Agricultural District to BU-1, Neighborhood Business District, and will change the zoning on Exhibit B from AU to RU-3M, Minimum Apartment House District. Accompanying requests pertaining to Exhibit A will permit a mixed residential and commercial development to setback closer to the south property line than permitted, and waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district.

- **LOCATION:**

  24751 S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.336 Acres.

- **IMPACT:**

  The rezoning of the property will allow the applicant to provide commercial and residential uses to the surrounding community. However, the rezoning will bring additional traffic and noise to the surrounding area. The residential component of this application will bring more children into the schools. The accompanying requests would be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates Exhibit A of the subject property as being within the Urban Development Boundary for **business and office**.

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

3. 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).

4. Objective 9N. By 1997, Miami-Dade County shall endeavor to initiate review and revision of its Zoning Code and Subdivision Regulations to facilitate the development of better planned communities and better designed buildings. Changes to be considered shall include provisions for:

   i) Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories;

5. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map.

6. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; single family residence & crops	Business & Office (Exhibit A) & Residential, 2.5 to 6 dua (Exhibit B)
Surrounding Properties:	
NORTH: PAD; vacant	Residential, 2.5 to 6 dua
SOUTH: AU; vacant & crops	Residential, 2.5 to 6 dua
EAST: AU; vacant	Residential, 2.5 to 6 dua

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WEST: PAD; plant nursery Residential, 2.5 to 6 dua

The subject parcel lies on the east side of SW 117 Avenue, north of SW 248 Street. Although zoned for agriculture, this area has become a residential expansion area and has experienced several zone changes to residential zoning in recent years. A Planned Area Development (PAD) District lies to the north and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and to the east of the AU property to the east.

E. SITE AND BUILDINGS:

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

*For BU-1 on Exhibit A and for RU-1 on Exhibit B in lieu of RU-3M.

F. PERTINENT REQUIREMENTS/STANDARDS:

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.

Section 33-311(A)(16) Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.

(c) Setbacks for a principal or accessory building or structure shall be approved after public hearing upon demonstration of the following:

(1) the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and

(2) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

(3) the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscaped open space percentage required by the applicable district regulations; and

(4) any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land; and

(5) the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofed structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and

(6) the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

(7) the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or

proposed structure(s) or building(s) on the parcel proposed for alternative development; and

(8) the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

(9) the proposed alternative development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and

(10) any windows or doors in any building(s) to be located within an interior side or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) of a discordant use located on an adjoining parcel of land; and

(11) total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying district regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and

(12) the area within an interior side or rear setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:

(A) in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or

(B) if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

(i) articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

(ii) landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

(13) any structure within an interior side setback required by the underlying district regulations:

(A) is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure(s) at time of planting; or

(B) is screened from adjoining property by an opaque fence or wall at least eight (8) feet, six (6) feet if located adjoining or adjacent to a discordant use, in height that meets the standards set forth in paragraph (g) herein; and

(14) any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and

(15) when a principal or accessory building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

(16) safe sight distance triangles shall be maintained as required by this code; and

(17) the parcel proposed for alternative development shall continue to provide the required number of on-site parking spaces as required by this Code, except that off-site parking spaces may be provided in accordance with Section 33-128 of this Code; and

(18) the parcel proposed for alternative development shall satisfy all other applicable underlying district regulations or, if applicable, prior zoning actions issued prior to the effective date of this ordinance (May 2, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscaped open space and structure height; and

(19) the proposed development will meet the following:

(A) interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a BU or IU district; interior side setbacks shall not be reduced by more than twenty-five (25%) percent of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(B) side street setbacks shall not be reduced by more than twenty-five (25%) of the underlying district regulations;

(C) front setbacks (including double-frontage setbacks) shall not be reduced by more than twenty-five (25%) percent of the setbacks required by the underlying district regulations; and

(D) rear setbacks shall not be reduced below fifty (50%) percent of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is a BU or IU district; rear setbacks shall not be reduced below twenty-five (25%) percent of the rear setback required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(E) setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.

An alternative maximum height of **walls**, hedges or fences shall be approved upon demonstration of the following:

- no wall, hedge or fence shall exceed ten (10) feet in height when adjoining BU or IU zoned lot or parcel; no wall, hedge or fence shall exceed eight (8) feet when adjoining a discordant use, and

- no wall, hedge or fence located in a front or side street setback required by the applicable district regulation shall exceed six (6) feet in height; and

- the additional height of a proposed wall, hedge or fence will not obscure in whole or in part an existing view or vista to any landmark, natural area, or waterbody from any window or door of a building on an adjoining discordant, use; and

- proposed wall or fences shall be:

    - articulated to avoid the appearance of a "blank wall" when viewed from adjoining property, or

    - improved with landscaping material that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement from the landowner regarding its maintenance in recordable form from the adjoining property owner, or

    - where facing a public right-of-way, setback at least two and one-half (2 ½) feet from the right-of-way line and extensively landscaped with shrubs of a minimum of three (3) feet in height when measured immediately after planting, which will form a continuous, unbroken, solid visual screen within one (1) year after time of planting; hedges of a minimum of three (3) feet in height immediately after planting, which will form a continuous, unbroken, solid, visual screen within one (1) year after time of planting;

and/or climbing vines of a minimum of thirty-six (36) inches in height immediately after planting; and

- proposed fences shall be constructed or installed so that all sides of the fence are "finished" in accordance with the applicable regulations; and
- proposed fences are constructed of durable materials and are decorative; and
- proposed fences are not comprised of chain link or other wire mesh, unless hedges totally screen the fence; and

safe sight distance triangles are maintained pursuant to this code.

(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the economic viability of any commercial enterprises proposed within the approved development and the quality of life of residents and other owners of property in the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, landscaped open space over and above that normally require by the code, additional trees or landscaping materials, the inclusion of residential uses(s), convenient pedestrian connection(s) to adjacent residential development(s), convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, monument signage (where detached signs are allowed) or limited and cohesive wall signage, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- the types of needs of the residents or other owners immediate vicinity and the needs of the business owner and employees of the parcel proposed for

development that would likely be occasioned by the development, including but not limited to recreational, open space, transportation , aesthetic amenities, and buffering from adverse impacts; and

- the proportionality between the impacts on residents or other owners of property of parcel(s) in the immediate vicinity and the amenities or buffering required. For example, a reduction in setbacks for numerous lots or significantly large commercial buildings may warrant the provision of additional common open space.

Section 33-311(A)(15). Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments.

(f) The **lot area and frontage** for a three-unit or four-unit apartment house, multiple-family apartment house use or multiple-family housing development shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area and lot frontage will permit the development or redevelopment of a lot, parcel or tract of land where such development would not otherwise be permitted by the applicable district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

(A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and

(B) the proposed alternative development will not result in the further subdivision of land; and

(C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and

(D) the lot area is not less than ninety percent (90%) of the minimum lot area required by the applicable district regulations; and

(E) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(F) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(G) the lot frontage dimension is not less than ninety percent (90%) of the minimum lot frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and

(H) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:

(A) the density of the proposed alternative development does not exceed that permitted by the applicable district regulations; and

(B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the applicable district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 16, 2003); and

(C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(3) the proposed lot area and frontage is such that:

(A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and

(B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and

(C) no lot area shall be less than the smaller of:

(i) ninety percent (90%) of the lot area required by the applicable district regulations; or

(ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(i) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

(3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(4) will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

Section 33-311(A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted

by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**12 students****

* subject to conditions stated in their attached memoranda
** based on 35 residential units

H. ANALYSIS:

This application was deferred from the February 24, 2005 meeting to the March 03, 2005 meeting at the applicant's request where it was deferred to the April 21, 2005 meeting, then to this date.

The Farm, Inc. & Manuel Dorta Duque are appealing the Community Zoning Appeals Board-15's (CZAB-15) decision to approve requests #1, 2, 3, and 6. At the October 12, 2004 Community Zoning Appeals Board 15 hearing, the applicant withdrew requests #4, 5, 7, 8, and 9 of the subject application as well as those portions of request #2 pertaining to the front and rear setbacks. The CZAB-15 approved the district boundary change request from AU to BU-1 on Exhibit A, approved a district boundary change to RU-1 in lieu of the requested RU-3M on Exhibit B, approved with conditions in part request #2 to permit a residential and commercial development setback 15' from the side street property line, and approved with conditions the waiver of the 5' high decorative masonry wall required between commercial and residential uses.

The appellant states that the requests are contrary to the law, the decisions are not supported by competent substantial evidence, are contrary to the law, ordinances, and statutes, the application is inconsistent with the Comprehensive Development Master Plan (CDMP), and the proceedings failed to provide due process of law. The existing AU zoning

is consistent with the CDMP, as such, should the Board desire to retain the existing zoning on the property, the decision would also be consistent with the CDMP.

The subject property is located at 24751 SW 117 Avenue. In 2002, the 55-acre adjacent parcel to the north and northwest was rezoned to Planned Area Development (PAD) District and will be developed with an integrated residential development that will incorporate a variety of housing types. This application originally pertained to Exhibit A only and sought a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, that would have allowed a temporary sales office that would have served the adjacent Planned Area Development (PAD) and in the future would be developed with a commercial or mixed use development. When the aforementioned PAD was approved, the property to the east of the subject site was proffered as a fire station site as part of the PAD approval. While preparing a site plan for the development of this site with a mixed-use residential and commercial development, the applicant realized that there was a "gap" between the fire station site and the proposed BU-1 zoned property (Exhibit A) which had not been a part of the CDMP amendment to re-designate the entire subject site (Exhibits A and B) to business and office use. Said "gap" consists of 0.45 acres and was not included when Exhibit A was re-designated to business and office. This "gap" which is referred hereafter as Exhibit B has a low-density residential designation on the LUP map. Exhibit B has been included as a part of the design for the proposed mixed use center and will provide a park to serve the development on Exhibit A.

Prior to the CZAB-15 meeting, the applicant submitted an amended letter of intent requesting a zone change to RU-1 on Exhibit B in lieu of the originally requested and advertised RU-3M. The advertisement did not need to be amended since RU-3M permits RU-1 uses and, as such, RU-1 is considered to be within the scope of the advertisement. Accompanying requests pertaining to Exhibit A will permit a residential and commercial development to setback closer to the south property line than permitted and waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district. Based on the amended request to RU-1 zoning on Exhibit B in lieu of RU-3M, the accompanying requests pertaining to Exhibit B (Requests #7 and 8) regarding lot frontage and parking in a more restrictive zone than permitted, and Request #9 pertaining to both Exhibits A and B to allow a gated entrance feature (which is no longer depicted on the plans) were no longer necessary and were withdrawn by the applicant at the CZAB 15 hearing. Requests #4 and 5 were also withdrawn by the applicant at the CZAB-15 hearing.

The plans submitted by the applicant show a mixed-use commercial and residential development on Exhibit A consisting of three (3) L-shaped buildings that will contain two (2) stories. Each building will provide commercial retail services on the ground floor and eleven (11) townhouses above retail for a total of thirty-three 33 residential units. The submitted plans depict Exhibit B as a park area to serve the development on Exhibit A with a centrally located fountain, paved walkways, park benches, and landscaping. Access to the site is provided from SW 248 Street and SW 247 Street. A main street runs through the property between two of the proposed buildings. Extensive landscaping is provided along the perimeter of the site. The applicant intends to proffer a covenant limiting the development of the site to the aforementioned plans, restricting the residential density of the site to no more than thirty-three (33) units, and restricting the RU-1 portion of the property (Exhibit B) solely for park use.

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. This application will generate **227 PM** daily peak hour vehicle trips; however, said trips will not affect the level of service (LOS) on the area roadways which are currently at LOS "B", "C", "D", and "E". Said Department will require, among other things, that the applicant submit a cross access agreement permitting access to the adjacent property to the north. Additionally, the land requires platting in accordance with Chapter 28 and the road dedications and improvements will be accomplished through the recording of a plat. **Miami-Dade County Public Schools** (MDCPS) has indicated that the proposed development would bring an additional **12 students** to the schools in the area based on 35 units. Pursuant to the Interlocal Agreement, the applicant's representative met with the School Board on March 16, 2004 and had a dialogue to discuss the impact of the proposed development on public schools. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

The rezoning of the property to BU-1 on Exhibit A and RU-1 in lieu of RU-3M on Exhibit B will allow the applicant to provide commercial/retail neighborhood oriented services and housing for the community. Exhibit A is designated for Business and Office use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes that this property was re-designated to Business and Office use through a CDMP amendment application and was approved pursuant to Ordinance #02-87. BU-1 zoning will be **consistent** with the LUP map designation of the CDMP. The CDMP states that residential uses, and mixing of residential uses with commercial, office and hotels are 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. In this instance, the proposed mixed use development does not detrimentally impact the adjacent development and the scale and intensity, including height and floor area ratio of the mixed use development, and is not out of character with that of adjacent or adjoining development. The submitted plans provide a well designed transition between the adjacent PAD to the north and the subject property and said PAD will be buffered from the subject property by SW 247 Street. Further, the applicant is providing extensive landscaping that will further buffer the proposed mixed use development from the adjacent PAD. The PAD to the north was approved with certain townhouse units to be 3 stories in height. Additionally, the design of the proposed development orients the proposed buildings away from the PAD and towards SW 248 Street, SW 117 Avenue, and along the Main Street provided in the development. Parking areas for the commercial/retail portion of the development are located behind the buildings between said buildings and the PAD. Since the Master Plan allows one density category higher for residential uses in the Business and Office designation when the aforementioned criteria are met, the Master Plan would allow the

residential component on the Business and Office designated portion to be developed in accordance with the density permitted in the Low-Medium residential designation (5 to 13 dua). This category is one density category higher than the adjacent LUP map category which is Low-density residential (2.5 to 6 dua). The maximum number of units permitted by the CDMP on Exhibit A would be 50 dwelling units. As such, the proposed 33 residential units would be **consistent** with the Master Plan.

The LUP map of the CDMP designates Exhibit B for Low Density Residential use (2.5 to 6 dwelling units per gross acre). RU-1 zoning allows a maximum density of 4.65 units per gross acre. The now requested RU-1 zoning on Exhibit B will be **consistent** with the density permitted by the LUP map.

The proposed BU-1 zoning would be **compatible** with the surrounding area and provide neighborhood-serving uses to same. This area has experienced several zone changes to residential zoning in recent years and, as previously mentioned, the property to the north is zoned PAD and will consist of various different housing types. A mixed-use development with residential and commercial uses would also be compatible with the remainder of the surrounding area and it would bring a pedestrian friendly environment to same. RU-1 zoning in lieu of the originally requested RU-3M zoning on Exhibit B will be **compatible** with the surrounding area. As previously mentioned, the applicant intends to proffer a covenant limiting the development of the site to the plans submitted for this hearing that show the development of Exhibit B for park use. The proposed park will be located adjacent to the future fire station to the east, the agricultural area to the south, and residential development to the north. Additionally, said park will serve the residents and patrons of the commercial/residential use on Exhibit A. The CDMP states that compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. As such, the proposed park will be in keeping with CDMP policies and objectives.

When considered under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) standards, Requests #2 and 3 comply with said standard. Allowing the proposed mixed use development on Exhibit A to setback into the required side street setback area (Request #2), will be compatible with the surrounding area and will allow the development to define the street edge. Request #3 to waive the required 5' high decorative wall along the east property line where the business lot abuts the residential lot will allow the residential/retail development on Exhibit A to connect to the proposed park on Exhibit B which will benefit the residents and patrons of the proposed development on Exhibit A. The aforementioned requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and will be compatible with the surrounding area. As such, Requests #2 and 3 can be approved under the NUV standard.

When considered under Section 33-311(A)(16), Alternative Site Development Option (ASDO) for the BU Zoning District, Request #2 cannot be approved under same. The request to allow a setback of 15' from the side street (south) property line reduces the side street setback by more than 25% of the underlying district regulations Section 33-311(A)(16)(c)(19)(B). Further, the applicant has not submitted a shadow study that demonstrates that any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use

and enjoyment of the adjoining parcel of land as set forth in Section 33-311(A)(16)(c)(4). When considered under Section 33-311(A)(16), staff notes that no standards for the waiver of masonry walls between discordant uses are addressed under said Section, as such, said request cannot be analyzed under same. Accordingly, Requests #2 and 3 cannot be approved under Section 33-311(A)(16) and should be denied under this section.

Requests #2 and 3 could be considered under the alternative non-use variance (ANUV) standard [Section 311(A)(4)(c)], however, the applicant has not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship since the site can be utilized in accordance with the proposed BU-1 or the existing AU zoning requirements. As such, said requests cannot be approved under said standard.

Accordingly, staff recommends approval of the zone change on Exhibit A to BU-1 (Request #1) and on Exhibit B to RU-1 in lieu of RU-3M (Request #6), subject to the Board's acceptance of the proffered covenant; partial approval with conditions of Request #2 (to allow the 15' side street setback) and of request # 3 under Section 33-311(A)(4)(b) (NUV); denial without prejudice of Requests #2 and 3 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and denial without prejudice of Requests #4, 5, and 7 through 9, and that portion of request # 2 pertaining to the front and rear setbacks, unless withdrawn by the applicant.

I. RECOMMENDATION:

Denial of the appeal; approval of the zone change on Exhibit A to BU-1 (Request # 1) and on Exhibit B to RU-1 in lieu of RU-3M (Request # 6), subject to the Board's acceptance of the proffered covenant; partial approval with conditions of Request #2 to permit a residential and commercial development setback 15' from the side street (south) property line on Exhibit A under Section 33-311(A)(4)(b) (NUV); and approval with conditions of Request #3 under Section 33-311(A)(4)(b); denial without prejudice of Requests #2 and #3 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and withdrawal of Requests #4, 5, 7, 8, 9, and that portion of request # 2 pertaining to the front and rear setbacks.

J. CONDITIONS:

The following conditions pertain to Requests #2 and 3 only.

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department as provided in their memorandum as of the date of public hearing.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM) as provided in their memorandum as of the date of public hearing.

DATE INSPECTED: 06/22/04
DATE TYPED: 07/01/04
DATE REVISED: 09/13/04; 01/20/05; 01/24/05; 01/26/05; 02/10/05; 03/31/05; 05/03/05
DATE FINALIZED: 04/06/04; 05/03/05
DO'QW:AJT:MTF:LVT:JDR:GB

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

C-15

Memorandum

MIAMI-DADE COUNTY

Date: September 23, 2004

RECEIVED
SEP 29 2004
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

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

Subject: #Z2003000262-2nd Revision
Summerville Development, Inc.
24751 SW 117th Avenue
DBC from AU to BU-1
(AU) (4.336 Ac.)
19-56-40

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

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

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

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

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

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 some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

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

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

Tree Preservation:
An on-site inspection performed by DERM staff on September 15, 2004 revealed the presence of one specimen-sized (trunk diameter ≥ 18") royal palm, several coconut and queen palms and one date palm. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SUMMERVILLE DEVELOPMENT, INC.

This Department has no objections to this application.

Cross access agreement will be required for access to adjacent property to the north.

Sidewalk along SW 117 Ave. and SW 232 St. must comply with Standard Details set forth in the Public Works Manual of Miami-Dade County.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements, as well as improvements to the intersection of SW 248 St. and SW 117 Ave. will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 227 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	E	E

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

Raul A Pino, P.L.S.

23-SEP-04

Miami-Dade County Public Schools

giving our students the world

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

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

Miami-Dade County School Board
Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

January 27, 2005

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

Re: Summerville Development, Inc. - Application No. 03-262 (CC15)
24751 SW 117 Avenue
Updated

Dear Ms. Fojo:

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

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Middle School currently operating at 168% of FISH % utilization. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redland Middle School to 169% (please see enclosed analysis).

Pursuant to the Interlocal, the District discussed with the applicant's legal counsel on March 16, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a monetary donation, over and above impact fees to the School Board. Please be advised that such a proffer was authorized by the School Board at its July 14, 2004 meeting

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

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

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

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 35-unit development is estimated to generate approximately $85,680 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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

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

Sincerely,

Patricia Good
Coordinator III

PG:am
L-0580
Attachment

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

UPDATED
January 27, 2005
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 03-262, Summerville Development, Inc. (CC15)
REQUEST:	Zone change from AU to BU-1
ACRES:	4.336 acres
MSA/Multiplier:	7.1/.34
LOCATION:	24751 SW 117 Avenue
UNITS:	35 multi-family units
ESTIMATED STUDENT POPULATION:	12 students*
ELEMENTARY:	6
MIDDLE:	3
SENIOR:	3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Pine Villa Elementary - 21799 SW 117 Ct.
MIDDLE:	Redland Middle - 16001 SW 248 St.
SENIOR HIGH:	Homestead Senior - 2351 SE 12 Ave.

All schools are located in Region 6

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	653/ 659*	504	130%/ 131%*	186	95%/ 96%*
Redland Middle	1701/ 1704*	991	172%/ 172%*	20	**168%/ 169%***
Homestead Sr.	3191/ 3194*	2926	109%/ 109%*	0	109%/ 109%*

* increased student population as a result of the proposed development

Note:

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

PLANNED RELIEF SCHOOLS IN THE AREA
(information included in Capital Improvement Projects Report of December 9, 2004):

School	Status	Projected Occupancy Date
State School "CC-1" Prototype K-8 Center (Palm Glade Area) (Pine Villa, Redland and Naranja Elementary Relief; Redland and Mays Middle School Relief) (1606 student stations)	Planning	August 2007
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	May 2007
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2120 student stations)	Design	December 2006
Classroom Addition @ Redland Mid. (242 student stations)	Construction	August 2005
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Pre-Planning	2009

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $69,996.

CAPITAL COSTS: Based on the State's January-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	6 x	$ 13,480	=	$ 80,880
MIDDLE	3 x	$ 15,456	=	$ 46,368
SENIOR	3 x	$ 20,453	=	$ 61,359
Total Potential Capital Cost				$188,607

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

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CC14 AND CC15

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

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16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	**PENDING**
27	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-1/06/05	**PENDING**
28	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

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32	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	DRI INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
36	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
37	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 1/12/05	PENDING
38	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
39	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	PENDING
40	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 1/12/05	PENDING
41	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
42	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

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48	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
51	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	HUGO G. MORALES, TRUSTEE #01-203	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED $128,400 O/A

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65	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
67	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
81	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED

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

82	**SUPERIOR DEVELOPERS CORP. #03-245**	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED
83	**ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260**	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	**US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269**	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	**ALOR INVESTMENT CORP. #03-295**	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	**E & D DEVELOPMENT, INC. #03-283**	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	**GREGORY W. WOODS #03-298**	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	**PRINCETON PARK HOMES, LLC #03-182**	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	**PENDING**
89	**GLORIA H. JEFFREY #04-017**	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	**DADE INVESTORS, LLC #03-385**	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	**SUMMERVILLE DEVELOPMENT, INC. #03-262**	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	**GOULDS LLC #04-030**	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	**FL POWER & LIGHT CO. #04-068**	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	**BAILES COMMON LLC #04-111**	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
95	**FUTURE M. INVESTMENTS #04-284**	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	**PENDING**
96	**PALM TOWER, LLC. #04-131**	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	**PENDING**
97	**BLACK CREEK, LLC #04-161**	S of Old Cutler Rd., W of SW 103 Ave. and E of Tmpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	**PENDING**

Note: There are thirteen applications that are pending which would generate 393 students.

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

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	954	11	965	553	66	156%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	786	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	164	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	352	1079	513	138	166%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	260%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	2	785	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	709	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS	13899	2340	16239	9915	913	150%
CAMPBELL DRIVE MID	1456	1	1457	1178	0	124%
CENTENNIAL MID	1115	391	1506	796	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	6	1327	871	59	143%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	513	2214	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS	9894	1152	11046	6731	524	152%
HOMESTEAD SR	3191	777	3968	2926	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	128	2858	1701	380	137%
SENIOR HIGH TOTALS	9544	1205	10749	7471	641	133%
TOTAL	33337	4697	38034	24117	2078	145%

Miami-Dade County Public Schools
Charter School Operations

Existing Charter School

1. Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
2. ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
3. ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
4. ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
5. Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
6. Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
7. Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
8. Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
9. Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
10. Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
11. Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
12. Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
13. Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
14. Liberty City Charter School, 6700 NW 5 Avenue, Miami, FL 33150
15. Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
16. Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
17. Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
18. Mater Academy East, 450 SW 4 Street, Miami, FL 33130
19. M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
20. North County Charter School, 3400 NW 135 Street, Miami, FL 33054
21. North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
22. Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
23. Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
24. Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
25. Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
26. Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
27. Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
28. Sandor Wiener School of Opportunity
    - Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055
    - Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
29. Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
30. Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
31. Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

Approved Contracts for 2004 - 2005

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

Approved Contracts for 2004 - 2005 (Continued)

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

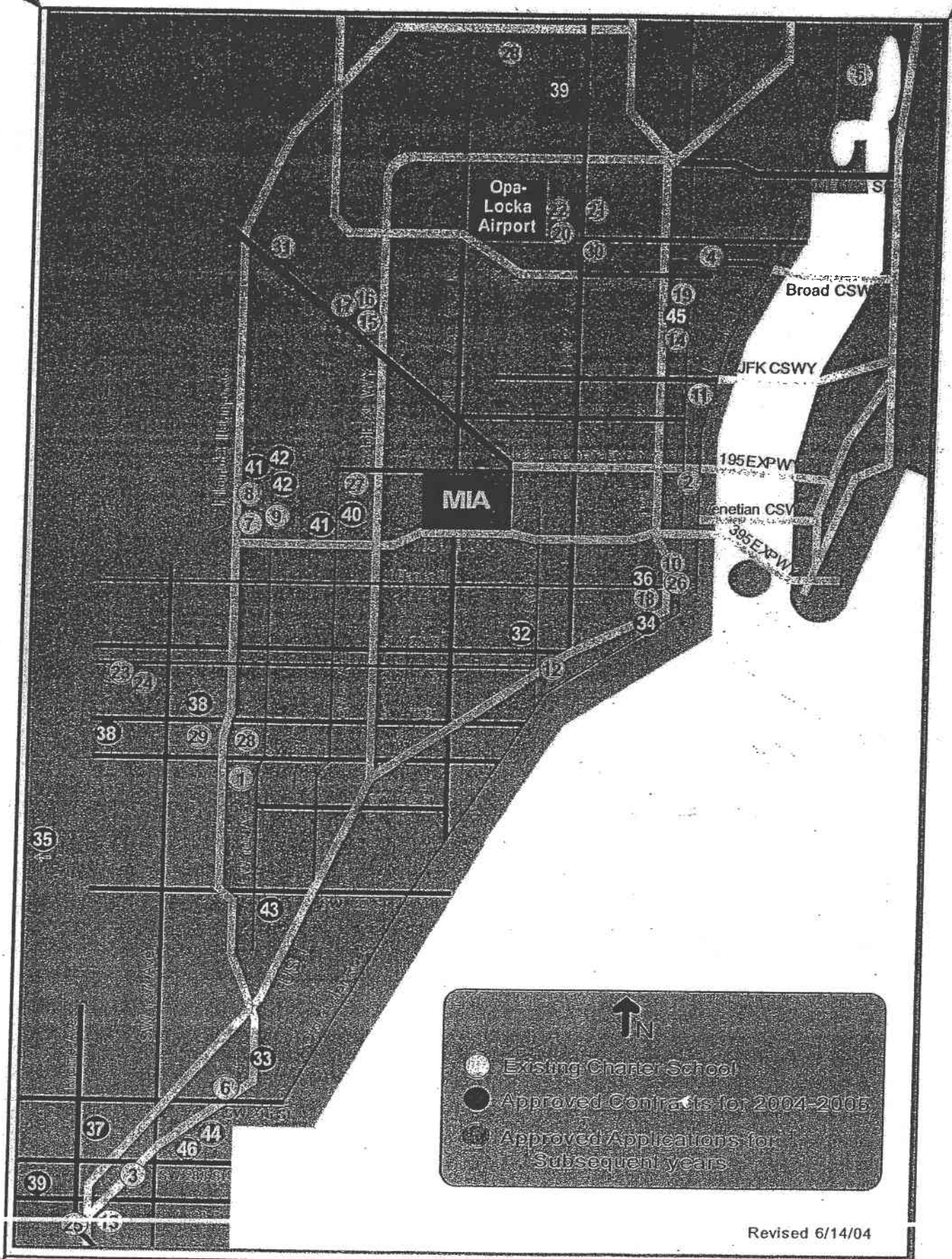
* Locations pending final School Board approval.

Approved Contracts for Subsequent Years

44. Dr. Joseph Coats Grace Community Charter School, SW 248 Street & 112 Avenue, Miami, FL
45. Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue, Miami Shores, FL 33168
46. Summerville Charter School, SW 248 Street and 117 Avenue, Miami, FL

Approved Applications

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


Opa-
Locka
Airport
MIA
Broad CSWY
JFK CSWY
195EXPWY
Venetian CSWY
395EXPWY
N
Existing Charter School
Approved Contracts for 2004-2005
Approved Applications for Subsequent years
Revised 6/14/04

G-15

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

Hearing Number: 203-262

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor. of SW 117th Ave + SW 247 St + NE Cor. of SW 248th St.

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

*

Estimated number of alarms generated annually by application: 18

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

Station District ____ Grid ____ (DU/SF) 33/45423 Occupancy Type 2 & 3

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

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

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

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

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 5-14-04.

Kathryn Lyon

Revised 3/9/04 BJM

45

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

CHECKED BY CT AMOUNT OF FEE ~~[illegible]~~ → $1,189.65.

RECEIPT #

DATE HEARD: 10/12/04.

BY CZAB # 15

RECEIVED
NOV 01 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
~~DATE RECEIVED STAMP~~

****

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

RE: Hearing No. 03-12-CZ15-2; CZAB152304; 03-262

Filed in the name of (Applicant) Summerville Development Inc.

Name of Appellant, if other than applicant The Farm, Inc., and Manuel Dorta-Duque

Address/Location of APPELLANT'S property:
See Folios of Dorta Duque Property Attached
The Farm Inc is long term tenant of property owned by Inca Investments

Application, or part of Application being Appealed (Explanation):
Requests 1, 2, 3, 6

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

the requests are contrary to the law, the decisions not supported by competent substantial evidence and are contrary to the law, ordinances, ldrs, and statutes, inconsistant with the comprehensive plan, and failed to provide due process below

46

APPELLANT MUST SIGN THIS PAGE

Date: 1st day of November, year: 2004

Signed [signature]

Manuel Porta Duque

Individually & as President of Farm, Inc

Print Name

11999 SW 248 Street

Mailing Address

Miami, Florida 33032

305-258-6040 258-0128

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

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

Kent Harrison Robbins, Attorney

(Manuel Porta Duque & The Farm, Inc)

Representing

[signature]

Signature

Kent Harrison Robbins

Print Name

1224 Washington Ave

Address

Miami Beach, FL 33139

City State Zip

305-532-0500

Telephone Number

Subscribed and Sworn to before me on the 1st day of November, year 2004

Dianne Hough

Notary Public

NOTARY PUBLIC STATE OF FLORIDA

DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

(stamp/seal)

Commission expires:

PROPERTIES OWNED BY MANUEL DORTA DUQUE
AND FARMED COOPERATIVELY BY THE FARM, INC. (LEASED)

Folio: 3069240001830

Folio: 3069240001890

Folio: 3069240001900

Folio: 3069240002020

Folio: 3069240002040

Folio: 3069240002030

Folio: 3069240001910

Folio: 3069240001891

Folio: 3069240001880

Folio: 3069240001710

Folio: 3069260130510

Folio: 3069240000351

PROPERTY OWNED BY INCA INVESTMENTS, INC.
AND LEASED BY THE FARM, INC.

Folio: 3069240001750

660 feet west of the corner of 248th Street and SW 117 Avenue (measured from center of road).

Manuel Dorta Duque

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

STATE OF Florida
COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Manuel Dorta Duque (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:

Dianne Hough
Signature

DIANNE HOUGH
Print Name

Kent H Robbins
Signature

Kent Harrison Robbins
Print Name

Manuel
Appellant's signature

MANUEL DORTA-DUQUE
Print Name

Sworn to and subscribed before me on the 1st day of November, year 2004.

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

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

Dianne Hough
Notary
(Stamp/Seal)

Commission Expires: 12/6/06

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

The Farm, Inc.

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

STATE OF Florida

COUNTY OF Miami Dade

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

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(Check all that apply)

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Further Appellant says not.

Witnesses:

Dianne Hough
Signature

DIANNE HOUGH
Print Name

Kent H. Robbins
Signature

Kent Harrison Robbins
Print Name

Manuel (Pres.)
Appellant's signature

MANUEL DORTA DUQUE
Print Name

Sworn to and subscribed before me on the 1st day of November, year 2004.

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

Dianne Hough
Notary
(Stamp/Seal)

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

Commission Expires: 12/6/06

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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: The Farm, Inc

NAME AND ADDRESS	Percentage of Stock
Manuel Dorta-Duque 11999 SW 298 Street	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

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

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

Signature: Manuel (Pres.) (Applicant)

Sworn to and subscribed before me this 1st day of November, 2004. Affiant is personally known to me or has produced Driver License as identification.

Dianne Hough
(Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

My commission expires 12/6/06

*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.

RESOLUTION NO. CZAB15-23-04

WHEREAS, **SUMMERVILLE DEVELOPMENT, INC.** applied for the following:

(1) AU to BU-1

(2) To permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines.

(3) To waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.

(4) To permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) To permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) To permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets.

SUBJECT PROPERTY: <u>OVERALL PROPERTY</u>: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1° 4'14"E, for 65.03'; thence N89° 03'18"W, for 40' to the Point of beginning; thence N1° 4'14"E, for 266.39'; thence N89° 01'53"W, for 790.84'; thence S01° 11'31"W, for 266.36'; thence S89° 03'18"E, for

790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW ¼ of the SE ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1° 4'14"E, for 65.03'; thence N89° 03'18"W, for 40' to the Point of beginning; thence N1° 4'14"E, for 266.39'; thence N89° 01'53"W, for 790.84'; thence S01° 11'31"W, for 266.36'; thence S89° 03'18"E, for 790.27' to the Point of beginning. LESS AND EXCEPT: The south ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW ¼ of the SE ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road."

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 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 requested permission to withdraw the requests to permit the residential/commercial development with a residential floor area covering 73% (Item #4), to permit 3 stories (Item #5), to permit the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

(1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Corwil Architects, Inc., entitled "Summerville Town Center," dated the 30th day of August 2004, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement.

(2) The total residential density of the Property shall be limited to no more than thirty-three (33) residential units.

3) That portion of the Property which is rezoned to RU-1, described in Exhibit "B," shall be used solely for a recreational park, and shall not be developed with residential units. Said recreational park shall be maintained by either a duly-created property owners' association or duly-created condominium association; or, upon the approval and with the consent of the County, said recreational park may be maintained by a special taxing district.

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

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested district boundary changes to BU-1 on Exhibit "A" (Item #1) and to RU-1 in lieu of the requested district boundary change to RU-3M on Exhibit "B" (Item #6) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the request on a modified basis to permit a residential and commercial development setback 15' from the side street (south) property line on Exhibit "A" (Item #2), and to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district on Exhibit "A" (Item #3) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the withdrawal of the request to permit the residential/commercial development with a residential floor area covering 73% (Item #4), 3 stories (Item #5), the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), should be granted, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions, to approve district boundary changes to BU-1 on Exhibit "A" (Item #1) and to RU-1 in lieu of the requested district boundary change to RU-3M on Exhibit "B" (Item #6), to approve Items #2 on a modified basis, and #3 as non-use variances, and to grant the withdrawal of Items #4, 5, 7, 8 & 9 was offered by Paul S. Vrooman, seconded by Alfonsina Sergio, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	nay	JoAnn Bova	absent
Al Alvarez	aye	Alfonsina Sergio	aye
Leonard Anthony	aye	Paul S. Vrooman	aye

Nancy McCue aye

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary changes to BU-1 on Exhibit "A" (Item #1) and RU-1 in lieu of the requested RU-3M on Exhibit "B" (Item #6) be and the same are hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the request as modified to permit a residential and commercial development setback 15′ from the side street (south) property on Exhibit "A" (Item #2), and to waive the 5′ high decorative masonry wall required along the east property line for the business lot where it abuts a residential district on Exhibit "A" (Item #3) be and the same are hereby approved as non-use variances, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health,

and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents and the proposed park on Parcel B shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM).

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

BE IT FURTHER RESOLVED, that the request to withdraw the requests to permit the residential/commercial development with a residential floor area covering 73% (Item #4), to permit 3 stories (Item #5), to permit the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), be and the same is hereby granted.

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

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

PASSED AND ADOPTED this 12th day of October, 2004.

Hearing No. 03-12-CZ15-2
ls

DATE: 02/10/05

TEAM METRO

ENFORCEMENT HISTORY

SUMMERVILLE DEVELOPMENT, INC.

APPLICANT

24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2003000262

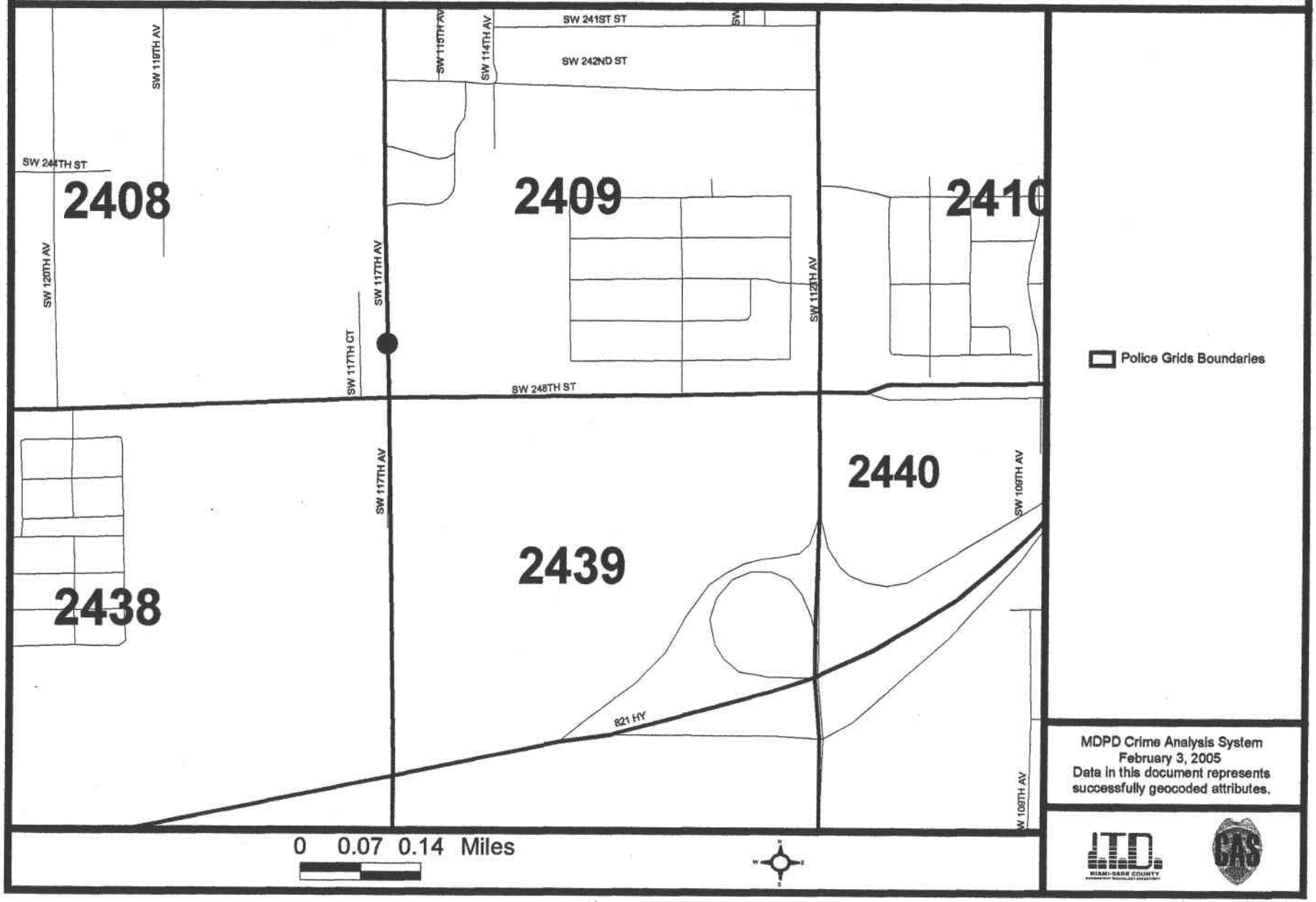
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

1-26-05 INSPECTION REAVEALED A JUNK MOBILE HOME ON PROPERTY. WARNING LETTER WILL BE ISSUED.
2-10-05 JUNK MOBILE HOME REMOVED

59

Miami-Dade Police Department
Address
Summerville Development Inc.; Hearing # 03-262



MDPD Crime Analysis System
February 3, 2005
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117
For 2003-01-26 Thru 2005-01-26

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-26" and Dis.Complaint Date < "2005-01-27" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "24751 SW 117 " and Dis.Reporting Agency Code = substring ("030", 1 , 3) and Common 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")

Incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
24751 SW 117 AV	C	2409	3	10/06/2003	MON	09:02:12	JOSE	0535724B		26R	09:02:12	09:07:37	09:16:00	C2306	32666187	Y

Miami-Dade Police Department

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	13	SPECIAL INFORMATION/ASSIGNMENT	17	13
	14	CONDUCT INVESTIGATION	37	29
	15	MEET AN OFFICER	146	120
	16	D.U.I.	1	1
	17	TRAFFIC ACCIDENT	3	6
	19	TRAFFIC STOP	27	21
	20	TRAFFIC DETAIL	1	5
	21	LOST OR STOLEN TAG	5	9
	22	AUTO THEFT	7	10
	25	BURGLAR ALARM RINGING	99	63
	26	BURGLARY	16	13
	27	LARCENY	7	8
	28	VANDALISM	3	3
	29	ROBBERY	1	1
	32	ASSAULT	6	11
	34	DISTURBANCE	22	31
	36	MISSING PERSON	6	11
	37	SUSPICIOUS VEHICLE	3	2
	38	SUSPICIOUS PERSON	1	4
	39	PRISONER	7	2
	41	SICK OR INJURED PERSON	7	6
	43	BAKER ACT	0	1
	44	ATTEMPTED SUICIDE	0	1
	45	DEAD ON ARRIVAL	0	2
	49	FIRE	0	1
	52	NARCOTICS INVESTIGATION	0	1

61

Miami-Dade Police Department

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	54	FRAUD	2	3
Total Signals for Grid 2409 :			424	378

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MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004

Miami-Dade Police Department

Grid(s): 0137, 2409

		2003	2004
Grid 2409			
Part I			
130A	AGGRAVATED ASSAULT	0	2
2200	BURGLARY	14	7
2400	MOTOR VEHICLE THEFT	6	5
1200	ROBBERY	1	1
230G	SHOPLIFTING ALL OTHERS	15	11
230F	SHOPLIFTING FROM A MOTOR VEHICLE	2	11
Part I TOTAL		38	37
Part II			
2000	ARSON	0	1
350B	ILLEGAL DRUG EQUIPMENT	1	0
260D	IMPERSONATION	2	3
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	0	2
130B	SIMPLE ASSAULT	3	4
Part II TOTAL		6	10
Grid 2409 TOTAL		44	47

63

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Summerville Development, Inc.

NAME AND ADDRESS	Percentage of Stock
Michael Garcia-Carillo, President	25%
Ray Castellanos, Vice-President	25%
Pedro Garcia-Carillo, Sr.	25%
Pedro Garcia- Carillo, Jr.	25%
13032 SW 133rd Court	
Miami, Florida 33186	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

{M2008723;1}

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____
Rey Castellanos, Vice President

Sworn to and subscribed before me this 2 day of September, 2003 Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD129599
EXPIRES 07/20/2006
BONDED THRU 1-888-NOTARY1

My commission expires 7/20/2006

*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.

{M2008723;1}

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03.262
SEP 17 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

WITHIN THE SCOPE OF THE AD

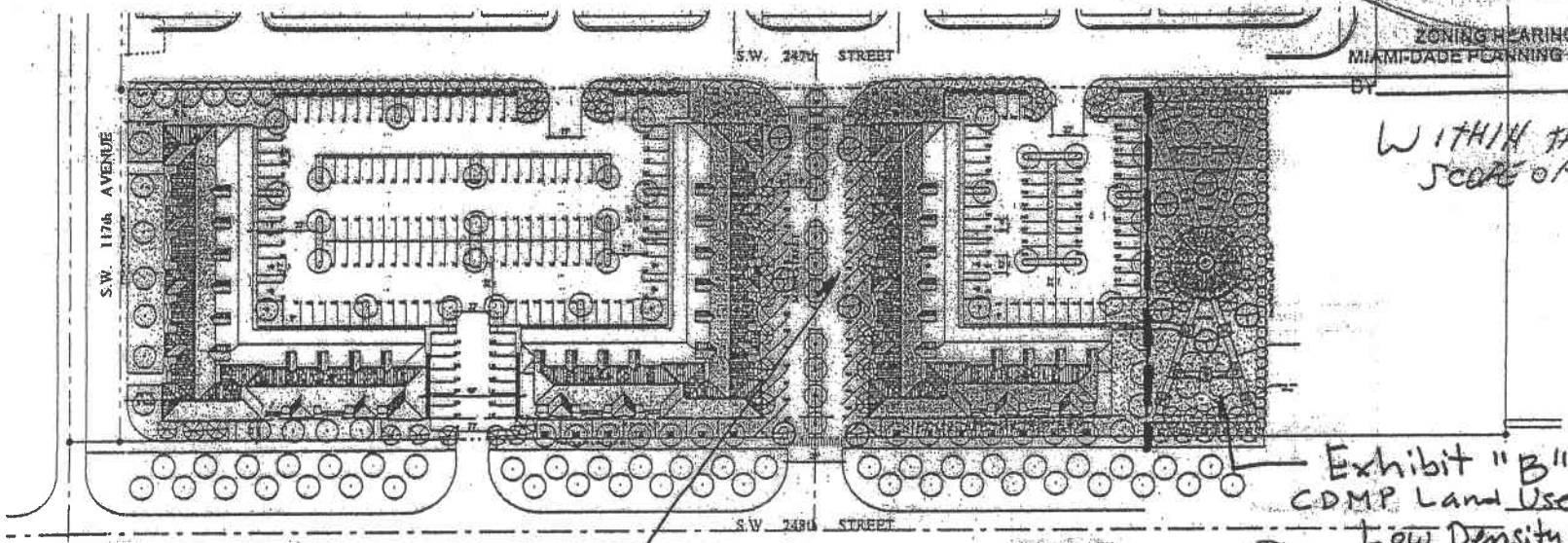


Exhibit "B"
CDMP Land Use Plan
Low Density Residential

Exhibit "A"
CDMP Land Use Plan
(Business and Office)

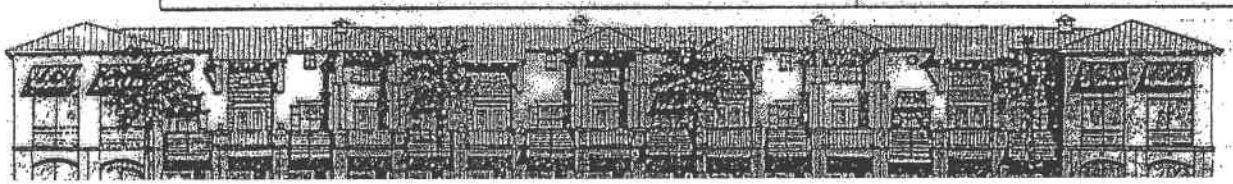
SITE PLAN
SCALE: 1" = 40'-0"

PROJECT DATA:

1. ZONING DISTRICT	BU-1	
2. LAND AREA:	172,119 SF = 3.95 ACRES	
3. LOT COVERAGE:	MAX. ALLOWED 40% = 68,848 S.F.	PROPOSED 58,940 S.F. 34%
4. F.A.R.	MAX. ALLOWED MAX. ALLOWED 40 % FOR FIRST FLOOR 11% FOR EA. ADDITIONAL FLOOR 91% OF 172,119 S.F. = 87,781 S.F.	PROPOSED COMMERCIAL= BLD. 1 = 14,792 S.F. BLD. 2 = 14,792 S.F. BLD. 3 = 14,947 S.F. TOTAL 44,526 S.F. RESIDENTIAL= 33 UNITS @ 1,275 S.F. EACH = 42,075 S.F. TOTAL PROPOSED F.A.R. = 86,801 S.F.
5. BUILDING HEIGHT	2 STORIES 35'-0" (TO TOP OF ROOF)	PROPOSED 35'-0"
6. LANDSCAPE OPEN AREA:	MIN. ALLOWED 17.5 % = 30,121 S.F. 10 S.F. FOR EA. PARKING SPACE = 2,320 S.F. TOTAL OPEN SPACE REQUIRED= 32,441 S.F.	PROPOSED 42,558 S.F.
9. PARKING REQUIREMENTS:	MIN. REQUIRED (BLDG. 3 ONLY) OFFICE 7, 182 S.F. /300= 24 SPACES RETAIL 37,333 S.F. /250= 148 SPACES RESIDENTIAL 1.75 /EA. 2 BRM UNIT 33 UNITS X 1.75 SPACES = 58 SPACES TOTAL SPACES REQUIRED= 231 ACCESSIBLE SPACES 8	PROPOSED 232 SPACES 8 (ALREADY INCLUDED IN TOTAL)

PROJECT DATA:

1. ZONING DISTRICT	RU-3M	PROPOSED OPEN GREEN AREA
2. LAND AREA:	19,545 SF = .45 ACRES	
3. LOT COVERAGE:	MAX. ALLOWED 30% = 5,863 S.F.	PROPOSED 0 S.F.
4. F.A.R.	MAX. ALLOWED MAX. ALLOWED 30 % FOR ONE STORY 30% OF 19,545 S.F. = 5,863 S.F.	PROPOSED TOTAL PROPOSED F.A.R. = 0 S.F.
5. BUILDING HEIGHT	2 STORIES 35'-0" (TO TOP OF ROOF)	0'-0"
6. LANDSCAPE OPEN AREA:	MIN. ALLOWED 25 % = 4,886 S.F.	PROPOSED 5,941 S.F.
9. PARKING REQUIREMENTS:	MIN. REQUIRED DWELLING UNITS ALLOWED 12.8/ NET ACRE 12.8X .45 ACRES= 5.80 UNITS 5.80 UNITS X 2= 12 SPACES TOTAL SPACES REQUIRED= 12 SPACES	PROPOSED 0 UNITS SEE SITE PLAN 0 SPACES

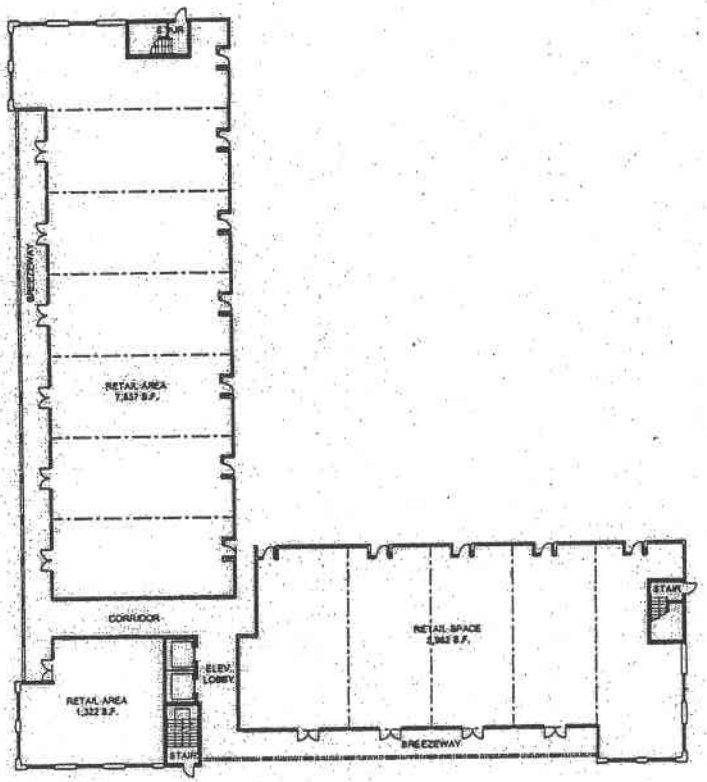


SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

SITE PLAN APPROVAL

SITE DATA, PLAN AND ELEVATION



TYPICAL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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203-212
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ANGEL PUENTES
ARCHITECT
999 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

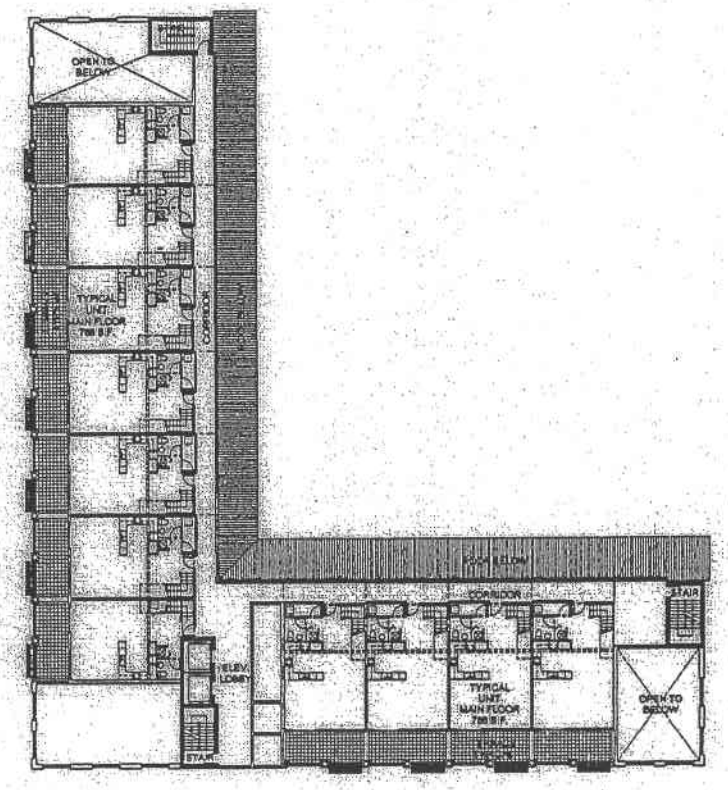
CORWIL
ARCHITECTS, INC

SCHEMATIC DESIGN

GROUND FLOOR PLAN

A-3.0

67



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AC

ANGEL FUENTES
ARCHITECT NO. 0009348
939 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

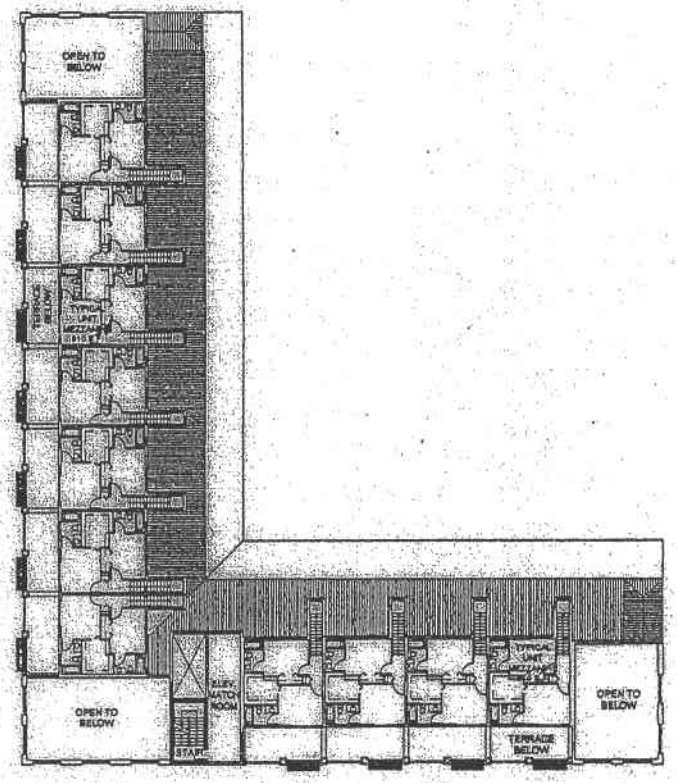
CORWIL
ARCHITECTS, INC.

SCHEMATIC DESIGN

SECOND FLOOR PLAN

A-31

18



MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

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203-242
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

ANGEL PUENTES
PROJECT NO. 0009348
PONCE DE LEON BLVD.
SUITE 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

MEZZANINE FLOOR PLAN

A-12

69

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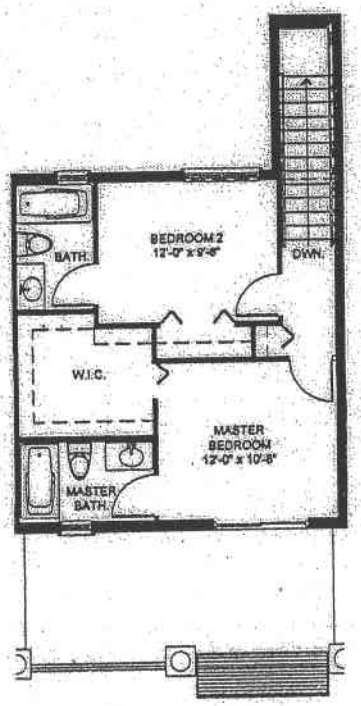
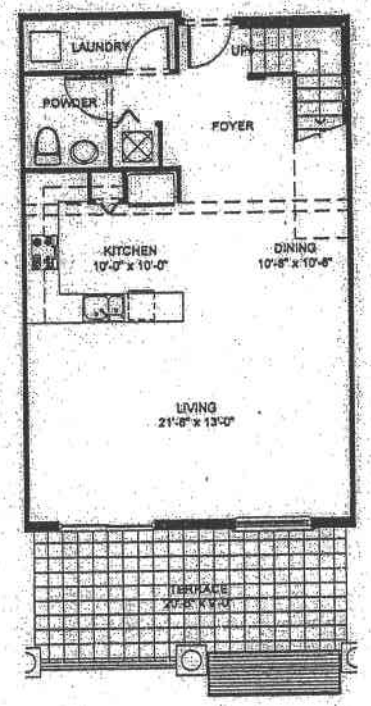
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



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



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

FIRST FLOOR A/C AREA = 766 s.f.
SECOND FLOOR A/C AREA = 810 s.f.
TOTAL A/C AREA = 1,578 s.f.

ANGEL PUENTES
ARCHITECT NO. 0009348
9944 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

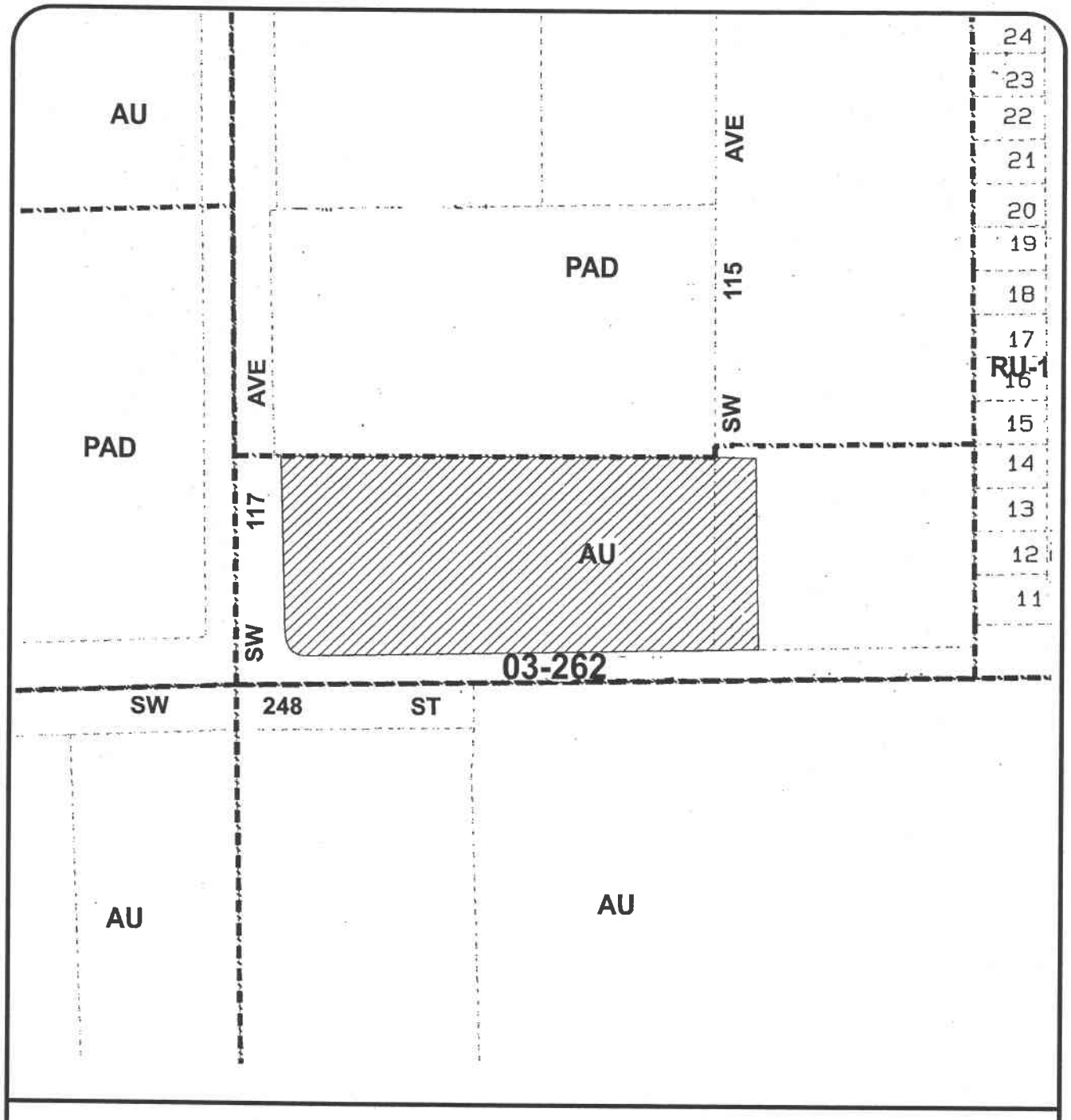
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC.

TYPICAL UNIT
FLOOR PLANS

A-11

20



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

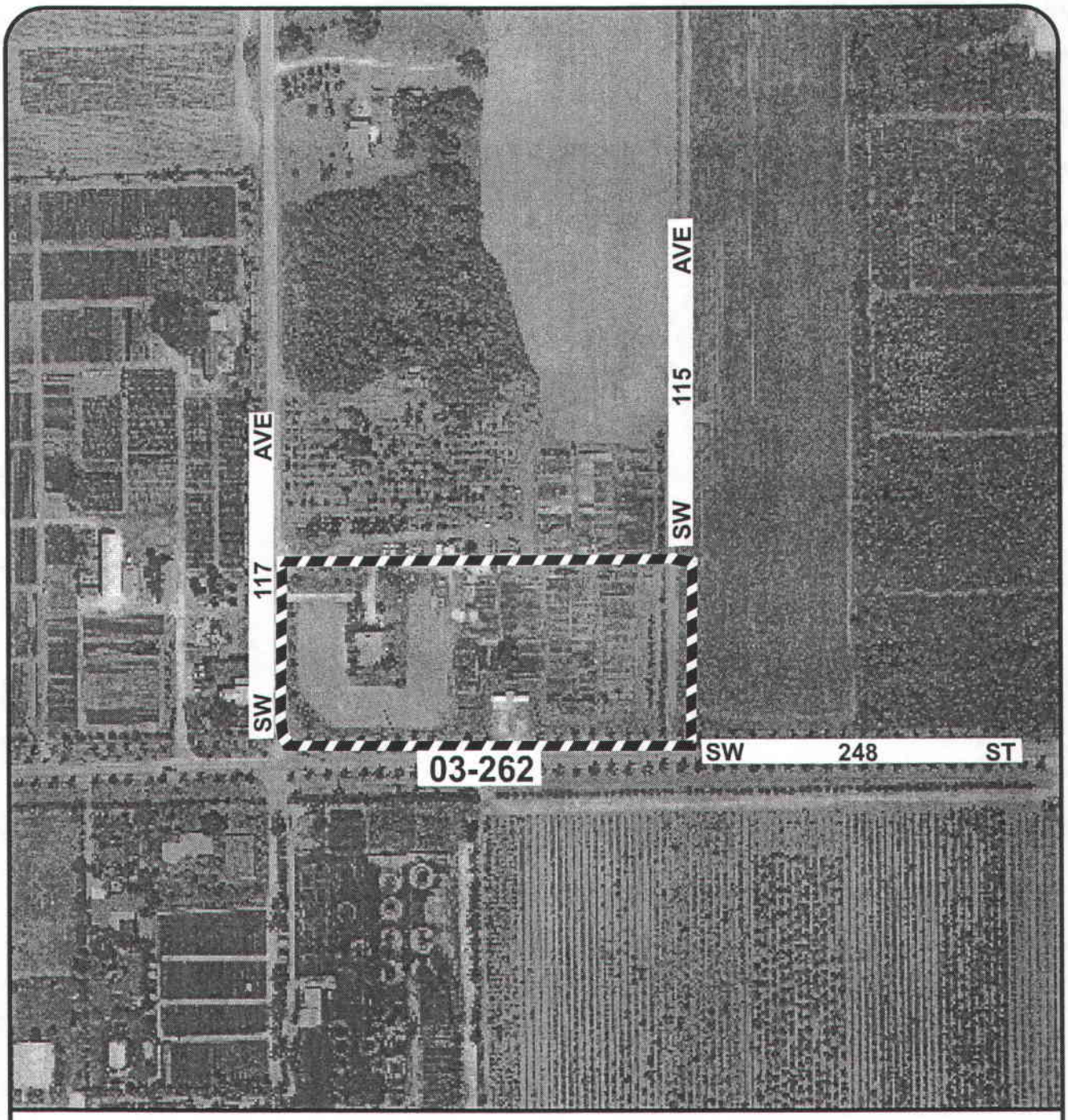
SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING 03-262. 10/03

71



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-262. 10/03

A. SUMMERVILLE DEVELOPMENT, INC.
Applicant

03-12-CZ15-2 (03-262)
BCC/District 8
Hearing Date: 4/21/05

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 ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

APPLICANT: 03-12-CZ15-2, SUMMERVILLE DEVELOPMENT, INC. (APPEAL)
MOTION: Motion to defer without further advertisement, Set for April 21, 2005

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Carey-Shuler		X		
Diaz		X		
Gimenez		X		
Heyman	S	X		
Jordan				X
Rolle		X		
Seijas		X		
Sorenson	M	X		
Sosa		X		
Souto				X
Vice Chairman Moss		X		
Chairman Martinez		X		
TOTAL		10		3

DATE: February 24, 2005 #Z-

APPLICANT: A. Summerville Development, Inc.
(03-12-CZ15-2)

MOTION: Defer the application to March 3, 2005.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Carey-Shuler				X
Diaz				X
Gimenez		X		
Heyman		X		
Jordan		X		
Rolle				X
Seijas				X
Sorenson	M	X		
Sosa				X
Souto				X
Vice Chairman Moss	S	X		
Chairman Martinez		X		
TOTAL		7		6

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JULY 14, 2004	CZAB15- -04

REQUESTS: 1) AU to BU-1. 2) Res & com 20' front, 12' rear & 15' side SB. 3) Waive 5' hi wall bus abuts res. 4) Res/comm dev w/res FA 73%. 5) 3 stories #1 - 5 ON "A" 6) AU to RU-3M. 7) RU-3M lot front 81' 8) UU parking more restrict than use located. #6 - 8 on "B" 9) UU gated entry feature. #9 on "A&B"

DEPT. REC: DEFERRAL

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☑ DEFER: ☐ INDEFINITELY ☑ TO: Oct. 12, 2004 ☑ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Ron Bernstein

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	APRIL 21, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: 7-14-04 ☒ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: READVERTISE AT APPLICANT'S EXPENSE

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Jay Williams

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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan KRISCHER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JANUARY 20, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 21, '04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN & MEET WITH NEIGHBORS

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 1

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Jay Williams

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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	DECEMBER 9, 2003	CZAB15- -03

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO BOARD'S ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS: _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: JAN. 20, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN FOR PRESENTATION TO THE CZAB.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)			✓

VOTE: 3 to 1

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Ron Bernstein

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

APPLICANT: Summerville Development, Inc. **PH:** Z03-262 (03-12-CZ15-2)

SECTION: 19-56-40 **DATE:** April 21, 2005

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

==========

A. INTRODUCTION

- **REQUEST:**

THE FARM, INC. & MANUEL DORTA DUQUE are appealing Requests #1, #2, #3 & #6 of the decision of Community Council Appeals Board #15 on SUMMERVILLE DEVELOPMENT, INC. which approved in part, the following:

(1) AU to BU-1

(2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).

(3) Applicant is requesting to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district.

(4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/06 and consisting of 6 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

The appellant is appealing the approval of the Community Zoning Appeals Board 15 in part of this application. The requests approved would allow the applicant to change the zoning on Exhibit A of the subject property from AU, Agricultural District to BU-1, Neighborhood Business District, and will change the zoning on Exhibit B from AU to RU-3M, Minimum Apartment House District. Accompanying requests pertaining to Exhibit A will permit a mixed residential and commercial development to setback closer to the south property line than permitted, and waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district.

- **LOCATION:**

24751 S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.336 Acres.

- **IMPACT:**

The rezoning of the property will allow the applicant to provide commercial and residential uses to the surrounding community. However, the rezoning will bring additional traffic and noise to the surrounding area. The residential component of this application will bring more children into the schools. The accompanying requests would be visually intrusive to the surrounding area.

B. **ZONING HEARINGS HISTORY:** None.

C. **COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2005 and 2015 Land Use Plan designates Exhibit A of the subject property as being within the Urban Development Boundary for **business and office**.

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

3. 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).

4. Objective 9N. By 1997, Miami-Dade County shall endeavor to initiate review and revision of its Zoning Code and Subdivision Regulations to facilitate the development of better planned communities and better designed buildings. Changes to be considered shall include provisions for:

   i) Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories;

5. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map.

6. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; single family residence & crops	Business & Office (Exhibit A) & Residential, 2.5 to 6 dua (Exhibit B)
Surrounding Properties:		
NORTH:	PAD; vacant	Residential, 2.5 to 6 dua
SOUTH:	AU; vacant & crops	Residential, 2.5 to 6 dua
EAST:	AU; vacant	Residential, 2.5 to 6 dua

WEST: PAD; plant nursery Residential, 2.5 to 6 dua

The subject parcel lies on the east side of SW 117 Avenue, north of SW 248 Street. Although zoned for agriculture, this area has become a residential expansion area and has experienced several zone changes to residential zoning in recent years. A Planned Area Development (PAD) District lies to the north and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and to the east of the AU property to the east.

E. SITE AND BUILDINGS:

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

*For BU-1 on Exhibit A and for RU-1 on Exhibit B in lieu of RU-3M.

F. PERTINENT REQUIREMENTS/STANDARDS:

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.

Section 33-311(A)(16) Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.

(c) Setbacks for a principal or accessory building or structure shall be approved after public hearing upon demonstration of the following:

(1) the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and

(2) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

(3) the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscaped open space percentage required by the applicable district regulations; and

(4) any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land; and

(5) the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofed structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and

(6) the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

(7) the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or

proposed structure(s) or building(s) on the parcel proposed for alternative development; and

(8) the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

(9) the proposed alternative development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and

(10) any windows or doors in any building(s) to be located within an interior side or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) of a discordant use located on an adjoining parcel of land; and

(11) total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying district regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and

(12) the area within an interior side or rear setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:

(A) in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or

(B) if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

(i) articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

(ii) landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

(13) any structure within an interior side setback required by the underlying district regulations:

(A) is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure(s) at time of planting; or

(B) is screened from adjoining property by an opaque fence or wall at least eight (8) feet, six (6) feet if located adjoining or adjacent to a discordant use, in height that meets the standards set forth in paragraph (g) herein; and

(14) any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and

(15) when a principal or accessory building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

(16) safe sight distance triangles shall be maintained as required by this code; and

(17) the parcel proposed for alternative development shall continue to provide the required number of on-site parking spaces as required by this Code, except that off-site parking spaces may be provided in accordance with Section 33-128 of this Code; and

(18) the parcel proposed for alternative development shall satisfy all other applicable underlying district regulations or, if applicable, prior zoning actions issued prior to the effective date of this ordinance (May 2, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscaped open space and structure height; and

(19) the proposed development will meet the following:

(A) interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a BU or IU district; interior side setbacks shall not be reduced by more than twenty-five (25%) percent of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(B) side street setbacks shall not be reduced by more than twenty-five (25%) of the underlying district regulations;

(C) front setbacks (including double-frontage setbacks) shall not be reduced by more than twenty-five (25%) percent of the setbacks required by the underlying district regulations; and

(D) rear setbacks shall not be reduced below fifty (50%) percent of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is a BU or IU district; rear setbacks shall not be reduced below twenty-five (25%) percent of the rear setback required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(E) setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.

An alternative maximum height of **walls**, hedges or fences shall be approved upon demonstration of the following:

- no wall, hedge or fence shall exceed ten (10) feet in height when adjoining BU or IU zoned lot or parcel; no wall, hedge or fence shall exceed eight (8) feet when adjoining a discordant use, and

- no wall, hedge or fence located in a front or side street setback required by the applicable district regulation shall exceed six (6) feet in height; and

- the additional height of a proposed wall, hedge or fence will not obscure in whole or in part an existing view or vista to any landmark, natural area, or waterbody from any window or door of a building on an adjoining discordant, use; and

- proposed wall or fences shall be:

    - articulated to avoid the appearance of a "blank wall" when viewed from adjoining property, or

    - improved with landscaping material that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement from the landowner regarding its maintenance in recordable form from the adjoining property owner, or

    - where facing a public right-of-way, setback at least two and one-half (2 ½) feet from the right-of-way line and extensively landscaped with shrubs of a minimum of three (3) feet in height when measured immediately after planting, which will form a continuous, unbroken, solid visual screen within one (1) year after time of planting; hedges of a minimum of three (3) feet in height immediately after planting, which will form a continuous, unbroken, solid, visual screen within one (1) year after time of planting;

and/or climbing vines of a minimum of thirty-six (36) inches in height immediately after planting; and

- proposed fences shall be constructed or installed so that all sides of the fence are "finished" in accordance with the applicable regulations; and

- proposed fences are constructed of durable materials and are decorative; and

- proposed fences are not comprised of chain link or other wire mesh, unless hedges totally screen the fence; and

safe sight distance triangles are maintained pursuant to this code.

(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the economic viability of any commercial enterprises proposed within the approved development and the quality of life of residents and other owners of property in the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, landscaped open space over and above that normally require by the code, additional trees or landscaping materials, the inclusion of residential uses(s), convenient pedestrian connection(s) to adjacent residential development(s), convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, monument signage (where detached signs are allowed) or limited and cohesive wall signage, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- the types of needs of the residents or other owners immediate vicinity and the needs of the business owner and employees of the parcel proposed for

development that would likely be occasioned by the development, including but not limited to recreational, open space, transportation , aesthetic amenities, and buffering from adverse impacts; and

- the proportionality between the impacts on residents or other owners of property of parcel(s) in the immediate vicinity and the amenities or buffering required. For example, a reduction in setbacks for numerous lots or significantly large commercial buildings may warrant the provision of additional common open space.

Section 33-311(A)(15). Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments.

(f) The **lot area and frontage** for a three-unit or four-unit apartment house, multiple-family apartment house use or multiple-family housing development shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area and lot frontage will permit the development or redevelopment of a lot, parcel or tract of land where such development would not otherwise be permitted by the applicable district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

(A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and

(B) the proposed alternative development will not result in the further subdivision of land; and

(C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and

(D) the lot area is not less than ninety percent (90%) of the minimum lot area required by the applicable district regulations; and

(E) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(F) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(G) the lot frontage dimension is not less than ninety percent (90%) of the minimum lot frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and

(H) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:

(A) the density of the proposed alternative development does not exceed that permitted by the applicable district regulations; and

(B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the applicable district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 16, 2003); and

(C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(3) the proposed lot area and frontage is such that:

(A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and

(B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and

(C) no lot area shall be less than the smaller of:

(i) ninety percent (90%) of the lot area required by the applicable district regulations; or

(ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(i) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

(3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(4) will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

Section 33-311(A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted

by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**12 students****

* subject to conditions stated in their attached memoranda
** based on 35 residential units

H. ANALYSIS:

This application was deferred from the February 24, 2005 meeting to the March 03, 2005 meeting at the applicant's request where it was deferred to this date.

The Farm, Inc. & Manuel Dorta Duque are appealing the Community Zoning Appeals Board-15's (CZAB-15) decision to approve requests #1, 2, 3, and 6. At the October 12, 2004 Community Zoning Appeals Board 15 hearing, the applicant withdrew requests #4, 5, 7, 8, and 9 of the subject application as well as those portions of request #2 pertaining to the front and rear setbacks. The CZAB-15 approved the district boundary change request from AU to BU-1 on Exhibit A, approved a district boundary change to RU-1 in lieu of the requested RU-3M on Exhibit B, approved with conditions in part request #2 to permit a residential and commercial development setback 15' from the side street property line, and approved with conditions the waiver of the 5' high decorative masonry wall required between commercial and residential uses.

The appellant states that the requests are contrary to the law, the decisions are not supported by competent substantial evidence, are contrary to the law, ordinances, and statutes, the application is inconsistent with the Comprehensive Development Master Plan (CDMP), and the proceedings failed to provide due process of law. The existing AU zoning

is consistent with the CDMP, as such, should the Board desire to retain the existing zoning on the property, the decision would also be consistent with the CDMP.

The subject property is located at 24751 SW 117 Avenue. In 2002, the 55-acre adjacent parcel to the north and northwest was rezoned to Planned Area Development (PAD) District and will be developed with an integrated residential development that will incorporate a variety of housing types. This application originally pertained to Exhibit A only and sought a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, that would have allowed a temporary sales office that would have served the adjacent Planned Area Development (PAD) and in the future would be developed with a commercial or mixed use development. When the aforementioned PAD was approved, the property to the east of the subject site was proffered as a fire station site as part of the PAD approval. While preparing a site plan for the development of this site with a mixed-use residential and commercial development, the applicant realized that there was a "gap" between the fire station site and the proposed BU-1 zoned property (Exhibit A) which had not been a part of the CDMP amendment to re-designate the entire subject site (Exhibits A and B) to business and office use. Said "gap" consists of 0.45 acres and was not included when Exhibit A was re-designated to business and office. This "gap" which is referred hereafter as Exhibit B has a low-density residential designation on the LUP map. Exhibit B has been included as a part of the design for the proposed mixed use center and will provide a park to serve the development on Exhibit A.

Prior to the CZAB-15 meeting, the applicant submitted an amended letter of intent requesting a zone change to RU-1 on Exhibit B in lieu of the originally requested and advertised RU-3M. The advertisement did not need to be amended since RU-3M permits RU-1 uses and, as such, RU-1 is considered to be within the scope of the advertisement. Accompanying requests pertaining to Exhibit A will permit a residential and commercial development to setback closer to the south property line than permitted and waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district. Based on the amended request to RU-1 zoning on Exhibit B in lieu of RU-3M, the accompanying requests pertaining to Exhibit B (Requests #7 and 8) regarding lot frontage and parking in a more restrictive zone than permitted, and Request #9 pertaining to both Exhibits A and B to allow a gated entrance feature (which is no longer depicted on the plans) were no longer necessary and were withdrawn by the applicant at the CZAB 15 hearing. Requests #4 and 5 were also withdrawn by the applicant at the CZAB-15 hearing.

The plans submitted by the applicant show a mixed-use commercial and residential development on Exhibit A consisting of three (3) L-shaped buildings that will contain two (2) stories. Each building will provide commercial retail services on the ground floor and eleven (11) townhouses above retail for a total of thirty-three 33 residential units. The submitted plans depict Exhibit B as a park area to serve the development on Exhibit A with a centrally located fountain, paved walkways, park benches, and landscaping. Access to the site is provided from SW 248 Street and SW 247 Street. A main street runs through the property between two of the proposed buildings. Extensive landscaping is provided along the perimeter of the site. The applicant intends to proffer a covenant limiting the development of the site to the aforementioned plans, restricting the residential density of the site to no more than thirty-three (33) units, and restricting the RU-1 portion of the property (Exhibit B) solely for park use.

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. This application will generate **227 PM** daily peak hour vehicle trips; however, said trips will not affect the level of service (LOS) on the area roadways which are currently at LOS "B", "C", "D", and "E". Said Department will require, among other things, that the applicant submit a cross access agreement permitting access to the adjacent property to the north. Additionally, the land requires platting in accordance with Chapter 28 and the road dedications and improvements will be accomplished through the recording of a plat. **Miami-Dade County Public Schools** (MDCPS) has indicated that the proposed development would bring an additional **12 students** to the schools in the area based on 35 units. Pursuant to the Interlocal Agreement, the applicant's representative met with the School Board on March 16, 2004 and had a dialogue to discuss the impact of the proposed development on public schools. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

The rezoning of the property to BU-1 on Exhibit A and RU-1 in lieu of RU-3M on Exhibit B will allow the applicant to provide commercial/retail neighborhood oriented services and housing for the community. Exhibit A is designated for Business and Office use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes that this property was re-designated to Business and Office use through a CDMP amendment application and was approved pursuant to Ordinance #02-87. BU-1 zoning will be **consistent** with the LUP map designation of the CDMP. The CDMP states that residential uses, and mixing of residential uses with commercial, office and hotels are 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. In this instance, the proposed mixed use development does not detrimentally impact the adjacent development and the scale and intensity, including height and floor area ratio of the mixed use development, and is not out of character with that of adjacent or adjoining development. The submitted plans provide a well designed transition between the adjacent PAD to the north and the subject property and said PAD will be buffered from the subject property by SW 247 Street. Further, the applicant is providing extensive landscaping that will further buffer the proposed mixed use development from the adjacent PAD. The PAD to the north was approved with certain townhouse units to be 3 stories in height. Additionally, the design of the proposed development orients the proposed buildings away from the PAD and towards SW 248 Street, SW 117 Avenue, and along the Main Street provided in the development. Parking areas for the commercial/retail portion of the development are located behind the buildings between said buildings and the PAD. Since the Master Plan allows one density category higher for residential uses in the Business and Office designation when the aforementioned criteria are met, the Master Plan would allow the

residential component on the Business and Office designated portion to be developed in accordance with the density permitted in the Low-Medium residential designation (5 to 13 dua). This category is one density category higher than the adjacent LUP map category which is Low-density residential (2.5 to 6 dua). The maximum number of units permitted by the CDMP on Exhibit A would be 50 dwelling units. As such, the proposed 33 residential units would be **consistent** with the Master Plan.

The LUP map of the CDMP designates Exhibit B for Low Density Residential use (2.5 to 6 dwelling units per gross acre). RU-1 zoning allows a maximum density of 4.65 units per gross acre. The now requested RU-1 zoning on Exhibit B will be **consistent** with the density permitted by the LUP map.

The proposed BU-1 zoning would be **compatible** with the surrounding area and provide neighborhood-serving uses to same. This area has experienced several zone changes to residential zoning in recent years and, as previously mentioned, the property to the north is zoned PAD and will consist of various different housing types. A mixed-use development with residential and commercial uses would also be compatible with the remainder of the surrounding area and it would bring a pedestrian friendly environment to same. RU-1 zoning in lieu of the originally requested RU-3M zoning on Exhibit B will be **compatible** with the surrounding area. As previously mentioned, the applicant intends to proffer a covenant limiting the development of the site to the plans submitted for this hearing that show the development of Exhibit B for park use. The proposed park will be located adjacent to the future fire station to the east, the agricultural area to the south, and residential development to the north. Additionally, said park will serve the residents and patrons of the commercial/residential use on Exhibit A. The CDMP states that compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. As such, the proposed park will be in keeping with CDMP policies and objectives.

When considered under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) standards, Requests #2 and 3 comply with said standard. Allowing the proposed mixed use development on Exhibit A to setback into the required side street setback area (Request #2), will be compatible with the surrounding area and will allow the development to define the street edge. Request #3 to waive the required 5' high decorative wall along the east property line where the business lot abuts the residential lot will allow the residential/retail development on Exhibit A to connect to the proposed park on Exhibit B which will benefit the residents and patrons of the proposed development on Exhibit A. The aforementioned requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and will be compatible with the surrounding area. As such, Requests #2 and 3 can be approved under the NUV standard.

When considered under Section 33-311(A)(16), Alternative Site Development Option (ASDO) for the BU Zoning District, Request #2 cannot be approved under same. The request to allow a setback of 15' from the side street (south) property line reduces the side street setback by more than 25% of the underlying district regulations Section 33-311(A)(16)(c)(19)(B). Further, the applicant has not submitted a shadow study that demonstrates that any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use

and enjoyment of the adjoining parcel of land as set forth in Section 33-311(A)(16)(c)(4). When considered under Section 33-311(A)(16), staff notes that no standards for the waiver of masonry walls between discordant uses are addressed under said Section, as such, said request cannot be analyzed under same. Accordingly, Requests #2 and 3 cannot be approved under Section 33-311(A)(16) and should be denied under this section.

Requests #2 and 3 could be considered under the alternative non-use variance (ANUV) standard [Section 311(A)(4)(c)], however, the applicant has not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship since the site can be utilized in accordance with the proposed BU-1 or the existing AU zoning requirements. As such, said requests cannot be approved under said standard.

Accordingly, staff recommends approval of the zone change on Exhibit A to BU-1 (Request #1) and on Exhibit B to RU-1 in lieu of RU-3M (Request #6), subject to the Board's acceptance of the proffered covenant; partial approval with conditions of Request #2 (to allow the 15' side street setback) and of request # 3 under Section 33-311(A)(4)(b) (NUV); denial without prejudice of Requests #2 and 3 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and denial without prejudice of Requests #4, 5, and 7 through 9, and that portion of request # 2 pertaining to the front and rear setbacks, unless withdrawn by the applicant.

I. RECOMMENDATION:

Denial of the appeal; approval of the zone change on Exhibit A to BU-1 (Request # 1) and on Exhibit B to RU-1 in lieu of RU-3M (Request # 6), subject to the Board's acceptance of the proffered covenant; partial approval with conditions of Request #2 to permit a residential and commercial development setback 15' from the side street (south) property line on Exhibit A under Section 33-311(A)(4)(b) (NUV); and approval with conditions of Request #3 under Section 33-311(A)(4)(b); denial without prejudice of Requests #2 and #3 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and withdrawal of Requests #4, 5, 7, 8, 9, and that portion of request # 2 pertaining to the front and rear setbacks.

J. CONDITIONS:

The following conditions pertain to Requests #2 and 3 only.

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department as provided in their memorandum as of the date of public hearing.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM) as provided in their memorandum as of the date of public hearing.

DATE INSPECTED: 06/22/04
DATE TYPED: 07/01/04
DATE REVISED: 09/13/04; 01/20/05; 01/24/05; 01/26/05; 02/10/05; 03/31/05
DATE FINALIZED: 04/06/04
DO'QW:AJT:MTF:LVT:JDR:GB

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

C-15

Memorandum

MIAMI-DADE COUNTY

Date: September 23, 2004

RECEIVED
SEP 29 2004
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

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

Subject: #Z2003000262-2nd Revision
Summerville Development, Inc.
24751 SW 117th Avenue
DBC from AU to BU-1
(AU) (4.336 Ac.)
19-56-40

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

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

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

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

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

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 some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

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

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

Tree Preservation:
An on-site inspection performed by DERM staff on September 15, 2004 revealed the presence of one specimen-sized (trunk diameter ≥ 18") royal palm, several coconut and queen palms and one date palm. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SUMMERVILLE DEVELOPMENT, INC.

This Department has no objections to this application.

Cross access agreement will be required for access to adjacent property to the north.

Sidewalk along SW 117 Ave. and SW 232 St. must comply with Standard Details set forth in the Public Works Manual of Miami-Dade County.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements, as well as improvements to the intersection of SW 248 St. and SW 117 Ave. will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 227 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	E	E

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

Raul A Pino, P.L.S.

23-SEP-04

Miami-Dade County Public Schools

giving our students the world

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

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

Miami-Dade County School Board
Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

January 27, 2005

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

Re: Summerville Development, Inc. - Application No. 03-262 (CC15)
24751 SW 117 Avenue
Updated

Dear Ms. Fojo:

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

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Middle School currently operating at 168% of FISH % utilization. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redland Middle School to 169% (please see enclosed analysis).

Pursuant to the Interlocal, the District discussed with the applicant's legal counsel on March 16, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a monetary donation, over and above impact fees to the School Board. Please be advised that such a proffer was authorized by the School Board at its July 14, 2004 meeting

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

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
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Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 35-unit development is estimated to generate approximately $85,680 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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

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

Sincerely,

Patricia Good
Coordinator III

PG:am
L-0580
Attachment

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

UPDATED
January 27, 2005
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 03-262, Summerville Development, Inc. (CC15)
REQUEST:	Zone change from AU to BU-1
ACRES:	4.336 acres
MSA/Multiplier:	7.1/.34
LOCATION:	24751 SW 117 Avenue
UNITS:	35 multi-family units
ESTIMATED STUDENT POPULATION:	12 students*
ELEMENTARY:	6
MIDDLE:	3
SENIOR:	3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Pine Villa Elementary - 21799 SW 117 Ct.
MIDDLE:	Redland Middle - 16001 SW 248 St.
SENIOR HIGH:	Homestead Senior - 2351 SE 12 Ave.

All schools are located in Region 6

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	653/ 659*	504	130%/ 131%*	186	95%/ 96%*
Redland Middle	1701/ 1704*	991	172%/ 172%*	20	**168%/ 169%***
Homestead Sr.	3191/ 3194*	2926	109%/ 109%*	0	109%/ 109%*

* increased student population as a result of the proposed development

Note:

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

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in Capital Improvement Projects Report of December 9, 2004):

School	Status	Projected Occupancy Date
State School "CC-1" Prototype K-8 Center (Palm Glade Area) (Pine Villa, Redland and Naranja Elementary Relief; Redland and Mays Middle School Relief) (1606 student stations)	Planning	August 2007
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	May 2007
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2120 student stations)	Design	December 2006
Classroom Addition @ Redland Mid. (242 student stations)	Construction	August 2005
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Pre-Planning	2009

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $69,996.

CAPITAL COSTS: Based on the State's January-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	6 x	$ 13,480	=	$ 80,880
MIDDLE	3 x	$ 15,456	=	$ 46,368
SENIOR	3 x	$ 20,453	=	$ 61,359
Total Potential Capital Cost				$188,607

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

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

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16	**ARGUS INVESTMENT GROUP, INC.** **#02-284**	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	**ROBERT CARTER, TRUSTEE, ET AL** **#02-303**	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	**PERRY KAYE, TRUSTEE** **#00-446**	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	**THERESA LAVONNE DONALDSON** **#03-043**	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	**ZAMORA CORP.** **#01-083**	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	**BCG PARTNERS, LLC** **#02-368** **#03-316**	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	**CAULEY PALISADE CORP.** **#02-162**	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	**PALMA FAMILY TRUST, ET AL** **#03-209**	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	**PALMA FAMILY TRUST, ET AL** **#03-209b**	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	**U-HAUL COMPANY OF FL** **#03-207**	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	**ESTATES OF BISCAYNE, INC.** **#03-222**	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	**PENDING**
27	**CARDAN OF SOUTH DADE, LLC** **#03-300**	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-1/06/05	**PENDING**
28	**LIVING QUARTERS USA, INC.** **#03-348**	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	**UNIVERSAL AMERICAN REALTY CORP.** **#03-290**	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	**ESTATE OF ELAINE L. EICHLEAY** **#03-293**	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	**INTERNATIONAL BOTANICALS LLC** **#03-386**	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

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32	**FRV DEVELOPMENT #03-366**	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	**DRI INC. #04-035**	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	**PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012**	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	**ALEX SARDINAS #04-152**	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	**DENIED**
36	**MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164**	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	**PENDING**
37	**DEAN COLSON AND HENRY QUINTANA #04-129**	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 1/12/05	**PENDING**
38	**SILVER GROUP 137 INC. #04-071**	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	**PENDING**
39	**MONA LISA INVESTMENTS, LLC #04-235**	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	**PENDING**
40	**ORANGE GROVE MANORS, INC. #04-258**	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 1/12/05	**PENDING**
41	**F.V. CONSTRUCTION CORP. #03-162**	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	**PENDING**
42	**MALCOLM B. WISEHEART, JR., ET AL #01-408**	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	**PROVINCIAL REALTY, INC. #02-186**	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	**ERIC AND NICOLE LEE BERRIOS #01-376**	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	**LLOYD AND JOHNNIE CASH #02-230**	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	**RALPH FEUERRING, ET AL #02-108**	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	**ROBERT BOREK ET AL #01-333**	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

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48	**GOULDS, LLC #02-326**	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	**LUMSDEN OAKS ACQUISITION CORP. #02-250**	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	**SPECIALTY HOUSING CORP. #03-104**	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
51	**SVK AIRPORT LAND, LLC #02-200**	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	**AIRBASE LANDINGS, LTD. #02-030**	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	**HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188**	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	**LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088**	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	**ALLAPATTAH NURSERY, LTD #02-155 #02-228**	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	**CHARLES AND JO ELLEN CHAMBERS #02-178**	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	**CW2, LTD. #02-164**	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	**DIAZ LANDSCAPING & NURSERY, INC. #02-192**	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	**JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264**	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	**BLACK CREEK BUILDERS GROUP, LLC #02-335**	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	**HUGO G. MORALES, TRUSTEE #01-203**	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	**CAROLE BROCK, TRUSTEE #02-279**	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	**CARMEL INVESTMENT & DEVELOPMENT INC. #01-437**	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	**ROBERT BOREK ET AL #00-298**	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED $128,400 O/A

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65	**ALEJANDRO ZAMPIER #02-076**	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	**CLINTON ASSOCIATES, LTD. #02-035**	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
67	**FREDERICK T. PETERS MARTIAL TRUST #01-219**	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	**SODA PROPERTIES, LLC. #01-348**	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	**LAW PROPERTIES LTD. #02-244**	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	**SAGA BAY DEVELOPMENT, INC. #96-549**	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	**HENRY C. MORAT, TRUSTEE #02-280**	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	**SUNRISE VILLAGE MOBILE HOME PARK II #03-031**	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	**SVK AIRPORT LAND, LLC #02-201**	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	**THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172**	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	**JOSE A. COSTA, JR., TRUSTEE #03-120**	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	**PRINCETON SELF STORAGE, INC. #01-181**	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	**TOPA INVESTMENTS, LLC #01-161**	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	**MARTINA BOREK ET AL #03-018**	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	**MANUEL C. & EMILIA DIAZ, ET AL #02-377**	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	**H. R. REALTY & INVESTMENTS, INC. #02-305**	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
81	**SUPERIOR DEVELOPERS CORP. #01-408**	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED

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

82	**SUPERIOR DEVELOPERS CORP. #03-245**	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED
83	**ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260**	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	**US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269**	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	**ALOR INVESTMENT CORP. #03-295**	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	**E & D DEVELOPMENT, INC. #03-283**	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	**GREGORY W. WOODS #03-298**	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	**PRINCETON PARK HOMES, LLC #03-182**	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	**PENDING**
89	**GLORIA H. JEFFREY #04-017**	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	**DADE INVESTORS, LLC #03-385**	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	**SUMMERVILLE DEVELOPMENT, INC. #03-262**	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	**GOULDS LLC #04-030**	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	**FL POWER & LIGHT CO. #04-068**	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	**BAILES COMMON LLC #04-111**	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
95	**FUTURE M. INVESTMENTS #04-284**	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	**PENDING**
96	**PALM TOWER, LLC. #04-131**	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	**PENDING**
97	**BLACK CREEK, LLC #04-161**	S of Old Cutler Rd., W of SW 103 Ave. and E of Tmpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	**PENDING**

Note: There are thirteen applications that are pending which would generate 393 students.

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

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	954	11	965	553	66	156%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	786	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	164	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	352	1079	513	138	166%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	260%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	2	785	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	709	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS	13899	2340	16239	9915	913	150%
CAMPBELL DRIVE MID	1456	1	1457	1178	0	124%
CENTENNIAL MID	1115	391	1506	796	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	6	1327	871	59	143%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	513	2214	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS	9894	1152	11046	6731	524	152%
HOMESTEAD SR	3191	777	3968	2926	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	128	2858	1701	380	137%
SENIOR HIGH TOTALS	9544	1205	10749	7471	641	133%
TOTAL	**33337**	**4697**	**38034**	**24117**	**2078**	**145%**

Miami-Dade County Public Schools
Charter School Operations

Existing Charter School

1. Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
2. ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
3. ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
4. ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
5. Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
6. Coral Reef Montessori Academy, 10858 SW 216 Street, Miami, FL 33157
7. Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
8. Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
9. Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
10. Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
11. Florida International Academy, 7620 Biscayne Boulevard, Miami, FL 33138
12. Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
13. Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
14. Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
15. Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
16. Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
17. Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
18. Mater Academy East, 450 SW 4 Street, Miami, FL 33130
19. M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
20. North County Charter School, 3400 NW 135 Street, Miami, FL 33054
21. North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
22. Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
23. Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
24. Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
25. Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
26. Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
27. Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
28. Sandor Wiener School of Opportunity
    Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055
    Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
29. Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
30. Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
31. Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

Approved Contracts for 2004 - 2005

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

Approved Contracts for 2004 - 2005 (Continued)

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

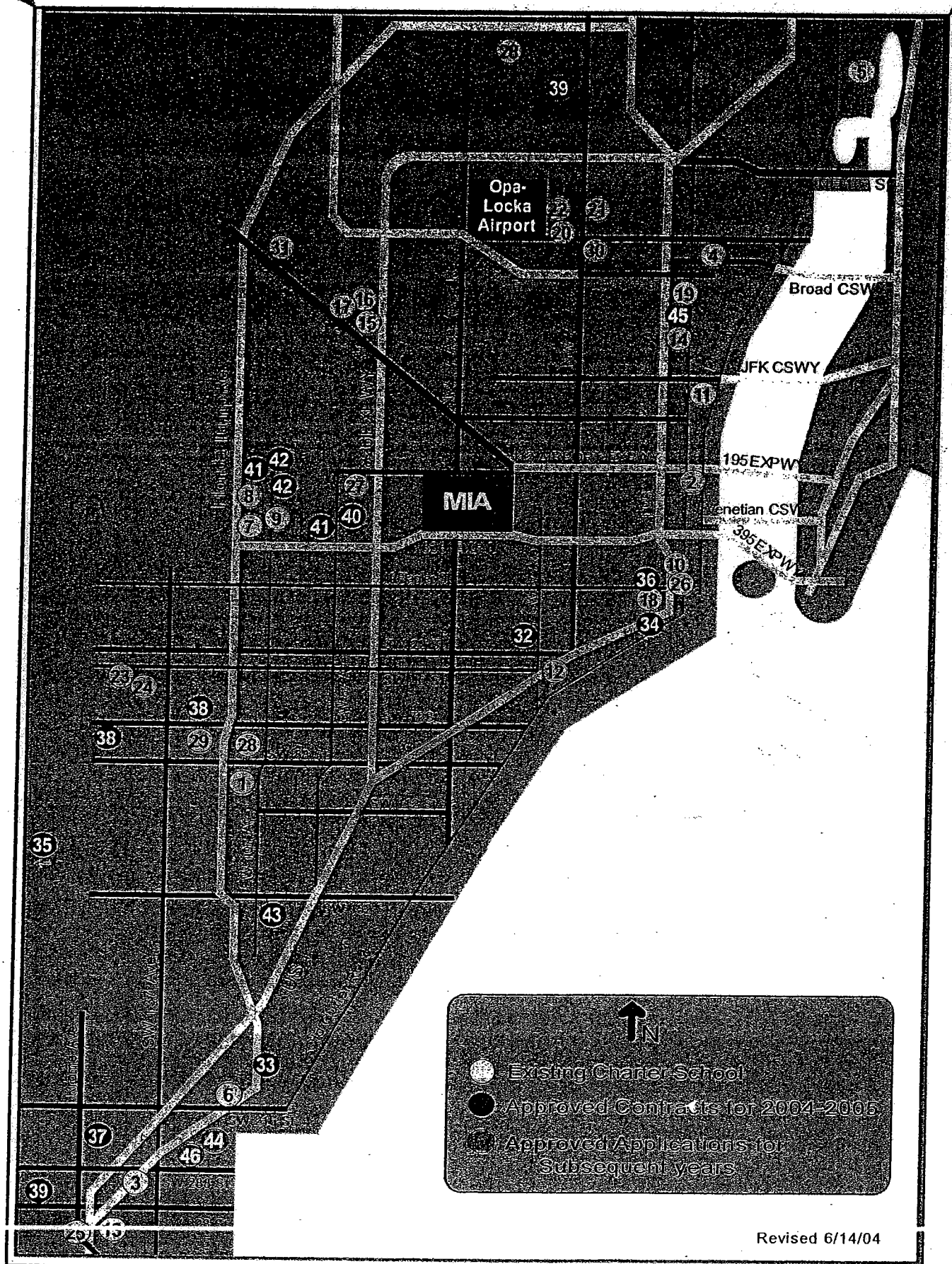
* Locations pending final School Board approval.

Approved Contracts for Subsequent Years

44. Dr. Joseph Coats Grace Community Charter School, SW 248 Street & 112 Avenue, Miami, FL
45. Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue, Miami Shores, FL 33168
46. Summerville Charter School, SW 248 Street and 117 Avenue, Miami, FL

Approved Applications

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



Revised 6/14/04

G15

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

Hearing Number: 203-262

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor. of SW 117th Ave + SW 247 St + NE Cor. of SW 248th St.

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

*

Estimated number of alarms generated annually by application: 18

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

Station District ____ Grid ____ DU SF 33 / 45423 Occupancy Type 2 & 3

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

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

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

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

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 5-14-04

Kathryn Lyon

Revised 3/9/04 BJM

44

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

CHECKED BY CT AMOUNT OF FEE ~~1,268~~ → $1,189.65.

RECEIPT #

DATE HEARD: 10/12/04.

BY CZAB # 15

RECEIVED
NOV 01 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
~~DATE RECEIVED STAMP~~

****

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

RE: Hearing No. 03-12-CZ15-2; CZAB152304; 03-262

Filed in the name of (Applicant) Summerville Development Inc.

Name of Appellant, if other than applicant The Farm, Inc., and Manuel Dorta-Duque

Address/Location of APPELLANT'S property:
See Folios of Dorta Duque Property Attached
The Farm Inc is long term tenant of property owned by Inca Investments

Application, or part of Application being Appealed (Explanation):
Requests 1, 2, 3, 6

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

the requests are contrary to the law, the decisions not supported by competent substantial evidence and are contrary to the law, ordinances, ldrs, and statutes, inconsistant with the comprehensive plan, and failed to provide due process below

45

APPELLANT MUST SIGN THIS PAGE

Date: 1st day of November, year: 2004

Signed [signature]

Manuel Dorta Duque

Individually + as President of Farm, Inc

Print Name

11999 SW 248 Street

Mailing Address

Miami, Florida 33032

305-258-6040 258-0128

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

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

Kent Harrison Robbins, Attorney

Representing

(Manuel Dorta-Duque + The Farm, Inc)

[signature]

Signature

Kent Harrison Robbins

Print Name

1224 Washington Ave

Address

Miami Beach, FL 33139

City State Zip

305-532-0500

Telephone Number

Subscribed and Sworn to before me on the 1st day of November, year 2004

Dianne Hough

Notary Public

NOTARY PUBLIC STATE OF FLORIDA

DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

(stamp/seal)

Commission expires:

PROPERTIES OWNED BY MANUEL DORTA DUQUE
AND FARMED COOPERATIVELY BY THE FARM, INC. (LEASED)

Folio: 3069240001830

Folio: 3069240001890

Folio: 3069240001900

Folio: 3069240002020

Folio: 3069240002040

Folio: 3069240002030

Folio: 3069240001910

Folio: 3069240001891

Folio: 3069240001880

Folio: 3069240001710

Folio: 3069260130510

Folio: 3069240000351

PROPERTY OWNED BY INCA INVESTMENTS, INC.
AND LEASED BY THE FARM, INC.

Folio: 3069240001750

660 feet west of the corner of 248th Street and SW 117 Avenue (measured from center of road).

Manuel Dorta Duque

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

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Manuel Dorta Duque (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:

Dianne Hough
Signature

Manuel
Appellant's signature

DIANNE HOUGH
Print Name

MANUEL DORTA-DUQUE
Print Name

Kent H Robbins
Signature

Kent Harrison Robbins
Print Name

Sworn to and subscribed before me on the 1st day of November, year 2004.

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

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

Dianne Hough
Notary
(Stamp/Seal)

Commission Expires: 12/6/06

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

48

The Farm, Inc.

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

STATE OF Florida

COUNTY OF Miami Dade

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

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(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:

Dianne Hough
Signature

DIANNE HOUGH
Print Name

Kent H Robb
Signature

Kent Harrison Robbins
Print Name

Manuel (Pres.)
Appellant's signature

MANUEL DORTA DUQUE
Print Name

Sworn to and subscribed before me on the 1st day of November, year 2004.

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

Dianne Hough
Notary
(Stamp/Seal)

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

Commission Expires: 12/6/06

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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: The Farm, Inc

NAME AND ADDRESS	Percentage of Stock
Manuel Dorta-Duque 11999 SW 248 Street	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

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

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

Signature: Manuel (Pres.) (Applicant)

Sworn to and subscribed before me this 1st day of November, 2004. Affiant is personally known to me or has produced Driver License as identification.

Dianne Hough
(Notary Public)

My commission expires 12/6/06

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

*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.

RESOLUTION NO. CZAB15-23-04

WHEREAS, **SUMMERVILLE DEVELOPMENT, INC.** applied for the following:

(1) AU to BU-1

(2) To permit a residential and commercial development setback 20′ (25′ required) from the front (west) property line, setback 12′ from the rear (east) property line and setback 15′ from the side street (south) property (25′ required from all property lines.

(3) To waive the 5′ high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.

(4) To permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) To permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) To permit the RU-3M lot with a frontage of 81′ (100′ required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets.

SUBJECT PROPERTY: <u>OVERALL PROPERTY</u>: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1° 4′14″E, for 65.03′; thence N89° 03′18″W, for 40′ to the Point of beginning; thence N1° 4′14″E, for 266.39′; thence N89° 01′53″W, for 790.84′; thence S01° 11′31″W, for 266.36′; thence S89° 03′18″E, for

790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW ¼ of the SE ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1° 4'14"E, for 65.03'; thence N89° 03'18"W, for 40' to the Point of beginning; thence N1° 4'14"E, for 266.39'; thence N89° 01'53"W, for 790.84'; thence S01° 11'31"W, for 266.36'; thence S89° 03'18"E, for 790.27' to the Point of beginning. LESS AND EXCEPT: The south ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW ¼ of the SE ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road."

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 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 requested permission to withdraw the requests to permit the residential/commercial development with a residential floor area covering 73% (Item #4), to permit 3 stories (Item #5), to permit the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

(1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Corwil Architects, Inc., entitled "Summerville Town Center," dated the 30th day of August 2004, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement.

(2) The total residential density of the Property shall be limited to no more than thirty-three (33) residential units.

3) That portion of the Property which is rezoned to RU-1, described in Exhibit "B," shall be used solely for a recreational park, and shall not be developed with residential units. Said recreational park shall be maintained by either a duly-created property owners' association or duly-created condominium association; or, upon the approval and with the consent of the County, said recreational park may be maintained by a special taxing district.

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

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested district boundary changes to BU-1 on Exhibit "A" (Item #1) and to RU-1 in lieu of the requested district boundary change to RU-3M on Exhibit "B" (Item #6) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the request on a modified basis to permit a residential and commercial development setback 15' from the side street (south) property line on Exhibit "A" (Item #2), and to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district on Exhibit "A" (Item #3) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the withdrawal of the request to permit the residential/commercial development with a residential floor area covering 73% (Item #4), 3 stories (Item #5), the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), should be granted, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions, to approve district boundary changes to BU-1 on Exhibit "A" (Item #1) and to RU-1 in lieu of the requested district boundary change to RU-3M on Exhibit "B" (Item #6), to approve Items #2 on a modified basis, and #3 as non-use variances, and to grant the withdrawal of Items #4, 5, 7, 8 & 9 was offered by Paul S. Vrooman, seconded by Alfonsina Sergio, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	nay	JoAnn Bova	absent
Al Alvarez	aye	Alfonsina Sergio	aye
Leonard Anthony	aye	Paul S. Vrooman	aye

Nancy McCue aye

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary changes to BU-1 on Exhibit "A" (Item #1) and RU-1 in lieu of the requested RU-3M on Exhibit "B" (Item #6) be and the same are hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the request as modified to permit a residential and commercial development setback 15′ from the side street (south) property on Exhibit "A" (Item #2), and to waive the 5′ high decorative masonry wall required along the east property line for the business lot where it abuts a residential district on Exhibit "A" (Item #3) be and the same are hereby approved as non-use variances, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health,

and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents and the proposed park on Parcel B shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM).

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

BE IT FURTHER RESOLVED, that the request to withdraw the requests to permit the residential/commercial development with a residential floor area covering 73% (Item #4), to permit 3 stories (Item #5), to permit the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), be and the same is hereby granted.

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

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

PASSED AND ADOPTED this 12th day of October, 2004.

Hearing No. 03-12-CZ15-2
ls

DATE: 02/10/05

TEAM METRO

ENFORCEMENT HISTORY

SUMMERVILLE DEVELOPMENT, INC.

APPLICANT

24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2003000262

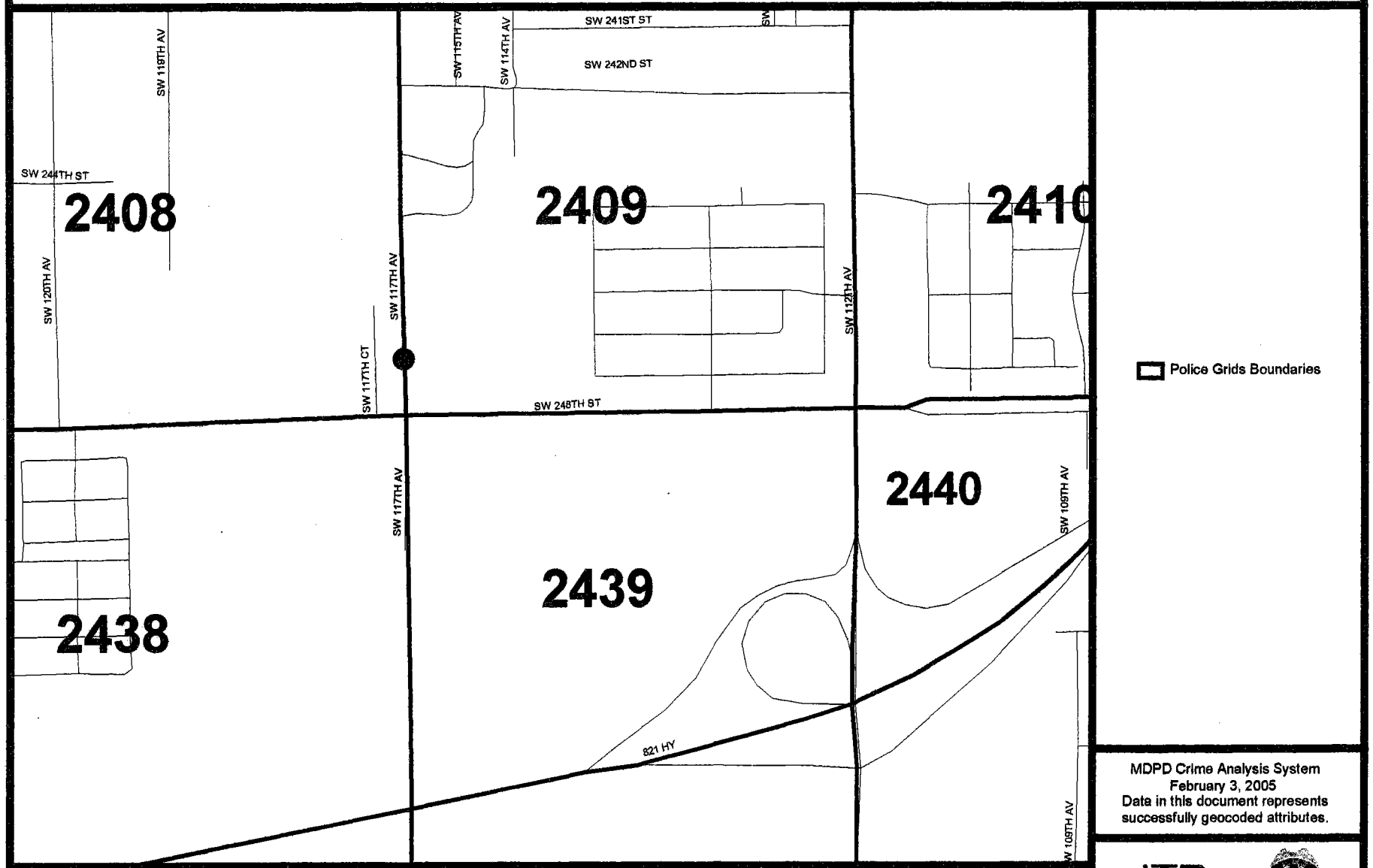
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

1-26-05 INSPECTION REAVEALED A JUNK MOBILE HOME ON PROPERTY. WARNING LETTER WILL BE ISSUED.
2-10-05 JUNK MOBILE HOME REMOVED

59

Miami-Dade Police Department
Address
Summerville Development Inc.; Hearing # 03-262



0 0.07 0.14 Miles

MDPD Crime Analysis System
February 3, 2005
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117
For 2003-01-26 Thru 2005-01-26

09

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-26" and Dis.Complaint Date < "2005-01-27" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "24751 SW 117 " and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common 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")

Incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
24751 SW 117 AV	C	2409	3	10/06/2003	MON	09:02:12	JOSE	0535724B		26R	09:02:12	09:07:37	09:16:00	C2306	32666187	Y

Miami-Dade Police Department

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	13	SPECIAL INFORMATION/ASSIGNMENT	17	13
	14	CONDUCT INVESTIGATION	37	29
	15	MEET AN OFFICER	146	120
	16	D.U.I.	1	1
	17	TRAFFIC ACCIDENT	3	6
	19	TRAFFIC STOP	27	21
	20	TRAFFIC DETAIL	1	5
	21	LOST OR STOLEN TAG	5	9
	22	AUTO THEFT	7	10
	25	BURGLAR ALARM RINGING	99	63
	26	BURGLARY	16	13
	27	LARCENY	7	8
	28	VANDALISM	3	3
	29	ROBBERY	1	1
	32	ASSAULT	6	11
	34	DISTURBANCE	22	31
	36	MISSING PERSON	6	11
	37	SUSPICIOUS VEHICLE	3	2
	38	SUSPICIOUS PERSON	1	4
	39	PRISONER	7	2
	41	SICK OR INJURED PERSON	7	6
	43	BAKER ACT	0	1
	44	ATTEMPTED SUICIDE	0	1
	45	DEAD ON ARRIVAL	0	2
	49	FIRE	0	1
	52	NARCOTICS INVESTIGATION	0	1

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	54	FRAUD	2	3
Total Signals for Grid 2409 :			424	378

MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004

Miami-Dade Police Department

Grid(s): 0137, 2409

		2003	2004
Grid 2409			
Part I			
130A	AGGRAVATED ASSAULT	0	2
2200	BURGLARY	14	7
2400	MOTOR VEHICLE THEFT	6	5
1200	ROBBERY	1	1
230G	SHOPLIFTING ALL OTHERS	15	11
230F	SHOPLIFTING FROM A MOTOR VEHICLE	2	11
Part I TOTAL		38	37
Part II			
2000	ARSON	0	1
350B	ILLEGAL DRUG EQUIPMENT	1	0
260D	IMPERSONATION	2	3
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	0	2
130B	SIMPLE ASSAULT	3	4
Part II TOTAL		6	10
Grid 2409 TOTAL		44	47

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Summerville Development, Inc.

NAME AND ADDRESS	Percentage of Stock
Michael Garcia-Carillo, President	25%
Ray Castellanos, Vice-President	25%
Pedro Garcia-Carillo, Sr.	25%
Pedro Garcia- Carillo, Jr.	25%
13032 SW 133rd Court	
Miami, Florida 33186	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

{M2008723;1}

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____
Rey Castellanos, Vice President

Sworn to and subscribed before me this 2 day of September, 2003. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD129699
EXPIRES 07/20/2006
BONDED THRU 1-888-NOTARY1

My commission expires 7/20/2006

*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.

{M2008723;1}

99

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03.262
SEP 17 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

WITHIN THE SCOPE OF THE AD

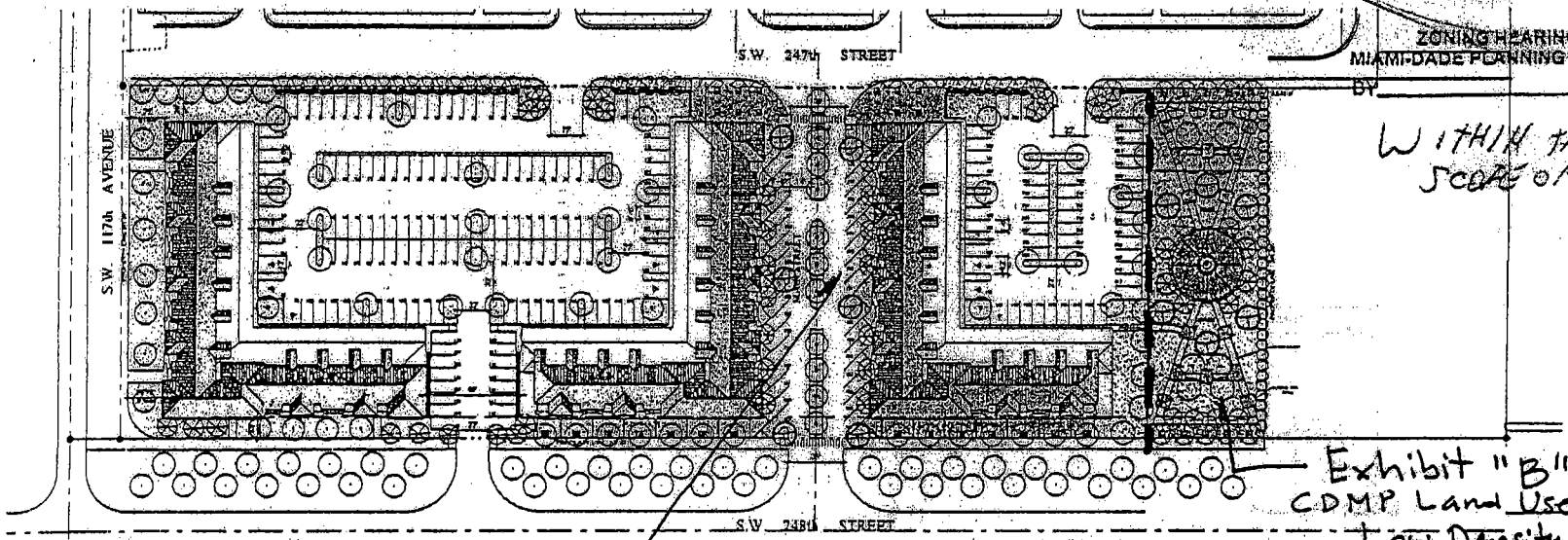


Exhibit "B"
CDMP Land Use Plan
Low Density Residential

Exhibit "A"
CDMP Land Use Plan
(Business and Office)

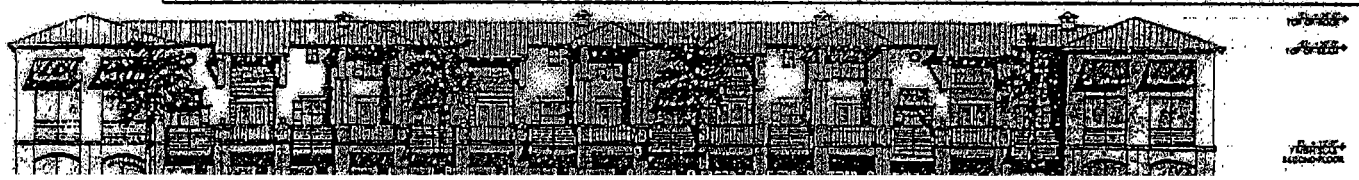
SITE PLAN
SCALE: 1" = 40'-0"

PROJECT DATA:

1. ZONING DISTRICT	BU-1		
2. LAND AREA:	172,119 SF = 3.95 ACRES		
3. LOT COVERAGE:	MAX. ALLOWED 40% = 68,848 S.F.	PROPOSED 58,940 S.F. 34%	
4. F.A.R.	MAX. ALLOWED MAX. ALLOWED 40 % FOR FIRST FLOOR 11% FOR EA. ADDITIONAL FLOOR 51% OF 172,119 S.F. = 87,781 S.F.	PROPOSED COMMERCIAL=	BLD. 1 = 14,792 S.F. BLD. 2 = 14,792 S.F. BLD. 3 = 14,947 S.F. TOTAL 44,828 S.F.
		RESIDENTIAL= 33 UNITS @ 1,275 S.F EACH = 42,075 S.F. TOTAL PROPOSED F.A.R.	= 86,901 S.F.
5. BUILDING HEIGHT	2 STORIES 35'-0" (TO TOP OF ROOF)	PROPOSED 35'-0"	
8. LANDSCAPE OPEN AREA:	MIN. ALLOWED 17.5 % = 30,121 S.F. 10 S.F. FOR EA. PARKING SPACE = 2,320 S.F TOTAL OPEN SPACE REQUIRED= 32,441 S.F.	PROPOSED 42,556 S.F.	
9. PARKING REQUIREMENTS:	MIN. REQUIRED (BLDG 2 ONLY) OFFICE 7,183 S.F. /300= 24 SPACES RETAIL 37,333 S.F. /250= 148 SPACES RESIDENTIAL 1.75 /EA. 2 BRM UNIT 33 UNITS X 1.75 SPACES = 58 SPACES TOTAL SPACES REQUIRED= 231 ACCESSIBLE SPACES 8	PROPOSED 232 SPACES 8 (ALREADY INCLUDED IN TOTAL)	

PROJECT DATA:

1. ZONING DISTRICT	RU-3M	PROPOSED OPEN GREEN AREA
2. LAND AREA:	19,545 SF = .45 ACRES	
3. LOT COVERAGE:	MAX. ALLOWED 30% = 5,863 S.F.	PROPOSED 0 S.F.
4. F.A.R.	MAX. ALLOWED MAX. ALLOWED 30 % FOR ONE STORY 30% OF 19,545 S.F. = 5,863 S.F.	PROPOSED TOTAL PROPOSED F.A.R. = 0 S.F.
5. BUILDING HEIGHT	2 STORIES 35'-0" (TO TOP OF ROOF)	0'-0"
8. LANDSCAPE OPEN AREA:	MIN. ALLOWED 25 % = 4,888 S.F.	PROPOSED 5,941 S.F.
9. PARKING REQUIREMENTS:	MIN. REQUIRED DWELLING UNITS ALLOWED 12.8/ NET ACRE 12.8X .45 ACRES= 5.80 UNITS 5.80 UNITS X 2= 12 SPACES TOTAL SPACES REQUIRED= 12 SPACES	PROPOSED 0 UNITS SEE SITE PLAN 0 SPACES

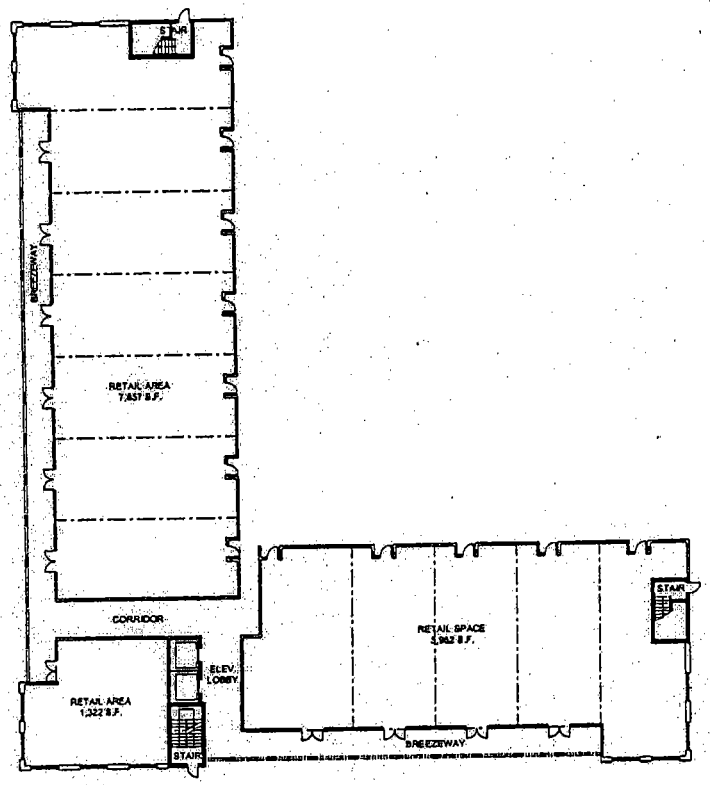


SUMMERVILLE TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL ARCHITECTS, INC

SITE PLAN APPROVAL

SITE DATA, PLAN AND ELEVATION



TYPICAL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ANGEL PUENTES
ARCHITECTS
999 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

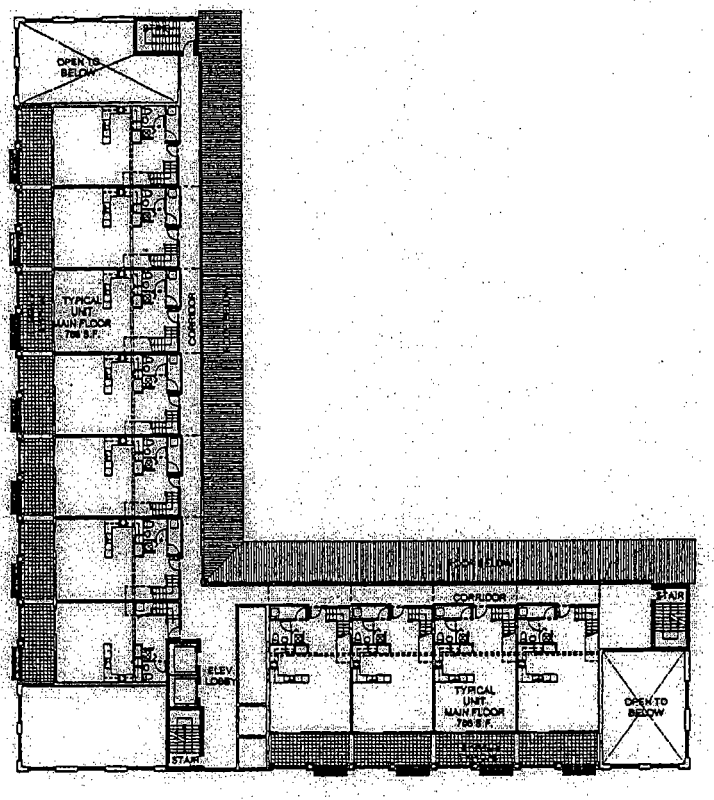
CORWIL
ARCHITECTS, INC

SCHEMATIC DESIGN

GROUND FLOOR PLAN

A-3.0

67



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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203-262
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AC

68

ANGEL PUENTES
ARCHITECT NO. 0009348
999 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

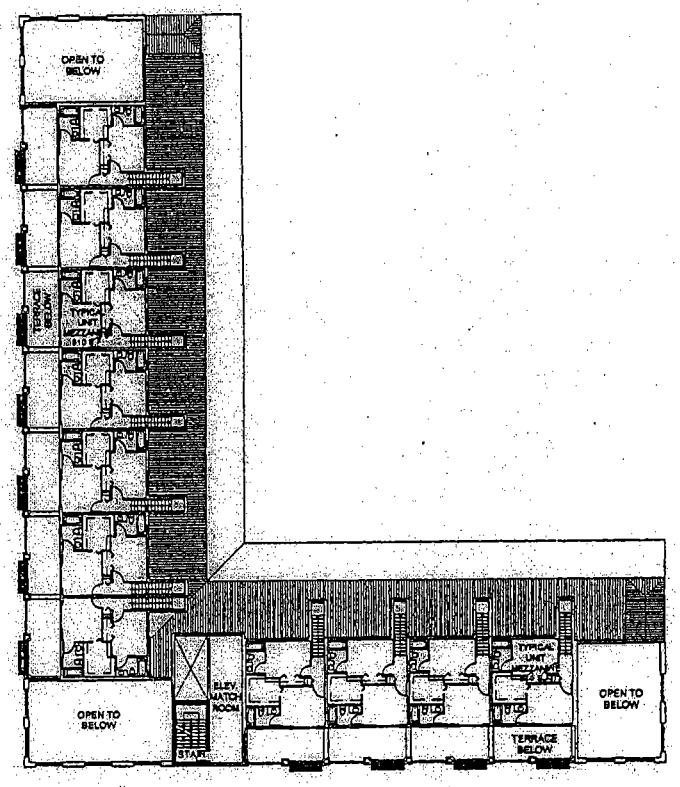
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC.

SECOND FLOOR PLAN

A-31

69



MEZZANINE FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-242
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

ARCEL PUENTES
PROJECT NO. 0009348
PONCE DE LEON BLVD.
SH 1140
CORAL GABLES, FL 33134

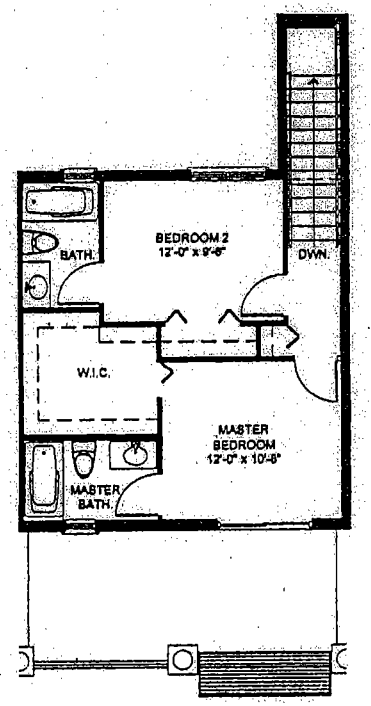
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

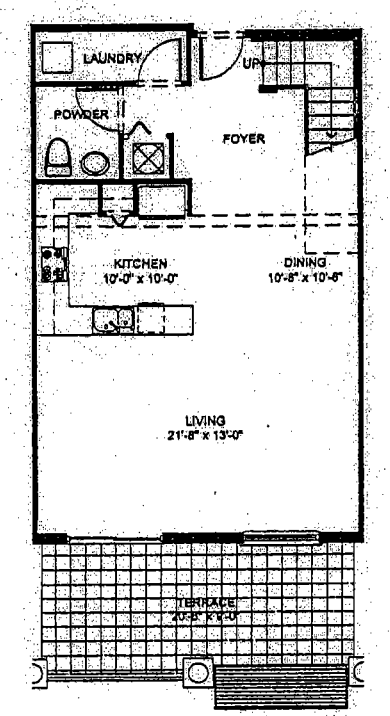
MEZZANINE FLOOR PLAN

A-32

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



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



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

FIRST FLOOR A/C AREA = 768 s.f.
SECOND FLOOR A/C AREA = 510 s.f.
TOTAL A/C AREA = 1,278 s.f.

70

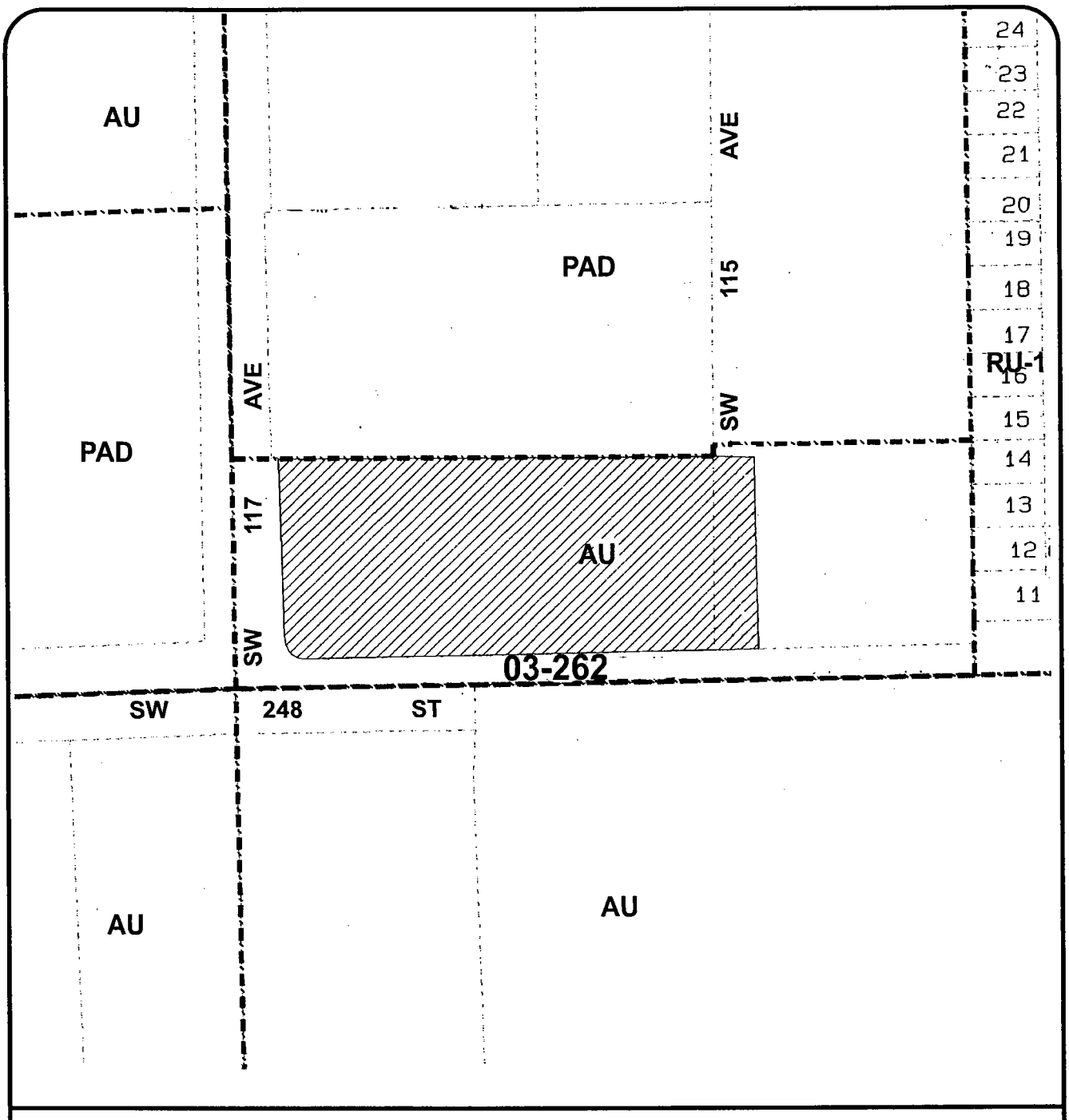
ANGEL PUENTES
NO. 0009348
PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI-DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

TYPICAL UNIT
FLOOR PLANS

A-22



MIAMI-DADE COUNTY
HEARING MAP

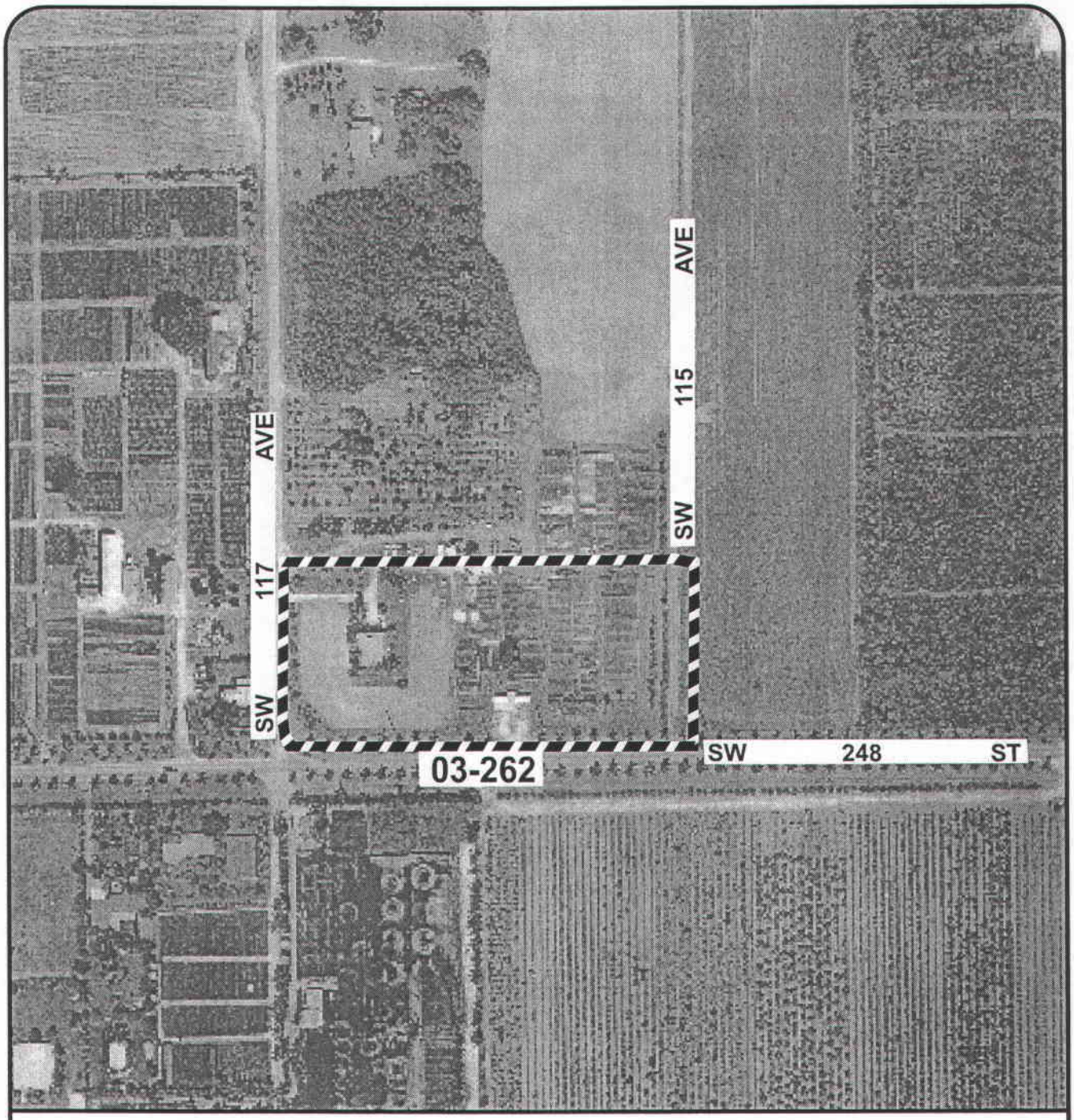
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING 03-262 10/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-262. 10/03

B. SUMMERVILLE DEVELOPMENT, INC.
Applicant

03-12-CZ15-2 (03-262)
BCC/District 8
Hearing Date: 3/3/05

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 ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	DECEMBER 9, 2003	CZAB15- -03

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO BOARD'S ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS: _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: JAN. 20, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN FOR PRESENTATION TO THE CZAB.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)			✓

VOTE: 3 to 1

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Ron Bernstein

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan KRISCHER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JANUARY 20, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 21, '04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN & MEET WITH NEIGHBORS

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 1

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Jay Williams

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	APRIL 21, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☑ DEFER: ☐ INDEFINITELY ☑ TO: 7-14-04 ☑ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☑ OTHER: READVERTISE AT APPLICANT'S EXPENSE

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☑ YES ☐ NO

COUNTY ATTORNEY: Jay Williams

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JULY 14, 2004	CZAB15- -04

REQUESTS: 1) AU to BU-1. 2) Res & com 20' front, 12' rear & 15' side SB. 3) Waive 5' hi wall bus abuts res. 4) Res/comm dev w/res FA 73%. 5) 3 stories #1 - 5 ON "A" 6) AU to RU-3M. 7) RU-3M lot front 81' 8) UU parking more restrict than use located. #6 - 8 on "B" 9) UU gated entry feature. #9 on "A&B"

DEPT. REC: DEFERRAL

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: Oct. 12, 2004 ☒ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH STD. CONDITIONS

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Ron Bernstein

DATE: February 24, 2005 **#Z-**

APPLICANT: A. Summerville Development, Inc.
(03-12-CZ15-2)

MOTION: Defer the application to March 3, 2005.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Carey-Shuler				X
Diaz				X
Gimenez		X		
Heyman		X		
Jordan		X		
Rolle				X
Seijas				X
Sorenson	M	X		
Sosa				X
Souto				X
Vice Chairman Moss	S	X		
Chairman Martinez		X		
TOTAL		7		6

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

APPLICANT: Summerville Development, Inc. **PH:** Z03-262 (03-12-CZ15-2)

SECTION: 19-56-40 **DATE:** March 3, 2005

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

==========

A. INTRODUCTION

- **REQUEST:**

THE FARM, INC. & MANUEL DORTA DUQUE are appealing Requests #1, #2, #3 & #6 of the decision of Community Council Appeals Board #15 on SUMMERVILLE DEVELOPMENT, INC. which approved in part, the following:

(1) AU to BU-1

(2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).

(3) Applicant is requesting to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district.

(4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/06 and consisting of 6 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The appellant is appealing the approval of the Community Zoning Appeals Board 15 in part of this application. The requests approved would allow the applicant to change the zoning on Exhibit A of the subject property from AU, Agricultural District to BU-1, Neighborhood Business District, and will change the zoning on Exhibit B from AU to RU-3M, Minimum Apartment House District. Accompanying requests pertaining to Exhibit A will permit a mixed residential and commercial development to setback closer to the south property line than permitted, and waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district.

- **LOCATION:**

  24751 S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.336 Acres.

- **IMPACT:**

  The rezoning of the property will allow the applicant to provide commercial and residential uses to the surrounding community. However, the rezoning will bring additional traffic and noise to the surrounding area. The residential component of this application will bring more children into the schools. The accompanying requests would be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates Exhibit A of the subject property as being within the Urban Development Boundary for **business and office.**

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

3. 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).

4. Objective 9N. By 1997, Miami-Dade County shall endeavor to initiate review and revision of its Zoning Code and Subdivision Regulations to facilitate the development of better planned communities and better designed buildings. Changes to be considered shall include provisions for:

   i) Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories;

5. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map.

6. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; single family residence & crops	Business & Office (Exhibit A) & Residential, 2.5 to 6 dua (Exhibit B)
Surrounding Properties:	
NORTH: PAD; vacant	Residential, 2.5 to 6 dua
SOUTH: AU; vacant & crops	Residential, 2.5 to 6 dua
EAST: AU; vacant	Residential, 2.5 to 6 dua

WEST:	PAD; plant nursery	Residential, 2.5 to 6 dua

The subject parcel lies on the east side of SW 117 Avenue, north of SW 248 Street. Although zoned for agriculture, this area has become a residential expansion area and has experienced several zone changes to residential zoning in recent years. A Planned Area Development (PAD) District lies to the north and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and to the east of the AU property to the east.

E. SITE AND BUILDINGS:

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

*For BU-1 on Exhibit A and for RU-1 on Exhibit B in lieu of RU-3M.

F. PERTINENT REQUIREMENTS/STANDARDS:

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.

Section 33-311(A)(16) Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.

(c) Setbacks for a principal or accessory building or structure shall be approved after public hearing upon demonstration of the following:

(1) the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and

(2) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

(3) the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscaped open space percentage required by the applicable district regulations; and

(4) any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land; and

(5) the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofed structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and

(6) the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

(7) the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or

proposed structure(s) or building(s) on the parcel proposed for alternative development; and

(8) the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

(9) the proposed alternative development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and

(10) any windows or doors in any building(s) to be located within an interior side or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) of a discordant use located on an adjoining parcel of land; and

(11) total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying district regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and

(12) the area within an interior side or rear setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:

(A) in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or

(B) if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

(i) articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

(ii) landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

(13) any structure within an interior side setback required by the underlying district regulations:

(A) is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure(s) at time of planting; or

(B) is screened from adjoining property by an opaque fence or wall at least eight (8) feet, six (6) feet if located adjoining or adjacent to a discordant use, in height that meets the standards set forth in paragraph (g) herein; and

(14) any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and

(15) when a principal or accessory building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

(16) safe sight distance triangles shall be maintained as required by this code; and

(17) the parcel proposed for alternative development shall continue to provide the required number of on-site parking spaces as required by this Code, except that off-site parking spaces may be provided in accordance with Section 33-128 of this Code; and

(18) the parcel proposed for alternative development shall satisfy all other applicable underlying district regulations or, if applicable, prior zoning actions issued prior to the effective date of this ordinance (May 2, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscaped open space and structure height; and

(19) the proposed development will meet the following:

(A) interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a BU or IU district; interior side setbacks shall not be reduced by more than twenty-five (25%) percent of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(B) side street setbacks shall not be reduced by more than twenty-five (25%) of the underlying district regulations;

(C) front setbacks (including double-frontage setbacks) shall not be reduced by more than twenty-five (25%) percent of the setbacks required by the underlying district regulations; and

(D) rear setbacks shall not be reduced below fifty (50%) percent of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is a BU or IU district; rear setbacks shall not be reduced below twenty-five (25%) percent of the rear setback required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(E) setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.

An alternative maximum height of **walls**, hedges or fences shall be approved upon demonstration of the following:

- no wall, hedge or fence shall exceed ten (10) feet in height when adjoining BU or IU zoned lot or parcel; no wall, hedge or fence shall exceed eight (8) feet when adjoining a discordant use, and

- no wall, hedge or fence located in a front or side street setback required by the applicable district regulation shall exceed six (6) feet in height; and

- the additional height of a proposed wall, hedge or fence will not obscure in whole or in part an existing view or vista to any landmark, natural area, or waterbody from any window or door of a building on an adjoining discordant, use; and

- proposed wall or fences shall be:

    - articulated to avoid the appearance of a "blank wall" when viewed from adjoining property, or

    - improved with landscaping material that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement from the landowner regarding its maintenance in recordable form from the adjoining property owner, or

    - where facing a public right-of-way, setback at least two and one-half (2 ½) feet from the right-of-way line and extensively landscaped with shrubs of a minimum of three (3) feet in height when measured immediately after planting, which will form a continuous, unbroken, solid visual screen within one (1) year after time of planting; hedges of a minimum of three (3) feet in height immediately after planting, which will form a continuous, unbroken, solid, visual screen within one (1) year after time of planting;

and/or climbing vines of a minimum of thirty-six (36) inches in height immediately after planting; and

- proposed fences shall be constructed or installed so that all sides of the fence are "finished" in accordance with the applicable regulations; and

- proposed fences are constructed of durable materials and are decorative; and

- proposed fences are not comprised of chain link or other wire mesh, unless hedges totally screen the fence; and

safe sight distance triangles are maintained pursuant to this code.

(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the economic viability of any commercial enterprises proposed within the approved development and the quality of life of residents and other owners of property in the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, landscaped open space over and above that normally require by the code, additional trees or landscaping materials, the inclusion of residential uses(s), convenient pedestrian connection(s) to adjacent residential development(s), convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, monument signage (where detached signs are allowed) or limited and cohesive wall signage, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- the types of needs of the residents or other owners immediate vicinity and the needs of the business owner and employees of the parcel proposed for

development that would likely be occasioned by the development, including but not limited to recreational, open space, transportation , aesthetic amenities, and buffering from adverse impacts; and

- the proportionality between the impacts on residents or other owners of property of parcel(s) in the immediate vicinity and the amenities or buffering required. For example, a reduction in setbacks for numerous lots or significantly large commercial buildings may warrant the provision of additional common open space.

Section 33-311(A)(15). Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments.

(f) The **lot area and frontage** for a three-unit or four-unit apartment house, multiple-family apartment house use or multiple-family housing development shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area and lot frontage will permit the development or redevelopment of a lot, parcel or tract of land where such development would not otherwise be permitted by the applicable district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

(A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and

(B) the proposed alternative development will not result in the further subdivision of land; and

(C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and

(D) the lot area is not less than ninety percent (90%) of the minimum lot area required by the applicable district regulations; and

(E) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(F) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(G) the lot frontage dimension is not less than ninety percent (90%) of the minimum lot frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and

(H) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:

(A) the density of the proposed alternative development does not exceed that permitted by the applicable district regulations; and

(B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the applicable district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 16, 2003); and

(C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(3) the proposed lot area and frontage is such that:

(A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and

(B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and

(C) no lot area shall be less than the smaller of:

(i) ninety percent (90%) of the lot area required by the applicable district regulations; or

(ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(i) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

(3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(4) will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

Section 33-311(A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted

by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**12 students****

* subject to conditions stated in their attached memoranda
** based on 35 residential units

H. ANALYSIS:

This application was deferred from the February 24, 2005 meeting to this date. The Farm, Inc. & Manuel Dorta Duque are appealing the Community Zoning Appeals Board-15's (CZAB-15) decision to approve requests #1, 2, 3, and 6. At the October 12, 2004 Community Zoning Appeals Board 15 hearing, the applicant withdrew requests #4, 5, 7, 8, and 9 of the subject application as well as those portions of request #2 pertaining to the front and rear setbacks. The CZAB-15 approved the district boundary change request from AU to BU-1 on Exhibit A, approved a district boundary change to RU-1 in lieu of the requested RU-3M on Exhibit B, approved with conditions in part request #2 to permit a residential and commercial development setback 15' from the side street property line, and approved with conditions the waiver of the 5' high decorative masonry wall required between commercial and residential uses.

The appellant states that the requests are contrary to the law, the decisions are not supported by competent substantial evidence, are contrary to the law, ordinances, and statutes, the application is inconsistent with the Comprehensive Development Master Plan (CDMP), and the proceedings failed to provide due process of law. The existing AU zoning is consistent with the CDMP, as such, should the Board desire to retain the existing zoning on the property, the decision would also be consistent with the CDMP.

The subject property is located at 24751 SW 117 Avenue. In 2002, the 55-acre adjacent parcel to the north and northwest was rezoned to Planned Area Development (PAD) District and will be developed with an integrated residential development that will incorporate a variety of housing types. This application originally pertained to Exhibit A only and sought a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, that would have allowed a temporary sales office that would have served the adjacent Planned Area Development (PAD) and in the future would be developed with a commercial or mixed use development. When the aforementioned PAD was approved, the property to the east of the subject site was proffered as a fire station site as part of the PAD approval. While preparing a site plan for the development of this site with a mixed-use residential and commercial development, the applicant realized that there was a "gap" between the fire station site and the proposed BU-1 zoned property (Exhibit A) which had not been a part of the CDMP amendment to re-designate the entire subject site (Exhibits A and B) to business and office use. Said "gap" consists of 0.45 acres and was not included when Exhibit A was re-designated to business and office. This "gap" which is referred hereafter as Exhibit B has a low-density residential designation on the LUP map. Exhibit B has been included as a part of the design for the proposed mixed use center and will provide a park to serve the development on Exhibit A.

Prior to the CZAB-15 meeting, the applicant submitted an amended letter of intent requesting a zone change to RU-1 on Exhibit B in lieu of the originally requested and advertised RU-3M. The advertisement did not need to be amended since RU-3M permits RU-1 uses and, as such, RU-1 is considered to be within the scope of the advertisement. Accompanying requests pertaining to Exhibit A will permit a residential and commercial development to setback closer to the south property line than permitted and waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district. Based on the amended request to RU-1 zoning on Exhibit B in lieu of RU-3M, the accompanying requests pertaining to Exhibit B (Requests #7 and 8) regarding lot frontage and parking in a more restrictive zone than permitted, and Request #9 pertaining to both Exhibits A and B to allow a gated entrance feature (which is no longer depicted on the plans) were no longer necessary and were withdrawn by the applicant at the CZAB 15 hearing. Requests #3 through 5 were also withdrawn by the applicant at the CZAB-15 hearing.

The plans submitted by the applicant show a mixed-use commercial and residential development on Exhibit A consisting of three (3) L-shaped buildings that will contain two (2) stories. Each building will provide commercial retail services on the ground floor and eleven (11) townhouses above retail for a total of thirty-three 33 residential units. The recently submitted plans depict Exhibit B as a park area to serve the development on Exhibit A with a centrally located fountain, paved walkways, park benches, and landscaping. Access to the site is provided from SW 248 Street and SW 247 Street. A main street runs through the property between two of the proposed buildings. Extensive landscaping is provided along the perimeter of the site. The applicant intends to proffer a covenant limiting the development of the site to the aforementioned plans, restricting the residential density of the site to no more than thirty-three (33) units, and restricting the RU-1 portion of the property (Exhibit B) solely for park use.

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. This application will generate **227 PM** daily peak hour vehicle trips; however, said trips will not affect the level of service (LOS) on the area roadways which are currently at LOS "B", "C", "D", and "E". Said Department will require, among other things, that the applicant submit a cross access agreement permitting access to the adjacent property to the north. Additionally, the land requires platting in accordance with Chapter 28 and the road dedications and improvements will be accomplished through the recording of a plat. **Miami-Dade County Public Schools** (MDCPS) has indicated that the proposed development would bring an additional **12 students** to the schools in the area based on 35 units. Pursuant to the Interlocal Agreement, the applicant's representative met with the School Board on March 16, 2004 and had a dialogue to discuss the impact of the proposed development on public schools. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

The rezoning of the property to BU-1 on Exhibit A and RU-1 in lieu of RU-3M on Exhibit B will allow the applicant to provide commercial/retail neighborhood oriented services and housing for the community. Exhibit A is designated for Business and Office use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes that this property was re-designated to Business and Office use through a CDMP amendment application and was approved pursuant to Ordinance #02-87. BU-1 zoning will be **consistent** with the LUP map designation of the CDMP. The CDMP states that residential uses, and mixing of residential uses with commercial, office and hotels are 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. In this instance, the proposed mixed use development does not detrimentally impact the adjacent development and the scale and intensity, including height and floor area ratio of the mixed use development, and is not out of character with that of adjacent or adjoining development. The submitted plans provide a well designed transition between the adjacent PAD to the north and the subject property and said PAD will be buffered from the subject property by SW 247 Street. Further, the applicant is providing extensive landscaping that will further buffer the proposed mixed use development from the adjacent PAD. The PAD to the north was approved with certain townhouse units to be 3 stories in height. Additionally, the design of the proposed development orients the proposed buildings away from the PAD and towards SW 248 Street, SW 117 Avenue, and along the Main Street provided in the development. Parking areas for the commercial/retail portion of the development are located behind the buildings between said buildings and the PAD. Since the Master Plan allows one density category higher for residential uses in the Business and Office designation when the aforementioned criteria are met, the Master Plan would allow the residential component on the Business and Office designated portion to be developed in accordance with the density permitted in the Low-Medium residential designation (5 to 13 dua). This category is one density category higher than the adjacent LUP map category

which is Low-density residential (2.5 to 6 dua). The maximum number of units permitted by the CDMP on Exhibit A would be 50 dwelling units. As such, the proposed 33 residential units would be **consistent** with the Master Plan.

The LUP map of the CDMP designates Exhibit B for Low Density Residential use (2.5 to 6 dwelling units per gross acre). RU-1 zoning allows a maximum density of 4.65 units per gross acre. As such, the now requested RU-1 zoning on Exhibit B will be **consistent** with the density permitted by the LUP map.

The proposed BU-1 zoning would be **compatible** with the surrounding area and provide neighborhood-serving uses to same. This area has experienced several zone changes to residential zoning in recent years and, as previously mentioned, the property to the north is zoned PAD and will consist of various different housing types. A mixed-use development with residential and commercial uses would also be compatible with the remainder of the surrounding area and it would bring a pedestrian friendly environment to same. RU-1 zoning in lieu of the originally requested RU-3M zoning on Exhibit B will be **compatible** with the surrounding area. As previously mentioned, the applicant intends to proffer a covenant limiting the development of the site to the plans submitted for this hearing that show the development of Exhibit B for park use. The proposed park will be located adjacent to the future fire station to the east, the agricultural area to the south, and residential development to the north. Additionally, said park will serve the residents and patrons of the commercial/residential use on Exhibit A. The CDMP states that compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. As such, the proposed park will be in keeping with CDMP policies and objectives.

When considered under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) standards, Requests #2 and 3 comply with said standard. Allowing the proposed mixed use development on Exhibit A to setback into the required side street setback area (Request #2), will be compatible with the surrounding area and will allow the development to define the street edge. Request #3 to waive the required 5' high decorative wall along the east property line where the business lot abuts the residential lot will allow the residential/retail development on Exhibit A to connect to the proposed park on Exhibit B which will benefit the residents and patrons of the proposed development on Exhibit A. The aforementioned requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and will be compatible with the surrounding area. As such, Requests #2 and 3 can be approved under the NUV standard.

When considered under Section 33-311(A)(16), Alternative Site Development Option (ASDO) for the BU Zoning District, Request #2 cannot be approved under same. The request to allow a setback of 15' from the side street (south) property line reduces the side street setback by more than 25% of the underlying district regulations Section 33-311(A)(16)(c)(19)(B). Further, the applicant has not submitted a shadow study that demonstrates that any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land as set forth in Section 33-311(A)(16)(c)(4). When considered under Section 33-311(A)(16), staff notes that no standards for the waiver of masonry walls between discordant uses are addressed under said Section, as such, said

request cannot be analyzed under same. Accordingly, Requests #2 and 3 cannot be approved under Section 33-311(A)(16) and should be denied under this section.

Requests #2 and 3 could be considered under the alternative non-use variance (ANUV) standard [Section 311(A)(4)(c)], however, the applicant has not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship since the site can be utilized in accordance with the proposed BU-1 or the existing AU zoning requirements. As such, said requests cannot be approved under said standard.

Accordingly, staff recommends approval of the zone change on Exhibit A to BU-1 (Request #1) and on Exhibit B to RU-1 in lieu of RU-3M (Request #6), subject to the Board's acceptance of the proffered covenant; partial approval with conditions of Request #2 (to allow the 15' side street setback) and of request # 3 under Section 33-311(A)(4)(b) (NUV); denial without prejudice of Requests #2 and 3 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and denial without prejudice of Requests #4, 5, and 7 through 9, and that portion of request # 2 pertaining to the front and rear setbacks, unless withdrawn by the applicant.

I. RECOMMENDATION:

Denial of the appeal; approval of the zone change on Exhibit A to BU-1 (Request # 1) and on Exhibit B to RU-1 in lieu of RU-3M (Request # 6), subject to the Board's acceptance of the proffered covenant; partial approval with conditions of Request #2 to permit a residential and commercial development setback 15' from the side street (south) property line on Exhibit A under Section 33-311(A)(4)(b) (NUV); and approval with conditions of Request #3 under Section 33-311(A)(4)(b); denial without prejudice of Requests #2 and #3 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and withdrawal of Requests #4, 5, 7, 8, 9, and that portion of request # 2 pertaining to the front and rear setbacks.

J. CONDITIONS:

The following conditions pertain to Requests #2 and 3 only.

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department as provided in their memorandum as of the date of public hearing.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM) as provided in their memorandum as of the date of public hearing.

DATE INSPECTED: 06/22/04
DATE TYPED: 07/01/04
DATE REVISED: 09/13/04; 01/20/05; 01/24/05; 01/26/05; 02/10/05
DATE FINALIZED: 02/02/05; 02/10/05
DO'QW:AJT:MTF:LVT:JDR:GB

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

C-15

Memorandum

MIAMI-DADE COUNTY

Date: September 23, 2004

RECEIVED
SEP 29 2004
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

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

Subject: #Z2003000262-2nd Revision
Summerville Development, Inc.
24751 SW 117th Avenue
DBC from AU to BU-1
(AU) (4.336 Ac.)
19-56-40

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

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

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

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

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

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 some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

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

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

Tree Preservation:
An on-site inspection performed by DERM staff on September 15, 2004 revealed the presence of one specimen-sized (trunk diameter ≥ 18") royal palm, several coconut and queen palms and one date palm. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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# Z2003000262
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SUMMERVILLE DEVELOPMENT, INC.

This Department has no objections to this application.

Cross access agreement will be required for access to adjacent property to the north.

Sidewalk along SW 117 Ave. and SW 232 St. must comply with Standard Details set forth in the Public Works Manual of Miami-Dade County.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements, as well as improvements to the intersection of SW 248 St. and SW 117 Ave. will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 227 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	E	E

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

Raul A Pino, P.L.S.

23-SEP-04

Miami-Dade County Public Schools

giving our students the world

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

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

Miami-Dade County School Board
Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

January 27, 2005

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

Re: Summerville Development, Inc. - Application No. 03-262 (CC15)
24751 SW 117 Avenue
Updated

Dear Ms. Fojo:

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

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Middle School currently operating at 168% of FISH % utilization. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redland Middle School to 169% (please see enclosed analysis).

Pursuant to the Interlocal, the District discussed with the applicant's legal counsel on March 16, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a monetary donation, over and above impact fees to the School Board. Please be advised that such a proffer was authorized by the School Board at its July 14, 2004 meeting

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

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

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

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 35-unit development is estimated to generate approximately $85,680 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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

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

Sincerely,

Patricia Good
Coordinator III

PG:am
L-0580
Attachment

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

UPDATED
January 27, 2005
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:	No. 03-262, Summerville Development, Inc. (CC15)
REQUEST:	Zone change from AU to BU-1
ACRES:	4.336 acres
MSA/Multiplier:	7.1/.34
LOCATION:	24751 SW 117 Avenue
UNITS:	35 multi-family units
ESTIMATED STUDENT POPULATION:	12 students*
ELEMENTARY:	6
MIDDLE:	3
SENIOR:	3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Pine Villa Elementary - 21799 SW 117 Ct.
MIDDLE:	Redland Middle - 16001 SW 248 St.
SENIOR HIGH:	Homestead Senior - 2351 SE 12 Ave.

All schools are located in Region 6

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	653/ 659*	504	130%/ 131%*	186	95%/ 96%*
Redland Middle	1701/ 1704*	991	172%/ 172%*	20	**168%/ 169%***
Homestead Sr.	3191/ 3194*	2926	109%/ 109%*	0	109%/ 109%*

* increased student population as a result of the proposed development

Note:

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

PLANNED RELIEF SCHOOLS IN THE AREA
(information included in Capital Improvement Projects Report of December 9, 2004):

School	Status	Projected Occupancy Date
State School "CC-1" Prototype K-8 Center (Palm Glade Area) (Pine Villa, Redland and Naranja Elementary Relief; Redland and Mays Middle School Relief) (1606 student stations)	Planning	August 2007
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	May 2007
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2120 student stations)	Design	December 2006
Classroom Addition @ Redland Mid. (242 student stations)	Construction	August 2005
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Pre-Planning	2009

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $69,996.

CAPITAL COSTS: Based on the State's January-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	6 x	$ 13,480	=	$ 80,880
MIDDLE	3 x	$ 15,456	=	$ 46,368
SENIOR	3 x	$ 20,453	=	$ 61,359
Total Potential Capital Cost				$188,607

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

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

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

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16	**ARGUS INVESTMENT GROUP, INC. #02-284**	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	**ROBERT CARTER, TRUSTEE, ET AL #02-303**	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	**PERRY KAYE, TRUSTEE #00-446**	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	**THERESA LAVONNE DONALDSON #03-043**	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	**ZAMORA CORP. #01-083**	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	**BCG PARTNERS, LLC #02-368 #03-316**	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	**CAULEY PALISADE CORP. #02-162**	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	**PALMA FAMILY TRUST, ET AL #03-209**	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	**PALMA FAMILY TRUST, ET AL #03-209b**	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	**U-HAUL COMPANY OF FL #03-207**	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	**ESTATES OF BISCAYNE, INC. #03-222**	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	**PENDING**
27	**CARDAN OF SOUTH DADE, LLC #03-300**	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-1/06/05	**PENDING**
28	**LIVING QUARTERS USA, INC. #03-348**	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	**UNIVERSAL AMERICAN REALTY CORP. #03-290**	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	**ESTATE OF ELAINE L. EICHLEAY #03-293**	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	**INTERNATIONAL BOTANICALS LLC #03-386**	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

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32	**FRV DEVELOPMENT #03-366**	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	**DRI INC. #04-035**	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	**PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012**	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	**ALEX SARDINAS #04-152**	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	**DENIED**
36	**MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164**	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	**PENDING**
37	**DEAN COLSON AND HENRY QUINTANA #04-129**	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 1/12/05	**PENDING**
38	**SILVER GROUP 137 INC. #04-071**	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	**PENDING**
39	**MONA LISA INVESTMENTS, LLC #04-235**	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	**PENDING**
40	**ORANGE GROVE MANORS, INC. #04-258**	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 1/12/05	**PENDING**
41	**F.V. CONSTRUCTION CORP. #03-162**	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	**PENDING**
42	**MALCOLM B. WISEHEART, JR., ET AL #01-408**	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	**PROVINCIAL REALTY, INC. #02-186**	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	**ERIC AND NICOLE LEE BERRIOS #01-376**	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	**LLOYD AND JOHNNIE CASH #02-230**	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	**RALPH FEUERRING, ET AL #02-108**	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	**ROBERT BOREK ET AL #01-333**	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

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48	**GOULDS, LLC #02-326**	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	**LUMSDEN OAKS ACQUISITION CORP. #02-250**	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	**SPECIALTY HOUSING CORP. #03-104**	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
51	**SVK AIRPORT LAND, LLC #02-200**	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	**AIRBASE LANDINGS, LTD. #02-030**	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	**HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188**	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	**LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088**	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	**ALLAPATTAH NURSERY, LTD #02-155 #02-228**	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	**CHARLES AND JO ELLEN CHAMBERS #02-178**	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	**CW2, LTD. #02-164**	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	**DIAZ LANDSCAPING & NURSERY, INC. #02-192**	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	**JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264**	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	**BLACK CREEK BUILDERS GROUP, LLC #02-335**	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	**HUGO G. MORALES, TRUSTEE #01-203**	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	**CAROLE BROCK, TRUSTEE #02-279**	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	**CARMEL INVESTMENT & DEVELOPMENT INC. #01-437**	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	**ROBERT BOREK ET AL #00-298**	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED $128,400 O/A

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65	**ALEJANDRO ZAMPIER #02-076**	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	**CLINTON ASSOCIATES, LTD. #02-035**	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
67	**FREDERICK T. PETERS MARTIAL TRUST #01-219**	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	**SODA PROPERTIES, LLC. #01-348**	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	**LAW PROPERTIES LTD. #02-244**	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	**SAGA BAY DEVELOPMENT, INC. #96-549**	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	**HENRY C. MORAT, TRUSTEE #02-280**	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	**SUNRISE VILLAGE MOBILE HOME PARK II #03-031**	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	**SVK AIRPORT LAND, LLC #02-201**	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	**THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172**	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	**JOSE A. COSTA, JR., TRUSTEE #03-120**	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	**PRINCETON SELF STORAGE, INC. #01-181**	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	**TOPA INVESTMENTS, LLC #01-161**	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	**MARTINA BOREK ET AL #03-018**	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	**MANUEL C. & EMILIA DIAZ, ET AL #02-377**	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	**H. R. REALTY & INVESTMENTS, INC. #02-305**	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
81	**SUPERIOR DEVELOPERS CORP. #01-408**	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED

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

82	**SUPERIOR DEVELOPERS CORP. #03-245**	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED
83	**ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260**	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	**US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269**	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	**ALOR INVESTMENT CORP. #03-295**	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	**E & D DEVELOPMENT, INC. #03-283**	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	**GREGORY W. WOODS #03-298**	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	**PRINCETON PARK HOMES, LLC #03-182**	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	**PENDING**
89	**GLORIA H. JEFFREY #04-017**	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	**DADE INVESTORS, LLC #03-385**	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	**SUMMERVILLE DEVELOPMENT, INC. #03-262**	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	**GOULDS LLC #04-030**	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	**FL POWER & LIGHT CO. #04-068**	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	**BAILES COMMON LLC #04-111**	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
95	**FUTURE M. INVESTMENTS #04-284**	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	**PENDING**
96	**PALM TOWER, LLC. #04-131**	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	**PENDING**
97	**BLACK CREEK, LLC #04-161**	S of Old Cutler Rd., W of SW 103 Ave. and E of Trnpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	**PENDING**

Note: There are thirteen applications that are pending which would generate 393 students.

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

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	954	11	965	553	66	156%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	786	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	164	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	352	1079	513	138	166%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	260%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	2	785	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	709	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS	13899	2340	16239	9915	913	150%
CAMPBELL DRIVE MID	1456	1	1457	1178	0	124%
CENTENNIAL MID	1115	391	1506	796	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	6	1327	871	59	143%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	513	2214	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS	9894	1152	11046	6731	524	152%
HOMESTEAD SR	3191	777	3968	2926	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	128	2858	1701	380	137%
SENIOR HIGH TOTALS	9544	1205	10749	7471	641	133%
TOTAL	**33337**	**4697**	**38034**	**24117**	**2078**	**145%**

Miami-Dade County Public Schools

Charter School Operations

Existing Charter School

1. Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
2. ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
3. ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
4. ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
5. Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
6. Coral Reef Montessori Academy, 10855 SW 216 Street, Miami, FL 33157
7. D[illegible] Academy, 2450 NW 97 Avenue, Miami, FL 33172
8. Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
9. Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
10. Downtown Miami Charter School, 805 NW 3 Avenue, Miami, FL 33128
11. Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
12. Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
13. Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
14. Liberty City Charter School, 6700 NW 5 Avenue, Miami, FL 33150
15. Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
16. Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
17. Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
18. Mater Academy East, 450 SW 4 Street, Miami, FL 33130
19. M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
20. North County Charter School, 3400 NW 135 Street, Miami, FL 33054
21. North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
22. Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
23. Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
24. Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
25. Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
26. Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
27. P[illegible] Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
28. Sandor Wiener School of Opportunity
    Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055
    Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
29. Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
30. Vankara Academy Charter School, 13207-11 Alexandria Drive, Opa-Locka, FL 33054
31. Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

Approved Contracts for 2004 - 2005

32. Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
33. Belen Language Academy, 10800 Caribbean Blvd., FL 33189 *
34. International Studies Charter High, 3250 South Miami Avenue, Miami, FL 33127
35. Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
36. Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

Approved Contracts for 2004 - 2005 (Continued)

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

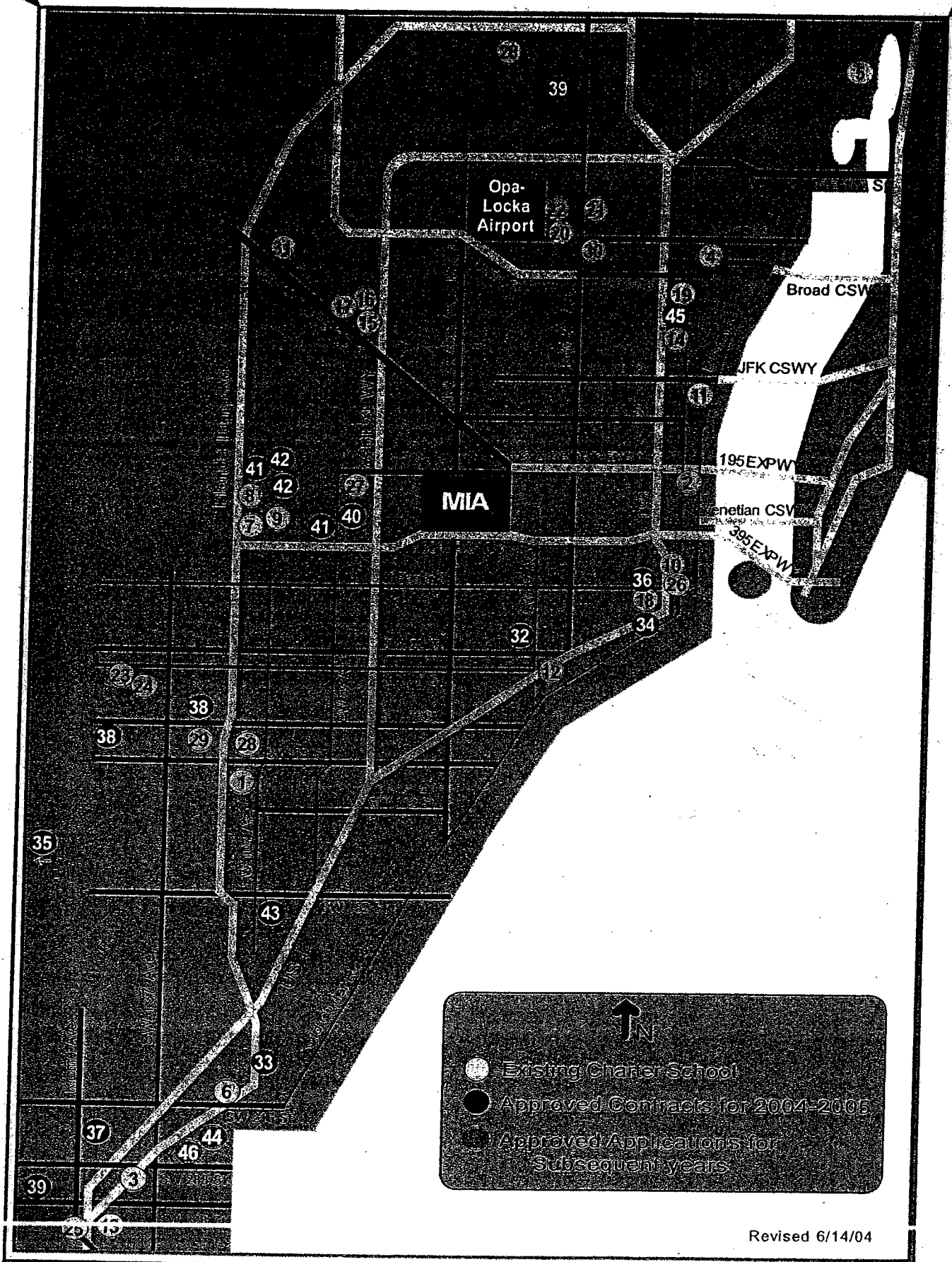
* Locations pending final School Board approval.

Approved Contracts for Subsequent Years

44. Dr. Joseph Costa Grace Community Charter School, SW 248 Street & 112 Avenue, Miami, FL
45. Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue, Miami Shores, FL 33168
46. Summerville Charter School, SW 248 Street and 117 Avenue, Miami, FL

Approved Applications

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



Revised 6/14/04

G-15

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

Hearing Number: Z03-262

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor. of SW 117th Ave + SW 247 St + NE Cor. of SW 248th St.

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

*

Estimated number of alarms generated annually by application: 18

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

Station District ____ Grid ____ (DU)(SF) 33 / 45423 Occupancy Type 2 & 3

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

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

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

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

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 5-14-04.

Kathryn Lyon

Revised 3/9/04 BJM

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

CHECKED BY CT AMOUNT OF FEE ~~[illegible]~~ → $1,189.65.

RECEIPT #

DATE HEARD: 10/12/04.

BY CZAB # 15

RECEIVED
NOV 01 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
~~DATE RECEIVED STAMP~~

****

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

RE: Hearing No. 03-12-CZ15-2; CZAB152304; 03-262

Filed in the name of (Applicant) Summerville Development Inc.

Name of Appellant, if other than applicant The Farm, Inc., and Manuel Dorta-Duque

Address/Location of APPELLANT'S property:
See Folios of Dorta Duque Property Attached
The Farm Inc is long term tenant of property owned by Inca Investments

Application, or part of Application being Appealed (Explanation):
Requests 1, 2, 3, 6

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

the requests are contrary to the law, the decisions not supported by competent substantial evidence and are contrary to the law, ordinances, ldrs, and statutes, inconsistant with the comprehensive plan, and failed to provide due process below

44

APPELLANT MUST SIGN THIS PAGE

Date: 1st day of November, year: 2004

Signed [signature]

Manuel Dorta Duque

Individually + as President of Farm, Inc

Print Name

11999 SW 248 Street

Mailing Address

Miami, Florida 33032

305-258-6040 258-0128

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

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

Kent Harrison Robbins, Attorney

(Manuel Dorta-Duque + The Farm, Inc)

Representing

[signature]

Signature

Kent Harrison Robbins

Print Name

1224 Washington Ave

Address

Miami Beach, FL 33139

City State Zip

305-532-0500

Telephone Number

Subscribed and Sworn to before me on the 1st day of November, year 2004

Dianne Hough

Notary Public

NOTARY PUBLIC STATE OF FLORIDA

DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

(stamp/seal)

Commission expires:

PROPERTIES OWNED BY MANUEL DORTA DUQUE
AND FARMED COOPERATIVELY BY THE FARM, INC. (LEASED)

Folio: 3069240001830

Folio: 3069240001890

Folio: 3069240001900

Folio: 3069240002020

Folio: 3069240002040

Folio: 3069240002030

Folio: 3069240001910

Folio: 3069240001891

Folio: 3069240001880

Folio: 3069240001710

Folio: 3069260130510

Folio: 3069240000351

PROPERTY OWNED BY INCA INVESTMENTS, INC.
AND LEASED BY THE FARM, INC.

Folio: 3069240001750

660 feet west of the corner of 248th Street and SW 117 Avenue (measured from center of road).

Manuel Dorta Duque

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

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Manuel Dorta Duque (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:

Dianne Hough
Signature

Manuel
Appellant's signature

DIANNE HOUGH
Print Name

MANUEL DORTA-DUQUE
Print Name

Kent H Robbins
Signature

Kent Harrison Robbins
Print Name

Sworn to and subscribed before me on the 1st day of November, year 2004.

Appellant is personally know to me or has produced Driver's license as identification.

Dianne Hough
Notary
(Stamp/Seal)

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

Commission Expires: 12/6/06

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

47

The Farm, Inc.

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

STATE OF Florida

COUNTY OF Miami Dade

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

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(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:

Dianne Hough
Signature

DIANNE HOUGH
Print Name

Kent H Robb
Signature

Kent Harrison Robbins
Print Name

Manuel (Pres.)
Appellant's signature

MANUEL DORTA DUQUE
Print Name

Sworn to and subscribed before me on the 1st day of November, year 2004.

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

Dianne Hough
Notary
(Stamp/Seal)

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

Commission Expires: 12/6/06

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

48

RESOLUTION NO. CZAB15-23-04

WHEREAS, **SUMMERVILLE DEVELOPMENT, INC.** applied for the following:

(1) AU to BU-1

(2) To permit a residential and commercial development setback 20′ (25′ required) from the front (west) property line, setback 12′ from the rear (east) property line and setback 15′ from the side street (south) property (25′ required from all property lines.

(3) To waive the 5′ high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.

(4) To permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) To permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) To permit the RU-3M lot with a frontage of 81′ (100′ required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets.

SUBJECT PROPERTY: <u>OVERALL PROPERTY</u>: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1° 4′14″E, for 65.03′; thence N89° 03′18″W, for 40′ to the Point of beginning; thence N1° 4′14″E, for 266.39′; thence N89° 01′53″W, for 790.84′; thence S01° 11′31″W, for 266.36′; thence S89° 03′18″E, for

790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW ¼ of the SE ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1° 4'14"E, for 65.03'; thence N89° 03'18"W, for 40' to the Point of beginning; thence N1° 4'14"E, for 266.39'; thence N89° 01'53"W, for 790.84'; thence S01° 11'31"W, for 266.36'; thence S89° 03'18"E, for 790.27' to the Point of beginning. LESS AND EXCEPT: The south ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW ¼ of the SE ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 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 requested permission to withdraw the requests to permit the residential/commercial development with a residential floor area covering 73% (Item #4), to permit 3 stories (Item #5), to permit the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

(1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Corwil Architects, Inc., entitled "Summerville Town Center," dated the 30th day of August 2004, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement.

(2) The total residential density of the Property shall be limited to no more than thirty-three (33) residential units.

3) That portion of the Property which is rezoned to RU-1, described in Exhibit "B," shall be used solely for a recreational park, and shall not be developed with residential units. Said recreational park shall be maintained by either a duly-created property owners' association or duly-created condominium association; or, upon the approval and with the consent of the County, said recreational park may be maintained by a special taxing district.

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

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested district boundary changes to BU-1 on Exhibit "A" (Item #1) and to RU-1 in lieu of the requested district boundary change to RU-3M on Exhibit "B" (Item #6) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the request on a modified basis to permit a residential and commercial development setback 15' from the side street (south) property line on Exhibit "A" (Item #2), and to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district on Exhibit "A" (Item #3) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the withdrawal of the request to permit the residential/commercial development with a residential floor area covering 73% (Item #4), 3 stories (Item #5), the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), should be granted, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions, to approve district boundary changes to BU-1 on Exhibit "A" (Item #1) and to RU-1 in lieu of the requested district boundary change to RU-3M on Exhibit "B" (Item #6), to approve Items #2 on a modified basis, and #3 as non-use variances, and to grant the withdrawal of Items #4, 5, 7, 8 & 9 was offered by Paul S. Vrooman, seconded by Alfonsina Sergio, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	nay	JoAnn Bova	absent
Al Alvarez	aye	Alfonsina Sergio	aye
Leonard Anthony	aye	Paul S. Vrooman	aye

Nancy McCue aye

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary changes to BU-1 on Exhibit "A" (Item #1) and RU-1 in lieu of the requested RU-3M on Exhibit "B" (Item #6) be and the same are hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the request as modified to permit a residential and commercial development setback 15' from the side street (south) property on Exhibit "A" (Item #2), and to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district on Exhibit "A" (Item #3) be and the same are hereby approved as non-use variances, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health,

and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents and the proposed park on Parcel B shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM).

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

BE IT FURTHER RESOLVED, that the request to withdraw the requests to permit the residential/commercial development with a residential floor area covering 73% (Item #4), to permit 3 stories (Item #5), to permit the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), be and the same is hereby granted.

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

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

PASSED AND ADOPTED this 12th day of October, 2004.

Hearing No. 03-12-CZ15-2
ls

DATE: 02/10/05

TEAM METRO

ENFORCEMENT HISTORY

SUMMERVILLE DEVELOPMENT, INC.

APPLICANT

24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

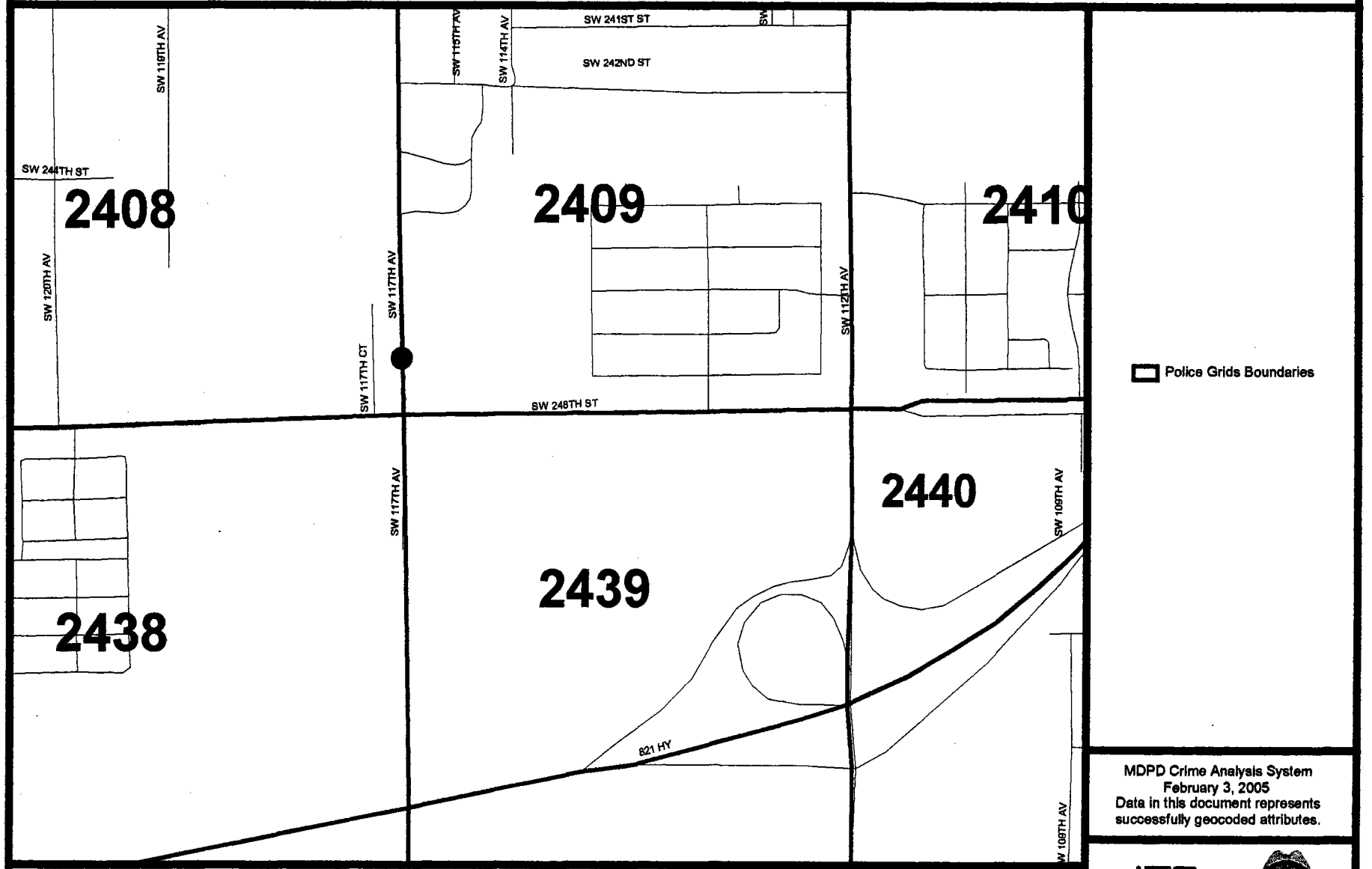
Z2003000262

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

1-26-05 INSPECTION REAVEALED A JUNK MOBILE HOME ON PROPERTY. WARNING LETTER WILL BE ISSUED.
2-10-05 JUNK MOBILE HOME REMOVED

Miami-Dade Police Department
Address
Summerville Development Inc.; Hearing # 03-262



MDPD Crime Analysis System
February 3, 2005
Data in this document represents successfully geocoded attributes.

0 0.07 0.14 Miles

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117
For 2003-01-26 Thru 2005-01-26

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-26" and Dis.Complaint Date < "2005-01-27" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "24751 SW 117 " and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common 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")

Incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
24751 SW 117 AV	C	2409	3	10/06/2003	MON	09:02:12	JOSE	0535724B		26R	09:02:12	09:07:37	09:16:00	C2306	32666187	Y

Miami-Dade Police Department

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	13	SPECIAL INFORMATION/ASSIGNMENT	17	13
	14	CONDUCT INVESTIGATION	37	29
	15	MEET AN OFFICER	146	120
	16	D.U.I.	1	1
	17	TRAFFIC ACCIDENT	3	6
	19	TRAFFIC STOP	27	21
	20	TRAFFIC DETAIL	1	5
	21	LOST OR STOLEN TAG	5	9
	22	AUTO THEFT	7	10
	25	BURGLAR ALARM RINGING	99	63
	26	BURGLARY	16	13
	27	LARCENY	7	8
	28	VANDALISM	3	3
	29	ROBBERY	1	1
	32	ASSAULT	6	11
	34	DISTURBANCE	22	31
	36	MISSING PERSON	6	11
	37	SUSPICIOUS VEHICLE	3	2
	38	SUSPICIOUS PERSON	1	4
	39	PRISONER	7	2
	41	SICK OR INJURED PERSON	7	6
	43	BAKER ACT	0	1
	44	ATTEMPTED SUICIDE	0	1
	45	DEAD ON ARRIVAL	0	2
	49	FIRE	0	1
	52	NARCOTICS INVESTIGATION	0	1

Miami-Dade Police Department

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137", "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	54	FRAUD	2	3
Total Signals for Grid 2409 :			424	378

MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004

Miami-Dade Police Department

Grid(s): 0137, 2409

		2003	2004
Grid 2409			
Part I			
130A	AGGRAVATED ASSAULT	0	2
2200	BURGLARY	14	7
2400	MOTOR VEHICLE THEFT	6	5
1200	ROBBERY	1	1
230G	SHOPLIFTING ALL OTHERS	15	11
230F	SHOPLIFTING FROM A MOTOR VEHICLE	2	11
Part I TOTAL		38	37
Part II			
2000	ARSON	0	1
350B	ILLEGAL DRUG EQUIPMENT	1	0
260D	IMPERSONATION	2	3
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	0	2
130B	SIMPLE ASSAULT	3	4
Part II TOTAL		6	10
Grid 2409 TOTAL		44	47

60

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Summerville Development, Inc.

NAME AND ADDRESS	Percentage of Stock
Michael Garcia-Carillo, President	25%
Ray Castellanos, Vice-President	25%
Pedro Garcia-Carillo, Sr.	25%
Pedro Garcia- Carillo, Jr.	25%
13032 SW 133rd Court	
Miami, Florida 33186	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

{M2008723;1}

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____
Rey Castellanos, Vice President

Sworn to and subscribed before me this 2 day of September, 2003. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD129699
EXPIRES 07/20/2006
BONDED THRU 1-888-NOTARY1

My commission expires 7/20/2006

*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.

{M2008723;1}

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: The Farm, Inc

NAME AND ADDRESS	Percentage of Stock
Manuel Dorta-Duque 11999 SW 248 Street	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: Manuel (Pres.) (Applicant)

Sworn to and subscribed before me this 1st day of November, 2004. Affiant is personally known to me or has produced Drivers License as identification.

Dianne Hough
(Notary Public)

My commission expires 12/6/06

NOTARY PUBLIC STATE OF FLORIDA

DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

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

RECEIVED
03.262
SEP 17 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

WITHIN THE SCOPE OF THE AD

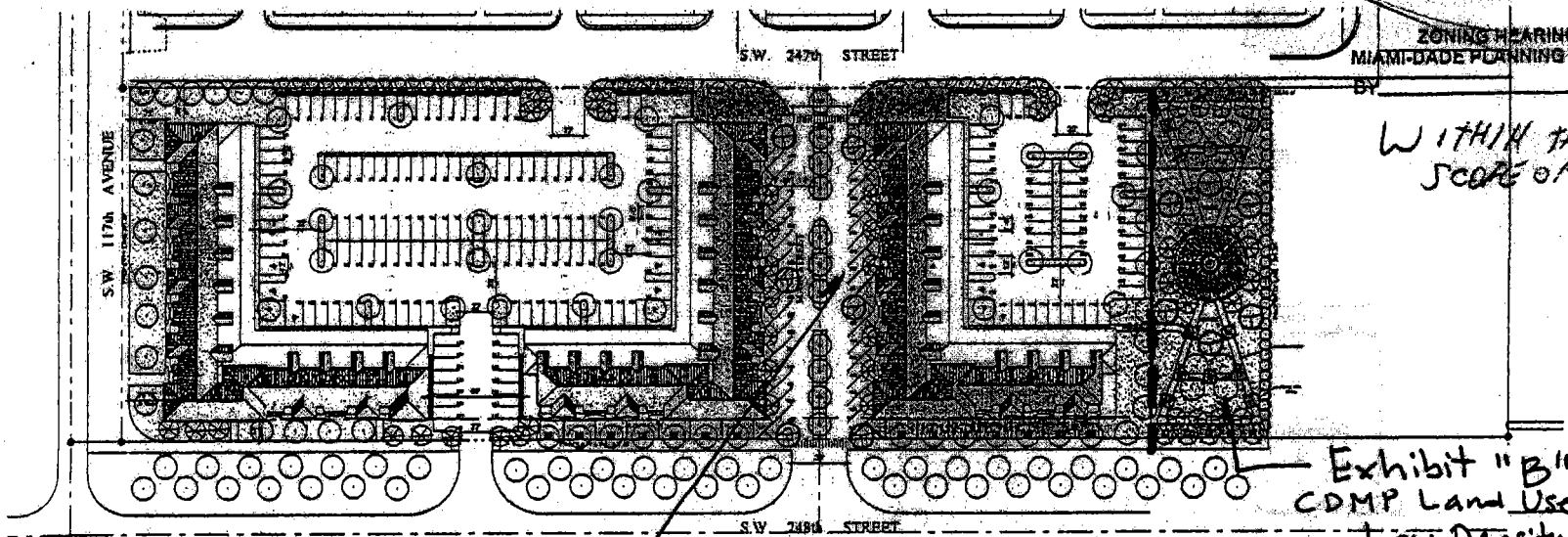


Exhibit "B"
CDMP Land Use Plan
Low Density Residential

Exhibit "A"
CDMP Land Use Plan
(Business and Office)

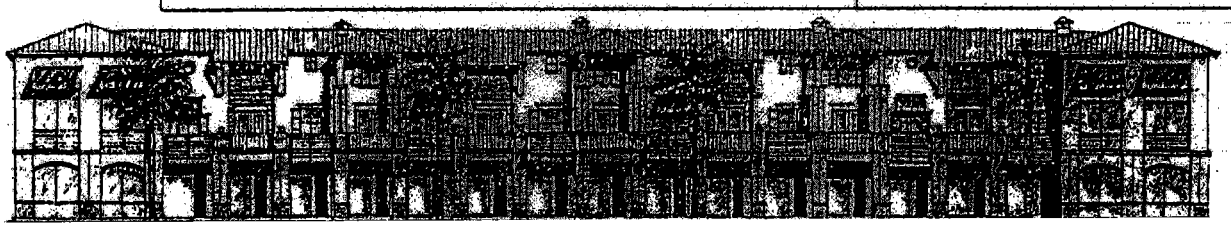
SITE PLAN
SCALE: 1" = 40'-0"

PROJECT DATA:

1. ZONING DISTRICT	BU-1		
2. LAND AREA:	172,119 SF = 3.95 ACRES		
3. LOT COVERAGE:	MAX. ALLOWED 40%= 68,848 S.F.	PROPOSED 58,940 S.F. 34%	
4. F.A.R.	MAX. ALLOWED MAX. ALLOWED 40 % FOR FIRST FLOOR 11% FOR EA. ADDITIONAL FLOOR 91% OF 172,119 S.F. = 87,781 S.F.	PROPOSED COMMERCIAL=	BLD. 1 = 14,792 S.F. BLD. 2 = 14,792 S.F. BLD. 3 = 14,842 S.F. TOTAL 44,826 S.F.
		RESIDENTIAL= 33 UNITS @ 1,275 S.F EACH = 42,075 S.F. TOTAL PROPOSED F.A.R.	= 86,901 S.F.
5. BUILDING HEIGHT	2 STORIES 35'-0" (TO TOP OF ROOF)	PROPOSED 35'-0"	
6. LANDSCAPE OPEN AREA:	MIN. ALLOWED 17.5 %= 30,121 S.F. 10 S.F. FOR EA. PARKING SPACE = 2,320 S.F TOTAL OPEN SPACE REQUIRED= 32,441 S.F.	PROPOSED 42,558 S.F.	
9. PARKING REQUIREMENTS:	MIN. REQUIRED (BLDG 3 ONLY) OFFICE 7,193 S.F. /300= 24 SPACES RETAIL 37,360 S.F. /200= 148 SPACES RESIDENTIAL 1.75 REA. 3 BAR UNIT 33 UNITS X 1.75 SPACES = 58 SPACES TOTAL SPACES REQUIRED= 231 ACCESSIBLE SPACES 6	PROPOSED 232 SPACES 6 (ALREADY INCLUDED IN TOTAL)	

PROJECT DATA:

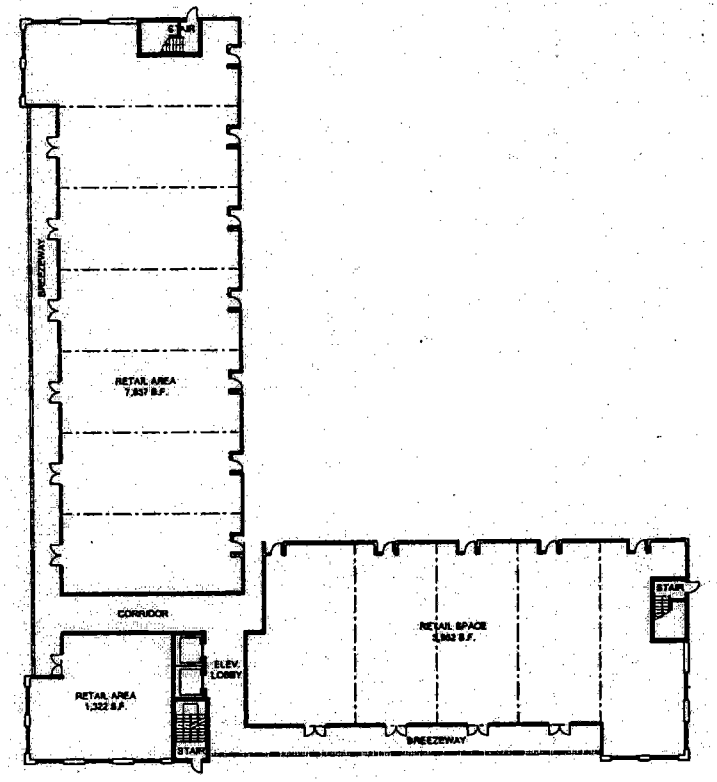
1. ZONING DISTRICT	RU-3M	PROPOSED OPEN GREEN AREA
2. LAND AREA:	19,848 SF = .46 ACRES	
3. LOT COVERAGE:	MAX. ALLOWED 30%= 5,953 S.F.	PROPOSED 0 S.F.
4. F.A.R.	MAX. ALLOWED MAX. ALLOWED 30 % FOR ONE STORY 30% OF 19,848 S.F. = 5,953 S.F.	PROPOSED TOTAL PROPOSED F.A.R. =0 S.F.
5. BUILDING HEIGHT	2 STORIES 35'-0" (TO TOP OF ROOF)	0'-0"
6. LANDSCAPE OPEN AREA:	MIN. ALLOWED 25 %= 4,688 S.F.	PROPOSED 5,941 S.F.
9. PARKING REQUIREMENTS:	MIN. REQUIRED DWELLING UNITS ALLOWED 12.5/ NET ACRE 13.5X .46 ACRES= 5.80 UNITS 5.80 UNITS X 2= 12 SPACES TOTAL SPACES REQUIRED= 12 SPACES	PROPOSED 0 UNITS SEE SITE PLAN 0 SPACES



SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

SITE DATA, PLAN AND ELEVATION



TYPICAL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

ANGEL PUENTES
ARCHITECT NO. 0000348
99th PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

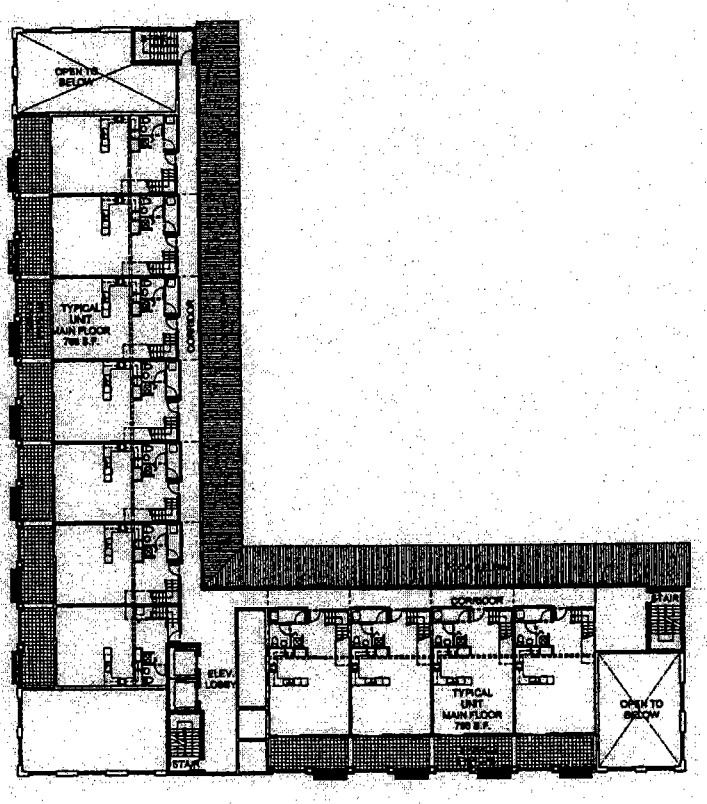
66

PROJECT NAME
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

GROUND FLOOR PLAN

SHEET NO.
A-10



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-262
MAY 0 6 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JC

67

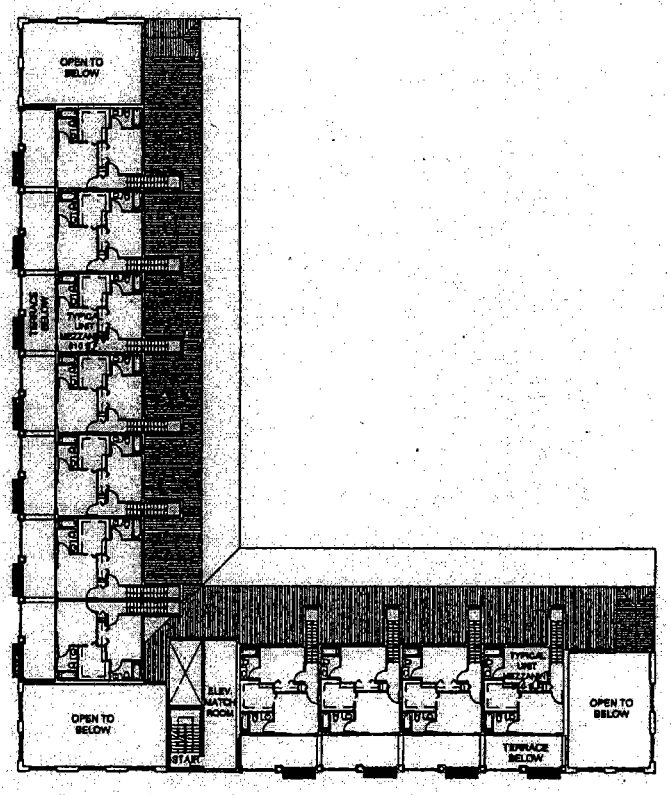
ANGEL PUENTES
ARCHITECT NO. 0009348
989 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

SECOND FLOOR PLAN

A-3.1



MEZZANINE FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-242
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

68

ARCHITECT NO. 0009348
PONCE DE LEON BLVD.
TH 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

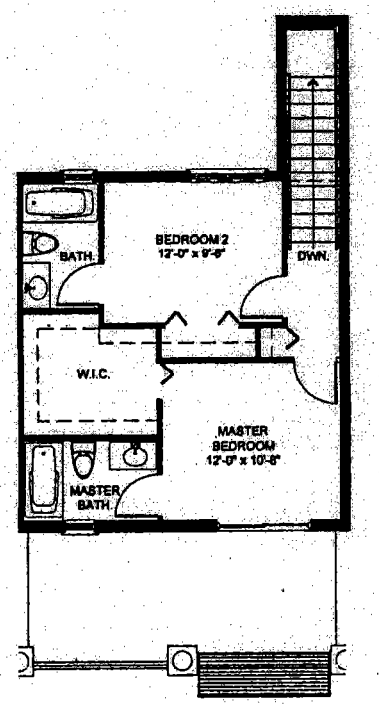
CORWIL
ARCHITECTS, INC

MEZZANINE FLOOR PLAN

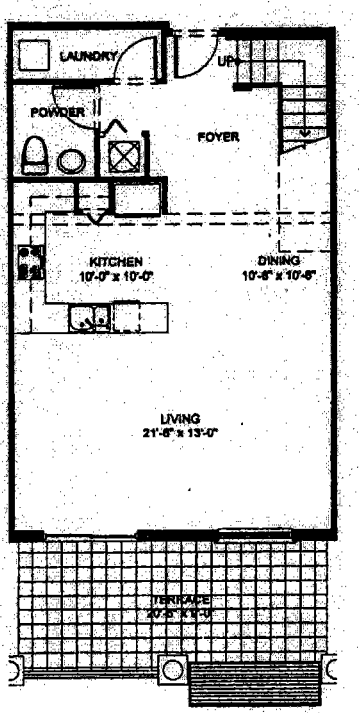
A-12

69

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



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



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

FIRST FLOOR A/C AREA = 766 s.f.
SECOND FLOOR A/C AREA = 610 s.f.
TOTAL A/C AREA = 1,376 s.f.

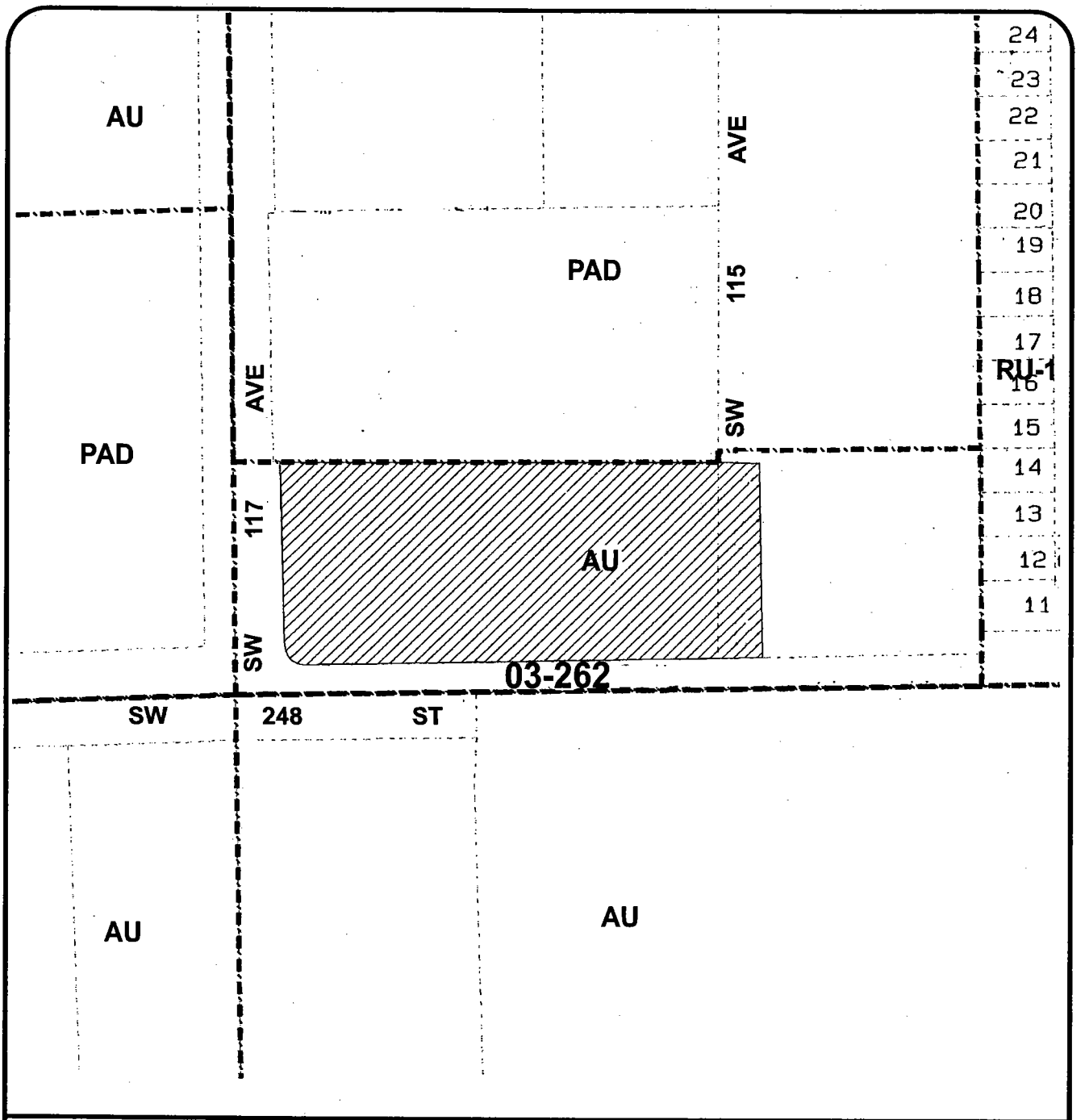
ANGEL PUENTES
ARCHITECT NO. 0009348
999 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

TYPICAL UNIT
FLOOR PLANS

A-33



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

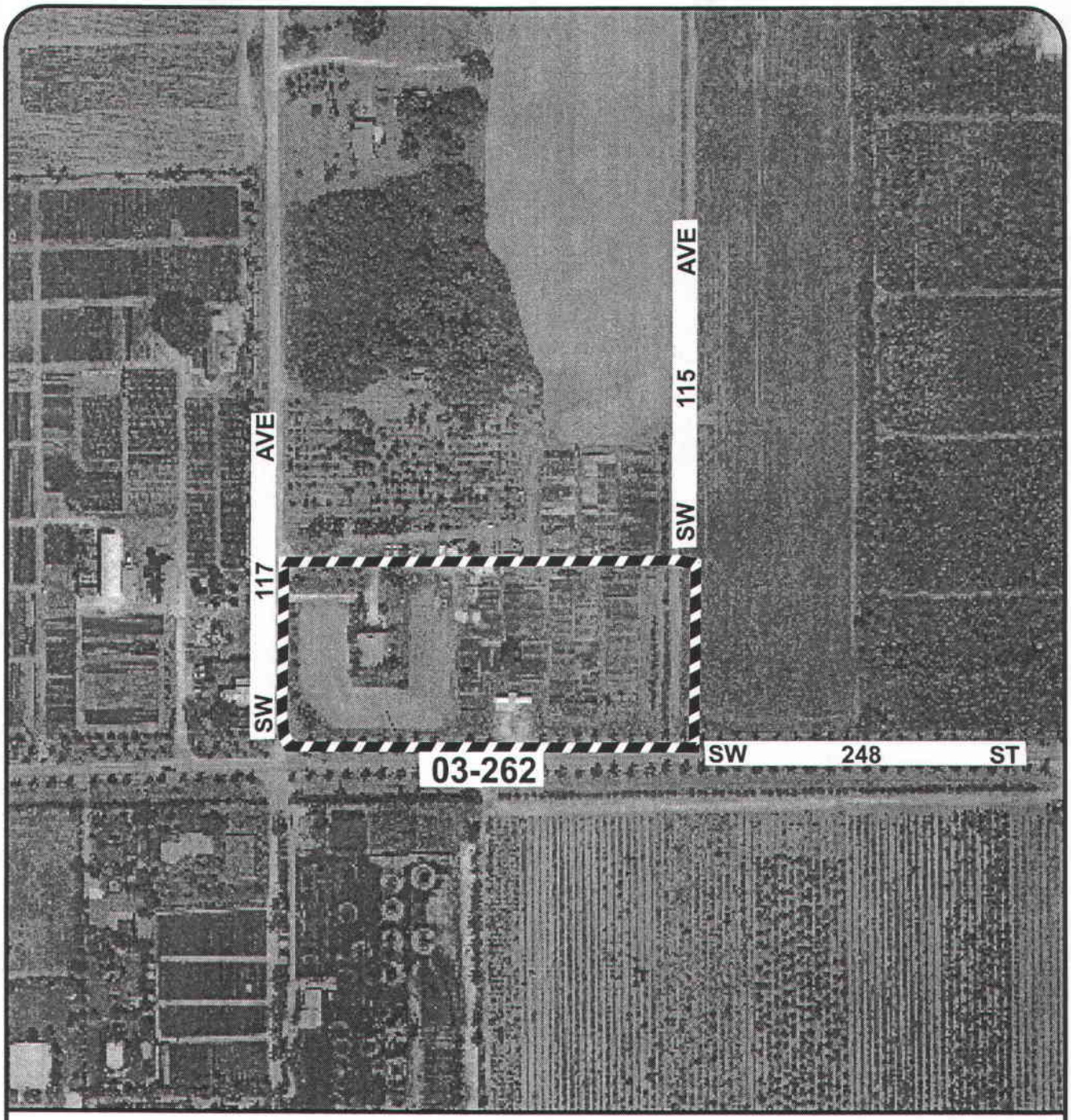
SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING 03-262. 10/03

70



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-262, 10/03

A. SUMMERVILLE DEVELOPMENT, INC.
Applicant

03-12-CZ15-2 (03-262)
BCC/District 8
Hearing Date: 2/24/05

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 ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	DECEMBER 9, 2003	CZAB15- -03

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO BOARD'S ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☑ DEFER: ☐ INDEFINITELY ☑ TO: JAN. 20, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☑ OTHER: TO PREPARE SITE PLAN FOR PRESENTATION TO THE CZAB.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)			✓

VOTE: 3 to 1

EXHIBITS: ☑ YES ☐ NO

COUNTY ATTORNEY: Ron Bernstein

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan KRISCHER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JANUARY 20, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 21, '04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH STD. CONDITIONS

☒ OTHER: TO PREPARE SITE PLAN & MEET WITH NEIGHBORS

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 1

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Jay Williams

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JULY 14, 2004	CZAB15- -04

REQUESTS: 1) AU to BU-1. 2) Res & com 20' front, 12' rear & 15' side SB. 3) Waive 5' hi wall bus abuts res. 4) Res/comm dev w/res FA 73%. 5) 3 stories #1 - 5 ON "A" 6) AU to RU-3M. 7) RU-3M lot front 81' 8) UU parking more restrict than use located. #6 - 8 on "B" 9) UU gated entry feature. #9 on "A&B"

DEPT. REC: DEFERRAL

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☑ DEFER: ☐ INDEFINITELY ☑ TO: Oct. 12, 2004 ☑ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☑ NO

COUNTY ATTORNEY: Ron Bernstein

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	APRIL 21, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: 7-14-04 ☒ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH STD. CONDITIONS

☒ OTHER: READVERTISE AT APPLICANT'S EXPENSE

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Jay Williams

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

APPLICANT: Summerville Development, Inc. **PH:** Z03-262 (03-12-CZ15-2)

SECTION: 19-56-40 **DATE:** February 24, 2005

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

==========

A. INTRODUCTION

- **REQUEST:**

THE FARM, INC. & MANUEL DORTA DUQUE are appealing Requests #1, #2, #3 & #6 of the decision of Community Council Appeals Board #15 on SUMMERVILLE DEVELOPMENT, INC. which approved in part, the following:

(1) AU to BU-1

(2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).

(3) Applicant is requesting to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district.

(4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/06 and consisting of 6 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

The appellant is appealing the approval of the Community Zoning Appeals Board 15 in part of this application. The requests approved would allow the applicant to change the zoning on Exhibit A of the subject property from AU, Agricultural District to BU-1, Neighborhood Business District, and will change the zoning on Exhibit B from AU to RU-3M, Minimum Apartment House District. Accompanying requests pertaining to Exhibit A will permit a mixed residential and commercial development to setback closer to the south property line than permitted, and waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district.

- **LOCATION:**

24751 S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.336 Acres.

- **IMPACT:**

The rezoning of the property will allow the applicant to provide commercial and residential uses to the surrounding community. However, the rezoning will bring additional traffic and noise to the surrounding area. The residential component of this application will bring more children into the schools. The accompanying requests would be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates Exhibit A of the subject property as being within the Urban Development Boundary for **business and office**.

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

3. 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).

4. Objective 9N. By 1997, Miami-Dade County shall endeavor to initiate review and revision of its Zoning Code and Subdivision Regulations to facilitate the development of better planned communities and better designed buildings. Changes to be considered shall include provisions for:

   i) Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories;

5. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map.

6. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; single family residence & crops	Business & Office (Exhibit A) & Residential, 2.5 to 6 dua (Exhibit B)
Surrounding Properties:	
NORTH: PAD; vacant	Residential, 2.5 to 6 dua
SOUTH: AU; vacant & crops	Residential, 2.5 to 6 dua
EAST: AU; vacant	Residential, 2.5 to 6 dua

WEST: PAD; plant nursery Residential, 2.5 to 6 dua

The subject parcel lies on the east side of SW 117 Avenue, north of SW 248 Street. Although zoned for agriculture, this area has become a residential expansion area and has experienced several zone changes to residential zoning in recent years. A Planned Area Development (PAD) District lies to the north and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and to the east of the AU property to the east.

E. SITE AND BUILDINGS:

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

*For BU-1 on Exhibit A and for RU-1 on Exhibit B in lieu of RU-3M.

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.

Section 33-311(A)(16) Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.

(c) Setbacks for a principal or accessory building or structure shall be approved after public hearing upon demonstration of the following:

(1) the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and

(2) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

(3) the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscaped open space percentage required by the applicable district regulations; and

(4) any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land; and

(5) the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofed structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and

(6) the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

(7) the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or proposed structure(s) or building(s) on the parcel proposed for alternative development; and

(8) the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

(9) the proposed alternative development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are

among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and

(10) any windows or doors in any building(s) to be located within an interior side or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) of a discordant use located on an adjoining parcel of land; and

(11) total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying district regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and

(12) the area within an interior side or rear setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:

(A) in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or

(B) if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

(i) articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

(ii) landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

(13) any structure within an interior side setback required by the underlying district regulations:

(A) is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure(s) at time of planting; or

(B) is screened from adjoining property by an opaque fence or wall at least eight (8) feet, six (6) feet if located adjoining or adjacent to a discordant use, in height that meets the standards set forth in paragraph (g) herein; and

(14) any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and

(15) when a principal or accessory building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

(16) safe sight distance triangles shall be maintained as required by this code; and

(17) the parcel proposed for alternative development shall continue to provide the required number of on-site parking spaces as required by this Code, except that off-site parking spaces may be provided in accordance with Section 33-128 of this Code; and

(18) the parcel proposed for alternative development shall satisfy all other applicable underlying district regulations or, if applicable, prior zoning actions issued prior to the effective date of this ordinance (May 2, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscaped open space and structure height; and

(19) the proposed development will meet the following:

(A) interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a BU or IU district; interior side setbacks shall not be reduced by more than twenty-five (25%) percent of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(B) side street setbacks shall not be reduced by more than twenty-five (25%) of the underlying district regulations;

(C) front setbacks (including double-frontage setbacks) shall not be reduced by more than twenty-five (25%) percent of the setbacks required by the underlying district regulations; and

(D) rear setbacks shall not be reduced below fifty (50%) percent of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is a BU or IU district; rear setbacks shall not be reduced below twenty-five (25%) percent of the rear setback required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(E) setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.

An alternative maximum height of **walls**, hedges or fences shall be approved upon demonstration of the following:

- no wall, hedge or fence shall exceed ten (10) feet in height when adjoining BU or IU zoned lot or parcel; no wall, hedge or fence shall exceed eight (8) feet when adjoining a discordant use, and

- no wall, hedge or fence located in a front or side street setback required by the applicable district regulation shall exceed six (6) feet in height; and

- the additional height of a proposed wall, hedge or fence will not obscure in whole or in part an existing view or vista to any landmark, natural area, or waterbody from any window or door of a building on an adjoining discordant, use; and

- proposed wall or fences shall be:

    - articulated to avoid the appearance of a "blank wall" when viewed from adjoining property, or

    - improved with landscaping material that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement from the landowner regarding its maintenance in recordable form from the adjoining property owner, or

    - where facing a public right-of-way, setback at least two and one-half (2 ½) feet from the right-of-way line and extensively landscaped with shrubs of a minimum of three (3) feet in height when measured immediately after planting, which will form a continuous, unbroken, solid visual screen within one (1) year after time of planting; hedges of a minimum of three (3) feet in height immediately after planting, which will form a continuous, unbroken, solid, visual screen within one (1) year after time of planting; and/or climbing vines of a minimum of thirty-six (36) inches in height immediately after planting; and

- proposed fences shall be constructed or installed so that all sides of the fence are "finished" in accordance with the applicable regulations; and

- proposed fences are constructed of durable materials and are decorative; and

- proposed fences are not comprised of chain link or other wire mesh, unless hedges totally screen the fence; and

safe sight distance triangles are maintained pursuant to this code.

(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the economic viability of any commercial enterprises proposed within the approved development and the quality of life of residents and other owners of property in the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, landscaped open space over and above that normally require by the code, additional trees or landscaping materials, the inclusion of residential uses(s), convenient pedestrian connection(s) to adjacent residential development(s), convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, monument signage (where detached signs are allowed) or limited and cohesive wall signage, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- the types of needs of the residents or other owners immediate vicinity and the needs of the business owner and employees of the parcel proposed for development that would likely be occasioned by the development, including but not limited to recreational, open space, transportation , aesthetic amenities, and buffering from adverse impacts; and

- the proportionality between the impacts on residents or other owners of property of parcel(s) in the immediate vicinity and the amenities or buffering required. For example, a reduction in setbacks for numerous lots or significantly large commercial buildings may warrant the provision of additional common open space.

Section 33-311(A)(15). Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments.

(f) The **lot area and frontage** for a three-unit or four-unit apartment house, multiple-family apartment house use or multiple-family housing development shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area and lot frontage will permit the development or redevelopment of a lot, parcel or tract of land where such development would not otherwise be permitted by the applicable district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

(A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and

(B) the proposed alternative development will not result in the further subdivision of land; and

(C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and

(D) the lot area is not less than ninety percent (90%) of the minimum lot area required by the applicable district regulations; and

(E) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(F) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(G) the lot frontage dimension is not less than ninety percent (90%) of the minimum lot frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and

(H) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:

(A) the density of the proposed alternative development does not exceed that permitted by the applicable district regulations; and

(B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the applicable district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 16, 2003); and

(C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(3) the proposed lot area and frontage is such that:

(A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and

(B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and

(C) no lot area shall be less than the smaller of:

(i) ninety percent (90%) of the lot area required by the applicable district regulations; or

(ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(i) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

(3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(4) will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

Section 33-311(A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are

accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**12 students****

* subject to conditions stated in their attached memoranda
** based on 35 residential units

H. ANALYSIS:

The Farm, Inc. & Manuel Dorta Duque are appealing the Community Zoning Appeals Board-15's (CZAB-15) decision to approve requests #1, 2, 3, and 6. At the October 12, 2004 Community Zoning Appeals Board 15 hearing, the applicant withdrew requests #4, 5, 7, 8, and 9 of the subject application as well as those portions of request #2 pertaining to the front and rear setbacks. The CZAB-15 approved the district boundary change request from AU to BU-1 on Exhibit A, approved a district boundary change to RU-1 in lieu of the requested RU-3M on Exhibit B, approved with conditions in part request #2 to permit a residential and commercial development setback 15' from the side street property line, and approved with conditions the waiver of the 5' high decorative masonry wall required between commercial and residential uses.

The appellant states that the requests are contrary to the law, the decisions are not supported by competent substantial evidence, are contrary to the law, ordinances, and statutes, the application is inconsistent with the Comprehensive Development Master Plan (CDMP), and the proceedings failed to provide due process of law. The existing AU zoning is consistent with the CDMP, as such, should the Board desire to retain the existing zoning on the property, the decision would also be consistent with the CDMP.

The subject property is located at 24751 SW 117 Avenue. In 2002, the 55-acre adjacent parcel to the north and northwest was rezoned to Planned Area Development (PAD) District and will be developed with an integrated residential development that will incorporate a variety of housing types. This application originally pertained to Exhibit A only and sought a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, that would have allowed a temporary sales office that would have served the adjacent Planned Area Development (PAD) and in the future would be developed with a commercial or mixed use development. When the aforementioned PAD was approved, the property to the east of the subject site was proffered as a fire station site as part of the PAD

approval. While preparing a site plan for the development of this site with a mixed-use residential and commercial development, the applicant realized that there was a "gap" between the fire station site and the proposed BU-1 zoned property (Exhibit A) which had not been a part of the CDMP amendment to re-designate the entire subject site (Exhibits A and B) to business and office use. Said "gap" consists of 0.45 acres and was not included when Exhibit A was re-designated to business and office. This "gap" which is referred hereafter as Exhibit B has a low-density residential designation on the LUP map. Exhibit B has been included as a part of the design for the proposed mixed use center and will provide a park to serve the development on Exhibit A.

Prior to the CZAB-15 meeting, the applicant submitted an amended letter of intent requesting a zone change to RU-1 on Exhibit B in lieu of the originally requested and advertised RU-3M. The advertisement did not need to be amended since RU-3M permits RU-1 uses and, as such, RU-1 is considered to be within the scope of the advertisement. Accompanying requests pertaining to Exhibit A will permit a residential and commercial development to setback closer to the south property line than permitted and waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district. Based on the amended request to RU-1 zoning on Exhibit B in lieu of RU-3M, the accompanying requests pertaining to Exhibit B (Requests #7 and 8) regarding lot frontage and parking in a more restrictive zone than permitted, and Request #9 pertaining to both Exhibits A and B to allow a gated entrance feature (which is no longer depicted on the plans) were no longer necessary and were withdrawn by the applicant at the CZAB 15 hearing. Requests #3 through 5 were also withdrawn by the applicant at the CZAB-15 hearing.

The plans submitted by the applicant show a mixed-use commercial and residential development on Exhibit A consisting of three (3) L-shaped buildings that will contain two (2) stories. Each building will provide commercial retail services on the ground floor and eleven (11) townhouses above retail for a total of thirty-three 33 residential units. The recently submitted plans depict Exhibit B as a park area to serve the development on Exhibit A with a centrally located fountain, paved walkways, park benches, and landscaping. Access to the site is provided from SW 248 Street and SW 247 Street. A main street runs through the property between two of the proposed buildings. Extensive landscaping is provided along the perimeter of the site. The applicant intends to proffer a covenant limiting the development of the site to the aforementioned plans, restricting the residential density of the site to no more than thirty-three (33) units, and restricting the RU-1 portion of the property (Exhibit B) solely for park use.

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. This application will generate **227 PM** daily peak hour vehicle trips; however, said trips will not affect the level of service (LOS) on the area roadways which are currently at LOS "B", "C", "D", and "E". Said Department will require, among other things, that the applicant submit a cross access agreement permitting access to the adjacent property to the north. Additionally, the land requires platting in accordance with Chapter 28 and the road dedications and improvements will be accomplished through the recording of a plat. **Miami-Dade County Public Schools** (MDCPS) has indicated that the proposed development would bring an additional **12 students** to the schools in the area based on 35 units.

Pursuant to the Interlocal Agreement, the applicant's representative met with the School Board on March 16, 2004 and had a dialogue to discuss the impact of the proposed development on public schools. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

The rezoning of the property to BU-1 on Exhibit A and RU-1 in lieu of RU-3M on Exhibit B will allow the applicant to provide commercial/retail neighborhood oriented services and housing for the community. Exhibit A is designated for Business and Office use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes that this property was re-designated to Business and Office use through a CDMP amendment application and was approved pursuant to Ordinance #02-87. BU-1 zoning will be **consistent** with the LUP map designation of the CDMP. The CDMP states that residential uses, and mixing of residential uses with commercial, office and hotels are 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. In this instance, the proposed mixed use development does not detrimentally impact the adjacent development and the scale and intensity, including height and floor area ratio of the mixed use development, and is not out of character with that of adjacent or adjoining development. The submitted plans provide a well designed transition between the adjacent PAD to the north and the subject property and said PAD will be buffered from the subject property by SW 247 Street. Further, the applicant is providing extensive landscaping that will further buffer the proposed mixed use development from the adjacent PAD. The PAD to the north was approved with certain townhouse units to be 3 stories in height. Additionally, the design of the proposed development orients the proposed buildings away from the PAD and towards SW 248 Street, SW 117 Avenue, and along the Main Street provided in the development. Parking areas for the commercial/retail portion of the development are located behind the buildings between said buildings and the PAD. Since the Master Plan allows one density category higher for residential uses in the Business and Office designation when the aforementioned criteria are met, the Master Plan would allow the residential component on the Business and Office designated portion to be developed in accordance with the density permitted in the Low-Medium residential designation (5 to 13 dua). This category is one density category higher than the adjacent LUP map category which is Low-density residential (2.5 to 6 dua). The maximum number of units permitted by the CDMP on Exhibit A would be 50 dwelling units. As such, the proposed 33 residential units would be **consistent** with the Master Plan.

The LUP map of the CDMP designates Exhibit B for Low Density Residential use (2.5 to 6 dwelling units per gross acre). RU-1 zoning allows a maximum density of 4.65 units per gross acre. As such, the now requested RU-1 zoning on Exhibit B will be **consistent** with the density permitted by the LUP map.

The proposed BU-1 zoning would be **compatible** with the surrounding area and provide neighborhood-serving uses to same. This area has experienced several zone changes to residential zoning in recent years and, as previously mentioned, the property to the north is zoned PAD and will consist of various different housing types. A mixed-use development with residential and commercial uses would also be compatible with the remainder of the surrounding area and it would bring a pedestrian friendly environment to same. RU-1 zoning in lieu of the originally requested RU-3M zoning on Exhibit B will be **compatible** with the surrounding area. As previously mentioned, the applicant intends to proffer a covenant limiting the development of the site to the plans submitted for this hearing that show the development of Exhibit B for park use. The proposed park will be located adjacent to the future fire station to the east, the agricultural area to the south, and residential development to the north. Additionally, said park will serve the residents and patrons of the commercial/residential use on Exhibit A. The CDMP states that compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. As such, the proposed park will be in keeping with CDMP policies and objectives.

When considered under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) standards, Requests #2 and 3 comply with said standard. Allowing the proposed mixed use development on Exhibit A to setback into the required side street setback area (Request #2), will be compatible with the surrounding area and will allow the development to define the street edge. Request #3 to waive the required 5' high decorative wall along the east property line where the business lot abuts the residential lot will allow the residential/retail development on Exhibit A to connect to the proposed park on Exhibit B which will benefit the residents and patrons of the proposed development on Exhibit A. The aforementioned requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and will be compatible with the surrounding area. As such, Requests #2 and 3 can be approved under the NUV standard.

When considered under Section 33-311(A)(16), Alternative Site Development Option (ASDO) for the BU Zoning District, Request #2 cannot be approved under same. The request to allow a setback of 15' from the side street (south) property line reduces the side street setback by more than 25% of the underlying district regulations Section 33-311(A)(16)(c)(19)(B). Further, the applicant has not submitted a shadow study that demonstrates that any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land as set forth in Section 33-311(A)(16)(c)(4). When considered under Section 33-311(A)(16), staff notes that no standards for the waiver of masonry walls between discordant uses are addressed under said Section, as such, said request cannot be analyzed under same. Accordingly, Requests #2 and 3 cannot be approved under Section 33-311(A)(16) and should be denied under this section.

Requests #2 and 3 could be considered under the alternative non-use variance (ANUV) standard [Section 311(A)(4)(c)], however, the applicant has not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship since the site can be utilized in accordance with the proposed BU-1 or the existing AU zoning requirements. As such, said requests cannot be approved under said standard.

Accordingly, staff recommends approval of the zone change on Exhibit A to BU-1 (Request #1) and on Exhibit B to RU-1 in lieu of RU-3M (Request #6), subject to the Board's acceptance of the proffered covenant; partial approval with conditions of Request #2 (to allow the 15' side street setback) and of request # 3 under Section 33-311(A)(4)(b) (NUV); denial without prejudice of Requests #2 and 3 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and denial without prejudice of Requests #4, 5, and 7 through 9, and that portion of request # 2 pertaining to the front and rear setbacks, unless withdrawn by the applicant.

I. RECOMMENDATION:

Denial of the appeal; approval of the zone change on Exhibit A to BU-1 (Request # 1) and on Exhibit B to RU-1 in lieu of RU-3M (Request # 6), subject to the Board's acceptance of the proffered covenant; partial approval with conditions of Request #2 to permit a residential and commercial development setback 15' from the side street (south) property line on Exhibit A under Section 33-311(A)(4)(b) (NUV); and approval with conditions of Request #3 under Section 33-311(A)(4)(b); denial without prejudice of Requests #2 and #3 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and withdrawal of Requests #4, 5, 7, 8, 9, and that portion of request # 2 pertaining to the front and rear setbacks.

J. CONDITIONS:

The following conditions pertain to Requests #2 and 3 only.

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such

agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department as provided in their memorandum as of the date of public hearing.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM) as provided in their memorandum as of the date of public hearing.

DATE INSPECTED: 06/22/04
DATE TYPED: 07/01/04
DATE REVISED: 09/13/04; 01/20/05; 01/24/05; 01/26/05; 02/10/05
DATE FINALIZED: 02/02/05; 02/10/05
DO'QW:AJT:MTF:LVT:JDR:GB

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

C-15

Memorandum

MIAMI-DADE COUNTY

Date: September 23, 2004

RECEIVED
SEP 29 2004
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

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

Subject: #Z2003000262-2nd Revision
Summerville Development, Inc.
24751 SW 117th Avenue
DBC from AU to BU-1
(AU) (4.336 Ac.)
19-56-40

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

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

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

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

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

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 some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

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

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

Tree Preservation:
An on-site inspection performed by DERM staff on September 15, 2004 revealed the presence of one specimen-sized (trunk diameter ≥ 18") royal palm, several coconut and queen palms and one date palm. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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# Z2003000262
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SUMMERVILLE DEVELOPMENT, INC.

This Department has no objections to this application.

Cross access agreement will be required for access to adjacent property to the north.

Sidewalk along SW 117 Ave. and SW 232 St. must comply with Standard Details set forth in the Public Works Manual of Miami-Dade County.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements, as well as improvements to the intersection of SW 248 St. and SW 117 Ave. will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 227 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	E	E

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

Raul A Pino, P.L.S.

23-SEP-04

Miami-Dade County Public Schools

giving our students the world

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

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

Miami-Dade County School Board
Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

January 27, 2005

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

Re: Summerville Development, Inc. - Application No. 03-262 (CC15)
24751 SW 117 Avenue
Updated

Dear Ms. Fojo:

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

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that only one of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Middle School currently operating at 168% of FISH % utilization. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Redland Middle School to 169% (please see enclosed analysis).

Pursuant to the Interlocal, the District discussed with the applicant's legal counsel on March 16, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a monetary donation, over and above impact fees to the School Board. Please be advised that such a proffer was authorized by the School Board at its July 14, 2004 meeting

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

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

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

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 35-unit development is estimated to generate approximately $85,680 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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

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

Sincerely,

Patricia Good
Coordinator III

PG:am
L-0580
Attachment

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

UPDATED
January 27, 2005
SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-262, Summerville Development, Inc. (CC15)

REQUEST: Zone change from AU to BU-1

ACRES: 4.336 acres

MSA/Multiplier: 7.1/.34

LOCATION: 24751 SW 117 Avenue

UNITS: 35 multi-family units

ESTIMATED STUDENT POPULATION: 12 students*

ELEMENTARY: 6

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

All schools are located in Region 6

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	653/ 659*	504	130%/ 131%*	186	95%/ 96%*
Redland Middle	1701/ 1704*	991	172%/ 172%*	20	**168%/ 169%***
Homestead Sr.	3191/ 3194*	2926	109%/ 109%*	0	109%/ 109%*

* increased student population as a result of the proposed development

Note:

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

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in Capital Improvement Projects Report of December 9, 2004):

School	Status	Projected Occupancy Date
State School "CC-1" Prototype K-8 Center (Palm Glade Area) (Pine Villa, Redland and Naranja Elementary Relief; Redland and Mays Middle School Relief) (1606 student stations)	Planning	August 2007
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	May 2007
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2120 student stations)	Design	December 2006
Classroom Addition @ Redland Mid. (242 student stations)	Construction	August 2005
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Pre-Planning	2009

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $69,996.

CAPITAL COSTS: Based on the State's January-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	6 x	$ 13,480	=	$ 80,880
MIDDLE	3 x	$ 15,456	=	$ 46,368
SENIOR	3 x	$ 20,453	=	$ 61,359
Total Potential Capital Cost				$188,607

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

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

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16	**ARGUS INVESTMENT GROUP, INC. #02-284**	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	**ROBERT CARTER, TRUSTEE, ET AL #02-303**	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	**PERRY KAYE, TRUSTEE #00-446**	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	**THERESA LAVONNE DONALDSON #03-043**	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	**ZAMORA CORP. #01-083**	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	**BCG PARTNERS, LLC #02-368 #03-316**	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	**CAULEY PALISADE CORP. #02-162**	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	**PALMA FAMILY TRUST, ET AL #03-209**	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	**PALMA FAMILY TRUST, ET AL #03-209b**	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	**U-HAUL COMPANY OF FL #03-207**	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	**ESTATES OF BISCAYNE, INC. #03-222**	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	**PENDING**
27	**CARDAN OF SOUTH DADE, LLC #03-300**	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-1/06/05	**PENDING**
28	**LIVING QUARTERS USA, INC. #03-348**	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	**UNIVERSAL AMERICAN REALTY CORP. #03-290**	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	**ESTATE OF ELAINE L. EICHLEAY #03-293**	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	**INTERNATIONAL BOTANICALS LLC #03-386**	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

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32	**FRV DEVELOPMENT #03-366**	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	**DRI INC. #04-035**	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	**PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012**	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	**ALEX SARDINAS #04-152**	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	**DENIED**
36	**MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164**	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	**PENDING**
37	**DEAN COLSON AND HENRY QUINTANA #04-129**	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 1/12/05	**PENDING**
38	**SILVER GROUP 137 INC. #04-071**	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	**PENDING**
39	**MONA LISA INVESTMENTS, LLC #04-235**	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	**PENDING**
40	**ORANGE GROVE MANORS, INC. #04-258**	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 1/12/05	**PENDING**
41	**F.V. CONSTRUCTION CORP. #03-162**	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	**PENDING**
42	**MALCOLM B. WISEHEART, JR., ET AL #01-408**	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	**PROVINCIAL REALTY, INC. #02-186**	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	**ERIC AND NICOLE LEE BERRIOS #01-376**	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	**LLOYD AND JOHNNIE CASH #02-230**	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	**RALPH FEUERRING, ET AL #02-108**	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	**ROBERT BOREK ET AL #01-333**	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

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48	**GOULDS, LLC #02-326**	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	**LUMSDEN OAKS ACQUISITION CORP. #02-250**	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	**SPECIALTY HOUSING CORP. #03-104**	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED
51	**SVK AIRPORT LAND, LLC #02-200**	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	**AIRBASE LANDINGS, LTD. #02-030**	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	**HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188**	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	**LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088**	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	**ALLAPATTAH NURSERY, LTD #02-155 #02-228**	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	**CHARLES AND JO ELLEN CHAMBERS #02-178**	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	**CW2, LTD. #02-164**	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	**DIAZ LANDSCAPING & NURSERY, INC. #02-192**	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	**JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264**	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	**BLACK CREEK BUILDERS GROUP, LLC #02-335**	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	**HUGO G. MORALES, TRUSTEE #01-203**	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	**CAROLE BROCK, TRUSTEE #02-279**	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	**CARMEL INVESTMENT & DEVELOPMENT INC. #01-437**	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	**ROBERT BOREK ET AL #00-298**	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED $128,400 O/A

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(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

65	**ALEJANDRO ZAMPIER #02-076**	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	**CLINTON ASSOCIATES, LTD. #02-035**	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
67	**FREDERICK T. PETERS MARTIAL TRUST #01-219**	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	**SODA PROPERTIES, LLC. #01-348**	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	**LAW PROPERTIES LTD. #02-244**	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	**SAGA BAY DEVELOPMENT, INC. #96-549**	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	**HENRY C. MORAT, TRUSTEE #02-280**	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	**SUNRISE VILLAGE MOBILE HOME PARK II #03-031**	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	**SVK AIRPORT LAND, LLC #02-201**	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	**THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172**	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	**JOSE A. COSTA, JR., TRUSTEE #03-120**	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	**PRINCETON SELF STORAGE, INC. #01-181**	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	**TOPA INVESTMENTS, LLC #01-161**	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	**MARTINA BOREK ET AL #03-018**	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	**MANUEL C. & EMILIA DIAZ, ET AL #02-377**	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	**H. R. REALTY & INVESTMENTS, INC. #02-305**	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 11/18/04	APPROVED
81	**SUPERIOR DEVELOPERS CORP. #01-408**	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED

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

82	**SUPERIOR DEVELOPERS CORP. #03-245**	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED
83	**ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260**	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	**US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269**	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	**ALOR INVESTMENT CORP. #03-295**	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	**E & D DEVELOPMENT, INC. #03-283**	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	**GREGORY W. WOODS #03-298**	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	**PRINCETON PARK HOMES, LLC #03-182**	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	**PENDING**
89	**GLORIA H. JEFFREY #04-017**	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	**DADE INVESTORS, LLC #03-385**	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	**SUMMERVILLE DEVELOPMENT, INC. #03-262**	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	**GOULDS LLC #04-030**	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	**FL POWER & LIGHT CO. #04-068**	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	**BAILES COMMON LLC #04-111**	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	APPROVED
95	**FUTURE M. INVESTMENTS #04-284**	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	**PENDING**
96	**PALM TOWER, LLC. #04-131**	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	**PENDING**
97	**BLACK CREEK, LLC #04-161**	S of Old Cutler Rd., W of SW 103 Ave. and E of Trnpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	**PENDING**

Note: There are thirteen applications that are pending which would generate 393 students.

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

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	954	11	965	553	66	156%
CARIBBEAN ELEM	843	101	944	743	22	123%
CHAPMAN, W.A. ELEM	786	152	938	620	108	129%
LEISURE CITY ELEM/MID	1753	164	1917	817	49	221%
MIAMI HEIGHTS ELEM	1260	47	1307	739	152	147%
NARANJA ELEM	727	352	1079	513	138	166%
PESKOE, IRVING & BEATRICE ELEM	1097	2	1099	702	0	157%
PINE LAKE ELEM	681	39	720	647	18	108%
PINE VILLA ELEM	653	1140	1793	504	186	260%
REDLAND ELEM	1127	59	1186	702	0	169%
REDONDO ELEM	783	2	785	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	711	110	821	709	62	106%
VINELAND ELEM	624	1	625	537	112	96%
WHIGHAM, DR. EDWARD L. ELEM	1008	157	1165	914	0	127%
WHISPERING PINES ELEM	892	3	895	705	0	127%
ELEMENTARY TOTALS	13899	2340	16239	9915	913	150%
CAMPBELL DRIVE MID	1456	1	1457	1178	0	124%
CENTENNIAL MID	1115	391	1506	796	99	168%
LEISURE CITY ELEM/MID	1770	89	1859	817	49	215%
HOMESTEAD MID	1321	6	1327	871	59	143%
MAYS MID	968	115	1083	957	40	109%
REDLAND MID	1701	513	2214	991	20	219%
RICHMOND HEIGHTS MID	1563	37	1600	1121	257	116%
MIDDLE TOTALS	9894	1152	11046	6731	524	152%
HOMESTEAD SR	3191	777	3968	2926	0	136%
MIAMI SOUTHRIDGE SR	3623	300	3923	2844	261	126%
SOUTH DADE SR	2730	128	2858	1701	380	137%
SENIOR HIGH TOTALS	9544	1205	10749	7471	641	133%
TOTAL	**33337**	**4697**	**38034**	**24117**	**2078**	**145%**

Miami-Dade County Public Schools
Charter School Operations

Existing Charter School

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

Approved Contracts for 2004 - 2005

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

Approved Contracts for 2004 - 2005 (Continued)

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

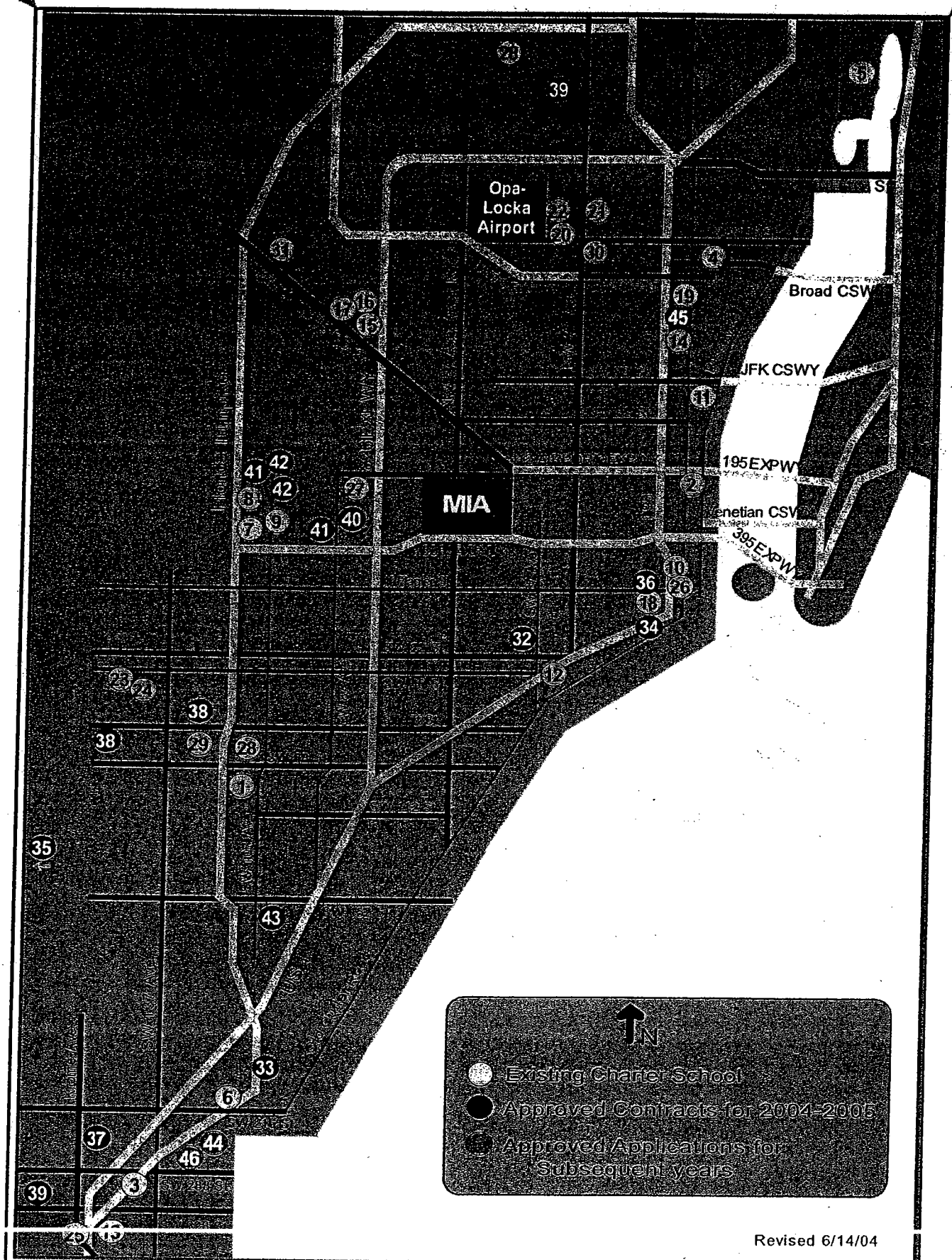
* Locations pending final School Board approval.

Approved Contracts for Subsequent years

44. Dr. Joseph Coats Grace Community Charter School, SW 248 Street & 112 Avenue, Miami, FL
45. Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue, Miami Shores, FL 33168
46. Summerville Charter School, SW 248 Street and 117 Avenue, Miami, FL

Approved Applications

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



Revised 6/14/04

G-15

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

Hearing Number: 203-262

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor. of SW 117th Ave + SW 247 St + NE Cor. of SW 248th St.

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

*

Estimated number of alarms generated annually by application: 18

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

Station District ____ Grid ____ (DU) (SF) 33 / 45423 Occupancy Type 2 & 3

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

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

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

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

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 5-14-04.

Kathryn Lyon

Revised 3/9/04 BJM

42

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

CHECKED BY CT AMOUNT OF FEE ~~$265~~ → $1,189.65.

RECEIPT #

DATE HEARD: 10/12/04.

BY CZAB # 15

RECEIVED
NOV 01 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
~~DATE RECEIVED STAMP~~

****

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

RE: Hearing No. 03-12-CZ15-2; CZAB152304; 03-262

Filed in the name of (Applicant) Summerville Development Inc.

Name of Appellant, if other than applicant The Farm, Inc., and Manuel Dorta-Duque

Address/Location of APPELLANT'S property:
See Folios of Dorta Duque Property Attached
The Farm Inc is long term tenant of property owned by Inca Investments

Application, or part of Application being Appealed (Explanation):
Requests 1, 2, 3, 6

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

the requests are contrary to the law, the decisions not supported by competent substantial evidence and are contrary to the law, ordinances, ldrs, and statutes, inconsistant with the comprehensive plan, and failed to provide due process below

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APPELLANT MUST SIGN THIS PAGE

Date: 1st day of November, year: 2004

Signed _____

Manuel Dorta Duque

Individually + as President of Farm, Inc

Print Name

11999 SW 248 Street

Mailing Address

Miami, Florida 33032

305-258-6040 258-0128

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

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

Kent Harrison Robbins, Attorney

(Manuel Dorta-Duque + The Farm, Inc)

Representing

_____

Signature

Kent Harrison Robbins

Print Name

1224 Washington Ave

Address

Miami Beach, FL 33139

City State Zip

305-532-0500

Telephone Number

Subscribed and Sworn to before me on the 1st day of November, year 2004

Dianne Hough

Notary Public

NOTARY PUBLIC STATE OF FLORIDA

DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

(stamp/seal)

Commission expires:

44

PROPERTIES OWNED BY MANUEL DORTA DUQUE
AND FARMED COOPERATIVELY BY THE FARM, INC. (LEASED)

Folio: 3069240001830

Folio: 3069240001890

Folio: 3069240001900

Folio: 3069240002020

Folio: 3069240002040

Folio: 3069240002030

Folio: 3069240001910

Folio: 3069240001891

Folio: 3069240001880

Folio: 3069240001710

Folio: 3069260130510

Folio: 3069240000351

PROPERTY OWNED BY INCA INVESTMENTS, INC.
AND LEASED BY THE FARM, INC.

Folio: 3069240001750

660 feet west of the corner of 248th Street and SW 117 Avenue (measured from center of road).

Manuel Dorta Duque

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

STATE OF Florida
COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Manuel Dorta Duque (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:

Dianne Hough
Signature

Manuel
Appellant's signature

DIANNE HOUGH
Print Name

MANUEL DORTA-DUQUE
Print Name

Kent H Robbins
Signature

Kent Harrison Robbins
Print Name

Sworn to and subscribed before me on the 1st day of November, year 2004.

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

Dianne Hough
Notary
(Stamp/Seal)

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

Commission Expires: 12/6/06

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

The Farm, Inc.

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

STATE OF Florida

COUNTY OF Miami Dade

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

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(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:

Dianne Hough
Signature

DIANNE HOUGH
Print Name

Kent H Robb
Signature

Kent Harrison Robbins
Print Name

Manuel (Pres.)
Appellant's signature

MANUEL DORTA DUQUE
Print Name

Sworn to and subscribed before me on the 1st day of November, year 2004.

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

Dianne Hough
Notary
(Stamp/Seal)

NOTARY PUBLIC STATE OF FLORIDA
DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

Commission Expires: 12/6/06

47

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

RESOLUTION NO. CZAB15-23-04

WHEREAS, **SUMMERVILLE DEVELOPMENT, INC.** applied for the following:

(1) AU to BU-1

(2) To permit a residential and commercial development setback 20′ (25′ required) from the front (west) property line, setback 12′ from the rear (east) property line and setback 15′ from the side street (south) property (25′ required from all property lines.

(3) To waive the 5′ high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.

(4) To permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) To permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) To permit the RU-3M lot with a frontage of 81′ (100′ required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets.

SUBJECT PROPERTY: OVERALL PROPERTY: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1° 4′14″E, for 65.03′; thence N89° 03′18″W, for 40′ to the Point of beginning; thence N1° 4′14″E, for 266.39′; thence N89° 01′53″W, for 790.84′; thence S01° 11′31″W, for 266.36′; thence S89° 03′18″E, for

790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW ¼ of the SE ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1° 4'14"E, for 65.03'; thence N89° 03'18"W, for 40' to the Point of beginning; thence N1° 4'14"E, for 266.39'; thence N89° 01'53"W, for 790.84'; thence S01° 11'31"W, for 266.36'; thence S89° 03'18"E, for 790.27' to the Point of beginning. LESS AND EXCEPT: The south ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW ¼ of the SE ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road."

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 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 requested permission to withdraw the requests to permit the residential/commercial development with a residential floor area covering 73% (Item #4), to permit 3 stories (Item #5), to permit the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

(1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Corwil Architects, Inc., entitled "Summerville Town Center," dated the 30th day of August 2004, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of the agreement.

(2) The total residential density of the Property shall be limited to no more than thirty-three (33) residential units.

3) That portion of the Property which is rezoned to RU-1, described in Exhibit "B," shall be used solely for a recreational park, and shall not be developed with residential units. Said recreational park shall be maintained by either a duly-created property owners' association or duly-created condominium association; or, upon the approval and with the consent of the County, said recreational park may be maintained by a special taxing district.

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

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested district boundary changes to BU-1 on Exhibit "A" (Item #1) and to RU-1 in lieu of the requested district boundary change to RU-3M on Exhibit "B" (Item #6) would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the request on a modified basis to permit a residential and commercial development setback 15' from the side street (south) property line on Exhibit "A" (Item #2), and to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district on Exhibit "A" (Item #3) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the withdrawal of the request to permit the residential/commercial development with a residential floor area covering 73% (Item #4), 3 stories (Item #5), the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), should be granted, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions, to approve district boundary changes to BU-1 on Exhibit "A" (Item #1) and to RU-1 in lieu of the requested district boundary change to RU-3M on Exhibit "B" (Item #6), to approve Items #2 on a modified basis, and #3 as non-use variances, and to grant the withdrawal of Items #4, 5, 7, 8 & 9 was offered by Paul S. Vrooman, seconded by Alfonsina Sergio, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	nay	JoAnn Bova	absent
Al Alvarez	aye	Alfonsina Sergio	aye
Leonard Anthony	aye	Paul S. Vrooman	aye

Nancy McCue aye

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary changes to BU-1 on Exhibit "A" (Item #1) and RU-1 in lieu of the requested RU-3M on Exhibit "B" (Item #6) be and the same are hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the request as modified to permit a residential and commercial development setback 15' from the side street (south) property on Exhibit "A" (Item #2), and to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district on Exhibit "A" (Item #3) be and the same are hereby approved as non-use variances, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health,

and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents and the proposed park on Parcel B shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM).

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

BE IT FURTHER RESOLVED, that the request to withdraw the requests to permit the residential/commercial development with a residential floor area covering 73% (Item #4), to permit 3 stories (Item #5), to permit the RU-3M lot with a frontage of 81' (Item #7), and the unusual uses (Items #8 & 9), be and the same is hereby granted.

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

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

PASSED AND ADOPTED this 12th day of October, 2004.

Hearing No. 03-12-CZ15-2
ls

DATE: 02/10/05

TEAM METRO

ENFORCEMENT HISTORY

SUMMERVILLE DEVELOPMENT, INC.

APPLICANT

24751 S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2003000262

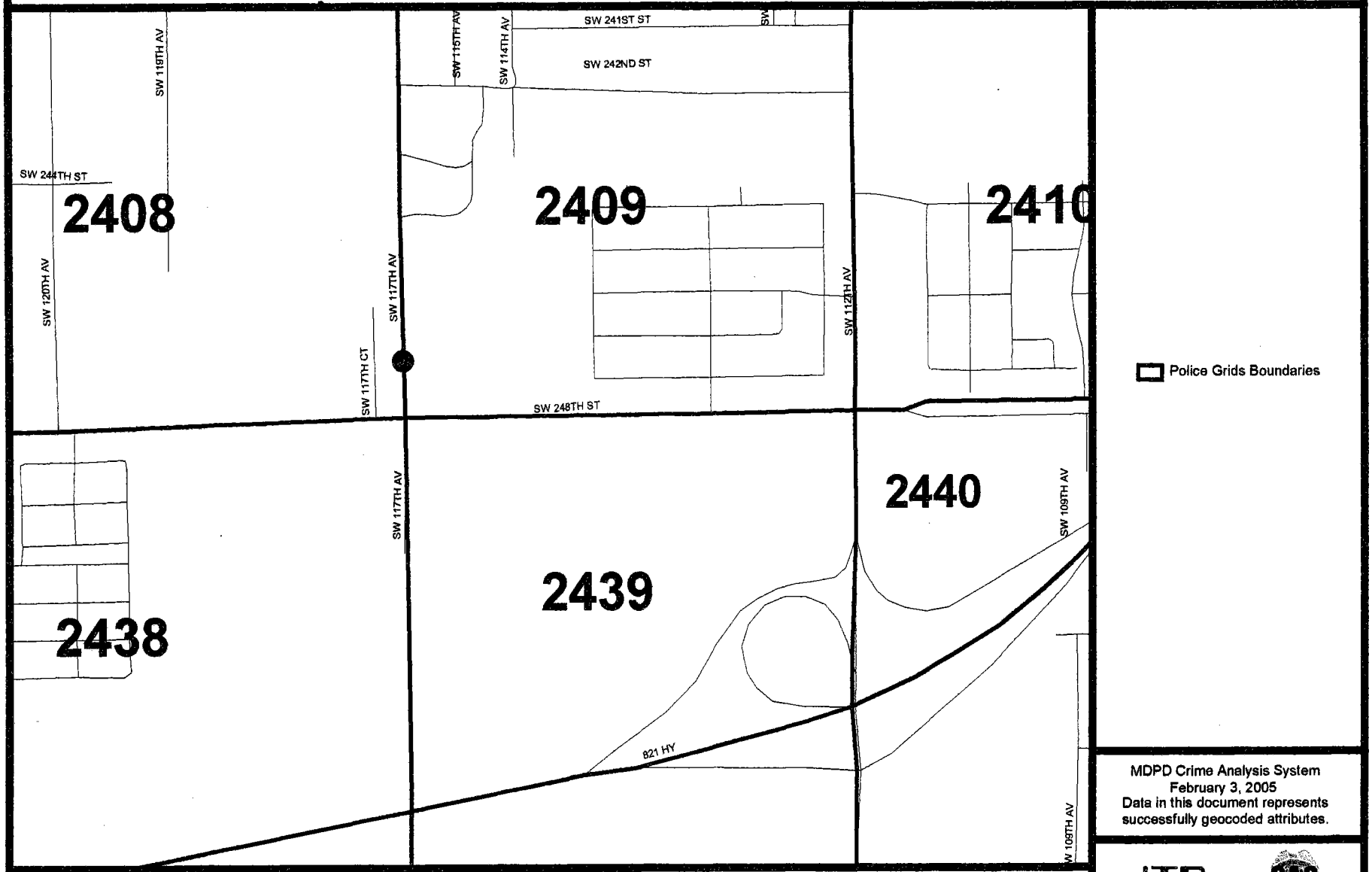
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

1-26-05 INSPECTION REAVEALED A JUNK MOBILE HOME ON PROPERTY. WARNING LETTER WILL BE ISSUED.
2-10-05 JUNK MOBILE HOME REMOVED

55

Miami-Dade Police Department
Address
Summerville Development Inc.; Hearing # 03-262



0 0.07 0.14 Miles

MDPD Crime Analysis System
February 3, 2005
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117
For 2003-01-26 Thru 2005-01-26

Miami-Dade Police Department

Crime Information Warehouse

95

Detail Filter: Dis.Complaint Date >= "2003-01-26" and Dis.Complaint Date < "2005-01-27" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "24751 SW 117 " and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common 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")

Incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
24751 SW 117 AV	C	2409	3	10/06/2003	MON	09:02:12	JOSE	0535724B		26R	09:02:12	09:07:37	09:16:00	C2306	32666187	Y

Miami-Dade Police Department

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	13	SPECIAL INFORMATION/ASSIGNMENT	17	13
	14	CONDUCT INVESTIGATION	37	29
	15	MEET AN OFFICER	146	120
	16	D.U.I.	1	1
	17	TRAFFIC ACCIDENT	3	6
	19	TRAFFIC STOP	27	21
	20	TRAFFIC DETAIL	1	5
	21	LOST OR STOLEN TAG	5	9
	22	AUTO THEFT	7	10
	25	BURGLAR ALARM RINGING	99	63
	26	BURGLARY	16	13
	27	LARCENY	7	8
	28	VANDALISM	3	3
	29	ROBBERY	1	1
	32	ASSAULT	6	11
	34	DISTURBANCE	22	31
	36	MISSING PERSON	6	11
	37	SUSPICIOUS VEHICLE	3	2
	38	SUSPICIOUS PERSON	1	4
	39	PRISONER	7	2
	41	SICK OR INJURED PERSON	7	6
	43	BAKER ACT	0	1
	44	ATTEMPTED SUICIDE	0	1
	45	DEAD ON ARRIVAL	0	2
	49	FIRE	0	1
	52	NARCOTICS INVESTIGATION	0	1

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	54	FRAUD	2	3
Total Signals for Grid 2409 :			424	378

MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004

Miami-Dade Police Department

Grid(s): 0137, 2409

			2003	2004
Grid 2409				
Part I				
	130A	AGGRAVATED ASSAULT	0	2
	2200	BURGLARY	14	7
	2400	MOTOR VEHICLE THEFT	6	5
	1200	ROBBERY	1	1
	230G	SHOPLIFTING ALL OTHERS	15	11
	230F	SHOPLIFTING FROM A MOTOR VEHICLE	2	11
Part I TOTAL			38	37
Part II				
	2000	ARSON	0	1
	350B	ILLEGAL DRUG EQUIPMENT	1	0
	260D	IMPERSONATION	2	3
	350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	0	2
	130B	SIMPLE ASSAULT	3	4
Part II TOTAL			6	10
Grid 2409 TOTAL			44	47

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Summerville Development, Inc.

NAME AND ADDRESS	Percentage of Stock
Michael Garcia-Carillo, President	25%
Ray Castellanos, Vice-President	25%
Pedro Garcia-Carillo, Sr.	25%
Pedro Garcia-Carillo, Jr.	25%
13032 SW 133rd Court	
Miami, Florida 33186	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

{M2008723.1}

60

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____
Rey Castellanos, Vice President

Sworn to and subscribed before me this 2 day of September, 2003. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD129699
EXPIRES 07/20/2006
BONDED THRU 1-888-NOTARY1

My commission expires 7/20/2006

*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.

{M2008723;1}

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: The Farm, Inc

NAME AND ADDRESS	Percentage of Stock
Manuel Dorta-Duque 11999 SW 248 Street	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

Signature: Manuel (Pres.) (Applicant)

Sworn to and subscribed before me this 1st day of November, 2004. Affiant is personally known to me or has produced Drivers License as identification.

Dianne Hough
(Notary Public)

My commission expires 12/6/06

NOTARY PUBLIC STATE OF FLORIDA

DIANNE HOUGH
MY COMMISSION # DD 154631
EXPIRES: December 6, 2006
Bonded Thru Budget Notary Services

*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.

64

RECEIVED
03.262
SEP 17 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

WITHIN THE SCOPE OF THE AD

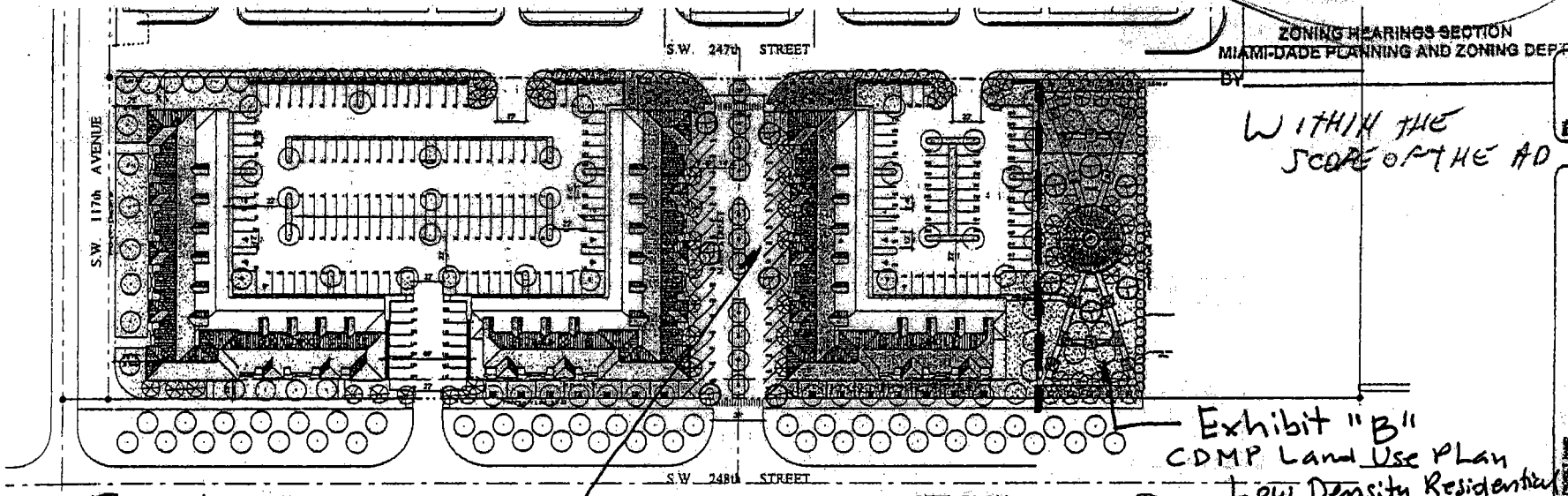


Exhibit "B"
CDMP Land Use Plan
Low Density Residential

Exhibit "A"
CDMP Land Use Plan
(Business and Office)

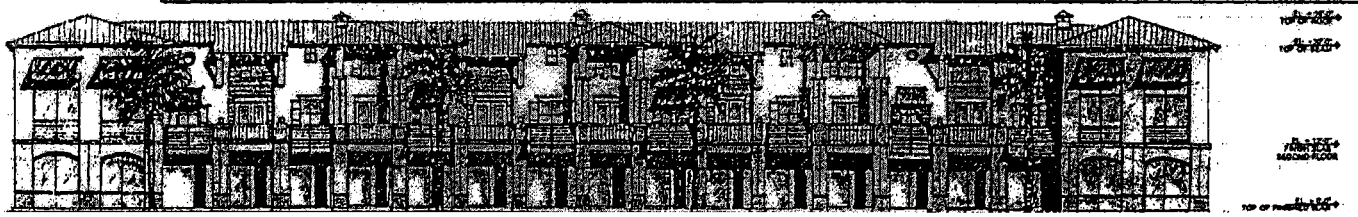
SITE PLAN
SCALE 1" = 40'-0"

PROJECT DATA:

1. ZONING DISTRICT: BU-1
2. LAND AREA: 172,119 S.F. = 3.95 ACRES
3. LOT COVERAGE: MAX. ALLOWED 40%= 68,848 S.F. — PROPOSED 58,940 S.F. 34%
4. F.A.R. — MAX. ALLOWED: MAX. ALLOWED 40 % FOR FIRST FLOOR; 11% FOR EA. ADDITIONAL FLOOR; 51% OF 172,119 S.F. = 87,781 S.F. — PROPOSED: COMMERCIAL= BLD. 1 = 14,792 S.F.; BLD. 2 = 14,792 S.F.; BLD. 3 = 14,847 S.F.; TOTAL 44,426 S.F.; RESIDENTIAL= 33 UNITS @ 1,275 S.F. EACH = 42,075 S.F.; TOTAL PROPOSED F.A.R. = 86,501 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — PROPOSED 35'-0"
6. LANDSCAPE OPEN AREA: MIN. ALLOWED 17.5 %= 30,121 S.F.; 10 S.F. FOR EA. PARKING SPACE = 2,320 S.F.; TOTAL OPEN SPACE REQUIRED= 32,441 S.F. — PROPOSED 42,356 S.F.
8. PARKING REQUIREMENTS: MIN. REQUIRED (BLDG 3 ONLY) OFFICE 7,185 S.F. /300= 24 SPACES; RETAIL 37,359 S.F. /250= 149 SPACES; RESIDENTIAL 1.75 REA. 2 BRM UNIT 33 UNITS X1.75 SPACES = 58 SPACES; TOTAL SPACES REQUIRED= 231; ACCESSIBLE SPACES 6 — PROPOSED 233 SPACES; 6 (ALREADY INCLUDED IN TOTAL)

PROJECT DATA:

1. ZONING DISTRICT: RU-3M — PROPOSED: OPEN GREEN AREA
2. LAND AREA: 19,548 S.F. = .45 ACRES
3. LOT COVERAGE: MAX. ALLOWED 30%= 5,863 S.F. — PROPOSED 0 S.F.
4. F.A.R. — MAX. ALLOWED: MAX. ALLOWED 30 % FOR ONE STORY; 30% OF 19,548 S.F. = 5,863 S.F. — PROPOSED: TOTAL PROPOSED F.A.R. = 0 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — 0'-0"
6. LANDSCAPE OPEN AREA: MIN. ALLOWED 25 %= 4,888 S.F. — PROPOSED 5,841 S.F.
8. PARKING REQUIREMENTS: MIN. REQUIRED: DWELLING UNITS ALLOWED 12.4/ NET ACRE; 12.8X .45 ACRES= 5.80 UNITS; 5.80 UNITS X 2= 12 SPACES; TOTAL SPACES REQUIRED= 12 SPACES — PROPOSED: 0 UNITS; SEE SITE PLAN; 0 SPACES

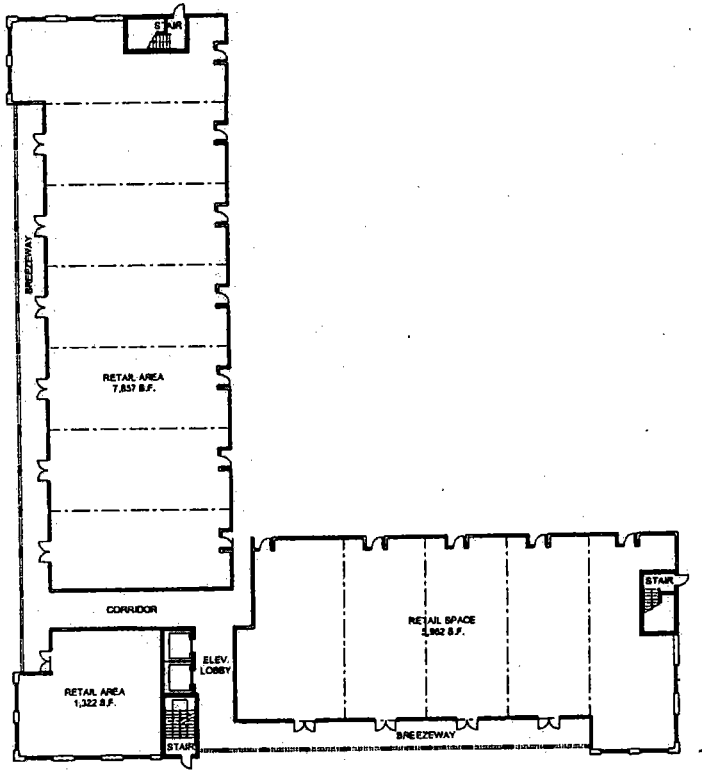


SUMMERVILLE TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL ARCHITECTS, INC.

SITE DATA, PLAN AND ELEVATION

65



TYPICAL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

ANGEL PUENTES
ARCHITECTS
999 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

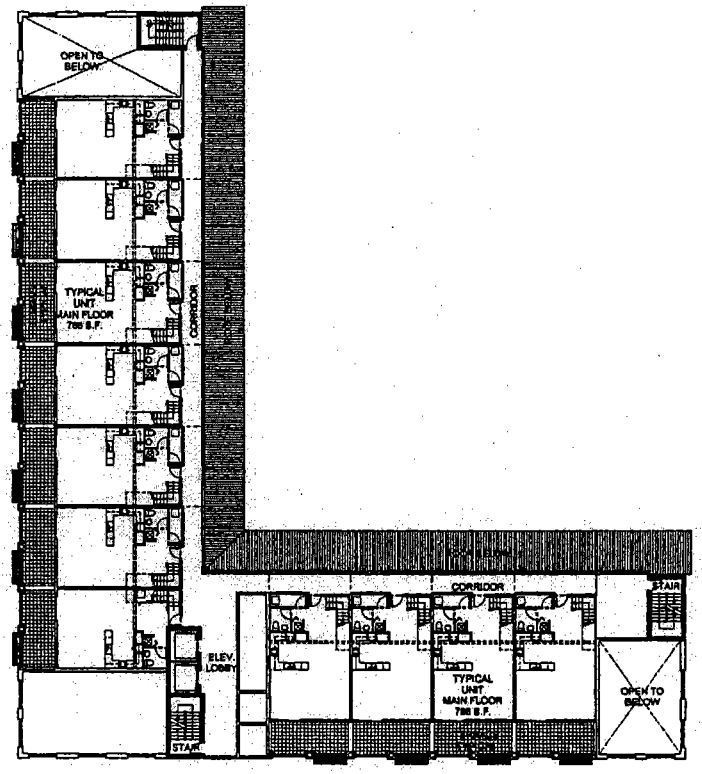
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC.

GROUND FLOOR PLAN

A-3.0

99



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AC

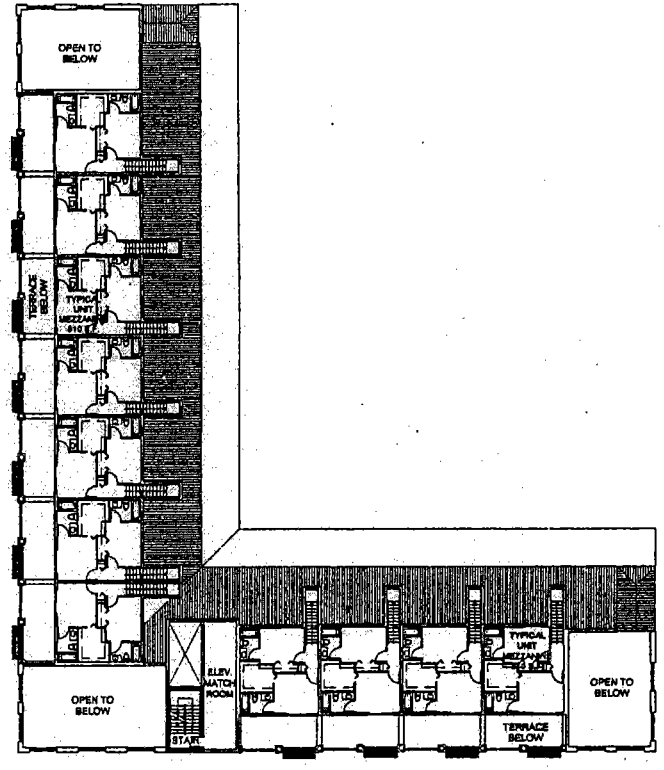
ANGEL PUENTES
ARCHITECT NO. 0009348
989 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

SECOND FLOOR PLAN

A-31



MEZZANINE FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-242
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

67

ANGEL PUENTES
PROJECT NO. 0009348
PONCE DE LEON BLVD.
TH 1140
CORAL GABLES, FL 33134

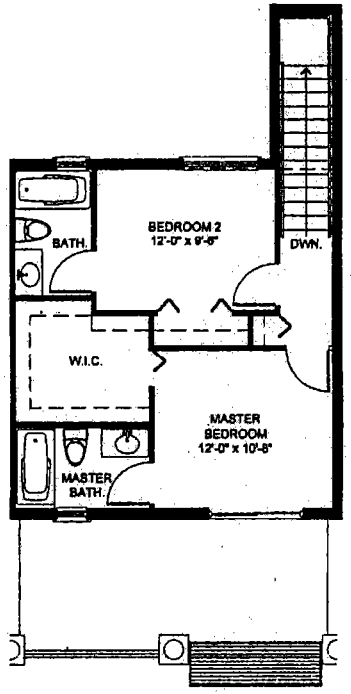
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

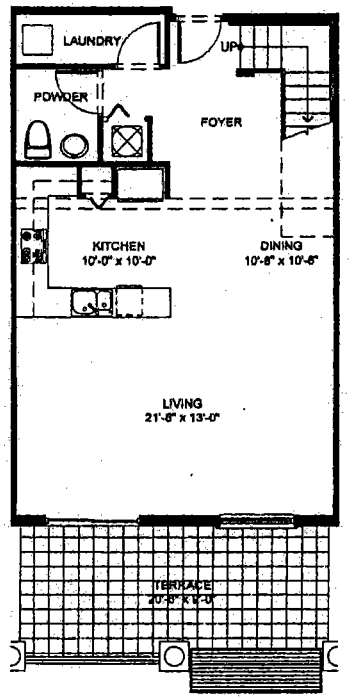
MEZZANINE FLOOR PLAN

A-32

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



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



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

FIRST FLOOR A/C AREA = 766 s.f.
SECOND FLOOR A/C AREA = 510 s.f.
TOTAL A/C AREA = 1276 s.f.

ANGEL PUENTES
ARCHITECT NO. 0009348
9999 PONCE DE LEON BLVD.
SUITE 1140
CORAL GABLES, FL 33134

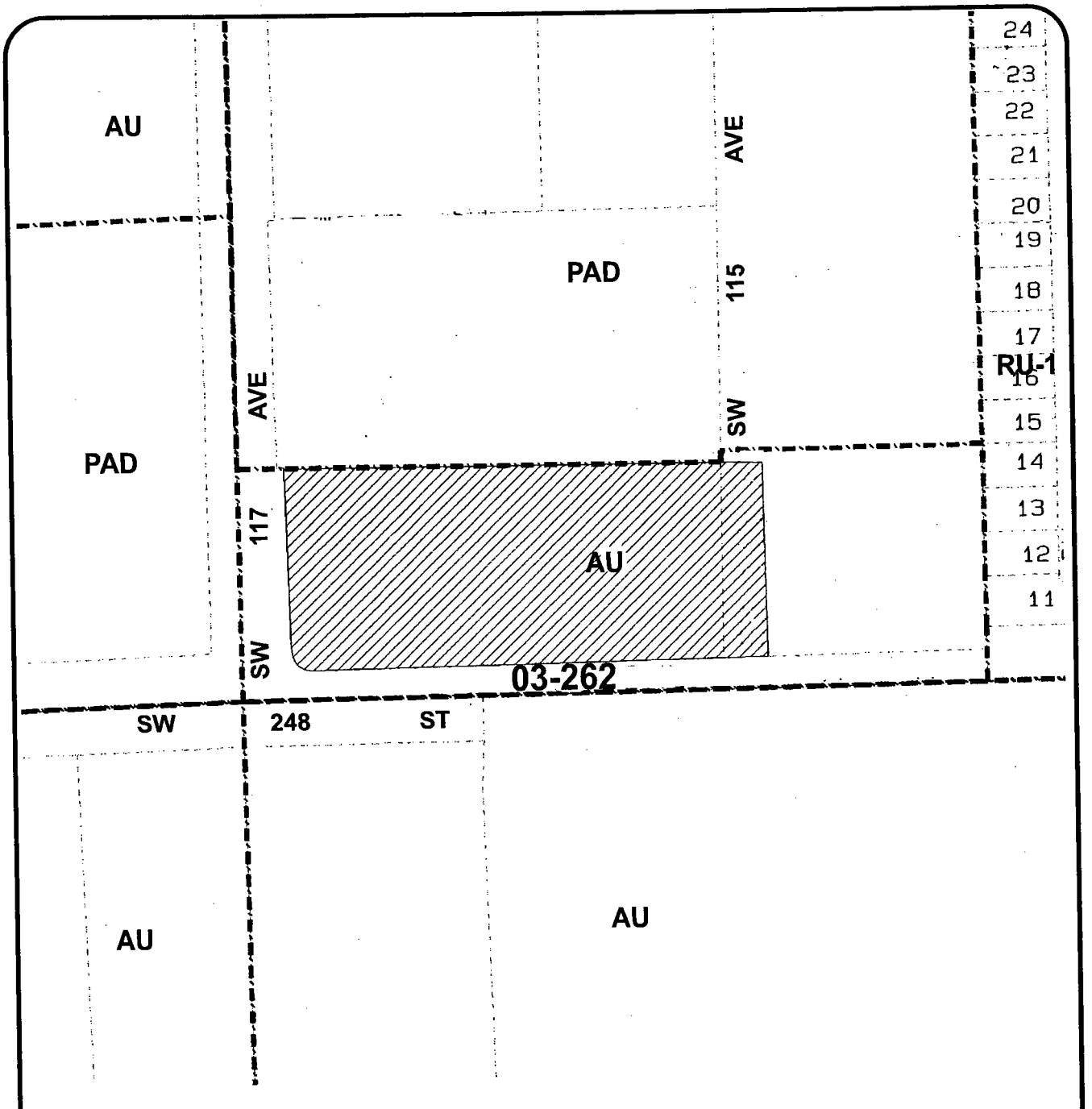
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC.

TYPICAL UNIT
FLOOR PLANS

A-13

68



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200'

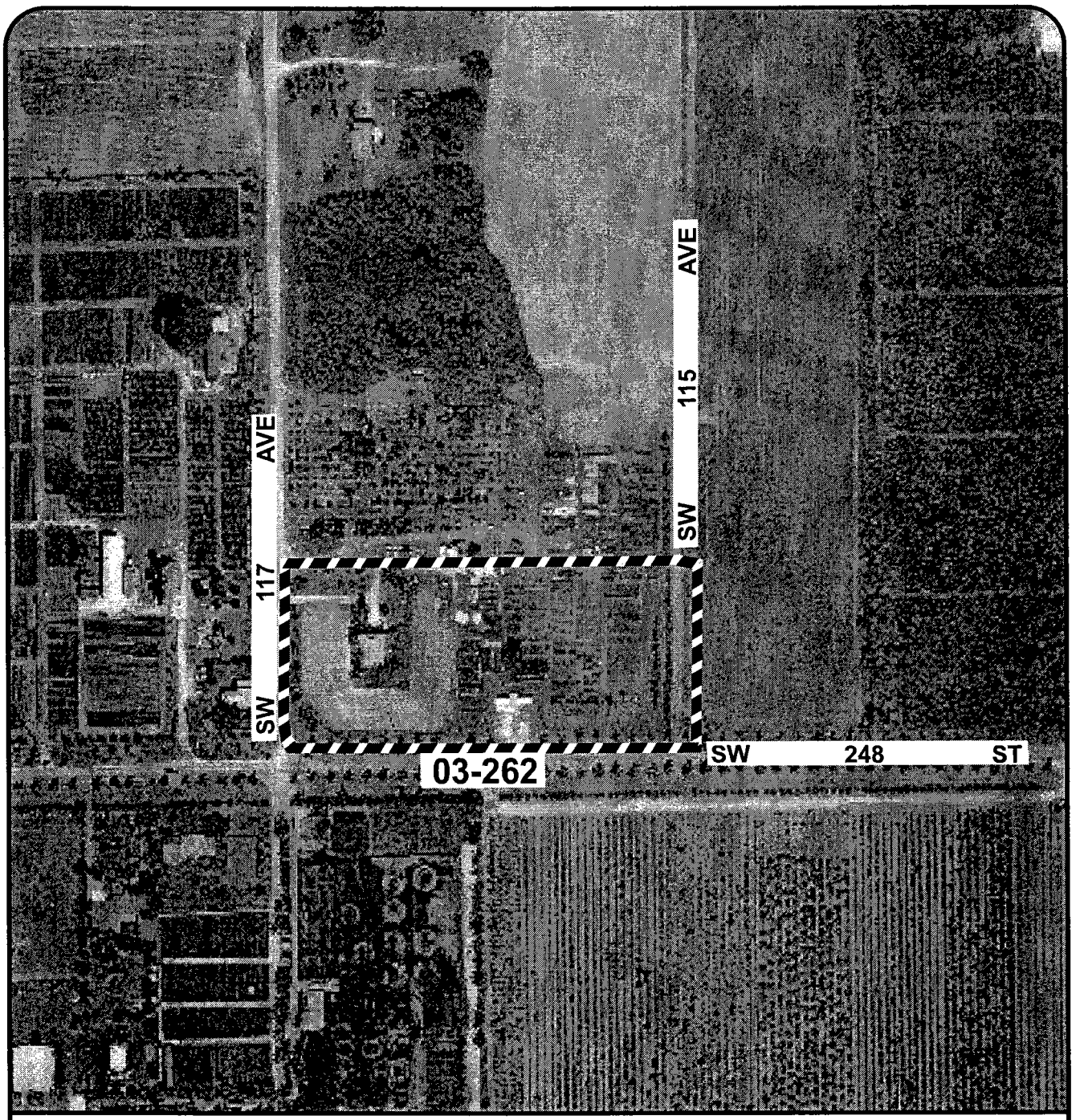
N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING 03-262 10/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-262 10/03

A. SUMMERVILLE DEVELOPMENT, INC.
Applicant

03-12-CZ15-2 (03-262)
Area 15/District 8
Hearing Date: 10/12/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	DECEMBER 9, 2003	CZAB15- -03

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO BOARD'S ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS: _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: JAN. 20, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH STD. CONDITIONS

☒ OTHER: TO PREPARE SITE PLAN FOR PRESENTATION TO THE CZAB.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)			✓

VOTE: 3 to 1

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Ron Bernstein

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan KRISCHER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JANUARY 20, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS: _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 21, '04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN & MEET WITH NEIGHBORS

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 1

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Jay Williams

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JULY 14, 2004	CZAB15- -04

REQUESTS: 1) AU to BU-1. 2) Res & com 20' front, 12' rear & 15' side SB. 3) Waive 5' hi wall bus abuts res. 4) Res/comm dev w/res FA 73%. 5) 3 stories #1 - 5 ON "A" 6) AU to RU-3M. 7) RU-3M lot front 81' 8) UU parking more restrict than use located. #6 - 8 on "B" 9) UU gated entry feature. #9 on "A&B"

DEPT. REC: DEFERRAL

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: Oct. 12, 2004 ☒ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH STD. CONDITIONS

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Ron Bernstein

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	APRIL 21, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: 7-14-04 ☒ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH STD. CONDITIONS

☒ OTHER: READVERTISE AT APPLICANT'S EXPENSE

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY	✓		
MS.		JoAnn BOVA			✓
MS.		Alfonsina SERGIO			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 0

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Jay Williams

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15

APPLICANT: Summerville Development, Inc. **PH:** Z03-262 (03-12-CZ15-2)

SECTION: 19-56-40 **DATE:** October 12, 2004

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

==========

A. INTRODUCTION

o **REQUEST:**

(1) AU to BU-1

(2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).

(3) Applicant is requesting to waive the 5' high decorative masonry wall along the east property line for the business lot where it abuts a residential district.

(4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/06 and consisting of 6 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  This application will allow the applicant to change the zoning on Parcel A of the subject property from AU, Agricultural District to BU-1, Neighborhood Business District, and will change the zoning on Parcel B from AU to RU-3M, Minimum Apartment House District. Accompanying requests pertaining to Parcel A will permit a mixed residential and commercial development to setback closer to the west, east, and south property lines than permitted, waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district, permit the residential/commercial development with a greater residential floor area covering than permitted, and will permit the proposed buildings to be 3 stories in height. Accompanying requests pertaining to Parcel B will permit less lot frontage than permitted in the RU-3M zone and will permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1). A request is also being sought that pertains to both Parcels A and B to allow a gated entrance feature.

- **LOCATION:**

  24751 S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.336 Acres.

- **IMPACT:**

  The rezoning of the property will allow the applicant to provide commercial and residential uses to the surrounding community. However, the rezoning will bring additional traffic and noise to the surrounding area. The residential component of this application will bring more children into the schools. The accompanying requests would be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates Parcel A of the subject property as being within the Urban Development Boundary for **business and office**.

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

3. 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).

4. Objective 9N. By 1997, Miami-Dade County shall endeavor to initiate review and revision of its Zoning Code and Subdivision Regulations to facilitate the development of better planned communities and better designed buildings. Changes to be considered shall include provisions for:

   i) Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories;

5. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map.

6. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; single family residence & crops	Business & Office & Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: PAD; vacant	Residential, 2.5 to 6 dua
SOUTH: AU; vacant & crops	Residential, 2.5 to 6 dua
EAST: AU; vacant	Residential, 2.5 to 6 dua
WEST: PAD; plant nursery	Residential, 2.5 to 6 dua

The subject parcel lies on the east side of SW 117 Avenue, north of SW 248 Street. Although zoned for agriculture, this area has become a residential expansion area and has experienced several zone changes to residential zoning in recent years. A Planned Area Development (PAD) District lies to the north and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and to the east of the AU property to the east.

E. SITE AND BUILDINGS:

Site Plan Review:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

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

Section 33-311(A)(16) Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.

(c) Setbacks for a principal or accessory building or structure shall be approved after public hearing upon demonstration of the following:

(1) the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and

(2) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

(3) the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscaped open space percentage required by the applicable district regulations; and

(4) any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land; and

(5) the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofed structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and

(6) the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

(7) the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or proposed structure(s) or building(s) on the parcel proposed for alternative development; and

(8) the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

(9) the proposed alternative development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and

(10) any windows or doors in any building(s) to be located within an interior side or rear setback required by the underlying district regulations shall be designed and

located so that they are not aligned directly across from facing windows or doors on building(s) of a discordant use located on an adjoining parcel of land; and

(11) total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying district regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and

(12) the area within an interior side or rear setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:

(A) in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or

(B) if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

(i) articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

(ii) landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

(13) any structure within an interior side setback required by the underlying district regulations:

(A) is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure(s) at time of planting; or

(B) is screened from adjoining property by an opaque fence or wall at least eight (8) feet, six (6) feet if located adjoining or adjacent to a discordant use, in height that meets the standards set forth in paragraph (g) herein; and

(14) any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and

(15) when a principal or accessory building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper

floor of such building shall not extend beyond the first floor of such building within the setback; and

(16) safe sight distance triangles shall be maintained as required by this code; and

(17) the parcel proposed for alternative development shall continue to provide the required number of on-site parking spaces as required by this Code, except that off-site parking spaces may be provided in accordance with Section 33-128 of this Code; and

(18) the parcel proposed for alternative development shall satisfy all other applicable underlying district regulations or, if applicable, prior zoning actions issued prior to the effective date of this ordinance (May 2, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscaped open space and structure height; and

(19) the proposed development will meet the following:

(A) interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a BU or IU district; interior side setbacks shall not be reduced by more than twenty-five (25%) percent of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(B) side street setbacks shall not be reduced by more than twenty-five (25%) of the underlying district regulations;

(C) front setbacks (including double-frontage setbacks) shall not be reduced by more than twenty-five (25%) percent of the setbacks required by the underlying district regulations; and

(D) rear setbacks shall not be reduced below fifty (50%) percent of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is a BU or IU district; rear setbacks shall not be reduced below twenty-five (25%) percent of the rear setback required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

(E) setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.

(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.

Section 33-311(A)(15). Alternative Site Development Option for Three-unit or Four-unit Apartment House, Multiple-Family Apartment House Use and Multiple-Family Housing Developments.

(f) The **lot area and frontage** for a three-unit or four-unit apartment house, multiple-family apartment house use or multiple-family housing development shall be approved upon demonstration of at least one of the following:

(1) the proposed lot area and lot frontage will permit the development or redevelopment of a lot, parcel or tract of land where such development would not otherwise be permitted by the applicable district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

(A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and

(B) the proposed alternative development will not result in the further subdivision of land; and

(C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and

(D) the lot area is not less than ninety percent (90%) of the minimum lot area required by the applicable district regulations; and

(E) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(F) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(G) the lot frontage dimension is not less than ninety percent (90%) of the minimum lot frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and

(H) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(2) the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:

(A) the density of the proposed alternative development does not exceed that permitted by the applicable district regulations; and

(B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the applicable district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 16, 2003); and

(C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(3) the proposed lot area and frontage is such that:

(A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and

(B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and

(C) no lot area shall be less than the smaller of:

(i) ninety percent (90%) of the lot area required by the applicable district regulations; or

(ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and

(D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

(E) the parcel proposed for alternative development does not adjoin or lie adjacent to AU or GU zoned lands, nor lands designated for Low Density, Agricultural or Open Land under the Land Use Plan map of the Comprehensive Development Master Plan; and

(F) the resultant lot frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

(i) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

(1) will result in a significant diminution of the value of property in the immediate vicinity; or

(2) will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

(3) will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(4) will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

Section 33-311(A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**12 students****

* subject to conditions stated in their attached memoranda
** based on 35 residential units

H. ANALYSIS:

This application was deferred from the December 9, 2003 and January 20, 2004 meetings of the Community Zoning Appeals Board-15 to allow the applicant to submit plans for the future commercial development of this site and to meet with neighbors. This application was deferred from the April 21, 2004 meeting upon the request of the applicant with leave to amend and to submit plans. Staff notes that the applicant has submitted plans for the development of this site and the advertisement has been amended. This application was deferred from the July 14, 2004 meeting upon the request of the applicant to submit revised plans and to meet with the neighbors. Staff notes that the applicant has submitted revised plans.

The subject property is located at 24751 SW 117 Avenue. In 2002, the 55 acre adjacent parcel to the north and northeast was rezoned to Planned Area Development (PAD) District and will be developed with an integrated residential development that will incorporate a variety of housing types. This application originally pertained to Parcel A only and sought a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, that would have allowed a temporary sales office that would have served the adjacent Planned Area Development (PAD) and in the future a commercial or mixed use

development. When the aforementioned PAD was approved, the property to the east of the subject site was proffered as a fire station site as part of the PAD approval. While preparing a site plan for the development of this site with a mixed use residential and commercial development, the applicant discovered a "gap" between the fire station site and the proposed BU-1 zoned property (Parcel A). Said parcel had previously been re-designated for Business and Office use on the Land Use Plan (LUP) map. Said "gap" consists of 0.45 acres and was not included when Parcel A was redesignated to Business and Office. This "gap" which is referred hereafter as Parcel B has a low density residential designation on the LUP map. Parcel B has been included as a part of the design for the proposed mixed use center and will provide a park to serve the development on Parcel A. This application has been amended to include Parcel B and to include the revised site plan submitted by the applicant for the development of this site in its entirety.

The applicant was originally seeking a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, on Parcel A of the subject site and on Parcel B from AU to RU-3M, Minimum Apartment House District. The applicant has recently submitted an amended letter of intent requesting a zone change to RU-1 on Parcel B in lieu of the originally requested and advertised RU-3M. The advertisement did not need to be amended since RU-3M permits RU-1 uses and, as such, RU-1 is considered to be within the scope of the advertisement. Accompanying requests pertaining to Parcel A will permit a residential and commercial development to setback closer to the west, east, and south property lines than permitted, waive the required 5' high decorative masonry wall along the east property line where a business lot abuts a residential district, permit the residential/commercial development with a greater residential floor area covering than permitted, and will permit the proposed buildings to be 3 stories in height. Based on the newly requested RU-1 zoning on Parcel B in lieu of RU-3M and the aforementioned revised plans, the accompanying requests pertaining to Parcel B (Requests #7 and 8) regarding lot frontage and parking in a more restrictive zone than permitted and Request #9 pertaining to both Parcels A and B to allow a gated entrance feature (which is no longer depicted on the plans) are no longer necessary and should be denied without prejudice, unless withdrawn by the applicant. Request #2 may be considered under Section 33-311(A)(16), Alternative Site Development Option (ASDO) for the BU Zoning District, however, Requests #3 thru 5 cannot be considered under said Section since there are no ASDO standards pertaining to those types of requests. Additionally, Requests #2 thru 5 can be considered under Sections 33-311(A)(4)(b), Non-Use Variances, and (c), Alternative Non-Use Variances.

The revised plans recently submitted by the applicant show a mixed use commercial and residential development on Parcel A consisting of three (3) L-shaped buildings that will contain three (3) stories. Each building will provide commercial retail services on the ground floor and eleven (11) two-story apartments on the second and third floors for a total of thirty-three 33 residential units. Originally, Parcel B was shown as a gated parking area for the residents of the proposed residential use on Parcel A. However, the recently submitted plans depict Parcel B as a park area for same with a centrally located fountain, paved walkways, park benches, and landscaping. Access to the site is provided from SW 248 Street and SW 247 Street. A main street runs through the property between two of the proposed buildings. Extensive landscaping is provided along the perimeter of the site. The applicant intends to proffer a covenant limiting the development of the site to the aforementioned plans, restricting the residential density of the site to no more than thirty-

three (33) units, and restricting the RU-1 portion of the property (Parcel B) solely for park use.

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. This application will generate **227 PM** daily peak hour vehicle trips; however, said trips will not affect the level of service (LOS) on the area roadways which are currently at LOS "B", "C", "D", and "E". Said Department will require, among other things, that the applicant submit a cross access agreement permitting access to the adjacent property to the north. Additionally, the land requires platting in accordance with Chapter 28 and the road dedications and improvements will be accomplished thru the recording of a plat. **Miami-Dade County Public Schools** (MDCPS) has indicated that the proposed development would bring an additional **12 students** to the schools in the area based on 35 units. Pursuant to the Interlocal Agreement, the applicant's representative met with the School Board on March 16, 2004 and had a dialogue to discuss the impact of the proposed development on public schools. The applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

The rezoning of the property to BU-1 on Parcel A and RU-1 in lieu of RU-3M on Parcel B will allow the applicant to provide commercial/retail neighborhood oriented services and housing for the community. Parcel A is designated for Business and Office use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes that this property was re-designated to Business and Office use through a CDMP amendment change pursuant to Ordinance #02-87. BU-1 zoning will be **consistent** with the LUP map designation of the CDMP. The CDMP states that residential uses, and mixing of residential uses with commercial, office and hotels are 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. In this instance, the proposed mixed use development does not detrimentally impact the adjacent development and the scale and intensity, including height and floor area ratio of the mixed use development, and is not out of character with that of adjacent or adjoining development. The submitted plans provide a well designed transition between the adjacent PAD to the north and the subject property and said PAD will be buffered from the subject property by SW 247 Street. Further, the applicant is providing extensive landscaping that will further buffer the proposed mixed use development from the adjacent PAD. The PAD to the north was approved with certain townhouse units to be 3 stories in height. Additionally, the design of the proposed development orients the proposed buildings away from the PAD and towards SW 248 Street, SW 117 Avenue, and along the Main Street provided in the development. Parking areas for the commercial/retail portion of the development are located behind the buildings between said buildings and the PAD. Since the Master Plan allows one density category

higher for residential uses in the Business and Office designation when the aforementioned criteria is met, the Master Plan would allow the residential component on the Business and Office designated portion to be developed in accordance with the density permitted in the Low-Medium residential designation (5 to 13 dua). This category is one density category higher than the adjacent LUP map category which is Low-density residential (2.5 to 6 dua). The maximum number of units permitted by the CDMP on Parcel A would be 50 dwelling units. As such, the proposed 33 residential units would be **consistent** with the Master Plan.

The LUP map of the CDMP designates Parcel B for Low Density Residential use (2.5 to 6 dwelling units per gross acre). RU-1 zoning allows a maximum density of 4.65 units per gross acre. As such, the now requested RU-1 zoning on Parcel B will be **consistent** with the density permitted by the LUP map.

The proposed BU-1 zoning would be **compatible** with the surrounding area since it would provide neighborhood serving uses to same. This area has experienced several zone changes to residential zoning in recent years and, as previously mentioned, the property to the north is zoned PAD and will consist of various different housing types. A mixed use development with residential and commercial uses would also be compatible with the remainder of the surrounding area and it would bring a pedestrian friendly environment to same. RU-1 zoning in lieu of the originally requested RU-3M zoning on Parcel B will be **compatible** with the surrounding area. As previously mentioned, the applicant intends to proffer a covenant limiting the development of the site to the plans submitted for this hearing that show the development of Parcel B for park use. The proposed park will be located adjacent to the future fire station to the east, the agricultural area to the south, and residential development to the north. Additionally, said park will serve the residents and patrons of the commercial/residential use on Parcel A. The CDMP states that compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. As such, the proposed park will be in keeping with CDMP policies and objectives.

When considered under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) standards, Requests #2 thru 5 comply with said standard. Allowing the proposed mixed use development on Parcel A to setback into required setback areas (Request #2), to have a greater floor area ratio than permitted (Request #4), and to be three stories in height (Request #5) will be compatible with the surrounding area and will allow the applicant to provide two-story apartment units above the commercial units which will be located on the ground floor. Request #3 to waive the required 5' high decorative wall along the east property line where the business lot abuts the residential lot will allow the residential/retail development on Parcel A to connect to the proposed park on Parcel B which will benefit the residents and patrons of the proposed development on Parcel A. The aforementioned requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and will be compatible with the surrounding area. As such, Requests #2 thru 5 can be approved under the NUV standard.

When considered under Section 33-311(A)(16), Alternative Site Development Option (ASDO) for the BU Zoning District, Requests #2 through 5 cannot be approved under same. The request to allow a setback of 12' (25' required) from the rear property line reduces the setback below 50% of the rear setback required by the underlying BU-1 zoning district [(c)(19)(D)] and the request to allow a setback of 15' from the side street (south) property

line reduces the side street setback by more than 25% of the underlying district regulations [(c)(19)(B)]. Further, the applicant has not submitted a shadow study that demonstrates that any area of shadow cast by the proposed alternative development upon an adjoining property will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a de minimus impact on the use and enjoyment of the adjoining parcel of land as set forth in subsection (c)(4). As such, Requests #2 through 5 cannot be approved under Section 33-311(A)(16).

Requests #2 thru 5 could be considered under the alternative non-use variance (ANUV) standard [311(A)(4)(c)], however, the applicant has not proven that a literal enforcement of the provisions thereof will result in unnecessary hardship since the site can be utilized in accordance with BU-1 or AU zoning requirements. As such, said requests cannot be approved under said standard.

Accordingly, staff recommends approval of the zone change on Parcel A to BU-1 and on Parcel B to RU-1 in lieu of RU-3M, subject to the Board's acceptance of the proffered covenant; approval with conditions of Requests #2 thru 5 under Section 33-311(A)(4)(b) (NUV); denial without prejudice of Requests #2 thru 5 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and denial without prejudice of Requests #7 thru 9, unless withdrawn by the applicant.

I. RECOMMENDATION:

Approval of the zone change on Parcel A to BU-1 and on Parcel B to RU-1 in lieu of RU-3M, subject to the Board's acceptance of the proffered covenant; approval with conditions of Requests #2 thru 5 under Section 33-311(A)(4)(b) (NUV); denial without prejudice of Requests #2 thru 5 under Section 33-311(A)(4)(c) (ANUV) and Section 33-311(A)(16) (ASDO); and denial without prejudice of Requests #7 thru 9, unless withdrawn by the applicant.

J. CONDITIONS:

The following conditions pertain to Requests #2 thru 5 only.

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated August 30, 2004 and consisting of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.

6. That in the event of multiple ownership, a homeowners' association, community development district, or special taxing district be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents <u>and the proposed park on Parcel B</u> shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

7. That the applicant comply with all the conditions and requirements of the Public Works Department.

8. That the applicant comply with all the conditions and requirements of the Department of Environmental Resources Management (DERM).

DATE INSPECTED: 06/22/04
DATE TYPED: 07/01/04
DATE REVISED: 09/13/04
DATE FINALIZED: 10/04/04
DO'QW:AJT:MTF:JDR

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

C-15

Memorandum

MIAMI-DADE COUNTY

Date: September 23, 2004

RECEIVED
SEP 29 2004
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

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

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

Subject: #Z2003000262-2nd Revision
Summerville Development, Inc.
24751 SW 117th Avenue
DBC from AU to BU-1
(AU) (4.336 Ac.)
19-56-40

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

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

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

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

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

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 some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

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

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

Tree Preservation:
An on-site inspection performed by DERM staff on September 15, 2004 revealed the presence of one specimen-sized (trunk diameter ≥ 18") royal palm, several coconut and queen palms and one date palm. Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Summerville Development, Inc.

This Department objects to this application.

This Department objects to the request to permit a gated entrance feature.

Entrance features are not reviewed under this application and must be filed separately. Entrance features are required to be reviewed by the Plat Committee under a more scrutinized review process which includes other affected Departments such as Fire Rescue and Water & Sewer.

Cross access agreement will be required for access to adjacent property to the north.

Sidewalk along SW 117 Ave. must comply with Standard Details set forth in the Public Works Manual of Miami-Dade County.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements, as well as improvements to the intersection of SW 248 St. and SW 117 Ave. will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **227 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	D	D

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

Raul A. Pino, P.L.S.

JUN. 25 2004
Date

Miami-Dade County Public Schools

giving our students the world

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

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

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

July 27, 2004

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

Re: Summerville Development, Inc. - Application No. 03-262 (CC15)
24751 SW 117 Avenue
REVISED

Dear Ms. Fojo:

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

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Middle School and Homestead Senior High School currently operating at 149% and 127% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Homestead Senior High School to 128% (please see enclosed analysis).

Pursuant to the Interlocal, the District discussed with the applicant's legal counsel on March 16, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

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

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

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

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

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

As an example, assuming the proposed unit is 2,000 square feet, the 35-unit development is estimated to generate approximately $85,680 ($2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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

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

Sincerely,

Patricia Good /ugs

Patricia Good
Coordinator III

PG:am
L-0014
Attachment

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

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-262, Summerville Development, Inc. (CC15)

REQUEST: Zone change from AU to BU-1

ACRES: 4.336 acres

LOCATION: 24751 SW 117 Avenue

UNITS: 35 multi-family units

ESTIMATED STUDENT POPULATION: 12 students*

ELEMENTARY: 6

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

All schools are located in Access Center 6

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	630/ 636*	606	104%/ 105%*	210	77%/ 78%*
Redland Middle	1736/ 1739*	1144	152%/ 152%*	25	**149%/ 149%***
Homestead Sr.	3274/ 3277*	2569	127%/ 128%*	0	**127%/ 128%***

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

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

Pine Villa Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	Art/Music Suites and Media Center
Recognition for Academic Achievement:	"C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	ESOL, Art, Music, CCHL and Spanish S/SL

Redland Middle:

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

Homestead Senior High:

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

PLANNED RELIEF SCHOOLS IN THE AREA (information as of July 2004):

School	Status	Projected Occupancy Date
Palm Glade K-8 Center (Pine Villa, Redland and Naranja Elementary Relief; Redland and Mays Middle School Relief) (1606 student stations)	Pre-Planning	November 2009
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "YY-1" (Arvida, Hammocks, Richmond Heights and Redland Middle School Relief) (2094 student stations)	Planning	April 2007
Modular Classroom Addition @ Redland Middle (264 student stations)	Planning	December 2004
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total $69,996.

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

ELEMENTARY	6 x	$ 13,394	=	$ 80,364
MIDDLE	3 x	$ 15,357	=	$ 46,071
SENIOR	3 x	$ 20,322	=	$ 60,966
Total Potential Capital Cost				$187,401

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

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

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

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32	**INTERNATIONAL BOTANICALS LLC #03-386**	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED
33	**FRV DEVELOPMENT #03-366**	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 Def.-7/20/04	**PENDING**
34	**DRI INC. #04-035**	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	**PENDING**
35	**PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012**	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 Def.-9/7/04	**PENDING**
36	**ALEX SARDINAS #04-152**	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14	**PENDING**
37	**MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164**	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14	**PENDING**
38	**F.V. CONSTRUCTION CORP. #03-162**	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	**PENDING**
39	**MALCOLM B. WISEHEART, JR., ET AL #01-408**	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
40	**PROVINCIAL REALTY, INC. #02-186**	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
41	**ERIC AND NICOLE LEE BERRIOS #01-376**	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
42	**LLOYD AND JOHNNIE CASH #02-230**	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
43	**RALPH FEUERRING, ET AL #02-108**	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
44	**ROBERT BOREK ET AL #01-333**	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
45	**GOULDS, LLC #02-326**	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
46	**LUMSDEN OAKS ACQUISITION CORP. #02-250**	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
47	**SPECIALTY HOUSING CORP. #03-104**	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED

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48	**SVK AIRPORT LAND, LLC #02-200**	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
49	**AIRBASE LANDINGS, LTD. #02-030**	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
50	**HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188**	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
51	**LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088**	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
52	**ALLAPATTAH NURSERY, LTD #02-155 #02-228**	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
53	**CHARLES AND JO ELLEN CHAMBERS #02-178**	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
54	**CW2, LTD. #02-164**	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
55	**DIAZ LANDSCAPING & NURSERY, INC. #02-192**	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	**JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264**	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
57	**BLACK CREEK BUILDERS GROUP, LLC #02-335**	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
58	**HUGO G. MORALES, TRUSTEE #01-203**	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
59	**CAROLE BROCK, TRUSTEE #02-279**	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
60	**CARMEL INVESTMENT & DEVELOPMENT INC. #01-437**	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
61	**ROBERT BOREK ET AL #00-298**	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED $128,400 O/A
62	**ALEJANDRO ZAMPIER #02-076**	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
63	**CLINTON ASSOCIATES, LTD. #02-035**	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED

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64	**FREDERICK T. PETERS MARTIAL TRUST #01-219**	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
65	**SODA PROPERTIES, LLC. #01-348**	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
66	**LAW PROPERTIES LTD. #02-244**	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
67	**SAGA BAY DEVELOPMENT, INC. #96-549**	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
68	**HENRY C. MORAT, TRUSTEE #02-280**	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
69	**SUNRISE VILLAGE MOBILE HOME PARK II #03-031**	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
70	**SVK AIRPORT LAND, LLC #02-201**	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
71	**THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172**	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	**JOSE A. COSTA, JR., TRUSTEE #03-120**	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
73	**PRINCETON SELF STORAGE, INC. #01-181**	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
74	**TOPA INVESTMENTS, LLC #01-161**	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
75	**MARTINA BOREK ET AL #03-018**	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
76	**MANUEL C. & EMILIA DIAZ, ET AL #02-377**	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
77	**H. R. REALTY & INVESTMENTS, INC. #02-305**	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 6/16/04	APPROVED
78	**SUPERIOR DEVELOPERS CORP. #01-408**	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
79	**SUPERIOR DEVELOPERS CORP. #03-245**	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED

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

80	**ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260**	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
81	**US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269**	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
82	**ALOR INVESTMENT CORP. #03-295**	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
83	**E & D DEVELOPMENT, INC. #03-283**	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
84	**GREGORY W. WOODS #03-298**	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
85	**PRINCETON PARK HOMES, LLC #03-182**	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef.	**PENDING**
86	**GLORIA H. JEFFREY #04-017**	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
87	**DADE INVESTORS, LLC #03-385**	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
88	**SUMMERVILLE DEVELOPMENT, INC. #03-262**	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 Def.-7/14/04	**PENDING**
89	**GOULDS LLC #04-030**	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 9/14/04	**PENDING**
90	**FL POWER & LIGHT CO. #04-068**	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15	**PENDING**
91	**BAILES COMMON LLC #04-111**	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15	**PENDING**
92	**BLACK CREEK, LLC #04-161**	S of Old Cutler Rd., W of SW 103 Ave. and E of Tmpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15	**PENDING**

Note: There are fifteen applications that are pending which would generate 555 students.

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

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	553	66	149%
CARIBBEAN ELEM	903	81	984	743	22	129%
CHAPMAN, W.A. ELEM	782	152	934	620	108	128%
LEISURE CITY ELEM/MID	1808	164	1972	817	49	228%
MIAMI HEIGHTS ELEM	1237	47	1284	739	152	144%
NARANJA ELEM	778	331	1109	513	138	170%
PESKOE, IRVING & BEATRICE ELEM	1138	2	1140	702	0	162%
PINE LAKE ELEM	651	17	668	647	18	100%
PINE VILLA ELEM	630	1124	1754	504	186	254%
REDLAND ELEM	1102	59	1161	702	0	165%
REDONDO ELEM	719	2	721	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	709	62	112%
VINELAND ELEM	654	1	655	537	112	101%
WHIGHAM, DR. EDWARD L. ELEM	952	157	1109	914	0	121%
WHISPERING PINES ELEM	867	3	870	705	0	123%
ELEMENTARY TOTALS	13887	2261	16148	9915	913	149%
CAMPBELL DRIVE MID	1334	1	1335	1178	0	113%
CENTENNIAL MID	1116	390	1506	796	99	168%
LEISURE CITY ELEM/MID	1808	89	1897	817	49	219%
HOMESTEAD MID	1311	6	1317	871	59	142%
MAYS MID	1114	100	1214	957	40	122%
REDLAND MID	1736	499	2235	991	20	221%
RICHMOND HEIGHTS MID	1633	25	1658	1121	257	120%
MIDDLE TOTALS	10052	1110	11162	6731	524	154%
HOMESTEAD SR	3274	761	4035	2404	0	168%
MIAMI SOUTHRIDGE SR	3857	267	4124	2536	261	147%
SOUTH DADE SR	2716	128	2844	1701	380	137%
SENIOR HIGH TOTALS	9847	1156	11003	6641	641	151%
TOTAL	**33786**	**4527**	**38313**	**23287**	**2078**	**151%**

Miami-Dade County Public Schools
Charter School Operations

Existing Charter School

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

Approved Contracts for 2004 - 2005

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

Approved Contracts for 2004 - 2005 (Continued)

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

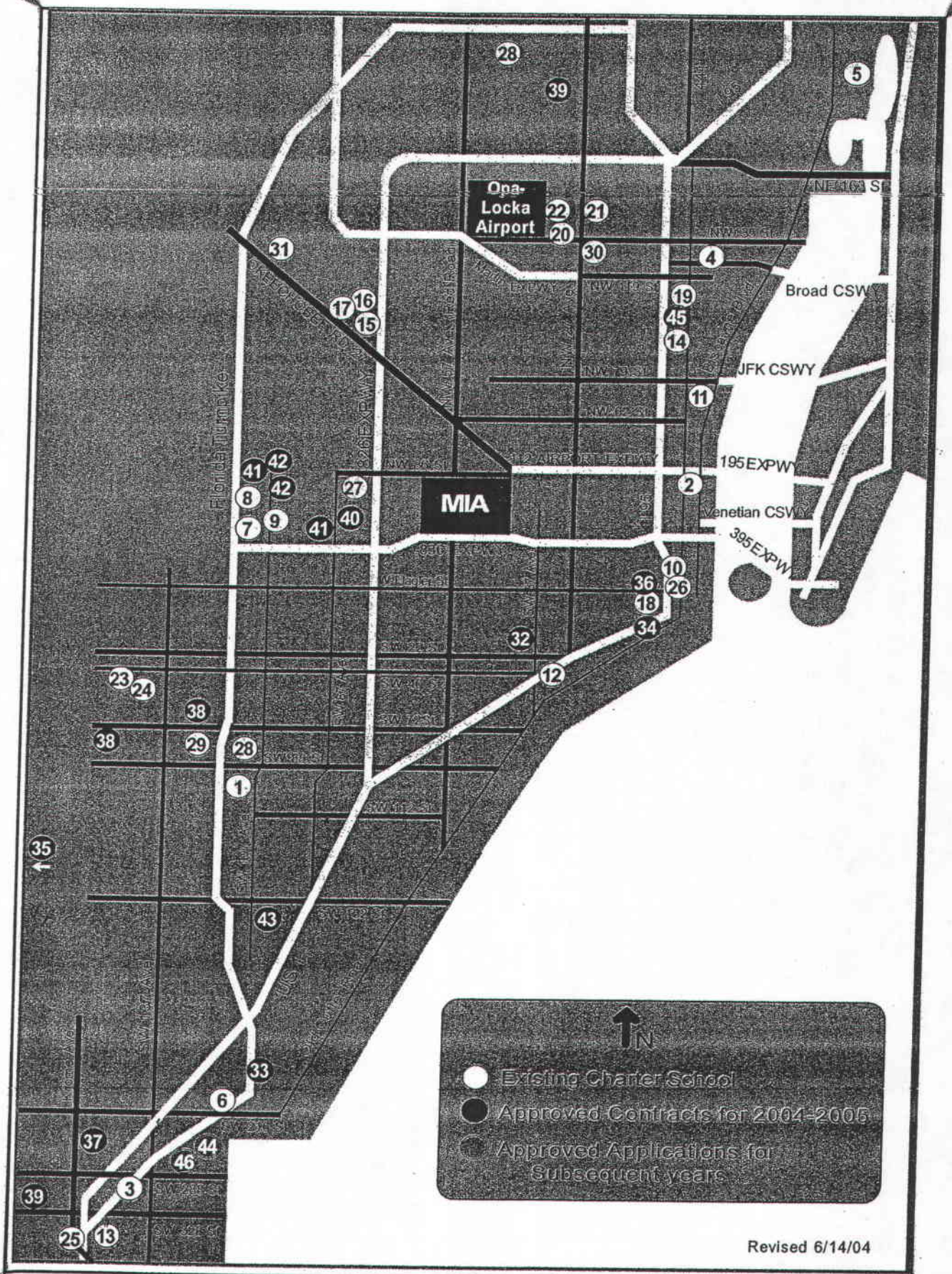
* Locations pending final School Board approval.

Approved Contracts for Subsequent years

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

Approved Applications

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


Opa-Locka Airport
MIA
Broad CSWY
JFK CSWY
195 EXPWY
Venetian CSWY
395 EXPWY
Florida Turnpike
826 EXPWY
Existing Charter School
Approved Contracts for 2004-2005
Approved Applications for Subsequent years
Revised 6/14/04

G-15

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

Hearing Number: Z03-262

Plans: ☑ Yes ☐ No Request: _____

Location: SE Cor. of SW 117th Ave + SW 247 St + NE Cor. of SW 248th St.

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

*

Estimated number of alarms generated annually by application: 18

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

Station District _____ Grid _____ (DU) (SF) 33 / 45423 Occupancy Type 2 & 3

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

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

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

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

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 5-14-04.

Kathryn Lyon

Revised 3/9/04 BJM

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Summerville Development, Inc.	24751 SW 117 AVE, Miami-Dade County, Fl.
APPLICANT	**ADDRESS**
10/12/2004	03-262
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

No Violations as of June 16, 2004

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Summerville Development, Inc.

NAME AND ADDRESS	Percentage of Stock
Michael Garcia-Carillo, President	25%
Ray Castellanos, Vice-President	25%
Pedro Garcia-Carillo, Sr.	25%
Pedro Garcia- Carillo, Jr.	25%
13032 SW 133rd Court	
Miami, Florida 33186	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

{M2008723;1}

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____
Rey Castellanos, Vice President

Sworn to and subscribed before me this 2 day of September, 2003. Affiant is personally known to me or has produced _____ as identification.

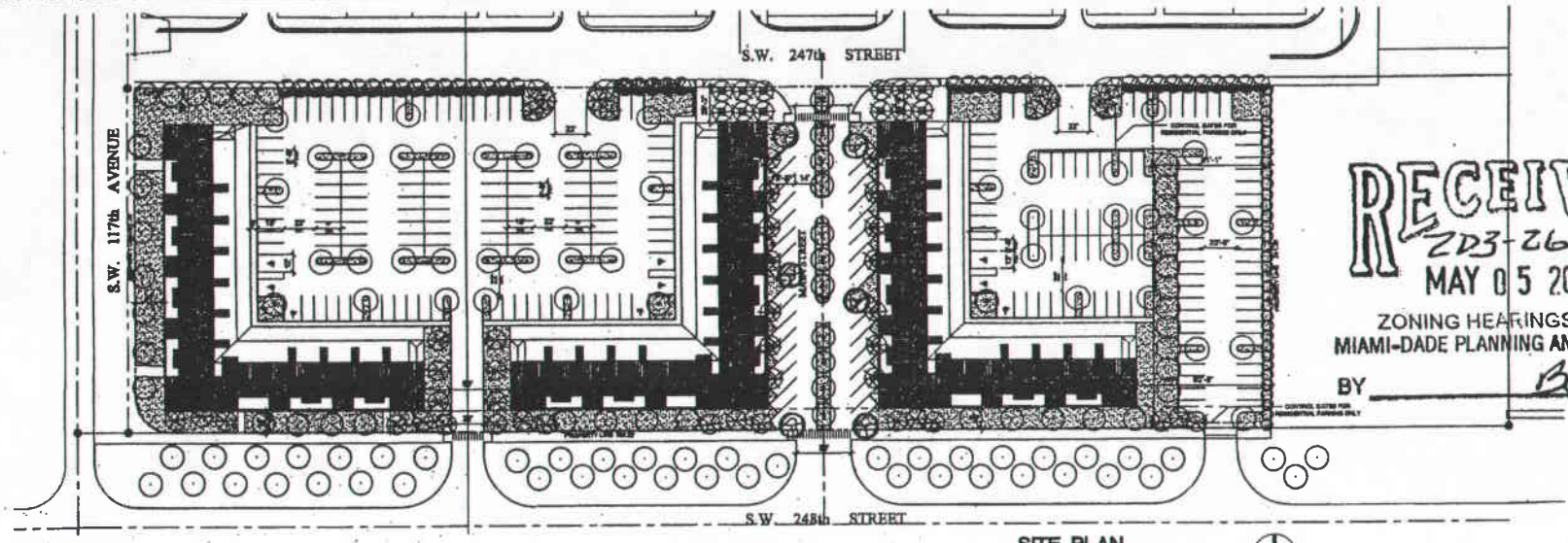
_____
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD129699
EXPIRES 07/20/2006
BONDED THRU 1-888-NOTARY1

My commission expires 7/20/2006

*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.

{M2008723;1}



RECEIVED
ZD3-262
MAY 05 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

SITE PLAN

SCALE: 1" = 40'-0"

PROJECT DATA:

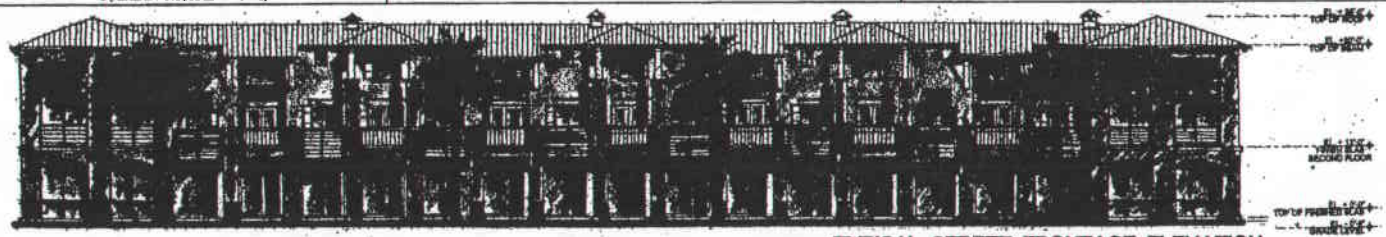
1. ZONING DISTRICT: BU-1
2. LAND AREA: 172,119 SF = 3.96 ACRES
3. LOT COVERAGE: MAX. ALLOWED 40%= 68,848 S.F. — PROPOSED 46,423 S.F.
4. F.A.R. — MAX. ALLOWED: MAX. ALLOWED 40% FOR FIRST FLOOR; 11% FOR EA. ADDITIONAL FLOOR; 51% OF 172,119 S.F. = 87,781 S.F. — PROPOSED: COMMERCIAL= BLD. 1 = 15,141 S.F.; BLD. 2 = 15,141 S.F.; BLD. 3 = 15,141 S.F.; TOTAL 45,423 S.F.; RESIDENTIAL= 33 UNITS @ 1,278 S.F EACH = 42,174 S.F.; TOTAL PROPOSED F.A.R. = 87,597 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — PROPOSED 35'-0"
6. LAND. OPEN AREA: MIN. ALLOWED 17.5 %= 30,121 S.F.; 10 S.F. FOR EA. PARKING SPACE = 2,630 S.F; TOTAL OPEN SPACE REQUIRED= 32,751 S.F. — PROPOSED 42,559 S.F.
9. PARKING REQUIREMENTS: MIN. REQUIRED: COMMERCIAL 45, 423 S.F. /250= 182 SPACES; RESIDENTIAL 1.75 / EA. 2 BRM UNIT; 33 UNITS X1.75 SPACES = 58 SPACES; TOTAL SPACES REQUIRED= 240; ACCESSIBLE SPACES 8 — PROPOSED 283 SPACES; 8 (ALREADY INCLUDED IN TOTAL)

PROJECT DATA:

1. ZONING DISTRICT: RU-3M
2. LAND AREA: 19,548 SF = .45 ACRES
3. LOT COVERAGE: MAX. ALLOWED 30%= 5,863 S.F. — PROPOSED 0 S.F.
4. F.A.R. — MAX. ALLOWED: MAX. ALLOWED 30% FOR ONE STORY; 30% OF 19,548 S.F. = 5,863 S.F. — PROPOSED: TOTAL PROPOSED F.A.R. = 0 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — 0'-0"
8. LANDSCAPE OPEN AREA: MIN. ALLOWED 25 %= 4,886 S.F. — PROPOSED 5,941 S.F.
9. PARKING REQUIREMENTS: MIN. REQUIRED: DWELLING UNITS ALLOWED 12.8/ NET ACRE; 12.8X .45 ACRES= 5.80 UNITS; 5.80 UNITS X 2= 12 SPACES; TOTAL SPACES REQUIRED= 12 SPACES — PROPOSED 49 SPACES

PROJECT DATA:

1. OVERALL SITE
2. LAND AREA: 191,664 SF = 4.4 ACRES
3. LOT COVERAGE: MAX. ALLOWED 40%= 76,666 S.F. — PROPOSED 46,423 S.F.
4. F.A.R. — MAX. ALLOWED: MAX. ALLOWED 40% FOR FIRST FLOOR; 11% FOR EA. ADDITIONAL FLOOR; 51% OF 191,664 S.F. = 97,748 S.F. — PROPOSED: COMMERCIAL= BLD. 1 = 15,141 S.F.; BLD. 2 = 15,141 S.F.; BLD. 3 = 15,141 S.F.; TOTAL 45,423 S.F.; RESIDENTIAL 33 UNITS @ 1,278 S.F EACH = 42,174 S.F.; TAL PROPOSED F.A.R. = 87,597 S.F.
5. BUILDING HEIGHT: 2 STORIES 35'-0" (TO TOP OF ROOF) — PROPOSED 35'-0"
8. LANDSCAPE OPEN AREA: MIN. ALLOWED 17.5 %= 33,541 S.F.; 10 S.F. FOR EA. PARKING SPACE = 2,630 S.F; TOTAL OPEN SPACE REQUIRED= 32,751 S.F. — PROPOSED 42,559 S.F.
9. PARKING REQUIREMENTS: MIN. REQUIRED: COMMERCIAL 45, 423 S.F. /250= 182 SPACES; RESIDENTIAL 1.75 / EA. 2 BRM UNIT; 33 UNITS X1.75 SPACES = 58 SPACES; TOTAL SPACES REQUIRED= 240; ACCESSIBLE SPACES 8 — PROPOSED 283 SPACES; 8 (ALREADY INCLUDED IN TOTAL)



TYPICAL STREET FRONTAGE ELEVATION

SCALE: 3/32" = 1'-0"

MIGUEL PUENTES
ARCHITECT NO. 0009348
99 PONCE DE LEON BLVD.
STE 1140
CORAL GABLES, FL 33134

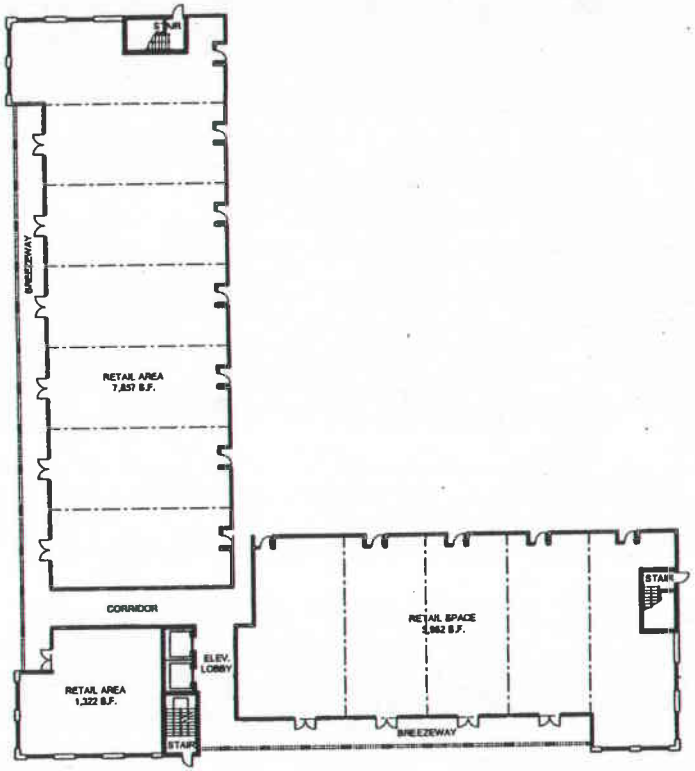
SUMMERVILLE TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL ARCHITECTS, INC

SITE DATA, PLAN AND ELEVATION

A-20

45



TYPICAL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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203-242
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

ANGEL PUENTES
ARCHITECT
999 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134

PROJECT NAME
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

SCHEMATIC DESIGN
REVISIONS

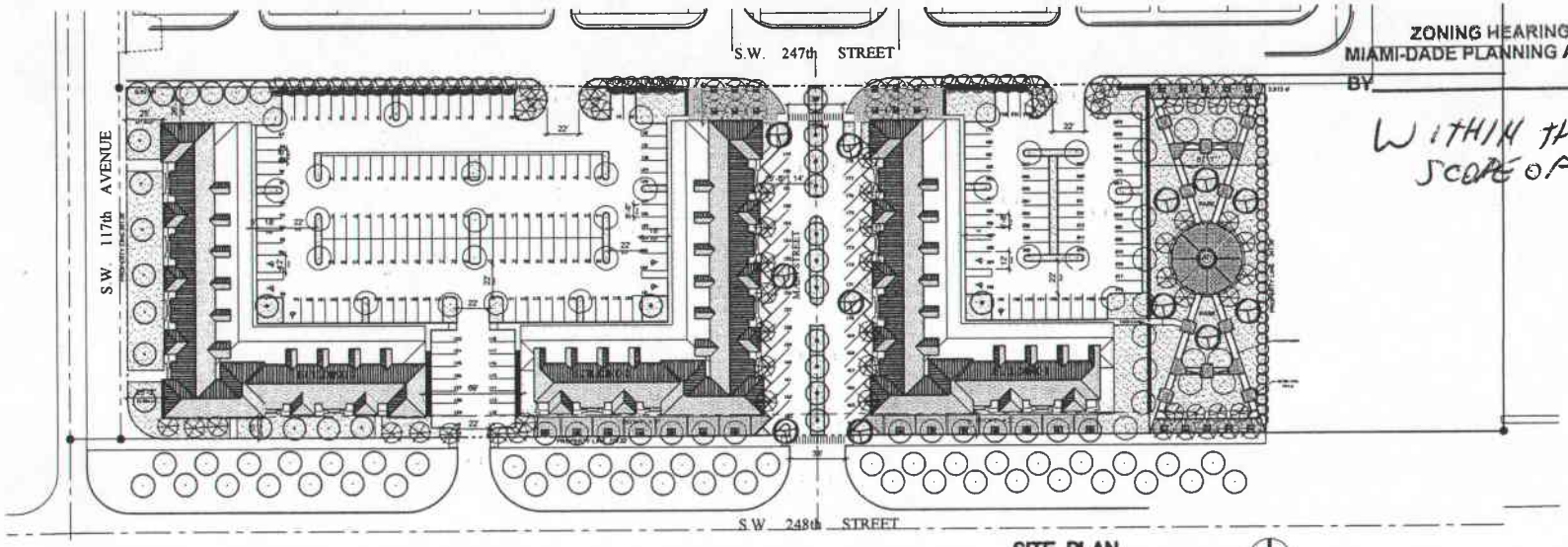
GROUND FLOOR PLAN

A-3.0

46

RECEIVED
03.262
SEP 17 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

WITHIN THE SCOPE OF THE AD



SITE PLAN

SCALE: 1" = 40'-0"

PROJECT DATA:

1. ZONING DISTRICT — BU-1
2. LAND AREA: — 172,119 SF = 3.95 ACRES
3. LOT COVERAGE:
   - MAX. ALLOWED: 40%= 68,848 S.F.
   - PROPOSED: 58,940 S.F. 34%
4. F.A.R.
   - MAX. ALLOWED: MAX. ALLOWED 40 % FOR FIRST FLOOR; 11% FOR EA. ADDITIONAL FLOOR; 51% OF 172,119 S.F. = 87,781 S.F.
   - PROPOSED: COMMERCIAL= BLD. 1 = 14,792 S.F.; BLD. 2 = 14,792 S.F.; BLD. 3 = 14,942 S.F.; TOTAL 44,526 S.F.; RESIDENTIAL= 33 UNITS @ 1,275 S.F EACH = 42,075 S.F.; TOTAL PROPOSED F.A.R. = 86,601 S.F.
5. BUILDING HEIGHT — 2 STORIES 35'-0" (TO TOP OF ROOF)
   - PROPOSED: 35'-0"
8. LANDSCAPE OPEN AREA:
   - MIN. ALLOWED: 17.5 %= 30,121 S.F.; 10 S.F. FOR EA. PARKING SPACE = 2,320 S.F; TOTAL OPEN SPACE REQUIRED= 32,441 S.F.
   - PROPOSED: 42,556 S.F.
9. PARKING REQUIREMENTS:
   - MIN. REQUIRED: (BLDG 3 ONLY) OFFICE 7, 193 S.F. /300= 24 SPACES; RETAIL 37,332 S.F. /250= 149 SPACES; RESIDENTIAL 1.75 / EA. 2 BRM UNIT; 33 UNITS X1.75 SPACES = 58 SPACES; TOTAL SPACES REQUIRED= 231; ACCESSIBLE SPACES 8
   - PROPOSED: 232 SPACES; 8 (ALREADY INCLUDED IN TOTAL)

PROJECT DATA:

1. ZONING DISTRICT — RU-3M — PROPOSED: OPEN GREEN AREA
2. LAND AREA: — 19,545 SF = .45 ACRES
3. LOT COVERAGE:
   - MAX. ALLOWED: 30%= 5,863 S.F.
   - PROPOSED: 0 S.F.
4. F.A.R.
   - MAX. ALLOWED: MAX. ALLOWED 30 % FOR ONE STORY; 30% OF 19,545 S.F. = 5,863 S.F.
   - PROPOSED: TOTAL PROPOSED F.A.R. = 0 S.F.
5. BUILDING HEIGHT — 2 STORIES 35'-0" (TO TOP OF ROOF) — 0'-0"
8. LANDSCAPE OPEN AREA:
   - MIN. ALLOWED: 25 %= 4,886 S.F.
   - PROPOSED: 5,941 S.F.
9. PARKING REQUIREMENTS:
   - MIN. REQUIRED: DWELLING UNITS ALLOWED 12.9/ NET ACRE; 12.9X .45 ACRES= 5.80 UNITS; 5.80 UNITS X 2= 12 SPACES; TOTAL SPACES REQUIRED= 12 SPACES
   - PROPOSED: 0 UNITS; SEE SITE PLAN; 0 SPACES

TYPICAL STREET FRONTAGE ELEVATION

SCALE: 3/32" = 1'-0"

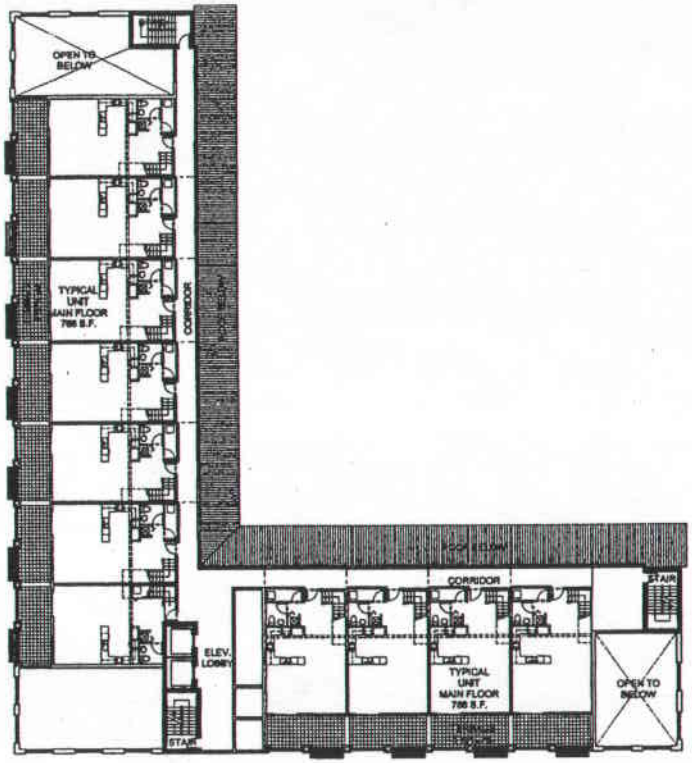
SUMMERVILLE TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL ARCHITECTS, INC.

SITE PLAN APPROVAL

SITE DATA, PLAN AND ELEVATION

A-20



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JC

ANGEL PUENTES
ARCHITECT NO. 0009348
997 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

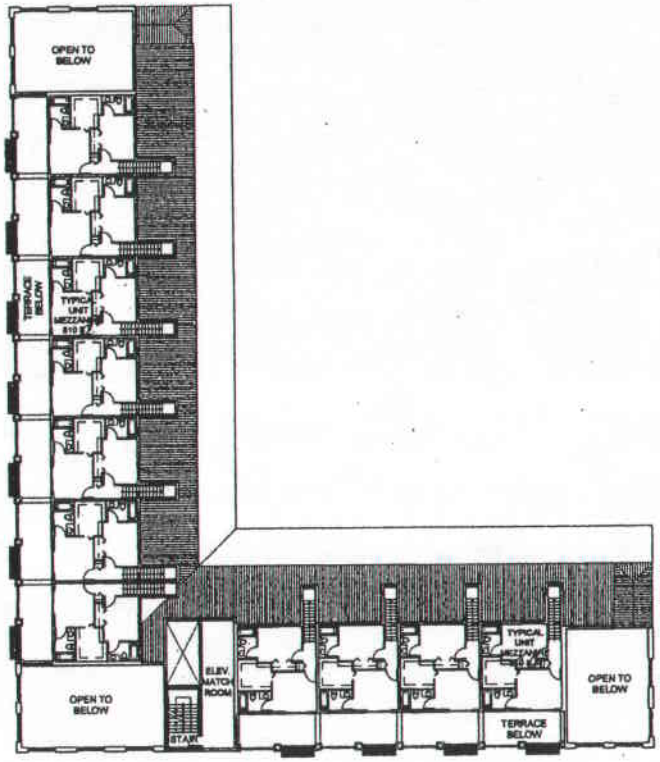
CORWIL
ARCHITECTS, INC

SCHEMATIC DESIGN

SECOND FLOOR PLAN

A-3.1

47



MEZZANINE FLOOR PLAN

SCALE: 1/16" = 1'-0"

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

ANGEL PUENTES
PROJECT NO. 0009348
PONCE DE LEON BLVD.
5740 PH 1140
CORAL GABLES, FL 33134

48

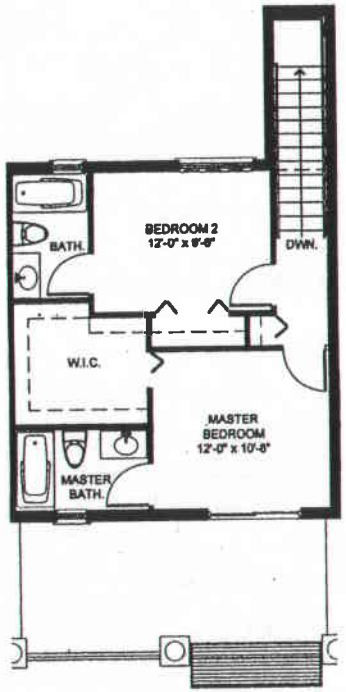
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

MEZZANINE FLOOR PLAN

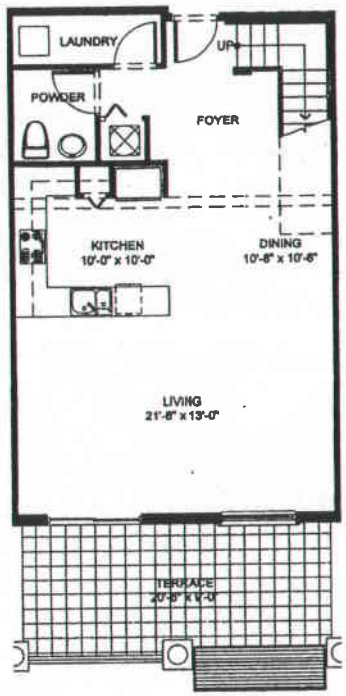
A-32

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



MEZZANINE FLOOR PLAN

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



UNIT MAIN FLOOR PLAN

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

FIRST FLOOR A/C AREA = 768 s.f.
SECOND FLOOR A/C AREA = 510 s.f.
TOTAL A/C AREA = 1,278 s.f.

ANGEL PUENTES
PROJECT NO. 0009348
9994 PONCE DE LEON BLVD.
PH 1140
CORAL GABLES, FL 33134

49

SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

CORWIL
ARCHITECTS, INC

TYPICAL UNIT
FLOOR PLANS

A-33

RECEIVED
203-262
MAY 06 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

50

SPECIFICATIONS

I. GENERAL

A. REFERENCES - HITCHCOCK REFERENCE GUIDE TO FLORIDA LANDSCAPE PLANTS BROCHAT AND MEROW, 1994.

B. LANDSCAPE ARCHITECT - THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS WHICH MAY ARISE AS TO THE QUANTITY, QUALITY, ACCEPTABILITY, OR FITNESS OF MATERIALS TO BE FURNISHED AND SHALL DECIDE ALL QUESTIONS.

C. ALL LANDSCAPING SHALL COMPLY WITH MIAMI-DADE ORDINANCE NO. 93A-56-15.

II. SCOPE

A. SCOPE OF WORK - WORK UNDER THIS CONTRACT CONSIST OF FURNISHING AND INSTALLING ALL MATERIALS AS SPECIFIED ON THESE PLANS DATED 03/16/99 INCLUDING THE PLANT LIST, DETAILS, AND THESE SPECIFICATIONS. SCOPE INCLUDES A 90 DAY GUARANTEE ON ALL WORK. GUARANTEE SHALL INCLUDE ALL NECESSARY MAINTENANCE TO ENABLE NEW PLANT MATERIALS TO THRIVE SUCH AS INITIAL DEEP WATERING FOR PLANT ESTABLISHMENT, MOWING OF GRASS AND WATERING AFTER THE FIRST TWO WEEKS IS NOT INCLUDED.

B. CITY AND COUNTY ORDINANCES - ALL WORK UNDER THIS CONTRACT IS TO BE DONE IN FULL ACCORD WITH THE BUILDING CODE AS ESTABLISHED BY THE CITY OR COUNTY IN WHICH THE WORK IS TO BE DONE.

C. CHANGES IN WORK -THE OWNER WITHOUT INVALIDATION OF THE CONTRACT MAY ORDER EXTRA WORK OR MAKE CHANGES TO THE WORK BY WRITTEN AGREEMENT BETWEEN OWNER AND CONTRACTOR.

D. DURATION - WORK SHALL BE COMPLETED WITHIN 30 DAYS FROM NOTICE TO PROCEED ISSUED IN WRITING BY THE OWNER.

E. IRRIGATION SYSTEM - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED WITH 100% COVERAGE OF ALL SODDED AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED & INSTALLED TO MEET ALL APPLICABLE CODES, REGULATIONS AND / OR STANDARDS.

F. NO LANDSCAPING SHALL BE DONE ON RIGHT-OF-WAY. SEE SITE PLAN.

III. MATERIAL

A. PLANT MATERIAL - ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SPECIFIED IN THE FLORIDA DEPARTMENT OF AGRICULTURE'S STANDARDS FOR NURSERY PLANTS IN FLORIDA.

IV. PLANTING PROCEDURES

A. LAYOUT - ALL PLANT MATERIAL WILL BE LAID OUT ACCORDING TO THESE PLANS.

B. TREE AND SHRUB PLANTING - DIG HOLES FOR TREES 6' DEEPER AND 12' WIDER ON EACH SIDE OF THE ROOT BALL. PLANT TREES SO THAT THE TOP OF THE ROOT BALL IS AT LEAST 2' ABOVE EXISTING GRADE AFTER SETTLING.

C. SHRUB PLANTING - DIG HOLES FOR SHRUBS 3' DEEPER AND 6' WIDER ON EACH SIDE OF THE ROOT BALL. PLANT SHRUBS SO THAT THE TOP OF THE ROOT BALL IS AT LEAST 1' ABOVE EXISTING GRADE.

D. GROUND COVER PLANTING - ADD 3" OF NEW PLANTING SOIL (50% MUCK AND 50% SAND) TO GROUND COVER BEDS AND TILL INTO TOP 4" OF EXISTING SOIL MIX IN A BALANCED SLOW RELEASE FERTILIZER NOT TO EXCEED MANUFACTURER'S SPECIFICATIONS. PLANT GROUND COVER MATERIAL ABOVE EXISTING GRADE BUT NOT TO EXCEED 1'.

E. BACKFILL - BACKFILL PLANTING HOLES FOR TREES, PALMS, AND SHRUBS WITH 50% NEW PLANTING SOIL AND 50% EXISTING SOIL. NEW SOIL SHALL BE 50% MUCK AND 50% SAND. BACKFILL SHALL INCLUDE ABSORBENT FERTILIZER TABLES NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS. FERTILIZERS FROM ATLANTIC FERTILIZER ARE ALSO ACCEPTABLE AS LONG AS SELECTED FERTILIZER IS APPROPRIATE TO THE PLANT MATERIAL.

F. MULCH - APPLY A 3" LAYER OF CYPRESS MULCH IN ALL PLANTING AREAS AND AS SHOWN ON THE DETAILS.

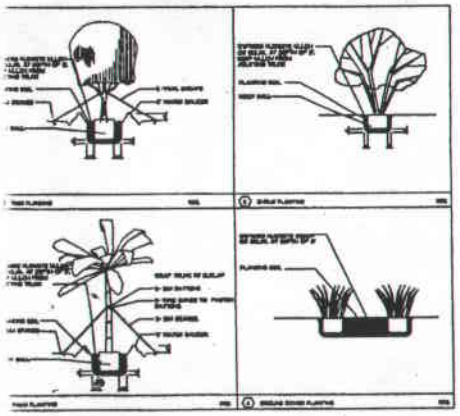
ZONING DISTRICT BU-1
LAND AREA= 4.40 ACRES

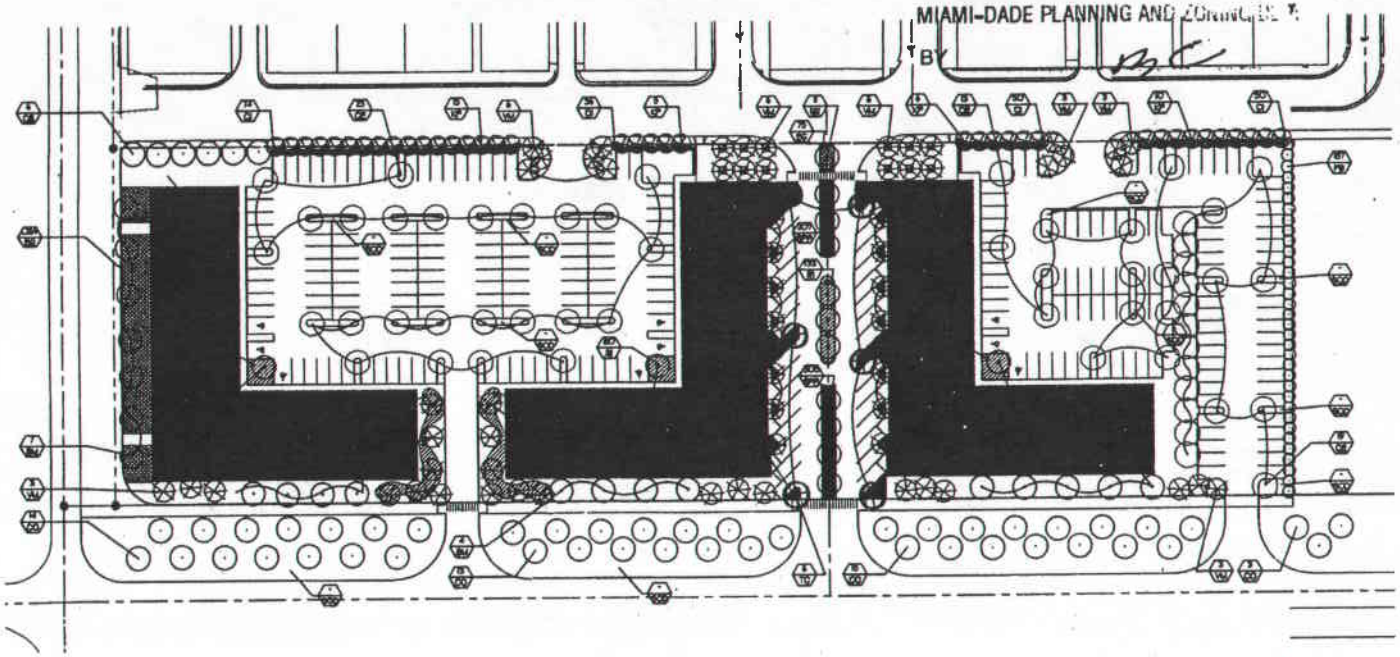
REQUIRED TREES PER ACRE= 22

*TOTAL TREES REQUIRED 97	TREES PROVIDED 172
	PALMS PROVIDED 73
TOTAL PALMS ALLOWED TO COUNT AS TREES 50 % OF REQUIRED TREES= 29	TOTAL PALMS COUNTED AS TREES 0
TOTAL TREES PROVIDED	29

MIN. SHRUBS REQUIRED 7 PER TREE REQUIRED 7*97 = 679

TOTAL SHRUBS PROVIDED 1,136





PLANTING PLAN

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL USED ON PLAN				PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY	ROOT	
KEY	QUANTITY	NEW	EXIST.	SCIENTIFIC NAME	COMMON NAME	YES	NO	INSTALLED	INSTALLED	ESTIMATED MATURITY		INSTALLED	REMARKS
RP	14	YES		ROYSTONEA REGIA	ROYAL PALM		●		16'-30'	40'	10'	B&B- F.G	SPECIMENS, 6" MIN DIA. BREAST HT.
TR	14	YES		THRINAX RADIATA	FLORIDA THATCH PALM	●			6'-0'	30'-0'	12'-0'	25 GAL	SPECIMENS
VM	46	YES		VEITCHIA MONTGOMERIANA	MONTGOMERY PALM		●		16'-18'-0'	25'-0'	10'-0'	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
BI	44	YES		KRUGIODENDRON FERRUM	BLACK IRONWOOD	●		3"	8'-10'	30'-35'	20'-0'	B&B- F.G	SPECIMENS, 3" MIN DIA. BREAST HT.
SM	30	YES		SWIETENIA MAHOGANI	MAHOGANY	●		4"	8'-10'	35'-0'	50'-0'	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
CO	45	YES		CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	●		4"	8'-10'	30'-35'	20'-0'	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
TB	6	YES		TABEBUIA CAERAEA	YELLOW TABEBUIA		●	4"	8'-10'	30'-35'	20'-0'	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
CE	57	YES		CONOCARPUS ERECTUS	GREEN BUTTONWOOD HOJA GRANDE	●		3"	8'-10'	30'-35'	8'-10'	B&B- F.G	SPECIMENS, 4" MIN DIA. BREAST HT.
CI	235	YES		CHRYSOBALANUS ICACO	COCOPLUM RED TIPS	●			3'-0'	6'-0'		7 GAL	PLANT = 30" O.C MAX.
RI	883	YES		RAPHIOLEPIS INDICA	INDIAN HAWTHORN	●			2'-0'	4'-0'		3 GAL	PLANT = 24" O.C MAX.
NI	187	YES		FICUS SINJAMINA	FICUS		●		3'-0'	30'-0'		7 GAL	PLANT = 30" O.C MAX.
LM	1344	YES		EVERGREEN GIANT	LIRIOPE-GREEN		●		1'-0'	5'		GAL	PLANT = 18" O.C MAX.
SB	494	YES		SPATHOGLOTTIS PLICATA	GROUND ORCHID		●		12"	24"		3 GAL	PLANT = 18" O.C MAX.
M	*			CYPRESS MULCH									3"THICK LAYER AT ALL PLANTED AREAS.
SA	* *	YES		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS		●						

* COVER ALL AREAS NOT RECEIVING PLANTING MATERIAL

* * COVER ALL AREAS INDICATED ON PLANS

ARCHITECT: PUENTES
REG. NO. 0009348
9911 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134
305-444-4440

PROJECT NAME
SUMMERVILLE
TOWN CENTER
MIAMI DADE COUNTY, FLORIDA

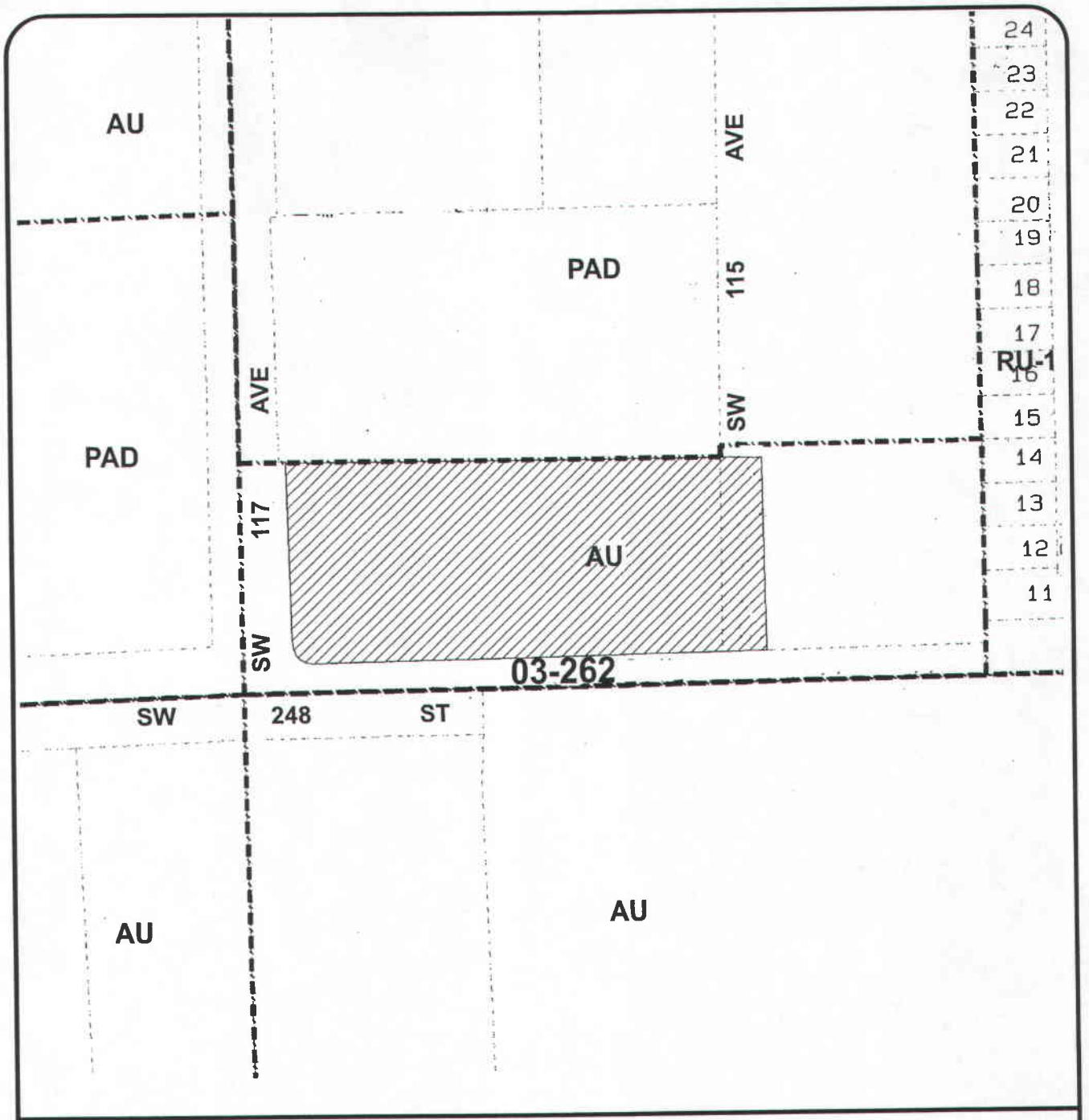
CORWIL
ARCHITECTS, INC

ISSUE
ZONING SUBM
REVISIONS

DATE
ZONING
JOB NO.
2004-03
DRAWN BY
CHECKED BY
DATE
2004-04

TITLE
PLANTING PLAN
SCHEDULE AND DETAILS

L1



MIAMI-DADE COUNTY
HEARING MAP

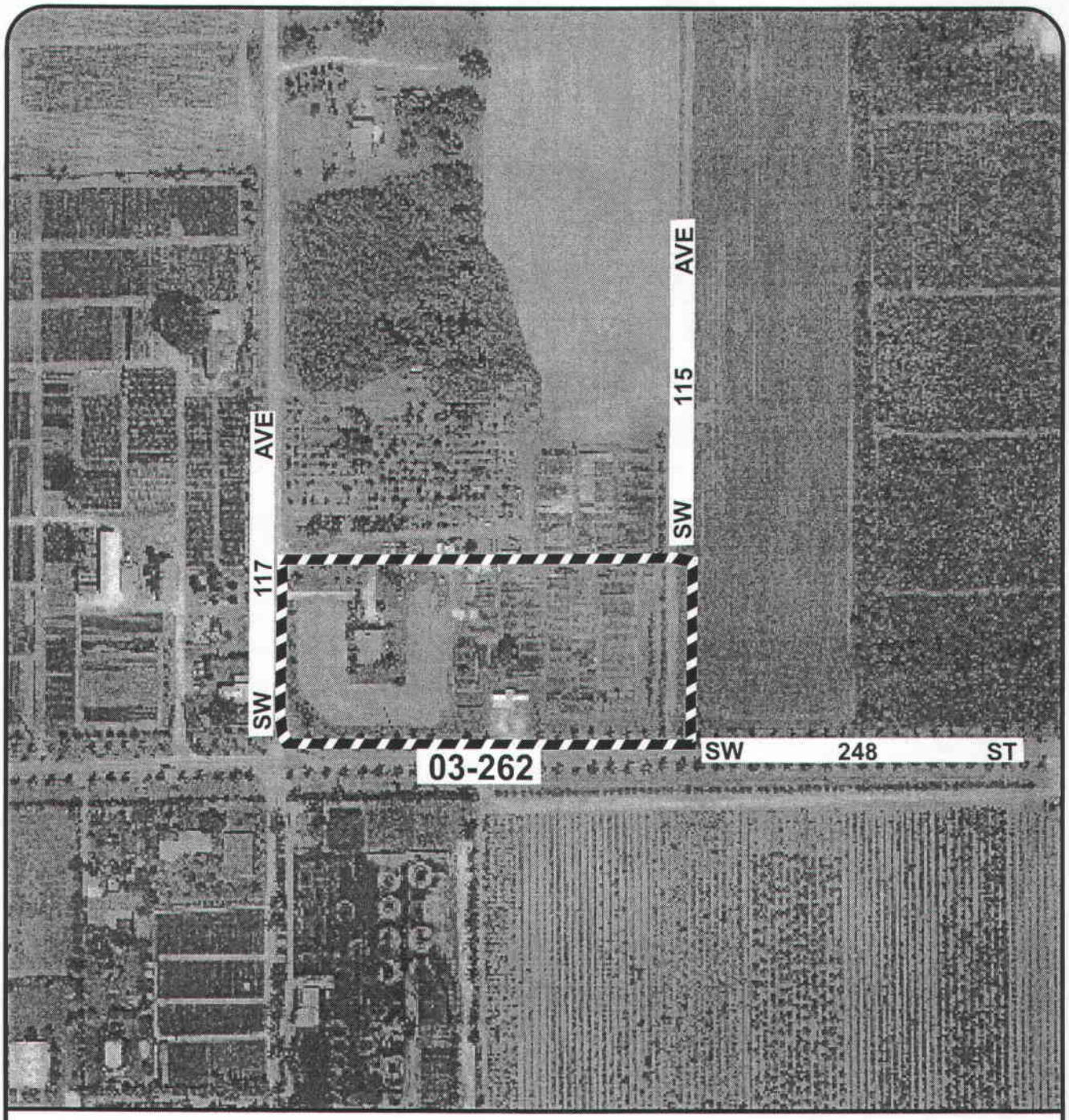
S C A L E
0 200'
N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING 03-262. 10/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-262, 10/03

A. SUMMERVILLE DEVELOPMENT, INC.
Applicant

03-12-CZ15-2 (03-262)
Area 15/District 8
Hearing Date: 4/21/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): Alan KRISCHER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	JANUARY 20, 2004	CZAB15- -04

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 21, '04 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH STD. CONDITIONS

☒ OTHER: TO PREPARE SITE PLAN & MEET WITH NEIGHBORS

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	S	Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA	✓		
VICE-CHAIRMAN	M	Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)	✓		

VOTE: 5 to 1

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Jay Williams

2

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	DECEMBER 9, 2003	CZAB15- -03

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO BOARD'S ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS: _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: JAN. 20, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN FOR PRESENTATION TO THE CZAB.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)			✓

VOTE: 3 to 1

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Ron Bernstein

3

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15

APPLICANT: Summerville Development, Inc. **PH:** Z03-262 (03-12-CZ15-2)

SECTION: 19-56-40 **DATE:** April 21, 2004

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

==========

A. INTRODUCTION

- **REQUEST:**

  AU to BU-1

- **SUMMARY OF REQUEST:**

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

- **LOCATION:**

  24751 S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.336 Acres.

- **IMPACT:**

  The rezoning of the property will allow the applicant to provide commercial uses to the surrounding community. However, the rezoning will bring additional traffic and noise to the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; single family residence & crops	Business & Office
Surrounding Properties:	
NORTH: PAD; vacant	Residential, 2.5 to 6 dua

4

SOUTH:	AU; vacant & crops	Residential, 2.5 to 6 dua
EAST:	PAD; vacant	Residential, 2.5 to 6 dua
WEST:	PAD; plant nursery	Residential, 2.5 to 6 dua

The subject parcel lies on the east side of SW 117 Avenue, north of SW 248 Street. Although zoned for agriculture, this area has become a residential expansion area and has experienced several zone changes to residential zoning in recent years. A Planned Area Development (PAD) District lies to the north and east and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and east.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans were submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**
Open Space:	**N/A**
Buffering:	**N/A**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the December 9, 2003 and January 20, 2004 meetings of the Community Zoning Appeals Board-15 to allow the applicant to submit plans for the future commercial development of this site and to meet with neighbors. At the time of this writing, the applicant had not yet submitted plans.

The subject property is located at 24751 SW 117 Avenue. In 2002, the 55 acre adjacent parcel to the north and east was rezoned to Planned Area Development (PAD) District and will be developed with an integrated residential development that will incorporate a variety of housing types. The applicant is seeking a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, on the subject site. The applicant anticipates the immediate use of the property for a temporary sales office for the adjacent PAD development. The applicant intends to proffer a covenant limiting the use of the property to a temporary sales office (18 months) and ancillary uses serving said sales office with a provision that the owner will obtain approval through the Administrative Development Review (ASPR) process prior to utilizing the property for any other use.

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 will generate **299 PM** daily peak hour vehicle trips; however, said trips will not affect the level of service (LOS) on the area roadway which are currently at LOS "B", "C", "D", and "E". Additionally, the land requires platting in accordance with Chapter 28 and the road dedications and improvements will be accomplished thru the recording of a plat.

The rezoning of the property to BU-1 will allow the applicant to operate a temporary sales office that will serve the adjacent PAD development during the development and marketing of same and will thereafter be developed to provide neighborhood serving commercial uses to the surrounding community. BU-1 zoning will be **consistent** with the Master Plan which designates this site for Business and Office use on the Land Use Plan (LUP) map. Staff notes that this property was re-designated to Business and Office use through a CDMP amendment change pursuant to Ordinance #02-87. BU-1 zoning will also be **compatible** with the surrounding area which is becoming residential in character. During recent years, this area has experienced rapid residential growth. As previously mentioned, a Planned Area Development (PAD) District lies to the north and east and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD

District located to the north and east. The future use of this site for neighborhood serving businesses will serve the future residents of this area and will be compatible with this area. As stated above, the applicant intends to proffer a covenant that, except for the temporary sales office, will not allow any other use on this site prior to obtaining approval for same through the ASPR process. Said process will ensure that the design compatibility of any future neighborhood serving commercial development on this site will be in keeping with the character of the surrounding area. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

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

J. CONDITIONS: None.

DATE INSPECTED: 11/25/03
DATE TYPED: 12/02/03
DATE REVISED: 12/23/03; 03/31/04
DATE FINALIZED: 04/05/04
DO'QW:AJT:MTF:JDR

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

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

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

RECEIVED
APR 07 2004
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

DATE: March 29, 2004

SUBJECT: #Z2003000262-Revised
Summerville Development, Inc.
24751 SW 117th Avenue
DBC from AU to BU-1
(AU) (4.336 Ac.)
19-56-40

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

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

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

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

8

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

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

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

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 some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

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

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

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# 03-262
CZAB-15
Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Summerville Development, Inc.

This Department has no objections to this application.

Cross access agreement will be required for access to adjacent property to the north.

Sidewalk along SW 117 Ave. must comply with Standard Details set forth in the Public Works Manual of Miami-Dade County.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements, as well as improvements to the intersection of SW 248 St. and SW 117 Ave. will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **227 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	D	D

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

Raul A. Pino, P.E.S.

APR. 07 2004

Date

11

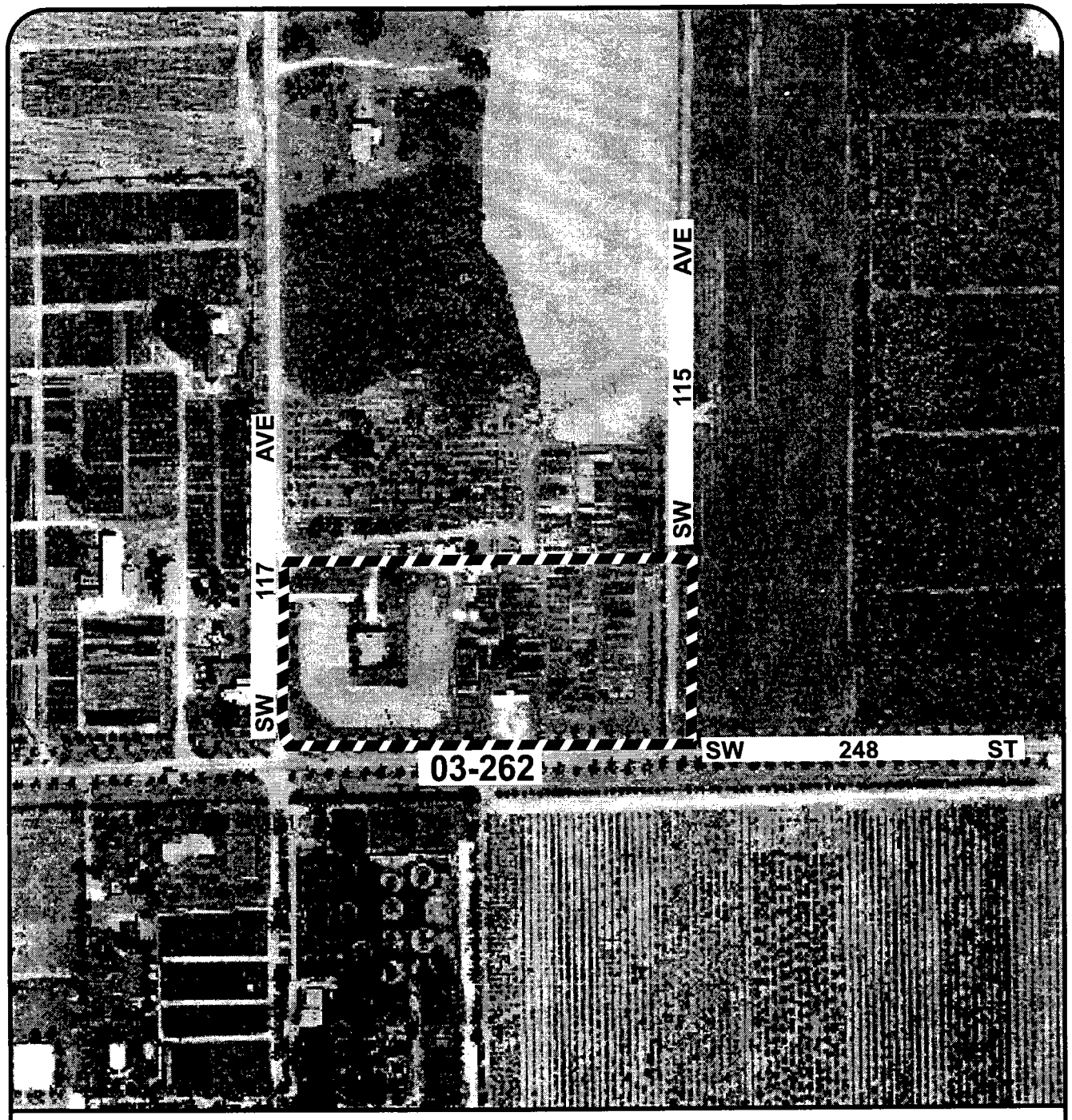
TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Summerville Development, Inc.	24751 SW 117 AVE, Miami-Dade County, Fl.
APPLICANT	**ADDRESS**
04/21/2004	03-262
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

Property currently overgrown, pending issuance of warning letter. Last inspection November 13, 2003



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 03-262. 10/03

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Summerville Development, Inc.

NAME AND ADDRESS	Percentage of Stock
Michael Garcia-Carillo, President	25%
Ray Castellanos, Vice-President	25%
Pedro Garcia-Carillo, Sr.	25%
Pedro Garcia- Carillo, Jr.	25%
13032 SW 133rd Court	
Miami, Florida 33186	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

{M2008723;1}

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____
Rey Castellanos, Vice President

Sworn to and subscribed before me this 2 day of September, 2003. Affiant is personally known to me or has produced _____ as identification.

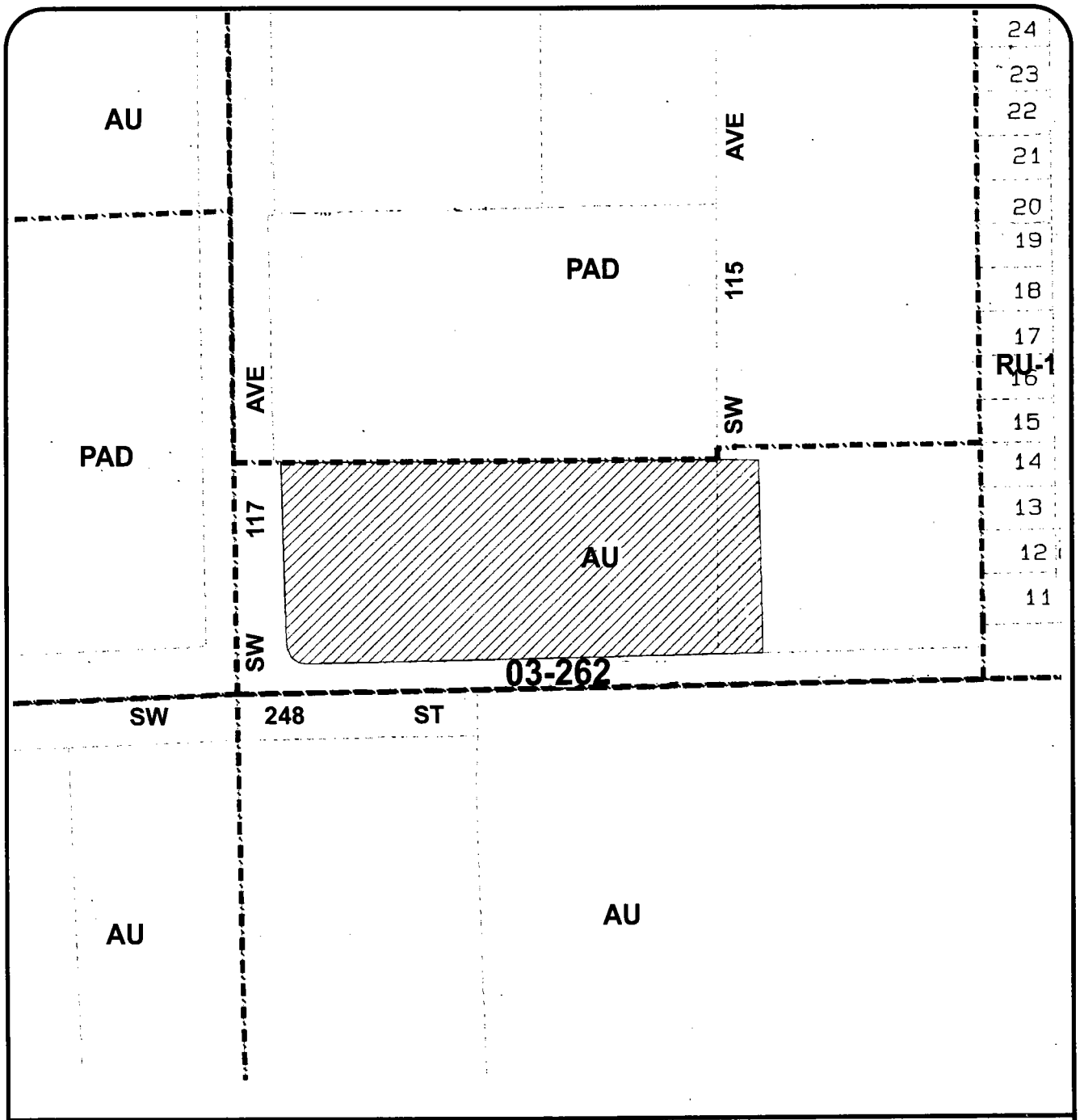
_____
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD129699
EXPIRES 07/20/2006
BONDED THRU 1-888-NOTARY1

My commission expires 7/20/2006

*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.

{M2008723;1}



MIAMI-DADE COUNTY

HEARING MAP

S C A L E 0 200' N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING. 03-262. 10/03

15

F. SUMMERVILLE DEVELOPMENT, INC.
Applicant

03-12-CZ15-2 (03-262)
Area 15/District 8
Hearing Date: 1/20/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

APPLICANT'S NAME: SUMMERVILLE DEVELOPMENT, INC.

REPRESENTATIVE(S): ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ15-2 (03-262)	DECEMBER 9, 2003	CZAB15- -03

REQUESTS: AU to BU-1

DEPT. REC: APPROVAL SUBJECT TO BOARD'S ACCEPTANCE OF PROFFERED COVENANT

☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS:

☒ DEFER: ☐ INDEFINITELY ☒ TO: JAN. 20, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☒ OTHER: TO PREPARE SITE PLAN FOR PRESENTATION TO THE CZAB.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Daniel L. ADAMS	✓		
MR.		Al ALVAREZ	✓		
MR.		Leonard ANTHONY		✓	
MS.		JoAnn BOVA			✓
VICE-CHAIRMAN		Paul S. VROOMAN	✓		
MADAME CHAIRPERSON		Nancy MCCUE (C.A.)			✓

VOTE: 3 to 1

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Ron Bernstein

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15

APPLICANT: Summerville Development, Inc. **PH:** Z03-262 (03-12-CZ15-2)

SECTION: 19-56-40 **DATE:** January 20, 2004

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

==========

A. INTRODUCTION

- **REQUEST:**

  AU to BU-1

- **SUMMARY OF REQUEST:**

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

- **LOCATION:**

  24751 S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.336 Acres.

- **IMPACT:**

  The rezoning of the property will allow the applicant to provide commercial uses to the surrounding community. However, the rezoning will bring additional traffic and noise to the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	AU; single family residence & crops	Business & Office
Surrounding Properties:		
	NORTH: PAD; vacant	Residential, 2.5 to 6 dua

SOUTH:	AU; vacant & crops	Residential, 2.5 to 6 dua
EAST:	PAD; vacant	Residential, 2.5 to 6 dua
WEST:	PAD; plant nursery	Residential, 2.5 to 6 dua

The subject parcel lies on the east side of SW 117 Avenue, north of SW 248 Street. Although zoned for agriculture, this area has become a residential expansion area and has experienced several zone changes to residential zoning in recent years. A Planned Area Development (PAD) District lies to the north and east and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and east.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans were submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**
Open Space:	**N/A**
Buffering:	**N/A**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

This application was deferred from the December 9, 2003 meeting of the Community Zoning Appeals Board-15 to allow the applicant to submit plans for the future commercial development of this site and to meet with neighbors. At the time of this writing, the applicant had not yet submitted plans.

The subject property is located at 24751 SW 117 Avenue. In 2002, the 55 acre adjacent parcel to the north and east was rezoned to Planned Area Development (PAD) District and will be developed with an integrated residential development that will incorporate a variety of housing types. The applicant is seeking a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, on the subject site. The applicant anticipates the immediate use of the property for a temporary sales office for the adjacent PAD development. The applicant intends to proffer a covenant limiting the use of the property to a temporary sales office (18 months) and ancillary uses serving said sales office with a provision that the owner will obtain approval through the Administrative Development Review (ASPR) process prior to utilizing the property for any other use.

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 will generate **299 PM** daily peak hour vehicle trips; however, said trips will not affect the level of service (LOS) on the area roadway which are currently at LOS "B", "C", "D", and "E". Additionally, the land requires platting in accordance with Chapter 28 and the road dedications and improvements will be accomplished thru the recording of a plat.

The rezoning of the property to BU-1 will allow the applicant to operate a temporary sales office that will serve the adjacent PAD development during the development and marketing of same and will thereafter be developed to provide neighborhood serving commercial uses to the surrounding community. BU-1 zoning will be **consistent** with the Master Plan which designates this site for Business and Office use on the Land Use Plan (LUP) map. Staff notes that this property was re-designated to Business and Office use through a CDMP amendment change pursuant to Ordinance #02-87. BU-1 zoning will also be **compatible** with the surrounding area which is becoming residential in character. During recent years, this area has experienced rapid residential growth. As previously mentioned, a Planned Area Development (PAD) District lies to the north and east and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and east. The future use of this site for neighborhood serving businesses will serve the future residents of this area and will be compatible with this area.

As stated above, the applicant intends to proffer a covenant that, except for the temporary sales office, will not allow any other use on this site prior to obtaining approval for same through the ASPR process. Said process will ensure that the design compatibility of any future neighborhood serving commercial development on this site will be in keeping with the character of the surrounding area. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

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

J. CONDITIONS: None.

DATE INSPECTED: 11/25/03
DATE TYPED: 12/02/03
DATE REVISED: 12/23/03
DATE FINALIZED: 01/12/04
DO'QW:AJT:MTF:JDR

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

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

C-15

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

RECEIVED
OCT 10 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

DATE: October 2, 2003

SUBJECT: #Z2003000262
Summerville Development, Inc.
24751 SW 117th Avenue
DBC from AU to BU-1
(AU) (4.336 Ac.)
19-56-40

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

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

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

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

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

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

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

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

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 some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

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

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

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

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

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

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

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

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

PH# 03-262
CZAB-15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Summerville Development, Inc.

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **299 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	C	C

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

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

Raul A. Pino, P.L.S.

NOV. 26 2003

Date

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Summerville Development, Inc.	24751 SW 117 AVE, Miami-Dade County, Fl.
APPLICANT	**ADDRESS**
01/20/2004	03-262
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

Property currently overgrown, pending issuance of warning letter. Last inspection November 13, 2003

11

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Summerville Development, Inc.

NAME AND ADDRESS	Percentage of Stock
Michael Garcia-Carillo, President	25%
Ray Castellanos, Vice-President	25%
Pedro Garcia-Carillo, Sr.	25%
Pedro Garcia- Carillo, Jr.	25%
13032 SW 133rd Court	
Miami, Florida 33186	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

{M2008723;1}

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____
Rey Castellanos, Vice President

Sworn to and subscribed before me this 2 day of September, 2003 Affiant is personally known to me or has produced _____ as identification.

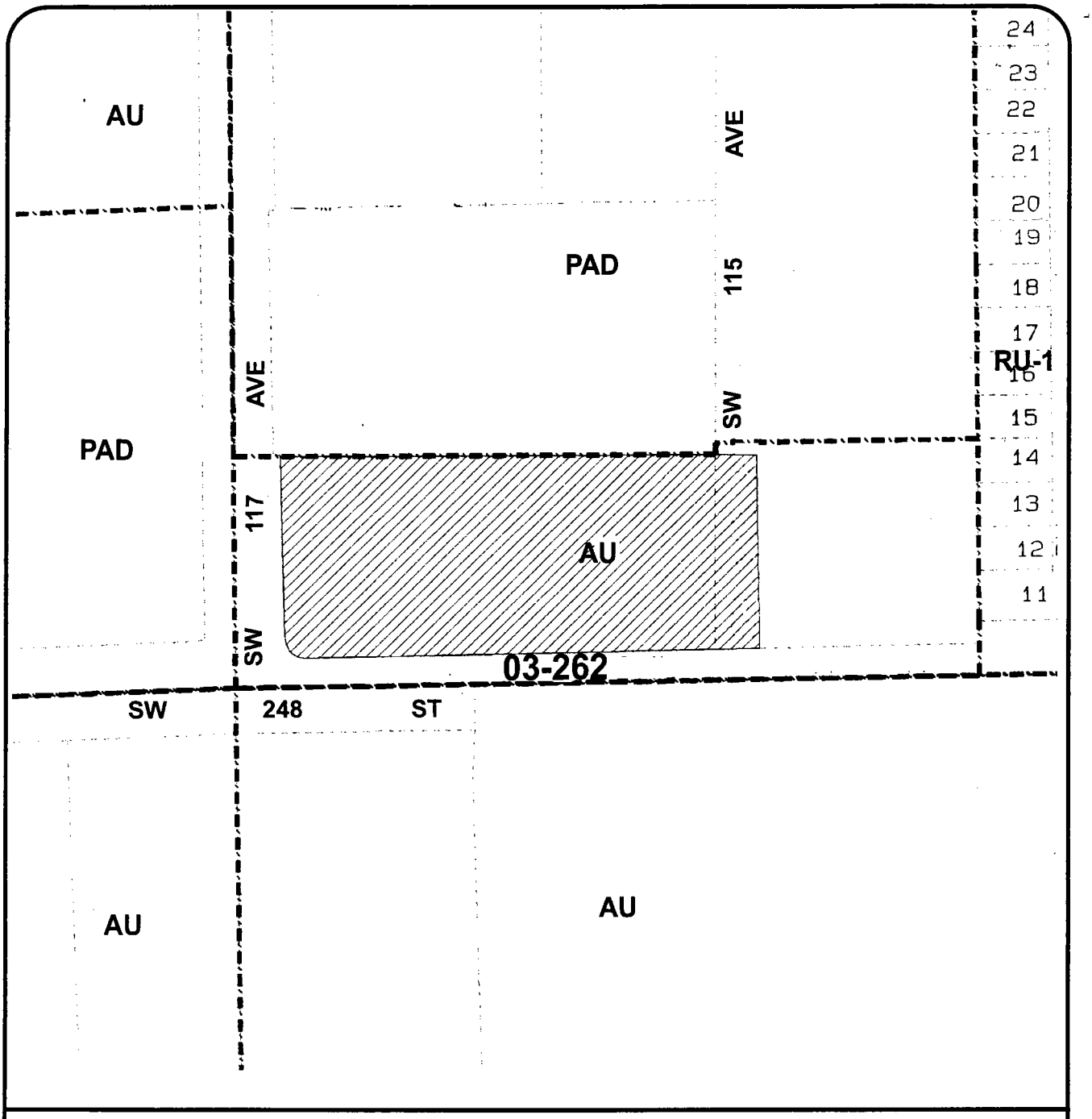
_____
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD129699
EXPIRES 07/20/2006
BONDED THRU 1-888-NOTARY1

My commission expires 7/20/2006

*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.

{M2008723;1}



MIAMI-DADE COUNTY
HEARING MAP

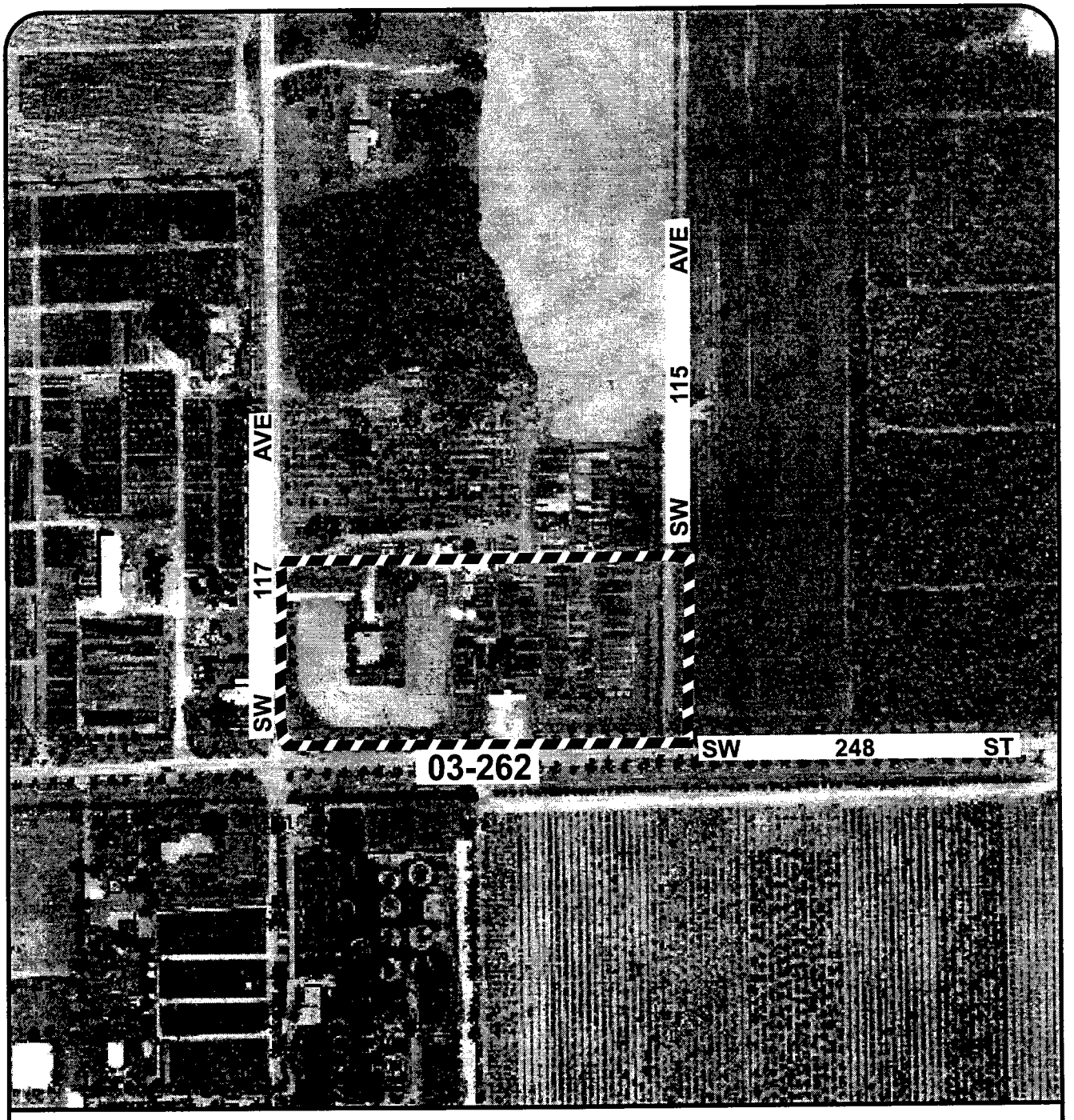
S C A L E
0 200'
N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING. 03-262. 10/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 19 Township: 56 Range: 40
Process Number: 03-262
Applicant: SUMMERVILLE DEVELOPMENT
District Number: 08
Zoning Board: C15
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 03-262. 10/03

2. SUMMERVILLE DEVELOPMENT, INC.
Applicant

03-12-CZ15-2 (03-262)
Area 15/District 8
Hearing Date: 12/9/03

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15

APPLICANT: Summerville Development, Inc. **PH:** Z03-262 (03-12-CZ15-2)

SECTION: 19-56-40 **DATE:** December 9, 2003

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

==========

A. INTRODUCTION

- **REQUEST:**

  AU to BU-1

- **SUMMARY OF REQUEST:**

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

- **LOCATION:**

  24751 S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 4.336 Acres.

- **IMPACT:**

  The rezoning of the property will allow the applicant to provide commercial uses to the surrounding community. However, the rezoning will bring additional traffic and noise to the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU; single family residence & crops	Business & Office
Surrounding Properties:	
NORTH: PAD; vacant	Residential, 2.5 to 6 dua

SOUTH:	AU; vacant & crops	Residential, 2.5 to 6 dua
EAST:	PAD; vacant	Residential, 2.5 to 6 dua
WEST:	PAD; plant nursery	Residential, 2.5 to 6 dua

The subject parcel lies on the east side of SW 117 Avenue, north of SW 248 Street. Although zoned for agriculture, this area has become a residential expansion area and has experienced several zone changes to residential zoning in recent years. A Planned Area Development (PAD) District lies to the north and east and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and east.

E. SITE AND BUILDINGS:

Site Plan Review:	(no plans were submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**
Open Space:	**N/A**
Buffering:	**N/A**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is located at 24751 SW 117 Avenue. In 2002, the 55 acre adjacent parcel to the north and east was rezoned to Planned Area Development (PAD) District and will be developed with an integrated residential development that will incorporate a variety of housing types. The applicant is seeking a district boundary change from AU, Agricultural District, to BU-1, Neighborhood Business District, on the subject site. The applicant anticipates the immediate use of the property for a temporary sales office for the adjacent PAD development. The applicant intends to proffer a covenant limiting the use of the property to a temporary sales office (18 months) and ancillary uses serving said sales office with a provision that the owner will obtain approval through the Administrative Development Review (ASPR) process prior to utilizing the property for any other use.

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 will generate **299 PM** daily peak hour vehicle trips; however, said trips will not affect the level of service (LOS) on the area roadway which are currently at LOS "B", "C", "D", and "E". Additionally, the land requires platting in accordance with Chapter 28 and the road dedications and improvements will be accomplished thru the recording of a plat.

The rezoning of the property to BU-1 will allow the applicant to operate a temporary sales office that will serve the adjacent PAD development during the development and marketing of same and will thereafter be developed to provide neighborhood serving commercial uses to the surrounding community. BU-1 zoning will be **consistent** with the Master Plan which designates this site for Business and Office use on the Land Use Plan (LUP) map. Staff notes that this property was re-designated to Business and Office use through a CDMP amendment change pursuant to Ordinance #02-87. BU-1 zoning will also be **compatible** with the surrounding area which is becoming residential in character. During recent years, this area has experienced rapid residential growth. As previously mentioned, a Planned Area Development (PAD) District lies to the north and east and a PAD District also lies to the west. There is a RU-1 residential development located to the east of the adjacent PAD District located to the north and east. The future use of this site for neighborhood serving businesses will serve the future residents of this area and will be compatible with this area. As stated above, the applicant intends to proffer a covenant that, except for the temporary sales office, will not allow any other use on this site prior to obtaining approval for same through the ASPR process. Said process will ensure that the design compatibility of any future neighborhood serving commercial development on this site will be in keeping with the

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character of the surrounding area. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

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

J. CONDITIONS: None.

DATE INSPECTED: 11/25/03
DATE TYPED: 12/02/03
DATE REVISED:
DATE FINALIZED: 12/03/03
DO'QW:AJT:MTF:JDR

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

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

C-15

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

RECEIVED
OCT 10 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

DATE: October 2, 2003

SUBJECT: #Z2003000262
Summerville Development, Inc.
24751 SW 117th Avenue
DBC from AU to BU-1
(AU) (4.336 Ac.)
19-56-40

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

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

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

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

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

6

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

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

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

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 some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

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

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

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

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

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

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

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

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

PH# 03-262
CZAB-15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Summerville Development, Inc.

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **299 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9906	SW 232 St. e/o US-1	D	D
9904	SW 220 St. e/o US-1	C	C
9736	SW 112 Ave. n/o SW 232 St.	E	E
F-50	SW 112 Ave. n/o HEFT	B	B
9971	US-1 s/o SW 248 St.	C	C

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

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

Raul A. Pino, P.L.S.

NOV. 26 2003

Date

9

TEAM METRO
SOUTH OFFICE

ENFORCEMENT HISTORY

Summerville Development, Inc.	24751 SW 117 AVE, Miami-Dade County, Fl.
APPLICANT	**ADDRESS**
12/09/2003	03-262
DATE	**HEARING NUMBER**

ENFORCEMENT HISTORY:

Property currently overgrown, pending issuance of warning letter. Last inspection November 13, 2003

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Summerville Development, Inc.

NAME AND ADDRESS	Percentage of Stock
Michael Garcia-Carillo, President	25%
Ray Castellanos, Vice-President	25%
Pedro Garcia-Carillo, Sr.	25%
Pedro Garcia- Carillo, Jr.	25%
13032 SW 133rd Court	
Miami, Florida 33186	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

{M2008723;1}

11

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____
Rey Castellanos, Vice President

Sworn to and subscribed before me this 2 day of September, 2003 Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
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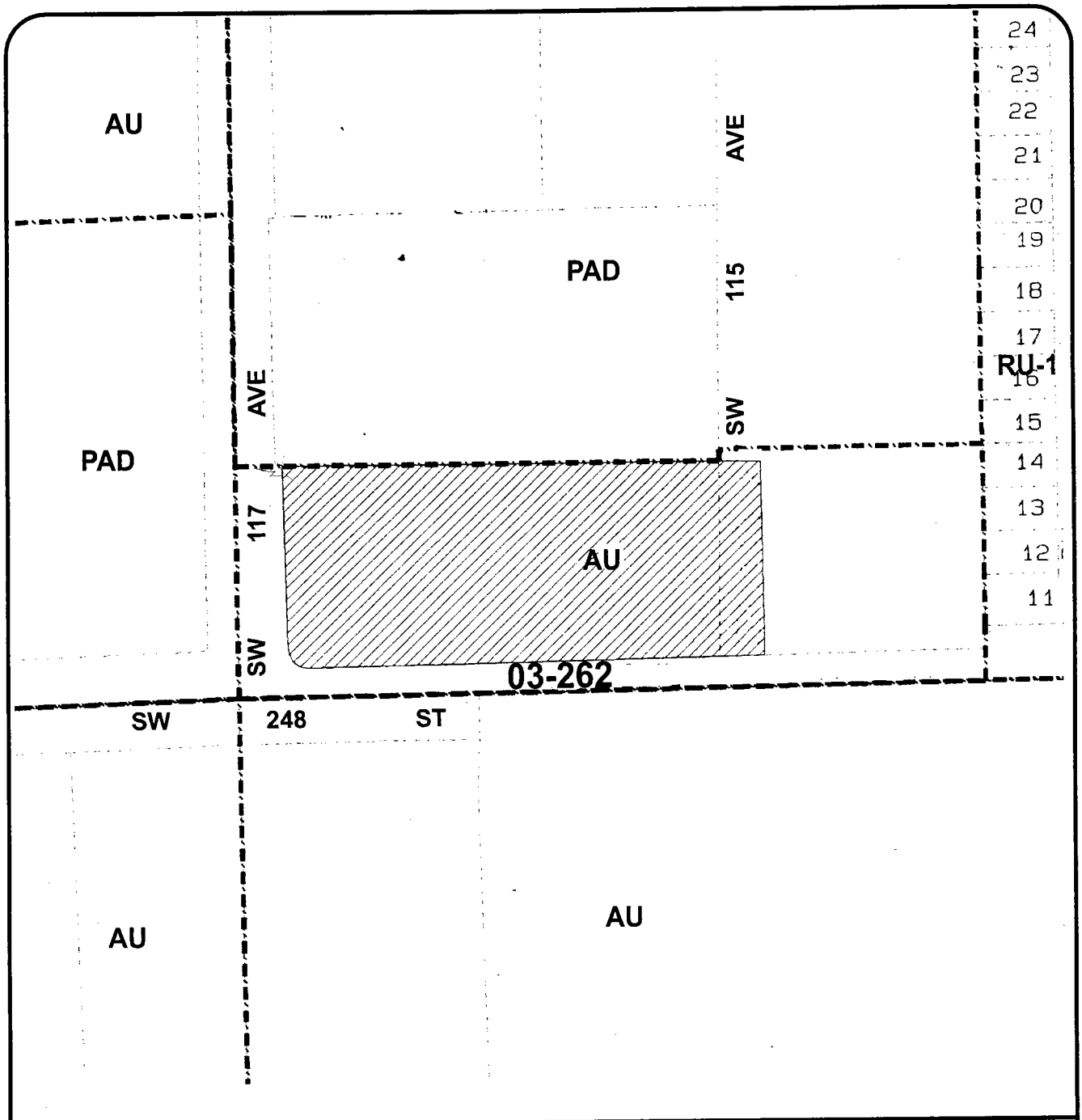
{M2008723;1}



MIAMI-DADE COUNTY
HEARING MAP

S C A L E
0 200'
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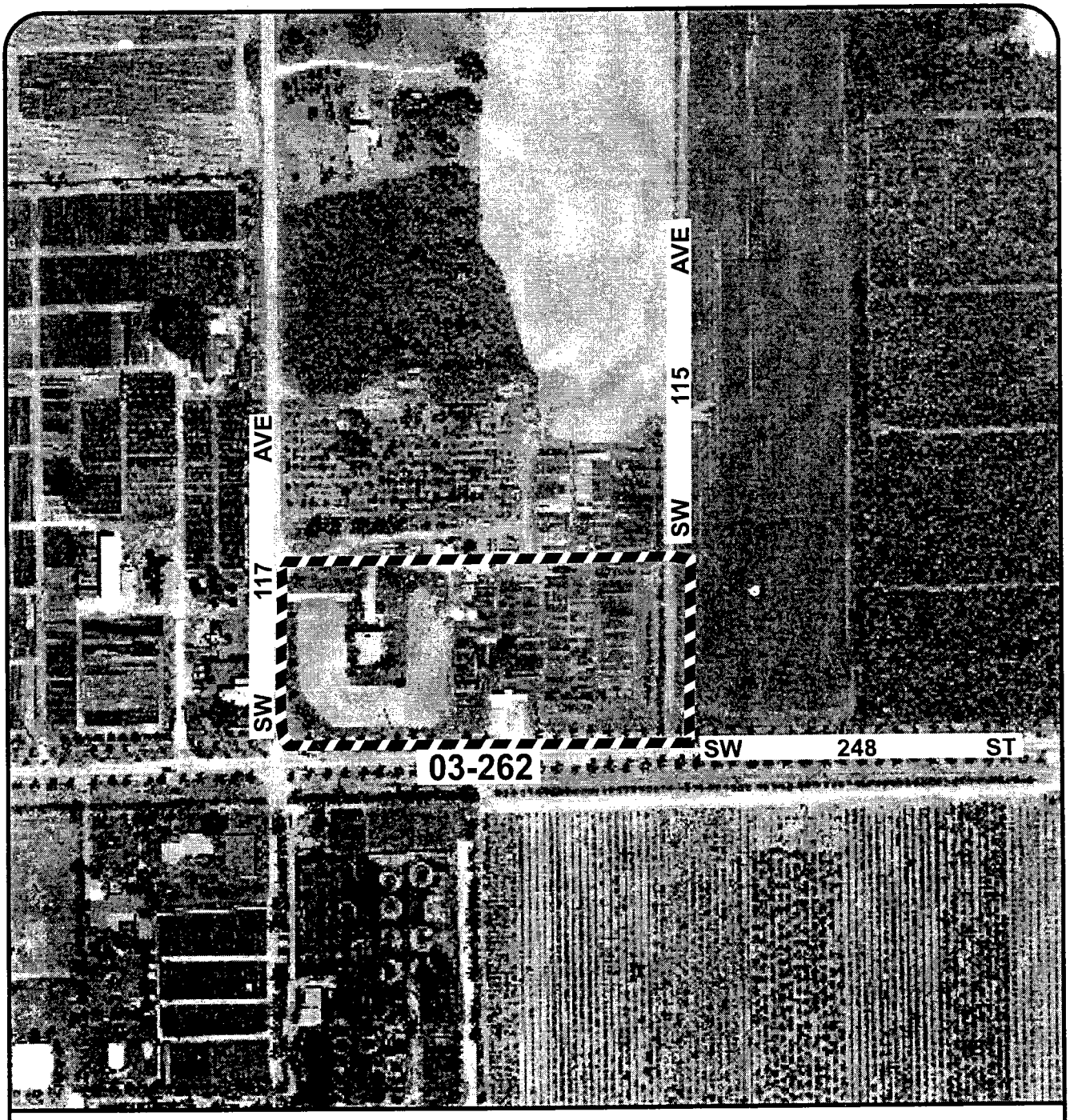
MIAMI-DADE

13

G: ZONING DRAFTING. 03-262. 10/03



MIAMI-DADE COUNTY

AERIAL

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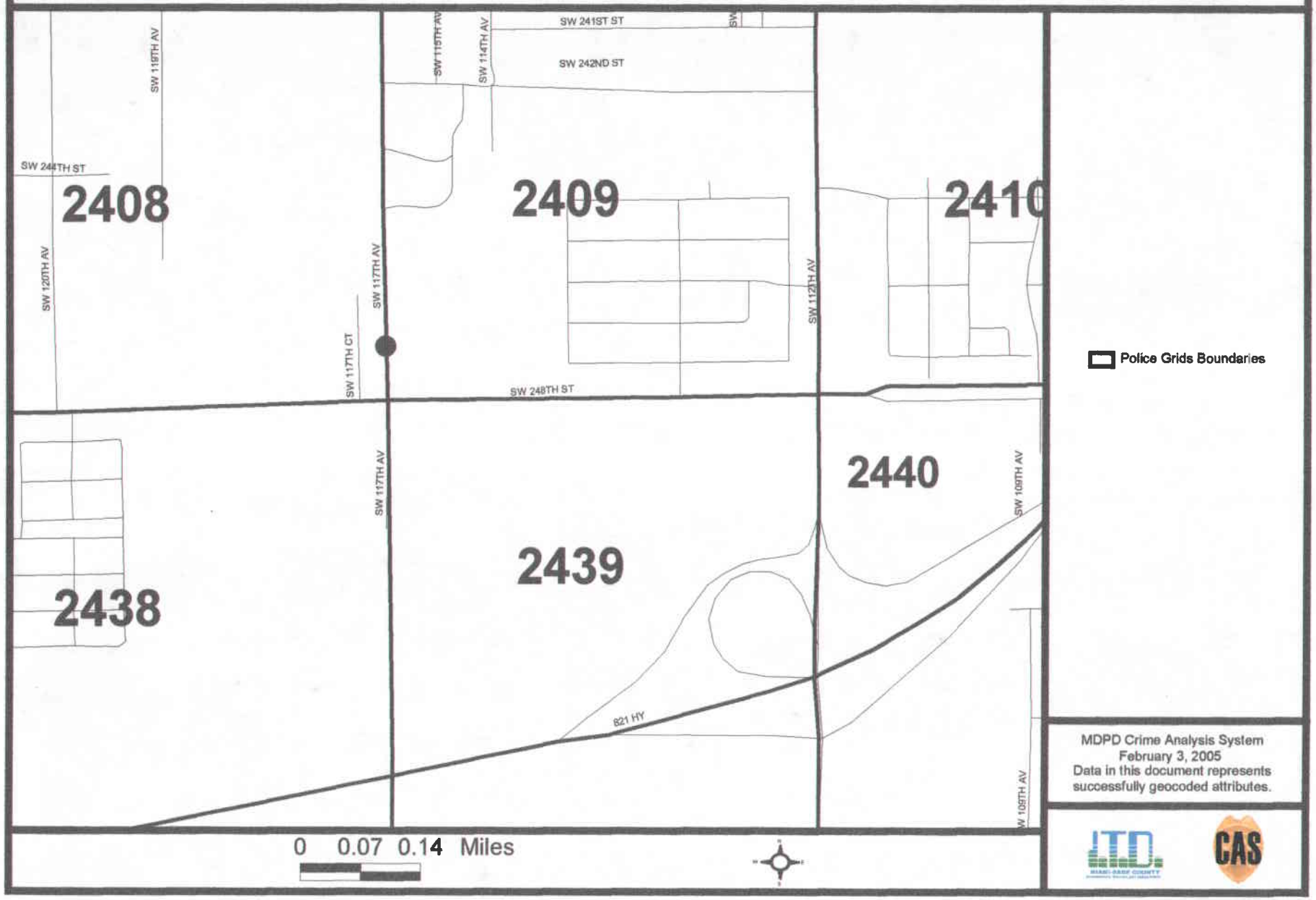
MIAMI-DADE

14

G: ZONING DRAFTING 03-262. 10/03

59

Miami-Dade Police Department
Address
Summerville Development Inc.; Hearing # 03-262



MDPD Crime Analysis System
February 3, 2005
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117
For 2003-01-26 Thru 2005-01-26

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-26" and Dis.Complaint Date < "2005-01-27" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "24751 SW 117 " and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common 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")

Incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
24751 SW 117 AV	C	2409	3	10/06/2003	MON	09:02:12	JOSE	0535724B		26R	09:02:12	09:07:37	09:16:00	C2306	32666187	Y

Miami-Dade Police Department

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	13	SPECIAL INFORMATION/ASSIGNMENT	17	13
	14	CONDUCT INVESTIGATION	37	29
	15	MEET AN OFFICER	146	120
	16	D.U.I.	1	1
	17	TRAFFIC ACCIDENT	3	6
	19	TRAFFIC STOP	27	21
	20	TRAFFIC DETAIL	1	5
	21	LOST OR STOLEN TAG	5	9
	22	AUTO THEFT	7	10
	25	BURGLAR ALARM RINGING	99	63
	26	BURGLARY	16	13
	27	LARCENY	7	8
	28	VANDALISM	3	3
	29	ROBBERY	1	1
	32	ASSAULT	6	11
	34	DISTURBANCE	22	31
	36	MISSING PERSON	6	11
	37	SUSPICIOUS VEHICLE	3	2
	38	SUSPICIOUS PERSON	1	4
	39	PRISONER	7	2
	41	SICK OR INJURED PERSON	7	6
	43	BAKER ACT	0	1
	44	ATTEMPTED SUICIDE	0	1
	45	DEAD ON ARRIVAL	0	2
	49	FIRE	0	1
	52	NARCOTICS INVESTIGATION	0	1

61

Miami-Dade Police Department
Zoning Hearing Report - Dispatch Information
For 2003 and 2004

Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137" , "2409")) 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

Grid	Signal Code	Signal Description	2003	2004
2409	54	FRAUD	2	3
Total Signals for Grid 2409 :			424	378

62

MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004

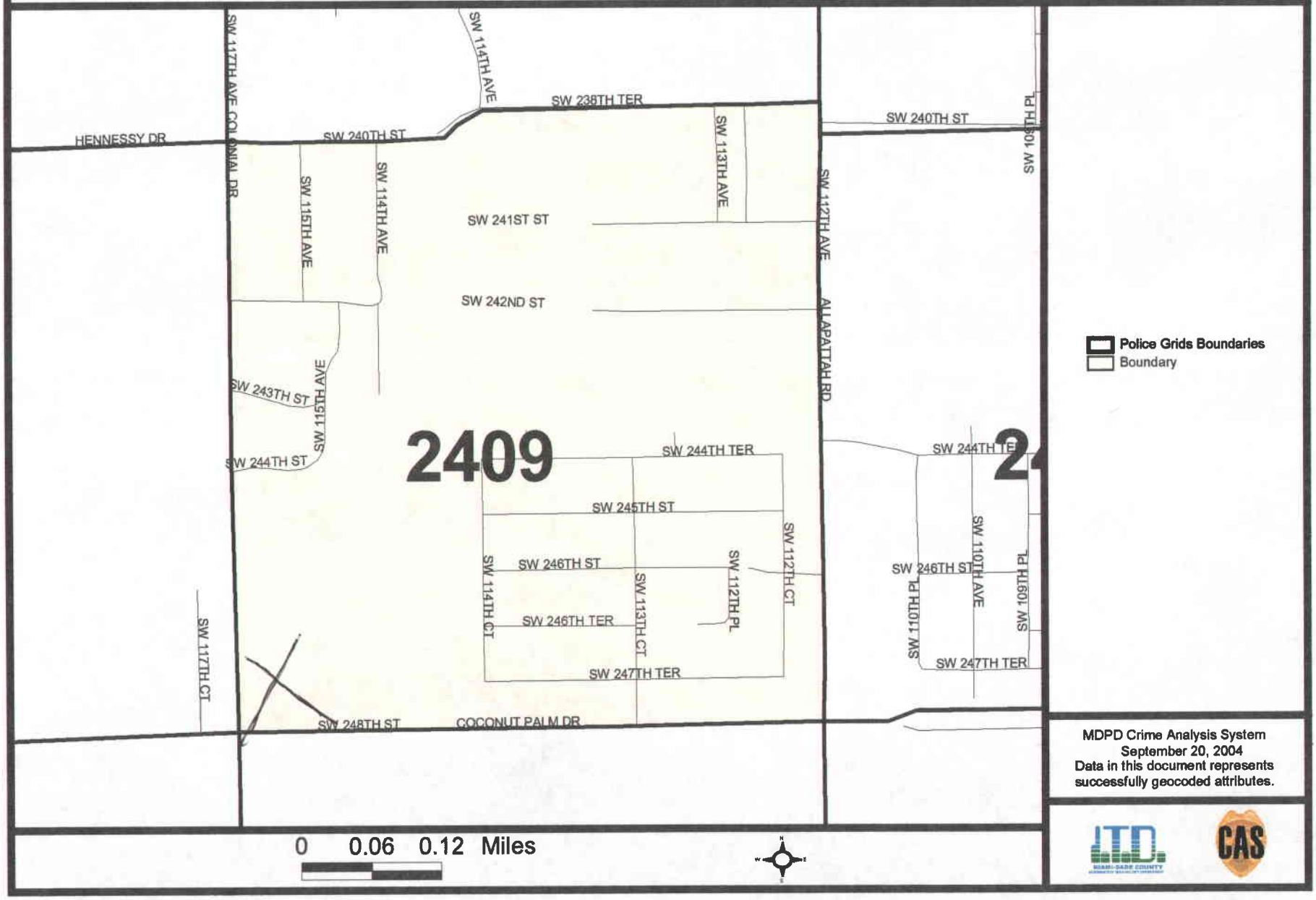
Miami-Dade Police Department

Grid(s): 0137, 2409

		2003	2004
Grid 2409			
Part I			
130A	AGGRAVATED ASSAULT	0	2
2200	BURGLARY	14	7
2400	MOTOR VEHICLE THEFT	6	5
1200	ROBBERY	1	1
230G	SHOPLIFTING ALL OTHERS	15	11
230F	SHOPLIFTING FROM A MOTOR VEHICLE	2	11
Part I TOTAL		38	37
Part II			
2000	ARSON	0	1
350B	ILLEGAL DRUG EQUIPMENT	1	0
260D	IMPERSONATION	2	3
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	0	2
130B	SIMPLE ASSAULT	3	4
Part II TOTAL		6	10
Grid 2409 TOTAL		44	47

63

Miami-Dade Police Department
Target Area - Police Grid(s): 2409
Summerville Development, Inc.; Hearing # 03-262 C-15



MDPD Crime Analysis System
September 20, 2004
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117 AV
For Thru

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code In ("A" , "B" , "C" , "D" , "E" , "H" , "I" , "J" , "K" , "L" , "M" , "N" , "P" , "Q" , "R" , "ZZ") and Dis.Incident Address contains "24751 SW 117 AV" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
		2409									

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117 AV
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.Police District Code in ("A" , "B" , "C" , "D" , "E" , "H" , "I" , "J" , "K" , "L" , "M" , "N" , "P" , "Q" , "R" , "ZZ") and Dis.Incident Address contains "24751 SW 117 AV" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
24751 SW 117 AV	C	2409	3	10/06/2003	0535724B		26R	09:02:12	09:07:37	09:16:00	C2306

1

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 ("2409")) 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
2409	13	SPECIAL INFORMATION/ASSIGNM	7
	14	CONDUCT INVESTIGATION	5
	15	MEET AN OFFICER	47
	17	TRAFFIC ACCIDENT	2
	18	HIT AND RUN	2
	19	TRAFFIC STOP	9
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	17
	26	BURGLARY	10
	27	LARCENY	4
	32	ASSAULT	2
	34	DISTURBANCE	3
	36	MISSING PERSON	2
	38	SUSPICIOUS PERSON	1
	39	PRISONER	7
	41	SICK OR INJURED PERSON	2
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	2

Total Signals for Grid 2409 : 131

Total Reported: 77 Total Not Reported: 54

Total for All Grids : 131

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 ("2409")) 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
2409	13	SPECIAL INFORMATION/ASSIGNM	17
	14	CONDUCT INVESTIGATION	37
	15	MEET AN OFFICER	146
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	27
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	7
	25	BURGLAR ALARM RINGING	99
	26	BURGLARY	16
	27	LARCENY	7
	28	VANDALISM	3
	29	ROBBERY	1
	32	ASSAULT	6
	34	DISTURBANCE	22
	36	MISSING PERSON	6
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	1
	39	PRISONER	7
	41	SICK OR INJURED PERSON	7
	54	FRAUD	2

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

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2409")) 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

Total Signals for Grid 2409 : 424

Total Reported: 260 Total Not Reported: 164

Total for All Grids : 424

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): 2409

Part I Crimes	Total Crimes
Grid 2409	
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	9
2400 - MOTOR VEHICLE THEFT	2
Grid 2409 TOTAL	23
Total Part I :	23

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): 2409

PART II Crimes	Total Crimes
Grid 2409	
2000 - ARSON	1
130B - SIMPLE ASSAULT	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3
260B - FRAUD CREDIT CARD/ATM	1
Grid 2409 TOTAL	6
Total PART II :	6

Grand Total: 29

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and (Ol.Reporting_Agency_Code = substring ("030" , 1 , 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2409")

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): 2409

Part I Crimes	Total Crimes
Grid 2409	
1200 - ROBBERY	1
2200 - BURGLARY	14
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	15
2400 - MOTOR VEHICLE THEFT	6
Grid 2409 TOTAL	38
Total Part I :	38

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

YEAR: 2003

Grid(s): 2409

PART II Crimes	Total Crimes
Grid 2409	
130B - SIMPLE ASSAULT	3
350B - ILLEGAL DRUG EQUIPMENT	1
260D - IMPERSONATION	2
Grid 2409 TOTAL	6
Total PART II :	6

Grand Total: 44

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 ("2409")

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 27th Avenue from 62nd Street to the Broward County line. Please, ask your staff to continue to signal any application whose address is on NW 27th 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

✓ l. Brown

Memorandum

MIAMI-DADE COUNTY

Date: December 2, 2004

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

From: Vivian Donnell Rodriguez, Director
Park and Recreation Department

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

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

DATE: May 3rd, 1999

SUBJECT: Concurrency Approval

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

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Original to Helen Brown
cy to Al Torres

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

MEMORANDUM

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

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

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

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

		RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	Trash [8]	Total [1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
** TOTAL @ 1.72M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
*** TOTAL @ 1.71M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (Includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

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

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

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: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	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
[illegible]:	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

107.07-17A

MEMORANDUM

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

DATE: January 9, 2004

SUBJECT: Enforcement Histories for Community Zoning Appeals Board #15, Zoning Meeting on January 20, 2004

FROM: Carlos Alvarez, Director
Miami-Dade Police Department

Received by Zoning Agenda Coordinator JAN 13 2004

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

- Grid 2381 — Mark H. Schofield; Hearing **# 02-149**
  Location: 23520 SW 119 Avenue
- Grid 2558 — Special Homes Corp.; Hearing **# 03-252**
  Location: Northeast corner of SW 294 St. and SW 144 Av.
- Grid 2353 — H.R. Realty & Investments, Inc.; Hearing **# 02-305**
  Location: North of SW 232 St. and east of SW 107 Av.
- Grid 2409 — Summerville Development, Inc.; Hearing **# 03-262**
  Location: 24751 SW 117 Avenue
- Grid 2487 — D & G Properties, Inc.; Hearing **# 00-157**
  Location: 26755 South Dixie Highway
- Grid 2246 — Superior Developers Corp.; Hearing **# 01-408**
  Location: Southwest corner of SW 198 St. and Old Cutler Rd.
- Grid 2247 — Superior Developers Corp.; Hearing **# 03-245**
  Location: Southeast of Old Cutler Rd & northeast of SW 87 Av.

There are seven attachments which represent the above seven hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar years 2002 and 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on January 5, 2004, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I

Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Numbers (Address*)	Hearing Numbers	Total Calls-For-Service 2002	Total Calls-For-Service 2003	Total Part I & II Crimes 2002	Total Part I & II Crimes 2003
2381 23520 SW 119 Av*	02-149	65 0*	72 0*	8	5
2558	03-252	1041	1058	88	86
2353	02-305	2009	1735	213	149
2409 24751 SW 117 Av*	03-262	131 0*	424 1*	29	44
2487 26755 S Dixie Hwy*	00-157	2103 0*	2012 0*	157	96
2246	01-408	157	108	3	12
2247	03-245	791	666	75	44

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

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

CA/par
Attachments (7)

Miami-Dade Police Department
Target Area - Police Grid(s): 2409
Summerville Development, Inc.; Hearing # 03-262

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

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2409")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2409	13	SPECIAL INFORMATION/ASSIGNMENT	7
	14	CONDUCT INVESTIGATION	5
	15	MEET AN OFFICER	47
	17	TRAFFIC ACCIDENT	2
	18	HIT AND RUN	2
	19	TRAFFIC STOP	9
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	17
	26	BURGLARY	10
	27	LARCENY	4
	32	ASSAULT	2
	34	DISTURBANCE	3
	36	MISSING PERSON	2
	38	SUSPICIOUS PERSON	1
	39	PRISONER	7
	41	SICK OR INJURED PERSON	2
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	2

Total Signals for Grid 2409 : 131

Total Reported: 77 Total Not Reported: 54

Total for All Grids : 131

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-12-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2409")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2409	13	SPECIAL INFORMATION/ASSIGNMENT	17
	14	CONDUCT INVESTIGATION	37
	15	MEET AN OFFICER	146
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	27
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	7
	25	BURGLAR ALARM RINGING	99
	26	BURGLARY	16
	27	LARCENY	7
	28	VANDALISM	3
	29	ROBBERY	1
	32	ASSAULT	6
	34	DISTURBANCE	22
	36	MISSING PERSON	6
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	1
	39	PRISONER	7
	41	SICK OR INJURED PERSON	7
	54	FRAUD	2

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-12-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2409")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2409 :			**424**
Total Reported: 260		**Total Not Reported: 164**	

Total for All Grids : 424

Miami-Dade Police Department

Address Query for Events occurring at 24751 SW 117 AV
For 1/1/02 Thru

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A" , "E" , "J" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "24751 SW 117 AV" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit

Miami-Dade Police Department

Address Query for Events occurring at 24751 SW 117 AV
For 1/1/03 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A" , "E" , "J" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "24751 SW 117 AV" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
24751 SW 117 AV	C	2409	3	10/06/2003	0535724B		26R	09:02:12	09:07:37	09:16:00	C2306

1

Miami-Dade Police Department

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

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2409

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	9
2400 - MOTOR VEHICLE THEFT	2

Prompt Variable Used: All County: N

Grid(s): 2409

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3
260B - FRAUD CREDIT CARD/ATM	1

Grand Total: 29

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2409")) and OI.Reporting_Agency_Code = "030"

Miami-Dade Police Department

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

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2409

PART I Crimes	Total Crimes
1200 - ROBBERY	1
2200 - BURGLARY	14
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	15
2400 - MOTOR VEHICLE THEFT	6

Prompt Variable Used: All County: N

Grid(s): 2409

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	3
350B - ILLEGAL DRUG EQUIPMENT	1
260D - IMPERSONATION	2

Grand Total: 44

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2409")) and OI.Reporting_Agency_Code = "030"

107.07-17A

MEMORANDUM

C-15
#03-262

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

DATE: December 4, 2003

SUBJECT: Enforcement Histories for Community Council Board #15 Zoning Meeting on December 9, 2003

FROM: Carlos Alvarez, Director
Miami-Dade Police Department

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

- Grid 2435 — Iglesia Casa De Adoracion; Hearing # **02-60**
  Location: 13580 SW 252 Street
- Grid 2354 — H.R. Realty & Investments, Inc.; Hearing # **02-305**
  Location: Lying north of theoretical SW 232 Street and east of theoretical SW 107 Avenue
- Grid 6537 — F.V. Construction Corp.; Hearing # **03-162**
  Location: Southwest corner of SW 280 Street and SW 132 Avenue
- Grid 2409 — Summerville Development, Inc.; Hearing # **03-262**
  Location: 24751 SW 117 Avenue

There are four attachments which represent the above four hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar year 2002, and January through September of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crimes information were extracted from the Crime Information Warehouse on November 28, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below on the next page:

Diane O'Quinn Williams, Director

December 4, 2003

Grid Numbers (Address*)	**Hearing Numbers**	Total Calls-For-Service 2002	2003 (Jan-Oct)	Total Part I & II Crimes 2002	2003 (Jan-Oct)
2435 13580 SW 252 St*	**02-60**	697 9*	633 12*	65	71
2354	**02-305**	0	4	0	0
6537	**03-162**	452	547	48	36
2409 24751 SW 117 Av*	**03-262**	131 0*	337 1*	29	38

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

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

CA/par
Attachments (4)

Miami-Dade Police Department
Target Area - Police Grid(s): 2409
Summerville Development, Inc.; Hearing # 03-262

Police Grids Boundaries
Boundary

MDPD Crime Analysis System
November 28, 2003
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2409")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2409	13	SPECIAL INFORMATION/ASSIGNMENT	7
	14	CONDUCT INVESTIGATION	5
	15	MEET AN OFFICER	47
	17	TRAFFIC ACCIDENT	2
	18	HIT AND RUN	2
	19	TRAFFIC STOP	9
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	17
	26	BURGLARY	10
	27	LARCENY	4
	32	ASSAULT	2
	34	DISTURBANCE	3
	36	MISSING PERSON	2
	38	SUSPICIOUS PERSON	1
	39	PRISONER	7
	41	SICK OR INJURED PERSON	2
	49	FIRE	2
	52	NARCOTICS INVESTIGATION	2

Total Signals for Grid 2409 : 131

Total Reported: 77 **Total Not Reported: 54**

Total for All Grids : 131

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

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2409")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
2409	13	SPECIAL INFORMATION/ASSIGNMENT	15
	14	CONDUCT INVESTIGATION	22
	15	MEET AN OFFICER	119
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	17
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	4
	22	AUTO THEFT	5
	25	BURGLAR ALARM RINGING	85
	26	BURGLARY	15
	27	LARCENY	7
	28	VANDALISM	1
	29	ROBBERY	1
	32	ASSAULT	3
	34	DISTURBANCE	16
	36	MISSING PERSON	6
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	1
	39	PRISONER	7
	41	SICK OR INJURED PERSON	3
	54	FRAUD	2

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

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("2409")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 2409 :			337
Total Reported: 197		Total Not Reported: 140	

Total for All Grids : 337

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117 AV
For 1/1/02 Thru

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A" , "E" , "J" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "24751 SW 117 AV" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit

0

Miami-Dade Police Department
Address Query for Events occurring at 24751 SW 117 AV
For 1/1/03 Thru 2003-10-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01" and Dis.Police District Code in ("A" , "E" , "J" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "24751 SW 117 AV" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
24751 SW 117 AV	C	2409	3	10/06/2003	0535724B		26R	09:02:12	09:07:37	09:16:00	C2306

1

Miami-Dade Police Department

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

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2409

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	10
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	9
2400 - MOTOR VEHICLE THEFT	2

Prompt Variable Used: All County: N

Grid(s): 2409

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3
260B - FRAUD CREDIT CARD/ATM	1

Grand Total: 29

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2409")) and OI.Reporting_Agency_Code = "030"

Miami-Dade Police Department

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

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2409

PART I Crimes	Total Crimes
1200 - ROBBERY	1
2200 - BURGLARY	12
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	13
2400 - MOTOR VEHICLE THEFT	5

Prompt Variable Used: All County: N

Grid(s): 2409

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	2
350B - ILLEGAL DRUG EQUIPMENT	1
260D - IMPERSONATION	2

Grand Total: 38

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-11-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2409")) and OI.Reporting_Agency_Code = "030"

MEMORANDUM

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

FROM: Roosevelt Bradley, Director
Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket Concurrency Approval for Transit

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

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

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

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

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

RECEIVED
OCT 21 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

03 OCT 17 PM 1:17
MIAMI-DADE COUNTY
FLORIDA

MEMORANDUM

Helen B.

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

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

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

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

Attachment

VDR: WHG:BF:RK

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

Original to Helen Brown
cy to Al Torres

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

MEMORANDUM

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

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

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

MEMORANDUM

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

DATE: May 3rd, 1999

SUBJECT: Concurrency Approval

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

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

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 [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	Trash [8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (Includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

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

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 600,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

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

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

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

MEMORANDUM

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

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES
@1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

REMAINING CAPACITY BY FACILITY Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5 cell 5 has not been constructed Once ashfill capacity is used up ash goes to South Dade Assumes all unders consumes capacity whether or not it is used as cover
***North Dade capacity represents buildout of the facility When North Dade landfill capacity is depleted trash is exported
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management Dated October 1999

MEMORANDUM

Helen B.

TO:	Dianne O'Quinn-Williams, Director Department of Planning and Zoning	*DATE:*	September 18, 2003
FROM:	Vivian Donnell Rodriguez, Director Park and Recreation Department	*SUBJECT:*	Concurrency Approval

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

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

Attachment

VDR: WHG:BF:RK

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

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

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

MEMORANDUM

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

DATE: October 14, 2003

SUBJECT: FY04 Blanket Concurrency Approval for Transit

FROM: Roosevelt Bradley, Director
Miami Dade Transit

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

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

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

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

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

RECEIVED
OCT 21 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

Original to Helen Brown
cy to Al Jones

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

MEMORANDUM

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

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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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 10 2003

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

		RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	
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RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
** TOTAL @ 1.72M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
*** TOTAL @ 1.71M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)

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2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

MEMORANDUM

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

DATE: May 3rd, 1999

SUBJECT: Concurrency Approval

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

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser