

2. MIGUEL A. BRIZUELA
(Applicant)

07-4-CZ14-1 (05-285)
BCC/District 9
Hearing Date: 10/4/07

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

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

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

1

APPLICANT'S NAME: MIGUEL A. BRIZUELA

REPRESENTATIVE: MIGUEL A. BRIZUELA & SON BRIZUELA JR. (attorney)

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
07-4-CZ14-1 (05-285)	APRIL 18, 2007	CZAB14	07

REQ: AU to RU-1

REC: DWOP

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>JUNE 19, 2007</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> TO BE READVERTISED AS EU-M PER APPLICANT'S REQUEST. MAY REQUIRE VARIANCES AS EU-M PARCELS.		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	M	Wilbur B. BELL	X		
MADAME VICE-CHAIR	S	Dawn Lee BLAKESLEE	X		
MS.		Rose L. EVANS-COLEMAN			X
DR.		Pat WADE	X		
CHAIRMAN		Curtis LAWRENCE (C.A.)	X		
VOTE:			4	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: LEIGH MACDONALD

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

APPLICANT: Miguel A. Brizuela

PH: Z05-285 (07-4-CZ14-1)

SECTION: 31-55-40

DATE: October 4, 2007

COMMISSION DISTRICT: 9

ITEM NO.: 2

A. INTRODUCTION

o **REQUESTS:**

Miguel A. Brizuela is appealing the decision of the Community Zoning Appeals Board #14 which approved request #1 and denied without prejudice request #2:

(1) AU to EU-M

(2) Applicant is requesting to permit 2 lots with a frontage of 97.51' (120 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under Section 33-311(A)(14) (Alternative Site Development Option for Single Family or Duplex Dwellings) or under Section 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 "Waiver of Plat", as prepared by Jose Diaz, consisting of 1 sheet, dated stamped received 05-08-07. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:** The applicant is appealing the decision of Community Zoning Appeals Board #14 (CZAB-14) which denied without prejudice the request to permit 2 lots with less frontage than required. CZAB-14 approved the request to rezone the property from AU, Agricultural District, to EU-M, Single-family Modified Estate District.

o **LOCATION:** The southeast corner of SW 112 Avenue and SW 170 Terrace, Miami-Dade County, Florida.

o **SIZE:** 0.72 Acre

o **IMPACT:** The rezoning of this less than one acre property will have a minimal impact on public services. The approval of request to subdivide the property into 2 lots with less frontage than required could visually impact the surrounding area and disrupt the blockface of the existing block.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. 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, 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

- 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 chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations 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; Vacant property

Low Density Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: EU-M; Single-family residences

Low Density Residential, 2.5 to 6 dua

SOUTH: EU-M; Single-family residences

Low Density Residential, 2.5 to 6 dua

EAST: EU-M; Single-family residence

Low Density Residential, 2.5 to 6 dua

WEST: RU-3; Condominiums

Low Density Residential, 2.5 to 6 dua

The subject property is located on the southeast corner of SW 112 Avenue and SW 170 Terrace. The area to the north, south and east is developed with single-family residences, a condominium development is located to the across SW 112 Avenue to the west of the subject property. The 0.72-acre parcel is located over four (4) miles east of and inside the Urban Development Boundary (UDB).

E. SITE AND BUILDINGS:

Site Plan Review:

(Subdivision plan submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection / 2 students

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The applicant, Miguel A. Brizuela is appealing the decision of the Community Zoning Appeals Board #14 (CZAB-14), which, after approving a district boundary change from AU, Agricultural District, to EU-M, Single-family Modified Estate District, (request #1), on the subject property denied without prejudice a request to permit 2 lots with a frontage of 97.51' where 120' is required (request #2), on June 16, 2007, pursuant to Resolution No.CZAB14-20-07. On July 9, 2007, the applicant appealed the CZAB-14's decision to the Board of County Commissioners (BCC) citing that the requested non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, and the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. The applicant is not appealing CZAB-14's approval of request #1.

The applicant is requesting to change the zoning on the property from AU, Agricultural District, to EU-M, Modified Estate Residential District, and a request to permit 2 proposed lots with less lot frontage than required. The applicant has submitted a subdivision site plan demonstrating the

planned configuration of the 0.72-acre site into two (2) EU-M zoned lots, both with lot frontages of 97.51' (request #2). As previously mentioned, CZAB-14 approved the EU-M zoning on the subject property but denied without prejudice the lot frontage request as shown on the accompanying site plan. The plan illustrates that both lots have been configured to front on SW 170 Terrace. The EU-M zoning district requires lots to be developed with a minimum lot area of 15,000 sq. ft. net, with a minimum lot frontage of 120' and a minimum lot depth of 115'. Staff notes that due to the exceptional depth of 160.02' of the subject property, both proposed EU-M lots comply with the required EU-M regulations pertaining to depth and lot area. The proposed eastern lot is to have a lot area of 15,601 sq. ft., while the proposed western lot is to have a lot area of 15,462 sq. ft. The 0.72-acre subject property is a vacant parcel of land located on the southeast corner of SW 112 Avenue and SW 170 Terrace. The properties to the north, south and east are zoned EU-M, and developed with single-family residences on parcels of land with lot areas ranging in size from 15,246 sq. ft. (0.35 acre) to 21,760 (0.5 acre). As such, the applicant's proposed lots of 15,601 sq. ft. and 15,462 sq. ft. would not be out of scale with the neighboring properties. The properties to the west are zoned RU-3, Four Unit Apartment House District, and developed as one-story apartments. The property is located over four (4) miles to the east of and inside the Urban Development Boundary (UDB) line, and approximately one-quarter mile to the east of the Homestead Extension of the Florida Turnpike (HEFT).

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. They have indicated that since the subject property contains a grove, a Miami-Dade County tree removal permit will be required prior to the removal or relocation of any trees. Further, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate an additional 3 PM daily peak hour **vehicle trips**. Their memorandum further indicates that the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the roadways, which are currently operating at LOS "A", "B" and "D". Miami-Dade County Public Schools (**MDCPS**) has indicated that the proposed zoning will bring 2 additional **students** into the area's public schools. They indicate that Pine Lake Elementary, Richmond Heights Middle and Miami Southridge Senior High School are the schools that will be affected by this development, which are currently operating at 89%, 115% and 138% of FISH (Florida Inventory of School Houses) utilization, respectively. MDCPS and the applicant have held a dialogue and the applicant has voluntarily proffered a Declaration of Restrictions to the School Board in order to provide a monetary donation over and above impact fees.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Low Density Residential** use, which permits a minimum of 2.5 to a maximum of 6 units per acre, for a minimum of one (1) to a maximum of four (4) units on the 0.72-acre subject property. Therefore, the applicant's proposal of two (2) residential lots is within the numerical threshold allowed under the LUP map density designation, and is **consistent** with the LUP map's Low Density Residential designation of the CDMP. Further, staff is of the opinion that the proposed zone change to EU-M, along with the accompanying non-use variance of lot frontage requirements, is **compatible** with the existing EU-M zoned single-family residences immediately adjacent to the subject property to the north, south and east.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development conforms to the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed EU-M

zoning would be consistent with the **Low Density Residential** LUP map designation of the CDMP and the proposed lots would be compatible with the scale of the neighboring lot sizes to the east, north and south of the subject property currently developed with single-family residences on EU-M zoned parcels of land. The two neighboring properties to the north contain 16,770 sq. ft. and 15,480 sq. ft. of lot area. The abutting property to the east contains 19,200 sq. ft. of lot area and the two abutting properties to the south contain 21,760 sq. ft. and 21,120 sq. ft. of lot area. The requested EU-M zoning would allow the development of lots with a minimum net lot area of 15,000 square feet net. Staff opines that a rezoning of the subject property to EU-M as proposed in request #1 would be **compatible** with the surrounding properties and **consistent** with the LUP map designation of the CDMP, and the numerical threshold for density permitted therein. When considering district boundary changes, the Board shall also consider if the proposed development will have a favorable or unfavorable impact on public services and the environment. Staff notes that, as indicated by the memorandum submitted by DERM, the proposed development will not have an unfavorable impact on public services or on the environment. Additionally, when considering zone changes, the Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County; staff opines that the proposed zoning would not have an unfavorable impact on the economy and would provide an opportunity to address housing needs within Miami-Dade County. Moreover, the proposed development does not unduly burden or affect public transportation facilities as indicated in the Public Works Department's memorandum submitted for this application. The surrounding area is zoned EU-M to the north, south and east and developed with single-family residences on parcels which comply with the requirement of the EU-M zoning district to have a minimum of 15,000 sq. ft. in area. The applicant's request to rezone the subject property from AU to EU-M with the accompanying non-use variance request would permit parcels as shown on the submitted plan with minimum lot areas of 15,500 sq. ft. As previously mentioned, the applicant has submitted a revised land division plan indicating the intent to subdivide the 0.72-acre parcel into two buildable residential lots with less lot frontage than required. The proposal indicates that the two smaller lots with 0.35 net acre (15,462.7 sq. ft.) and 0.36 net acre (15,601.7 sq. ft.) will front on SW 170 Terrace. As previously mentioned, the surrounding area is predominantly zoned EU-M. In 1970, 15 acres of land that surround the subject property to the north, south and east were approved for a district boundary change from AU to EU-M, pursuant to Resolution No. Z-126-70. The subject property was not included in said application and, therefore, became a remnant AU-zoned parcel surrounded on three sides by EU-M zoned residential lots. Additionally, in 1965, the Board of County Commissioners (BCC) approved an application that sought to rezone an 82-acre site from AU to RU-1 and RU-3 for a residential development, pursuant to Resolution No. Z-183-65, which is the neighboring RU-3 development on the west side of SW 112 Avenue.

In staff's opinion, the request to rezone the property to EU-M as approved by CZAB-14 concludes a logical zoning for a property that was originally excluded from a 15-acre area rezoned to EU-M and removes a remnant AU-zoned property which is no longer compatible with the surrounding established residential area. The rezoning to EU-M of the 0.72-acre parcel contributes towards creating a harmonious zoning enclave, and establishing SW 112 Avenue as a clear line of demarcation between the existing higher density, RU-3 zoned land to the west and the lower density EU-M zoning to the east, north and south. Staff is also of the opinion that the proposed two residential lots would be more in scale and compatible with the area, which is characterized by parcels of land with lot areas ranging in area from 15,480 sq. ft. to 21,760 sq. ft., even though staff acknowledges that there are no other lots in the area with frontages as narrow as what is requested. Based on all of the aforementioned, staff is of the opinion that the request for a zone change to EU-M is **compatible** with the area.

When analyzing request #2, to permit 2 lots with a frontage of 97.51' (120' required), under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff is of the opinion that the request

maintains the basic intent and purpose of the zoning, subdivision and other land use regulations. As previously mentioned, staff is supportive of the requested district boundary change to EU-M as approved by CZAB-14. Staff notes that the site is otherwise oversized and contains 30,492 sq. ft. in area with a lot depth of 160.02' and a lot frontage of 195.02'. The EU-M zoning district mandates that EU-M lots have, at a minimum, a lot area of 15,000 sq. ft, a lot depth of 115' and a lot frontage of 120'. The neighboring EU-M properties that abut the subject property to the north, south and west were platted in 1970 as the Green Hills Estates Subdivision (PB: 89-70) and contain lots with frontages that range from a minimum of 120' to a maximum of approximately 138' and lot areas ranging in size from 15,480 sq. ft. to 21,760 sq. ft. As such, staff opines that the development of the 0.72-acre site with only one single-family residence would be out of scale with the neighboring properties as the 0.72-acre subject property would be a greatly larger building site in area than the adjacent EU-M zoned properties. Although the properties located on the block to the north of the subject property, still within the Green Hills Estate Subdivision and also fronting SW 170 Terrace, were platted with the minimum lot frontage of 120', in staff's opinion, approval of two lots with the substandard-sized frontage of 97.51' each would not detrimentally impact the surrounding residential area. Staff opines that although the requested frontages are 81.25% of the required amount, the visual impact will be mitigated by the proposed standard-sized lots that meet the lot area and lot depth requirements of the EU-M zoning district. As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV).

When analyzing request #2 under the Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), staff notes that the ASDO Standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis of the request under the ASDO Standards. As such, the request cannot be approved under same and, therefore, staff recommends denial without prejudice of request #2 under Section 33-311(A)(14) (ASDO).

When analyzing request #2 under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would be required to prove that the request is due to unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. This application does not comply with the standards of said section since the property can be utilized in accordance with the EU-M zoning regulations. Therefore, staff recommends denial without prejudice of request #2 under Section 33-311(A)(4)(c) (ANUV).

Accordingly, staff notes that the proposed rezoning of the subject property to EU-M (request #1) is **consistent** with the LUP map Low Density Residential designation of the CDMP and, in staff's opinion, approval of the district boundary change and the accompanying non-use variance request are **compatible** with the surrounding area. Therefore, staff recommends approval of the zone change to EU-M (request #1), approval of the appeal and approval with conditions of request #2.

- I. **RECOMMENDATION:** Approval of the zone change to EU-M (request #1), approval of the appeal and approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV); and denial without prejudice of request #2 under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).
- J. **CONDITIONS:** The following conditions pertain to request #2:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, 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 "Waiver of Plat", as prepared by Jose Diaz, consisting of 1 sheet, dated stamped received 05-08-07. Except as may be specified by any zoning resolution applicable to the subject property, any development on the property which conforms to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant comply with all applicable conditions and requirements of the Public Works Department (PWD) and the Department of Environmental Resources Management (DERM).

DATE INSPECTED: 04/07/06
DATE TYPED: 07/05/06
DATE REVISED: 07/06/06; 01/19/07; 03/08/07; 03/21/07; 04/10/07; 05/08/07; 05/17/07;
06/06/07; 08/01/07; 08/14/07; 08/15/07; 08/17/07
DATE FINALIZED: 09/06/07
SB:MTF:LVT:JGM



Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: October 11, 2005

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

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: C-14 #Z2005000285
Miguel A. Brizuela
SW corner of SW 112th Avenue and SW 170th Terrace
District Boundary Change from AU to RU-1
(AU) (.72 Ac.)
31-55-40

The Department of 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 Miami-Dade County, Florida (the Code). 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 the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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:

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/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains tree resources; Section 24-49 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. 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:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP 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: MIGUEL A. BRIZUELA

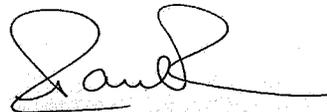
This Department has no objections to this application.

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 3 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
F-56	SW 152 St. e/o SW 112 Ave.	B	B
9728	SW 107 Ave. s/o SW 160 St.	D	D
9876	SW 184 St. w/o SW 117 Ave.	A	A

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



Raul A Pino, P.L.S.

22-MAY-07



Miami-Dade County Public Schools

giving our students the world

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

Chief Facilities Officer
Jaime G. Torrens

Planning Officer
Ana Rijo-Conde, AICP

March 19, 2007

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

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

RECEIVED
MAR 23 2007

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Re: No. 05-285 Miguel Brizuela
Southwest Corner of SW 112 Avenue and SW 170 Terrace

Dear Ms. Fojo:

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

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities, Homestead Middle School and South Dade Senior High School, meet the referenced review threshold (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant to discuss the impact of the proposed development on public schools. **The District is grateful that the applicant took the time to discuss with the School District possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application.**

As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Maria Teresa Fojo
March 19, 2007
Page 2

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:

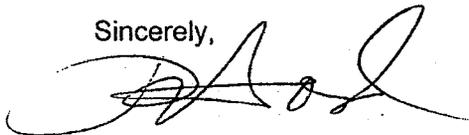
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 3-unit development is estimated to generate approximately \$7,200 (\$2,400 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:rr
L-447
Attachment

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

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-285, Miguel A. Brizuela (CC14)
REQUEST: Zone change from AU to RU-1
ACRES: .72 acres
LOCATIONS: Southwest Corner of SW 112 Avenue and SW 170 Terrace
**MSA/
MULTIPLIER:** 5.8/.72
**NUMBER OF
UNITS:** 3 single-family units
**ESTIMATED
STUDENT
POPULATION:** 2 students*
ELEMENTARY: 1
MIDDLE: -
SENIOR: 1
SCHOOLS SERVING AREA OF APPLICATION:
ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.
MIDDLE: Richmond Heights Middle – 15015 SW 103 Ave.
SENIOR HIGH: Miami Southridge Senior -19355 SW 114 Avenue

All schools are located in Regional Center VI

* 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 September 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Pine Lake Elementary	567	638	89%	18	86%
	568 *		89%		87%
Richmond Heights Middle	1,318	1,145	115%	158	101%
	*				
Miami Southridge Senior	3,682	2,662	138%	190	129%
	3,683 *		138%		129%

* increased student population as a result of the proposed development.

Notes:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2006-2010, dated July 2006:

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Jorge Mas Canosa Middle/ State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2232 student stations)	Construction	School Opening 2007
K-8 Conversion at F. C. Martin Elementary School (Richmond Heights Middle School Relief) (675 student stations)	Construction	School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5Year Plan)	638
Estimated Permanent Middle Seats (Current and Proposed in 5Year Plan)	405
Estimated Permanent Senior High seats (Current and Proposed in 5Year Plan)	2662

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$13,098.

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

ELEMENTARY	Does not meet the threshold
MIDDLE	Not impacted by proposed development
SENIOR	1 x \$ 21,139 = \$ 21,139

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

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
ELEMENTARY SCHOOLS (K-5 – unless otherwise noted)					
0510	Archimedean Academy 12425 SW 72 St. Miami, FL 33183 www.archimedean.org	Ms. Pat Booth pbooth@dadeschools.net	305 640-6278/79/80/81 305 675-8448 Fax 702 993-1328 Fax <i>Electronic</i>	VI	8
4060	<i>Opened August 2006</i> Cooperative Charter School 1743-51 NW 54 St. Miami, FL 33161 http://www.cooperativecs.org	Dr. John Johnson johnsonj@dadeschools.net	305 693-2541 305 693-2543 Fax	III	2
3030	Doral Academy 2450 NW 97 Ave. Doral, FL 33172 http://doralacademy.dadeschools.net	Ms. Ileana Gomez ileanagomez@dadeschools.net	305 597-9999 305 591-2689 Fax	III	5
3600	Grades K-6 Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128 http://www.downtowncharter.org	Mr. Paul Thompson paulthompson@dadeschools.net	305 579-2112 305 579-2115 Fax	IV	6
4070	Early Beginnings Academy – Civic Center 1411 NW 14 Ave. Miami, Florida 33125 <i>Pre-K and Kindergarten for Special Education only</i>	Ms. Leigh Kapps 926215@dadeschools.net	305 325-1080 305 325-1044 Fax	IV	5
4080	Early Beginnings Academy – North Shore 985 NW 91 St. Miami, FL 33150 <i>Pre-K and Kindergarten for Special Education only</i>	Ms. Carol Byrd 926121@dadeschools.net	Temporary: 305 835-9006 305 696-1688 Fax	III	2
0302	<i>Opened August 2006</i> EXcel Academy Charter School 6001 NW 8 Ave. Miami, FL 33127	Mr. Ralph Brantley rbrantley@dadeschools.net	305 751-6770 305 751-6771 Fax	III	2
0100	Mater Academy 7700 NW 98 St. Hialeah Gardens, FL 33016 http://materacademy.dadeschools.net	Ms. Kim Guillarte kimguillarte@dadeschools.net	305 698-9900 305 698-3822 Fax	I	4
3100	Mater Academy East Charter School 450 SW 4 St. Miami, FL 33130 http://materacademyeast.dadeschools.net	Ms. Beatriz Riera briera@dadeschools.net	305 324-4667 305 324-6580 Fax	IV	6

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
0312	<i>Opened August 2006</i> Mater Gardens Academy 9010 NW 178 Ln. Miami Gardens, FL 33018 http://matergardens.dadeschools.net	Ms. Lourdes Isla-Marrero lmarrero@dadeschools.net	305 512-9775 305 512-3708 Fax	I	4
4000	Miami Children's Museum Charter School 980 McArthur Causeway Miami, FL 33132 http://mcmcharter.dadeschools.net	Ms. Maria Mongeotti-Greer mongeotti-greer@dadeschools.net	305 329-3758 305 329-3767 Fax	II	3
0102	Grades K-6 Miami Community Charter School 101 SW Redland Rd. Florida City, FL 33034	Ms. Jila Rezaie jrezaie@dadeschools.net	305 245-2552 305 245-2527	VI	9
5010	Oxford Academy of Miami 10870 SW 113 Pl Miami, FL 33176	Dr. Pauline A. Young PaulineAYoung@dadeschools.net	305 598-4494 305 598-4475 Fax	V	7
0342	<i>Opened August 2006</i> Pinecrest Academy (South Campus) 15130 SW 80 St. Miami, FL 33193	Ms. Victoria Larrauri vlarrauri@dadeschools.net	305 386-0800 305 386-6298 Fax	VI	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175 http://Pinecrestpreparatoryacademy.dadeschools.net	Ms. Susie Dopico sdopico@dadeschools.net	Main: 305 207-1027 305 207-1897 Fax	V	8
0400	Renaissance Elementary Charter School 8360 NW 33 St. Miami, FL 33122 http://www.recscharter.org	Ms. Ana Cordal acordal@dadeschools.net	305 591-2225 305 591-2984 Fax	III	5
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ave., Bldg. 7 Miami, FL 33055 Mailing address: P.O. Box 173470 Hialeah, FL 33017-3470 Special Education only	Ms. Jeanine del Valle Jdelvalle1@dadeschools.net	305 623-9631 305 623-9621 Fax	I	1
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St., Bldg. 5 Miami, FL 33173 Special Education only	Ms. Lissa Gonzalez lgonzalez1@dadeschools.net	305 279-3064 305 279-3294 Fax	V	7
0520	Somerset Academy 18491 SW 134 Ave. Miami, FL 33177 http://somerselelem.dadeschools.net	Ms. Suzette Ruiz sruiz0520@dadeschools.net	305 969-6074 305 969-6077 Fax	VI	7

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
MIDDLE SCHOOLS (6-8)					
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183 www.archimedean.org	Ms. Vasiliki Moysidis vmoysidis@dadeschools.net	305 640-6278/79/80/81 305 675-8448 Fax 702 993-1328 Fax <i>Electronic</i>	VI	8
6070	ASPIRA Eugenio Maria de Hostos Youth Leadership Charter School One NE 19 St. Miami, FL 33132 http://fl.aspira.org/Wynwood/Charter/emh_charter.htm	Mr. Fernando Lopez flopez@dadeschools.net	305 576-1512 305 576-0810 Fax	IV	2
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033 http://fl.aspira.org/South/Charter/south_charter.htm	Dr. Monica Starke mstarke@dadeschools.net	305 246-1111 305 246-1433 Fax	VI	9
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161 http://fl.aspira.org/North/Charter/north_charter.htm	Ms. Iliana Peña idpena@dadeschools.net	305 893-8050 305 891-6055 Fax	II	1
6030	Doral Academy Charter Middle School 2601 NW 112 Ave. Doral, FL 33172 http://dachs.dadeschools.net/	Ms. Ofelia Alvarez Ofealvarez4@dadeschools.net	305 591-0020 305 591-9251 Fax	III	5
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	Ms. Sonia Mitchell smitchell@dadeschools.net	305 758-6912 305 758-6985 Fax	IV	2
6008	Lawrence Academy 777 West Palm Dr. Florida City, FL 33034	Dr. Keitha Burnett 926286@dadeschools.net	305 247-4800 305 247-4895 Fax	VI	9
6012	Mater Academy Charter Middle School 7901 NW 103 St. Hialeah Gardens, FL 33016 http://materacademyhigh.dadeschools.net	Mr. Kenneth Feria kferia@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
6033	<i>Opened August 2006</i> Mater Academy Lakes Middle School 5875 NW 163 St. Miami Lakes, FL 33014 <i>Temporary location for 2006-2007:</i> 9010 NW 178 Ln. Miami Gardens, FL 33018	Ms. Jennifer Share jshare@dadeschools.net	Temporary: 305 512-9775 305 512-3708 Fax	I	4

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
6042	<i>Opened August 2006</i> Mater Gardens Academy Middle School 9010 NW 178 Ln. Miami Gardens, FL 33018	Ms. Cecilia Telleria cbermeosolo@dadeschools.net	305 512-9775 305 512-3708 Fax	I	4
6022	Pinecrest Academy Charter Middle School 14301 SW 42 St. Miami, FL 33175 http://Pinecrestpreparatoryacademy.dadeschools.net	Ms. Maria Beatriz Nunez mbnunez@dadeschools.net	Main: 305 207-1027 305 207-1897 Fax	V	8
	<i>Kendall Greens campus:</i> 15130 SW 80 St. Miami, FL 33193		Kendall Greens: 305 386-0800 305 386-6298 Fax	VI	7
6028	Renaissance Middle Charter School 8360 NW 33 St. Miami, FL 33122 http://www.recscharter.org	Ms. Ana Cordal acordal@dadeschools.net	305 591-2225 305 591-2984 Fax	III	5
6004	Somerset Academy Charter Middle School 18491 SW 134 Ave. Miami, FL 33177	Ms. Sandra Grau sgrau@dadeschools.net	305 969-6074 305 969-6077 Fax	VI	7
6029	Spirit City Academy 285 NW 199 St. Miami Gardens, FL 33169 <i>Special Education only</i>	Ms. Cecilia Honeywood cahoneywood@dadeschools.net	305 614-0451 305 652-7377 Fax	II	1
K-8 CENTERS					
0950	Aventura City of Excellence Charter School 3333 NE 188 St. Aventura, FL 33180 http://www.aventuracharter.org	Dr. Katherine Murphy kmurphy@dadeschools.net	305 466-1499 305 466-1339 Fax	II	3
0113	Balere Language Academy 10600 Caribbean Blvd. Miami, FL 33189 http://www.balere.org/version2/academy/index.php	Ms. Rocka Malik rmalik@dadeschools.net	305 232-9797 305 232-4535 Fax	VI	9
0070	Coral Reef Montessori Academy Charter School 10853 SW 216 St. Miami, FL 33170 http://coralreefmontessori.dadeschools.net	Ms. Juliet King juking@dadeschools.net Ms. Lucy Canzoneri-Golden canzoneri-golden@dadeschools.net	305 255-0064 305 255-4085 Fax	VI	9
2060	The Theodore R. and Thelma A. Gibson Charter School <i>Temporary location:</i> 450 SW 4 St. Miami, FL 33130 http://gibsoncharter.dadeschools.net	Mr. Charles Bethel cbethel@dadeschools.net	305 324-1335 305 324-1343 Fax	IV	6

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
3610	Keys Gate Charter School 2000 SE 28 Ave. Homestead, FL 33035 http://www.keyscharter.org	Ms. Robin Sandler rsandler@dadeschools.net	305 230-1616 305 230-1347 Fax	VI	9
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150 http://www.lccschool.com	Ms. Katrina Wilson-Davis k.wilson-davis@dadeschools.net	305 751-2700 305 751-1316 Fax	II	2
0300	Rosa Parks Charter School/Florida City <i>K-5 students will be at this location:</i> 713 West Palm Drive Florida City, FL 33034 <i>6-8 students will be at this location:</i> 303 West Palm Drive Florida City, FL 33034	Ms. Marva de Silva mdesilva@dadeschools.net	305 246-3336 305 246-3340 Fax	VI	9
5050	Sunshine Academy 14550 NE 6 Ave. North Miami, FL 33161	Ms. Alcira Manzano amanzano@dadeschools.net	305 947-3650 305 947-3609 Fax	II	1
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33033	Dr. Cristina Cruz cristinacruz@dadeschools.net	305 248-6206 305 248-6208 Fax	VI	9
1020	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018 http://yccs.dadeschools.net/	Ms. Maritza Aragon maragon@dadeschools.net	305 819-8855 305 819-8455 Fax	I	4
MIDDLE/SENIOR HIGH SCHOOLS					
6040	Grades 6-12 Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33168	Ms. Marjorie Wessel 929618@dadeschools.net	305 754-2381 305 751-5833 Fax	II	2
6009	Grades 6-9 Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes anavaldes@dadeschools.net	305 324-4667 305 324-6580 Fax	IV	6

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
6027	Grades 8-12 Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125 <i>Special Education only</i>	Ms. Pamela Miller pammiller@dadeschools.net	Temporary: 305 325-1080 305 325-1044 Fax	IV	5
SENIOR HIGH SCHOOLS (9-12)					
7022	Academy of Arts & Minds 3138 Commodore Plaza Miami, FL 33133 http://www.aandm.net	Mr. Alex Tamargo atamargo@dadeschools.net	305 448-1100 305 448-9737 Fax	IV	6
7020	Doral Academy High School 11100 NW 27 St. Doral, FL 33172 http://dachs.dadeschools.net	Mr. Frank Jimenez fjimenez@dadeschools.net	305 597-9950 305 477-6762 Fax	III	5
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172 http://dachs.dadeschools.net	Ms. Eleonora Cuesta ecuesta@dadeschools.net	305 591-0020 305 591-9251 Fax	IV	6
7007	International Studies Charter High School 396 Alhambra Circle Coral Gables, FL 33134 http://ischs.dadeschools.net/	Mr. Victor Rodriguez vicrodriguez@dadeschools.net	305 442-7449 305 442-7729 Fax	IV	6
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 926264@dadeschools.net	305 643-9111 305 643-9141 Fax	IV	5
7017	<i>Opened August 2006</i> Life Skills Center Opa Locka 3400 NW 135 St. Opa locka, FL 33054	Mr. Erik Rashad erashad@dadeschools.net	305 685-1415 305 685-1614 Fax	III	2
7160	Mater Academy Charter High School 7901 NW 103 St. Hialeah Gardens, FL 33016 http://materacademyhigh.dadeschools.net	Ms. Judith Marty JMarty@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
7018	<i>Opened August 2006</i> Mater Academy Lakes High School 5875 NW 163 St. Miami Lakes, FL 33014 <i>Temporary location for 2006-2007:</i> 9010 NW 178 Ln. Miami Gardens, FL 33018	Mr. Rene Rovirosa rrovirosa@dadeschools.net	Temporary: 305 512-9775 305 512-3708 Fax	I	4

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn cmcguinn@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
7030	School for Integrated Academics & Technologies (SIATech) Main Campus: Homestead Job Corps Center 12350 SW 285 St., Homestead, FL 33033	Ms. Marjorie Lopez lopezma@dadeschools.net	Main: 305 258-9477 305 258-9584 Fax	VI	9
	North Campus: Miami Job Corps Center 3050 NW 183 St., Miami Gardens FL 33056		North Campus: 305 624-1144 305 624-9172 Fax	I	1
7042	Somerset Academy Charter High School SW 117 Ave. & 232 St., Miami, FL 33170 Temporary locations: 2601 NW 112 Ave., Doral, FL 33172 and 11100 NW 27 St., Doral, FL 33172 http://dachs.dadeschools.net	Mr. Jose Baca josebaca@dadeschools.net	Temporary numbers: 305 597-9950 305 477-6762 Fax	III	5

SCHOOL NAME	SCHOOL NAME
<ol style="list-style-type: none"> 1. Academy of Arts & Minds <i>(Senior High School)</i> 2. Archimedean Academy <i>(Elementary)</i> 3. Archimedean Middle Conservatory <i>(Middle)</i> 4. ASPIRA Eugenio Maria de Hostos Youth Leadership <i>(Middle)</i> 5. ASPIRA South Youth Leadership Charter School <i>(Middle)</i> 6. ASPIRA Youth Leadership Charter School <i>(Middle)</i> 7. Aventura City of Excellence Charter School <i>(K-8 Center)</i> 8. Balere Language Academy <i>(K-8 Center)</i> 9. Coral Reef Montessori Academy Charter School <i>(K-8 Center)</i> 10. Cooperative Charter School <i>(Elementary)</i> 11. Doctors Charter School of Miami Shores <i>(Middle/Senior)</i> 12. Doral Academy <i>(Elementary)</i> 13. Doral Academy High School <i>(Senior High School)</i> 14. Doral Academy Charter Middle School <i>(Middle)</i> 15. Doral Performing Arts & Entertainment Academy <i>(Senior High School)</i> 16. Downtown Miami Charter School <i>(Elementary K-6)</i> 17. Early Beginnings Academy – Civic Center <i>(Elementary)</i> 18. Early Beginnings Academy – North Shore <i>(Elementary)</i> 19. EXcel Academy <i>(Elementary)</i> 20. Florida International Academy <i>(Middle)</i> 21. International Studies Charter High School <i>(Senior High School)</i> 22. Keys Gate Charter School <i>(K-8 Center)</i> 23. Lawrence Academy <i>(Middle)</i> 24. Liberty City Charter School <i>(K-8 Center)</i> 25. Life Skills Center Miami-Dade County <i>(Senior High School)</i> 26. Life Skills Center Opa-Locka <i>(Senior High School)</i> 27. Mater Academy East Charter School <i>(Elementary)</i> 28. Mater Academy <i>(Elementary)</i> 29. Mater Academy Charter Middle School <i>(Middle)</i> 	<ol style="list-style-type: none"> 30. Mater Academy Charter High School <i>(Senior High School)</i> 31. Mater Academy Lakes High School <i>(Senior High School)</i> 32. Mater Academy Lakes Middle School <i>(Middle)</i> 33. Mater East Academy Middle School <i>(Middle/Senior)</i> 34. Mater Gardens Academy <i>(Elementary)</i> 35. Mater Gardens Academy Middle School <i>(Middle)</i> 36. Mater Performing Arts & Entertainment Academy <i>(Senior High School)</i> 37. Miami Children's Museum Charter School <i>(Elementary)</i> 38. Miami Community Charter School <i>(Elementary K-6)</i> 39. Oxford Academy of Miami <i>(Elementary)</i> 40. Pinecrest Academy Charter Middle School <i>(Middle)</i> 41. Pinecrst Academy (South Campus) <i>(Elementary)</i> 42. Pinecrest Preparatory Academy <i>(Elementary)</i> 43. Renaissance Elementary Charter School <i>(Elementary)</i> 44. Renaissance Middle Charter School <i>(Middle)</i> 45. Rosa Parks Charter School/Florida City <i>(K-8 Center)</i> 46. Sandor Wiener School of Opportunity <i>(Elementary)</i> 47. Sandor Wiener School of Opportunity, South <i>(Elementary)</i> 48. School for Integrated Academics & Technologies (SIATech) <i>(Senior High School)</i> 49. Somerset Academy <i>(Elementary)</i> 50. Somerset Academy Charter High School <i>(Senior High School)</i> 51. Somerset Academy Charter Middle School <i>(Middle)</i> 52. Spirit City Academy <i>(Middle)</i> 53. Sunshine Academy <i>(K-8 Center)</i> 54. The Charter School at Waterstone <i>(K-8 Center)</i> 55. Theodore R. and Thelma A. Gibson Charter School <i>(K-8 Center)</i> 56. Transitional Learning Academy <i>(Middle/Senior)</i> 57. Youth Co-Op Charter School <i>(K-8 Center)</i>

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

CHECKED BY R.C. AMOUNT OF FEE 6,838.18
S.H.A.H.

RECEIPT # I 200723266

DATE HEARD: 6/19/07

BY CZAB # 14

RECEIVED
205-285
JUL 09 2007
205-285
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

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. 07-4-CZ14-1 (05-285)

Filed in the name of (Applicant) Miguel A. Brizuela

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: Southeast corner of S.W. 112 Ave 3, Southwest 170 Terrace, Miami-Dade County

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

Appellant (name): Miguel A. Brizuela

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 non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, and the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community.

APPELLANT MUST SIGN THIS PAGE

Date: 6th day of July, year: 2007

Signed Miguel A. Brizuela

Miguel A. Brizuela
Print Name

10251 S.W. 72 St. #105, Miami, FL 33173
Mailing Address

305-630-9693 305-271-9277
Phone Fax

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

Miguel A. Brizuela, P.L.
Representing

Miguel A. Brizuela
Signature

Miguel A. Brizuela, Esq.
Print Name

10251 SW 72 St., suite 105
Address

Miami FL 33173
City State Zip

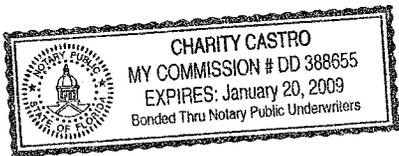
305-271-1716
Telephone Number

Subscribed and Sworn to before me on the 6th day of July, year 2007

[Signature]
Notary Public

(stamp/seal)

Commission expires:



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

STATE OF Florida

COUNTY OF Miam-Dade

Before me the undersigned authority, personally appeared Miguel A. Brizuela (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:

KG
Signature

Karen Gomez
Print Name

[Signature]
Signature

Eduardo Boutista
Print Name

Miguel A. Brizuela
Appellant's signature

Miguel A. Brizuela
Print Name

Sworn to and subscribed before me on the 06th day of July, year 2009

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

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

RESOLUTION NO. CZAB14-20-07

WHEREAS, MIGUEL A. BRIZUELA applied for the following:

- (1) AU to EU-M
- (2) To permit 2 lots each with a lot frontage of 97.51' (120' required).

Upon demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Waiver of Plat," as prepared by Jose Diaz, consisting of 1 sheet, dated stamped received 5/8/07.

SUBJECT PROPERTY: The west 230' of the south 160' of the north ½ of the SW ¼ of the NW ¼ of the NE ¼ all in Section 31, Township 55 South, Range 40 East, less the west 35' for right-of-way.

LOCATION: The southeast corner of S.W. 112 Avenue & S.W. 170 Terrace, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

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

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M (Item #1) 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 that the request to permit 2 lots each with a lot frontage of 97.51' (Item #2) would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance and should be denied, and

WHEREAS, a motion to approve Item #1, and deny Item #2 without prejudice, was offered by Wilbur B. Bell, seconded by Dawn Lee Blakeslee, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell	aye	Dr. Pat Wade	aye
Dawn Lee Blakeslee	aye		
	Curtis Lawrence	aye	

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, that the request to permit 2 lots each with a lot frontage of 97.51' (Item #2) be and the same is hereby denied without prejudice.

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 notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 19th day of June, 2007.

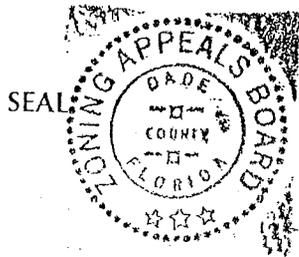
Hearing No. 07-4-CZ14-1
Is

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-20-07 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of June 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June 2007.



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



Memorandum

Date: 23-AUG-07
To: Subrata Basu, Interim Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2005000285

Fire Prevention Unit:

Fire Engineering and Water Supply has no objection to request to change from AU to EUM

Service Impact/Demand:

Development for the above Z2005000285 located at THE SOUTHEAST CORNER OF SW 112 AVENUE & SW 170 TERRACE, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 2145 is proposed as the following:

_____	dwelling units	_____	square feet
residential		industrial	
_____	square feet	_____	square feet
Office		institutional	
_____	square feet	_____	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 7:25 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 50, 9798 Hibiscus Street
 Rescue

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None

Fire Planning Additional Comments:

No objection to change from AU to EUM

TEAM METRO

ENFORCEMENT HISTORY

MIGUEL A. BRIZUELA

THE SOUTHEAST CORNER OF SW
112 AVENUE & SW 170 TERRACE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2005000285

HEARING NUMBER

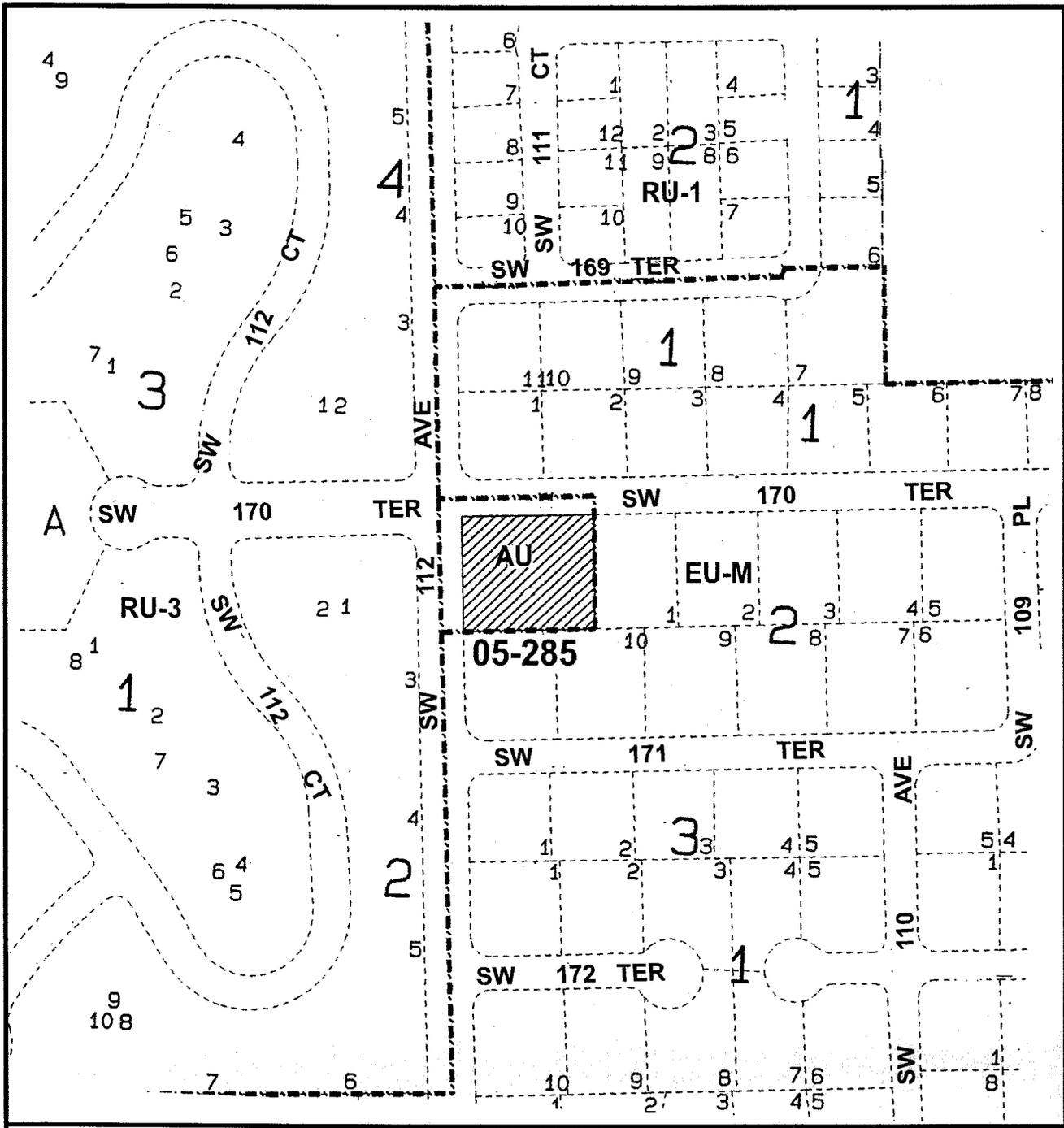
CURRENT ENFORCEMENT HISTORY:

There are no active cases for this property. There were three previous cases that are closed, the details are as follows:

200702000432 01/08/07 W/L issd-overgrowth-02/05/07 compliance-clsd.

200602004540 05/22/06 Sign on ROW rmd-insufficient info-case clsd.

200402002025 03/03/04 Insufficent overgrowth-case clsd.



**MIAMI-DADE COUNTY
HEARING MAP**

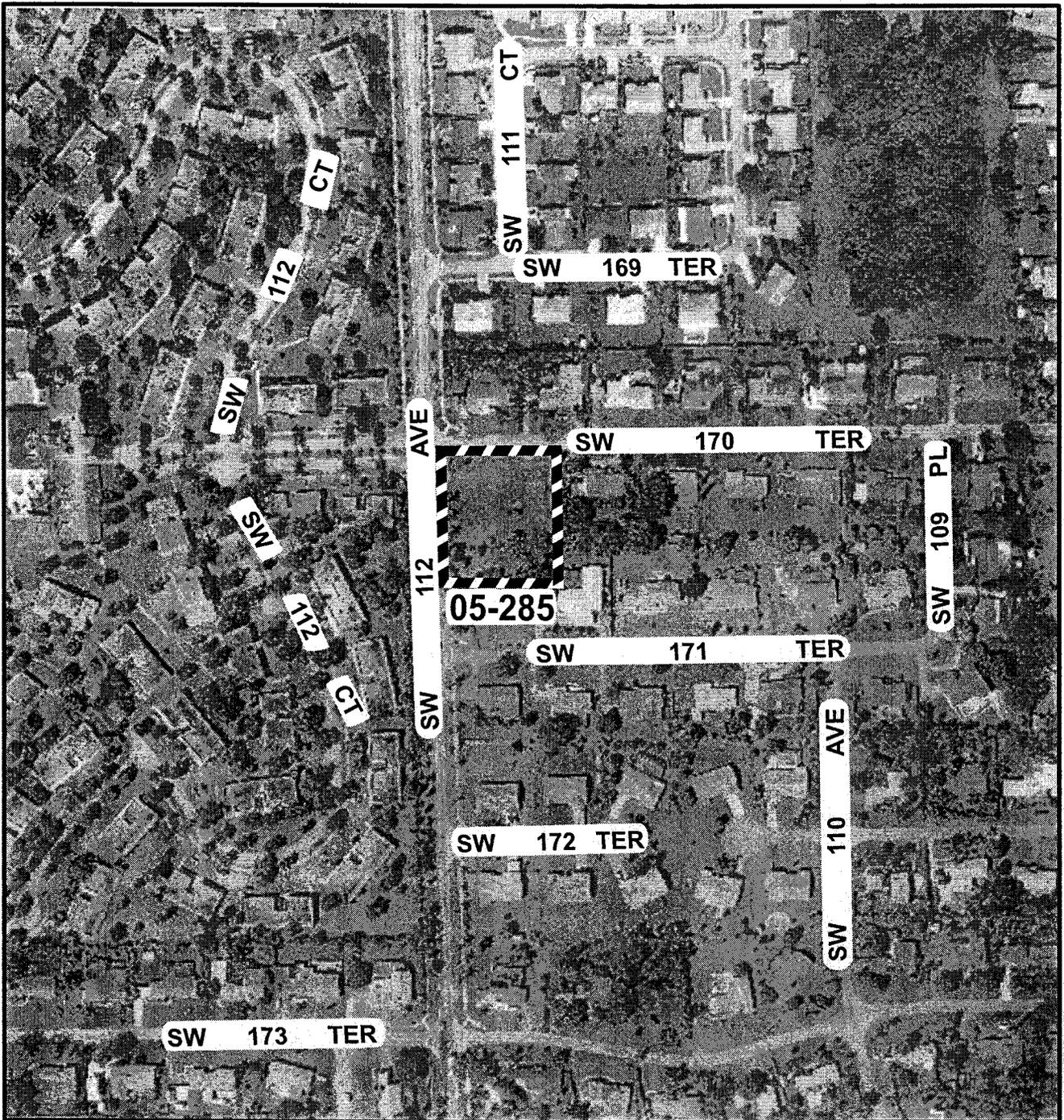
Section: 31 Township: 55 Range: 40
 Process Number: 05-285
 Applicant: MIGUEL A. BRIZUELA
 Zoning Board: C14
 District Number: 09
 Drafter ID: ERIC
 Scale: 1:200'



SUBJECT PROPERTY

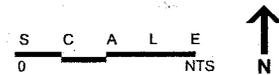


35



MIAMI-DADE COUNTY
AERIAL

Section: 31 Township: 55 Range: 40
Process Number: 05-285
Applicant: MIGUEL A. BRIZUELA
Zoning Board: C14
District Number: 09
Drafter ID: ERIC
Scale: NTS



 SUBJECT PROPERTY



C. MIGUEL A. BRIZUELA
(Applicant)

07-4-CZ14-1 (05-285)
Area 14/District 9
Hearing Date: 6/19/07

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

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

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

1

APPLICANT'S NAME: MIGUEL A. BRIZUELA

REPRESENTATIVE: MIGUEL A. BRIZUELA & SON BRIZUELA JR. (attorney)

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
07-4-CZ14-1 (05-285)	APRIL 18, 2007	CZAB14	07

REQ: AU to RU-1

REC: DWOP

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: JUNE 19, 2007 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 CONDITIONS

TO BE READVERTISED AS EU-M PER APPLICANT'S REQUEST.
MAY REQUIRE VARIANCES AS EU-M PARCELS.

TITLE	M/S	NAME	YES	NO	ABSENT
MR.	M	Wilbur B. BELL	X		
MADAME VICE-CHAIR	S	Dawn Lee BLAKESLEE	X		
MS.		Rose L. EVANS-COLEMAN			X
DR.		Pat WADE	X		
CHAIRMAN		Curtis LAWRENCE (C.A.)	X		
VOTE:			4	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: LEIGH MACDONALD

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

APPLICANT: Miguel A. Brizuela

PH: Z05-285 (07-4-CZ14-1)

SECTION: 31-55-40

DATE: June 19, 2007

COMMISSION DISTRICT: 9

ITEM NO.: C

A. INTRODUCTION

o **REQUESTS:**

(1) AU to EU-M

(2) Applicant is requesting to permit 2 lots with a frontage of 97.51' (120 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under Section 33-311(A)(14) (Alternative Site Development Option for Single Family or Duplex Dwellings) or under Section 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 "Waiver of Plat", as prepared by Jose Diaz, consisting of 1 sheet, dated stamped received 05-08-07. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant is requesting to change the zoning on the property from AU, Agricultural District, to EU-M, Single-family Modified Estate District. An additional request to permit 2 lots with less frontage than required is also being sought.

o **LOCATION:**

The southeast corner of SW 112 Avenue and SW 170 Terrace, Miami-Dade County, Florida.

o **SIZE:** 0.72 Acre

o **IMPACT:**

The approval of the requested district boundary change would allow the applicant to provide additional housing units for the community. The rezoning of this 0.72-acre site will have an impact on the schools, water and sewer services, and traffic in the area. Additionally, approving 2 lots with less frontage than required could visually impact the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. 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, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded

2. 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 chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations 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; Vacant property

Low Density Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: EU-M; Single-family residences

Low Density Residential, 2.5 to 6 du

SOUTH: EU-M; Single-family residences

Low Density Residential, 2.5 to 6 du

EAST: EU-M; Single-family residence

Low Density Residential, 2.5 to 6 du

WEST: RU-3; Condominiums

Low Density Residential, 2.5 to 6 du

The subject property is located on the southeast corner of SW 112 Avenue and SW 170 Terrace. The area to the north, south and east is developed with single-family residences, a condominium development is located to the across SW 112 Avenue to the west of the subject property. The 0.72-acre parcel is located over four (4) miles east of and inside the Urban Development Boundary (UDB).

E. SITE AND BUILDINGS:

Site Plan Review:

(Subdivision plan submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

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

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No comment
MDT	No comment
Fire Rescue	No objection
Police	No objection
Schools	2 students

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

This item was deferred from the April 18, 2007, meeting to allow time for the re-advertisement of the applicant's revised zoning requests. The applicant originally requested a district boundary change from AU, Agricultural District, to RU-1, Single-Family Residential District, but following the applicant revised the request in line with the Department of Planning and Zoning's initial recommendation in which we had recommended denial without prejudice of the requested rezoning to RU-1 and suggested that the applicant request EU-M, Modified Estates Residential District. On April 20, 2007, the applicant submitted a revised Letter of Intent indicating the revised request to change the zoning on the property from AU to EU-M and added a request to permit 2 proposed lots with lesser frontage than required. The applicant has submitted a revised subdivision site plan dated stamped received May 8, 2007, demonstrating the planned configuration of the 0.72-acre site into two (2) EU-M zoned lots (request #1), both with frontages of 97.51' (request #2). The plan illustrates that both lots have been configured to front on SW 170 Terrace. The EU-M zoning district requires lots to be developed with a minimum lot area of 15,000 sq. ft. net, with a minimum lot frontage of 120' and a minimum lot depth of 115'. Staff notes that due to the exceptional depth of 160.02' of the subject property, both proposed EU-M lots comply with the required EU-M regulation pertaining to lot area. The proposed eastern lot is to have a lot area of 15,601 sq. ft., while the proposed western lot is to have a lot area of 15,462 sq. ft. The 0.72-acre subject property is a vacant parcel of land located on the southeast corner of SW 112 Avenue and SW 170 Terrace. The properties to the north, south and east are zoned EU-M, and developed with single-family residences on parcels of land with lot areas ranging in size from 15,246 sq. ft. (0.35 acre) to 21,760 (0.5 acre). As such, the applicant's proposed lots of 15,601 sq. ft. and 15,462 sq. ft. would not be out of scale with the neighboring properties. The properties to the west are zoned RU-3, Four Unit Apartment House District, and developed as one-story apartments. The property is located over four (4) miles to the east of and inside the Urban Development Boundary (UDB) line, and approximately one-quarter mile to the east of the Homestead Extension of the Florida Turnpike (HEFT).

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. They have indicated that since the subject property contains a grove, a Miami-Dade County tree removal permit will be required prior to the removal or relocation of any trees. Further, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate an additional **3 PM** daily peak hour **vehicle trips**. Their memorandum further indicates that the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the roadways, which are currently operating at LOS "A", "B" and "D". Miami-Dade County Public Schools (**MDCPS**) has indicated that the proposed zoning will bring **2 additional students** into the area's public schools. They indicate that Pine Lake Elementary, Richmond Heights Middle and Miami Southridge Senior High School are the schools that will be affected by this development, which are currently operating at 89%, 115% and 138% of FISH (Florida Inventory of School Houses) utilization, respectively. MDCPS and the applicant have held a dialogue and the applicant has voluntarily proffered a Declaration of Restrictions to the School Board in order to provide a monetary donation over and above impact fees.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Low Density Residential** use, which permits a minimum of 2.5 to a maximum of 6 units per acre, for a minimum of one (1) to a maximum of four (4) units on the 0.72-acre subject property. Therefore, the applicant's proposal of two (2) residential lots is within the numerical threshold allowed under the LUP map density designation, and is **consistent** with the LUP map's Low Density Residential designation of the CDMP. Further, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the existing EU-M zoned single-family residences immediately adjacent to the subject property to the north, south and east.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development conforms to the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed EU-M zoning would be consistent with the **Low Density Residential** LUP map designation of the CDMP and the proposed lots would be compatible with the scale of the neighboring lot sizes to the east, north and south of the subject property currently developed with single-family residences on EU-M zoned parcels of land. The two neighboring properties to the north contain 16,770 sq. ft. and 15,480 sq. ft. of lot area. The abutting property to the east contains 19,200 sq. ft. of lot area and the two abutting properties to the south contain 21,760 sq. ft and 21,120 sq. ft. of lot area. The requested EU-M zoning would allow the development of lots with a minimum net lot area of 15,000 square feet net. Staff opines that the previously requested RU-1 zoning would have been incompatible with the surrounding area, but opines that a rezoning of the subject property to EU-M as proposed in request #1 would be **compatible** with the surrounding properties and **consistent** with the LUP map designation of the CDMP, and the numerical threshold for density permitted therein. When considering district boundary changes, the Board shall also consider if the proposed development will have a favorable or unfavorable impact on public services and the environment. Staff notes that, as indicated by the memorandum submitted by DERM, the proposed development will not have an unfavorable impact on public services or on the environment. Additionally, when considering zone changes, the Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County; staff opines that the proposed zoning would not have an unfavorable impact on the economy and would provide an opportunity to address housing needs within Miami-Dade County. Moreover, the proposed development does not unduly burden or affect public transportation facilities as indicated in the Public Works Department's memorandum submitted for this application. The surrounding area is zoned EU-M to the north, south and east and developed with single-family residences on parcels which comply with the requirement of the EU-M zoning district to have a minimum of 15,000 sq. ft. in area. The applicant's request to rezone the subject property from AU to EU-M with the accompanying non-use variance request would permit parcels as shown on the submitted plan with minimum lot areas of 15,500 sq. ft. As previously mentioned, the applicant has submitted a revised land division plan indicating the intent to subdivide the 0.72-acre parcel into two buildable residential lots with less lot frontage than required. The proposal indicates that the two smaller lots with 0.35 net acres (15,462.7 sq. ft.) and 0.36 net acres (15,601.7 sq. ft.) will front on SW 170 Terrace. As previously mentioned, the surrounding area is predominantly zoned EU-M. In 1970, 15 acres of land that surround the subject property to the north, south and east were approved for a district boundary change from AU to EU-M, pursuant to Resolution No. Z-126-70. The subject property was not included in said application and, therefore, became a remnant AU-zoned parcel surrounded on three sides by EU-M zoned residential lots. Additionally, in 1965, the Board of County Commissioners (BCC) approved an application that sought to rezone an 82-acre site from AU to RU-1 and RU-3 for a residential development, pursuant to Resolution

No. Z-183-65, which is the neighboring RU-3 development on the west side of SW 112 Avenue.

In staff's opinion, the initially requested RU-1 zoning would not be compatible with the predominant EU-M zoning in the area east of SW 112 Avenue and would allow development to occur on parcels approximately half the size of the neighboring properties that abut the subject property to the north, south and east. However, the revised request to rezone the property to EU-M as currently advertised would, in staff's opinion, conclude a logical zoning for a property that was originally excluded from a 15-acre area rezoned to EU-M and would remove a remnant AU-zoned property which is no longer compatible with the surrounding established residential area. The rezoning to EU-M of the 0.72-acre parcel will contribute towards creating a harmonious zoning enclave, and establishing SW 112 Avenue as a clear line of demarcation between the existing higher density, RU-3 zoned land and the lower density EU-M zoning. The proposed two residential lots would be in scale with the area that is characterized with parcels of land with lot areas ranging in area from 15,480 sq. ft. to 21,760 sq. ft. Based on all of the aforementioned, staff is of the opinion that the request for a zone change to EU-M is **compatible** with the area.

When analyzing request #2, to permit 2 lots with a frontage of 97.51' (120' required), under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff is of the opinion that the request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. As previously mentioned, staff is supportive of the requested district boundary change to EU-M. The rezoning, if approved, would leave the applicant with a site that contains 30,492 sq. ft. in area with a lot depth of 160.02' and a lot frontage of 195.02'. The EU-M zoning district mandates that EU-M lots have, at a minimum, a lot area of 15,000 sq. ft, a lot depth of 115' and a lot frontage of 120'. The neighboring EU-M properties were platted in 1970 as the Green Hills Estates Subdivision (PB: 89-70) and contain lots with frontages that range from a minimum of 120' to a maximum of approximately 138'. As such, staff opines that the development of the 0.72-acre site with one single-family residence would be out of scale with the neighboring properties as the 0.72-acre subject property would be greatly larger than the adjacent EU-M zoned properties. Although the properties located on the block to the north of the subject property, also fronting SW 170 Terrace, were platted with the minimum lot frontage of 120', in staff's opinion, approval of two lots with the substandard-sized frontage of 97.51' would not detrimentally impact the surrounding residential area. Staff opines that although the requested frontages are 81.25% of the required amount, the visual impact will be mitigated by the proposed standard-sized lots that meet the lot area and lot depth requirements of the EU-M zoning district. As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV).

When analyzing request #2 under the Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), staff notes that the ASDO Standards provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis of the request under the ASDO Standards. As such, the request cannot be approved under same and, therefore, staff recommends denial without prejudice of request #2 under Section 33-311(A)(14) (ASDO).

When analyzing request #2 under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would be required to prove that the request is due to unnecessary hardship and that, should the request not be granted, such denial would not

permit the reasonable use of the premises. This application does not comply with the standards of said section since the property can be utilized in accordance with the EU-M zoning regulations. Therefore, staff recommends denial without prejudice of request #2 under Section 33-311(A)(4)(c) (ANUV).

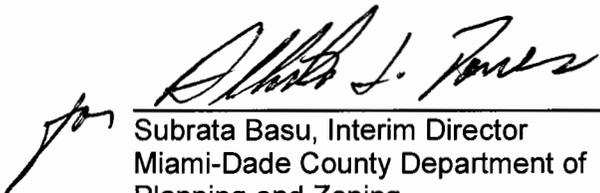
Accordingly, staff notes that the proposed rezoning of the subject property to EU-M (request #1) is **consistent** with the LUP map Low Density Residential designation of the CDMP, and, in staff's opinion, approval of the district boundary change and the accompanying non-use variance request are **compatible** with the surrounding area. Therefore, staff recommends approval of the zone change and approval with conditions of request #2.

I. **RECOMMENDATION:** Approval of the zone change to EU-M (request #1) and approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV); and denial without prejudice of request #2 under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

J. **CONDITIONS:** The following conditions pertain to request #2:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not limited to, location of structure or structures, 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 "Waiver of Plat", as prepared by Jose Diaz, consisting of 1 sheet, dated stamped received 05-08-07. Except as may be specified by any zoning resolution applicable to the subject property, any development on the property which conforms to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

DATE INSPECTED: 04/07/06
DATE TYPED: 07/05/06
DATE REVISED: 07/06/06; 01/19/07; 03/08/07; 03/21/07; 04/10/07; 05/08/07; 05/17/07;
06/06/07
DATE FINALIZED: 06/06/07
SB:AJT:MTF:LVT:JGM


Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: October 11, 2005

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

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

Subject: C-14 #Z2005000285
Miguel A. Brizuela
SW corner of SW 112th Avenue and SW 170th Terrace
District Boundary Change from AU to RU-1
(AU) (.72 Ac.)
31-55-40

The Department of 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 Miami-Dade County, Florida (the Code). 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 the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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:

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/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains tree resources; Section 24-49 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. 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:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP 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: MIGUEL A. BRIZUELA

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 3 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
F-56	SW 152 St. e/o SW 112 Ave.	B	B
9728	SW 107 Ave. s/o SW 160 St.	D	D
9876	SW 184 St. w/o SW 117 Ave.	A	A

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



Raul A Pino, P.L.S.

22-MAY-07



Miami-Dade County Public Schools

giving our students the world

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

Chief Facilities Officer
Jaime G. Torrens

Planning Officer
Ana Rijo-Conde, AICP

March 19, 2007

Miami-Dade County School Board

Agustin J. Barrera, Chair
Dr. Martin Karp, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Robert B. Ingram
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

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

RECEIVED
MAR 23 2007

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Re: No. 05-285 Miguel Brizuela
Southwest Corner of SW 112 Avenue and SW 170 Terrace

Dear Ms. Fojo:

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

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities, Homestead Middle School and South Dade Senior High School, meet the referenced review threshold (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant to discuss the impact of the proposed development on public schools. **The District is grateful that the applicant took the time to discuss with the School District possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application.**

As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Maria Teresa Fojo
March 19, 2007
Page 2

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:

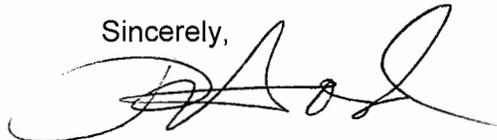
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 3-unit development is estimated to generate approximately \$7,200 (\$2,400 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:rr
L-447
Attachment

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

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-285, Miguel A. Brizuela (CC14)
REQUEST: Zone change from AU to RU-1
ACRES: .72 acres
LOCATIONS: Southwest Corner of SW 112 Avenue and SW 170 Terrace
**MSA/
MULTIPLIER:** 5.8/.72
**NUMBER OF
UNITS:** 3 single-family units
**ESTIMATED
STUDENT
POPULATION:** 2 students*
ELEMENTARY: 1
MIDDLE: -
SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.
MIDDLE: Richmond Heights Middle – 15015 SW 103 Ave.
SENIOR HIGH: Miami Southridge Senior -19355 SW 114 Avenue

All schools are located in Regional Center VI

* 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 September 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Pine Lake Elementary	567	638	89%	18	86%
	568 *		89%		87%
Richmond Heights Middle	1,318	1,145	115%	158	101%
	*				
Miami Southridge Senior	3,682	2,662	138%	190	129%
	3,683 *		138%		129%

* increased student population as a result of the proposed development.

Notes:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2006-2010, dated July 2006:

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
---------------	---------------	---------------------------------

Jorge Mas Canosa Middle/ State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2232 student stations)	Construction	School Opening 2007
---	--------------	---------------------

K-8 Conversion at F. C. Martin Elementary School (Richmond Heights Middle School Relief) (675 student stations)	Construction	School Opening 2007
---	--------------	---------------------

Estimated Permanent Elementary Seats (Current and Proposed in 5Year Plan)	638
Estimated Permanent Middle Seats (Current and Proposed in 5Year Plan)	405
Estimated Permanent Senior High seats (Current and Proposed in 5Year Plan)	2662

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$13,098.

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

ELEMENTARY	Does not meet the threshold
MIDDLE	Not impacted by proposed development
SENIOR	1 x \$ 21,139 = \$ 21,139

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

**CHARTER SCHOOLS
2006-2007**

W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
ELEMENTARY SCHOOLS (K-5 – unless otherwise noted)					
0510	Archimedean Academy 12425 SW 72 St. Miami, FL 33183 www.archimedean.org	Ms. Pat Booth pbooth@dadeschools.net	305 640-6278/79/80/81 305 675-8448 Fax 702 993-1328 Fax <i>Electronic</i>	VI	8
4060	<i>Opened August 2006</i> Cooperative Charter School 1743-51 NW 54 St. Miami, FL 33161 http://www.cooperativecs.org	Dr. John Johnson johnsonj@dadeschools.net	305 693-2541 305 693-2543 Fax	III	2
3030	Doral Academy 2450 NW 97 Ave. Doral, FL 33172 http://doralacademy.dadeschools.net	Ms. Ileana Gomez ileanagomez@dadeschools.net	305 597-9999 305 591-2669 Fax	III	5
3600	Grades K-6 Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128 http://www.downtowncharter.org	Mr. Paul Thompson paulthompson@dadeschools.net	305 579-2112 305 579-2115 Fax	IV	6
4070	Early Beginnings Academy – Civic Center 1411 NW 14 Ave. Miami, Florida 33125 Pre-K and Kindergarten for Special Education only	Ms. Leigh Kapps 926215@dadeschools.net	305 325-1080 305 325-1044 Fax	IV	5
4080	Early Beginnings Academy – North Shore 985 NW 91 St. Miami, FL 33150 Pre-K and Kindergarten for Special Education only	Ms. Carol Byrd 926121@dadeschools.net	Temporary: 305 835-9006 305 696-1688 Fax	III	2
0302	<i>Opened August 2006</i> EXcel Academy Charter School 6001 NW 8 Ave. Miami, FL 33127	Mr. Ralph Brantley rbrantley@dadeschools.net	305 751-6770 305 751-6771 Fax	III	2
0100	Mater Academy 7700 NW 98 St. Hialeah Gardens, FL 33016 http://materacademy.dadeschools.net	Ms. Kim Guilarte kimguilarte@dadeschools.net	305 698-9900 305 698-3822 Fax	I	4
3100	Mater Academy East Charter School 450 SW 4 St. Miami, FL 33130 http://materacademyeast.dadeschools.net	Ms. Beatriz Riera briera@dadeschools.net	305 324-4667 305 324-6580 Fax	IV	6

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
0312	<i>Opened August 2006</i> Mater Gardens Academy 9010 NW 178 Ln. Miami Gardens, FL 33018 http://matergardens.dadeschools.net	Ms. Lourdes Isla-Marrero lmarrero@dadeschools.net	305 512-9775 305 512-3708 Fax	I	4
4000	Miami Children's Museum Charter School 980 McArthur Causeway Miami, FL 33132 http://mcmcharter.dadeschools.net	Ms. Maria Mongeotti-Greer mongeotti-greer@dadeschools.net	305 329-3758 305 329-3767 Fax	II	3
0102	Grades K-6 Miami Community Charter School 101 SW Redland Rd. Florida City, FL 33034	Ms. Jila Rezaie jrezaie@dadeschools.net	305 245-2552 305 245-2527	VI	9
5010	Oxford Academy of Miami 10870 SW 113 Pl Miami, FL 33176	Dr. Pauline A. Young PaulineAYoung@dadeschools.net	305 598-4494 305 598-4475 Fax	V	7
0342	<i>Opened August 2006</i> Pinecrest Academy (South Campus) 15130 SW 80 St. Miami, FL 33193	Ms. Victoria Larrauri vlarrauri@dadeschools.net	305 386-0800 305 386-6298 Fax	VI	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175 http://Pinecrestpreparatoryacademy.dadeschools.net	Ms. Susie Dopico sdopico@dadeschools.net	Main: 305 207-1027 305 207-1897 Fax	V	8
0400	Renaissance Elementary Charter School 8360 NW 33 St. Miami, FL 33122 http://www.recscharter.org	Ms. Ana Cordal acordal@dadeschools.net	305 591-2225 305 591-2984 Fax	III	5
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ave., Bldg. 7 Miami, FL 33055 Mailing address: P.O. Box 173470 Hialeah, FL 33017-3470 Special Education only	Ms. Jeanine del Valle jdelvalle1@dadeschools.net	305 623-9631 305 623-9621 Fax	I	1
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St., Bldg. 5 Miami, FL 33173 Special Education only	Ms. Lissa Gonzalez lgonzalez1@dadeschools.net	305 279-3064 305 279-3294 Fax	V	7
0520	Somerset Academy 18491 SW 134 Ave. Miami, FL 33177 http://somersetelem.dadeschools.net	Ms. Suzette Ruiz sruiz0520@dadeschools.net	305 969-6074 305 969-6077 Fax	VI	7

**CHARTER SCHOOLS
2006-2007**

W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
MIDDLE SCHOOLS (6-8)					
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183 www.archimedean.org	Ms. Vasiliki Moysidis vmoysidis@dadeschools.net	305 640-6278/79/80/81 305 675-8448 Fax 702 993-1328 Fax <i>Electronic</i>	VI	8
6070	ASPIRA Eugenio Maria de Hostos Youth Leadership Charter School One NE 19 St. Miami, FL 33132 http://fl.aspira.org/Wynwood/Charter/emh_charter.htm	Mr. Fernando Lopez flopez@dadeschools.net	305 576-1512 305 576-0810 Fax	IV	2
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033 http://fl.aspira.org/South/Charter/south_charter.htm	Dr. Monica Starke mstarke@dadeschools.net	305 246-1111 305 246-1433 Fax	VI	9
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161 http://fl.aspira.org/North/Charter/north_charter.htm	Ms. Iliana Peña idpena@dadeschools.net	305 893-8050 305 891-6055 Fax	II	1
6030	Doral Academy Charter Middle School 2601 NW 112 Ave. Doral, FL 33172 http://dachs.dadeschools.net/	Ms. Ofelia Alvarez Ofealvarez4@dadeschools.net	305 591-0020 305 591-9251Fax	III	5
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	Ms. Sonia Mitchell smitchell@dadeschools.net	305 758-6912 305 758-6985 Fax	IV	2
6008	Lawrence Academy 777 West Palm Dr. Florida City, FL 33034	Dr. Keitha Burnett 926286@dadeschools.net	305 247-4800 305 247-4895 Fax	VI	9
6012	Mater Academy Charter Middle School 7901 NW 103 St. Hialeah Gardens, FL 33016 http://materacademyhigh.dadeschols.net	Mr. Kenneth Feria kferia@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
6033	<i>Opened August 2006</i> Mater Academy Lakes Middle School 5875 NW 163 St. Miami Lakes, FL 33014 <i>Temporary location for 2006-2007:</i> 9010 NW 178 Ln. Miami Gardens, FL 33018	Ms. Jennifer Share jshare@dadeschools.net	Temporary: 305 512-9775 305 512-3708 Fax	I	4

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**CHARTER SCHOOLS
2006-2007**

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W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
6042	<i>Opened August 2006</i> Mater Gardens Academy Middle School 9010 NW 178 Ln. Miami Gardens, FL 33018	Ms. Cecilia Telleria cbermeosolo@dadeschools.net	305 512-9775 305 512-3708 Fax	I	4
6022	Pinecrest Academy Charter Middle School 14301 SW 42 St. Miami, FL 33175 http://Pinecrestpreparatoryacademy.dadeschools.net	Ms. Maria Beatriz Nunez mbnunez@dadeschools.net	Main: 305 207-1027 305 207-1897 Fax	V	8
	<i>Kendall Greens campus:</i> 15130 SW 80 St. Miami, FL 33193		Kendall Greens: 305 386-0800 305 386-6298 Fax	VI	7
6028	Renaissance Middle Charter School 8360 NW 33 St. Miami, FL 33122 http://www.recscharter.org	Ms. Ana Cordal acordal@dadeschools.net	305 591-2225 305 591-2984 Fax	III	5
6004	Somerset Academy Charter Middle School 18491 SW 134 Ave. Miami, FL 33177	Ms. Sandra Grau sgrau@dadeschools.net	305 969-6074 305 969-6077 Fax	VI	7
6029	Spirit City Academy 285 NW 199 St. Miami Gardens, FL 33169 <i>Special Education only</i>	Ms. Cecilia Honeywood cahoneywood@dadeschools.net	305 614-0451 305 652-7377 Fax	II	1

K-8 CENTERS

0950	Aventura City of Excellence Charter School 3333 NE 188 St. Aventura, FL 33180 http://www.aventuracharter.org	Dr. Katherine Murphy kmurphy@dadeschools.net	305 466-1499 305 466-1339 Fax	II	3
0113	Balere Language Academy 10600 Caribbean Blvd. Miami, FL 33189 http://www.balere.org/version2/academy/index.php	Ms. Rocka Malik rmalik@dadeschools.net	305 232-9797 305 232-4535 Fax	VI	9
0070	Coral Reef Montessori Academy Charter School 10853 SW 216 St. Miami, FL 33170 http://coralreefmontessori.dadeschools.net	Ms. Juliet King juking@dadeschools.net Ms. Lucy Canzoneri-Golden canzoneri-golden@dadeschools.net	305 255-0064 305 255-4085 Fax	VI	9
2060	The Theodore R. and Thelma A. Gibson Charter School <i>Temporary location:</i> 450 SW 4 St. Miami, FL 33130 http://gibsoncharter.dadeschools.net	Mr. Charles Bethel cgbethel@dadeschools.net	305 324-1335 305 324-1343 Fax	IV	6

**CHARTER SCHOOLS
2006-2007**

W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
3610	Keys Gate Charter School 2000 SE 28 Ave. Homestead, FL 33035 http://www.keyscharter.org	Ms. Robin Sandler rsandler@dadeschools.net	305 230-1616 305 230-1347 Fax	VI	9
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150 http://www.lccschool.com	Ms. Katrina Wilson-Davis k.wilson-davis@dadeschools.net	305 751-2700 305 751-1316 Fax	II	2
0300	Rosa Parks Charter School/Florida City <i>K-5 students will be at this location:</i> 713 West Palm Drive Florida City, FL 33034 <i>6-8 students will be at this location:</i> 303 West Palm Drive Florida City, FL 33034	Ms. Marva de Silva mdesilva@dadeschools.net	305 246-3336 305 246-3340 Fax	VI	9
5050	Sunshine Academy 14550 NE 6 Ave. North Miami, FL 33161	Ms. Alcira Manzano amanzano@dadeschools.net	305 947-3650 305 947-3609 Fax	II	1
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33033	Dr. Cristina Cruz cristinacruz@dadeschools.net	305 248-6206 305 248-6208 Fax	VI	9
1020	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018 http://yccs.dadeschools.net/	Ms. Maritza Aragon maragon@dadeschools.net	305 819-8855 305 819-8455 Fax	I	4

MIDDLE/SENIOR HIGH SCHOOLS

6040	Grades 6-12 Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33168	Ms. Marjorie Wessel 929618@dadeschools.net	305 754-2381 305 751-5833 Fax	II	2
6009	Grades 6-9 Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes anavaldes@dadeschools.net	305 324-4667 305 324-6580 Fax	IV	6

22

**CHARTER SCHOOLS
2006-2007**

23

W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
6027	Grades 8-12 Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125 <i>Special Education only</i>	Ms. Pamela Miller pammiller@dadeschools.net	Temporary: 305 325-1080 305 325-1044 Fax	IV	5

SENIOR HIGH SCHOOLS (9-12)

7022	Academy of Arts & Minds 3138 Commodore Plaza Miami, FL 33133 http://www.aandm.net	Mr. Alex Tamargo atamargo@dadeschools.net	305 448-1100 305 448-9737 Fax	IV	6
7020	Doral Academy High School 11100 NW 27 St. Doral, FL 33172 http://dachs.dadeschools.net	Mr. Frank Jimenez fjimenez@dadeschools.net	305 597-9950 305 477-6762 Fax	III	5
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172 http://dachs.dadeschools.net	Ms. Eleonora Cuesta ecuesta@dadeschools.net	305 591-0020 305 591-9251 Fax	IV	6
7007	International Studies Charter High School 396 Alhambra Circle Coral Gables, FL 33134 http://ischs.dadeschools.net/	Mr. Victor Rodriguez vicrodriguez@dadeschools.net	305 442-7449 305 442-7729 Fax	IV	6
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 926264@dadeschools.net	305 643-9111 305 643-9141 Fax	IV	5
7017	<i>Opened August 2006</i> Life Skills Center Opa Locka 3400 NW 135 St. Opa locka, FL 33054	Mr. Erik Rashad erashad@dadeschools.net	305 685-1415 305 685-1614 Fax	III	2
7160	Mater Academy Charter High School 7901 NW 103 St. Hialeah Gardens, FL 33016 http://materacademyhigh.dadeschools.net	Ms. Judith Marty JMarty@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
7018	<i>Opened August 2006</i> Mater Academy Lakes High School 5875 NW 163 St. Miami Lakes, FL 33014 Temporary location for 2006-2007: 9010 NW 178 Ln. Miami Gardens, FL 33018	Mr. Rene Roviroso rroviroso@dadeschools.net	Temporary: 305 512-9775 305 512-3708 Fax	I	4

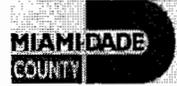
**CHARTER SCHOOLS
2006-2007**

W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn cmcguinn@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
7030	School for Integrated Academics & Technologies (SIATech) Main Campus: Homestead Job Corps Center 12350 SW 285 St., Homestead, FL 33033	Ms. Marjorie Lopez lopezma@dadeschools.net	Main: 305 258-9477 305 258-9584 Fax	VI	9
	North Campus: Miami Job Corps Center 3050 NW 183 St., Miami Gardens FL 33056		North Campus: 305 624-1144 305 624-9172 Fax	I	1
7042	Somerset Academy Charter High School SW 117 Ave. & 232 St., Miami, FL 33170 Temporary locations: 2601 NW 112 Ave., Doral, FL 33172 and 11100 NW 27 St., Doral, FL 33172 http://dachs.dadeschools.net	Mr. Jose Baca josebaca@dadeschools.net	Temporary numbers: 305 597-9950 305 477-6762 Fax	III	5

24

SCHOOL NAME	SCHOOL NAME
<ol style="list-style-type: none"> 1. Academy of Arts & Minds (<i>Senior High School</i>) 2. Archimedean Academy (<i>Elementary</i>) 3. Archimedean Middle Conservatory (<i>Middle</i>) 4. ASPIRA Eugenio Maria de Hostos Youth Leadership (<i>Middle</i>) 5. ASPIRA South Youth Leadership Charter School (<i>Middle</i>) 6. ASPIRA Youth Leadership Charter School (<i>Middle</i>) 7. Aventura City of Excellence Charter School (<i>K-8 Center</i>) 8. Balere Language Academy (<i>K-8 Center</i>) 9. Coral Reef Montessori Academy Charter School (<i>K-8 Center</i>) 10. Cooperative Charter School (<i>Elementary</i>) 11. Doctors Charter School of Miami Shores (<i>Middle/Senior</i>) 12. Doral Academy (<i>Elementary</i>) 13. Doral Academy High School (<i>Senior High School</i>) 14. Doral Academy Charter Middle School (<i>Middle</i>) 15. Doral Performing Arts & Entertainment Academy (<i>Senior High School</i>) 16. Downtown Miami Charter School (<i>Elementary K-6</i>) 17. Early Beginnings Academy – Civic Center (<i>Elementary</i>) 18. Early Beginnings Academy – North Shore(<i>Elementary</i>) 19. EXcel Academy (<i>Elementary</i>) 20. Florida International Academy (<i>Middle</i>) 21. International Studies Charter High School (<i>Senior High School</i>) 22. Keys Gate Charter School (<i>K-8 Center</i>) 23. Lawrence Academy (<i>Middle</i>) 24. Liberty City Charter School (<i>K-8 Center</i>) 25. Life Skills Center Miami-Dade County (<i>Senior High School</i>) 26. Life Skills Center Opa-Locka (<i>Senior High School</i>) 27. Mater Academy East Charter School (<i>Elementary</i>) 28. Mater Academy (<i>Elementary</i>) 29. Mater Academy Charter Middle School (<i>Middle</i>) 	<ol style="list-style-type: none"> 30. Mater Academy Charter High School (<i>Senior High School</i>) 31. Mater Academy Lakes High School (<i>Senior High School</i>) 32. Mater Academy Lakes Middle School (<i>Middle</i>) 33. Mater East Academy Middle School (<i>Middle/Senior</i>) 34. Mater Gardens Academy (<i>Elementary</i>) 35. Mater Gardens Academy Middle School (<i>Middle</i>) 36. Mater Performing Arts & Entertainment Academy (<i>Senior High School</i>) 37. Miami Children’s Museum Charter School (<i>Elementary</i>) 38. Miami Community Charter School (<i>Elementary K-6</i>) 39. Oxford Academy of Miami (<i>Elementary</i>) 40. Pinecrest Academy Charter Middle School (<i>Middle</i>) 41. Pinecrst Academy (South Campus) (<i>Elementary</i>) 42. Pinecrest Preparatory Academy (<i>Elementary</i>) 43. Renaissance Elementary Charter School (<i>Elementary</i>) 44. Renaissance Middle Charter School (<i>Middle</i>) 45. Rosa Parks Charter School/Florida City (<i>K-8 Center</i>) 46. Sandor Wiener School of Opportunity (<i>Elementary</i>) 47. Sandor Wiener School of Opportunity, South (<i>Elementary</i>) 48. School for Integrated Academics & Technologies (SIATech) (<i>Senior High School</i>) 49. Somerset Academy (<i>Elementary</i>) 50. Somerset Academy Charter High School (<i>Senior High School</i>) 51. Somerset Academy Charter Middle School (<i>Middle</i>) 52. Spirit City Academy (<i>Middle</i>) 53. Sunshine Academy (<i>K-8 Center</i>) 54. The Charter School at Waterstone (<i>K-8 Center</i>) 55. Theodore R. and Thelma A. Gibson Charter School (<i>K-8 Center</i>) 56. Transitional Learning Academy (<i>Middle/Senior</i>) 57. Youth Co-Op Charter School (<i>K-8 Center</i>)

Memorandum



Date: 22-SEP-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2005000285

Fire Prevention Unit:

Fire Water & Engineering has no objection to plans presented with letter of intent dated September 6 2005. Applicant must submit changes to this plan for review and approval.

Service Impact/Demand:

Development for the above Z2005000285
located at THE SOUTHWEST CORNER OF S.W. 112 AVENUE & S.W. 170 TERRACE, MIAMI-DADE COUNTY,
FLORIDA.

in Police Grid 2145 is proposed as the following:

<u>3</u> single	dwelling units	<u> </u> industrial	square feet
<u> </u> multifamily	dwelling units	<u> </u> institutional	square feet
<u> </u> commercial	square feet	<u> </u> nursing home	square feet

Based on this development information, estimated service impact is: 0.8 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 50 - 9798 Hibiscus Street

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent dated September 6 2005. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

MIGUEL A. BRIZUELA

THE SOUTHEAST CORNER OF SW
112 AVENUE & SW 170 TERRACE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2005000285

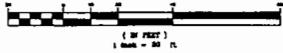
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

There are no active enforcement cases for this property. All previously cited violations have been corrected and the cases were closed.

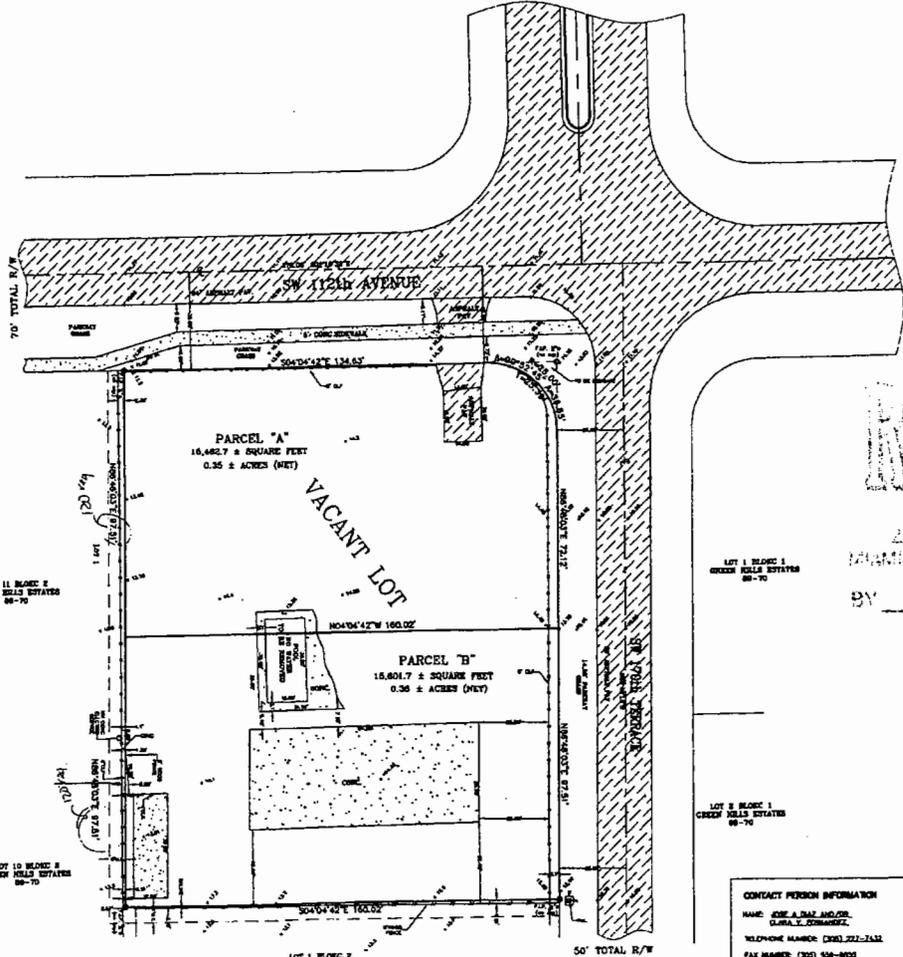
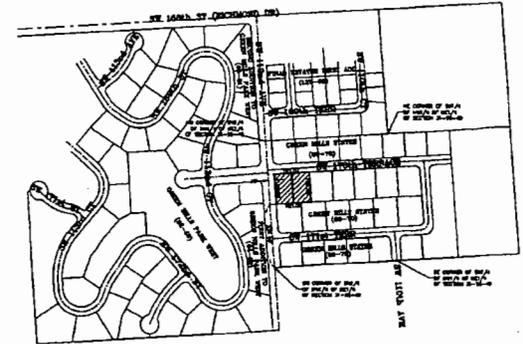
WAIVER OF PLAT

GRAPHIC SCALE



LOCATION SKETCH

SCALE: 1"=300'
SEC. 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST



RECEIVED
205-285
MAY 03 2007

ZOF 123-1234-1234-1234
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

LEGAL DESCRIPTION:

PARENT TRACT:
THE WEST 230 FEET OF THE SOUTH 160 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE WEST 35 FEET FOR ROAD RIGHT OF WAY MIAMI-DADE COUNTY, FLORIDA.

PARCEL "A"
THE WEST 1/4 OF THE WEST 230 FEET OF THE SOUTH 160 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE WEST 35 FEET FOR ROAD RIGHT OF WAY MIAMI-DADE COUNTY, FLORIDA.

PARCEL "B"
THE EAST 1/4 OF THE WEST 230 FEET OF THE SOUTH 160 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE WEST 35 FEET FOR ROAD RIGHT OF WAY MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTE:

- ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)
- BENCH MARK USED: 3055W 80-34 11.63
SW 188 ST - 36' SOUTH OF C.A.
SW 112 AVE - 34' WEST OF C.A.
48.63' SW OF NE CORNER OF NW 1/4 OF SEC 31-55-40 (PCN)
14' NE OF A PEDESTRIAN LIGHT POLE BRASS MARK IN CONC. MON. NOV. 1929
- PRESENT ZONING - AU
- PROPOSED ZONING - ED-M
- FLOOD CRITERIA = 7.50 FEET BASED ON FLOOD CRITERIA MAP, P.8, 123, AT PAGE 13, SHEET 3 OF 4 MIAMI-DADE COUNTY, FLORIDA.
- PROPOSED: TO BUILT TWO RESIDENCES

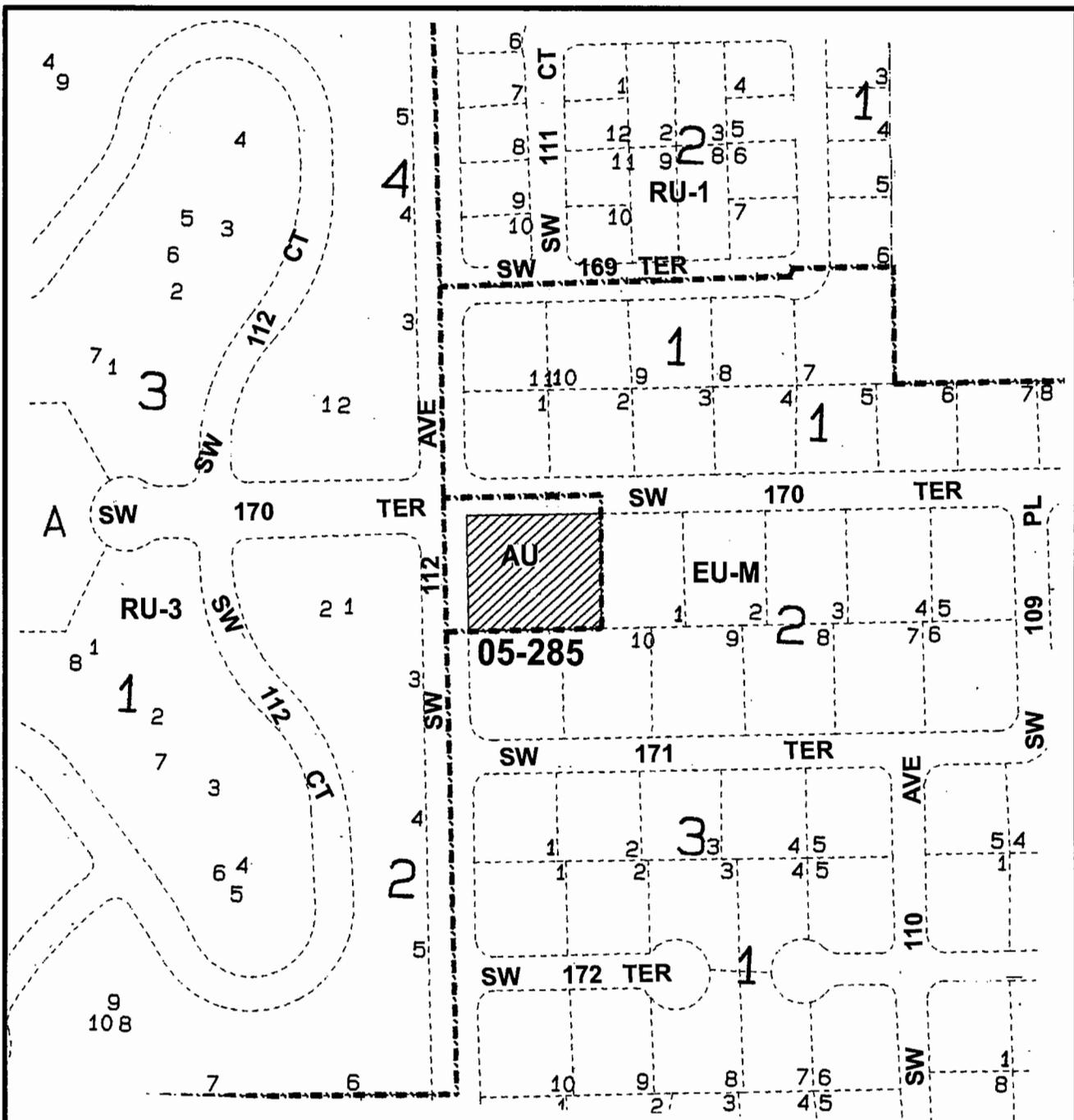
CONTACT PERSON INFORMATION
NAME: JOSE A DIAZ AND/OR OLGA Y. SCHWABERZ
TELEPHONE NUMBER: (305) 222-2132
FAX NUMBER: (305) 538-3003
E-MAIL ADDRESS: MARIANNA@AMERICANFIRST.COM

FLOOD ZONE INFORMATION		LOCATION SKETCH	
FLOOD ZONE NUMBER	DEPTH	DATE OF FIRM	STIPPLE ZONE
120533	3-4	7/17/85	1A2
APPROXIMATIONS & LEGENDS			
1	2	3	4
5	6	7	8
9	10	11	12
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	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

JOSE A DIAZ
PROFESSIONAL SURVEYOR
AND MAPPER
CERTIFICATE NUMBER LS 2796

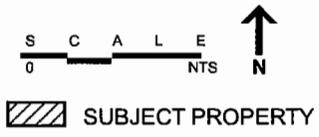
11865 SW 26TH ST.
BUILDING 1
SUITE 16
MIAMI, FL 33175
PH: (305) 287-9018

FSM NO. 2706
STATE OF FLORIDA
DATE OF FIELD 8/17/05
SURVEY
AMERICA FIRST FINANCIAL CORPORATION
ORDER NO. 25-18142

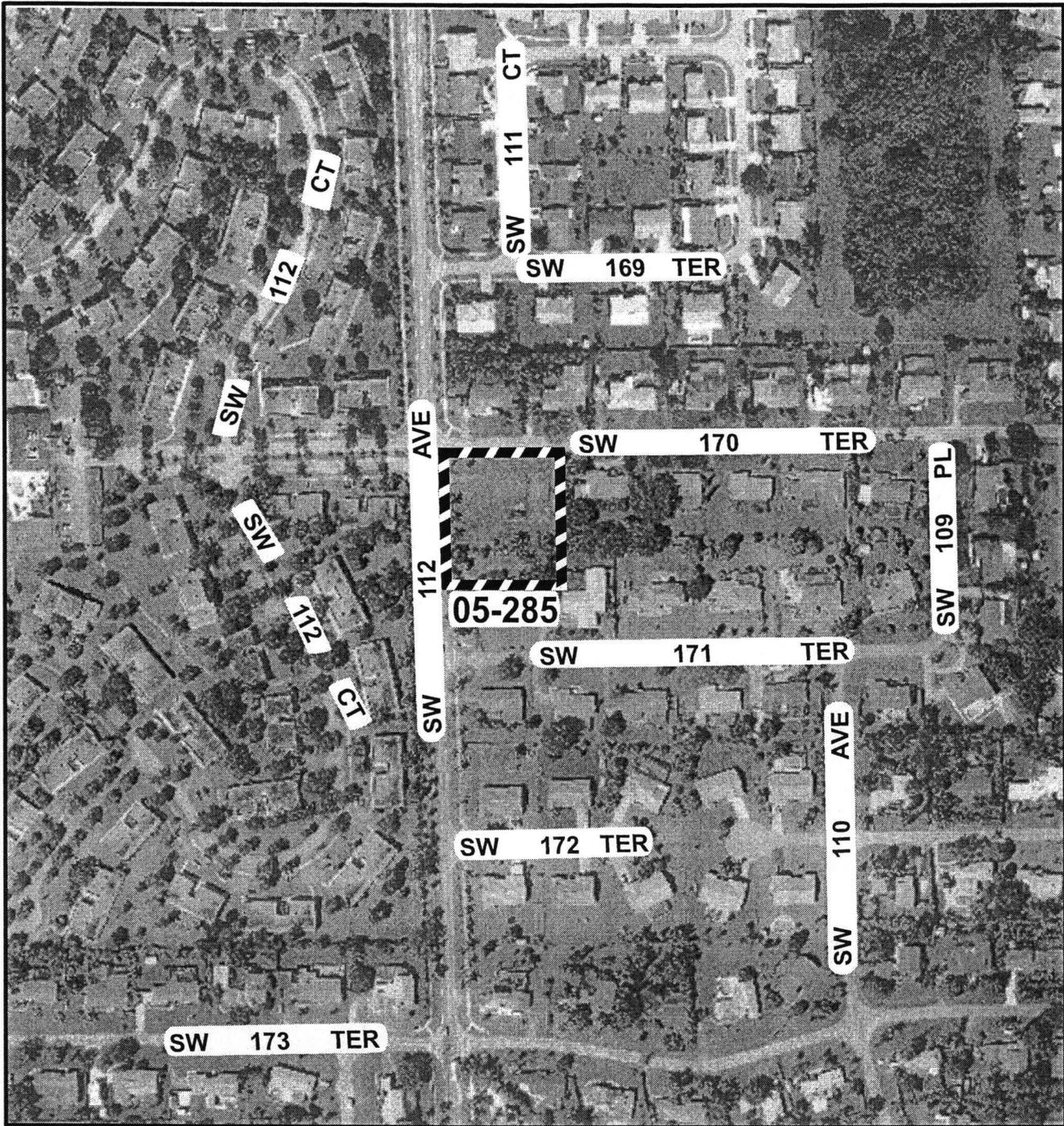


MIAMI-DADE COUNTY
HEARING MAP

Section: 31 Township: 55 Range: 40
 Process Number: 05-285
 Applicant: MIGUEL A. BRIZUELA
 Zoning Board: C14
 District Number: 09
 Drafter ID: ERIC
 Scale: 1:200'



G: ZONING DRAFTING 05-285, 09/05.
 REVISED 06/15/06
 REVISED 03/14/07 New Zone Change



MIAMI-DADE COUNTY
AERIAL

Section: 31 Township: 55 Range: 40
Process Number: 05-285
Applicant: MIGUEL A. BRIZUELA
Zoning Board: C14
District Number: 09
Drafter ID: ERIC
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



1. MIGUEL A. BRIZUELA
(Applicant)

07-4-CZ14-1 (05-285)
Area 14/District 9
Hearing Date: 4/18/07

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

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

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

APPLICANT: Miguel A. Brizuela

PH: Z05-285 (07-3-CZ14-1)

SECTION: 31-55-40

DATE: April 18, 2007

COMMISSION DISTRICT: 9

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

AU to RU-1

o **SUMMARY OF REQUEST:**

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

o **LOCATION:**

The southeast corner of SW 112 Avenue and SW 170 Terrace, Miami-Dade County, Florida.

o **SIZE:** 0.72 Acre

o **IMPACT:**

The approval of the requested district boundary change would allow the applicant to provide additional housing units for the community. The rezoning of this 0.72-acre site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. 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, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded
2. 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 chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations 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; Vacant property

Low Density Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: EU-M; Single-family residences

Low Density Residential, 2.5 to 6 dua

SOUTH: EU-M; Single-family residences

Low Density Residential, 2.5 to 6 dua

EAST: EU-M; Single-family residence

Low Density Residential, 2.5 to 6 dua

WEST: RU-3; Condominiums

Low Density Residential, 2.5 to 6 dua

The subject property is located on the southeast corner of SW 112 Avenue and SW 170 Terrace. The area to the north, south and east is developed with single-family residences. The 0.72-acre parcel is located over 4 miles east of and inside the UDB.

E. SITE AND BUILDINGS:

Site Plan Review:	(Survey submitted.)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	N/A
Compatibility:	Unacceptable
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:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is

consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

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

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No comment
MDT	No comment
Fire Rescue	No objection
Police	No objection
Schools	2 students

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The 0.72-acre subject property is a vacant parcel of land located on the southeast corner of SW 112 Avenue and SW 170 Terrace. The applicant is seeking to rezone the property from AU, Agricultural District, to RU-1, Single-Family Residential District. The RU-1 zoning requires that lots be of a minimum of 7,500 sq. ft., or 0.17 acres, in area. The applicant has submitted a proposed land division survey, which indicates that the subject property would be subdivided into three (3) lots of approximately 0.19, 0.18, and 0.35 acre in size. Additionally, the proposed land division shows the two smaller lots to front SW 112 Avenue, while the third, larger lot will front SW 170 Terrace. The properties to the north, south and east are zoned EU-M, Modified Estates Residential District, and developed with single-family residences on parcels of 0.35 to 0.5 acres in size, and the properties to the west are zoned RU-3 and developed as one-story apartments. The property is located over four (4)

miles east of and inside the Urban Development Boundary (UDB) line, and approximately one-quarter mile to the east of the Florida Turnpike Extension.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. They have indicated that since the subject property contains a grove, a Miami-Dade County tree removal permit will be required prior to the removal or relocation of any trees. Further, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate an additional **5 PM** daily peak hour **vehicle trips**. Their memorandum further indicates that the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of the roadways, which are currently operating at LOS "A", "B" and "D". **Miami-Dade Public Schools** (MDCPS) has indicated that the proposed zoning will bring **2 additional students** into the area's public schools. They indicate that Pine Lake Elementary, Richmond Heights Middle and Miami Southridge Senior High School are the schools that will be affected by this development, which are currently operating at 89%, 115% and 138% of FISH (Florida Inventory of School Houses) utilization, respectively. MDCPS and the applicant have held a dialogue, which the School Board has accepted, and the applicant has voluntarily proffered a Declaration of Restrictions to the School Board in order to provide a monetary donation, over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

The Land Use Plan's (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Low Density Residential** use, which permits a minimum of 2.5 to a maximum of 6 units per acre, for a minimum of one (1) to a maximum of four (4) units on the 0.72 acre subject property. Therefore, the applicant's proposal of three (3) residential lots is within the numerical threshold allowed under the LUP map density designation, and the rezoning request to RU-1, which allows 4.65 units per gross acre, would be **consistent** with the LUP map's Low Density Residential designation of the CDMP. Notwithstanding, staff is of the opinion that the proposed zone change to RU-1 would be **incompatible** with the EU-M zoned single-family residences immediately adjacent to the subject property to the north, south and east.

The surrounding area is zoned EU-M, Modified Estates Residential District, to the north, south and east and developed with single-family residences on parcels sized according to this designation which requires lot areas to be a minimum of 15,000 sq. ft. in size. The applicant's request to rezone the subject property from AU to RU-1 would permit parcels with a minimum lot area of 7,500 sq. ft. As previously mentioned, the applicant has submitted a land division survey indicating the intent to subdivide the 0.72-acre parcel into three buildable residential lots. The proposal indicates that two smaller lots with 0.19 net acres (8,276 sq. ft.) and 0.18 net acres (7,840 sq. ft.) will front on SW 112 Avenue, while the third, larger lot with 0.35 net acres (15,246 sq. ft.) will front on SW 170 Terrace. The surrounding area is predominantly zoned EU-M. In 1970, 15 acres of land that surround the subject property to the north, south and east were approved for a district boundary change from AU to EU-M, pursuant to Resolution No. Z-126-70. The subject property was not part of this application, and thus, not rezoned to EU-M. The parcel therefore became a remnant AU-zoned parcel surrounded on three sides by EU-M zoned residential lots. Previously, in 1965, the Board of County Commissioners (BCC) approved an application

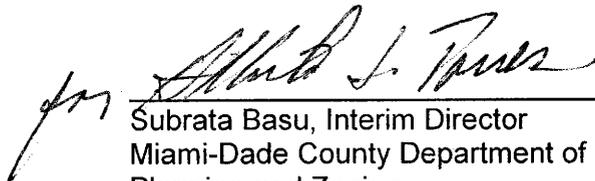
that sought to rezone an 82-acre site from AU to RU-1 and RU-3 for a residential development, pursuant to Resolution No. Z-183-65, which is the neighboring RU-3 development on the west side of SW 112 Avenue. In staff's opinion, RU-1 zoning would not be compatible with the predominant EU-M zoning in the area east of SW 112 Avenue and would allow development to occur on parcels approximately half the size of the neighboring properties that abut the subject property to the north, south and east. Further, the proposed RU-1 zoning would allow a maximum lot coverage of 35% whereas the EU-M zoning allows a maximum lot coverage of 30%. This incongruence might contribute towards creating an unharmonious residential enclave. The proposed three residential lots would not be in scale with the area that is characterized with lots ranging in area from 15,480 sq. ft. to 21,760 sq. ft., and would create an unharmonious block face. Staff is of the opinion that the request for a zone change to RU-1 is **incompatible** with the area.

Accordingly, although the proposed rezoning of the subject property to RU-1 would be **consistent** with the LUP map Low Density Residential designation of the CDMP, in staff's opinion, approval of the district boundary change would be **incompatible** with the surrounding EU-M zoned properties to the north, east and south. Therefore, staff recommends denial without prejudice of the application.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 04/07/06
DATE TYPED: 07/05/06
DATE REVISED: 07/06/06; 01/19/07; 03/08/07; 03/21/07; 04/10/07
DATE FINALIZED: 04/10/07
SB:AJT:MTF:LVT:JGM


Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning



Memorandum

Date: October 11, 2005

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

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-14 #Z2005000285
Miguel A. Brizuela
SW corner of SW 112th Avenue and SW 170th Terrace
District Boundary Change from AU to RU-1
(AU) (.72 Ac.)
31-55-40

The Department of 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 Miami-Dade County, Florida (the Code). 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 the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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:

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/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains tree resources; Section 24-49 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. 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:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP 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: MIGUEL A. BRIZUELA

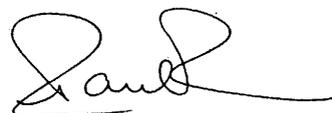
This Department has no objections to this application.

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 5 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
F-56 SW 152 St. e/o SW 112 Ave.	B	B
9728 SW 107 Ave. s/o SW 160 St.	D	D
9876 SW 184 St. w/o SW 117 Ave.	A	A

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



Raul A Pino, P.L.S.

11-OCT-05



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
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Planning Officer
Ana Rijo-Conde, AICP

March 19, 2007

Miami-Dade County School Board

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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

RECEIVED
MAR 23 2007

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Re: No. 05-285 Miguel Brizuela
Southwest Corner of SW 112 Avenue and SW 170 Terrace

Dear Ms. Fojo:

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

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities, Homestead Middle School and South Dade Senior High School, meet the referenced review threshold (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant to discuss the impact of the proposed development on public schools. **The District is grateful that the applicant took the time to discuss with the School District possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application.**

As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Maria Teresa Fojo
March 19, 2007
Page 2

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:

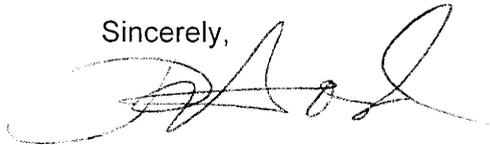
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 3-unit development is estimated to generate approximately \$7,200 (\$2,400 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:rr
L-447
Attachment

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

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-285, Miguel A. Brizuela (CC14)

REQUEST: Zone change from AU to RU-1

ACRES: .72 acres

LOCATIONS: Southwest Corner of SW 112 Avenue and SW 170 Terrace

**MSA/
MULTIPLIER:** 5.8/.72

**NUMBER OF
UNITS:** 3 single-family units

**ESTIMATED
STUDENT
POPULATION:** 2 students*

ELEMENTARY: 1

MIDDLE: -

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.

MIDDLE: Richmond Heights Middle – 15015 SW 103 Ave.

SENIOR HIGH: Miami Southridge Senior -19355 SW 114 Avenue

All schools are located in Regional Center VI

* 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 September 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Pine Lake Elementary	567	638	89%	18	86%
	568 *		89%		87%
Richmond Heights Middle	1,318	1,145	115%	158	101%
	*				
Miami Southridge Senior	3,682	2,662	138%	190	129%
	3,683 *		138%		129%

* increased student population as a result of the proposed development.

Notes:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2006-2010, dated July 2006:

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Jorge Mas Canosa Middle/ State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2232 student stations)	Construction	School Opening 2007
K-8 Conversion at F. C. Martin Elementary School (Richmond Heights Middle School Relief) (675 student stations)	Construction	School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5Year Plan)	638
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	405
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	2662

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$13,098.

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

ELEMENTARY	Does not meet the threshold
MIDDLE	Not impacted by proposed development
SENIOR	1 x \$ 21,139 = \$ 21,139

* 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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CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
ELEMENTARY SCHOOLS (K-5 – unless otherwise noted)					
0510	Archimedean Academy 12425 SW 72 St. Miami, FL 33183 www.archimedean.org	Ms. Pat Booth pbooth@dadeschools.net	305 640-6278/79/80/81 305 675-8448 Fax 702 993-1328 Fax <i>Electronic</i>	VI	8
4060	<i>Opened August 2006</i> Cooperative Charter School 1743-51 NW 54 St. Miami, FL 33161 http://www.cooperativecs.org	Dr. John Johnson johnsonj@dadeschools.net	305 693-2541 305 693-2543 Fax	III	2
3030	Doral Academy 2450 NW 97 Ave. Doral, FL 33172 http://doralacademy.dadeschools.net	Ms. Ileana Gomez ileanagomez@dadeschools.net	305 597-9999 305 591-2669 Fax	III	5
3600	Grades K-6 Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128 http://www.downtowncharter.org	Mr. Paul Thompson paulthompson@dadeschools.net	305 579-2112 305 579-2115 Fax	IV	6
4070	Early Beginnings Academy – Civic Center 1411 NW 14 Ave. Miami, Florida 33125 Pre-K and Kindergarten for Special Education only	Ms. Leigh Kapps 926215@dadeschools.net	305 325-1080 305 325-1044 Fax	IV	5
4080	Early Beginnings Academy – North Shore 985 NW 91 St. Miami, FL 33150 Pre-K and Kindergarten for Special Education only	Ms. Carol Byrd 926121@dadeschools.net	Temporary: 305 835-9006 305 696-1688 Fax	III	2
0302	<i>Opened August 2006</i> EXcel Academy Charter School 6001 NW 8 Ave. Miami, FL 33127	Mr. Ralph Brantley rbrantley@dadeschools.net	305 751-6770 305 751-6771 Fax	III	2
0100	Mater Academy 7700 NW 98 St. Hialeah Gardens, FL 33016 http://materacademy.dadeschools.net	Ms. Kim Guilarte kimguilarte@dadeschools.net	305 698-9900 305 698-3822 Fax	I	4
3100	Mater Academy East Charter School 450 SW 4 St. Miami, FL 33130 http://materacademyeast.dadeschools.net	Ms. Beatriz Riera briera@dadeschools.net	305 324-4667 305 324-6580 Fax	IV	6

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
0312	<i>Opened August 2006</i> Mater Gardens Academy 9010 NW 178 Ln. Miami Gardens, FL 33018 http://matergardens.dadeschools.net	Ms. Lourdes Isla-Marrero lmarrero@dadeschools.net	305 512-9775 305 512-3708 Fax	I	4
4000	Miami Children's Museum Charter School 980 McArthur Causeway Miami, FL 33132 http://mcmcharter.dadeschools.net	Ms. Maria Mongeotti-Greer mongeotti-greer@dadeschools.net	305 329-3758 305 329-3767 Fax	II	3
0102	Grades K-6 Miami Community Charter School 101 SW Redland Rd. Florida City, FL 33034	Ms. Jila Rezaie jrezaie@dadeschools.net	305 245-2552 305 245-2527	VI	9
5010	Oxford Academy of Miami 10870 SW 113 PI Miami, FL 33176	Dr. Pauline A. Young PaulineAYoung@dadeschools.net	305 598-4494 305 598-4475 Fax	V	7
0342	<i>Opened August 2006</i> Pinecrest Academy (South Campus) 15130 SW 80 St. Miami, FL 33193	Ms. Victoria Larrauri vlarrauri@dadeschools.net	305 386-0800 305 386-6298 Fax	VI	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175 http://Pinecrestpreparatoryacademy.dadeschools.net	Ms. Susie Dopico sdopico@dadeschools.net	Main: 305 207-1027 305 207-1897 Fax	V	8
0400	Renaissance Elementary Charter School 8360 NW 33 St. Miami, FL 33122 http://www.recscharter.org	Ms. Ana Cordal acordal@dadeschools.net	305 591-2225 305 591-2984 Fax	III	5
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ave., Bldg. 7 Miami, FL 33055 Mailing address: P.O. Box 173470 Hialeah, FL 33017-3470 Special Education only	Ms. Jeanine del Valle jdelvalle1@dadeschools.net	305 623-9631 305 623-9621 Fax	I	1
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St., Bldg. 5 Miami, FL 33173 Special Education only	Ms. Lissa Gonzalez lgonzalez1@dadeschools.net	305 279-3064 305 279-3294 Fax	V	7
0520	Somerset Academy 18491 SW 134 Ave. Miami, FL 33177 http://somersetelem.dadeschools.net	Ms. Suzette Ruiz sruiz0520@dadeschools.net	305 969-6074 305 969-6077 Fax	VI	7

**CHARTER SCHOOLS
2006-2007**

W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
MIDDLE SCHOOLS (6-8)					
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183 www.archimedean.org	Ms. Vasiliki Moysidis vmoysidis@dadeschools.net	305 640-6278/79/80/81 305 675-8448 Fax 702 993-1328 Fax <i>Electronic</i>	VI	8
6070	ASPIRA Eugenio Maria de Hostos Youth Leadership Charter School One NE 19 St. Miami, FL 33132 http://fl.aspira.org/Wynwood/Charter/emh_charter.htm	Mr. Fernando Lopez flopez@dadeschools.net	305 576-1512 305 576-0810 Fax	IV	2
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033 http://fl.aspira.org/South/Charter/south_charter.htm	Dr. Monica Starke mstarke@dadeschools.net	305 246-1111 305 246-1433 Fax	VI	9
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161 http://fl.aspira.org/North/Charter/north_charter.htm	Ms. Iliana Peña idpena@dadeschools.net	305 893-8050 305 891-6055 Fax	II	1
6030	Doral Academy Charter Middle School 2601 NW 112 Ave. Doral, FL 33172 http://dachs.dadeschools.net/	Ms. Ofelia Alvarez Ofealvarez4@dadeschools.net	305 591-0020 305 591-9251 Fax	III	5
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	Ms. Sonia Mitchell smitchell@dadeschools.net	305 758-6912 305 758-6985 Fax	IV	2
6008	Lawrence Academy 777 West Palm Dr. Florida City, FL 33034	Dr. Keitha Burnett 926286@dadeschools.net	305 247-4800 305 247-4895 Fax	VI	9
6012	Mater Academy Charter Middle School 7901 NW 103 St. Hialeah Gardens, FL 33016 http://materacademyhigh.dadeschols.net	Mr. Kenneth Feria kferia@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
6033	<i>Opened August 2006</i> Mater Academy Lakes Middle School 5875 NW 163 St. Miami Lakes, FL 33014 <i>Temporary location for 2006-2007:</i> 9010 NW 178 Ln. Miami Gardens, FL 33018	Ms. Jennifer Share jshare@dadeschools.net	Temporary: 305 512-9775 305 512-3708 Fax	I	4

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
6042	<i>Opened August 2006</i> Mater Gardens Academy Middle School 9010 NW 178 Ln. Miami Gardens, FL 33018	Ms. Cecilia Telleria cbermeosolo@dadeschools.net	305 512-9775 305 512-3708 Fax	I	4
6022	Pinecrest Academy Charter Middle School 14301 SW 42 St. Miami, FL 33175 http://Pinecrestpreparatoryacademy.dadeschools.net	Ms. Maria Beatriz Nunez mbnunez@dadeschools.net	Main: 305 207-1027 305 207-1897 Fax	V	8
	<i>Kendall Greens campus:</i> 15130 SW 80 St. Miami, FL 33193		Kendall Greens: 305 386-0800 305 386-6298 Fax	VI	7
6028	Renaissance Middle Charter School 8360 NW 33 St. Miami, FL 33122 http://www.recscharter.org	Ms. Ana Cordal acordal@dadeschools.net	305 591-2225 305 591-2984 Fax	III	5
6004	Somerset Academy Charter Middle School 18491 SW 134 Ave. Miami, FL 33177	Ms. Sandra Grau sgrau@dadeschools.net	305 969-6074 305 969-6077 Fax	VI	7
6029	Spirit City Academy 285 NW 199 St. Miami Gardens, FL 33169 <i>Special Education only</i>	Ms. Cecilia Honeywood cahoneywood@dadeschools.net	305 614-0451 305 652-7377 Fax	II	1
K-8 CENTERS					
0950	Aventura City of Excellence Charter School 3333 NE 188 St. Aventura, FL 33180 http://www.aventuracharter.org	Dr. Katherine Murphy kmurphy@dadeschools.net	305 466-1499 305 466-1339 Fax	II	3
0113	Balere Language Academy 10600 Caribbean Blvd. Miami, FL 33189 http://www.balere.org/version2/academy/index.php	Ms. Rocka Malik rmalik@dadeschools.net	305 232-9797 305 232-4535 Fax	VI	9
0070	Coral Reef Montessori Academy Charter School 10853 SW 216 St. Miami, FL 33170 http://coralreefmontessori.dadeschools.net	Ms. Juliet King juking@dadeschools.net Ms. Lucy Canzoneri-Golden canzoneri-golden@dadeschools.net	305 255-0064 305 255-4085 Fax	VI	9
2060	The Theodore R. and Thelma A. Gibson Charter School <i>Temporary location:</i> 450 SW 4 St. Miami, FL 33130 http://gibsoncharter.dadeschools.net	Mr. Charles Bethel cgbethel@dadeschools.net	305 324-1335 305 324-1343 Fax	IV	6

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
3610	Keys Gate Charter School 2000 SE 28 Ave. Homestead, FL 33035 http://www.keyscharter.org	Ms. Robin Sandler rsandler@dadeschools.net	305 230-1616 305 230-1347 Fax	VI	9
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150 http://www.lccschool.com	Ms. Katrina Wilson-Davis k.wilson-davis@dadeschools.net	305 751-2700 305 751-1316 Fax	II	2
0300	Rosa Parks Charter School/Florida City <i>K-5 students will be at this location:</i> 713 West Palm Drive Florida City, FL 33034 <i>6-8 students will be at this location:</i> 303 West Palm Drive Florida City, FL 33034	Ms. Marva de Silva mdesilva@dadeschools.net	305 246-3336 305 246-3340 Fax	VI	9
5050	Sunshine Academy 14550 NE 6 Ave. North Miami, FL 33161	Ms. Alcira Manzano amanzano@dadeschools.net	305 947-3650 305 947-3609 Fax	II	1
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33033	Dr. Cristina Cruz cristinacruz@dadeschools.net	305 248-6206 305 248-6208 Fax	VI	9
1020	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018 http://yccs.dadeschools.net/	Ms. Maritza Aragon maragon@dadeschools.net	305 819-8855 305 819-8455 Fax	I	4
MIDDLE/SENIOR HIGH SCHOOLS					
6040	Grades 6-12 Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33168	Ms. Marjorie Wessel 929618@dadeschools.net	305 754-2381 305 751-5833 Fax	II	2
6009	Grades 6-9 Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes anavaldes@dadeschools.net	305 324-4667 305 324-6580 Fax	IV	6

CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
6027	Grades 8-12 Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125 <i>Special Education only</i>	Ms. Pamela Miller pammiller@dadeschools.net	Temporary: 305 325-1080 305 325-1044 Fax	IV	5
SENIOR HIGH SCHOOLS (9-12)					
7022	Academy of Arts & Minds 3138 Commodore Plaza Miami, FL 33133 http://www.aandm.net	Mr. Alex Tamargo atamargo@dadeschools.net	305 448-1100 305 448-9737 Fax	IV	6
7020	Doral Academy High School 11100 NW 27 St. Doral, FL 33172 http://dachs.dadeschools.net	Mr. Frank Jimenez fjimenez@dadeschools.net	305 597-9950 305 477-6762 Fax	III	5
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172 http://dachs.dadeschools.net	Ms. Eleonora Cuesta ecuesta@dadeschools.net	305 591-0020 305 591-9251Fax	IV	6
7007	International Studies Charter High School 396 Alhambra Circle Coral Gables, FL 33134 http://ischs.dadeschools.net/	Mr. Victor Rodriguez vicrodriguez@dadeschools.net	305 442-7449 305 442-7729 Fax	IV	6
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 926264@dadeschools.net	305 643-9111 305 643-9141 Fax	IV	5
7017	<i>Opened August 2006</i> Life Skills Center Opa Locka 3400 NW 135 St. Opa locka, FL 33054	Mr. Erik Rashad erashad@dadeschools.net	305 685-1415 305 685-1614 Fax	III	2
7160	Mater Academy Charter High School 7901 NW 103 St. Hialeah Gardens, FL 33016 http://materacademyhigh.dadeschools.net	Ms. Judith Marty JMarty@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
7018	<i>Opened August 2006</i> Mater Academy Lakes High School 5875 NW 163 St. Miami Lakes, FL 33014 <u>Temporary location for 2006-2007:</u> 9010 NW 178 Ln. Miami Gardens, FL 33018	Mr. Rene Rovirosa rrovirosa@dadeschoolds.net	Temporary: 305 512-9775 305 512-3708 Fax	I	4

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CHARTER SCHOOLS 2006-2007					
W/L Code	Name and Address of Charter School	School Principal/Director E-Mail Address	Telephone Number Fax Number	Regional Center	Voting District
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn cmcguinn@dadeschools.net	305 828-1886 305 828-6175 Fax	I	4
7030	School for Integrated Academics & Technologies (SIATech) Main Campus: Homestead Job Corps Center 12350 SW 285 St., Homestead, FL 33033	Ms. Marjorie Lopez lopezma@dadeschools.net	Main: 305 258-9477 305 258-9584 Fax	VI	9
	North Campus: Miami Job Corps Center 3050 NW 183 St., Miami Gardens FL 33056		North Campus: 305 624-1144 305 624-9172 Fax	I	1
7042	Somerset Academy Charter High School SW 117 Ave. & 232 St., Miami, FL 33170 Temporary locations: 2601 NW 112 Ave., Doral, FL 33172 and 11100 NW 27 St., Doral, FL 33172 http://dachs.dadeschools.net	Mr. Jose Baca josebaca@dadeschools.net	Temporary numbers: 305 597-9950 305 477-6762 Fax	III	5

SCHOOL NAME	SCHOOL NAME
<ol style="list-style-type: none"> 1. Academy of Arts & Minds <i>(Senior High School)</i> 2. Archimedean Academy <i>(Elementary)</i> 3. Archimedean Middle Conservatory <i>(Middle)</i> 4. ASPIRA Eugenio Maria de Hostos Youth Leadership <i>(Middle)</i> 5. ASPIRA South Youth Leadership Charter School <i>(Middle)</i> 6. ASPIRA Youth Leadership Charter School <i>(Middle)</i> 7. Aventura City of Excellence Charter School <i>(K-8 Center)</i> 8. Balere Language Academy <i>(K-8 Center)</i> 9. Coral Reef Montessori Academy Charter School <i>(K-8 Center)</i> 10. Cooperative Charter School <i>(Elementary)</i> 11. Doctors Charter School of Miami Shores <i>(Middle/Senior)</i> 12. Doral Academy <i>(Elementary)</i> 13. Doral Academy High School <i>(Senior High School)</i> 14. Doral Academy Charter Middle School <i>(Middle)</i> 15. Doral Performing Arts & Entertainment Academy <i>(Senior High School)</i> 16. Downtown Miami Charter School <i>(Elementary K-6)</i> 17. Early Beginnings Academy – Civic Center <i>(Elementary)</i> 18. Early Beginnings Academy – North Shore <i>(Elementary)</i> 19. EXcel Academy <i>(Elementary)</i> 20. Florida International Academy <i>(Middle)</i> 21. International Studies Charter High School <i>(Senior High School)</i> 22. Keys Gate Charter School <i>(K-8 Center)</i> 23. Lawrence Academy <i>(Middle)</i> 24. Liberty City Charter School <i>(K-8 Center)</i> 25. Life Skills Center Miami-Dade County <i>(Senior High School)</i> 26. Life Skills Center Opa-Locka <i>(Senior High School)</i> 27. Mater Academy East Charter School <i>(Elementary)</i> 28. Mater Academy <i>(Elementary)</i> 29. Mater Academy Charter Middle School <i>(Middle)</i> 	<ol style="list-style-type: none"> 30. Mater Academy Charter High School <i>(Senior High School)</i> 31. Mater Academy Lakes High School <i>(Senior High School)</i> 32. Mater Academy Lakes Middle School <i>(Middle)</i> 33. Mater East Academy Middle School <i>(Middle/Senior)</i> 34. Mater Gardens Academy <i>(Elementary)</i> 35. Mater Gardens Academy Middle School <i>(Middle)</i> 36. Mater Performing Arts & Entertainment Academy <i>(Senior High School)</i> 37. Miami Children's Museum Charter School <i>(Elementary)</i> 38. Miami Community Charter School <i>(Elementary K-6)</i> 39. Oxford Academy of Miami <i>(Elementary)</i> 40. Pinecrest Academy Charter Middle School <i>(Middle)</i> 41. Pinecrst Academy (South Campus) <i>(Elementary)</i> 42. Pinecrest Preparatory Academy <i>(Elementary)</i> 43. Renaissance Elementary Charter School <i>(Elementary)</i> 44. Renaissance Middle Charter School <i>(Middle)</i> 45. Rosa Parks Charter School/Florida City <i>(K-8 Center)</i> 46. Sandor Wiener School of Opportunity <i>(Elementary)</i> 47. Sandor Wiener School of Opportunity, South <i>(Elementary)</i> 48. School for Integrated Academics & Technologies (SIATech) <i>(Senior High School)</i> 49. Somerset Academy <i>(Elementary)</i> 50. Somerset Academy Charter High School <i>(Senior High School)</i> 51. Somerset Academy Charter Middle School <i>(Middle)</i> 52. Spirit City Academy <i>(Middle)</i> 53. Sunshine Academy <i>(K-8 Center)</i> 54. The Charter School at Waterstone <i>(K-8 Center)</i> 55. Theodore R. and Thelma A. Gibson Charter School <i>(K-8 Center)</i> 56. Transitional Learning Academy <i>(Middle/Senior)</i> 57. Youth Co-Op Charter School <i>(K-8 Center)</i>

Memorandum



Date: 22-SEP-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2005000285

Fire Prevention Unit:

Fire Water & Engineering has no objection to plans presented with letter of intent dated September 6 2005. Applicant must submit changes to this plan for review and approval.

Service Impact/Demand:

Development for the above Z2005000285
located at THE SOUTHWEST CORNER OF S.W. 112 AVENUE & S.W. 170 TERRACE, MIAMI-DADE COUNTY,
FLORIDA.

in Police Grid 2145 is proposed as the following:

<u>3</u> single	dwelling units	<u> </u> industrial	square feet
<u> </u> multifamily	dwelling units	<u> </u> institutional	square feet
<u> </u> commercial	square feet	<u> </u> nursing home	square feet

Based on this development information, estimated service impact is: 0.8 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 50 - 9798 Hibiscus Street

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent dated September 6 2005. Substantial changes to the letter of intent will require additional service impact analysis.

DATE: 03/16/07

REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

MIGUEL A. BRIZUELA

THE SOUTHEAST CORNER OF
S.W. 112 AVENUE & S.W. 170
TERRACE, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2005000285

HEARING NUMBER

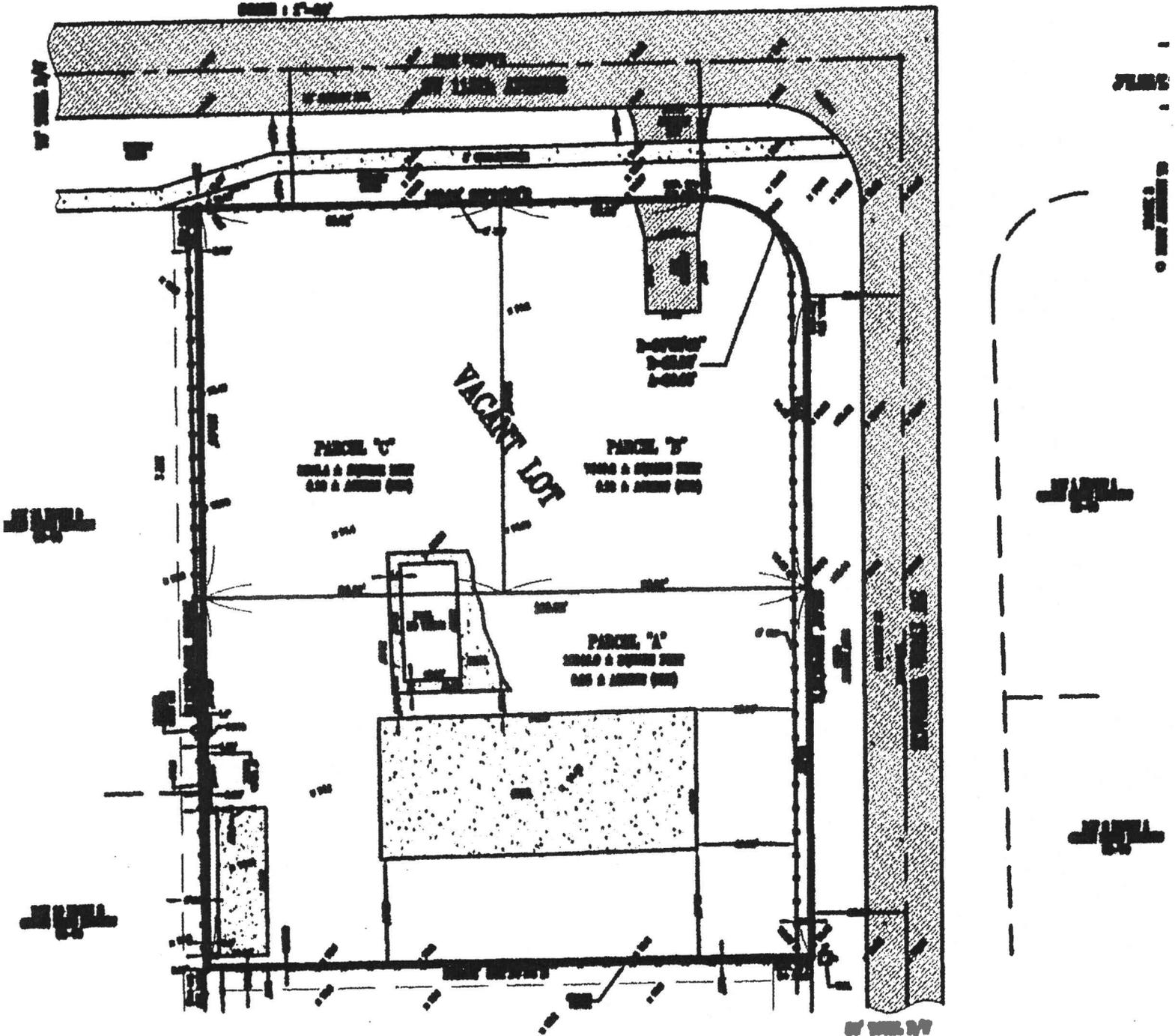
CURRENT ENFORCEMENT HISTORY:

A case was opened and a warning notice was issued on 01/08/2007 for overgrown grass at this location. The property owner corrected the violation and the case was closed on 02/05/2007.

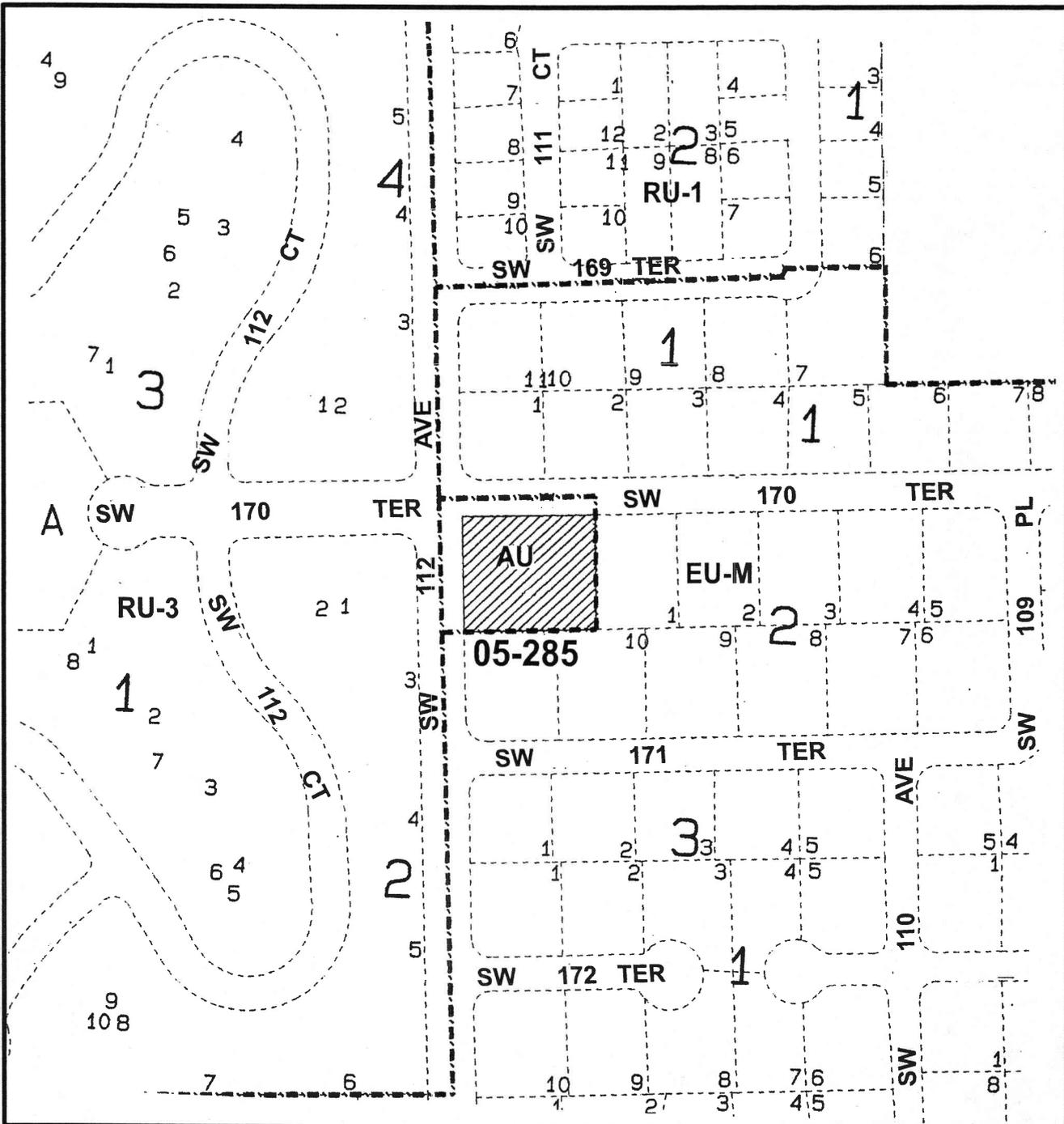


1/16" = 1'-0"

DATE: 1-7-87



205-285



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 31 Township: 55 Range: 40
 Process Number: 05-285
 Applicant: MIGUEL A. BRIZUELA
 Zoning Board: C14
 District Number: 09
 Drafter ID: ERIC
 Scale: 1:200'



 SUBJECT PROPERTY



27



MIAMI-DADE COUNTY
AERIAL

Section: 31 Township: 55 Range: 40
Process Number: 05-285
Applicant: MIGUEL A. BRIZUELA
Zoning Board: C14
District Number: 09
Drafter ID: ERIC
Scale: NTS





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 ("0158", "1143", "1203", "1445", "1491", "1529", "1590", "1785", "1823", "2144", "2295", "2438", "2439", "2813")) and ((Dis.SignalCode in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")))) and Common

			2003	2004
Grid	Signal Code	Signal Description		
2144	13	SPECIAL INFORMATION/ASSIGNMENT	71	55
	14	CONDUCT INVESTIGATION	139	108
	15	MEET AN OFFICER	438	399
	16	D.U.I.	1	0
	17	TRAFFIC ACCIDENT	38	51
	18	HIT AND RUN	10	12
	19	TRAFFIC STOP	31	41
	20	TRAFFIC DETAIL	10	10
	21	LOST OR STOLEN TAG	12	10
	22	AUTO THEFT	16	20
	25	BURGLAR ALARM RINGING	106	84
	26	BURGLARY	57	67
	27	LARCENY	23	28
	28	VANDALISM	13	16
	29	ROBBERY	5	3
	30	SHOOTING	0	1
	31	HOMICIDE	0	1
	32	ASSAULT	37	20
	33	SEX OFFENSE	4	1
	34	DISTURBANCE	130	108
36	MISSING PERSON	27	8	
37	SUSPICIOUS VEHICLE	8	6	
38	SUSPICIOUS PERSON	17	14	
39	PRISONER	10	9	
41	SICK OR INJURED PERSON	27	23	
43	BAKER ACT	2	4	



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 ("0158", "1143", "1203", "1445", "1491", "1529", "1590", "1785", "1823", "2144", "2295", "2438", "2439", "2813")) 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

			2003	2004
Grid	Signal Code	Signal Description		
2144	44	ATTEMPTED SUICIDE	1	0
	45	DEAD ON ARRIVAL	2	6
	47	BOMB OR EXPLOSIVE ALERT	0	2
	49	FIRE	3	3
	52	NARCOTICS INVESTIGATION	7	6
	53	ABDUCTION	1	0
	54	FRAUD	9	6
Total Signals for Grid 2144 :			1,255	1,122



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): 0158, 1143, 1203, 1445, 1491, 1529, 1590, 1785, 1823, 2144, 2295, 2438, 2439, 2813

2003 2004

Grid 2144					
Part I					
130A		AGGRAVATED ASSAULT		6	4
2200		BURGLARY		20	32
2400		MOTOR VEHICLE THEFT		8	16
230A		POCKET PICKING		1	0
1200		ROBBERY		2	4
230C		SHOPLIFTING		1	0
230G		SHOPLIFTING ALL OTHERS		28	29
230F		SHOPLIFTING FROM A MOTOR VEHICLE		12	23
Part I TOTAL				78	108
Part II					
260A		FRAUD CON/SWINDLE/FALSE PRET.		0	1
260B		FRAUD CREDIT CARD/ATM		1	0
260D		IMPERSONATION		3	5
350A		NARCOTIC BUY/SELL/POSS/IMPORT/MA		4	5
130B		SIMPLE ASSAULT		9	7
Part II TOTAL				17	18
Grid 2144 TOTAL				95	126

Memorandum



Date: October 12, 2006

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

From: Roosevelt Bradley, Director
Miami-Dade Transit

Subject: FY-07 Blanket Concurrency Approval for Transit

A handwritten signature in black ink, appearing to read "Roosevelt Bradley", written over the printed name in the "From:" field.

This memorandum serves as a blanket authorization for the Department of Planning and Zoning to continue to approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66. Administrative Order 4-85 and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area included in the 2005 Transit Development Program (TDP) update (Figure IV-3, page IV-23), 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 (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues to advance 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 of October 1, 2006 to September 30, 2007, 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 (305) 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Albert Hernandez, Deputy Director
MDT Planning and Engineering
Mario G. Garcia, Chief
MDT System Planning Division
Helen A. Brown, Concurrency Administrator
Department of Planning and Zoning

Memorandum

MIAMI-DADE
COUNTY

Date: November 30, 2006

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

From: *AS* Vivian Donnell Rodriguez, Director
Park and Recreation Department *VR*

Subject: Concurrency approval

This memorandum updates the blanket concurrency approval memo of November 15, 2005. 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, 2007. 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 Faisey, Chief, Planning and Research Division, PARD

2006 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	36,047	368,443	1,013.21	963.51	455.52	85.32	1,504.35	491.14	1.484
2	520,177	33,762	553,939	1,523.31	1,476.12	447.53	139.79	2,063.44	540.13	1.354
3	141,699	59,407	201,106	553.03	578.93	126.30	6.90	712.13	159.10	1.287
=====										
T:	994,272	129,216	1,123,488	3,089.55	3,018.56	1,029.35	232.01	4,279.92	1,190.37	1.375

Memorandum

MIAMI-DADE
COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Memorandum



Date: September 15, 2006

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

From: *Kathleen Woods Richardson*
Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

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 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, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) 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, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2013 or two (2) years beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider 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 issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2007), at which time a new determination will be issued. If, however, a significant event occurs which substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Dana M. Moss, Sr., Deputy Director, Administration and Finance
James Bostic, Assistant Director, Operations
Asok Ganguli, Assistant Director, Technical Services
David Ritchey, Assistant Director, Administration

RECEIVED

13 2006

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

**Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2006-07 Through Fiscal Year 2015-16**

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL		
OCT. 1, 2006 TO SEPT. 30, 2007	1,776,000	783,085	167,000	616,085	2,499,001	180,000	2,319,001	1,896,521	354,000	1,542,521	250,000	951,000	825,000
OCT. 1, 2007 TO SEPT. 30, 2008	1,776,000	616,085	167,000	449,085	2,319,001	180,000	2,139,001	1,542,521	354,000	1,188,521	250,000	951,000	825,000
OCT. 1, 2008 TO SEPT. 30, 2009	1,776,000	449,085	167,000	282,085	2,139,001	180,000	1,959,001	1,188,521	354,000	834,521	250,000	951,000	825,000
OCT. 1, 2009 TO SEPT. 30, 2010	1,776,000	282,085	167,000	115,085	1,959,001	180,000	1,779,001	834,521	354,000	480,521	250,000	951,000	825,000
OCT. 1, 2010 TO SEPT. 30, 2011	1,776,000	115,085	115,085	0	1,779,001	231,915	1,547,086	480,521	354,000	126,521	250,000	951,000	825,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,776,000	0	0	0	1,547,086	574,479	972,607	126,521	126,521	0	250,000	951,000	825,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,776,000	0	0	0	972,607	701,000	271,607	0	0	0	250,000	951,000	825,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,776,000	0	0	0	271,607	271,607	0	0	0	0	250,000	951,000	825,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,776,000	0	0	0	0	0	0	0	0	0	250,000	951,000	825,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,776,000	0	0	0	0	0	0	0	0	0	0	0	825,000
REMAINING YEARS				4			7			5			

ANNUAL DISPOSAL RATE (in tons)

RESOURCES RECOVERY ASHFILL	167,000
SOUTH DADE LANDFILL	180,000
NORTH DADE LANDFILL	354,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>951,000</u>

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI.

** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery 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 to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons. WMI disposal contract ends September 30, 2015.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated August, 2006.