

2. RICHARD ROAD ESTATES LLC
(Applicant)

07-2-CZ14-2 (06-89)
BCC/District 8
Hearing Date: 6/7/07

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 THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Richard Road Estates, LLC

PH: Z06-089 (07-2-CZ14-2)

SECTION: 11-57-38

DATE: June 7, 2007

COMMISSION DISTRICT: 8

ITEM NO.: 2

=====

A. INTRODUCTION:

o **REQUESTS:**

Richard Road Estates, LLC is appealing the decision of the Community Zoning Appeals Board #14 which denied with prejudice the following:

(1) AU to EU-1

REQUEST #1 ON PARCEL "A"

(2) AU to EU-M

REQUEST #2 ON PARCEL "B"

o **SUMMARY OF REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board #14 which denied zone changes on the subject property from AU, Agricultural District, to EU-1, One Acre Estate Single-Family Residential District, and to EU-M, Single-family Modified Estate District.

o **LOCATION:** The southeast corner of SW 197 Avenue and SW 296 Street, Miami-Dade, Florida.

o **SIZE:** 18.44 Acres

o **IMPACT:**

The approval of the requested district boundary changes will allow the applicant to provide additional housing units for the community. The rezoning of this 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 **Estate Density Residential**. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.

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 CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Policy LU-2B.** Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map.
4. **Urban Development Boundary**
 The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; Single-family residence

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU; Plant nursery and
 Single-family residence

Estate Density Residential, 1 to 2.5 dua

SOUTH: AU; Storage yard

Estate Density Residential, 1 to 2.5 dua

EAST: AU; Plant nursery

Estate Density Residential, 1 to 2.5 dua

WEST: AU; Vacant

Agriculture

The 18.44-acre subject property is located within and along the eastern edge of the Urban Development Boundary (UDB), at the southeast corner of SW 197 Avenue and SW 296 Street. Plant nurseries, single-family residences, and vacant parcels of land characterize the area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plans 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

*As applied to request #1 and to request #2 as revised.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board 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 comment
Fire Rescue	No objection
Police	No objection
Schools	15 students
Aviation	No objection

*Subject to the conditions indicated in their memorandum.

H. ANALYSIS:

The applicant, Richard Road Estates, LLC, is appealing the decision of the Community Zoning Appeals Board #14 (CZAB-14), which, on February 21, 2007, denied with prejudice their application for a district boundary change from AU, Agricultural District, to EU-1, One Acre Estate Single-Family Residential District, and to EU-M, Single-family Modified Estates District, pursuant to Resolution No. CZAB14-6-07. On March 9, 2007, the applicant appealed the CZAB-14's decision to the Board of County Commissioners (BCC) citing that the Board's decision to deny the request to rezone the property was not based on substantial competent evidence introduced on the record to support a denial of the application. Staff notes that all existing uses and zoning are consistent with the CDMP. As such, the CZAB-14's decision to deny this application and retain the existing AU zoning on the subject property is consistent with the CDMP.

The 18.44-acre subject property is located along the eastern edge of and within the Urban Development Boundary (UDB), on the southeast corner of SW 197 Avenue and SW 296 Street. The applicant is seeking a zone change from AU, Agricultural District, to EU-1, One Acre Estate Single-Family Residential District, and to EU-M, Single-family Modified Estates District. The applicant has submitted a subdivision site plan demonstrating the planned allocation of approximately 4.44 acres for the siting of four EU-1 zoned lots adjacent to and fronting SW 197 Avenue and the remaining acreage, approximately 14 acres, to be used for 24 residential lots on the portion of the site advertised to be zoned EU-M (Parcel B). Staff notes that the applicant has met with staff to discuss the Department of Planning and Zoning's recommendation for an approval of request #1 on Parcel A to change the zoning from AU to EU-1, and denial without prejudice of request #2 on Parcel B to change the zoning from AU to EU-M, and approval of EU-S, Estate Suburban Single-Family District, in lieu of the requested EU-M on Parcel B. Staff notes that the applicant has since submitted a revised Letter of Intent dated January 19, 2007, indicating their compliance with staff's recommendation and now requesting EU-S zoning on Parcel B to request EU-S zoning in lieu of EU-M. The applicant's revised subdivision plan reflects said change. Additionally, the applicant has voluntarily proffered a covenant restricting the development to the submitted revised subdivision plan. Agricultural uses such as plant nurseries, single-family residences and vacant parcels of land characterize the area where the subject property lies.

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. However, the memorandum submitted by

DERM indicates that a County-designated Natural Forest Community (NFC) lies to the west of the subject property, which will be maintained by the periodic use of ecologically prescribed burning. Said management technique reduces wildfire threats and is beneficial to wildlife and the rare plant species harbored by this plant community. Their memorandum indicates that such burning is generally performed once every three years; the subject property lies within the potential smoke dispersion corridor of this pineland and, as such, may be temporarily affected by the periodic smoke events. Further, the applicant will have to comply with all DERM requirements 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 **34** additional PM daily peak hour **vehicle trips**. However, 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" and "B". Miami-Dade County Public Schools (**MDCPS**) **does not object** to this application and has indicated that the proposed zoning will bring **15** additional students into the area's public schools. They indicate that Redondo Elementary, Homestead Middle and South Dade Senior High Schools are the schools that will be affected by this development, which are currently operating at 119%, 115% and 128% of FISH (Florida Inventory of School Houses) utilization, respectively. Additionally, MDCPS indicates that the applicant and the School Board have held a dialogue, and that the applicant has voluntarily proffered a monetary donation, over and above impact fees, which will provide the full capital cost of the student stations for the additional students generated by the proposed development.

Staff is supportive of the requested EU-1 zoning (request #1) along SW 197 Avenue, abutting the UDB, but recommends a rezoning of the balance (14-acres) of the subject property to EU-S, Estate Suburban Single-Family District, on Parcel B, in lieu of the requested EU-M zoning (request #2). The applicant has taken the opportunity to meet with staff to discuss concerns pertaining to compatibility. As such, the applicant has amended request #2 to a district boundary change from AU to EU-S in lieu of EU-M. The approval of the requested district boundary changes will allow the applicant to provide additional housing units for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the 18.44-acre site with a minimum of 18 to a maximum of 46 residential units. As previously mentioned, the applicant has submitted a revised Letter of Intent, amending the zone change for request #2 to EU-S in lieu of the requested EU-M. The applicant has submitted a subdivision plan proposing that the site be developed with 28 residential lots utilizing both the proposed EU-1 and amended EU-S zoning classifications. The subject property is situated at the southeast corner of SW 197 Avenue and SW 296 Street, two section-line roadways, and the site plan submitted indicates that the applicant has proposed a lot layout of four interconnected blocks, each with a single EU-1 lot fronting to the north or the south, adjacent to SW 197 Avenue and six EU-S lots. As such, the plan indicates that 24 of the proposed lots are to be developed under the EU-S zoning regulations and the remaining 4 are to be developed under the EU-1 zoning regulations. The applicant seeks to rezone the western 4.44-acre portion of the site that is located along the UDB to EU-1 in request #1, which would allow the applicant to develop this portion with single-family residential units at a density of 1 unit per gross acre, totaling a maximum of 4 EU-1 zoned residential lots. The EU-S zone would allow the applicant to develop the easterly 14-acre portion of the subject property with single-family residential

units at a density of 1.74 dwelling units per gross acre, totaling a maximum of 24 residential units. Therefore the rezoning of the 18.44-acre parcel of land to EU-1 on Parcel A and EU-S on Parcel B would allow the applicant a residential development of a maximum of 28 units, which would be **consistent** with the Estate Density Residential use LUP map designation of the CDMP, and the numerical threshold for density permitted therein.

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 subdivision plan would be consistent with the Estate Density Residential LUP map designation of the CDMP but, potentially incompatible with the scale of the neighboring lot sizes to the east and north of the subject property currently developed with a plant nursery and single-family residences. The originally requested EU-M zoning would allow the development of lots with a minimum net lot area of 15,000 gross square feet. Staff opines that the previously requested EU-M zoning would have been incompatible with the surrounding area, but opines that a rezoning of the subject property to EU-1 as proposed in request #1 on Parcel A and to the now requested **EU-S** in lieu of EU-M on Parcel B (request #2) 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 that the proposed development will not have an 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.

Furthermore, staff supports development that is within the Urban Development Boundary (UDB), as identified within the **Land Use Policy LU-2B** which states that priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the UDB of the LUP map. The interpretative text of the CDMP provides that the UDB is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Noting that the property abuts the UDB line along the west, the proposed EU-1 zoning along the subject property's western 125' strip of land, provides a sensitive transition from the AU-zoned, agriculturally designated land to the west, to the staff recommended EU-S development on the eastern portion of site. As previously mentioned, the Department of Planning and Zoning would support a zone change to EU-S in lieu of the originally requested EU-M zoning for Parcel B. Staff is of the opinion that the development of the site with a strip of EU-1 zoned properties along the UDB (SW 197 Avenue) and with EU-S zoned lots to the east would provide a sensitive solution to address housing needs within Miami-Dade County while maintaining the residential estate character, which is presently evolving in the area. Staff notes that, although there is no contiguous estate zoning, there are single-family residences developed on one-acre parcels abutting the subject property to southwest. Research indicates that these residential parcels measure approximately one acre in area but are part of an existing subdivision, Nob Hill,

which was platted in 1959, and therefore grandfathered to be allowed to contain a minimum of one-acre in area as provided per Section 33-280(1) of the Zoning Code which grandfathers lots platted prior to 1974. The requested EU-1 zoning would require a minimum gross lot area of one acre and the requested EU-S zoning requires a minimum net lot area of 25,000 gross square feet. Also, staff notes that approximately 500' to the east of the subject property on the north side of SW 296 Street is an approximately 20-acre residential enclave, Biscado Estates, that was platted in 1956 with EU-1 lots fronting on SW 296 Street and EU-M lots comprising the balance of the site. As such, staff is of the opinion that the requested district boundary changes to EU-1 and **EU-S**, and the subdivision of the lots as indicated in the revised submitted plan, is **compatible** with the surrounding area.

Based on all of the aforementioned, staff opines that the zone changes to EU-1 on Parcel A and to **EU-S**, in lieu of the requested EU-M zoning on Parcel B would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential land use designation of the LUP map of the CDMP. Accordingly, staff recommends approval of the appeal and approval of request #1 on Parcel A to change the zoning from AU to EU-1, and denial without prejudice of request #2 on Parcel B to change the zoning from AU to EU-M, and approval of EU-S in lieu of the requested EU-M on Parcel B, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the appeal and approval of request #1 on Parcel A subject to the Board's acceptance of the proffered covenant, denial without prejudice of request #2 to change the zoning on Parcel B from AU to EU-M, and approval of request #2 to permit EU-S in lieu of the requested EU-M on Parcel B.

J. CONDITIONS: None.

DATE INSPECTED: 12/27/06
DATE TYPED: 01/10/07
DATE REVISED: 01/23/07, 01/29/07; 01/31/07; 02/13/07; 03/05/07; 04/17/07; 04/30/07;
05/09/07; 05/14/07
DATE FINALIZED: 05/14/07
SB:AJT:MTF:LVT:JGM


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

Memorandum



Date: November 16, 2006

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 cursive script, appearing to read "Jose Gonzalez".

Subject: C-14 #Z2006000089-Revised
Richard Road Estates, LLC
S.E. Corner of S.W. 197th Avenue and S.W. 296th Street
District Boundary Change from AU to EU-1 & EU-M
(AU) (18.44 Ac.)
11-57-38

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 Service

The subject property is located within the franchised water service area of the Miami-Dade County Water & Sewer Department (MDWASD). However, the closest public water main is a 12-inch water main owned by the City of Homestead and is located approximately 2,000 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required, in accordance with Code requirements.

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single-family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat, or Miami-Dade Public Works Department approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

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 in 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.

Natural Forest Community

The west boundary line of the subject property is adjacent to a Natural Forest Community (NFC). Development on parcels adjacent to NFCs must avoid adverse impacts to the preserve associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion.

This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The applicant is advised that the subject property lies within the potential smoke dispersion corridor of this pineland. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

Tree Preservation

According to the site plan submitted along with the zoning application, specimen-sized tree(s) (trunk diameter 8 inches or greater) may be impacted. Section 24-49.2 of the Code requires preservation of specimen trees whenever reasonably possible. Prior to the removal or relocation of any tree on-site, which is subject to the Tree Preservation and Protection provisions of the Code, a Miami-Dade County Tree Removal Permit, which meets the requirements of Sections 24-49.2 and 24-49.4 of the Code, is required. Be advised that, pursuant to Section 24-49.2(II)(1) of the Code, evaluation of permit applications for the removal of specimen trees include, but is not limited to, factors such as size and configuration of the property, as well as any proposed development location of tree(s) relative to any proposed development, and whether or not the tree(s) can be preserved under the proposed plan or any alternative plan.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed formal enforcement record for the subject property.

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.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

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: RICHARD ROAD ESTATES, LLC

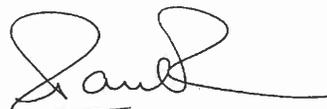
This Department has no objections to this application.

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

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 34 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
F-518	Krome Ave. n/o US-1	B	B
9936	SW 296 St. w/o US-1	B	B
9938	SW 296 St. e/o SW 197 Ave.	B	B

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



Raul A Pino, P.L.S.

11-MAY-07



C-14

Miami-Dade County Public Schools

giving our students the world

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

Chief Facilities Officer
Rose Diamond

Planning Officer
Ana Rijo-Conde, AICP

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

February 2, 2007

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
FEB 07 2007

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

C-14

Re: No. 06-89, Richard Road Estates, LLC
Southeast Corner of SW 296 Street and SW 197 Avenue

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 all of the impacted school facilities, Redondo Elementary School, 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 spoke with the applicant on October 12, 2006, 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.

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Ms. Maria Teresa Fojo
February 2, 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:

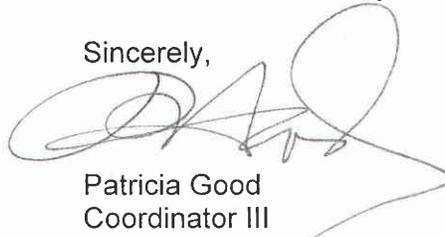
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 25-unit development is estimated to generate approximately \$60,000 (\$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-188
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. 06-89, Richard Road Estates LLC.

REQUEST: Zoning change from AU to EU-1 and EU-M

ACRES: 18.44 acres

LOCATION: Southeast Corner of SW 296 Street and SW 197 Avenue

UNITS: 25 additional detached units (3 units allowed under current zoning classification for a total of 28 units)

**MSA/
MULTIPLIER:** 7.3/ .60 Detached Unit

**ESTIMATED
STUDENT
POPULATION:** 15 students *

ELEMENTARY: 7

MIDDLE: 3

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Redondo Elementary – 18480 SW 304 Street

MIDDLE: Homestead Middle – 650 NW 2nd Avenue

SENIOR: South Dade Senior High – 28401 SW 167 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 RELOCATABLE
Redondo Elementary	924	759	122%	18	119%
	931 *		123%		120%
Homestead Middle	1,163	848	137%	158	116%
	1,166 *		138%		116%
South Dade Senior High	2,721	1,721	158%	404	128%
	2,726 *		158%		128%

*Student population increase 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, all of the impacted schools meet 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>
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Construction	School Opening 2008
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	759
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2,510
Estimated Permanent Senior High Seats (Current and Proposed in 5-Year Plan)	3,243

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: Accounting 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 \$98,235.

CAPITAL COSTS: Based on the State's October 2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	7	x	18,173	=	\$127,211
MIDDLE	3	x	19,624	=	\$58,872
SENIOR HIGH	5	x	25,491	=	\$127,455
Total Potential Capital Cost					\$313,538

*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
<i>ELEMENTARY SCHOOLS (K-5 – unless otherwise noted)</i>					
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 <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 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 vmoyssidis@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
	Kendall Greens campus: 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 Special Education only	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 Temporary location: 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 305 591-9251Fax	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@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. Pinecrest 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 CAA AMOUNT OF FEE 4,068.07

RECEIPT # I 2007 22172

DATE HEARD: 2/21/07

BY CZAB # C14

RECEIVED
MAR 09 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY CAA 06-089
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. Z06-089

Filed in the name of (Applicant) Richard Road Estates, LLC

Name of Appellant, if other than applicant same

Address/Location of APPELLANT'S property:

Southeast corner of SW 197th Avenue and SW 296 Street

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

~~Entire~~ appealable application

Appellant (name): Richard Road Estates, LLC

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)

Lack of substantial competent evidence to support a denial of the application.

APPELLANT MUST SIGN THIS PAGE

Date: 9 day of March, year: 2007

Signed Mario Garcia-Serra

Mario Garcia-Serra
Print Name

1221 Brickell Ave.
Mailing Address

305-579-0837 305-961-5837
Phone Fax

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

Richard Road Estate, LLC
Representing

Mario Garcia-Serra
Signature

Mario Garcia-Serra
Print Name

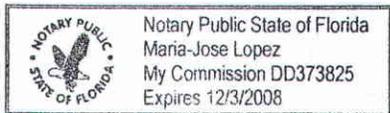
1221 Brickell Ave.
Address

Miami FL 33131
City State Zip

305-579-0837
Telephone Number

Subscribed and Sworn to before me on the 9th day of March, 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 Miami-Dade

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

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

(Check all that apply)

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

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

Further Appellant says not.

Witnesses:

[Signature]
Signature

Kimberly White
Print Name

[Signature]
Signature

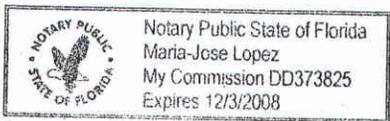
Lauren Montoto
Print Name

Mario Garcia-Serra
Appellant's signature

Mario Garcia-Serra
Print Name

Sworn to and subscribed before me on the 9th day of March, year 2007

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



[Signature]
Notary
(Stamp/Seal)

Commission Expires:

RESOLUTION NO. CZAB14-6-07

WHEREAS, RICHARD ROAD ESTATES L. L. C. applied for the following:

- (1) AU to EU-1

REQUEST #1 ON PARCEL "A"

- (2) AU to EU-M

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": The west 165' of the west ½ of the NW ¼ of the NW ¼ of Section 11, Township 57 south, Range 38 East. PARCEL "B": The west ½ of the NW ¼ of the NW ¼ of Section 11, Township 57 south, Range 38 East, less the west 165' thereof.

LOCATION: The southeast corner of S.W. 197 Avenue and S.W. 296 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested to modify the district boundary change request to EU-S in lieu of EU-M on Parcel "B" (Item #2), and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary changes to EU-1 on Parcel "A" (Item #1), and to EU-S in lieu of EU-M on Parcel "B" (Item #2) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny Items #1 & 2 with prejudice was offered by Dr. Pat Wade, seconded by Wilbur B. Bell, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell
Dawn Lee Blakeslee

aye
aye

Rose L. Evans-Coleman
Dr. Pat Wade

aye
aye

Curtis Lawrence

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary changes to EU-1 on Parcel "A" (Item #1), and EU-S in lieu of EU-M on Parcel "B" (Item, #2) be and the same are hereby denied with prejudice.

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

PASSED AND ADOPTED this 21st day of February, 2007.

Hearing No. 07-2-CZ14-2
ls

STATE OF FLORIDA

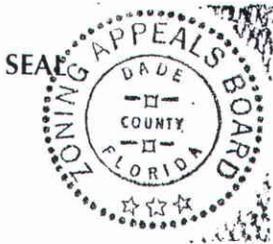
COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-6-07 adopted by said Community Zoning Appeals Board at its meeting held on the 21st day of February 2007.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of March 2007.



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





Memorandum

Date: 14-MAY-07
To: Diane O'Quinn Williams, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2006000089

Fire Prevention Unit:

Fire Engineering and Water Supply Bureau has no objections to site plan date stamped January 23, 2007

Service Impact/Demand:

Development for the above Z2006000089 located at THE SOUTHEAST CORNER OF S.W. 197 AVENUE & S.W. 296 STREET, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 2548 is proposed as the following:

<u>32</u> residential	dwelling units	<u> </u> industrial	square feet
<u> </u> Office	square feet	<u> </u> institutional	square feet
<u> </u> Retail	square feet	<u> </u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 9 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 6, Modello, 15890 SW 288 Street
 Rescue, BLS Tanker, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 Station 66, Villages of Homestead
 SW 320 Street and SW 152 Avenue

Fire Planning Additional Comments:

Current service impact calculated based on site plan.

DATE: 05/14/07

REVISION 2

TEAM METRO

ENFORCEMENT HISTORY

RICHARD ROAD ESTATES, LLC

THE SOUTHEAST CORNER OF S.W.
197 AVENUE & S.W. 296 STREET,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2006000089

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

5-10-07 Case 200701002203 assigned and waning notice mailed to owner. Property was inspected and was found to still be in violation. Compliance period has not expired.

DISCLOSURE OF INTEREST*

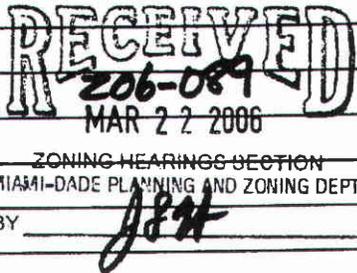
If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural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

CORPORATION NAME: Richard Road Estates, LLC

NAME AND ADDRESS	Percentage of Stock
<u>MGC-Mil, LLC</u>	<u>50%</u>
<u>14600 SW 136 St.</u>	
<u>Miami, FI 33186</u>	
<u>MFS of South Florida, LLC</u>	<u>50%</u>
<u>9860 SW 160 St.</u>	
<u>Miami, FI 33176</u>	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Stock
<div style="text-align: center;">  </div>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, LIST PURCHASERS BELOW, INCLUDING PRINCIPAL OFFICERS, STOCKHOLDERS, BENEFICIARIES OR PARTNERS. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

RECEIVED
206-0895
MAR 22 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

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

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

Signature: [Signature] X _____
(Applicant)

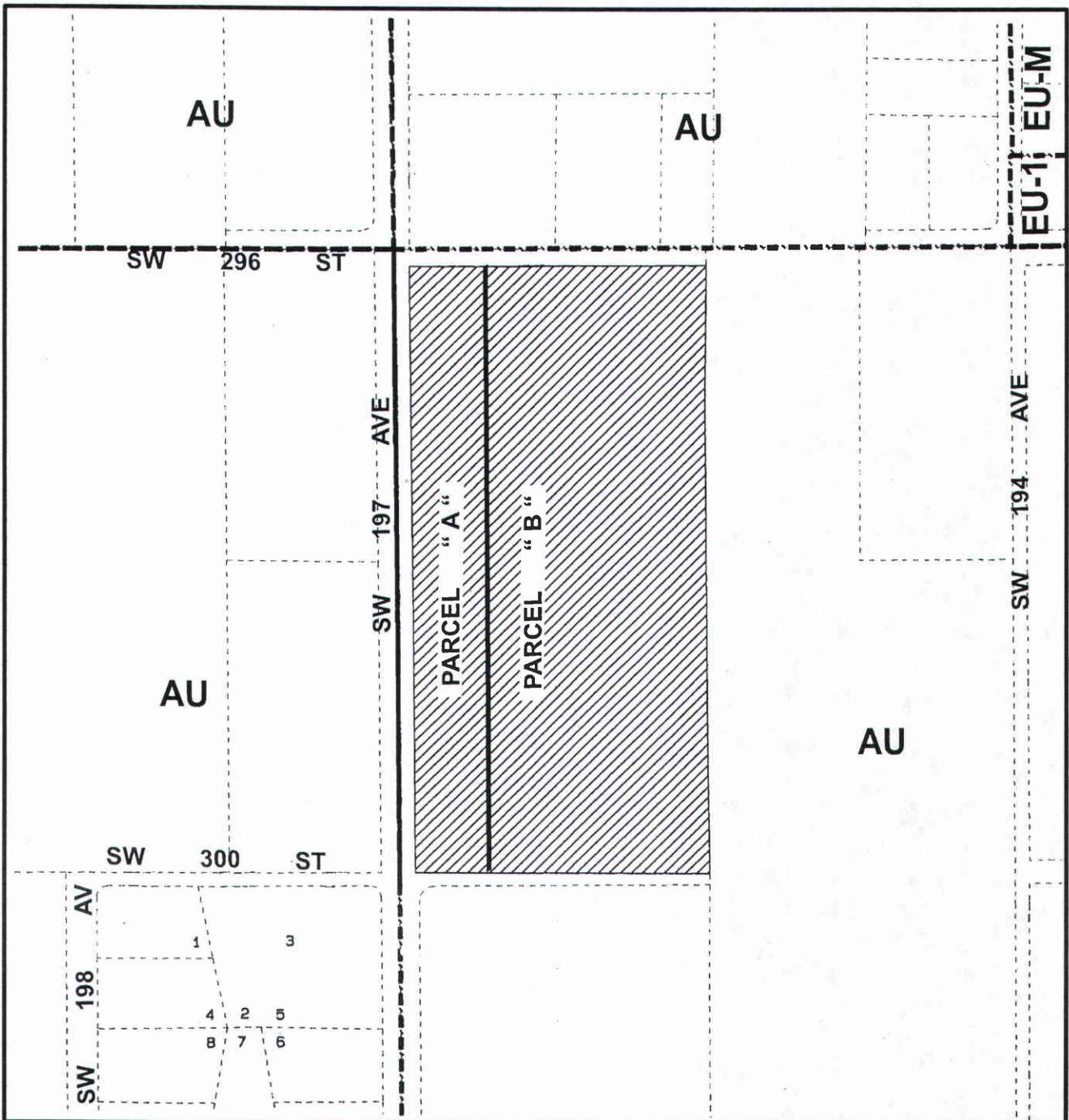
Sworn to and subscribed before me this 1th day of May, 2006. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #00126839
EXPIRES 07/21/2008
BONDED THRU 1-333-NOTARY1

My Commission expires: _____

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



**MIAMI-DADE COUNTY
HEARING MAP**

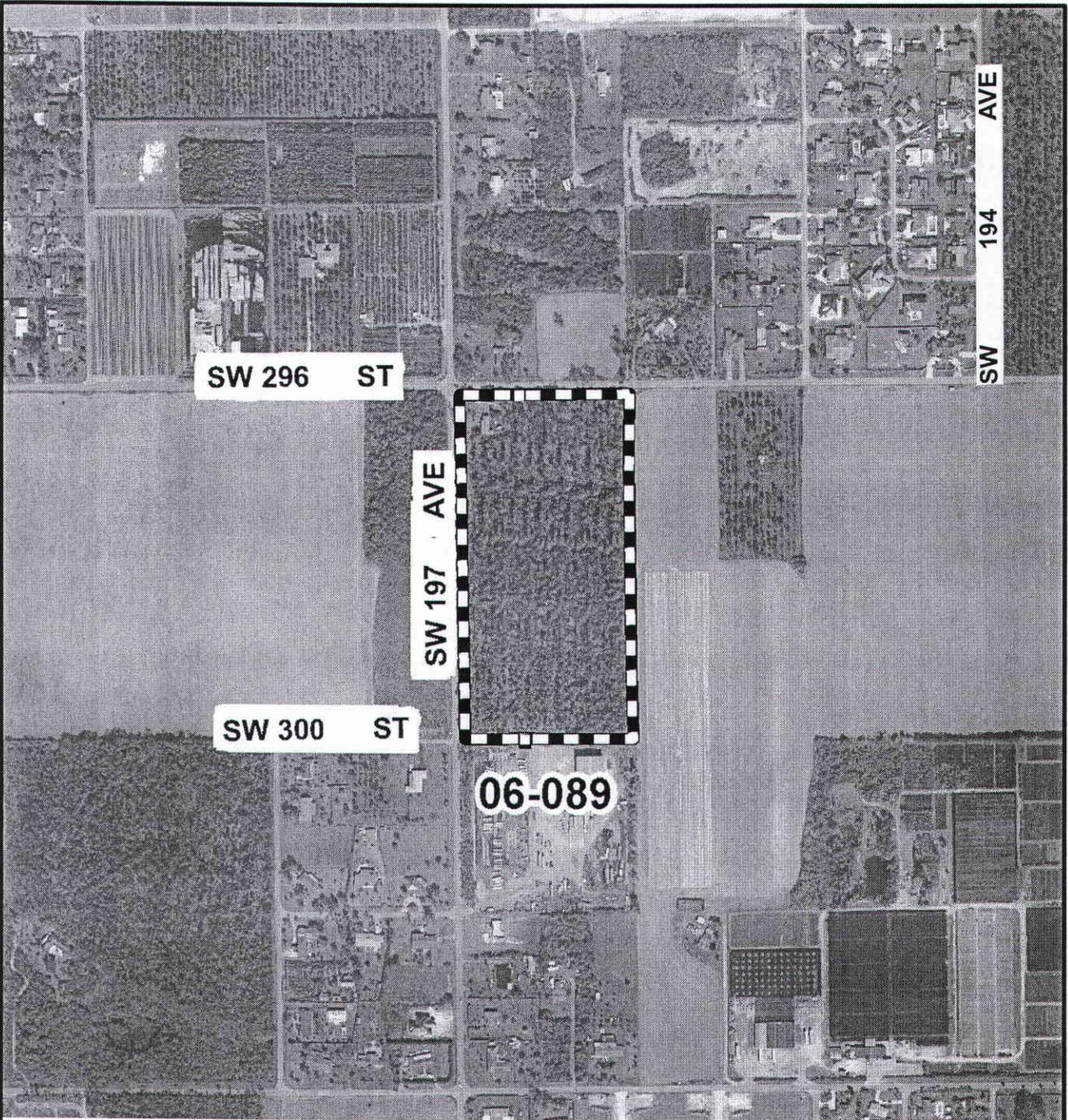
**Section: 11 Township: 57 Range: 38
 Process Number: 06-089
 Applicant: RICHARD ROAD ESTATES, LLC
 Zoning Board: C14
 District Number: 8 & 9
 Cadastral: KEELING
 Scale: 1:300'**



 SUBJECT PROPERTY



39



MIAMI-DADE COUNTY
AERIAL

Section: 11 Township: 57 Range: 38
Process Number: 06-089
Applicant: RICHARD ROAD ESTATES, LLC
Zoning Board: C14
District Number: 8 & 9
Cadastral: KEELING
Scale: NTS



GEOMATICS 06-089 02/06
REVISED 06/16/06 KS
REVISED 01/29/07 (Add prop.) KS
REVISION 04/25/07 JG (EU-1)JG
REVISION 04/30/07 JG (PARCEL A-B)

2. RICHARD ROAD ESTATES LLC
(Applicant)

07-2-CZ14-2 (06-89)
Area 14/District 8
Hearing Date: 2/21/07

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: Richard Road Estates, LLC

PH: Z06-089 (07-2-CZ14-2)

SECTION: 2-57-38

DATE: February 21, 2007

COMMISSION DISTRICT: 8

ITEM NO.: 2

=====

A. INTRODUCTION:

o REQUESTS:

(1) AU to EU-1

REQUEST #1 ON PARCEL "A"

(2) AU to EU-M

REQUEST #2 ON PARCEL "B"

o SUMMARY OF REQUESTS:

Approval of the requests will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-1, One Acre Estate Single-Family Residential District, and to EU-M, Single-family Modified Estate District.

o LOCATION: The southeast corner of SW 197 Avenue and SW 296 Street, Miami-Dade, Florida.

o SIZE: 18.44 Acres

o IMPACT:

The approval of the requested district boundary changes will allow the applicant to provide additional housing units for the community. The rezoning of this 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 **Estate Density Residential**. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.

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 CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Policy LU-2B.** Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map.
4. **Urban Development Boundary**
 The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; Vacant	Estate Density Residential, 1 to 2.5 dua
<u>Surrounding Properties:</u>	
<u>NORTH:</u> AU; Plant nursery	Estate Density Residential, 1 to 2.5 dua
<u>SOUTH:</u> AU; Vacant	Estate Density Residential, 1 to 2.5 dua
<u>EAST:</u> AU; Single-family residence	Estate Density Residential, 1 to 2.5 dua
<u>WEST:</u> AU; Vacant	Estate Density Residential, 1 to 2.5 dua

The 18.44-acre subject property is located within and along the eastern edge of the Urban Development Boundary (UDB), at the southeast corner of SW 197 Avenue and SW 296 Street. Plant nurseries, single-family residences, and vacant parcels of land characterize the area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plans 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

*As applied to request #1 only.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board 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 comment
Schools	15 students
Aviation	No objection

*Subject to the conditions indicated in their memorandum.

H. ANALYSIS:

The 18.44-acre subject property is located along the eastern edge of and within the Urban Development Boundary (UDB), on the southeast corner of SW 197 Avenue and SW 296 Street. The applicant is seeking a zone change from AU, Agricultural District, to EU-1, One Acre Estate Single-Family Residential District, and to EU-M, Single-family Modified Estates District. The applicant has submitted a subdivision site plan demonstrating the planned allocation of approximately 4.44 acres for the siting of four EU-1 zoned lots adjacent to and fronting SW 197 Avenue and the remaining acreage, approximately 14 acres, to be used for 24 residential lots proposed to be zoned EU-M. Staff notes that the applicant has met with staff to discuss the Department of Planning and Zoning's intended recommendation for an approval of request #1 on Parcel A to change the zoning from AU to EU-1, and denial without prejudice of request #2 on Parcel B to change the zoning from AU to EU-M, and approval of EU-S, Estate Suburban Single-Family District, in lieu of the requested EU-M on Parcel B. Staff notes that the applicant has since submitted a revised Letter of Intent dated January 19, 2007, indicating their compliance with staff's recommendation and now requesting EU-S zoning on Parcel B. Additionally, the applicant has voluntarily proffered a covenant restricting the development to the submitted subdivision plan. Agricultural uses such as plant nurseries, single-family residences and vacant parcels of land characterize the area where the subject property lies.

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. However, the memorandum submitted by DERM indicates that a County-designated Natural Forest Community (NFC) lies to the west of the subject property, which will be maintained by the periodic use of ecologically prescribed burning. Said management technique reduces wildfire threats and is beneficial to wildlife and the rare plant species harbored by this plant community. Their memorandum indicates that such burning is generally performed once every three years; the subject property lies within the potential smoke dispersion corridor of this pineland and, as such, may be temporarily affected by the periodic smoke events. Further, the applicant will have to comply with all DERM requirements 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 38 additional PM daily peak hour vehicle trips. However, 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" and "B". Miami-Dade County Public Schools (MDCPS) does not object to this application and has indicated that the proposed zoning will bring 15 additional students into the area's public schools. They indicate that Redondo Elementary, Homestead Middle and South Dade Senior High Schools are the schools that will be affected by this development, which are currently operating at 119%, 115% and 128% of FISH (Florida Inventory of School Houses) utilization, respectively. Additionally, MDCPS indicates that the applicant and the School Board have held a dialogue, and that the applicant has voluntarily proffered a monetary donation, over and above impact fees, which will provide the full capital cost of the student stations for the additional students generated by the proposed development.

Staff is supportive of the requested EU-1 zoning (request #1) along SW 197 Avenue, abutting the UDB, but recommends a rezoning of the balance (14-acres) of the subject property to EU-S, Estate Suburban Single-Family District, on Parcel B, in lieu of the requested EU-M zoning (request #2). The applicant has taken the opportunity to meet with staff and discuss concerns pertaining to compatibility. As such, the applicant has amended request #2 to a district boundary change from AU to EU-S in lieu of EU-M. The approval of the requested district boundary changes will allow the applicant to provide additional housing units for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the 18.44-acre site with a minimum of 18 to a maximum of 46 residential units. As previously mentioned, the applicant has submitted a revised Letter of Intent, amending the zone change for request #2 to EU-S in lieu of the requested EU-M. The applicant has submitted a subdivision plan proposing that the site be developed with 28 residential lots utilizing both the proposed EU-1 and amended EU-S zoning classifications. The subject property is situated at the southeast corner of SW 197 Avenue and SW 296 Street, two section-line roadways, and the site plan submitted indicates that the applicant has proposed a lot layout of four interconnected blocks, each with a single EU-1 lot fronting to the north or the south, and six EU-S lots. As such, the plan indicates that 24 of the proposed lots are to be developed under the EU-S zoning regulations and the remaining 4 are to be developed under the EU-1 zoning regulations. The applicant seeks to rezone the western 4.44-acre portion of the site that is located along the UDB to EU-1 in request #1, which would allow the applicant to develop this portion with single-family residential units at a density of 1 unit per gross acre, totaling a maximum of 4 EU-1 zoned residential lots. The EU-S zone would allow the applicant to develop the easterly 14-acre portion of the subject property with single-family residential units at a density of 1.74 dwelling units per gross acre, totaling a maximum of 24 residential units. Therefore the rezoning of the 18.44-acre parcel of land to EU-1 on Parcel A and EU-S on Parcel B would allow the applicant a maximum residential development of 28 units, which would be **consistent** with the Estate Density Residential LUP map designation of the CDMP, and the numerical threshold for density permitted therein.

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 subdivision plan would be consistent with the Estate Density Residential LUP map designation of the CDMP but, potentially incompatible with the scale of the neighboring lot sizes to the east and north of the subject property currently developed with a plant nursery and single-family residences. The requested EU-M zoning would allow the development of lots with a minimum net lot area of 15,000 gross square feet. Staff opines that the originally requested EU-M zoning is incompatible with the surrounding area, but opines that a rezoning of the subject property to EU-1 as proposed in request #1 on Parcel A and to EU-S in lieu of EU-M on Parcel B (request #2) 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 that the proposed development will not have an unfavorable impact on public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. 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 and 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.

Furthermore, staff supports development that is within the UDB, as identified within the **Land Use Policy LU-2B** which states that priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the UDB of the LUP map. The interpretative text of the CDMP provides that the Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Noting that the property abuts the UDB line along the west, the proposed EU-1 zoning along the subject property's western 125' strip of land, provides a sensitive transition from the AU-zoned land to the west, to the staff recommended EU-S development on the eastern portion of site. 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. As previously mentioned, the Department of Planning and Zoning would support a zone change to EU-S in lieu of the originally requested EU-M zoning for Parcel B. Staff is of the opinion that the development of the site with a strip of EU-1 zoned properties along the UDB and with EU-S zoned lots to the east would provide a sensitive solution to address housing needs within Miami-Dade County whilst maintaining the residential estate character, which is presently evolving in the area. Staff notes that, although there is no contiguous estate zoning, there are single-family residences developed on one-acre parcels abutting the subject property to southwest. Research indicates that these residential parcels measure approximately one acre in area but are part of an existing subdivision, Nob Hill, which was platted in 1959, and therefore grandfathered to be allowed to contain a minimum of one-acre in area as provided per Section 33-280(1) of the Zoning Code which grandfathers lots platted prior to 1974. The requested EU-1 zoning would require a minimum gross lot area of one acre and the requested EU-S zoning requires a minimum net lot area of 25,000 gross square feet. Also, staff notes that approximately 500' to the east of the subject property on the north side of SW 296 Street is an approximately 20-acre residential enclave, Biscado Estates, that was platted in 1956 with EU-1 lots fronting on SW 296 Street and EU-M lots comprising the balance of the site. As such, staff is of the opinion that the requested district boundary

changes to EU-1 and **EU-S**, and the subdivision of the lots as indicated in the revised submitted plan, is **compatible** with the surrounding area.

Based on all of the aforementioned, staff opines that the zone changes to EU-1 on Parcel A and to **EU-S**, in lieu of the requested EU-M zoning on Parcel B would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential land use designation of the LUP map of the CDMP. Accordingly, staff recommends approval of request #1 on Parcel A to change the zoning from AU to EU-1, and denial without prejudice of request #2 on Parcel B to change the zoning from AU to EU-M, and approval of EU-S in lieu of the requested EU-M on Parcel B.

I. RECOMMENDATION:

Approval of request #1 on Parcel A subject to the Board's acceptance of the proffered covenant, denial without prejudice of request #2 to change the zoning on Parcel B from AU to EU-M, and approval of request #2 to permit EU-S in lieu of the requested EU-M on Parcel B.

J. CONDITIONS: None.

DATE INSPECTED: 12/27/06
DATE TYPED: 01/10/07
DATE REVISED: 01/23/07, 01/29/07; 01/31/07; 02/13/07
DATE FINALIZED: 02/13/07
DO'QW:AJT:MTF:LVT:JH:JGM



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

Memorandum



Date: November 16, 2006

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". The signature is fluid and cursive, written over the printed name of the sender.

Subject: C-14 #Z2006000089-Revised
Richard Road Estates, LLC
S.E. Corner of S.W. 197th Avenue and S.W. 296th Street
District Boundary Change from AU to EU-1 & EU-M
(AU) (18.44 Ac.)
11-57-38

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 Service

The subject property is located within the franchised water service area of the Miami-Dade County Water & Sewer Department (MDWASD). However, the closest public water main is a 12-inch water main owned by the City of Homestead and is located approximately 2,000 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required, in accordance with Code requirements.

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single-family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat, or Miami-Dade Public Works Department approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

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 in 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.

Natural Forest Community

The west boundary line of the subject property is adjacent to a Natural Forest Community (NFC). Development on parcels adjacent to NFCs must avoid adverse impacts to the preserve associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion.

This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The applicant is advised that the subject property lies within the potential smoke dispersion corridor of this pineland. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

Tree Preservation

According to the site plan submitted along with the zoning application, specimen-sized tree(s) (trunk diameter 8 inches or greater) may be impacted. Section 24-49.2 of the Code requires preservation of specimen trees whenever reasonably possible. Prior to the removal or relocation of any tree on-site, which is subject to the Tree Preservation and Protection provisions of the Code, a Miami-Dade County Tree Removal Permit, which meets the requirements of Sections 24-49.2 and 24-49.4 of the Code, is required. Be advised that, pursuant to Section 24-49.2(II)(1) of the Code, evaluation of permit applications for the removal of specimen trees include, but is not limited to, factors such as size and configuration of the property, as well as any proposed development location of tree(s) relative to any proposed development, and whether or not the tree(s) can be preserved under the proposed plan or any alternative plan.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed formal enforcement record for the subject property.

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.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

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: RICHARD ROAD ESTATES, LLC

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 38 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
F-518	Krome Ave. n/o US-1	B	B
9936	SW 296 St. w/o US-1	B	B
9938	SW 296 St. e/o SW 197 Ave.	B	B

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



Raul A Pino, P.L.S.

25-APR-06

Ms. Maria Teresa Fojo
February 2, 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:

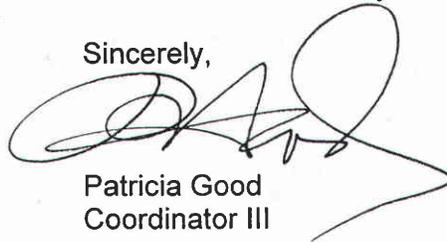
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 25-unit development is estimated to generate approximately \$60,000 (\$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-188
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. 06-89, Richard Road Estates LLC.

REQUEST: Zoning change from AU to EU-1 and EU-M

ACRES: 18.44 acres

LOCATION: Southeast Corner of SW 296 Street and SW 197 Avenue

UNITS: 25 additional detached units (3 units allowed under current zoning classification for a total of 28 units)

**MSA/
MULTIPLIER:** 7.3/ .60 Detached Unit

**ESTIMATED
STUDENT
POPULATION:** 15 students *

ELEMENTARY: 7

MIDDLE: 3

SENIOR: 5

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Redondo Elementary – 18480 SW 304 Street

MIDDLE: Homestead Middle – 650 NW 2nd Avenue

SENIOR: South Dade Senior High – 28401 SW 167 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 RELOCATABLE
Redondo Elementary	924	759	122%	18	119%
	931 *		123%		120%
Homestead Middle	1,163	848	137%	158	116%
	1,166 *		138%		116%
South Dade Senior High	2,721	1,721	158%	404	128%
	2,726 *		158%		128%

*Student population increase 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, all of the impacted schools meet 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>
State School "CCC1" (South Dade Sr. High School Partial Replacement) (1522 additional student stations)	Construction	School Opening 2008
State School "SS1" (Redland and Homestead Middle School Relief) (1662 student stations)	Construction	School Opening 2007

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	759
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2,510
Estimated Permanent Senior High Seats (Current and Proposed in 5-Year Plan)	3,243

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: Accounting 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 \$98,235.

CAPITAL COSTS: Based on the State's October 2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	7	x	18,173	=	\$127,211
MIDDLE	3	x	19,624	=	\$58,872
SENIOR HIGH	5	x	25,491	=	\$127,455
Total Potential Capital Cost					\$313,538

*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
<i>ELEMENTARY SCHOOLS (K-5 – unless otherwise noted)</i>					
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 <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 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 305 591-9251Fax	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.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 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 305 591-9251 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. Pinecrest 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: 08-MAY-06
To: Diane O'Quinn Williams, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2006000089

Fire Prevention Unit:

This Memo supersedes MDFR Memorandum dated April 10 2006.
 Fire Water & Engineering has no objection to printed-out plans date stamped March 22 2006. Any changes to this plan must be resubmitted for review and approval.

Service Impact/Demand:

Development for the above Z2006000089
 located at THE SOUTHEAST CORNER OF S.W. 197 AVENUE & S.W. 296 STREET, MIAMI-DADE COUNTY,
 FLORIDA.

in Police Grid 2548 is proposed as the following:

<u>32</u> residential	dwelling units	<u> </u> industrial	square feet
<u> </u> Office	square feet	<u> </u> Institutional	square feet
<u> </u> Retail	square feet	<u> </u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 9.0 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 6 - Modello 15890 SW 288 Street
 Rescue, BLS Tanker, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 Station 66 - Villages of Homestead
 SW 320 Street & SW 152 Avenue - July 2007

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped March 22 2006. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

RICHARD ROAD ESTATES, LLC

THE SOUTHEAST CORNER OF S.W.
197 AVENUE & S.W. 296 STREET,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2006000089

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

4-12-06 Inspection revealed a violation of Ch 19-8 (A) for junk and trash and Ch 19-14 (a) for lot maintenance. Warnings will be issued with a 30 day compliance period.

DISCLOSURE OF INTEREST*

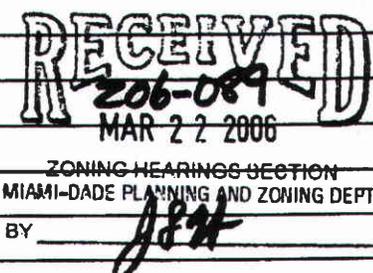
If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural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

CORPORATION NAME: Richard Road Estates, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>MGC-Mil, LLC</u>	<u>50%</u>
<u>14600 SW 136 St.</u>	
<u>Miami, FI 33186</u>	
<u>MFS of South Florida, LLC</u>	<u>50%</u>
<u>9860 SW 160 St.</u>	
<u>Miami, FI 33176</u>	

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

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

DISCLOSURE OF INTEREST*

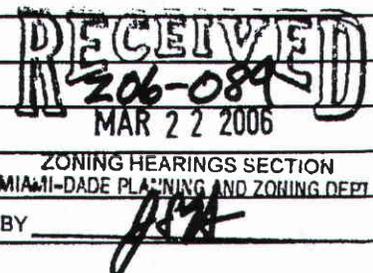
If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural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

CORPORATION NAME: MFS of South Florida, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Mark Shakespeare</u>	<u>50%</u>
<u>David Grayson</u>	<u>50%</u>
<u>9860 SW 140 St.</u>	
<u>Miami, FL 33176</u>	

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

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, LIST PURCHASERS BELOW, INCLUDING PRINCIPAL OFFICERS, STOCKHOLDERS, BENEFICIARIES OR PARTNERS. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

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206-0895
MAR 22 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JPH

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

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

Signature: X _____
(Applicant)

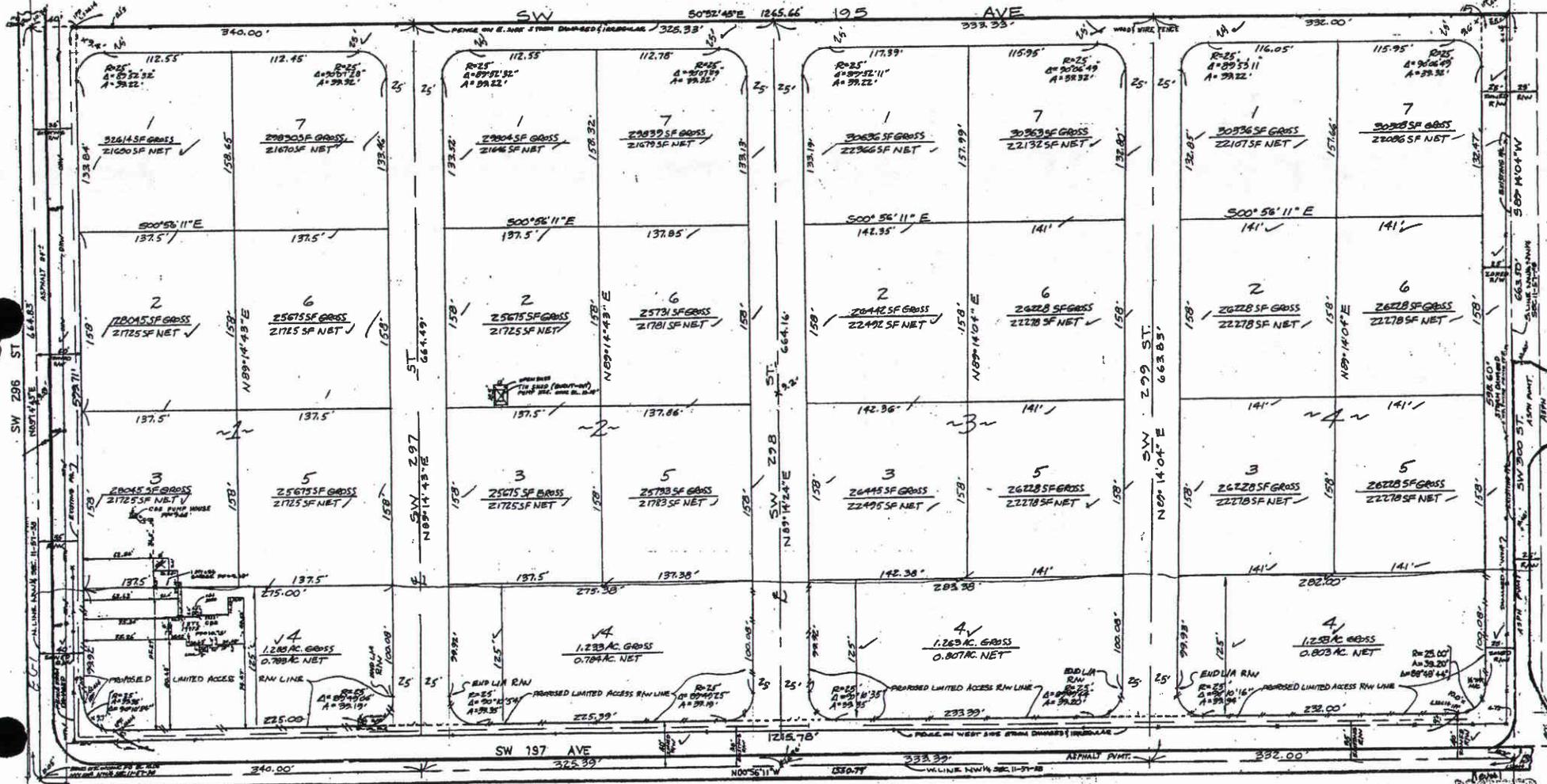
Sworn to and subscribed before me this 17th day of May, 2006. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

CARIDAD RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD128899
EXPIRES 07/22/2008
BONDED THROUGH 1-889-NOTARY777

My Commission expires: _____

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



DESCRIPTION
The West½ of the NW¼ of the NW¼, subject to a right of way dedication across the North 35 feet and the West 35 feet thereof, Section 11, Township 87 South, Range 38 East, Miami-Dade County, Florida.

DESCRIPTIONS FOR REZONING

EU-1 PORTION
The West 165 feet of the West½ of the NW¼ of the NW¼ of Section 11, Township 87 South, Range 38 East, Miami-Dade County, Florida.

EU-5 PORTION
The West½ of the NW¼ of the NW¼ of Section 11, Township 87 South, Range 38 East, Miami-Dade County, Florida, Less the West 165 feet thereof.

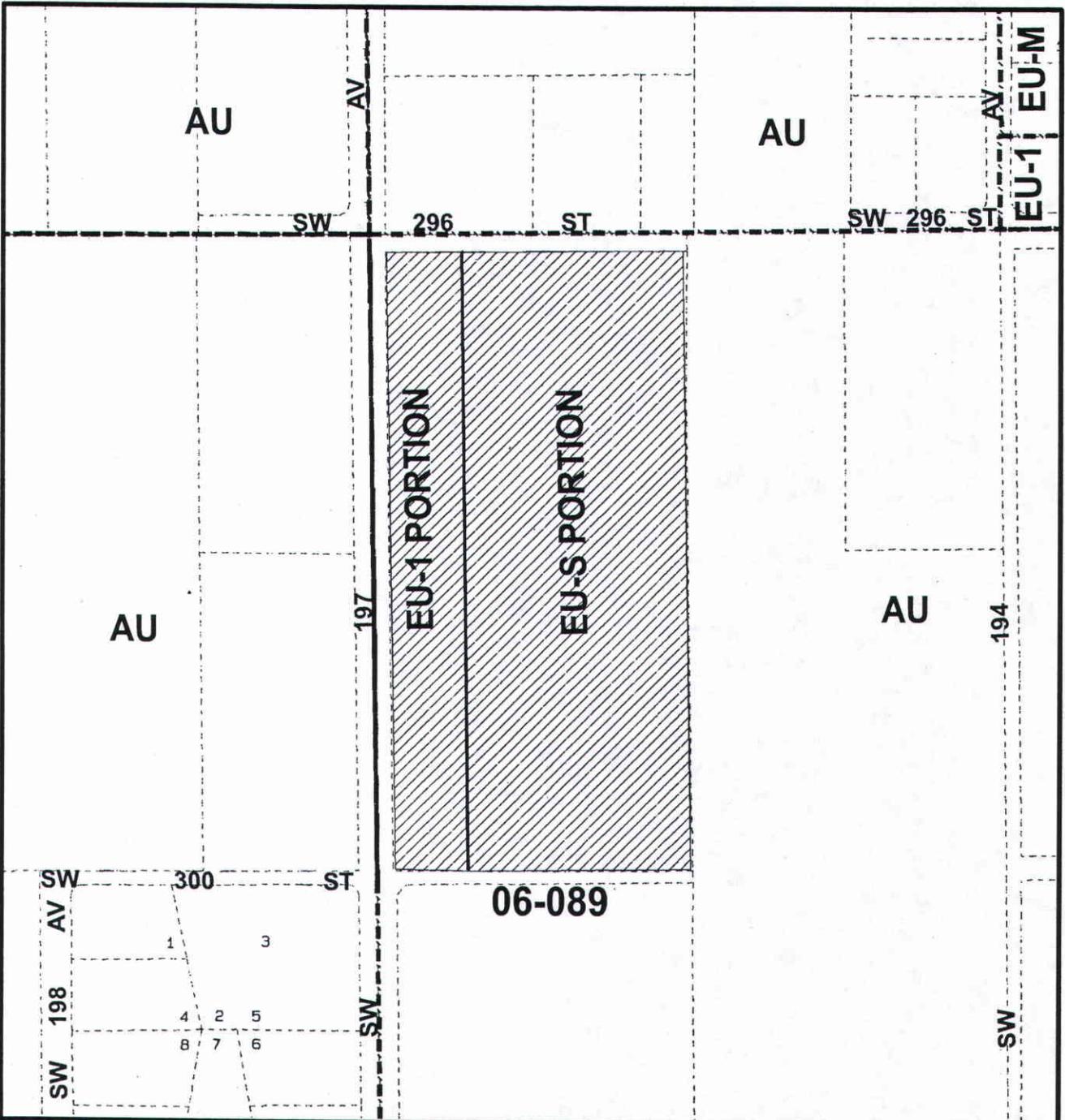
- NOTES:**
- 1) PROPOSED WATER SUPPLY - WELL WATER
 - 2) PROPOSED SEWAGE DISPOSAL - SEPTIC TANK
 - 3) FEDERAL FLOOD ZONE - ZONE X (500), 7-17-49
 - 4) FLOOD CRITERIA ELEVATION - 7.2
 - 5) NUMBER OF SITES - 28
 - 6) FOLIO # 30-7811-000-0000
 - 7) PROPOSED USE OF PROPERTY - SINGLE FAMILY RESIDENCES
 - 8) PROPOSED ZONING - EU-1 & EU-5
 - 9) EXISTING ZONING - AU
 - 10) OWNER - RICHARD ROAD ESTATES, LLC
8980 SW 140 ST.
MIAMI, FL 33178
(305)-322-0751



PROPOSED SUBDIVISION
RICHARD ROAD ESTATES

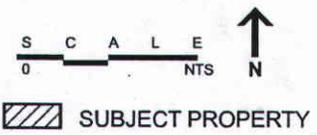
RECORD	DATE	DESCRIPTION	BY	FOR
1	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
2	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
3	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
4	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
5	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
6	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
7	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
8	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
9	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER
10	08/15/05	PLAT	MAKOWSKI & WRIGHT, INC.	OWNER

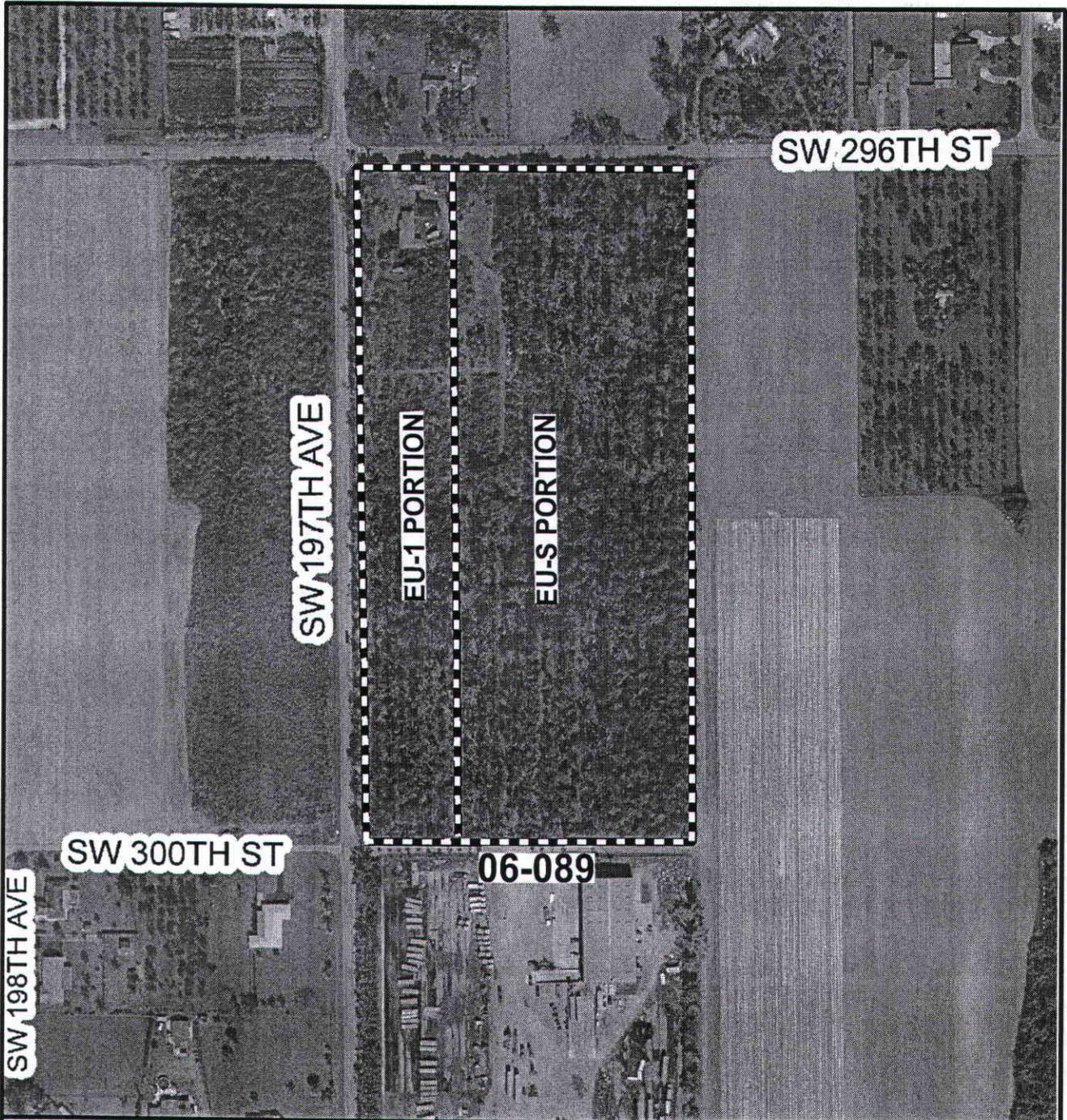
MAKOWSKI & WRIGHT, INC.
SURVEYORS-ENGINEERS-PLANNERS, 27 N.W. 13 STREET, MIAMI, FL 33130
ADDRESS: RICHARD ROAD ESTATES, L.L.C.
DATE OF SALE: 08/15/05
BOUNDARY: 08/15/05
ZONE: EX-0300-T-17-25
DATE OF RECORD: 08/15/05
DRAWN: J. WRIGHT
CHECKED: J. WRIGHT
DATE: 08/15/05



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 11 Township: 57 Range: 38
 Process Number: 06-089
 Applicant: RICHARD ROAD ESTATES, LLC
 Zoning Board: C14
 District Number: 8 & 9
 Drafter ID: KEELING
 Scale: 1:300





MIAMI-DADE COUNTY
AERIAL

Section: 11 Township: 57 Range: 38
Process Number: 06-089
Applicant: RICHARD ROAD ESTATES, LLC
Zoning Board: C14
District Number: 8 & 9
Drafter ID: KEELING
Scale: NTS

S C A L E ↑
0 NTS N

 SUBJECT PROPERTY



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

✓ H. Brown

Memorandum

MIAMI-DADE
COUNTY

Date: December 2, 2004

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

From: ~~A~~ Vivian Donnell Rodriguez, Director
Park and Recreation Department *DM*

Subject: Update for Blanket Concurrency Approval

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DEC 14 2004

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

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Memorandum

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

MIAMI-DADE
COUNTY

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

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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	521,607	825,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,776,000	0	0	0	0	0	0	0	0	0	250,000	250,000	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.



MEMORANDUM

*Original to Helen Brown
cy to Al Jones*

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

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

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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

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

Attachment

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

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SEP 18 2003

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

BY _____



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2004 and 2005



Miami-Dade Police Department

Grid(s): 0058, 0682, 1715, 1890, 1954, 2150, 2368, 2570, 2610

2004 2005

Grid 2570			
Part I			
2200	BURGLARY	1	0
230G	SHOPLIFTING ALL OTHERS	1	2
230F	SHOPLIFTING FROM A MOTOR VEHICLE	0	1
Part I TOTAL		2	3
Grid 2570 TOTAL		2	3



Miami-Dade Police Department

Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2004 and 2005



Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0058", "0682", "1715", "1890", "1954", "2150", "2368", "2570", "2610")) 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

			2004	2005
Grid	Signal Code	Signal Description		
2570	13	SPECIAL INFORMATION/ASSIGNMENT	1	3
	14	CONDUCT INVESTIGATION	4	0
	15	MEET AN OFFICER	9	1
	19	TRAFFIC STOP	3	4
	20	TRAFFIC DETAIL	0	1
	21	LOST OR STOLEN TAG	1	1
	22	AUTO THEFT	0	1
	25	BURGLAR ALARM RINGING	1	4
	26	BURGLARY	1	2
	27	LARCENY	0	1
	32	ASSAULT	0	2
	34	DISTURBANCE	0	2
	37	SUSPICIOUS VEHICLE	1	0
	39	PRISONER	0	1
45	DEAD ON ARRIVAL	0	1	
Total Signals for Grid 2570 :			21	24