

1. MARITZA & EDWAR BRIZUELA
(Applicant)

09-12-CZ5-1 (08-222)
Area 5/District 13
Hearing Date: 12/10/09

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. 5**

APPLICANTS: Maritza and Edward Brizuela

PH: Z08-222 (09-12-CZ5-1)

SECTION: 7-52-41

DATE: December 10, 2009

COMMISSION DISTRICT: 13

ITEM NO.: 1

A. INTRODUCTION:

o **REQUESTS:**

Applicants are requesting to permit a roofed terrace, two bedrooms and two bathroom additions to a single-family residence setback a minimum of 7.79' (15' required) from the side street (west) property line and setback a minimum of 12.95' (25' required) from the rear (north) property lines.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Legalizing Addition for Mr. & Mrs., Brizuela" as prepared by Nestor J. Cifuentes, P.E., dated stamped received 11/18/08 and consisting of 2 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicants are seeking approval to allow the continued use of an existing roofed terrace, two bedrooms and two bath additions to a single-family residence setback less than required from the side street and the rear property lines.

o **LOCATION:**

5275 NW 182 Street, Miami-Dade County, Florida..

o **SIZE:** 100' x 100'.

B. ZONING HEARINGS HISTORY: None

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is -not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING:

LAND USE PLAN DESIGNATION:

Subject Property:

RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

SOUTH: RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

EAST: RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

WEST: RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

The subject property is located at 5275 NW 182 Street, and is developed with a single-family residence. The surrounding area is predominantly developed with single family residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is located at 5275 NW 182 Street, in an area characterized by single-family homes. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Low Density Residential** use, permitting from 2.5 to 6 dwelling units per gross acre. The existing single-family residence, roofed terrace, bedroom and bath addition to the single-family residence will not add any additional dwelling units to the site. Therefore, the existing single-family residence, on this RU-1 zoned 10,000 sq. ft. Lot is **consistent** with the Master Plan.

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. The **Public Works Department** has **no objections** to this application. The Miami-Dade Fire Rescue Department (**MDFRD**) also has **no objections** to this application and has indicated that the estimated average travel response time for this site is **8:30** minutes.

Staff is of the opinion that the approval with conditions of this application would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. Staff opines that this request, to permit the maintenance and continued use of a portion of an existing two bedroom and two bath addition to the existing single-family residence setback 7.79' (15' required) from the side street (west) property line, and to permit the maintenance and continued use of an existing roofed terrace addition to the existing single-family residence setback 12.95' (25' required) from the rear (north) property line would not negatively affect the appearance of the surrounding community. Staff notes, that the existing single family residence structure on this corner lot was originally built in an angle configuration leaving limited space for expansion onto the side street and rear setback areas. Staff notes, that the aforementioned additions have been built in alignment with the original structure on the site, resulting in encroachments into the side street and rear setback areas. In staff's opinion the subject property as developed is compatible with the surrounding area and does not have a negative visual impact on the adjacent properties. Additionally, in 1978, pursuant to Administrative Variance #78-AV-138, a single-family residence on a parcel of land located at 5240 NW 182 Street (lying approximately 350' southeasterly of the subject property) was approved to allow a family room addition to setback 12'7" (25' required) from the rear property. Additionally, in 1993, pursuant to Administrative Variance #V93000304 a single-family residence on a parcel of land located at 5230 NW 181 Street (lying approximately 500' southeasterly of the subject property) was approved to allow a two-story bedroom/family room addition to setback 12.5' (25' required) from the rear property line. However, staff recommends that in order to diminish the visual impact of the roofed terrace addition on the neighboring property to the rear (north), a 6' high wood fence or wall or hedge

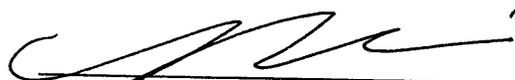
be provided along the rear (north) property line. Moreover, staff recommends that the roofed terrace remain open sided and not be enclosed in any manner except for approved insect screen materials. As such, staff recommends approval of this application with conditions under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:** Approval with conditions.

J. **CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include among other things but no be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Legalizing Addition for Mr. & Mrs., Brizuela" as prepared by Nestor J. Cifuentes, P.E., dated stamped received 11/18/08 and consisting of 2 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not required further public hearing action.
3. That buffering be provided along the rear (north) property line either in the form of a hedge, not less than 3' high at the time of planting, which shall grow to and be maintained at a height of 6', or a 6' high wall or wood fence. Said buffering shall be installed prior to final zoning inspection.
4. That the use be established and maintained in accordance with the approved plan.
5. That the applicants secure a building permit for the existing two bedroom and two bath, and roofed terrace addition from the Building Department within 120 days of the expiration of the appeal period for this application, unless a time extension is granted by the Director of the Department of Planning and Zoning for good cause shown.
6. That the proposed roofed terrace addition not be enclosed in any manner except for approved insect screen materials.

DATE INSPECTED: 10/13/09
DATE TYPED: 10/13/09
DATE REVISED: 10/20/09; 11/05/09
DATE FINALIZED: 11/10/09
MCL:NN:CH:TA



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDN

Memorandum



Date: December 5, 2008

To: Marc C. LaFerrier, AICP, 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 written in a cursive, flowing style.

Subject: C-05 #Z2008000222
Maritza Brizuela and Edward Aldana
5275 N.W. 182 Street
Request to Permit a Roofed Terrace, Bedroom & Bath Setback less than
Required from Property Lines
(RU-1) (0.23 Acres)
07-52-41

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.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

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

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

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

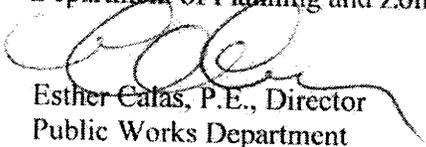
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum



Date: November 26, 2008.

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From:  Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

- Applications requesting setback variances
- Applications requesting variance on lot frontage
- Applications requesting variance on lot area
- Applications requesting greater lot coverage than permitted by Code
- Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum



Date: 01-DEC-08
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2008000222

Fire Prevention Unit:

Fire Engineering & Water Supply has no objection to this application.

Service Impact/Demand:

Development for the above Z2008000222
located at 5275 N.W. 182 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0099 is proposed as the following:

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

Based on this development information, estimated service impact is: 0 alarms-annually.
The estimated average travel time is: 8:30 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station No. 51 - 4775 NW 199 Street
Rescue, ALS Engine

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
N/A

Fire Planning Additional Comments:

N/A

TEAM METRO

ENFORCEMENT HISTORY

MARITZA & EDWAR
BRIZUELA

5275 NW 182 STREET,
MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

11/24/2009 11:46:26 AM

Z2008000222

DATE

HEARING NUMBER

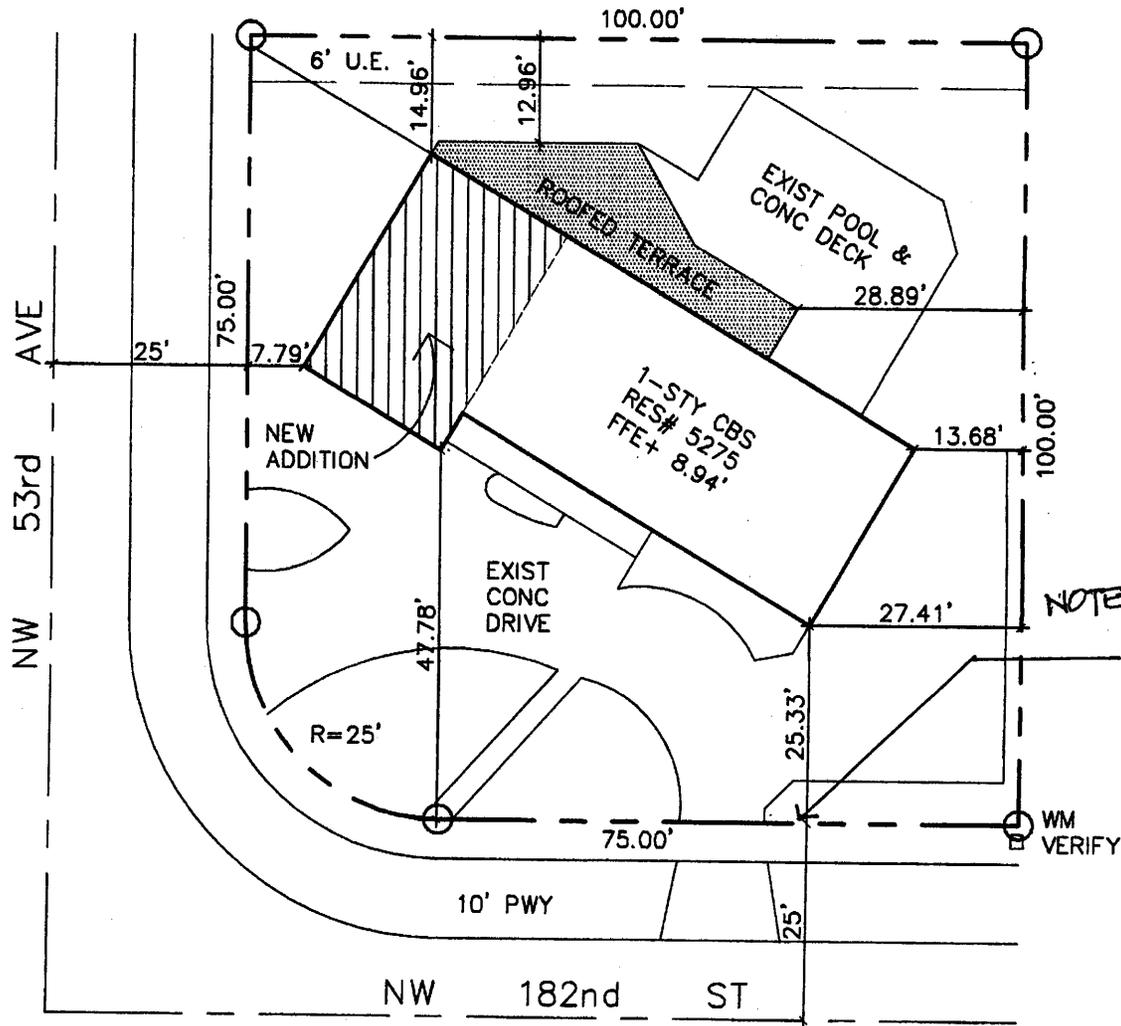
CURRENT ENFORCEMENT HISTORY:

OCTOBER 26,2009 CASE#200907004224-WARNING LETTER ISSUED FOR AN ADDITION IN THE SIDE SETBACK [WESTSIDE OF PROP-7' PROVIDED; 7.5' REQUIRED] CASE#200907004221-WARNING LETTER ISSUED FOR AN ADDITION IN THE REAR SETBACK [WEST SIDE OF PROP-14' PROVIDED; 25' REQUIRED] CASE#200907004222-WARNING LETTER ISSUED FOR A COVERED TERRACE IN THE REAR SETBACK [11'PROVIDED; 25'REQUIRED]

VIOLATOR:

MARITZA & EDWAR BRIZUELA

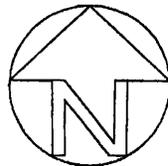
AL MCMULLEN



NOTE: CONVEX MIRROR WILL BE PROVIDED AT ENTRANCE OF DRIVEWAY TO PROVIDE SAFETY

SITE PLAN

SCALE: 1"=20'-0"



ENLARGED SITE PLAN

RECEIVED
 208-22
 NOV 18 2008

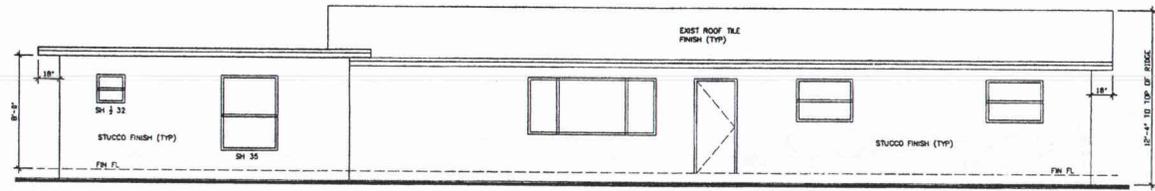
ZONING HEARINGS SECTION
 PLANNING AND ZONING DEPT.

31'-8"

31'-8"

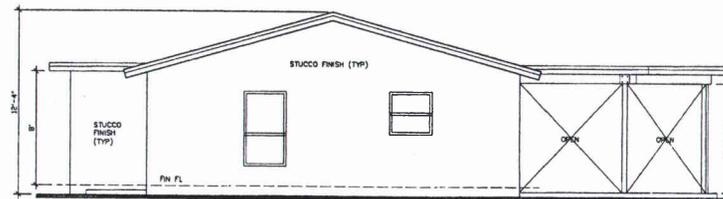
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12



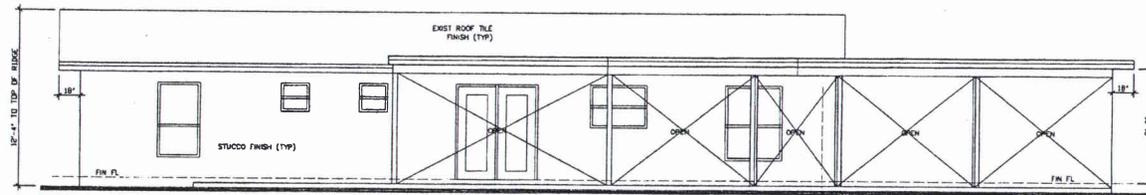
SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0" (FRONT)



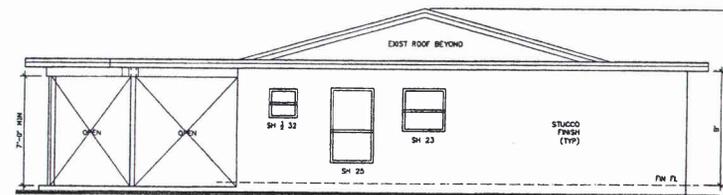
SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0" (RIGHT SIDE)



NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0" (REAR)



NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0" (LEFT SIDE)

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208.222
NOV 18 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

REVISIONS

8400 SW 32nd TERRACE
MIAMI, FL 33155
Tel: (305) 554-5654
P.E. No. 29550

NESTOR J CIFUENTES, P.E.
CIVIL & STRUCTURAL
ENGINEER

LEGALIZING ADDITION FOR: MR & MRS BRIZUELA
5275 NW 182 STREET
MIAMI, FL (305) 975-7462



Owner's Information

DATE: 11/13/08
SCALE: AS NOTED

Sheet No.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

A-2

TRACT D

RU-1

RU-3M

NW 52 AVE

NW 183 ST

NW 53 AVE

NW 182 ST

RU-1

NW 181 TER

NW 180 TER

NW 52 CT

MIAMI-DADE COUNTY

HEARING MAP

Process Number

08-222

Section: 07 Township: 52 Range: 41

Applicant: MARITZA BRIZUELA & EDWARD ALDAMA

Zoning Board: C05

Commission District: 13

Drafter ID: JGURD

Scale: NTS

----- Zoning

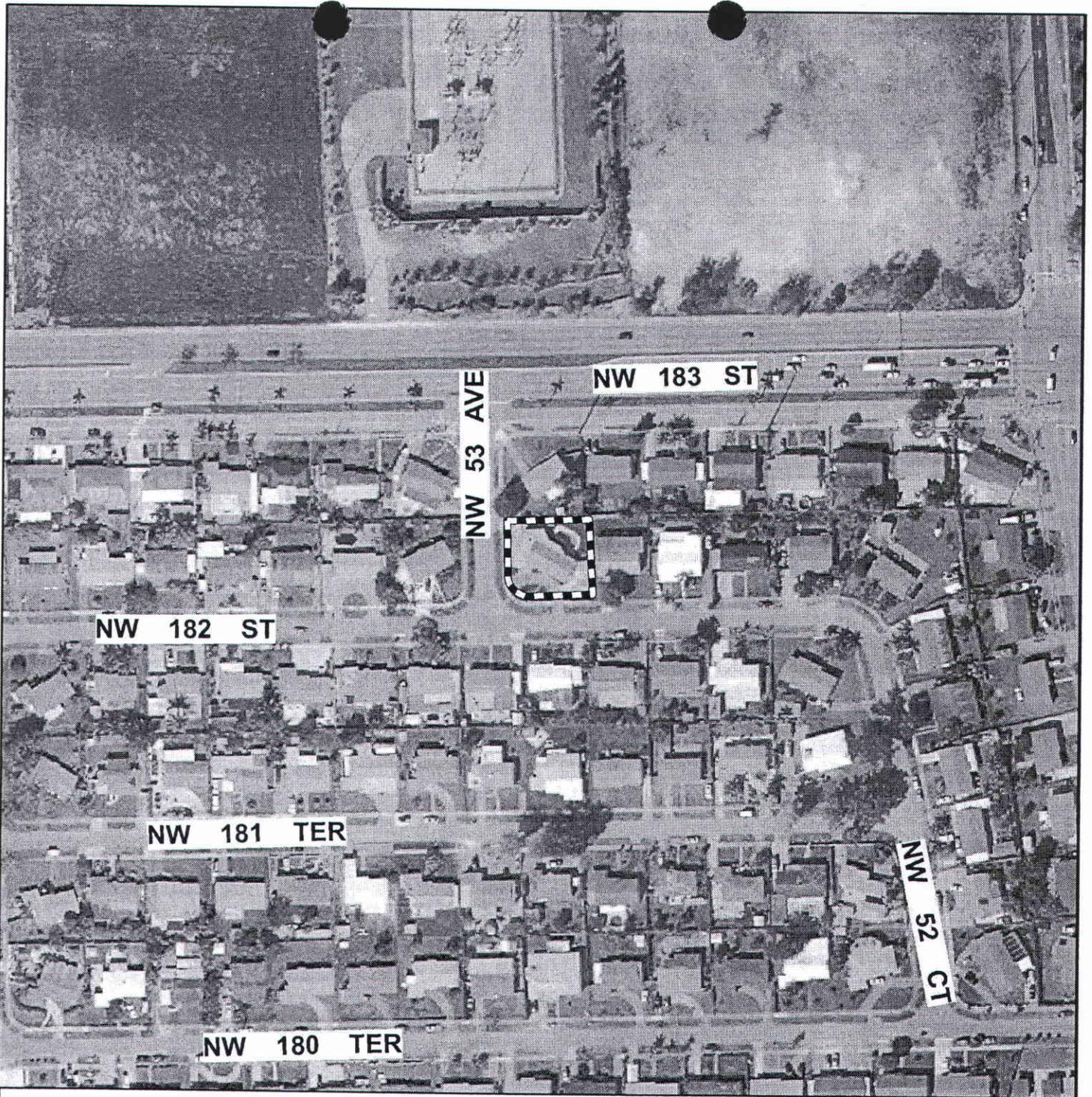


SUBJECT PROPERTY



SKETCH CREATED ON: 11/24/08

REVISION	DATE	BY
	13	



MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 07 Township: 52 Range: 41
 Applicant: MARITZA BRIZUELA & EDWARD ALDAMA
 Zoning Board: C05
 Commission District: 13
 Drafter ID: JGURD
 Scale: NTS
 ----- Zoning

Process Number

08-222



SUBJECT PROPERTY



SKETCH CREATED ON: 11/24/08

REVISION	DATE	BY

Memorandum



Date: September 17, 2008

To: Marc G. LaFerrier, A.I.C.P., 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 2014 or one (1) year 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, 2009), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Christopher Rose, Deputy Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2008-09

Fiscal Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY														LANDFILLS			Total
		RESOURCES RECOVERY FACILITY - ONSITE							RESOURCES RECOVERY FACILITY - RTI							SOUTH DADE	NORTH DADE	WMI	
		On-site Contractual Tonnage (C)	Unders (D)	Shredded Tires (E)	"Dry" Ash to Ashfill (D)	Fines Landfilled at S.D. Landfill (F)	Fines for Cover at S.D. Landfill (F)	Net Tonnage (G)	RTI Contractual Tonnage (H)	RTI Rejects (I)	RTI Reject Overs (J) (J)	10% RTI Less Okeelanta Ash (K)	Okeelanta "Dry" Ash to R.F. Ashfill (K, L)	RTI Fines for Cover at N.D. Landfill (F)	Biomass Fuel (M)	Garbage and Trash (N)	Trash (O)	Garbage & Trash (P)	
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]	[11]	[12]	[13]	[14]	[15]	[16]	[17]	[18]		
2006 * (A)	1,789,000	967,000	172,000	8,000	162,000	0	0	625,000	184,000	27,000	21,000	4,000	14,000	20,000	98,000	479,000	205,000	186,000	1,789,000
2009 ** (B)	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2010	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2011	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2012	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2013	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2014	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2015	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2016	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2017	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000

RESOURCES RECOVERY	GARBAGE	RTI REJECT OVERS	TRASH	TIRES	TOTAL
* TOTAL @ 1.789M	848,000	21,000	90,000	8,000	967,000 (82% Garbage, 2% RTI Reject Overs, 16% Trash, Includes Tires)
** TOTAL @ 1.859M	FY2009 771,000	24,000	130,000	11,000	936,000 (82% Garbage, 3% RTI Reject Overs, 15% Trash, Includes Tires)

TOTAL WASTE STREAM PERCENTAGES @ 1.859 MILLIONS TONS

GARBAGE	1,178,000	63.4%
TRASH	867,000	35.9%
SPECIAL (includes Tires)	13,000	0.7%
TOTAL	1,859,000	100.0%

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed	WMI **** Unused Capacity
Base Capacity (June 30, 2008)	548,335	2,393,225	1,995,450		
2008 (July - September)	501,239	2,297,705	1,941,954	188,000	314,000
2009	348,239	1,938,705	1,674,954	250,000	250,000
2010	191,239	1,575,705	1,407,954	250,000	250,000
2011	36,239	1,214,705	1,140,954	250,000	250,000
2012	0	734,944	873,954	250,000	250,000
2013	0	218,944	808,954	250,000	250,000
2014	0	0	339,954	250,000	250,000
2015	0	0	72,954	500,000	0
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
2019	0	0	0	0	0
2020	0	0	0	0	0
Total Remaining Years	3	5	7		

* 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, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

Assumptions:
 A: The FY2007 tons reported in the various categories are based on actual tonnage reported from October 1, 2006 through June 30, 2007 and projected tonnage for July, August and September, 2007.
 B: The FY2008 total tons are the base tonnage budgeted for FY2008.
 C: The contract put-or-pay onsite tonnage DSWM must deliver to Resources Recovery Plant.
 D: Under and Ash are residue and combined cannot exceed 28.5% of Onsite Contractual Tonnage burned. Ash is 14% of Onsite burned. Unders are landfilled at South Dade Landfill.
 E: Shredded Tires are processed waste tires. Shredded Tires are landfilled at North Dade.
 F: Fines represent 24.9% of the RTI Contractual Tonnage or approximately 67,000 tons. 20,000 tons are recyclable RTI fine and used as cover at North Dade Landfill. 47,000 tons are onsite fines from onsite trash processing; 15,000 tons are used as cover at South Dade Landfill; 32,000 tons are landfilled at South Dade Landfill and do not affect the onsite residue guarantee.
 G: Onsite net tonnage are metal recycling and RDF incineration.
 H: The RTI contractual tonnage.
 I: RTI rejects and RTI reject overs, combined, equal to 17.6% of the RTI Contractual tonnage or approximately 48,000 tons. RTI rejects are landfilled at North Dade Landfill.
 J: RTI reject overs become onsite waste by first going over the scale and then tipped into the garbage pit at the Resources Recovery Plant.
 K: The combined 10% RTI less Okeelanta Ash and the Okeelanta Ash is 10% of the RTI Contractual Tonnage or 27,000 tons. The material used for the 10% RTI less Okeelanta Ash is Unders.
 L: Okeelanta Ash is landfilled at Resources Recovery Ashfill.
 M: Biomass fuel is 65% of the RTI Contractual tonnage.
 N: For FY2008, South Dade accepts garbage, trash, ash, onsite fines and unders.
 O: For FY2008, North Dade Landfill accepts only trash, shredded tires and RTI rejects.
 P: For FY2008, Medley Landfill accepts all materials except waste tires and other special materials.

Memorandum

MIAMI-DADE
COUNTY

Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

c: Control File

Memorandum



Date: January 15, 2008

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Harpal Kapoor, Director
Miami-Dade Transit

Subject: FY08 Blanket Concurrency Approval for Transit

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

Miami-Dade Transit (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, we are able to re-authorize your department to review and approve concurrency applications since all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations.

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

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2007 to September 30, 2008, or until canceled by written notice from my office.

Should your staff require additional information or assistance with mass transit concurrency matters, please have them contact John T. Spillman, Chief, Planning & Development Division, at 786-469-5289. Your continued cooperation on these important matters is greatly appreciated.

c: Albert Hernandez
John T. Spillman

RECEIVED
JAN 17 2007

Asst. Director Planning

Memorandum



Date: November 30, 2007

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Jack Kardys, Interim Director
Park and Recreation Department

Subject: Concurrency approval

This memorandum updates the blanket concurrency approval memo of November 15, 2005. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2008. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: 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

PARKS COM NEW PREN 4

PBD	2007 Unincorporated Population Plus Permitted Development	Standard @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
			Public Park Acres	School Acres	1/2 Private Open Space Acres			
1	395,924	1,088.79	972.08	299.82	110.00	1,381.90	293.11	126.92
2	588,732	1,619.01	1,616.63	356.30	137.00	2,109.93	490.92	130.32
3	155,755	428.33	526.63	96.82	17.00	623.82	195.49	145.64
Total:	1,140,411	3,136.13	3,115.34	752.74	264.00	4,115.65	979.52	134.29