Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11

PH: Z11-121 (14-4-CZ11-1) **April 8, 2014**
Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Miller Square, LLC
Summary of Requests	The applicant is seeking to increase the number of detached signs on site.
Location	13714 SW 56 Street, Miami-Dade County, Florida.
Property Size	23-acres
Existing Zoning	BU-2, Special Business District
Existing Land Use	Shopping center
2020-2030 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions**

REQUEST:

NON-USE VARIANCE to permit a shopping center with a 9th detached sign (2 permitted - 8 existing and previously approved) of 252 sq. ft. in size.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Miller Square Shopping Center" as prepared by WHA Design, Inc., consisting of 2 sheets, dated stamped received 02/14/14, and a plan entitled "LA Fitness", as prepared by Thomas Sign & Awning Co Inc, consisting of 1 sheet dated stamped received 12/13/13, for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The site plan depicts the existing approximately 23-acre shopping center along with the out parcels that were approved as a part of the shopping center and the eight (8) existing signs that were approved throughout the site. The existing signage was approved through various hearings for variances to the sign regulations for the BU-2, Special Business District, from 1979 through 1994. The existing detached signage varies in size from the 350 sq. ft. shopping center sign, approved pursuant to resolution #4-ZAB-228-86, to a 60 sq. ft. detached sign approved pursuant to Resolution #4-ZAB-455-87.

The applicant now seeks approval of a 9th detached sign within the approximately 23-acre shopping center site. Said sign will be located at the entryway to a fitness center located at the southwest corner of the site. The applicant's letter of intent states that the proposed sign which will be 252 sq. ft. in area and will allow patrons within the shopping center site to easily locate the fitness center.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-2; shopping center	Business & Office
North	BU-2; service stations, restaurants RU-TH; townhomes	Business and Office Low-Medium Density Residential (6 – 13 dua)
South	GU; golf course RU-4L; townhomes	Parks and Recreation Low-Medium Density Residential (6 – 13 dua)
East	BU-1A; shopping center	Business and Office
West	BU-2; daycare center RU-4L; apartments RU-5A; office building	Low-Medium Density Residential (6 – 13 dua) Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing shopping center located at 13714 SW 56 Street. The surrounding area is characterized by commercial and residential uses as well as a golf course located to the south.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to permit additional detached signage in addition to the eight (8) detached signs that were previously approved. The additional signage being requested could facilitate the flow of traffic within the 23-acre shopping center by making it easier to locate this fitness facility in the rear of the site. However, the approval could have a visual impact within the shopping center.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* The approval of the requests sought in this application will permit the applicant to submit revised plans showing the addition of a ninth detached sign within the approximately 23-acre shopping center site. Through the approval of this application, the applicant seeks to permit a total of nine (9) detached signs on the site, where only two (2) are permitted and eight (8) were previously approved. In staff's opinion the existing shopping center and approvals sought in this application are **consistent** with the Business and Office CDMP LUP map designation, the CDMP Land Use Element Interpretative text for Business and Office, and **compatible** with the surrounding area based on the zoning analysis below.

ZONING ANALYSIS:

When the application to permit a 9th detached sign, where eight (8) were previously approved and only two (2) are permitted, is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **compatible** with the surrounding area would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the 23-acre shopping center has existed at this site since at least 1979, when pursuant to Resolution #4-ZAB-305-79, the site was approved to permit a 256.28 sq. ft. detached sign. The applicant's letter of intent indicates the additional signage being requested in this application will provide a locational tool for patrons within the 23-acre site to find the existing the fitness center.

The existing fitness center is located in the southwest corner of the site. Staff's review of the submitted site plans and aerial photographs of the site in the County's Geographical Information System (GIS), indicates that the fitness center that is located more than 600 feet from the abutting roadways, SW 56 Street and SW 137 Avenue, which are well travelled section line roadways. The plans and the photographs also depict existing buildings within the shopping center site and the out parcels that visually screen the fitness center from the aforementioned roadways. The applicant's letter of intent states that the proposed signage will not be easily visible from passersby along the roadways or from the residences located to the north. Staff concurs with this opinion and further opines that the proposed signage will be visually screened from the residential developments to the south by the building within which the fitness center is located. As such, staff opines that approval of the additional signage will not be visually intrusive to the surrounding commercial and residential uses and will help to facilitate the flow of traffic within the shopping center. In addition, based on the prior approvals for additional signage within the 23-acre site, staff opines that approval of this application will maintain the basic intent and purpose of the BU-2 zoning district regulations particularly as it affects the stability and appearance of the community.

Therefore, staff recommends approval with conditions under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not 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 "Miller Square Shopping Center" as prepared by WHA

Design, Inc., consisting of 2 sheets, dated stamped received 02/14/14, and a plan entitled "LA Fitness", as prepared by Thomas Sign & Awning Co Inc, consisting of 1 sheet dated stamped received 12/13/13, for a total of 3 sheets.

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

ES:MW:NN:JV:CH

Eric Silva, AICP, Development Coordinator
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NDN

ZONING RECOMMENDATION ADDENDUM

Applicant: *Miller Square, LLC*
PH: *Z11-121*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resources Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office (Page I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

1. MILLER SQUARE LLC
(Applicant)

14-4-CZ11-1 (11-121)
Area 11/District 10
Hearing Date: 04/08/14

Property Owner (if different from applicant) **Same.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1969	Merwitzer ET AL	- Zone Change from BU-2, RU-1 & GU to GU, RU-TH, RU-4, RU-4L, RU-5A, BU-1, BU-1A and BU-2.	BCC	Approved on a modified basis
1969	Merwitzer ET AL	- Zone Change from BU-2, RU-1 & GU to GU, RU-TH, RU-4, RU-4L, RU-5A, BU-1, BU-1A and BU-2.	ZAB	Recommended for Approval
1979	Miller Square LTD	- Non-Use Variance of Signage.	ZAB	Approved with condition(s)
1980	Miller Square	- Special Exception to permit a night club.	BCC	Approved with condition(s)
1983	Cinotto Kendall Corp	- Variance of signage.	BCC	Approved on a Modified basis
1983	Cinotto Kendall Corp	- Non-Use Variance of Signage.	ZAB	Denied Without Prejudice
1986	Wometco Theaters Inc.	- Non-Use Variance of Sign regulation.	ZAB	Approved with condition(s)

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.

Memorandum

MIAMI-DADE COUNTY

Date: January 30, 2014

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-11 #Z2011000121-4th Revision
Miller Square, LLC
13714 S.W. 56th Street
To Permit Less Classroom Area and Outdoor Recreational Area for
a Private School in a Shopping Center
(BU-2) (23 Acres)
27-54-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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

A concurrency review has been conducted 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 written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: February 28, 2014

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2011000121
Name: Miller Square LLC.
Location: 13714 SW 56 Street
Section 27 Township 54 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tracts A and B of Plat Book 113, Page 12.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum

MIAMI-DADE COUNTY

Date: December 31, 2013

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Miller Square LLC (#11_121)

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application requests a non-use variance to permit a fourth detached sign at a site developed as a shopping center and located at 13714 S.W. 56th Street in Miami-Dade County. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 2014

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief M.N.
Planning and Research Division
Parks, Recreation and Open Spaces

Subject: Z2011000121: MILLER SQUARE LLC
Includes revised plans dated stamped received through 1/21/14

Application Name: MILLER SQUARE LLC

Project Location: The site is located at the 13714 SW 56 ST, Miami-Dade County.

Proposed Development: The applicant is requesting approval for the addition of a sign at an existing shopping center. Review includes revised plans dated stamped received through 1/21/14.

Impact and demand: This application does not generate any residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

REVISION 3

Memorandum

Date: 15-JAN-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2011000121

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated August 30, 2012.
COMMENTS:
No objection to the site plan with a December 13, 2013 Zoning Department received date.

Service Impact/Demand

Development for the above Z2011000121
located at 13780B & 13828 SW 56 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1662 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:09 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 57 - West Bird - 4200 SW 142 Avenue
Rescue, ALS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

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DATE: 23-NOV-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

MILLER SQUARE LLC

APPLICANT

13714 SW 56 ST, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2011000121

HEARING NUMBER

HISTORY:

BLDG: Building Support Case #20110146465-B was opened on July 19, 2011. A Notice of Violation was issued on the same date for Exposed Wires at an AC unit. Further enforcement is pending the results of the compliance inspection.

NC: Case #201112000031 was opened on January 4, 2011, for unlawfully obstructing a walk-way, parking lot, or green area with unpermitted outside displays of heaters and wood logs. A warning letter was issued on the same date. Compliance has been met and the case has been closed.

Case#201112005623 was opened on June 23, 2011, for an unpermitted business use of maintaining Cargo containers in the rear alley of a shopping center, located in a Bu-2 zoned district. Citation #T016030 was issued. Compliance has been met and the case has been closed.

Case#201112008657 was opened on October 6, 2011, for failure to obtain a Zoning Improvement permit for the outside display of chairs, tables, and a canopy which is a violation of the conditions specified in the Certificate of Use. A warning letter issued on the same date. Further enforcement is pending the results from the compliance inspection.

Case#201112009283 was opened on November 2, 2011, for maintaining a Donation collection bin without obtaining a Public Hearing. A warning letter was issued on the same date. Compliance has been met and the case has been closed.

Case#201112000028 was opened on January 1, 2011, for Illegally placing an unpermitted banner on a business. Citation #T012702 was issued on the same date. Compliance has been met and the case has been closed.

Case#201012006078 was opened on November 23, 2010, for Illegally placing an unpermitted

banner on a business. Citation #T012066 was issued on the same date. Compliance has been met and the case has been closed.

Case #201112000032 was opened on January 4, 2011, for Illegally placing an unpermitted banner on a business. Citation #T012707 was issued on the same date. Compliance has been met and the case has been closed.

Case #201112008656 was opened on October 6, 2011, for Illegally placing an unpermitted banner on a business. Citation #T022500 was issued on the same. Compliance has been met and the case has been closed.

MILLER SQUARE LLC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

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: Miller Square, LLC

NAME AND ADDRESS	Percentage of Stock
Principal Real Estate Holding Company*	100%
801 Grand Avenue	
Des Moines, IA 50392-1370	

*Entity has more than 5,000 interest holders

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211-121
OCT 18 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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: N/A

NAME AND ADDRESS	Percentage of Stock

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: N/A

NAME AND ADDRESS	Percent of Ownership

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

NAME OF PURCHASER: N/A

NAME ADDRESS AND OFFICE (if applicable)	Percentage of Interest

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BY

Date of contract:

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

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

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

Signature: Kevin J. Stubbs
Director
Engineering Services (Applicant)

Sworn to and subscribed before me this 31 day of August, 2011. Affiant is personally known to me or has produced _____ as identification.

Rebecca S. Gilbert
(Notary Public)

My commission expires May 30, 2012

REBECCA S. GILBERT
Commission Number 740993
My Commission Expires
May 30, 2012

*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 a other 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 percent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership corporation or trust.

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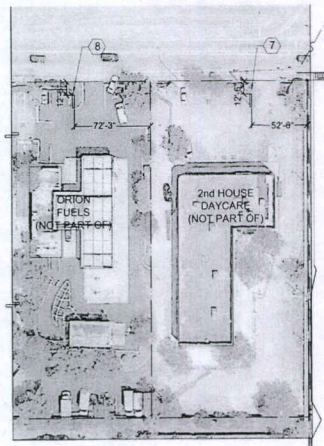

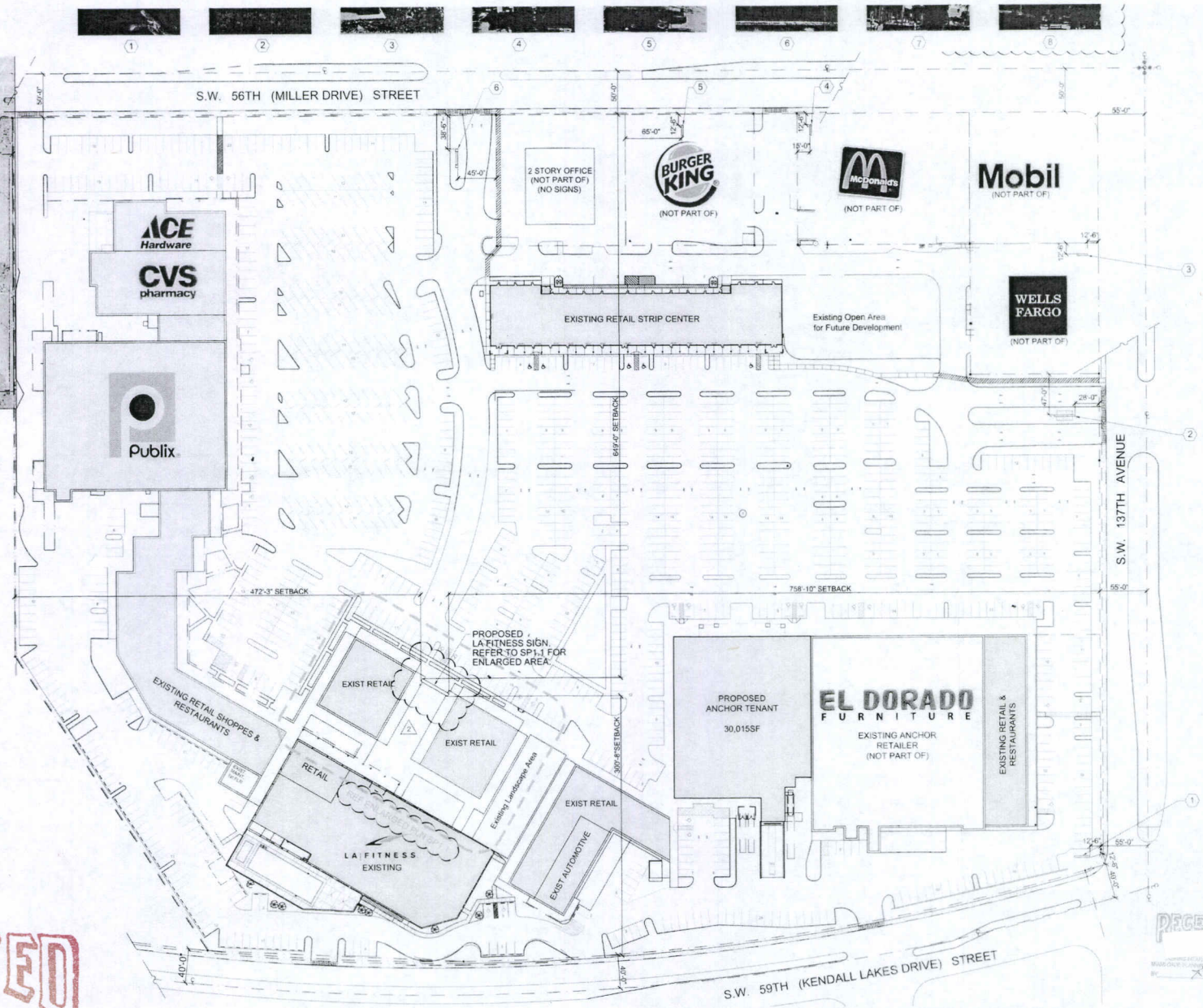

1 OVERALL SITE PLAN
SCALE: 1" = 60'-0"

EXISTING SIGNAGE LEGEND:

1. GOODYEAR - 30" x 10'-0
2. MILLER SQUARE PYLON #2 APPROX. 350 SF / SIGN FACE
3. WELLS FARGO - 100 SF.
4. Mc DONALD'S - 105 SF.
5. BURGER KING - 105 SF.
6. MILLER SQUARE PYLON #1 APPROX. 350 SF / SIGN FACE
7. THE 2nd HOUSE DAY CARE - 150 SF.
8. ORION FUEL - 150 SF.

LEGAL DESCRIPTION :

Folio : 30-4927-010-0010

WEST MILLER SQUARE
PB 113-12
ALL TR A & B LESS PORT DESC BEG 202FTS & 135FTW OF NE COR TR B TO POB CONT W202FT S226FT E27.6FT N4.33FT E9.83FT S14.67FT E17.33FT N14.67FT E9.75FT S29.67FT E91.33FT N25.33FT E46.08FT N226FT TO POB LOT SIZE 996943 SQ FT OR 22349-3506/22834-3588 0504 1

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FEB 14 2014
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BY AH

ENLARGED SITE PLAN

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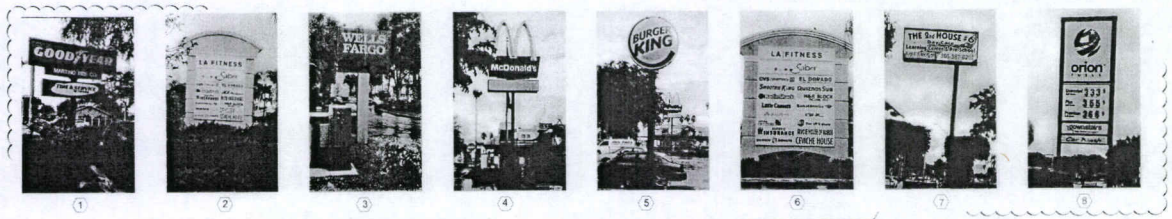

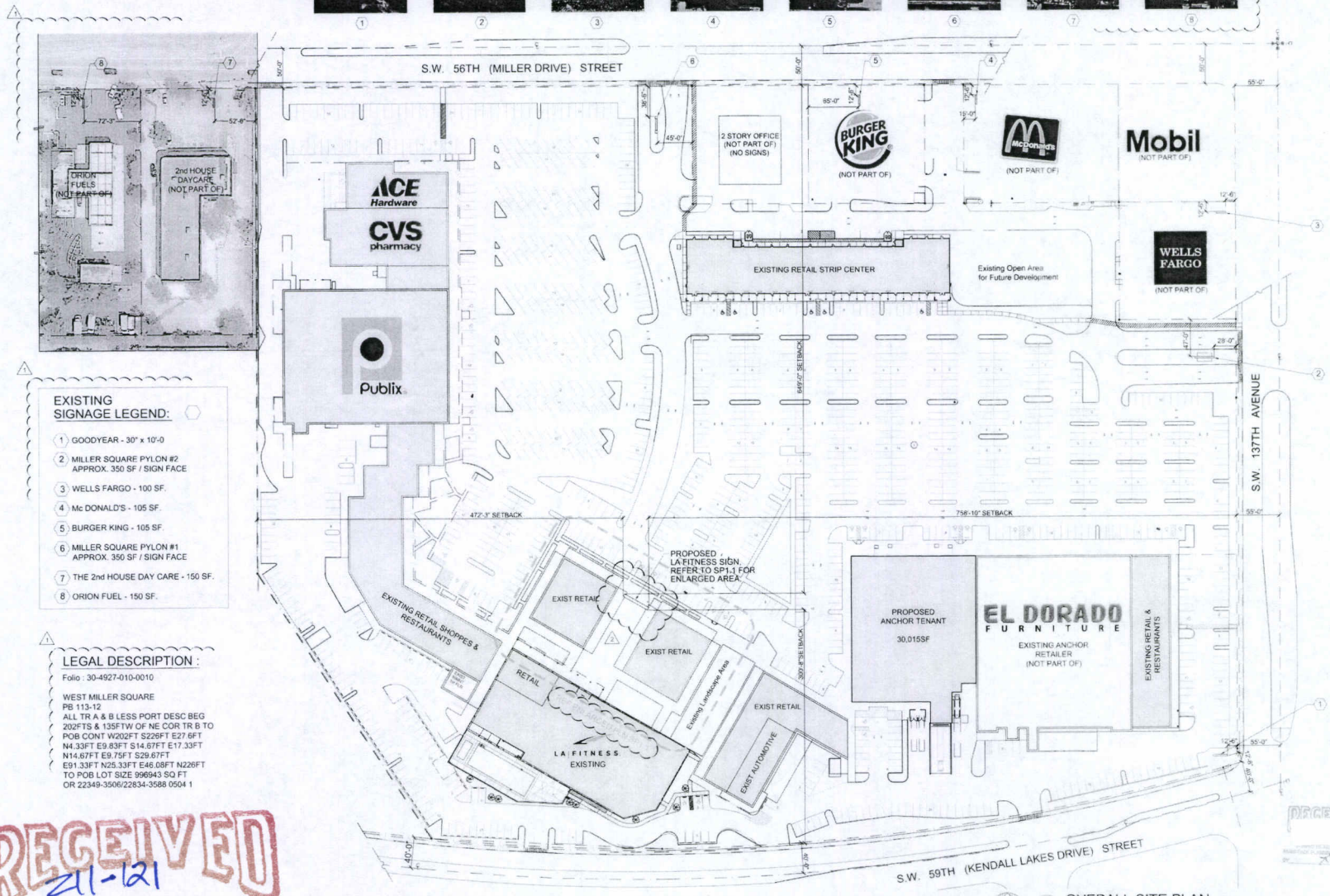

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PB 113-12
ALL TR A & B LESS PORT DESC BEG 202FTS & 135FTW OF NE COR TR B TO POB CONT W202FT S226FT E27.6FT N4.33FT E9.83FT S14.67FT E17.33FT N14.67FT E9.75FT S29.67FT E91.33FT N25.33FT E46.08FT N226FT TO POB LOT SIZE 996943 SQ FT OR 22349-3506/22834-3588 0504 1

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wha design, inc.
p.o. box 142116
coral gables, florida 33114-2116
t. 305.443.3100
f. 305.250.3986
e. info@whadesign.com
architect of record: William Arthur
License Number: 0012074

seal:

design associate: kyung

These plans and specifications are the exclusive property of WHA Design. Any reproduction, modification, disclosure, and/or use of these materials (or any portion thereof) without WHA Design's prior written consent is strictly prohibited.

project information: Miller Square Shopping Center
13714 SW 56th Street
Miami, Florida 33175

owners information: MILLER SQUARE, LLC.
9955 North Kendall Drive
Miami, Florida 33176

project history:
SIGN IMAGES 12-30-13
SIGN DETAIL 02-13-14

project information:
date: 11-20-2013
project number: 12-50C

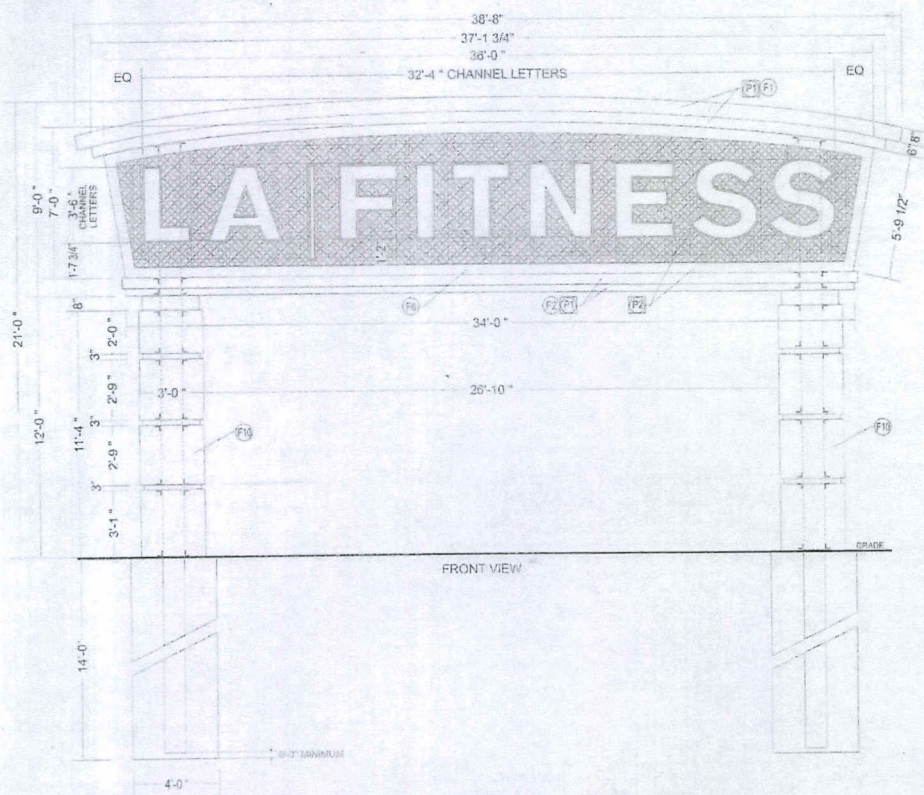
sheet title: overall site plan, parking calculation.

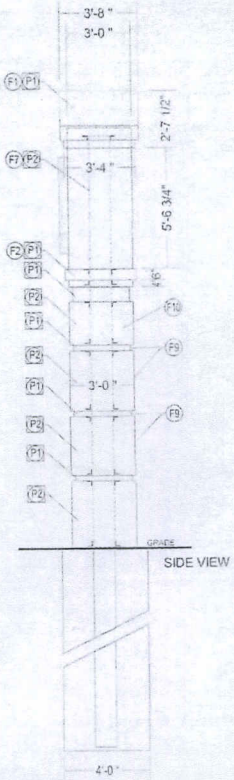
sheet number: SP1.0

file: 12-50c-miller-square-signage_revision.dwg

LA FITNESS
Miami, Florida

Celebrating 43 Years of Quality Manufacturing and Service 43





Free Standing Archway with S/F Illuminated Channel Letters

Scale: 3/8" = 1'-0"

F1 FABRICATION NOTES
V1 VINYL COLORS
P1 PAINT NOTES
E1 ELECTRICAL NOTES

TOTAL SQFT =
PART # LAFARCHWAY21X36
ESTIMATE # 98837

Fabrication Notes for Free Standing Sign

1) .080" ALUMINUM FILLER W/ 2"X2"X3/16" ALUMINUM ANGLE FRAME - FOR RADIUS TOP CAP
2) .063" ALUMINUM FILLER W/ 2"X2"X3/16" ALUMINUM ANGLE FRAME - FOR TRIM
3) 10"X10"X3/8" ALUMINUM TUBE - INNER CABINET SUPPORT
4) 4"X4"X3/8" ALUMINUM TUBE - INNER CABINET SUPPORT
5) 2"X2"X3/16" ALUMINUM ANGLE OUTER FRAME - MAIN CABINET
6) 48"X96" MESH METAL PANELS -3003H14 W/ 3/4" HOLES - MANICHOLS
7) .063" ALUMINUM FILLER SIDE PANELS - MAIN CABINET
8) .080" ALUMINUM FACE RETAINER -FRONT & BACK
9) .080" ALUMINUM FILLER W/ 2"X2"X3/16" ALUMINUM ANGLE FRAME - FOR BASE POLE COVERS W/ .063" ALUMINUM REVEALS
10) 20"X12"X1/2" WALL STEEL SUPPORT POSTS
11) .050" ALUMINUM MATCH/MOUNT LETTERS

Paint Colors

1) AKZO-NOBEL PAINT - WHITE SATIN FINISH
2) S.W. GOLD A89W91-CUSTOM COLOR
3) AKZO-NOBEL PAINT - D-4-437 GREY SATIN FINISH

Material for LED Chn. Letters

BACKS: .090" ALUMINUM
RETURNS: .063" ALUMINUM DEPTH: 5"
FACES: .177" #2447 MILK WHITE ACRYLIC
TRIM CAP: 3/4"X1"X.090" ALUMINUM RETAINERS
L.E.D.: WHITE SIGNRAYZ APEX G2 7500K (LS-APEX-ASW-G2) ROWS: 2

Colors for LED Chn. Letters

FACES: .177" #2447 MILK WHITE ACRYLIC
RETURNS INT: MATTHEWS #042SSP SATIN HI-HIDE WHITE
RETURNS EXT: E ICTA2009 COOL GREY
TRIM CAP: E ICTA2009 COOL GREY
L.E.D.: WHITE SIGNRAYZ APEX G2 7500K (LS-APEX-ASW-G2)

Electrical Notes

1) WEATHER TIGHT DISCONNECT SWITCH
2) X

Electrical Specifications

LED MODULES= 277 WHITE SIGNRAYZ | 110 VOLT INPUT

ADVANCE POWER SUPPLIES		SECONDARY VOLTS	SECONDARY WATTS	AMP. INPUT
11	LED-12A-0012V-50F	12	60	.63
X	X	X	X	X
X	X	X	X	X
TOTAL				6.93

(1) 20 AMP-120 VOLT CIRCUIT REQUIRED

Underwriters Laboratories Inc. LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

DESIGN CRITERIA

WIND SPEED 175 MPH MAX.
2010 FLORIDA BLDG CODE
EXPOSURE CATEGORY =C
RISK CATEGORY = II

ENGINEER SEAL

12-4-13

DONALD L. FOWLER, P.E.
FLORIDA LICENSE NUMBER 50458
CERT. OF AUTHORIZATION # 29464

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
LA FITNESS
Drawing Number:
50882 A PROD
Installation Address:
13838 SW 56th Street
Miami, FL
Project Identity Number:
51048

Sales Associate	Project Team:
Dominic Nelson	TT
Designer:	**Date:**
DRB	9-13-13

Project Notes:
x
x

Project completion: x
Municipality:
x
Square Footage Allowable: X
Square Footage Shown: X
Project Updates:

Approval:
☐ Approved
☐ Approved as noted
DATE
☐ Revise & Re-Submit
DATE

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Page	Sheet
1	1 of 3

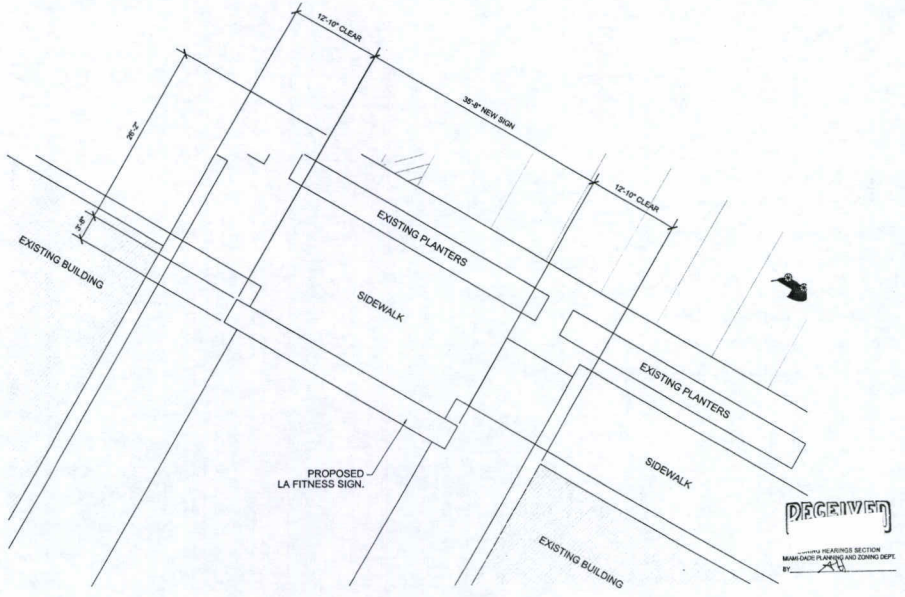
Local: 727-573-7757
Fax: 727-573-0328

ENGINEERING NOTE:
THE ENGINEERING CALCULATIONS, SIGNATURE AND SEAL ON THIS DRAWING DO NOT COVER ELECTRICAL DESIGN OR SIGN CABINET FABRICATION/DESIGN AS THESE ITEMS ARE SHOWN FOR CLARITY ONLY. THE ENGINEERING CALCULATIONS, SIGNATURE AND SEAL COVER THE SIGN PYLON, SIGN STUB IF APPLICABLE, BASE PLATE SIZE AND ANCHORS IF APPLICABLE, AND THE FOUNDATION DESIGN ONLY.

RECEIVED
21-121
DEC 13 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

19

RECEIVED
211-121
FEB 14 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



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

N

1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

whadesign, inc.
p.o. box 142116
coral gables, florida
33114-2116
v. 305.443.3100
f. 305.259.3986
e. info@whadesign.com

architect of record:
William Arthur
License Number: 0012074

seal

design associate:
kyung

These plans and specifications are the exclusive property of WHA Design. Any reproduction, modification, disclosure, and/or use of these materials (or any portion thereof) without WHA Design's prior written consent is strictly prohibited.

project information:
Miller Square Shopping Center
13714 SW 56th Street
Miami, Florida 33175

owners information:
MILLER SQUARE, LLC.
9955 North Kendall Drive
Miami, Florida 33176

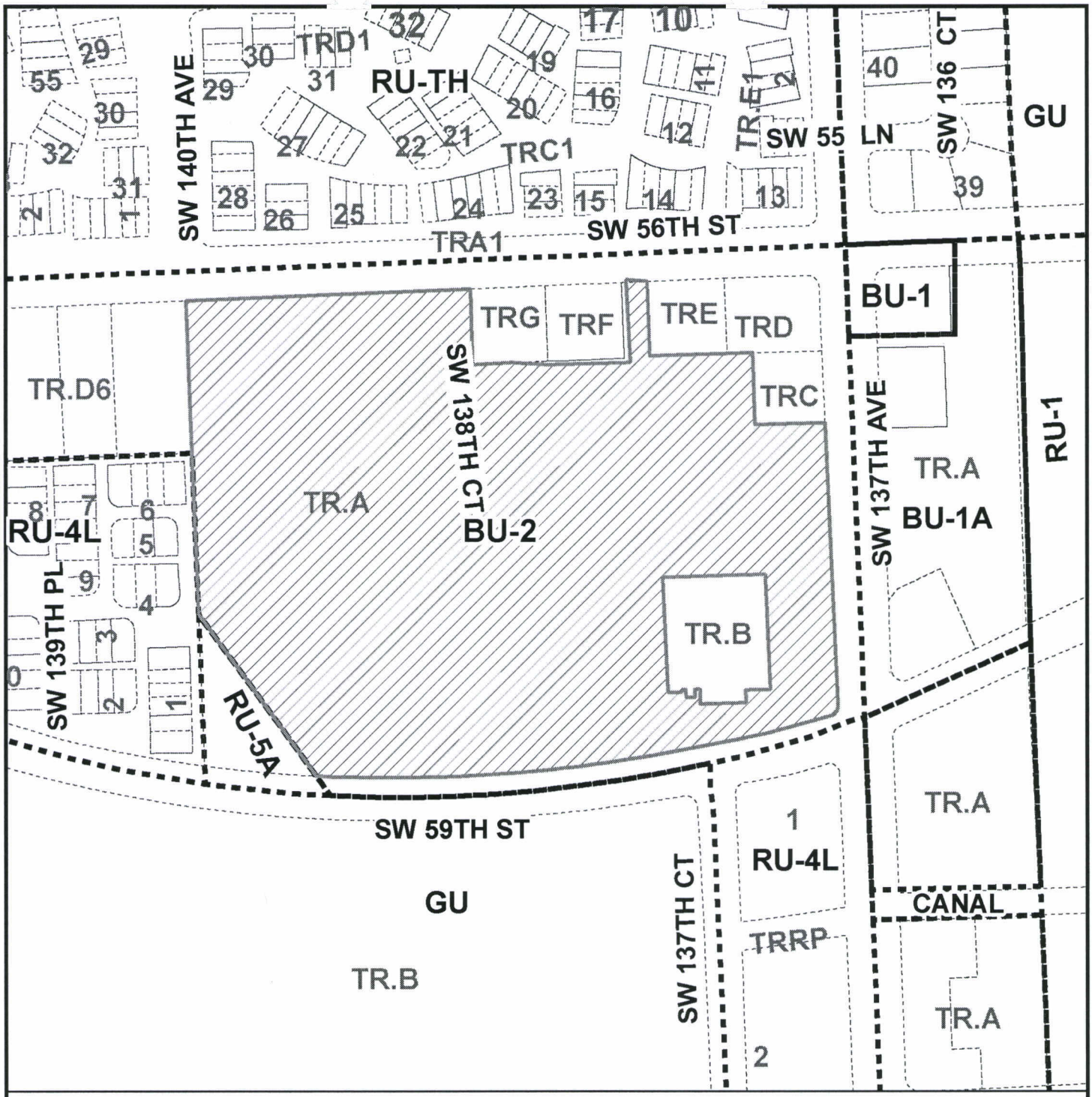
project history:

project information:
date: 02-13-2014
project number: 12-50C

sheet title:
enlarged site plan.

sheet number:
SP1.1

file:
12-50c-miller-square-signage_revision.dwg



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000121

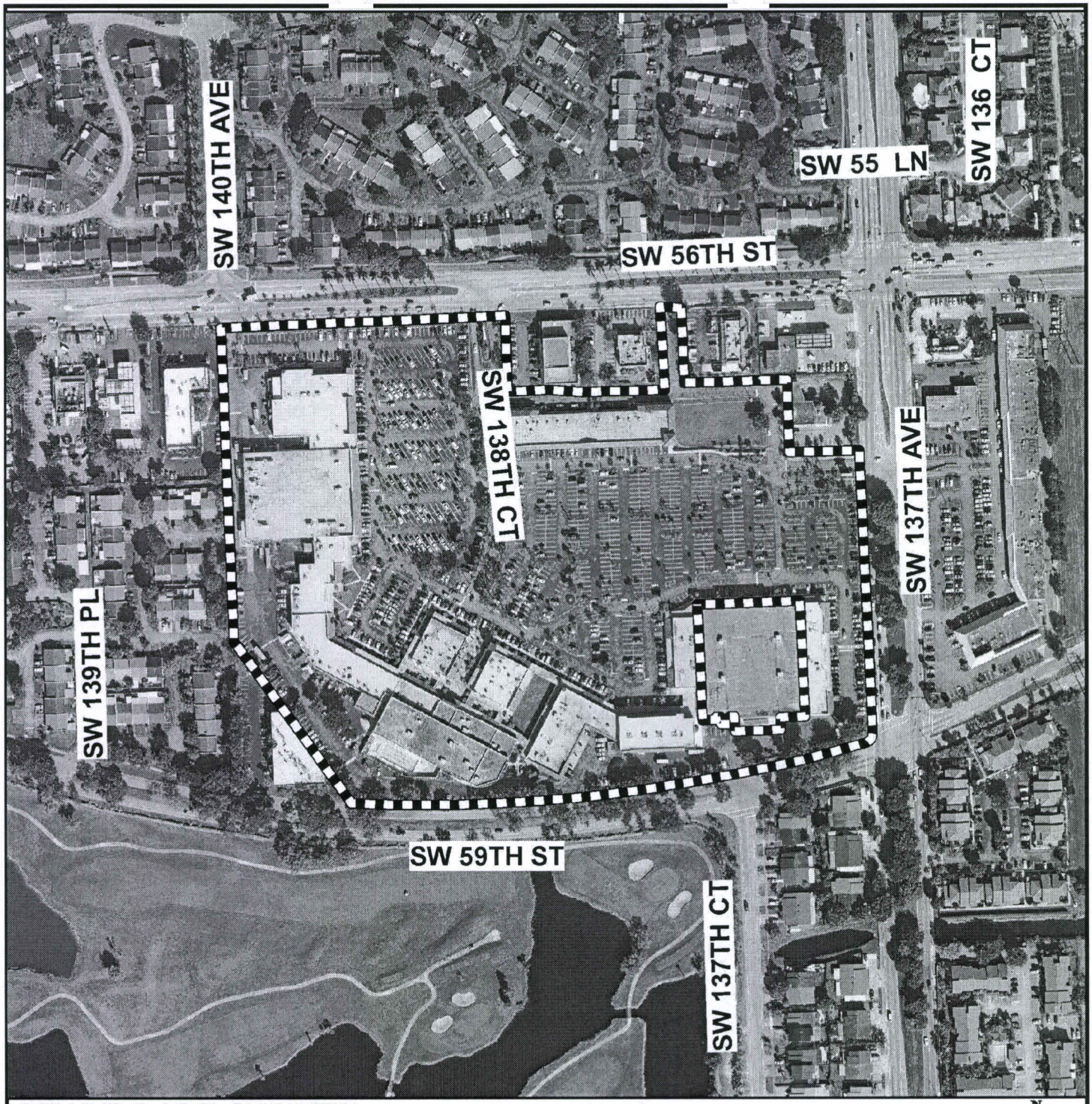
Section: 27 Township: 54 Range: 39
Applicant: MILLER SQUARE LLC
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 11, 2012

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2011000121

Section: 27 Township: 54 Range: 39
Applicant: MILLER SQUARE LLC
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

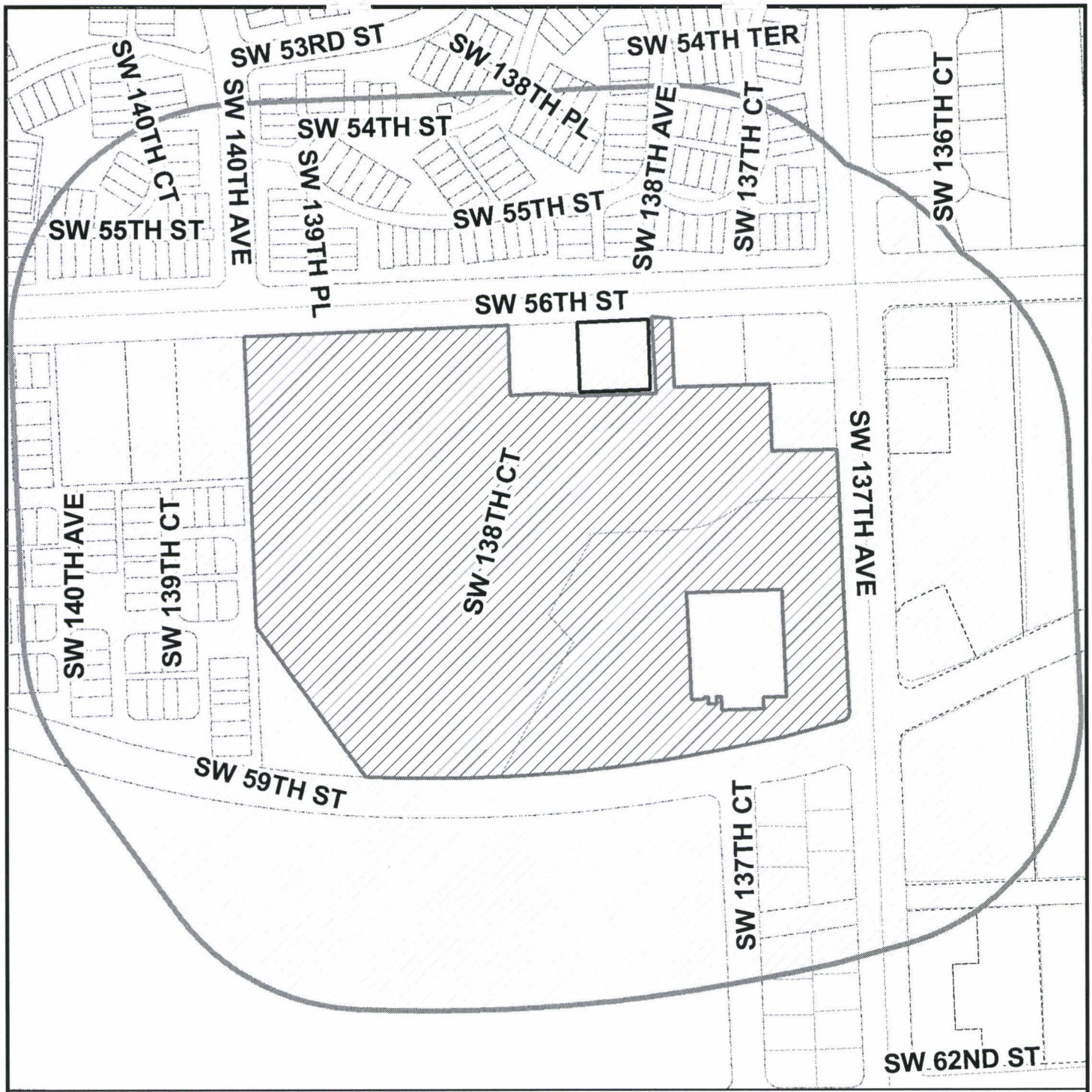
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 11, 2012

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2011000121
RADIUS: 500

Section: 27 Township: 54 Range: 39
Applicant: MILLER SQUARE LLC
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

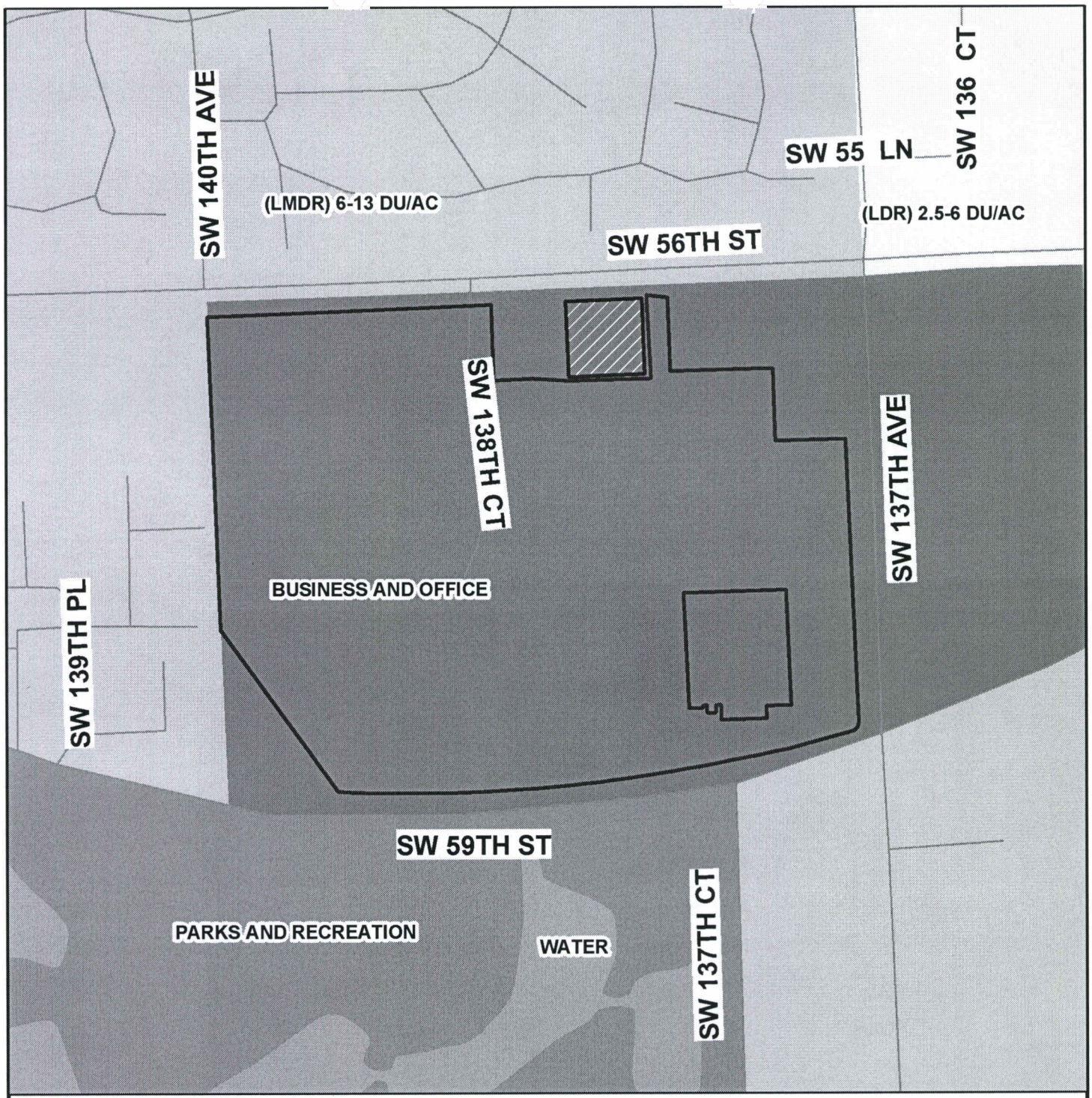
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 11, 2012

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2011000121

Section: 27 Township: 54 Range: 39
Applicant: MILLER SQUARE LLC
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 11, 2012

REVISION	DATE	BY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

3/17/14
1

HEARING NUMBER: Z2011000121

BOARD: C11

LOCATION OF SIGN: 13714 SW 56 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 17-MAR-14

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: THOMAS GOMEZ

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

2

HEARING NUMBER: Z2011000121

BOARD: C11

LOCATION OF SIGN: 13714 SW 56 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 17-MAR-14

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: THOMAS GOMEZ

HEARING NO. 14-4-CZ11-1 (11-121)

27-54-39
Council Area 11
Comm. Dist.10

APPLICANT: MILLER SQUARE, LLC.

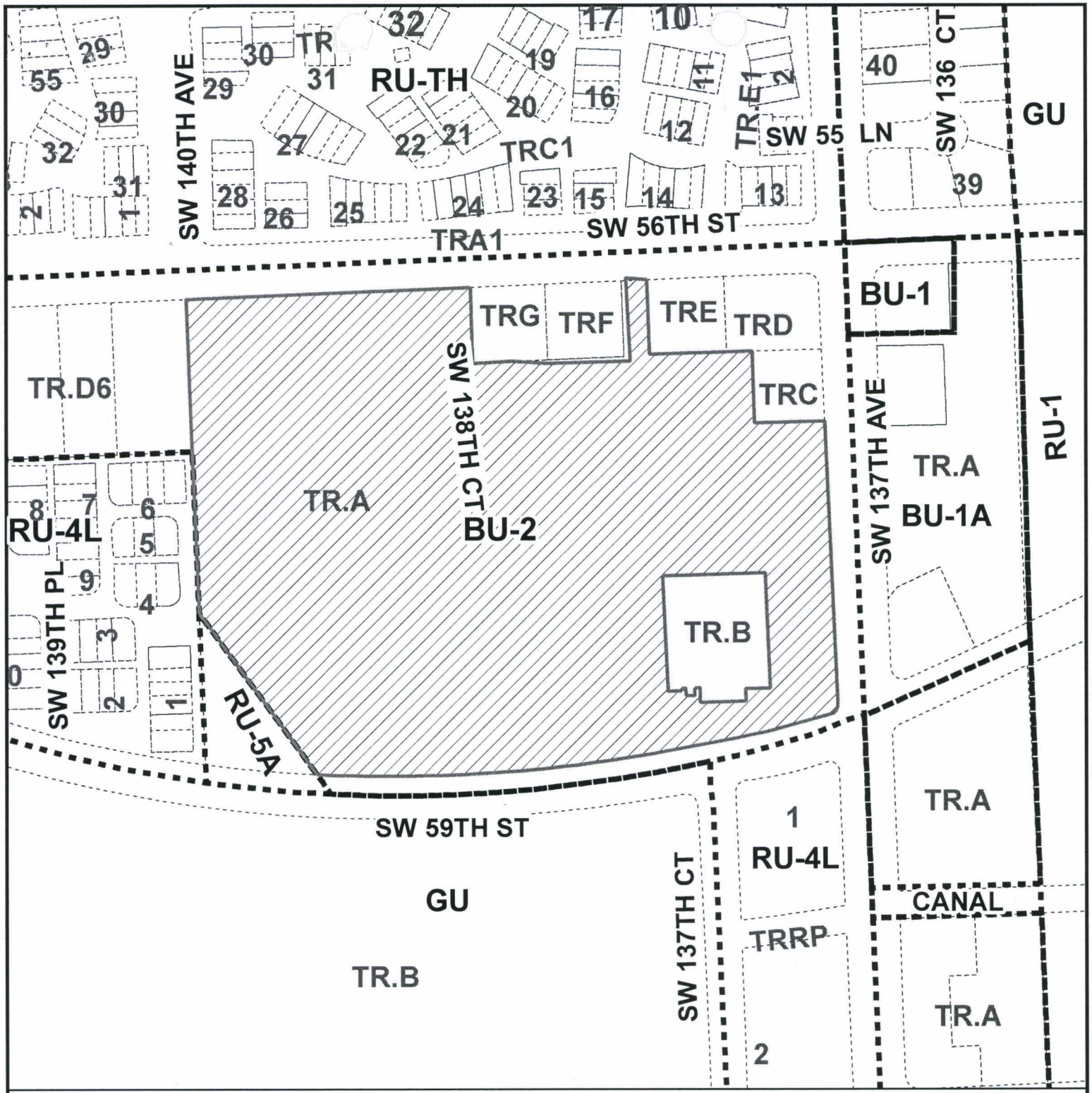
NON-USE VARIANCE to permit a shopping center with an 9th detached sign (2 permitted, 8 existing and previously approved) of 252 sq. ft. size.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Miller Square Shopping Center" as prepared by WHA Design, Inc., dated stamped received 2/14/14 and consisting of 2 sheets and plan entitled "L.A. Fitness" as prepared by Thomas Sign & Awning Company, Inc., consisting of 1 sheet dated stamped received 12/13/13 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 13714 SW 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 23 Acres

PRESENT ZONING: BU-2 (Business-Special District)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000121

N W E S

Section: 27 Township: 54 Range: 39
Applicant: MILLER SQUARE LLC
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

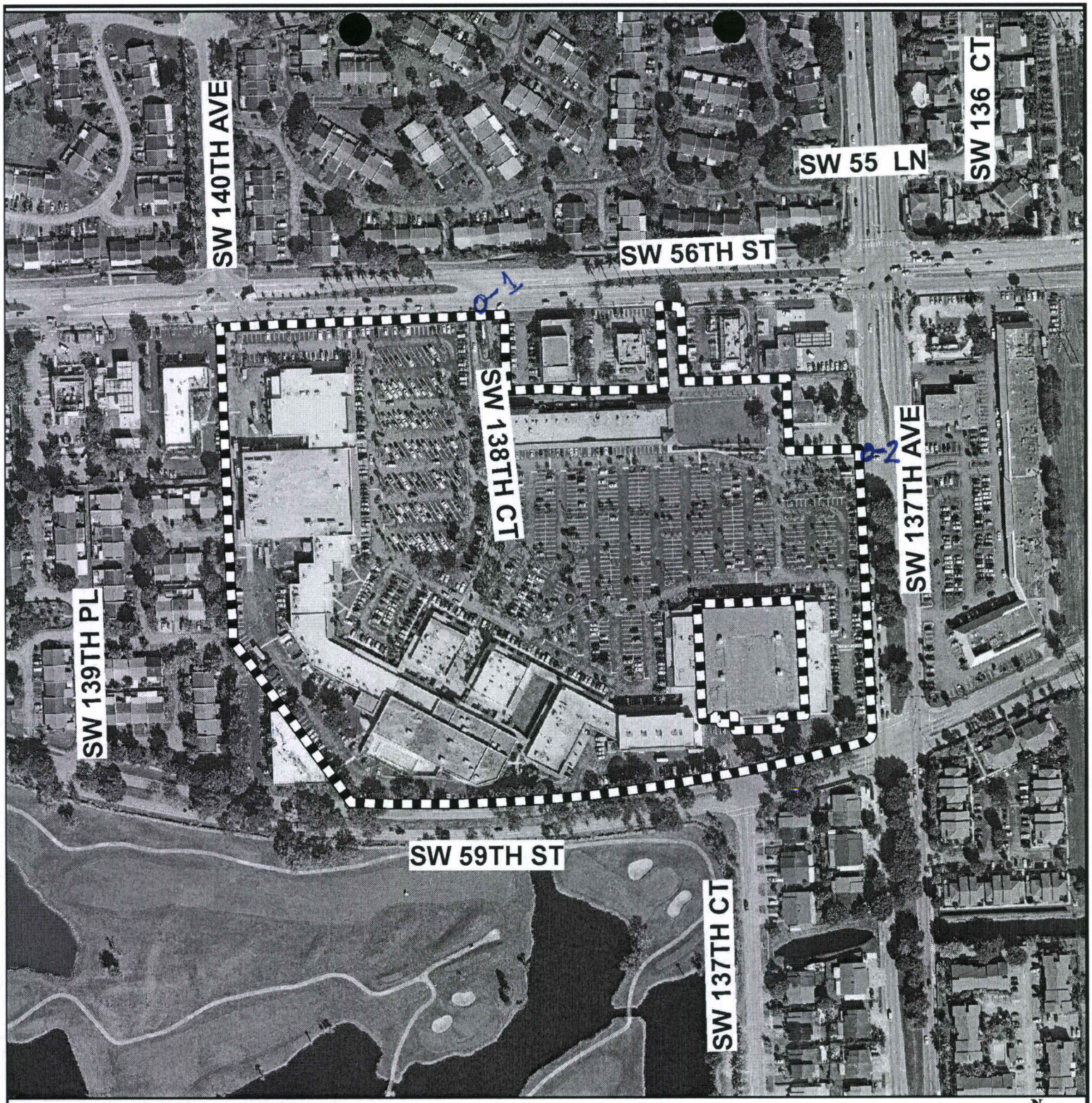
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 11, 2012

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2011000121

Section: 27 Township: 54 Range: 39
Applicant: MILLER SQUARE LLC
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

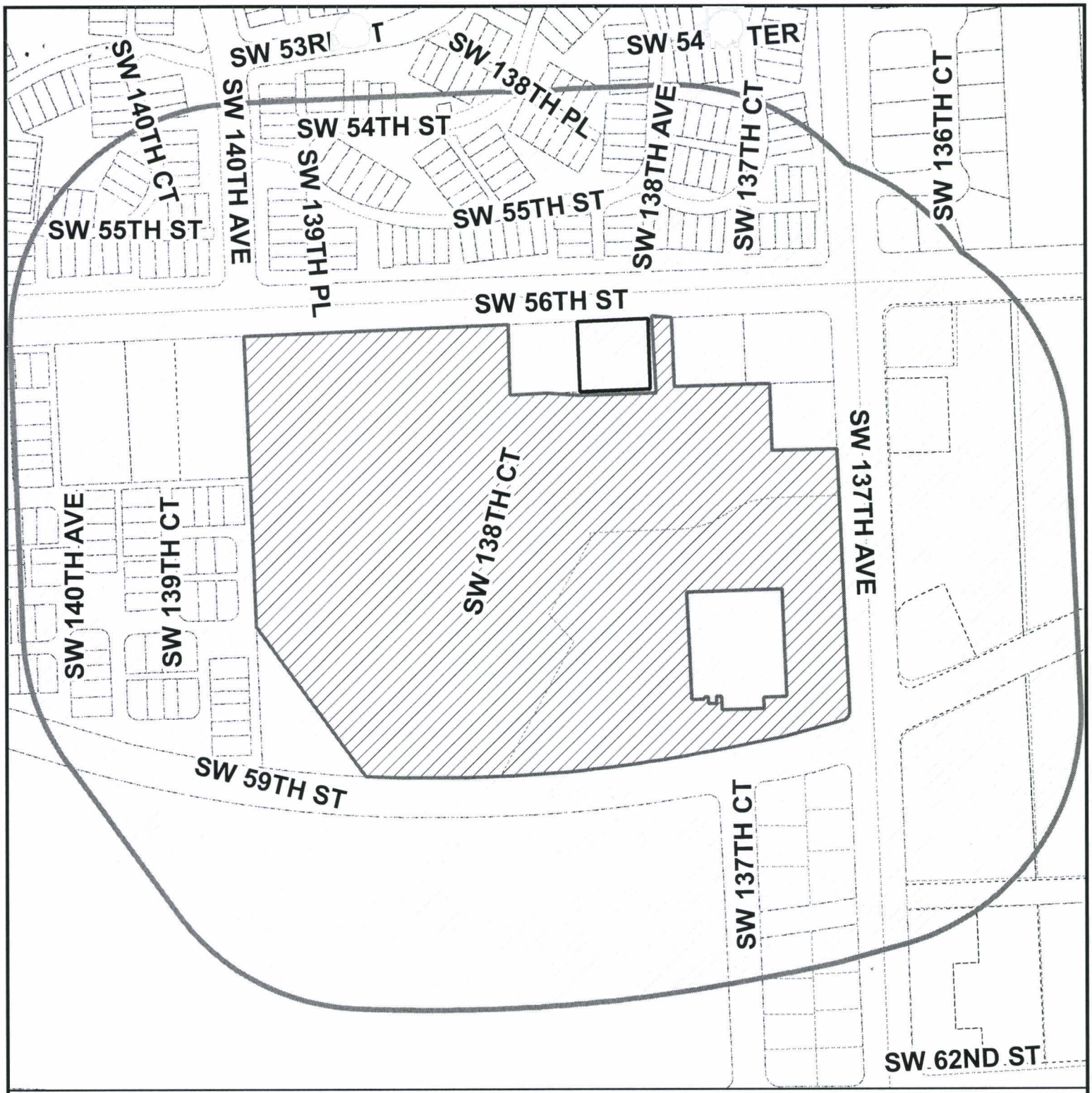
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 11, 2012

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000121

RADIUS: 500

Section: 27 Township: 54 Range: 39
Applicant: MILLER SQUARE LLC
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

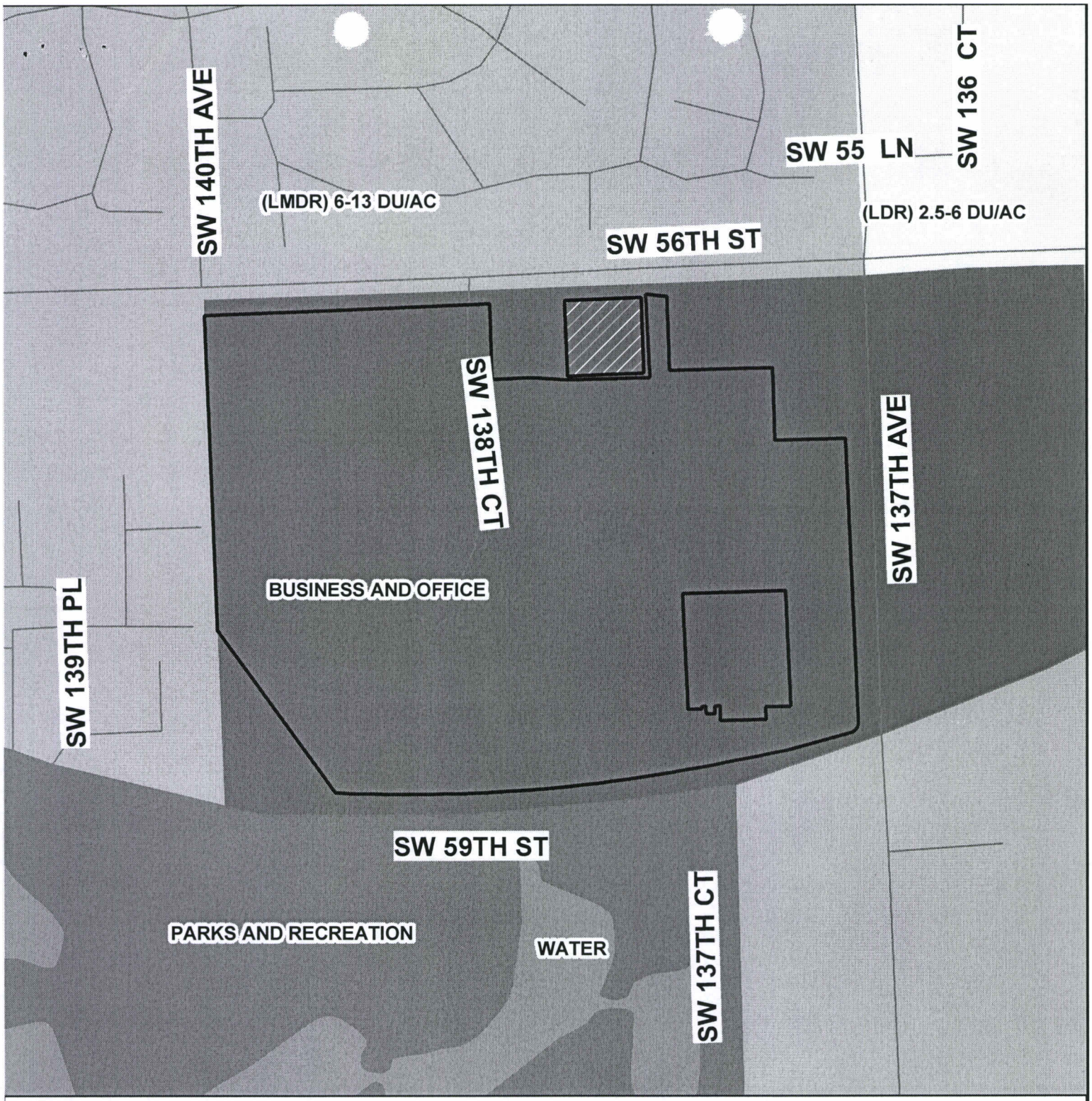
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 11, 2012

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2011000121

Section: 27 Township: 54 Range: 39
Applicant: MILLER SQUARE LLC
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 11, 2012

REVISION	DATE	BY

Memorandum

MIAMI-DADE COUNTY

Date: September 21, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Jack Kardys
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

This memorandum updates the blanket concurrency approval memo of September 26, 2012. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2014. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS

Miami-Dade County
Park and Recreation Department
LOS-2013

Report # 4 Table 34
Local Recreation Open Space Level of Service

PBD	Estimated 2013 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	Total Local Park acres	School Acres	Private Open Space Acres	Total Recreation Open Space Acreage	Surplus (Deficient) Acres	Percentage of Standard %
1	377,389	1,037.82	347.46	291.00	638.46	299.82	267	1205.28	167.46	1.16
2	596,796	1,641.19	721.61	595.00	1316.61	356.3	473	2145.91	504.72	1.31
3	156,544	430.50	231.06	232.93	463.99	96.62	89	649.61	219.11	1.51
Total	1,130,729	3,109.50	1300.13	1118.93	2419.06	752.74	829	4000.80	891.30	1.29

Note:
Public Local Park Acres is Miami-Dade Parks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

Memorandum

MIAMI-DADE COUNTY

Date: September 25, 2013

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department 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 construction 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 nineteen (19) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or 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 2031-32 or fourteen (14) years beyond the minimum five (5) year standard. 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, 2014), 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

c: Aneisha Daniel, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations
Deborah Silver, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2013-14 Through Fiscal Year 2031-32

		RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****		
FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
OCT. 1, 2013 TO SEPT. 30, 2014	1,543,000	2,873,330	127,900	2,745,430	6,122,095	301,000	5,821,095	1,735,051	111,400	1,623,651	250,000	790,300	752,700
OCT. 1, 2014 TO SEPT. 30, 2015	1,543,000	2,745,430	127,900	2,617,530	5,821,095	301,000	5,520,095	1,623,651	111,400	1,512,251	250,000	790,300	752,700
OCT. 1, 2015 TO SEPT. 30, 2016	1,543,000	2,617,530	127,900	2,489,630	5,520,095	301,000	5,219,095	1,512,251	111,400	1,400,851	250,000	790,300	752,700
OCT. 1, 2016 TO SEPT. 30, 2017	1,543,000	2,489,630	127,900	2,361,730	5,219,095	301,000	4,918,095	1,400,851	111,400	1,289,451	250,000	790,300	752,700
OCT. 1, 2017 TO SEPT. 30, 2018	1,543,000	2,361,730	127,900	2,233,830	4,918,095	301,000	4,617,095	1,289,451	111,400	1,178,051	250,000	790,300	752,700
OCT. 1, 2018 TO SEPT. 30, 2019	1,543,000	2,233,830	127,900	2,105,930	4,617,095	301,000	4,316,095	1,178,051	111,400	1,066,651	250,000	790,300	752,700
OCT. 1, 2019 TO SEPT. 30, 2020	1,543,000	2,105,930	127,900	1,978,030	4,316,095	301,000	4,015,095	1,066,651	111,400	955,251	250,000	790,300	752,700
OCT. 1, 2020 TO SEPT. 30, 2021	1,543,000	1,978,030	127,900	1,850,130	4,015,095	301,000	3,714,095	955,251	111,400	843,851	250,000	790,300	752,700
OCT. 1, 2021 TO SEPT. 30, 2022	1,543,000	1,850,130	127,900	1,722,230	3,714,095	301,000	3,413,095	843,851	111,400	732,451	250,000	790,300	752,700
OCT. 1, 2022 TO SEPT. 30, 2023	1,543,000	1,722,230	127,900	1,594,330	3,413,095	301,000	3,112,095	732,451	111,400	621,051	250,000	790,300	752,700
OCT. 1, 2023 TO SEPT. 30, 2024	1,543,000	1,594,330	127,900	1,466,430	3,112,095	301,000	2,811,095	621,051	111,400	509,651	250,000	790,300	752,700
OCT. 1, 2024 TO SEPT. 30, 2025	1,543,000	1,466,430	127,900	1,338,530	2,811,095	301,000	2,510,095	509,651	111,400	398,251	250,000	790,300	752,700
OCT. 1, 2025 TO SEPT. 30, 2026	1,543,000	1,338,530	127,900	1,210,630	2,510,095	301,000	2,209,095	398,251	111,400	286,851	250,000	790,300	752,700
OCT. 1, 2026 TO SEPT. 30, 2027	1,543,000	1,210,630	127,900	1,082,730	2,209,095	301,000	1,908,095	286,851	111,400	175,451	250,000	790,300	752,700
OCT. 1, 2027 TO SEPT. 30, 2028	1,543,000	1,082,730	127,900	954,830	1,908,095	301,000	1,607,095	175,451	111,400	64,051	250,000	790,300	752,700
OCT. 1, 2028 TO SEPT. 30, 2029	1,543,000	954,830	127,900	826,930	1,607,095	348,349	1,258,746	64,051	64,051	0	250,000	790,300	752,700
OCT. 1, 2029 TO SEPT. 30, 2030	1,543,000	826,930	127,900	699,030	1,258,746	412,400	846,346	0	0	0	250,000	790,300	752,700
OCT. 1, 2030 TO SEPT. 30, 2031	1,543,000	699,030	127,900	571,130	846,346	412,400	433,946	0	0	0	250,000	790,300	752,700
OCT. 1, 2031 TO SEPT. 30, 2032	1,543,000	571,130	127,900	443,230	433,946	412,400	21,546	0	0	0	250,000	790,300	752,700
REMAINING YEARS				19			19			15		19	

ANNUAL DISPOSAL RATE (in tons)	
RESOURCES RECOVERY ASHFILL	127,900
SOUTH DADE LANDFILL	301,000
NORTH DADE LANDFILL	111,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	790,300

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. 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. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

*****All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2013

To: Jack Osterholt, Director/Deputy Mayor
Department of Regulatory and Economic Resources

2013 SEP -6 P 4:41

From: Ysela Llort, Director
Miami-Dade Transit

METROPOLITAN PLANNING SECT

Subject: FY14 Blanket Concurrency Approval for Transit

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 June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2013 to September 30, 2014, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

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

Received by
Zoning Agenda Coordinator

JUL 2 7 2010

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

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The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER