Memorandum

MIAMI-DADE COUNTY

Date: June 11, 2014

To: The Community Zoning Appeals Board - 7

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: 11200 Biscayne, LLC (Z13-029)

SUMMARY OF REQUESTS:

The applicant is seeking to permit residential uses in a commercially zoned district. Additionally, the applicant seeks to waive the requirement for a wall between the residential and commercial zoned portions of the dual zoned subject property.

LOCATION: 11150 & 11190 Biscayne Boulevard, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the number of proposed residential units exceeds 250. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held on April 9, 2014 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenant, as set forth in the Department of Regulatory and Economic Resources' recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z13-29
11200 BISCAYNE LLC

Respectfully Submited,

DIC Executive Council
April 09, 2014

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department — AYE

Eric Silva, AICP
Sustainability, Planning and Economic Enhancement Department — AYE

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt — AYE

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department — AYE

John Bowers, Parks Property Management Supervisor
Parks, Recreation and Open Spaces — AYE

Monica Cejas, Senior Professional Engineer
Miami-Dade Transit — AYE

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Development Impact Committee

PH: Z13-029 **DIC Date: April 9, 2014**
Item No. 1

Recommendation Summary	
Commission District	3
Applicant	11200 Biscayne, LLC
Summary of Requests	The applicant is seeking to permit residential uses in a commercially zoned district. Additionally, the applicant seeks to waive the requirement for a wall between the residential and commercial zoned portions of the dual zoned subject property.
Location	11150 & 11190 Biscayne Boulevard, Miami-Dade County, Florida.
Property Size	6.115 acres
Existing Zoning	RU-4A, Hotel/Apartment House District, BU-1A, Limited Business District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Business and Office/Low-Medium Density Residential, 6 -13 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards, Section 33-311(A)(7), Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions, subject to the Board's acceptance of the proffered covenant.**

REQUESTS:

(1) SPECIAL EXCEPTION to permit residential use in the BU-1A zoning district.

(2) VACATION of Resolution 4-ZAB-9-87 last modified by Resolution 4-ZAB-429-87, both passed and adopted by Zoning Appeals Board.

The purpose of request #2 is to delete the previous approval for the home for the aged.

(3) NON-USE VARIANCE to permit parking within 25' of a official right-of-way.

(4) NON-USE VARIANCE to waive the required 5' high decorative masonry wall interior to the site, where a BU zoned property abuts an RU, EU or GU zoned property.

The plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Proposed Multi-Family Rental Development 11200 Biscayne, LLC as prepared by Behar Font Partners, P.A." dated stamped received 12/18/13, consisting of 16 sheets and landscape plans entitled "Biscayne Village" as prepared by Font Designs, dated stamped received 01/07/14, with sheet LA2 last handwritten revision dated 01/14/14, consisting of 3 sheets, for a total of 19 sheets." Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The eastern approximately 163' of the subject property is zoned BU-1A, Limited Business District and the remaining western portion of the property is zoned RU-4A, Hotel/Apartment House District. Between 1967 and 1987, the subject property has been approved for different uses and ancillary variances. Most recently, pursuant to Resolution #4-ZAB-9-87 which was later modified by Resolution #4-ZAB-429-87, the subject property was approved to allow the conversion of the use from a hotel, to a home for the aged for 440 patients.

The subject property is currently vacant and the applicant now seeks to develop the commercial and residentially zoned property as a multi-family residential development. The submitted plans depict the proposed nine (9)-story, 525,000 sq. ft., 402-unit residential multi-family residential building inclusive of 51 workforce housing units on the 6.115-net acre parcel. Said plans indicate that the proposed development will front onto Biscayne Boulevard to the east and NE 14 Avenue to the west.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-4A/BU-1A: vacant	Low-Medium Density Residential (6-13 dua)/ Business and Office
North	RU-3M/BU-1A: vacant	Medium Density Residential (13-25 dua)
South	RU-3M; apartment buildings, duplex, vacant BU-1A; motel	Low-Medium Density Residential (6-13 dua Business and Office
East	BU-2; condominium apartments	Business and Office
West	RU-3; electric substation	Low-Medium Density Residential (6-13 dua

NEIGHBORHOOD COMPATIBILITY:

The 6.115-net acre subject property is a vacant parcel abutting residential and hotel uses to the south, a utility plant to the west and residential uses located in a commercial zoning district to the east. Additionally the property abuts a vacant parcel to the north. The property also fronts onto Biscayne Boulevard along which are also located other commercial and office uses to the north and south.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional housing. However, the proposed nine (9)-story development could have a visual impact on the surrounding area and will create additional impacts on traffic, schools and other community resources in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

Staff notes that the northern approximately 206' and eastern approximately 163', for a total of approximately 4.22-net acres of the subject parcel is designated **Business and Office** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.*

In addition, the CDMP Land Use Element interpretative text for Business and Office states that, *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* When the above conditions are met, *residential development may be authorized to occur in the Business and Office category at a density up to one category higher than the LUP designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development or zoning if the adjacent or adjoining land is undeveloped whichever is higher.* The subject property abuts a property to the northwest that is designated **Medium Density Residential** on the CDMP LUP map and which allows a range in density of 13 to 25 dwelling units per acre. Therefore, subject to the conditions outlined in the CDMP Land Use Element interpretative text for Business and Office, the Business and Office designated portion of the subject property could be developed under the designation of **Medium-High Density Residential** at 25 to 60 dwelling units per acre. This would allow the applicants to develop the approximately 4.22-acre Business and Office designated portion of the property with a maximum of 253 residential units.

Staff notes that the remaining approximately 1.89-acre southwestern portion of the subject parcel is designated for **Low-Medium Density Residential** use on the CDMP Land Use Plan map. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. *The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartment,* which would allow the applicant to develop the property with a maximum of 24 residential units. However, staff notes that this portion of the property is currently zoned RU-4A, Hotel/Apartment House District, which would allow the property to be developed under the existing zoning that allows a maximum of 50 dwelling units per acre, for a maximum of 94 residential units. Therefore, based on the current Business and Office designation on +/- 4.22-acres of the subject property along with the RU-4A zoning on the remaining +/- 1.89-acre portion of the property, staff opines that currently, the property could be developed with a maximum of 347 residential units without any density bonus allowed by the CDMP Land Use Element interpretative text.

The CDMP Land Use Element interpretative text states that *through the Voluntary Inclusionary Program, a density bonus of up to 25% may be allowed for projects that set aside residential units for workforce housing.* The applicant has proffered a declaration of restrictions that will restrict the development of the property to the specifications outlined in the Miami-Dade County Code pertaining to workforce housing development. Therefore, subject to the acceptance of the proffered covenant, staff opines that the 25% Density Bonus for Affordable Housing could be applied to the approximately 6.115-net acre property to allow an additional 86 dwelling units for

a total of 433 dwelling units on the subject property. However, the applicant indicated in its letter of intent that the +/-6.115-net acre property will be developed 402 residential units, inclusive of fifty-one (51) workforce housing units.

Said text also states that *to be eligible for any of the density bonuses described above, the proposed development shall be consistent with the adopted goals, objectives and policies of the Comprehensive Development Master Plan.* Further, the interpretative text states that *the actual density achieved on a particular property will be depend on all applicable land development regulations and compatibility standards.*

The CDMP land Use Element, **Policy LU-4A** states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk and scale of architectural elements and parking among other things. For the reasons that will be further explained in the zoning analysis, staff opines that the proposed development satisfies the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-4A**.

Based on the foregoing analysis, staff opines that the proposed development will be adequately buffered and will not have a negative visual impact on the surrounding properties or on passersby along Biscayne Boulevard and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element, **Policy LU-4A**. Therefore, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text concerning density averaging for residential uses and the density threshold permitted in areas designated for **Business and Office** and **Low-Medium Density Residential** uses on the CDMP Land Use Plan (LUP) map. Further, staff opines that subject to the acceptance of the proffered covenant for Workforce Housing, approval of the application would be **consistent** with the CDMP Land Use Element interpretative text Density Bonus Programs for Affordable Housing.

ZONING ANALYSIS:

The applicant is seeking approval of a request to permit a multi-family residential development on a 6.115-acre parcel of land, a portion of which is zoned BU-1A, Limited Business District (request #1) under Section 33-311(A)(3), Special Exception, Unusual and New uses. Additionally, to permit the redevelopment of the parcel that was previously approved to allow a home for the aged pursuant to Resolution #4-ZAB-9-87, last modified by Resolution #4-ZAB-429-87, the applicant also seeks to vacate the aforementioned resolutions, under Section 33-311(A)(7), Generalized Modification Standards (request #2). Staff opines that based on memoranda submitted by the various Departments reviewing the application, approval will not have an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. Staff notes that based on the memorandum from the Public Works and Waste Management Department, the approval of the application, including request #1 to permit the residential development on a commercially zoned parcel along with request #2, to vacate the prior resolutions pertaining to the previously approved home for the aged, to facilitate the redevelopment of the parcel, would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic. Their memorandum states that approval of the application will not cause the surrounding roadways to include Biscayne Boulevard and NE 125 Street among others to operate above the existing Level of Service (LOS) standards. Further, said memorandum indicated that this application will be granted concurrency approval since the project is located within the Urban Infill Area (UIA).

Similarly, the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates that the approval of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. The DERM memorandum states that 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. The Miami-Dade Fire Rescue Department (MDFRD) memorandum stated that the average travel time to the vicinity of the proposed development would be 6:39 minutes. According to its memorandum, this travel time complies with the performance objective of the national industry. As such, staff opines that approval of the aforementioned requests will not unduly burden the MDFRD resources that exists or that are budgeted or planned in this area. The Miami-Dade Police Department (MDPD) also, does not object to this application. The MDPD memorandum indicates an anticipation of a likelihood of an increase in the calls for service based on experience and that current staffing levels could accommodate any slight increase in the volume of calls for service. However, the MDPD in its memorandum encouraged the developers to work with the Department to determine the best possible solutions or security options and to incorporate design plans that will grant 24-hour access to the swimming pool area for emergency personnel.

Therefore, based on the aforementioned memoranda and memoranda from the other departments that reviewed the application among which were the Miami-Dade County's Parks Recreation and Open Spaces (PROS), Water and Sewer and Transit Departments, staff opines that approval of this application will not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. Further, staff opines that approval of the requests which will allow the multi-family development will not tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area.

The submitted plans, depict the proposed 402 unit multi-family residential development inclusive of fifty-one (51) workforce housing units on the dual frontage lot. The square shaped, nine (9)-story building will be located central to the site and will enclose the expansive courtyard and pool area. The plans depict the nine-story building containing the residences and amenities located within the highest portions of the building that are oriented towards Biscayne Boulevard to the east at a maximum elevation of 99' high. The rear, approximately 120' of the building contains the garages for the residential development, is seven (7) stories high and is only approximately 59' high. This section of the building is oriented towards the residentially zoned properties to the west along NE 14 Avenue which contains an existing utility plant. Said plans also indicate that the proposed residential development will be setback more than allowed from the front (east and west) property lines on the dual frontage lot by the zoning district regulations and will be adequately spaced from the interior sides (north and south) property lines, which also abut residential and commercially zoned parcels. All of the abutting parcels to the north are currently vacant. However, apart from one (1) parcel to the south that is zoned BU-1A, Limited Business District and contains a motel use, the remaining properties are zoned RU-3M, Minimum Apartment House District containing a mix of apartments, duplex residences and vacant parcels. The submitted plans indicate sufficient landscaping in the form of trees and

shrubbery to mitigate any negative visual impact of the development on the existing residences to the south and east. Additionally, the applicant's letter of intent and the submitted plans indicate that the project complies with the FAR, open space, lot coverage and complies with the numerical parking requirements. Staff opines that approval of the proposed plans for the multi-family residential development that will contain 402 residential units that is the subject of requests #1 and #2, would be **compatible** with the surrounding commercial, residential and utility uses.

However, staff notes that the survey submitted with the application indicates that there is an existing 10' wide Florida Power and Light (FP&L) easement that runs throughout the subject property, which will impact any future development of the 6.11-acre parcel. At the time of writing, the applicant has not yet submitted documentation from FP&L indicating that they do not object to the application. Therefore, as a condition for approval, staff requires that this documentation be provided prior to the applicant obtaining final plat approval, if necessary, and if not, prior to obtaining permit approval. **Based on the foregoing analysis, and subject to the Boards acceptance of the proffered Workforce Housing Covenant, staff recommends approval of requests #1 under Section 33-311(A)(3), Special Exception, Unusual and New uses, and request #2 under Section 33-311(A)(7), Generalized Modification Standards.**

The applicant also seeks approval of ancillary Non-Use Variance requests to permit parking within 25' of the right-of-way abutting NE 14 Avenue (request #3) and to waive a required 5' high masonry wall interior to the site where a BU zoned property abuts RU, EU or GU zoned property (request #4).

When the aforementioned requests (requests #3 and #4) are analyzed under section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of said requests would maintain the basic intent and purpose of the zoning and subdivision regulations and would not affect the stability and appearance of the community. Further, based on the analysis below, staff opines that approval of the aforementioned requests would be **compatible** with the surrounding residential and commercial uses in the area.

Staff opines that the approval of the location of the surface parking areas within the 25' setback area abutting the front (west) property line (request #3) along with the approval to waive the masonry wall internal to the site (request #4) will not be detrimental to the surrounding area. Staff notes that the parking area that is the subject of request #3 abuts an FP&L sub-station to the west. Further, staff notes that the submitted landscape plans indicate that the parking area will be adequately buffered with a continuous row of hedges and trees which staff opines will mitigate any negative visual impact on passersby along NE 14 Avenue.

In addition, staff is supportive of the applicant's request to waive the requirement for a wall between the BU and RU zoned portions of the property. Staff concurs with the applicant's assertion in its letter of intent that the required wall would disrupt the cohesiveness of the project and adversely affect the appearance of the development. Therefore, staff opines that approval of the aforementioned requests for parking (request #3) and to waive the wall requirement (request #4) would not affect the appearance of the surrounding area and would also be **compatible** with same. **Staff therefore, recommends approval with conditions of requests #3 and #4, under Section 33-311(A)(4)(b), the Non-Use Variance Standards**.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate a main ingress/egress points along Biscayne Boulevard to the east and NE 14 Avenue to the west. These plans also indicate pedestrian walkways throughout the development that provide connectivity to the amenities within the development as well as to Biscayne Boulevard to the east. Additionally, the plans indicate that there will be adequate parking within the proposed development in both parking lots and surface parking areas for both the residents and visitors.

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Aviation
The Miami-Dade County Aviation Department (MDAD) has no objections to this application provided the applicants comply with all State and Federal regulations.

Division of Environmental Resources Management (Department of Regulatory and Economic Resources)
The Division of Environmental Resource Management (DERM) recommends **approval with conditions** of this application after a review for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County.

The DERM memorandum states that 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. Its memorandum indicates that the property is located within the City of North Miami's water and sewer franchised service areas. The Surface Water Management General Permit from the Department will be required for the construction and operation of the surface water management system and must be obtained prior to platting and/or site development. Its memorandum further indicates that the subject property contains specimen sized trees that will be impacted by the proposed project and that a Tree Removal/Relocation Permit #4877 was issued for these sites. The DERM memorandum indicates that since the landscape plans submitted with the application match the permitted site plans, DERM recommends approval of the zoning application. Also, its memorandum indicated that the sites contain prohibited trees that, pursuant to Section 24-49.9 of the Code shall be removed from the properties prior to the development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. The subject properties do not contain any jurisdictional wetlands, however, the memorandum indicated that a Surface Water Management General Permit from DERM will be required for the construction and operation of the required surface water management system.

Miami-Dade Fire Rescue
The Miami-Dade Fire Rescue Department (MDFRD) **has no objections** to this application.

Its memorandum indicates that the proposed development could generate approximately 112 fire and rescue calls annually. The department states that the estimated number of alarms would result in a severe impact to the existing fire and rescue service and current stations serving the area will be able to handle the additional number of alarms. The average travel time to the vicinity of the proposed development is 6:39 minutes (based on 2013 data). Travel time to the vicinity of the proposed development complies with the national performance objective.

However, MDFRD indicate in its memorandum during the platting and permitting stages, the proffered plans must be reviewed by the Fire Water and Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards, including all applicable conditions set forth during the DIC process.

Miami-Dade Police Department
The Miami-Dade Police Department (MDPD) **does not object** to this application. The MDPD memorandum indicates an anticipation of a likelihood of an increase in the calls for service based on experience. The memorandum indicated that a review of current data of police staffing, population and calls for service compared to the proposed development of the site with approximately 402 residential units was done. Its memorandum indicated that current staffing levels could accommodate any slight increase in the volume of calls for service. However, the MDPD in its memorandum encouraged the developers to work with the Department to determine the best possible solutions or security options and to incorporate design plans that will grant 24-hour access to the swimming pool area for emergency personnel.

Miami-Dade Transit
The Miami-Dade Transit Department (MDT) **has no objections** to this application, subject to the acceptance of the proffered declaration of restrictions.

Its memorandum indicates that the proposed development will benefit from its location on one of MDT's premium transit corridors along Biscayne Boulevard. The MDT indicated in its memorandum that the proposed multi-family residential development will be located within less than a half mile of the north and southbound planned enhanced bus stations for the Biscayne Enhanced Bus route.

Parks, Recreation and Open Spaces
The Miami-Dade Parks, Recreation and Open Spaces Department (MDPROS) **does not object** to this application.

Its memorandum indicates that this application is in Park benefit District 1 (PBD1) which has a surplus capacity of 310.91 acres when measured by the County concurrency level-of-services (LOS) standards for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

Said Department's memorandum also indicated that the proposed development is within 0.10 miles of the nearest park, the Biscayne Shores and Gardens Park and that the submitted plans includes pedestrian circulation showing the ability of future residents to access public open spaces.

Public Works and Waste Management Department (Traffic Engineering Division)
The Public Works and Waste Management Department, Traffic Division (TED) **does not object** to this application.

Its memorandum indicates that the anticipated trip generation based on ITE is 239 PM Peak Hour trips generated by this development; however, the traffic distribution of these trips will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways NE 125 Street, west of NE 4 Avenue and Biscayne Boulevard, south of NE 123 Street which will operate at Los "D"; Broad Causeway, west of N. Bayshore Drive and NE 8 Avenue, north of US-1 which will

continue to operate at Los "C", and NW 79 Street, east of N. Bayshore Drive which will continue to operate at Los "E" and SW 117 Avenue which are currently operating at LOS "D" and "EE". Its memorandum further states that this application will be granted concurrency approval pursuant to the Miami-Dade County Code since it is located within the Urban Infill Area.

Said memorandum also requires certification by a State of Florida registered engineer as part of the paving and drainage plans. The memorandum further indicates that no vehicle trips have been reserved by this application and that this project is subject to the payment of Road Impact Fees.

Public Works and Waste Management Department (Fiscal, Planning and Performance Management Division)
The Public Works and Waste Management Department, Fiscal, Planning and Performance Management Division **does not object** to this application.

Water and Sewer Department
The Miami-Dade County Water and Sewer Department (MDWASD) **has no objections** to this application. Public water mains and sanitary sewers exist throughout the area.

Miami-Dade County Public Schools (M-DCPS)
The M-DCPS **does not object** to this application. Its memorandum indicates that the proposed 402 unit residential development would generate 134 students; 62 elementary, 34 middle and 38 senior high students. The MDCPS indicated in its memorandum that the elementary school level in this area does not have sufficient capacity to serve the application.

The M-DCPS memorandum also indicates that a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan approval or functional equivalent. Therefore, the MDCPS indicated that **the memorandum does not constitute a Public School Concurrency approval.**

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenant.

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 must include among other things 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 "Proposed Multi-Family Rental Development 11200 Biscayne, LLC" as prepared by Behar Font Partners, P.A. dated stamped received 12/18/13, consisting of 16 sheets and landscape plans entitled "Biscayne Village" as prepared by Font Designs, dated stamped received 01/07/14, with sheet LA2 last handwritten revision dated 01/14/14, consisting of 3 sheets, for a total of 19 sheets.

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

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

5. That prior to the applicant obtaining final plat approval, if necessary, and if not, prior to obtaining permit approval, the applicant shall provide the required written authorization from the Florida Power and Light Corporation, approving the development of the property within the existing utility easement areas.

6. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in their memorandum dated February 20, 2014, that is part of the record of the April 9, 2014, DIC recommendation and is incorporated herein by reference.

7. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as contained in their memorandum dated March 10, 2014, that is a part of the record of the April 9, 2014, DIC recommendation and is incorporated herein by reference.

ES:MW::NN:JV:CH

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

ZONING RECOMMENDATION ADDENDUM

Applicants: *11200 Biscayne, LLC*
PH: *Z13-029*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection*
Public Works and Waste Management	No objection*
Parks, Recreation and Open Spaces	No objection*
Water and Sewer	No objection
Aviation	No objection
Fire Rescue	No objection
Police	No objection*
Schools	No objection*
*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.*
Low –Medium Density Residential (Page I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Low-Medium Density Residential****. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.*
Objective LU-4 (Page I-11)	*Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

ZONING RECOMMENDATION ADDENDUM

Applicants: *11200 Biscayne, LLC*
PH: *Z13-029*

Density Bonus Program for Affordable Housing (Page I-32 – I-32.2)	*The following describes the various density bonus incentives for affordable housing and workforce housing that the Board of County Commissioners may approve:* ***25%Density Bonus for Workforce Housing:*** *Through the Voluntary Inclusionary Zoning program, a density bonus of up to 25% may be allowed for projects that set aside residential units for workforce housing. The Voluntary Inclusionary Zoning program defines workforce as households with incomes between 65 and 140% of the County's median income.* *To be eligible for any of the density bonuses described above, the proposed development shall be consistent with the adopted goals, objectives and policies of the Comprehensive Development Master Plan. The actual density achieved on a particular property will depend on all applicable land development regulations and compatibility standards. Sites shall be within he Urban Development Boundary, and sound urban design principles adopted by County ordinance or other binding instrument approved by action of the Board of County Commissioners must be applied. Appropriate compatibility standards must be followed to assure that the proposed development is compatible or made compatible with any adjoining or adjacent uses.*
Density Averaging ***(Page I-32.2)***	*The land use density ceiling designated on the LUP map will apply to every parcel of land. However, in certain instances, the averaging of density may be authorized among different parcels. Specific provisions for this to occur are specified below. All of the following allowances are limited to lands located within the Urban Development Boundary which are designated for urban uses.* *Where groups of parcels under a single ownership or multiple ownerships that are legally unified (hereinafter legally unified development) are located within a unit area bounded by Major or Minor Roadways as indicated on the Land Use Plan map, portions of the unified development may be developed at densities higher than that shown on the LUP map provided that other portions are developed at correspondingly lower densities so that the average density of the entire development does not exceed the maximum gross density limits shown on the LUP map. Where a parcel or group of contiguous parcels under a single ownership or legally unified development has two different LUP map residential designations, the number of units permitted under one designation may be averaged with the number of units permitted under the other and developed at varying densities providing that the total number of units built on such property does not exceed the total number permitted under the two designations. Further, where 50 percent or more of the boundary of a parcel or group of contiguous parcels, not exceeding 20 acres in size, adjoins land that is developed or zoned for densities that are higher than those which are shown on the LUP map, such property may be zoned for a density higher than that shown on the LUP map but not higher than the highest density which is permitted by zoning on the adjoining properties. Density may be transferred across a Major or Minor roadway to an adjacent and legally unified parcel or portion thereof contiguous to the Roadway provided, further, that the site receiving the increased density shall be developed at a density no greater than the higher of adjoining or adjacent existing residential development or zoning, or if the adjoining land is undeveloped and not zoned for urban use, one density category higher than the LUP map designation of the parcel. The above provisions, however, are all conditioned upon a determination being made that the requested density and housing types are compatible with the surrounding development and would not create a significant negative impact on services within the area.*

ZONING RECOMMENDATION ADDENDUM

Applicants: *11200 Biscayne, LLC*
PH: *Z13-029*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*
Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*
33-303.1(D)(7) Developmental Impact Committee	*Review and make recommendations concerning County zoning actions, with the exception of applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), which are:* *(a) Required by the regulations to be taken after public hearing, and which would allow individually, or cumulatively within an independent development parcel:* *1. Residential developments involving in excess of two hundred fifty (250) dwelling units.*

1. 11200 BISCAYNE LLC
(Applicant)

14-6-CZ7(13-029)
Area 07/District 04
Hearing Date: 06/11/14

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 ☑

If so, who are the interested parties?

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1949	Shangri-La Tourist Court	- Zone change from RU-2 to RU-4A.	BCC	Approved
1954	C.H. Carter	- Special Permit for sales of trailers	BCC	Approved with Condition(s)
1967	A.D. BESSEMBER	- Unusual Vararіance to permit. sale of house trailers in BU-2 zone	ZAB	Approved with Conditions
1974	VIRGINIA RESORT FRANCHISE CORP.	- Zone change from RU-2 to RU-4.	BCC	Approved
1974	VIRGINIA RESORT FRANCHISE CORP.	- Variance of parking.	BCC	Approved
1976	Directors	- Zone change from BU-2 to BU-1A	BCC	Approved, with condition(s)
1978	Virginia Resort Franchise Corp.	- Variance of zoning regulations limititing the hours of cabaret motel	ZAB	Approved
1987	Williamsburg LTD.	- Modify condition of resolution - Non-use variance of setback wall height & landscaping - Non-use of zoning regulations.	ZAB	Approved with Condition(s)

1987	Virginia Resort Franchise	- Unusual use to permit a home for the aged & guard house. - Non-use variance for parking	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: February 20, 2014

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

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

Subject: BCC #Z2013000029-3rd Revision
11200 Biscayne, LLC
11150 and 11190 Biscayne Boulevard, Miami, Florida
Non-Use Variance to Waive Requirement for Wall Separating Business from Residential Zones; Special Exception to Permit Residential Uses in BU-1A District; Modification of Previous Resolution/Plan to Modify Condition No.'s 2 and 5 of Resolution No. 4-ZAB-9-87, as last Modified by Resolution No. 4-ZAB-429-87
(RU-4A) (6.11 Acres)
32-52-42

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.

Potable Water Service

The subject property is located within the City of North Miami water franchised service area. There is an existing 8-inch water main that presently runs along the south edge of the property. There is also a 12-inch water main abutting the property that runs along Biscayne Blvd. In addition, there are three 6-inch laterals and an 8-inch lateral that go into the property.

Said main is owned and operated by the City of North Miami Water and Sewer Department. The source for this water supply is the Winson Water Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Wastewater Disposal

The subject property is located within the City of North Miami sanitary sewer franchised service area. There is an existing 8-inch force main going into the west side of the property, on NW 14th Street. There is also an existing 8-inch force main abutting the property along Biscayne Boulevard.

The force main running on NW 14th Street directs the wastewater flow to pump stations 06-H or 06-Quaysid, then to pump station 30-0347 and finally to the North District Wastewater Treatment Plant.

Pump Stations 06-H and 06-Quaysid are owned and operated by the City of North Miami Water and Sewer Department. Pump station 30-0347 as well as the North District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department. The aforesaid pump stations, are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree.

At this time the North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Civil drawing for the required sewer main extension will need to be approved by City of North Miami Water and Sewer Department and the Environmental Permitting Section of DERM prior to approval of final development orders.

Stormwater Management
A Surface Water Management General Permit from the DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section of DERM for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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 for this proposed development order.

Pollution Remediation
There are no records of current contamination assessment/remediation issues on the subject site or records of current contamination assessment/remediation issues for sites directly abutting the property.

Wetlands
An on site inspection performed on April 15, 2013, revealed that the subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

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

Tree Preservation
According to the landscape plan submitted with this zoning application (Sheet LA-1, dated August 14, 2013 and revised January 2, 2014), the properties contain specimen-sized trees (trunk diameter 18 inches or greater) that will be impacted by the proposed project.

Tree Removal/Relocation Permit #4877 was issued for these sites on February 19, 2014 and is scheduled to expire on February 19, 2017. This permit requires the preservation of specimen-sized trees as identified in the approved permitted plans. The landscape plans submitted with this application match the permitted site plans; therefore, DERM recommends approval of this zoning application.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions.

Be advised that an amendment to Tree Removal/Relocation Permit #4877 is required prior to the removal/relocation of additional trees on the properties that are subject to the Tree Preservation and Protection provisions of the Code.

Also, the sites contain prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the properties prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code of Miami-Dade County, Florida, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

Please contact the Tree Permitting Program at (305) 372-6574, voice option #2, for information regarding tree permits.

Enforcement History
The subject properties have three (3) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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: March 10, 2014

To: Eric Silva
Assistant Director
Regulatory and Economic Resource Department

From: Antonio Cotarelo, P.E.
County Engineer
Public Works and Waste Management Department

Subject: DIC 13-029
Name: 11200 Biscayne, LLC
Section 32 Township 52 South Range 42 East

I. PROJECT LOCATION:

Located north of NE 111 Street between Biscayne Boulevard and NE 14 Avenue

II. APPLICATION REQUEST:

This application requests a special exception to permit residential use in the BU-1A zoning district and a non-use variance of the requirement in Section 33-251.3 of the Miami-Dade County Code to provide a wall separating business from residential zones. The applicant also requests to modify Condition No. 2 of Resolution No. 4-ZAB-9-87 and Condition No. 5 of Resolution No. 4-ZAB-9-87.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this project is provided from the North and the South, Biscayne Blvd. and NE 14 Avenue.

IV. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. Pursuant to Chapter 33G-5(1)(a)1 of the Miami-Dade County Code, this application will be granted concurrency approval since the project is located within the Urban Infill Area. No vehicle trips have been reserved by this application. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting/platting.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers)

239 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	42%	South	25%
East	5%	West	28%

VI. IMPACT ON EXISTING ROADWAYS:

Station F-1024 located on NE 125 Street West of NE 4 Avenue, has a maximum LOS **"E"** of **2920** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2481** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1024** with its PHP and assigned vehicles is at LOS **"D"**. The **75** vehicle trips generated by this development when combined with the **2481** and those previously approved through Development Orders, **0**, equal **2556** and will cause this segment to operate at LOS **"D"** which is from 1310 to 2920 vehicles.

Station F-524 located on Biscayne Blvd. south of NE 123 Street, has a maximum LOS **"D"** of **4380** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2909** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-524** with its PHP and assigned vehicles is at LOS **"D"**. The **57** vehicle trips generated by this development when combined with the **2909** and those previously approved through Development Orders, **0**, equal **2966** and will cause this segment to continue to operate at LOS **"D"** which is from 2920 to 4380 vehicles.

Station F-1023 located on Broad CSWY west of N. Bayshore Drive has a maximum LOS **"D"** of **2920** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1958** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1023** with its PHP and assigned vehicles is at LOS **"C"**. The **8** vehicle trips generated by this development when combined with the **1958** and those previously approved through Development Orders, **0** equal **1966** and will cause this segment to continue to operate at LOS **"C"** which is from 1310 to 2920 vehicles.

Station F-1009 located on NE 8 Avenue north of US-1, has a maximum LOS **"C"** of **3504** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **659** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1009** with its PHP and assigned vehicles is at LOS **"C"**. The **94** vehicle trips generated by this development when combined with the **659** and those previously approved through Development Orders, **0**, equal **753** and will cause this segment to continue to operate at LOS **"C"** which is from 1 to 1310 vehicles.

Station F-142 located on NW 79 Street East of N. Bayshore Drive has a maximum LOS **"E+4%"** of **3504** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3026** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-142** with its PHP and assigned vehicles is at LOS **"E+4%"**. The **5** vehicle trips generated by this development when combined with the **3026** and those previously approved through Development Orders, **0,** equal **3031** and will cause this segment to continue to operate at LOS **"E+4%"** which is from 1310 to 2920 + 4% vehicles.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

All comments have been addressed by the applicant.

VIII. SITE PLAN CRITIQUE:

- This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

IX. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Joan Shen, Ph. D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM
Orlando Grandal, Special Administrator for Concurrency, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: January 8, 2014

To: Jack Osterholt, Director
Regulatory and Economic Resources

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

Subject: DIC 2013000029 – 11200 Biscayne LLC (Revision No. 2)

According to the revised letter of intent dated December 12, 2013, the applicant is seeking a special exception to permit a multi-family residential development, a non-use variance of zoning regulations, a modification of previously approved plans, and a request to delete a condition imposed by a previous resolution.

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately **112** fire and rescue calls annually. Although the estimated number of alarms results in a substantial impact to existing fire and rescue service, current stations serving this area will be able to handle the additional number of alarms.

(B) Based on data retrieved during calendar year 2013, the average travel time to the vicinity of the proposed development was **6:39** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

(C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
20	13000 NE 16 Avenue	Rescue, Engine, Battalion	8
30	9500 NE 2 Avenue	Rescue, Engine	7
19	650 NW 131 Street	Rescue, Aerial	7
22	15655 Biscayne Blvd.	Ladder	4

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised site plan entitled 'Biscayne Village' as prepared by Behar-Font Architects, dated stamp received December 18, 2013.

(B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards, including all applicable conditions set forth during the DIC review process.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor at 786-331-4544.

Memorandum

MIAMI-DADE COUNTY

Date: February 19, 2014

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

From: Ammad Riaz, P.E., Chief of Aviation Planning
Aviation Department

Subject: DIC Application #13-029
11200 Biscayne Boulevard
MDAD DN-14-02-1247

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Hearing Application #13-029, 11200 Biscayne LLC. The applicant is requesting to permit residential uses in a BU-1A district. The site is located at 11150 and 11190 Biscayne Boulevard in Miami-Dade County, Florida. The size of the property is 6.11 acres.

Based on our review of the information provided to us, MDAD does not object to the proposed request provided the applicant complies with all applicable federal, state and local aviation regulations including the Code of Miami-Dade County, Chapter 33, as it pertains to Airport Zoning.

C: Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources
Matthew Amster, Bercow Radell & Fernandez

Memorandum

MIAMI-DADE COUNTY

Date: May 10, 2013

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

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC # Z13-029
11200 Biscayne, LLC

The Department's review of the above-referenced item is provided below. Final comments will be offered as needed. 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.

Application: ***11200 Biscayne, LLC*** is requesting a special exception, a non-use variance and a modification of a previous resolution in connection with a proposed multi-family residential development on the property containing approximately 402 units. The property is located within two zoning classifications: High Density Apartment House or Hotel/Motel District (RU-4A) and Limited Business District (BU-1A).

Size: The subject property is 6.11 acres.

Location: The subject property is generally located north of NE 111 Street between Biscayne Boulevard and NE 14 Avenue and formerly identified as 11150 and 11190 Biscayne Boulevard in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The proposed multifamily development on the property will likely be considered a "multi-family residential unit. Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial and multi-family developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Multi-family Units

Regarding **multi-family units, Section 15-2.2a** requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

1) Newspaper
2) Glass (flint, emerald, amber)
3) Aluminum cans
4) Steel cans
5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are ***strongly*** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305 514-6666.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width

and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

Memorandum

MIAMI-DADE COUNTY

Date: October 24, 2013

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

From: Maria A. Valdes, Chief, LEED® Green Associate
Comprehensive Planning & Water Supply Certification Section

Subject: 11200 Biscayne, LLC - DIC Application # Z2013000029 (REVISION # 1)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

Application Name: 11200 Biscayne, LLC

Proposed Development: The applicant is requesting to permit residential uses in a BU-1A (Limited Business District). The applicant is proposing to develop the property with 402 multi-family residential units (apartments) which will include workforce housing units. The total water demand for this development will be 60,300 gpd.

Project Location: The subject property is located at 11150 and 11190 Biscayne Boulevard, in unincorporated Miami-Dade County with folio numbers 30-2232-008-0010, 30-2232-008-0030, 30-2232-000-0160 and 30-2232-000-0080.

Water: The water service area for this application belongs to the City of North Miami and it is within the area supplied by MDWASD. The source of water for the project is the Hialeah-Preston Water Treatment Plant.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development as the water is supplied by MDWASD. Said Certification will be issued at the time the applicant is issued an Ordinance letter. The WSC letter shall remain active in accordance with the terms and conditions specified in said Certification. Said Certification is issued to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters is obtained.

Sewer: The sewer service area for this application belongs to the City of North Miami. North Miami is a Volume Sewer Customer of MDWASD. The North District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services for treatment and disposal of the wastewater subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree, which will change when the new Consent Decree is signed.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

In addition, please note that Section 8A-381 (c) of the Miami-Dade County Code estates that, ***"Effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit."***

For more information about our Water Conservation Program please go to
http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to
http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

Memorandum

MIAMI-DADE COUNTY

Date: May 23, 2013

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: J.D. Patterson, Director
for Miami-Dade Police Department

Subject: Review – Zoning Application
Case: No. Z2013000029 – 11200 Biscayne LLC

APPLICATION

The applicant, 11200 Biscayne LLC, is requesting a public hearing for approval to allow the construction of a nine-story multifamily residential development with approximately 402 units. The development will be located on approximately 6.115 acres at 11150 and 11190 Biscayne Boulevard, Miami, Florida.

CURRENT POLICE SERVICES

The facilities would be located in unincorporated Miami-Dade County and serviced by our Intracoastal District, located at 15665 Biscayne Boulevard, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A calculation of crimes/calls for service of the location was completed and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. While it cannot be accurately predicted as to the number of projected increase in calls for service, experience lends itself to anticipate that calls for police service will rise upon the completion of the project due to an increase in citizens being present in the area.

Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required to maintain current levels of service. Additionally, it is recommended that 11200 Biscayne LLC, Inc., work closely with the local police district command staff in considering security options for the site.

Miami-Dade County Public Schools
giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Martin Karp, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Lawrence S. Feldman
Dr. Wilbert "Tee" Holloway
Dr. Marta Pérez
Raquel A. Regalado

April 10, 2013

VIA ELECTRONIC MAIL

Mr. Matthew Amster, Esquire
Bercow Radell & Fernandez
200 South Biscayne Blvd., Suite 850
Miami, Florida 33144

MAMSTER@BRZONINGLAW.COM

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
11200 BISCAYNE LLC – LG NO. Z2013000029
LOCATED AT BISCAYNE BLVD. AND N.E. 112 STREET
PH3013040100269 - FOLIO Nos.: 3022320080010, 3022320080030,
3022320000080, 3022320000160

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review) for informational purposes only.

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 402 single-family attached units, which generate 134 students; 62 elementary, 34 middle and 38 senior high students. **At this time, the middle and high school levels have sufficient capacity available to serve the application, while the elementary school level does not have sufficient capacity to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-442
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:	PH3013040100269	Local Government (LG):	Miami-Dade
Date Application Received:	4/1/2013 9:40:46 AM	LG Application Number:	Z2013000029
Type of Application:	Public Hearing	Sub Type:	Zoning

Applicant's Name: 11200 BISCAYNE LLC
Address/Location: 9551 EAST BAY HARBOR DR
Master Folio Number: 3022320080010
Additional Folio Number(s):

PROPOSED # OF UNITS 402

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 402

MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5005	DAVID LAWRENCE JR K-8 CENTER (ELEM COMP)	-301	62	0	NO	Current CSA
5005	DAVID LAWRENCE JR K-8 CENTER (ELEM COMP)	0	62	0	NO	Current CSA Five Year Plan
5006	DAVID LAWRENCE JR K-8 CENTER (MID COMP)	-154	34	0	NO	Current CSA
5006	DAVID LAWRENCE JR K-8 CENTER (MID COMP)	0	34	0	NO	Current CSA Five Year Plan
6631	NORTH MIAMI MIDDLE	32	34	32	NO	Current CSA
6631	NORTH MIAMI MIDDLE	0	2	0	NO	Current CSA Five Year Plan
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	-396	38	0	NO	Current CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	0	38	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
2081	FULFORD ELEMENTARY	0	62	0	NO	Adjacent CSA
3661	NATURAL BRIDGE ELEMENTARY	0	62	0	NO	Adjacent CSA
561	W J BRYAN ELEMENTARY	0	62	0	NO	Adjacent CSA
4061	OJUS ELEMENTARY	-18	62	0	NO	Adjacent CSA
3341	MIAMI SHORES ELEMENTARY	-35	62	0	NO	Adjacent CSA
241	RUTH K BROAD-BAY HARBOR K-8 CENTER (ELEM COMP)	-193	62	0	NO	Adjacent CSA
92	NORMAN S. EDELCUP/SUNNY ISLES BEACH K-8 (ELEM COMP)	-199	62	0	NO	Adjacent CSA
2081	FULFORD ELEMENTARY	0	62	0	NO	Adjacent CSA Five Year Plan
3661	NATURAL BRIDGE ELEMENTARY	0	62	0	NO	Adjacent CSA Five Year Plan
561	W J BRYAN ELEMENTARY	0	62	0	NO	Adjacent CSA Five Year Plan
4061	OJUS ELEMENTARY	0	62	0	NO	Adjacent CSA Five Year Plan
3341	MIAMI SHORES ELEMENTARY	0	62	0	NO	Adjacent CSA Five Year Plan
241	RUTH K BROAD-BAY HARBOR K-8 CENTER (ELEM COMP)	0	62	0	NO	Adjacent CSA Five Year Plan
92	NORMAN S. EDELCUP/SUNNY ISLES BEACH K-8 (ELEM COMP)	0	62	0	NO	Adjacent CSA Five Year Plan
6411	HORACE MANN MIDDLE	521	2	2	YES	Adjacent CSA
7591	NORTH MIAMI SENIOR	197	38	38	YES	Adjacent CSA

*An Impact reduction of 19.5% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

DATE: October 22, 2013

TO: Jorge Vital
DIC Coordinator
Department of Regulatory and Economic Resources

FROM: Jacqueline Carranza Jacqueline Carranza
Transit Planner 2
Miami-Dade Transit - Engineering, Planning & Development Division

SUBJECT: DIC Project No. 13-29 (11200 Biscayne, LLC) - Revision No. 1
MDT Project No. OSP006
FSC No. 41.04

MDT Comments/Recommendations

The subject property is currently vacant, consists of 6.11 acres and is located at 11150 and 11190 Biscayne Boulevard. Routes 3 and 93 (Biscayne MAX) run adjacent to the subject site and currently provide bus service with a 20 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County.

Miami-Dade Transit is pursuing incremental transit improvements along Biscayne Boulevard and US-1. The Biscayne Enhanced Bus route will provide premium limited-stop transit service along Biscayne Boulevard and US-1 from Downtown Miami to Aventura Mall. This route provides service to the Adrienne Arsht Performing Arts Center, and a direct connection to the cities of Little Haiti, Miami Shores, North Miami and North Miami Beach. Service headways will be 15 minutes during the AM/PM peak-hour and 20 minutes during the mid-day. Revenue service is anticipated to begin in 2014 using eleven new 60-foot diesel/electric hybrid, clean diesel, compressed natural gas (CNG), or other alternative fuel buses. All buses will be in service in 2014. The bus purchase component is considered Phase I for this corridor. Phase II of this EBS route will feature robust stations, WiFi, real-time "Where is the Bus?" arrival times via the internet or on web-enabled mobile devices, real-time "Next Bus" arrival information via electronic signs, Transit Signal Priority (TSP), and Park-and-Rides. Phase II is anticipated to be implemented in 2020.

The Metropolitan Planning Organization (MPO), in cooperation with MDT, completed an Implementation Plan for the Biscayne Boulevard Enhanced Bus Service (EBS) project. The closest planned enhanced bus station for the Biscayne Enhanced Bus route is sited near the vicinity of NE 107 Street (approximately 0.46 miles south of the subject site) in the southbound direction and NE 108 Street (approximately 0.33 miles south of the subject site) in the northbound direction. Therefore, future residents of this multi-family residential development will

benefit from this site's location on one of MDT's premium transit corridors. **As such, MDT has no objections to this application.**

Project Description

13-029 – 11200 Biscayne, LLC. is requesting to permit a multifamily residential development consisting of 402 residential apartment units. Accompanying requests for permitting residential uses in a business zoned area, to waive the required wall between a business zoned area and residential properties and requests to modify a previously approved resolution are also being sought. The applicant is currently requesting to amend the proposed project with revised plans submitted on October 11, 2013. The subject property is approximately 6.11 acres in size and is located at 11150 and 11190 Biscayne Boulevard, Miami-Dade County, Florida.

Current Transit Service

The subject site is served by Routes 3 and 93 (Biscayne MAX). The alignments for these routes are illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

Metrobus Route Service Summary
11200 Biscayne, LLC Application Site

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
3	20	20	30	60	15	20	0	L
93 (Biscayne MAX)	20	30	n/a	n/a	n/a	n/a	0	E

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail
E means Express or Limited-Stop Metrobus service

June 2013 Line Up

Future Transportation/Transit Improvements
The 2014 Transportation Improvement Program (TIP) proposes the following improvements on the roadways within the immediate vicinity of the site.

Facility/Project Limits	Type of Work
SR 5/Biscayne Blvd. (from North of NE 121st Street to NE 151st Street)	Resurfacing
MDT – Biscayne Blvd./SR 5/US-1 (from Downtown Terminal to Aventura Mall)	Transit Improvement
Biscayne Blvd. and NE 121st Street	Intersection Improvement

SR 922/NE 125th Street from East of NE 7th Avenue to West of Biscayne Blvd.	RESURFACING

The 2035 Long Range Transportation Plan (LRTP) lists the following improvements to the roadways within the vicinity of the subject site:

Facility/Project Limits	Type of Work	Priority/Funding Phase
SR 5/US-1/Biscayne BRT (from Omni Terminal to Aventura Mall)	Premium Transit Improvement	Priority I

The 2013 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route	Improvement/Adjustment
3	No planned improvements.
93	Route to be transformed to Biscayne Enhanced Bus.

In addition, the 2013 ten-year TDP identifies in its 2023 Recommended Service Plan the following new route that will serve the vicinity of the project:

Route	Description
Biscayne Enhanced Bus	This route will provide premium limited-stop transit service along Biscayne Blvd. and US-1 from Downtown Miami to Aventura Mall.

c: Monica D. Cejas, P.E., Senior Professional Engineer
Gerald E. Bryan, Chief, Service Planning and Scheduling
Eric Zahn, Transit Planning Section Supervisor
Nilia Cartaya, Principal Planner
Douglas K. Robinson, Principal Planner

Memorandum

MIAMI-DADE COUNTY

Date: October 18, 2013

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

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

Subject: Z2013000029: 11200 BISCAYNE LLC
Revised plans: Submittal Dated Stamped Received 10/11/2013

Application Name: 11200 BISCAYNE LLC

Project Location: The site is located at 11150 & 11190 BISCAYNE BLVD, Miami-Dade County.

Proposed Development: The applicant is requesting a S.E TO PERMIT RESIDENTIAL USE/NUV for a residential development consisting of 402 multi-family units. On-site private recreation is proposed.

Current Park Benefit District Area Conditions: County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. Biscayne Shores and Gardens Park is the nearest park to the application site located within walking distance (approximately .10 mile to the north).

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

Park Facility	Classification	Acreage
Gratigny Plateau Park	MINI-PARK	0.97
Oak Park	MINI-PARK	0.29
Biscayne Shores and Gardens Park	NEIGHBORHOOD PARK	6.16
Military Trail Park	NEIGHBORHOOD PARK	1.58
North Shorecrest Park	NEIGHBORHOOD PARK	0.53

Impact and demand: When measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons, the 402 dwelling units would generate the need for approximately 2.33 acres of local parks.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 1 (PBD1) which has a surplus capacity of 310.91 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA. Therefore, the application meets concurrency as defined in the above policies.

Objective ROS-8 of the Recreation and Open Space Element of the CDMP states the following: ***The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable***

communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

The development plan for this application includes a pedestrian circulation plan showing the ability of the residents to conveniently access public open spaces.

Recommendation: 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

DATE: 10-APR-14

REVISION 2

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

11200 BISCAYNE LLC	11150 & 11190 BISCAYNE BLVD, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000029

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No cases open for folio 3022320080010,3022320080030 and 3022320000160. BNC: No cases open/ closed for folio 3022320080010,3022320080030 and 3022320000160.

11200 Biscayne LLC

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

REPORTER NAME:

14

PROPOSED MULTI-FAMILY RENTAL DEVELOPMENT

11200 BISCAYNE, LLC

BISCAYNE BOULEVARD and 112TH ST
NORTH MIAMI, FLORIDA 33161

BEHAR·FONT

PARTNERS, P. A.

ARCHITECTURE • PLANNING • INTERIORS

135 SAN LORENZO AVENUE. SUITE 610. CORAL GABLES, FLORIDA
Tel: 3057405442 • Fax: 3057405443
E-MAIL: info@beharfont.com

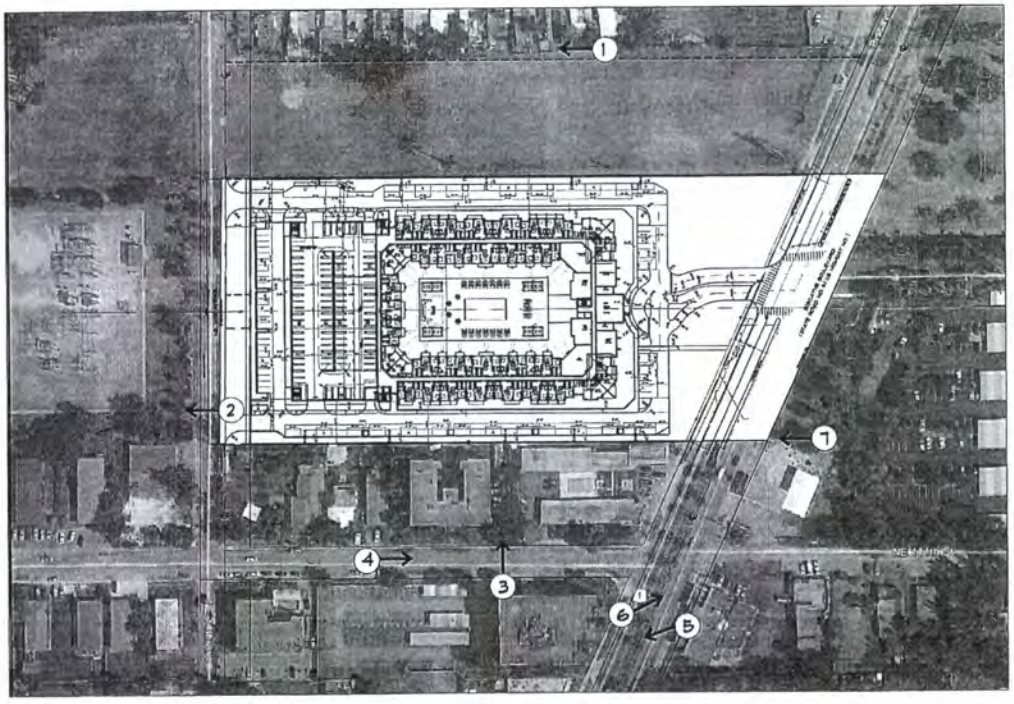
RECEIVED
Z13-029
DEC 18 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY

42

① NEARBY RESIDENTIAL

② FPL SUBSTATION

③ RESIDENTIAL SOUTH OF SITE



SITE MAP

④ VIEW LOOKING EAST

⑤ OFFICE BLDG SOUTH OF SITE

⑥ SOUTH CORNER FROM SITE

⑦ BUS STOP

CONTEXTUAL MAP/PHOTOS

SCALE: NTS

BEHAR-FONT

SEAL:

JAVIER FONT AR No. 12547

PROPOSED MULTI-FAMILY DEVELOPMENT

11200 BISCAYNE, LLC

BISCAYNE BOULEVARD and N.E. 112th ST

NORTH MIAMI, FLORIDA 33161

RECEIVED

DEC 18 2013

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

DATE: 09-10-13

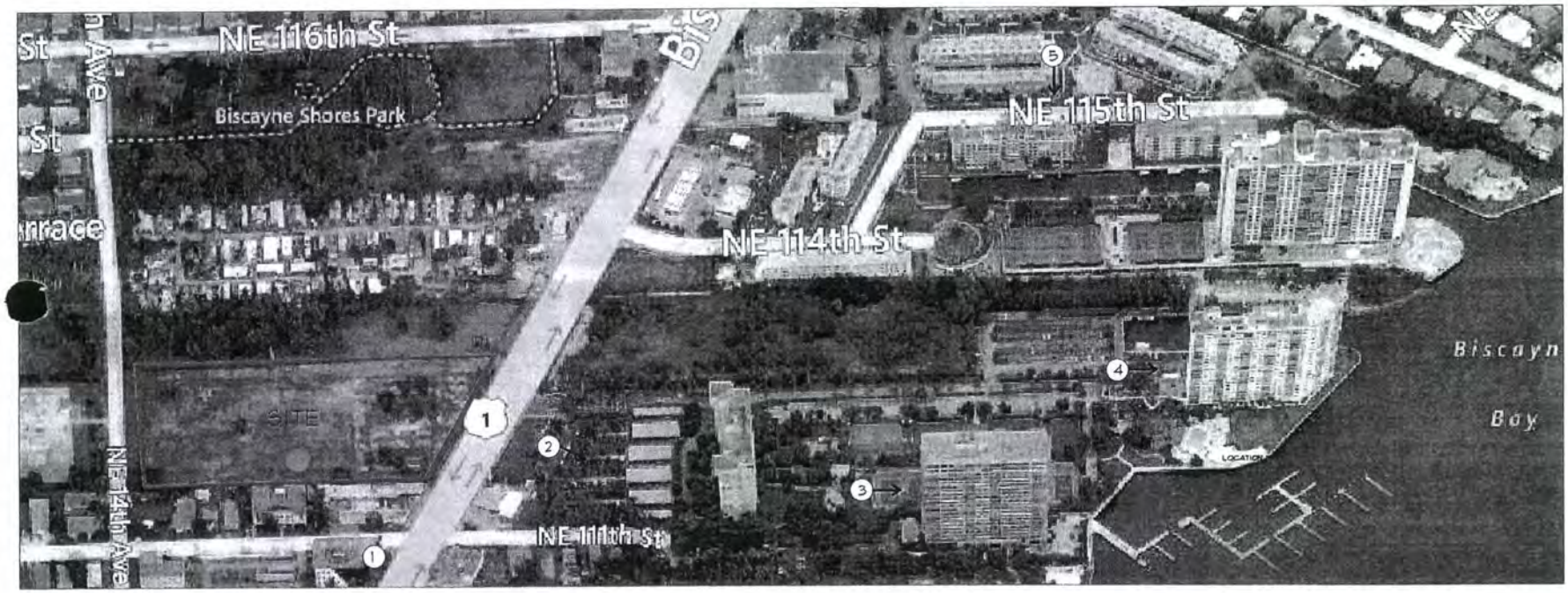
PROJECT NO. 12-038

DRAWING NAME

SHEET NO

A-0.1

43



1

2

3

4

5

RECEIVED
DEC 18 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY_____

CONEXTUAL MAP/PHOTOS
SCALE: NTS

BEHAR·FONT

SEAL

JAVIER FONT AR No. 12547

PROPOSED MULTI-FAMILY DEVELOPMENT

11200 BISCAYNE, LLC

BISCAYNE BOULEVARD and N.E. 112th ST
NORTH MIAMI, FLORIDA 33161

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DATE
09-10-13
PROJECT NO.
12-016
DRAWING NAME
SHEET NO.
A-0.2

44

ZONING INFORMATION - RESIDENTIAL

PROPERTY ADDRESS: 11150 BISCAYNE BLVD MIAMI DADE COUNTY , FL

LEGAL DESCRIPTION

PARCEL A:
THE NORTH 45.40 FEET OF THE SOUTH 1/2 OF TRACT "A", LESS THE WEST 35 FEET FOR RIGHT-OF-WAY, OF THE REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:

PARCEL 1:
THE PART OF THE SOUTH 1/2 OF TRACT "A" OF REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BISCAYNE BOULEVARD WHICH POINT IS 55.01 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD AND 5.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, THENCE RUN WEST PARALLEL WITH AND 45.40 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH 1/2 OF TRACT "A" A DISTANCE OF 194.41 FEET TO THE WEST LINE OF THE SAID SOUTH 1/2 OF TRACT "A"; THENCE RUN SOUTH AND ALONG THE WEST LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO A DISTANCE OF 17.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN EAST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" TO THE WEST LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD A DISTANCE OF 131.13 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT 825 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 42 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 42 EAST A DISTANCE OF 47.4 FEET; THENCE RUN EAST A DISTANCE OF 311.50 FEET MORE OR LESS TO THE WEST LINE OF BISCAYNE BOULEVARD (EACH SAID POINT ON THE WEST LINE OF BISCAYNE BOULEVARD IS 55.05 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD); THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD 53.09 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN WEST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, BEING THE POINT OF BEGINNING; SAID TRACT OF LAND BEING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 42 EAST.
LESS: THAT PORTION OF THE PROPERTY CONVEYED TO MIAMI-DADE COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 5851, PAGE 1574, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING:	RU-4A/ BU-1A
NET LOT AREA:	266,354 SQ. FT. (6.115 ACRES)

DENSITY:	ALLOWED	PROVIDED 9 STORIES
50 UNITS PER ACRE (6.115 ACRES NET LOT AREA)	433 (UNITS PERMITTED WITH DENSITY BONUS FOR WORKFORCE HOUSING)	402 UNITS

UNITS (12.5% TO BE WORK FORCE HOUSING UNITS)	NUMBER OF UNITS
1 BEDROOM	20 UNITS
2 BEDROOM	21 UNITS
3 BEDROOM	10 UNITS
TOTAL	51 UNITS

SETBACKS	REQUIRED RU-4A/BU-1A	PROVIDED
FRONT YARD (EAST)	50'-10" (AS PER SECTION 33-220 MIAMI-DADE COUNTY)	133'-1"
REAR OF BUILDING (WEST)	31'-0"	58'-0"
SIDE YARD (NORTH 63 DEGREES)	45'-6"	53'-10"
SIDE YARD (SOUTH 63 DEGREES)	45'-6"	53'-6"
BETWEEN BUILDINGS	30'-0"	N/A

FLOOR AREA RATIO	ALLOWED	PROVIDED
FOR 9 STORY - 2.0 x 266,354 SQ. FT.	532,708 SQ. FT.	529,000 SQ. FT.

PARKING:	REQUIRED	PROVIDED
127 UNITS OF 1 BEDROOM X 1.50	190.5 SPACES	
239 UNITS OF 2 BEDROOM X 1.75	418.25 SPACES	
36 UNITS OF 3 BEDROOM X 2	72 SPACES	
	681 SPACES	686 SPACES (*6 SPACES (SITE) + 680 SPACES (GARAGE))
HANDICAP PARKING SPACES	14 SPACES	686 SPACES (14 HC INCLUDED ABOVE)

OPEN SPACE:		REQUIRED	PROVIDED
RU-4A 40% OF TOTAL AREA	APPROXIMATE (206,837 SQ. FT. x 0.40)	82,734.8 SQ. FT.	
BU-1A 16% OF TOTAL AREA	APPROXIMATE (59,517 SQ. FT. x 0.16)	9,552 SQ. FT.	
TOTAL AREA		92,286.8 SQ. FT.	95,117 SQ. FT.

MINIMUM LOT AREA:	REQUIRED	PROVIDED
	10,000 SQ. FT.	266,354 SQ. FT.

LOT COVERAGE:	ALLOWED	PROVIDED
40% OF TOTAL AREA (266,354 SQ. FT.)		
BUILDING		55,332 SQ.FT
PARKING GARAGE		33,451 SQ.FT
TOTAL	106,5416 SQ. FT.	88,783 SQ. FT.

BUILDING HEIGHT	ALLOWED	PROVIDED 9 STORIES
BUILDING	AS PER SECTION 33-221 MIAMI DADE COUNTY CODE OF ORDINANCES	99'-8" (TOP OF PARAPET)

BUILDING ELEVATION	0'-0" = BASE FLOOR ELEVATION + 1'-0"

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ZONING CHART

SCALE: NTS

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SEAL:

JAVIER FONT AR No. 12547

PROPOSED MULTI-FAMILY DEVELOPMENT
11200 BISCAYNE, LLC
BISCAYNE BOULEVARD and N.E. 112th ST
NORTH MIAMI, FLORIDA 33161

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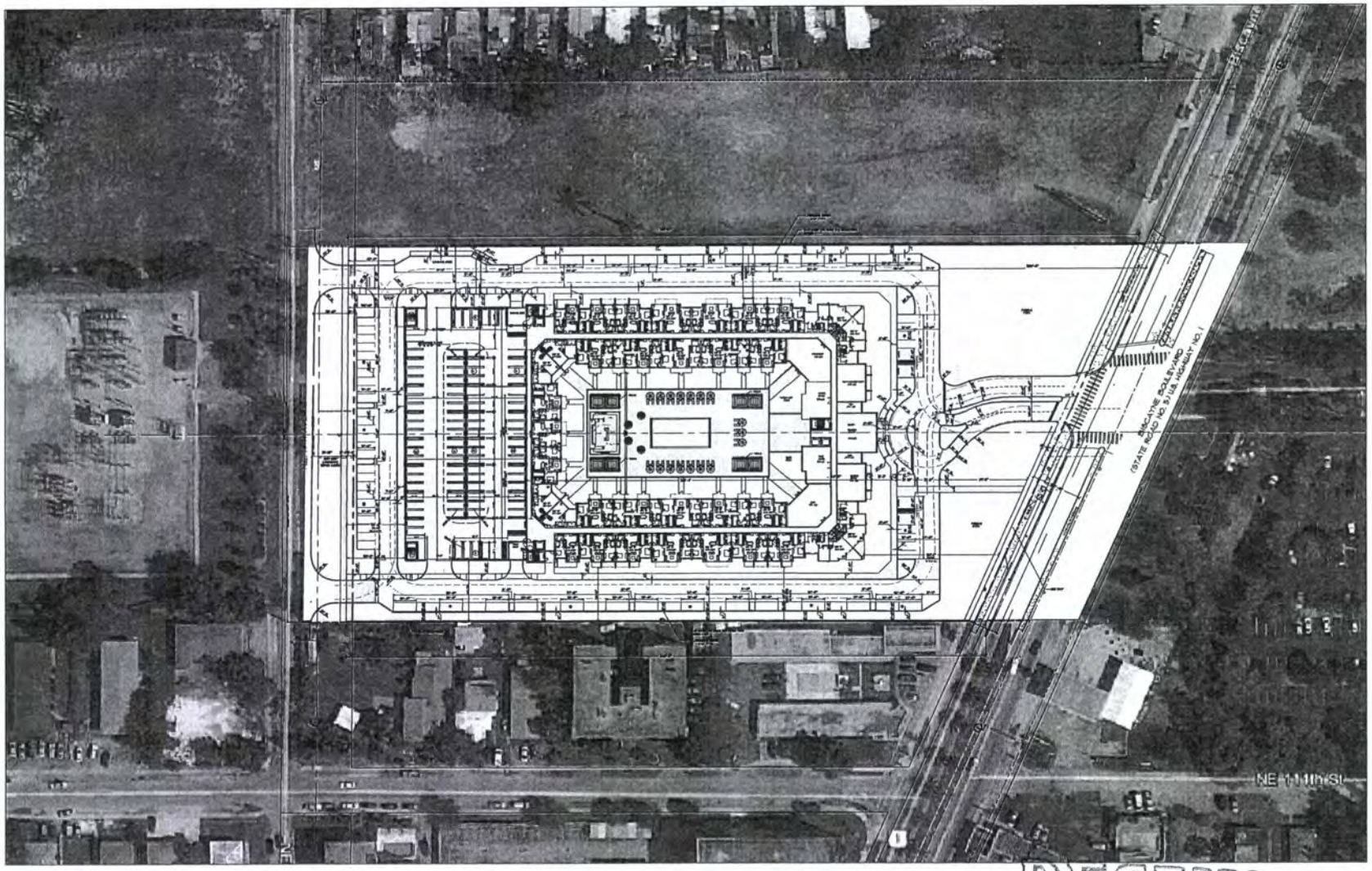
45



SITE MAP

SCALE: NTS

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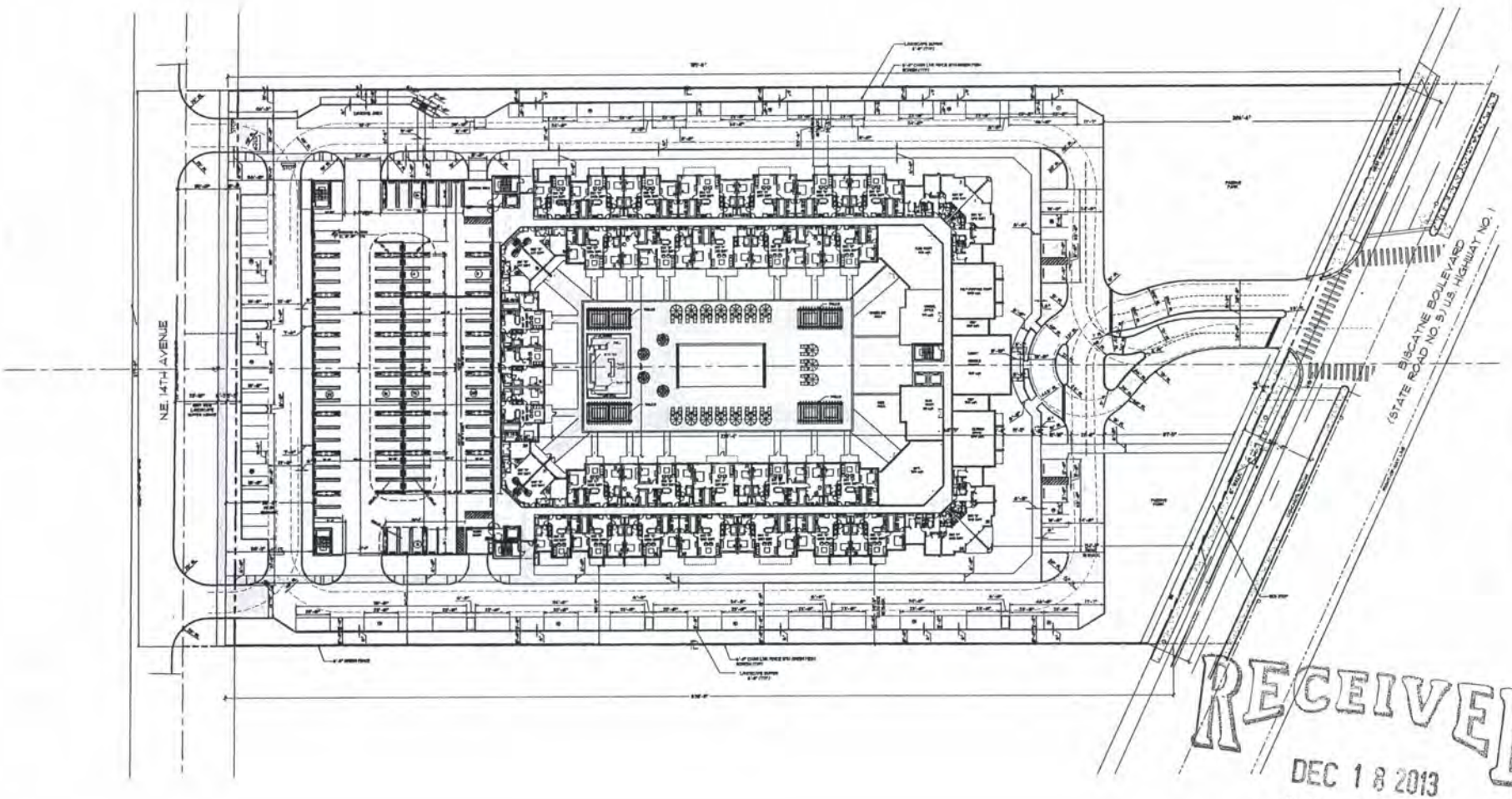

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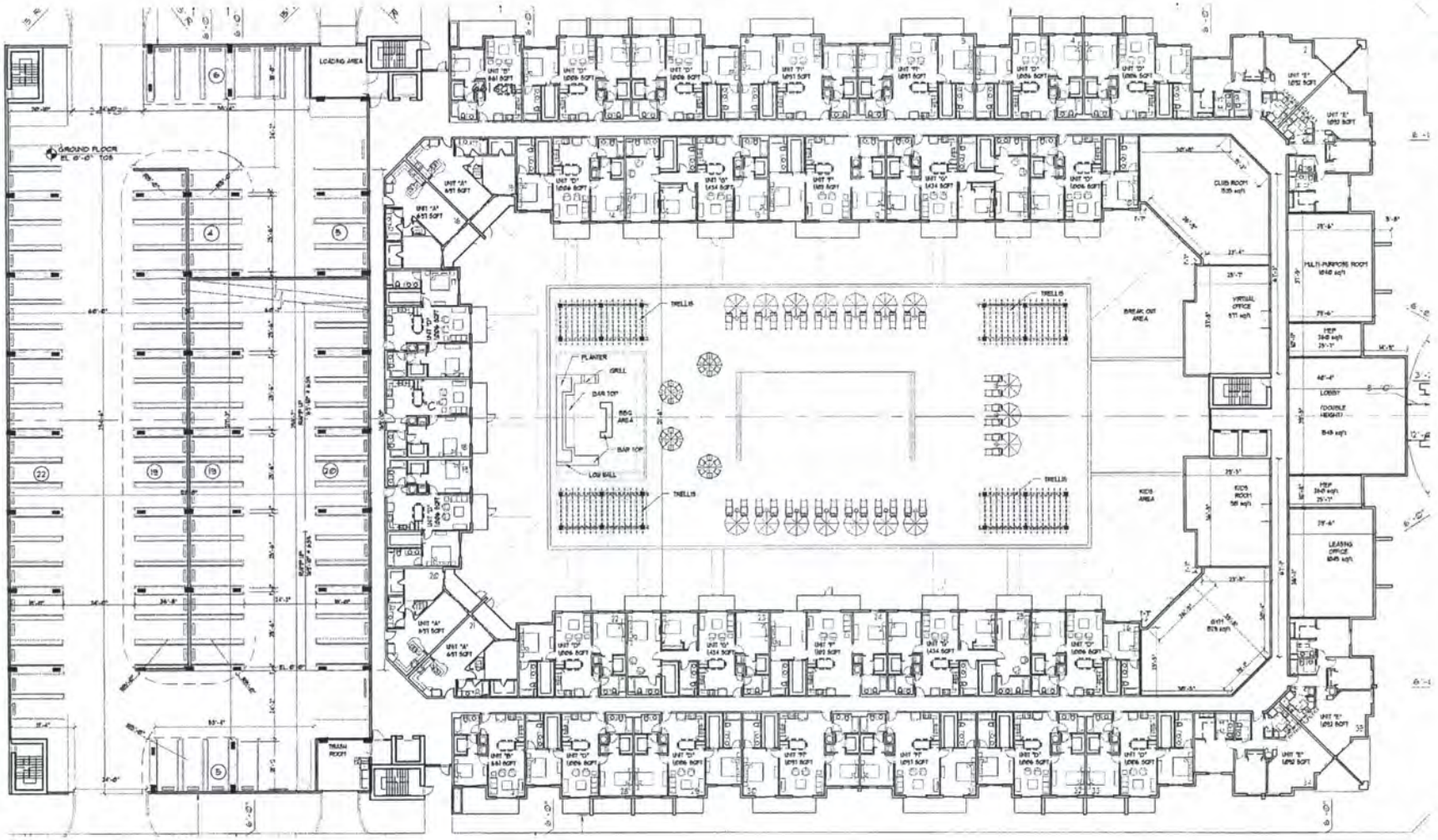
SITE and GROUND FLOOR PLAN

SCALE: 1/30" = 1'-0"

PARKING SPACES ON SITE: 76
PARKING SPACES GROUND FLOOR GARAGE: 100
TOTAL PARKING SPACES : 176

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- 1 BR UNIT STUDIO



ENLARGED GROUND FLOOR PLAN

105 PARKING SPACES/GARAGE
TOTAL 35 UNITS

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- STUDIO

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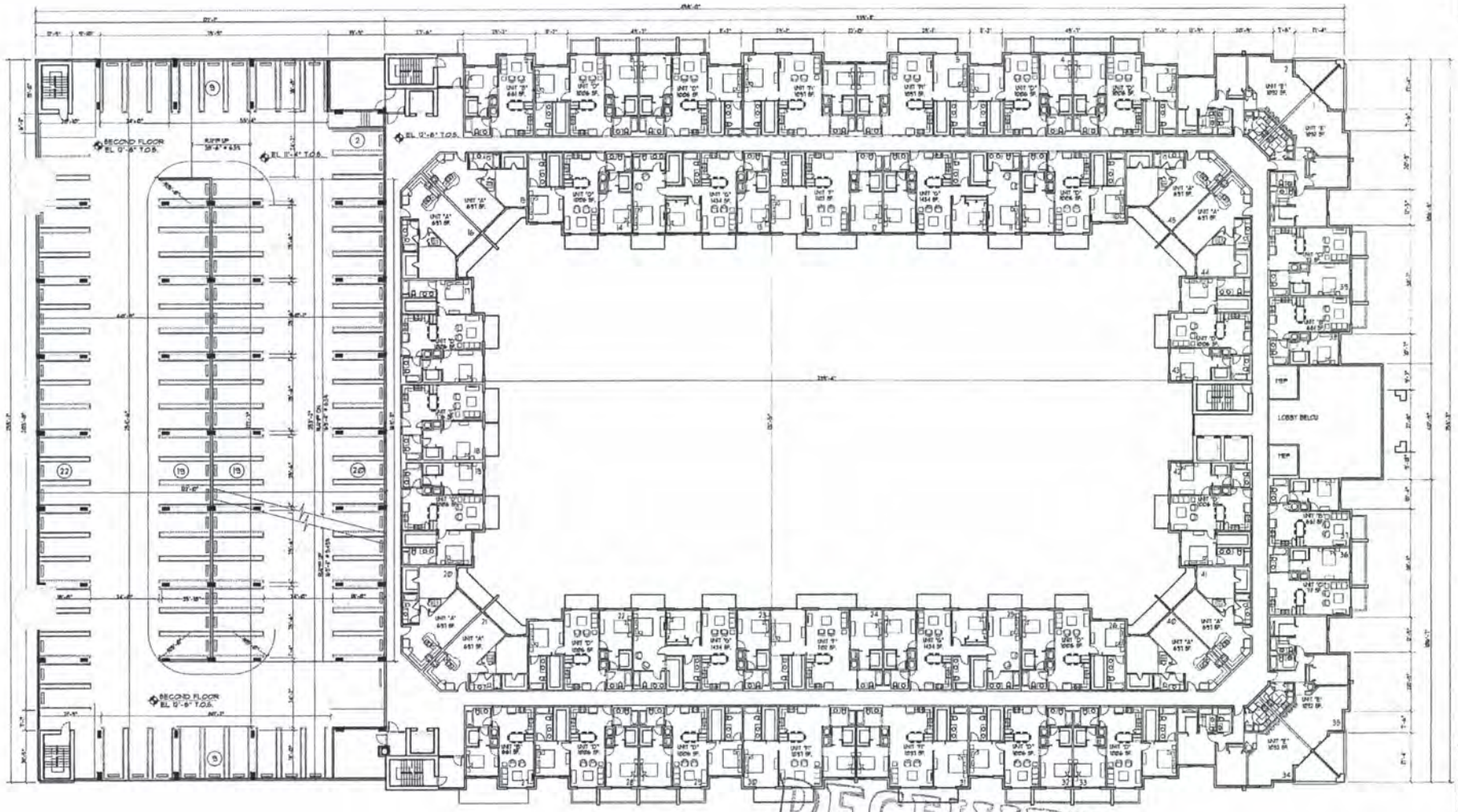

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A-1.2

ENLARGED SECOND FLOOR PLAN

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

100 PARKING SPACES/FLOOR
TOTAL 45 UNITS

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- STUDIO

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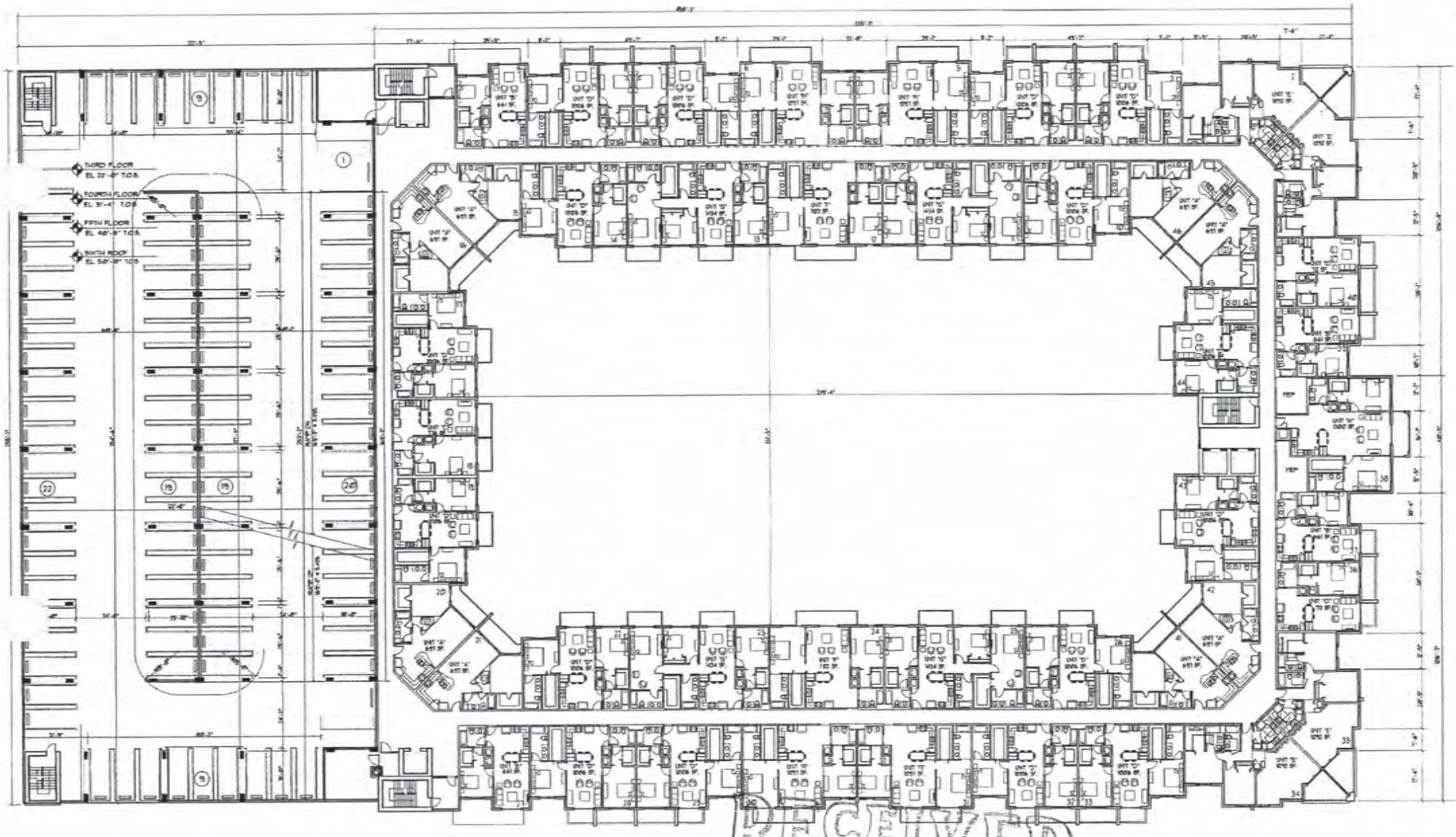

ENLARGED TYPICAL FLOOR PLAN(3-6)

SCALE: 1/8"=1'-0"

99 PARKING SPACES/GARAGE
TOTAL 46 UNITS

1 BR UNIT
2 BR UNIT
3 BR UNIT
STUDIO

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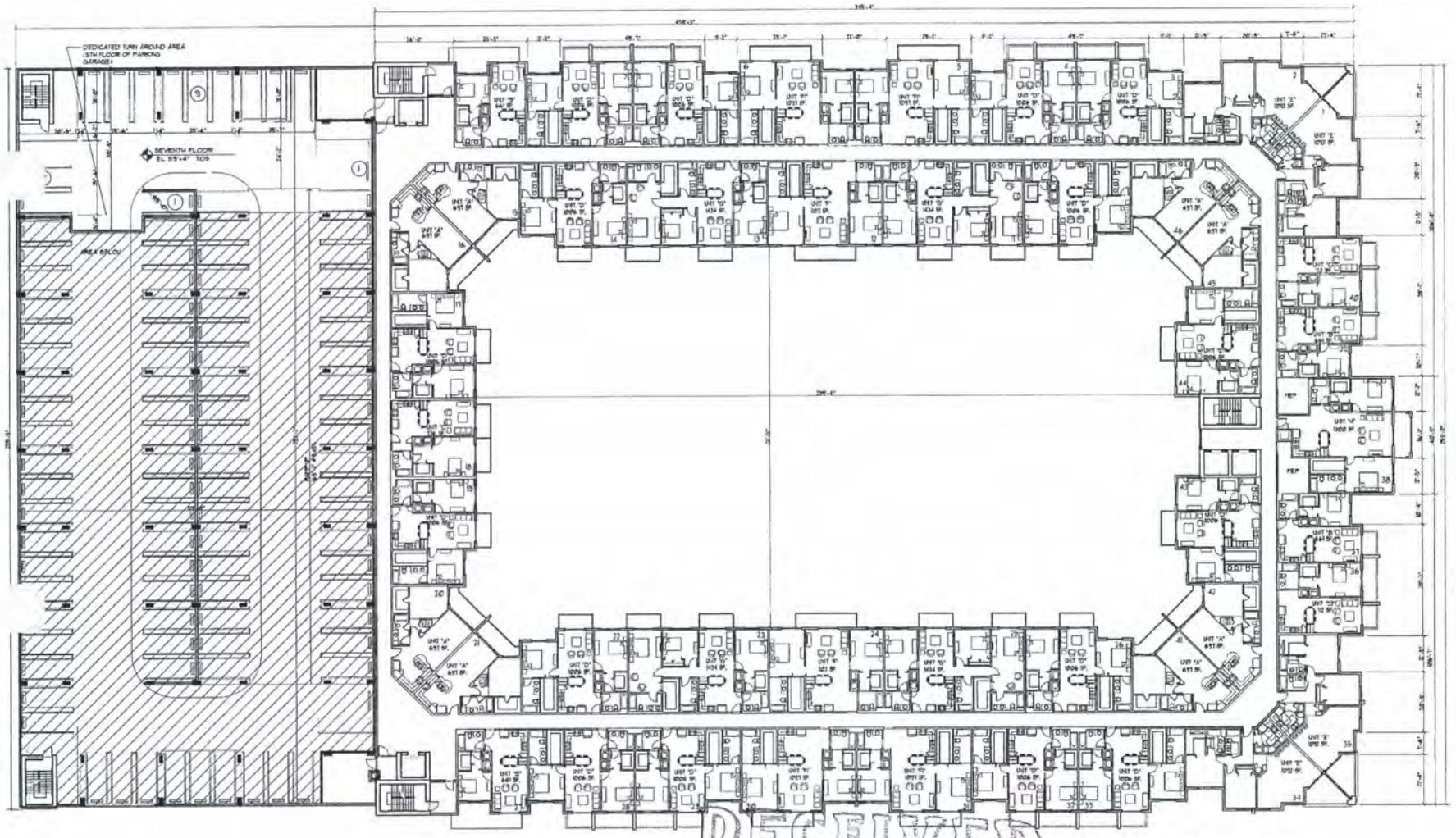

ENLARGED FLOOR PLAN(7)

13 PARKING SPACES/GARAGE
TOTAL 46 UNITS

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- STUDIO

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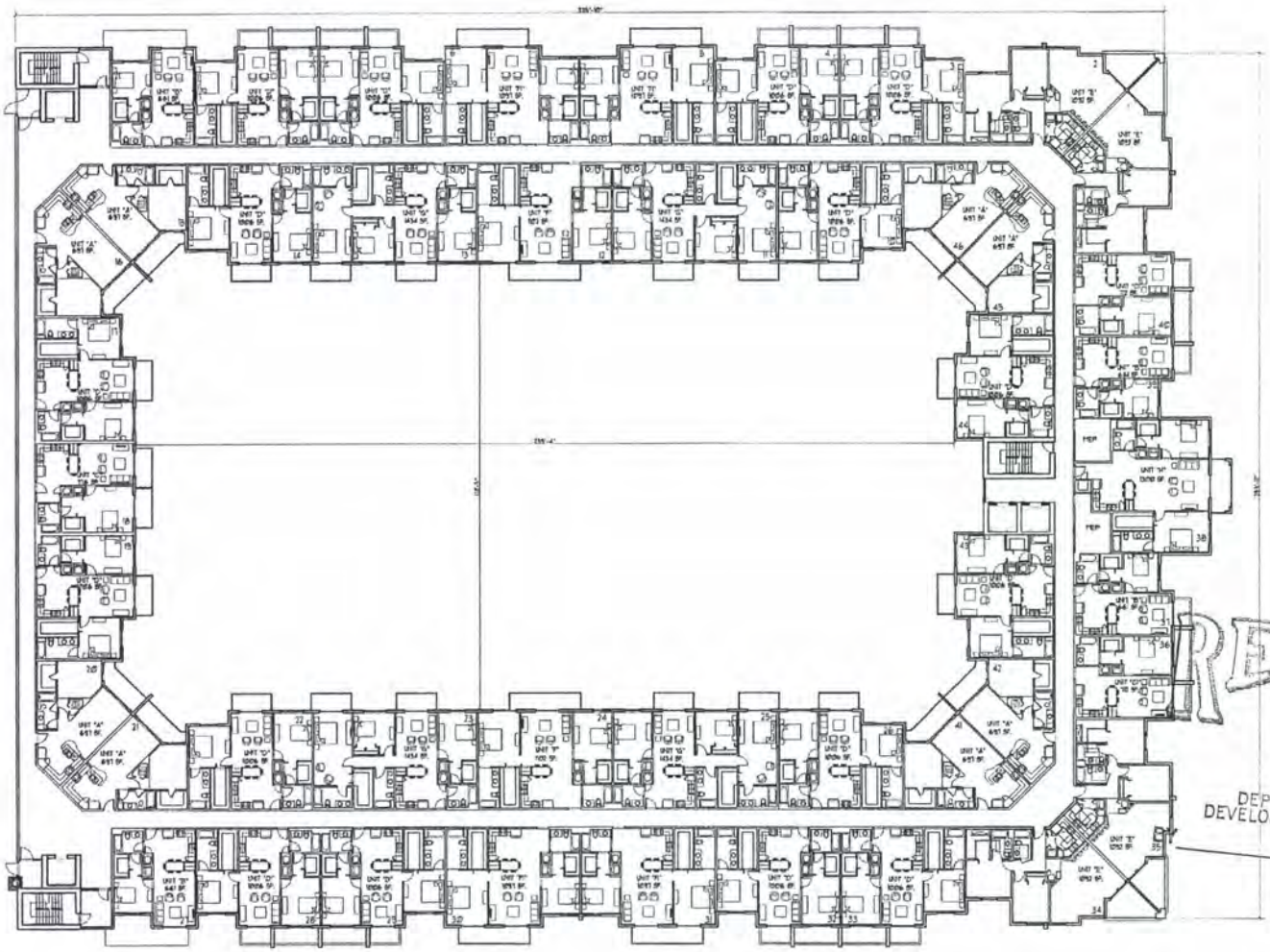

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A-1.5

ENLARGED TYPICAL FLOOR PLAN(8-9)

SCALE: 1/8" = 1'-0"

TOTAL 46 UNITS

1 BR UNIT
2 BR UNIT
3 BR UNIT
STUDIO

52

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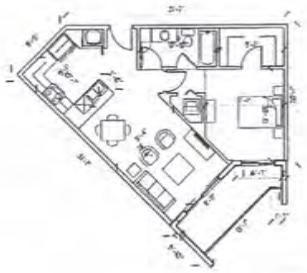
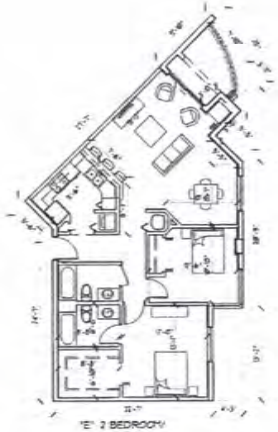


"A" 1 BEDROOM/ 1 BATH 697 sqft

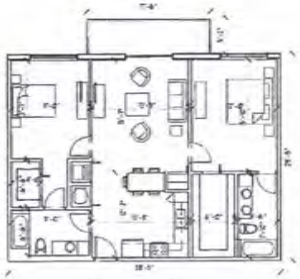
"B" 1 BEDROOM/ 1 BATH 661 sqft

"C" 1 BEDROOM/ 1 BATH 776 sqft

"D" 2 BEDROOM/ 2 BATH 1006 sqft

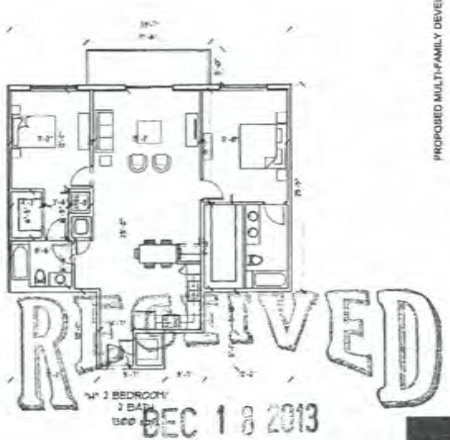


"E" 2 BEDROOM/ 2 BATH 968 sqft



"F" 2 BEDROOM/ 2 BATH 1102 sqft

"G" 3 BEDROOM/ 3 BATH 1434 sqft



"H" 2 BEDROOM/ 2 BATH 1300 sqft

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UNIT PROTOTYPE FLOOR PLANS

SCALE: 1/8" = 1'-0"

53

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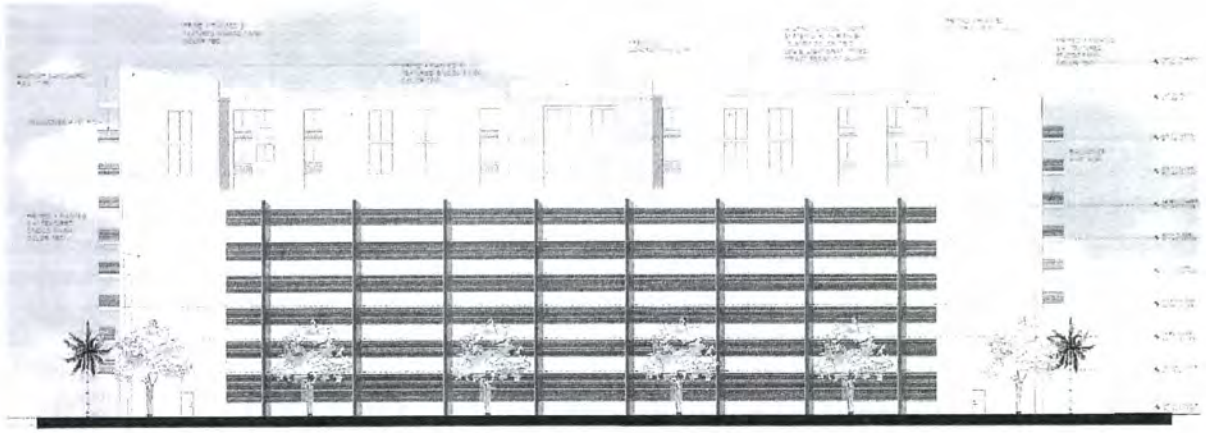

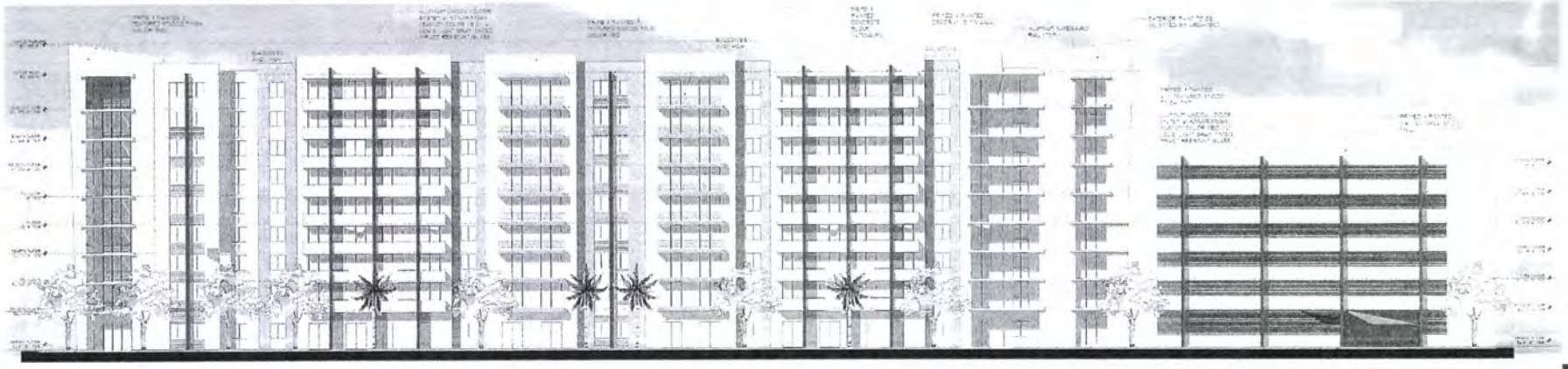

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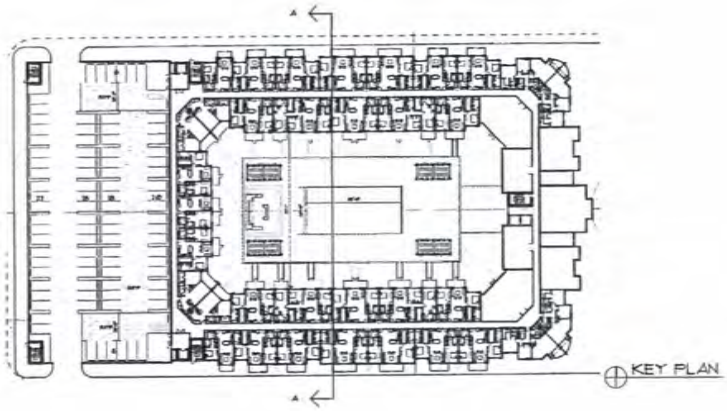

KEY PLAN

SECTION A

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

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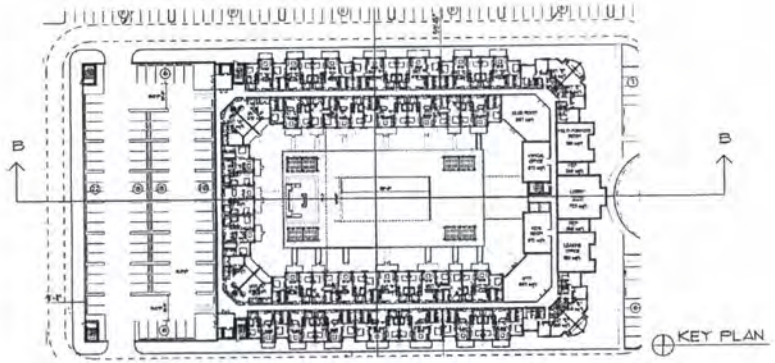

SECTION B

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

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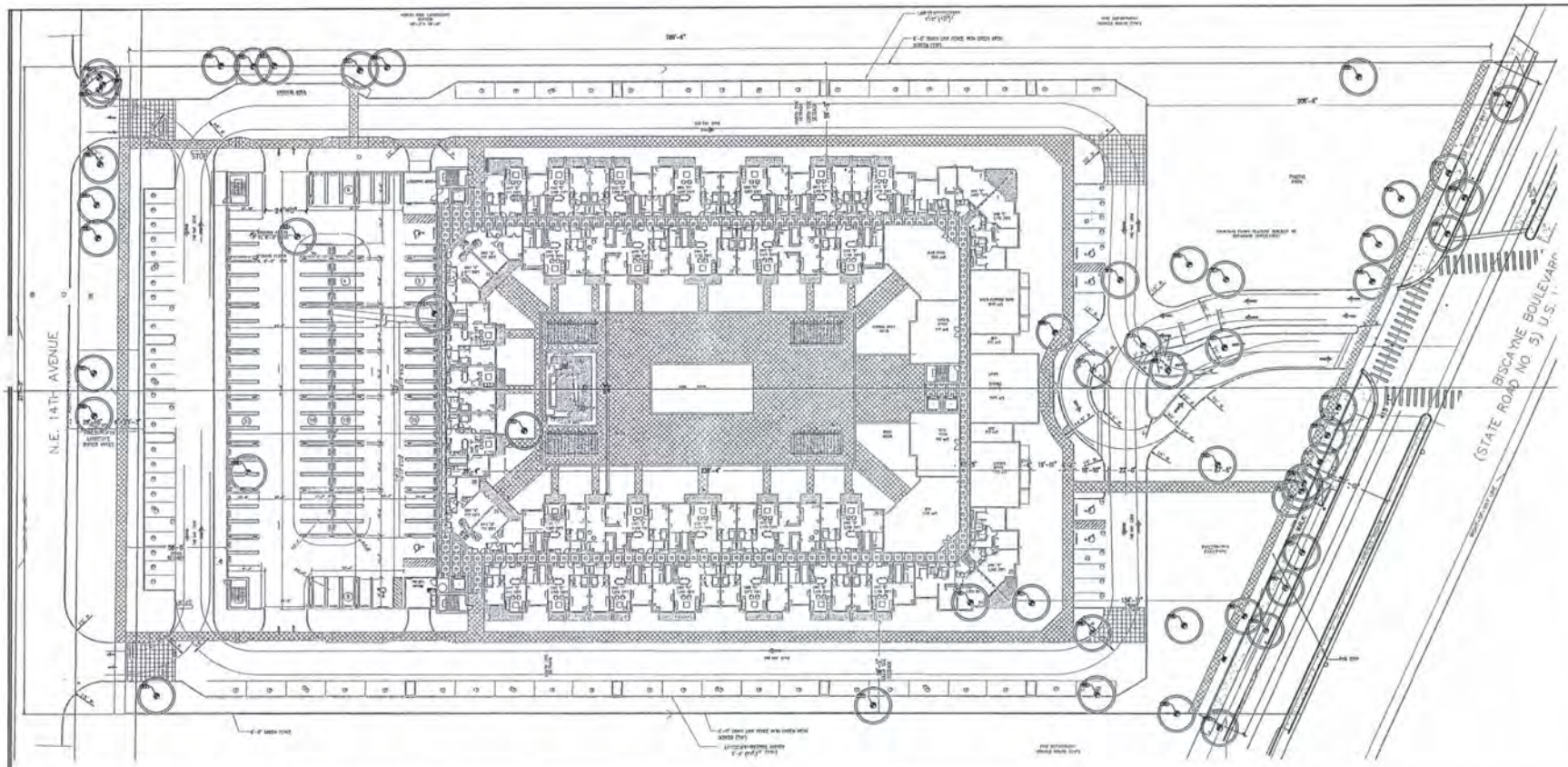

TREE NUMBER	TREE TYPE	CALIPER	HEIGHT	CANOPY	DISPOSITION	CONDITION	REASON FOR ACTION
1	Casuarina spp. / Australian Pine	7"	36'	25'	REMOVE *	GOOD	ON THE PROHIBITED LIST
2	Casuarina spp. / Australian Pine	7"	36'	25'	REMOVE *	GOOD	ON THE PROHIBITED LIST
3	Casuarina spp. / Australian Pine	8"	38'	20'	REMOVE *	GOOD	ON THE PROHIBITED LIST
4	Casuarina spp. / Australian Pine	12"	42'	48'	REMOVE *	GOOD	ON THE PROHIBITED LIST
5	Casuarina spp. / Australian Pine	9"	42'	30'	REMOVE *	GOOD	ON THE PROHIBITED LIST
6	Casuarina spp. / Australian Pine	12"	40'	50'	REMOVE *	GOOD	ON THE PROHIBITED LIST
7	Casuarina spp. / Australian Pine	49"	45	55'	REMOVE *	GOOD	ON THE PROHIBITED LIST
8	Casuarina spp. / Australian Pine	12"	40'	35'	REMOVE *	GOOD	ON THE PROHIBITED LIST
9	Quercus virginiana / Oak Tree	9"	30'	20'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
10 ⚠	Ficus aurea / Florida Strangler fig	192"	45'	80'	REMOVE *	GOOD	ON THE PROHIBITED LIST
11	Bucida buceras / Black Olive	12"	32'	20'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
12	Bucida buceras / Black Olive	14"	35'	23'	RELOCATE	FAIR	IN CONFLICT W PROPOSED BUILDABLE AREA
13	Callistemon sp./ Bottle Brush Cluster	40"	20'	40'	REMOVE	FAIR	IN CONFLICT W PROPOSED BUILDABLE AREA
14 ⚠	Albizia lebbeck / Lebbeck	7"	24'	23'	REMOVE *	GOOD	ON THE PROHIBITED LIST
15 ⚠	Albizia lebbeck / Lebbeck	3"	13'	9'	REMOVE *	FAIR	ON THE PROHIBITED LIST
16 ⚠	Albizia lebbeck / Lebbeck	4"	21'	18'	REMOVE *	FAIR	ON THE PROHIBITED LIST
17 ⚠	Albizia lebbeck / Lebbeck	8"	25'	22'	REMOVE *	FAIR	ON THE PROHIBITED LIST
18	Sabal palmetto / Cabbage Palm	18"	12'	13'	REMAIN	FAIR	
19	Casuarina spp. / Australian Pine	5"	26'	22'	REMOVE *	GOOD	ON THE PROHIBITED LIST
20	Tabebuia heterophylla / Pink Tabebuia	4"	13'	10'	REMAIN	GOOD	
21	Podocarpus macrophyllus / Podocarpus	12"	18'	9'	REMOVE *	FAIR	OVERGROWN SHRUB
22	Tabebuia heterophylla / Pink Tabebuia	4"	13'	7'	REMAIN	GOOD	OVERGROWN SHRUB
23	Bischofia javanica / Bischofia	24"	23'	30'	REMOVE *	GOOD	ON THE PROHIBITED LIST
24	Tabebuia heterophylla / Pink Tabebuia	3"	10'	8'	REMAIN	FAIR	
25 ⚠	Ficus benjamina / Weeping fig	18"	22'	23'	REMOVE	POOR	POOR SPECIE. NO AESTHETIC VALUE
26	Quercus virginiana / Oak Tree	12"	22'	23'	RELOCATE	GOOD	
27	Quercus virginiana / Oak Tree	8"	24'	22'	REMAIN	GOOD	
28	Bucida buceras / Black Olive	24"	37'	35'	REMAIN	GOOD	
29	Bucida buceras / Black Olive	15"	30'	25'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
30 ⚠	Bucida buceras / Black Olive	24"	38'	42	REMOVE	POOR	POOR SPECIE. NO AESTHETIC VALUE

TREE NUMBER	TREE TYPE	CALIPER	HEIGHT	CANOPY	DISPOSITION	CONDITION	REASON FOR ACTION
31 ⚠	Bucida buceras / Black Olive	24"	31'	27'	REMOVE	POOR	POOR SPECIE. NO AESTHETIC VALUE
32 ⚠	Bucida buceras / Black Olive	24"	32'	31'	REMOVE	POOR	POOR SPECIE. NO AESTHETIC VALUE
33	Quercus virginiana / Oak Tree	12"	24'	25'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
34	Quercus virginiana / Oak Tree	6"	22'	20'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
35	Quercus virginiana / Oak Tree	15"	27'	30'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
36	Podocarpus macrophyllus / Podocarpus	24"	14'	8'	REMOVE *	FAIR	OVERGROWN SHRUB
37	Podocarpus macrophyllus / Podocarpus	6"	14'	7'	REMOVE *	FAIR	OVERGROWN SHRUB
38	Podocarpus macrophyllus / Podocarpus	24"	7'	5'	REMOVE *	FAIR	OVERGROWN SHRUB
39	UNKNOWN (DEAD)	12"	18'	14'	REMOVE **	POOR	DEAD TREE
40	Schinus terebinthifolius / Brazilian Pepper	36"	14'	23'	REMOVE *	FAIR	ON THE PROHIBITED LIST
41	Quercus virginiana / Oak Tree	4"	14'	4'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
42	Quercus virginiana / Oak Tree	4"	13'	5'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
43	Quercus virginiana / Oak Tree	4"	13'	5'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
44	Podocarpus macrophyllus / Podocarpus	4"	10'	6'	REMOVE *	FAIR	OVERGROWN SHRUB
45	Bucida buceras / Black Olive	12"	16'	10'	REMAIN	GOOD	
46 ⚠	Bucida buceras / Black Olive	18"	25'	30'	REMOVE	POOR	POOR SPECIE. NO AESTHETIC VALUE
47 ⚠	Bucida buceras / Black Olive	35"	35'	30'	REMOVE	POOR	POOR SPECIE. NO AESTHETIC VALUE
48 ⚠	Bucida buceras / Black Olive	24"	25'	35'	REMOVE	POOR	POOR SPECIE. NO AESTHETIC VALUE
49	Bucida buceras / Black Olive	18"	32'	45'	REMAIN	GOOD	
50	Bucida Spinosa / Spiny Black Olive	15"	24'	35'	RELOCATE	GOOD	IN CONFLICT W PROPOSED BUILDABLE AREA
51 ⚠	Bucida Spinosa / Spiny Black Olive	17"	23'	23'	REMAIN	GOOD	
52	Tabebuia heterophylla / Pink Tabebuia	5"	26'	18'	REMAIN	GOOD	
53	Quercus virginiana / Oak Tree	6"	20'	10'	REMOVE *!	POOR	DEAD TREE

* EXEMPT FROM MITIGATION AS PER MIAMI-DADE COUNTY CODE OF ORDINANCES SECTION 24-49.9
** EXEMPT FROM MITIGATION AS PER MIAMI-DADE COUNTY CODE OF ORDINANCES SECTION 24-49.4(C)

TOTAL NON-SPECIMEN CANOPY TO BE REPLACED =321.23 SQ. FT.
TOTAL SPECIMEN CANOPY TO BE REPLACED = 7,579.89 SQ. FT. x 2 =15,159.78
TOTAL = 15,481 SQ. FT.

REFER TO LANDSCAPE PLAN AND LEGEND FOR REPLACEMENT TREE SPECIES AND SPECIFICATIONS

LANDSCAPE MITIGATION

SCALE: 1"= 30'-0"

REMOVALS TO MITIGATE Sq. Ft.		REPLACEMENT
TOTAL TREES	15,481	(4) - Shade Tree 1
TOTAL SPECIMEN TREES	15,160	N/A
TOTAL PALMS	0	N/A

* SEE SHEETS LA-2 LANDSCAPE PLAN FOR SPECIFIC MITIGATION SPECIES.

- see Landscape plan/schedule, sheet LA2 for replacement species and specs.

REPLACEMENT SPECIES AS FOLLOWS:
- (77) Tabebuia heterophylla / Pink Tabebuia
- (17) Quercus virginiana / Live Oak

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DEVELOPMENTAL IMPACT COMMITTEE

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LANDSCAPE ARCHITECTURE
7551 WILES ROAD, SUITE 105B
CORAL SPRINGS, FLORIDA 33067
PH: 954-283-8839 Fax: 954-773-9841
EMAIL: info@fontdesigns.net

BISCAYNE VILLAGE
11150 Biscayne Boulevard
Miami FL

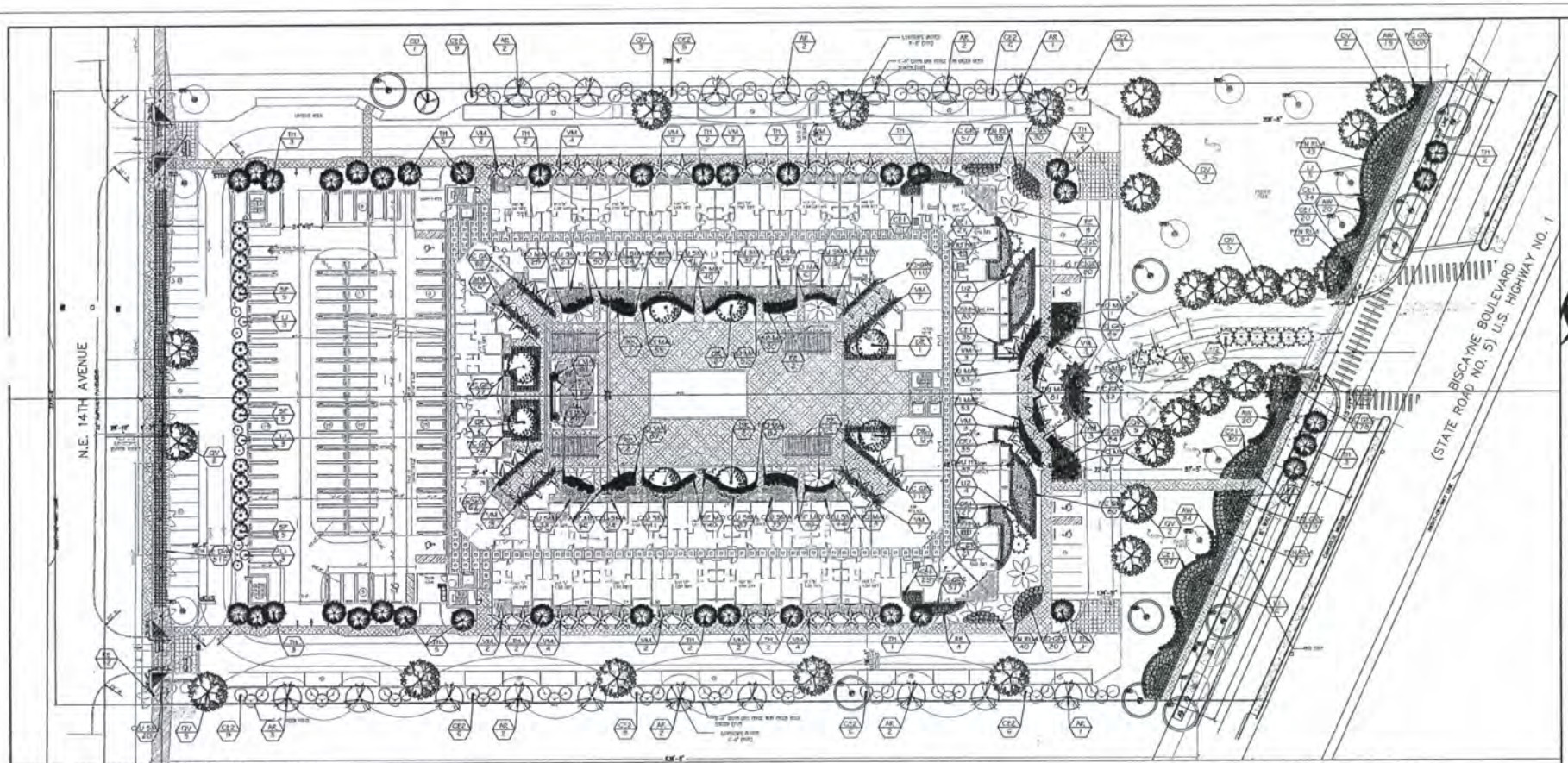
PROPOSED MULTI-FAMILY DEVELOPMENT

DAVID FONT, ASLA #LA
LA #6666822

REVISIONS:
1 12.3.2013
Mayor DERM Comments

08/14/2013

LA1



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
DR	8	Delonix regia / Royal Poinciana	F.G. 20'-25' O.A.	
LIZ	16	Lagerstroemia indica / Crape Myrtle	F.G. 12' x 5' min.- Multi.	
LI	30	Ligustrum japonicum / Japanese Privet	5'-6' O.A.	
PHO MED	4	Phoenix dactylifera 'Medjool' / Date Palm	F.G. 8'-10' Cl	
TH	58	Tabebuia heterophylla / Pink Tabebuia	F.G., 14' x 2" DBH min.	
NATIVE PALMS	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
RE	58	Roystonea elata / Florida Royal Palm	A- O.W. min. Matched	
SP	15	Sabal palmetto / Palmetto	F.G. 16'-18' O.A. min.	
NATIVE TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
AR	17	Acer rubrum / Red Maple	F.G. 14' x 6' spread min.	
CD	1	Coccoloba diversifolia / Pigeon Plum	F.G., 12'-14' x 6' spread min.	
CE2	43	Conocarpus erectus sericeus / Silver Buttonwood	F.G., 8'-10' O.A., Multi	
QV	27	Quercus virginiana / Southern Live Oak	F.G., 12'-14' x 6' spread min.	2"Cal
PALM TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
VM	72	Veitchia montgomeryana 'Veitchia montgomeryana' / Montgomery Palm	F.G. 16'-18' O.A. min.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
ASP MEY	821	Asparagus meyeri / Foxtail Fern	3 gal	
BOU HEL	240	Bougainvillea x 'Helen Johnson' / Dwarf Compact Bougainvillea	3 gal	
CLU SAM	363	Clusia guttifera / Small-leaf Clusia	3 gal	
FIC GRA	1,805	Ficus microcarpa 'Green Island' / Green Island Ficus	3 gal	
HIB MAU	456	Ixora coccinea 'Maui' / Maui Ixora	3 gal	
PEN ELIA	254	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass	3 gal	
TRI MAR	210	Tripsacum martinicense / Yellow Walking Iris	3 gal	
NATIVE SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
ASP	59	Asclepias tuberosa / Gypsen Leaf	#7, 30"min.	
CE1	515	Conocarpus erectus sericeus / Silver Buttonwood	#7, 30"min.	
LE DAD	516	Ilex vomitoria 'Sandhogs Dwarf' / Dwarf Sandhogs Holly	#3	

LANDSCAPE LEGEND

Zone District: (RU-4A/BU-1A) Net Lot Area: (6.115 acres) 266,354 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required as indicated on site plan: Net lot area= 266,354 square feet x 40%=	106,541 SF	129,919 SF
B. Square feet of parking lot open space required as indicated on site plan: The number of parking spaces 77 x10 square feet per parking space (Not including garage)=	770 SF	15,017 SF
C. Total square feet of landscape open space required A+B=	107,311 SF	144,936 SF
LAWN AREA CALCULATION		
A. Total square feet of landscape open space required=	107,311 SF	144,936 SF
B. Max. lawn area (St. Augustine sod) permitted= 40 % x 107,311 sq ft	53,655 SF	50,362 SF
TREES		
A. The number of trees required per net lot acre =28 trees x 6.115 net lot acreage=	171	234
Less the existing number of trees that meet minimum requirements (mmo)	28(subtract)	
B. % of palm trees allowed: # of Trees required x 30% (@2palms=1 Tree) =	51(max allowed)	51
C. Percentage of native trees required = the number of trees required x 30% =	52	125 (100%)
D. Street trees (max. average spacing of 35' o.c.): Biscayne Boulevard (415') linear feet along street /35 N.E. 14th Ave. (378') linear feet along street /35. Total Frontage 793 linear feet=	23	24
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street /25 =	N/A	N/A
F. Total number of trees including palms =	194 (A+D)	295(A+D)
SHRUBS		
A. The number of trees required x 10 = the number of shrubs required	1,710	4,371
B. The number of shrubs required x 30% = the number of native shrubs required	513	920
MITIGATION A. Total canopy removal = 15,481 sq.ft.	31@12' O.A.	31@12' O.A.

LANDSCAPE PLAN

SCALE: 1"= 30'-0"

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BISCAYNE VILLAGE
11150 Biscayne Boulevard
Miami FL

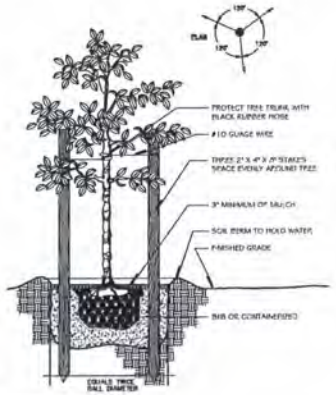
PROPOSED MULTI-FAMILY DEVELOPMENT

DAVID FONT, AIA & PLA
LA 6666822

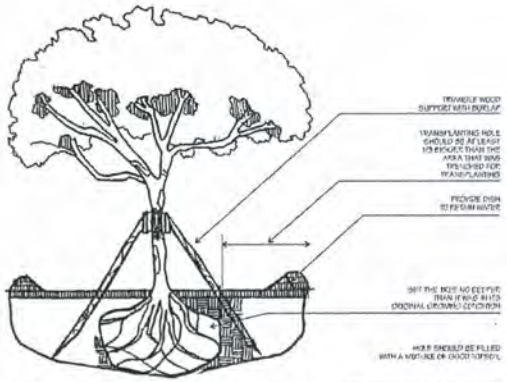
REVISIONS
12.3.2013
As per DERM Comments

08/14/2013

LA2



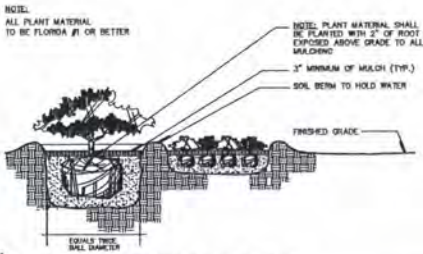
A TREE DETAIL
SECTION — NOT TO SCALE



NOTE: ELIMINATE AIR POCKETS WITH THE USE OF A WATER HOSE

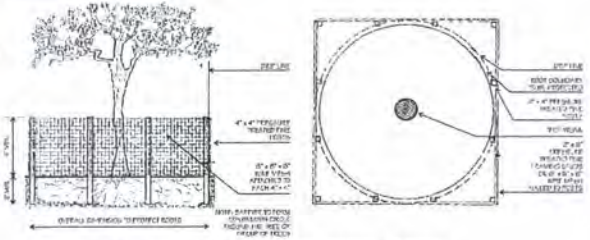
D TREE TRANSPLANTING DETAIL
SECTION — NOT TO SCALE

NOTE:
ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER

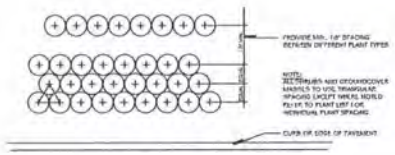


B SHRUB AND GROUNDCOVER DETAIL
SECTION — NOT TO SCALE

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



E TREE PROTECTION DETAIL FOR TRANSPLANTED TREES & TREES TO REMAIN ON SITE
DETAIL/PLAN — NOT TO SCALE
" WIRE MESH BARRIER DETAIL "
" WOOD BARRIER DETAIL PLAN "



C SHRUB/GROUNDCOVER SPACING DETAIL
PLAN — NOT TO SCALE

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL CONFORM TO THE GRADES AND STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" (LATEST EDITION) BY THE FLORIDA DEPARTMENT OF AGRICULTURE, CONSUMER SERVICES DIVISION.
2. TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
3. ALL TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM SIZES SHOWN
4. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROOTS, NOXIOUS PESTS AND DISEASES. IF NECESSARY, AMMEND TOPSOIL WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL.
5. PLANTING PITS: ALL TREES AND SHRUBS SHALL BE PLANTED IN A PLANTING SOIL CONSISTING OF A MIXTURE OF 50% MULCH AND 50% CLEAN, BROWN SAND. PLANTING HOLES WILL BE TWICE THE SIZE OF THE ROOT BALL OF THE TREE OR SHRUB BEING PLANTED.
6. MULCHING: ALL EXPOSED SOIL AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM THREE (3) INCH DEPTH, EXCEPT THAT NO MULCH SHALL BE REQUIRED IN ANNUAL BEDS. THE TYPE OF MULCH SHALL BE "FLORIMULCH". AT A MINIMUM, PROVIDE A 24 INCH RING OF MULCH AROUND TREE TRUNKS LOCATED IN GRASS AREAS.
7. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY PLANT MATERIAL QUANTITIES, INCLUDING SOD, SOIL AND MULCH.
8. TREES AND PALMS SHALL BE GUYED OR STAKED AS PER THE DETAILS.
9. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT PROVIDES RUST FREE, 100 PERCENT COVERAGE WITH 50 PERCENT MINIMUM OVERLAP.
10. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE WHICH WILL LIMIT THE OPERATION OF THE SYSTEM IF SUFFICIENT RAINFALL HAS OCCURED.
11. SOD: THE SPECIES OF GRASS FOR LAWNS SHALL BE ST. AUGUSTINE FLORATAM AND SHALL BE INSTALLED AS SOLID SOD.
12. COORDINATE THE FINAL PLACEMENT OF TREES AS TO NOT OBSTRUCT THE PLACEMENT OF PARKING LOT LIGHTING. ADJUST IN THE FIELD AT TIME OF PLANTING IF NECESSARY.
13. CONTRACTOR SHALL ENSURE THAT ADEQUATE WATER IS SUFFICIENTLY SUPPLIED IN NECESSARY QUANTITIES TO ALL NEWLY INSTALLED PLANTINGS TO ESTABLISH PLANT MATERIAL UNTIL IRRIGATION IS 100% OPERABLE.
14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE L.A. OR CLIENT
15. IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHOULD BE EVEN.
16. ALL MATERIAL SHALL BE FERTILIZED WITH THE APPROPRIATE FERTILIZER OR TABLETS IMMEDIATELY UPON INSTALLATION.
17. LANDSCAPE AREAS, INCLUDING LANDSCAPED ISLANDS, WITHIN OR ABUTTING VEHICULAR USE AREAS SHALL BE EXCAVATED TO A DEPTH OF TWO AND A HALF FEET (2 1/2') TO ENSURE THAT ADEQUATE PLANTING SOIL EXISTS. PARKING LOT BASE COURSE MATERIAL, LIMEROCK, ASPHALT, AND OTHER SIMILAR MATERIAL SHALL BE REMOVED TO A DEPTH OF TWO AND A HALF FEET (2 1/2')

NOTE:

EXISTING TREES TO BE REMOVED, CONTRACTOR TO PROVIDE TREE REMOVAL PERMIT PRIOR TO REMOVAL (TYP.)

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LANDSCAPE DETAILS & NOTES
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FONT Designs
LANDSCAPE ARCHITECTURE
7551 WILES ROAD, SUITE 105B
CORAL SPRINGS, FLORIDA 33067
PH: 954-263-8639 Fax: 954-773-9641
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BISCAYNE VILLAGE
11190 Biscayne Boulevard
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PROPOSED MULTI-FAMILY DEVELOPMENT

DAVID FONT, ASLA, RLA
LA 6666822

REVISIONS
08/14/2013

LA3

DISCLOSURE OF INTEREST*

If a CORPORATION/LLC 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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION/LLC NAME: 11200 Biscayne, LLC

NAME AND ADDRESS	Percentage of Stock
2012 Dynasty Trust - Irwin E. Tauber, Trustee, 9551East Bay Harbor Dr, Bay Harbor, FL 33154	39%
Laura Tauber, 9551East Bay Harbor Dr, Bay Harbor, FL 33154	20%
Roger Sherr, 9551East Bay Harbor Dr, Bay Harbor, FL 33154	20%
Stuart Sherr, 9551East Bay Harbor Dr, Bay Harbor, FL 33154	20%
IT Holdings, Inc. (100% owned by Irwin E. Tauber) 9551East Bay Harbor Dr, Bay Harbor, FL 33154	1%

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the 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 N/A

NAME AND ADDRESS	Percentage of Interest
N/A	

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	Percentage of Ownership
N/A	

60

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

NAME OF PURCHASER: N/A

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

N/A

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

N/A

NOTICE: For any 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: _____
(Applicant)

Sworn to and subscribed before me this 18 day of March, 2013. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: Aug 17, 2014

REBECCA DEVILLE
Notary Public - State of Florida
My Comm. Expires Aug 17, 2014
Commission # EE 18279
Seal

*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.

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MAR 20 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

EXHIBIT A

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

PARCEL A:
THE NORTH 45.40 FEET OF THE SOUTH 1/2 OF TRACT "A", LESS THE WEST 35 FEET FOR RIGHT-OF-WAY, OF THE REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

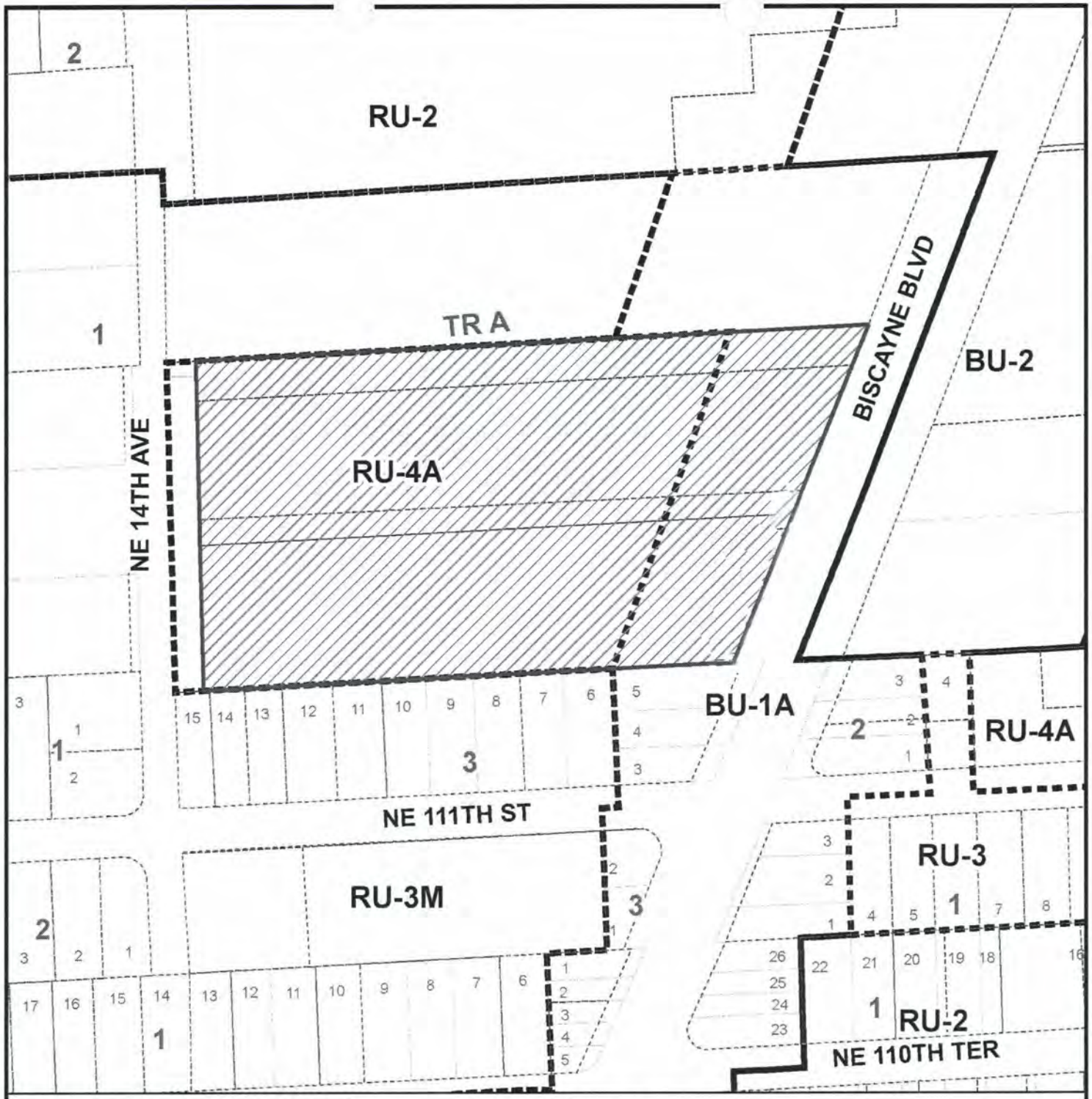
PARCEL B:

PARCEL 1:
THE PART OF THE SOUTH 1/2 OF TRACT "A" OF REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BISCAYNE BOULEVARD WHICH POINT IS 55.07 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, THENCE RUN WEST PARALLEL WITH AND 45.40 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH 1/2 OF TRACT "A" A DISTANCE OF 794.41 FEET TO THE WEST LINE OF THE SAID SOUTH 1/2 OF TRACT "A"; THENCE RUN SOUTH AND ALONG THE WEST LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO A DISTANCE OF 119.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN EAST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" TO THE WEST LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD A DISTANCE OF 131.73 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT 825 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST A DISTANCE OF 47.4 FEET; THENCE RUN EAST A DISTANCE OF 717.90 FEET MORE OR LESS TO THE WEST LINE OF BISCAYNE BOULEVARD WHICH SAID POINT ON THE WEST LINE OF BISCAYNE BOULEVARD IS 55.05 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD 53.09 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN WEST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, BEING THE POINT OF BEGINNING; SAID TRACT OF LAND BEING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST.
LESS: THAT PORTION OF THE PROPERTY CONVEYED TO MIAMI-DADE COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1929, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND
WEST 3 ACRES OF SOUTH 2.5 CHAINS OF NORTH 5 CHAINS OF SOUTH QUARTER (S 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE NORTH 330 FEET FOR THE POINT OF BEGINNING; THENCE EAST 708.6 FEET TO THE CENTER OF THE ROAD KNOWN AS EAST DIXIE HIGHWAY; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY TO A POINT 165 FEET NORTH OF THE SOUTH LINE OF THIS PROPERTY, IF PRODUCED EASTERLY; THENCE WEST 781.45 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING, SITUATE IN MIAMI-DADE COUNTY, FLORIDA.
LESS AND EXCEPT:
THE SOUTHEASTERLY 35 FEET RESERVED FOR RIGHT-OF-WAY FOR BISCAYNE BOULEVARD, AND ALSO BEING LESS PORTIONS CONVEYED TO MIAMI-DADE COUNTY, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1927 AND IN OFFICIAL RECORDS BOOK 9031, PAGE 1931, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FURTHER LESS AND EXCEPT A PORTION CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 20432, PAGE 3886, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
THE SOUTHEASTERLY 4.572 METERS (15.00 FEET) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BISCAYNE BOULEVARD/STATE ROAD 5, ACCORDING WITH A 10.668 METER (35.00 FEET) RIGHT-OF-WAY DEDICATION BY THE CITY OF MIAMI RESERVED IN DEED BOOK 1631, PAGE 178, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000029

Section: 32 Township: 52 Range: 42
Applicant: 11200 BISCAYNE LLC
Zoning Board: C7
Commission District: 3
Drafter ID: JEFFER GURDIAN
Scale: NTS

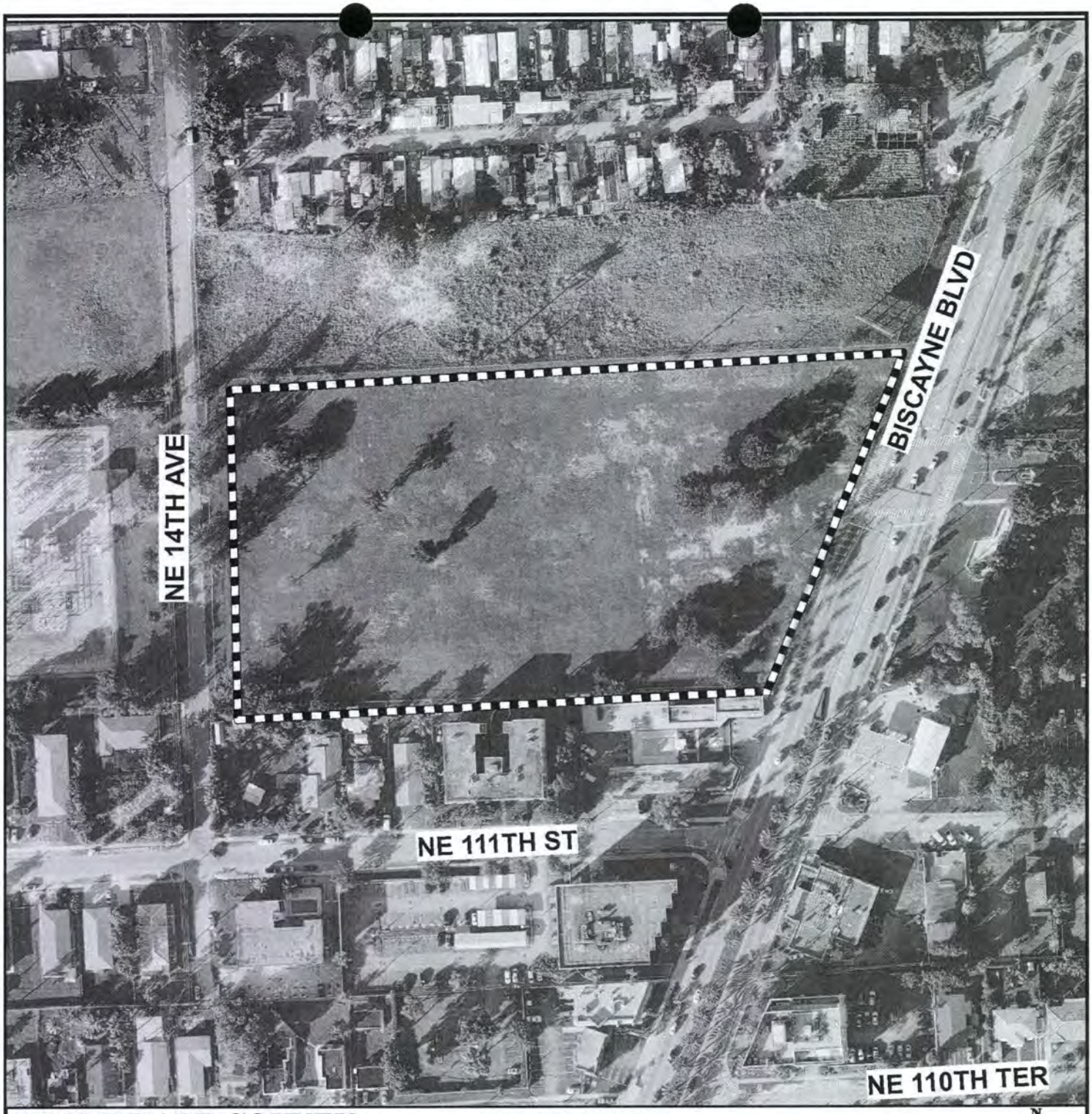
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 17, 2013

REVISION	DATE	BY
		63



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000029

N
W E
S

Section: 32 Township: 52 Range: 42
Applicant: 11200 BISCAYNE LLC
Zoning Board: C7
Commission District: 3
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 17, 2013

REVISION	DATE	BY
		64

MIAMI-DADE COUNTY

RADIUS MAP

Section: 32 Township: 52 Range: 42
Applicant: 11200 BISCAYNE LLC
Zoning Board: C7
Commission District: 3
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number

Z2013000029

RADIUS: 2640

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Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 17, 2013

REVISION	DATE	BY
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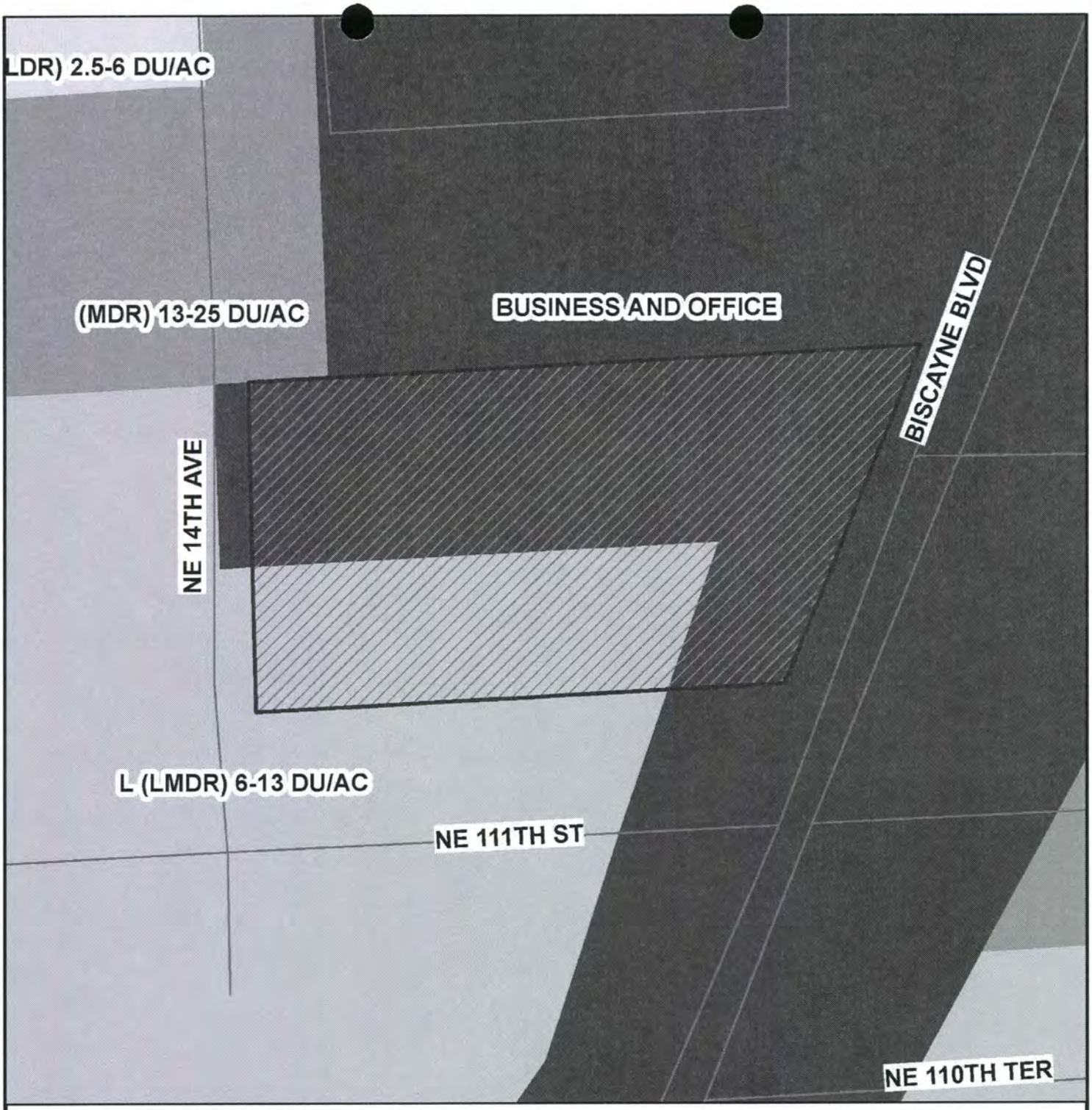


MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000029

Section: 32 Township: 52 Range: 42
Applicant: 11200 BISCAYNE LLC
Zoning Board: C7
Commission District: 3
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 17, 2013

REVISION	DATE	BY

MIAMI-DADE COUNTY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2013000029

BOARD: C07

LOCATION OF SIGN: 11150 & 11190 BISCAYNE BLVD, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 20-MAY-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: CLEVELAND THOMPSON

HEARING NO. 14-6-CZ7-1 (13-29)

32-52-42
Council Area 7
Comm. Dist. 4

APPLICANT: 11200 BISCAYNE LLC

(1) SPECIAL EXCEPTION to permit residential uses in the BU-1A zoning district.

(2) VACATION of Resolution 4-ZAB-9-87, last modified by Resolution 4-ZAB-429-87, both passed and adopted by the Zoning Appeals Board.

The purpose of Request #2 is to delete the previous approval for a home for the aged.

(3) NON-USE VARIANCE to permit parking within 25' of an official right-of-way.

(4) NON-USE VARIANCE to waive the required 5' high decorative masonry wall interior to the site, where a BU zoned property abuts an RU, EU or GU zoned property.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled " Proposed Multi-Family Rental Development 11200 Biscayne, LLC" as prepared by Behar Font Partners, P.A., dated stamped received 12/18/13, consisting of 16 sheets and landscape plans entitled "Biscayne Villas" as prepared by Font Designs, dated stamped received 1/7/14, with sheet LA2 last handwritten revision dated 1/14/14, consisting of 3 sheets for a total of 19 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL A: The North 45.40 feet of the South ½ of Tract "A", less the West 35 feet for right-of-way, of the revised plat of Searento, PB 34-21. PARCEL B: Parcel 1: The part of the South ½ of Tract "A" of revised plat of Searento, PB 34-21 follows: beginning at a point on the West line of Biscayne Boulevard which point is 55.07 feet west of the center line of Biscayne Boulevard and 50 feet South of the Northeast corner of said South ½ of Tract "A" of Searento. thence run West parallel with and 45.40 feet South of the North line of the said South ½ of Tract "A" a distance of 794.41 feet to the West line of the said South ½ of Tract "A"; thence run South and along the West line of said South ½ of Tract "A" of Searento a distance of 119.65 feet to the Southwest corner of said South ½ of Tract "A" of Searento; thence run East and along the South line of said South ½ of Tract "A" to the West line of Biscayne Boulevard; thence run Northeasterly and along the West line of Biscayne Boulevard a distance of 131.73 feet more or less to the Point of Beginning. Parcel 2: Beginning at a point 825 feet South of the Northwest corner of the South ½ of the Northeast ¼ of Section 32, Township 52 South, Range 42 East, said point also being the Southwest corner of the South ½ of Tract "A" of Searento, PB 34-21; thence run South along the West line of the South ½ of the Northeast ¼ of Section 32, Township 52 South, Range 42 East a distance of 47.4 feet; thence run East a distance of 717.90 feet more or less to the West line of Biscayne Boulevard which said point on the West line of Biscayne Boulevard is 55.05 feet West of the center line of Biscayne Boulevard; thence run Northeasterly and along the West line of Biscayne Boulevard 53.09 feet to the Southeast corner of the South ½ of Tract "A" of Searento; thence run West and along the South line of said South ½ of Tract "A" of Searento to the Southwest corner of said

CONTINUED ON PAGE TWO

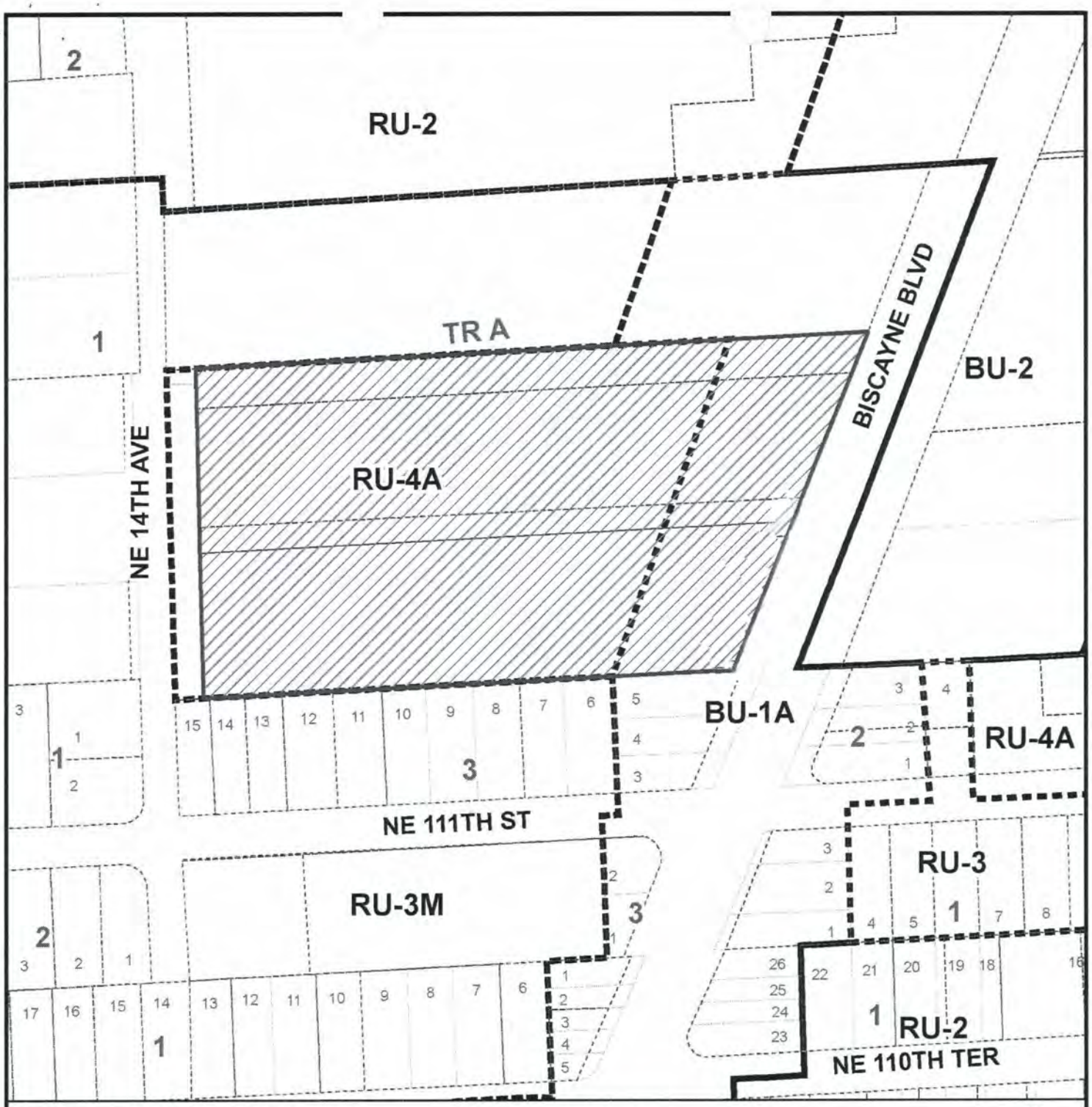
APPLICANT: 11200 BISCAYNE LLC

South ½ of Tract "A" of Searento, being the Point of Beginning; said tract of land being in the South ½ of the Northeast ¼ of Section 32, Township 52 South, Range 42 East. less that portion of the property conveyed to Miami-Dade County by Deed Recorded in Official Records Book 9031, Page 1929. PARCEL C: West 3 acres of South 2.5 chains of North 5 chains of South quarter (S ¼) of Northeast quarter (NE ¼) of Section 32, Township 52 South, Range 42 East, more particularly described as follows: Beginning at the Southwest corner of the Northeast quarter (NE ¼) of Section 32, Township 52 South, Range 42 East; thence North 330 feet for the Point of Beginning; thence East 708.8 feet to the center of the road known as East Dixie Highway; thence Northeasterly along the center of said highway to a point 165 feet North of the South line of this property, if produced Easterly; thence West 781.45 feet to the West boundary line of the Northeast quarter (NE ¼) of Section 32, Township 52 South, Range 42 East; thence South 165 feet to the Point of Beginning. Less and except: the Southeasterly 35 feet reserved for right-of-way for Biscayne Boulevard, and also being less portions conveyed to Miami-Dade County, by Deeds Recorded in Official Records Book 9031, Page 1927 and in Official Records Book 9031, Page 1931. further less and except a portion contained in that certain order of taking Recorded in Official Records Book 20432, Page 3886, described as follows: the Southeasterly 4.572 meters (15.00 feet) of the South one-half (S ½) of the North one-half (N ½) of the South
one-quarter (S ¼) of the Northeast one-quarter (NE ¼) of Section 32, Township 52 South, Range 42 East, lying Northwesterly of and adjoining the Northwesterly right-of-way line of Biscayne Boulevard/State Road 5, according with a 10.668 meter (35.00 feet) right-of-way dedication by the City of Miami Reserved in Deed Book 1631, Page 178.

LOCATION: 11150 & 11190 BISCAYNE BLVD, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.11 Acres

PRESENT ZONING: BU-1A (Business-Limited)
RU-4A (Apartments 50 units/net acre, Hotel/Motel 75 units/net acre)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000029

Section: 32 Township: 52 Range: 42
Applicant: 11200 BISCAYNE LLC
Zoning Board: C7
Commission District: 3
Drafter ID: JEFFER GURDIAN
Scale: NTS

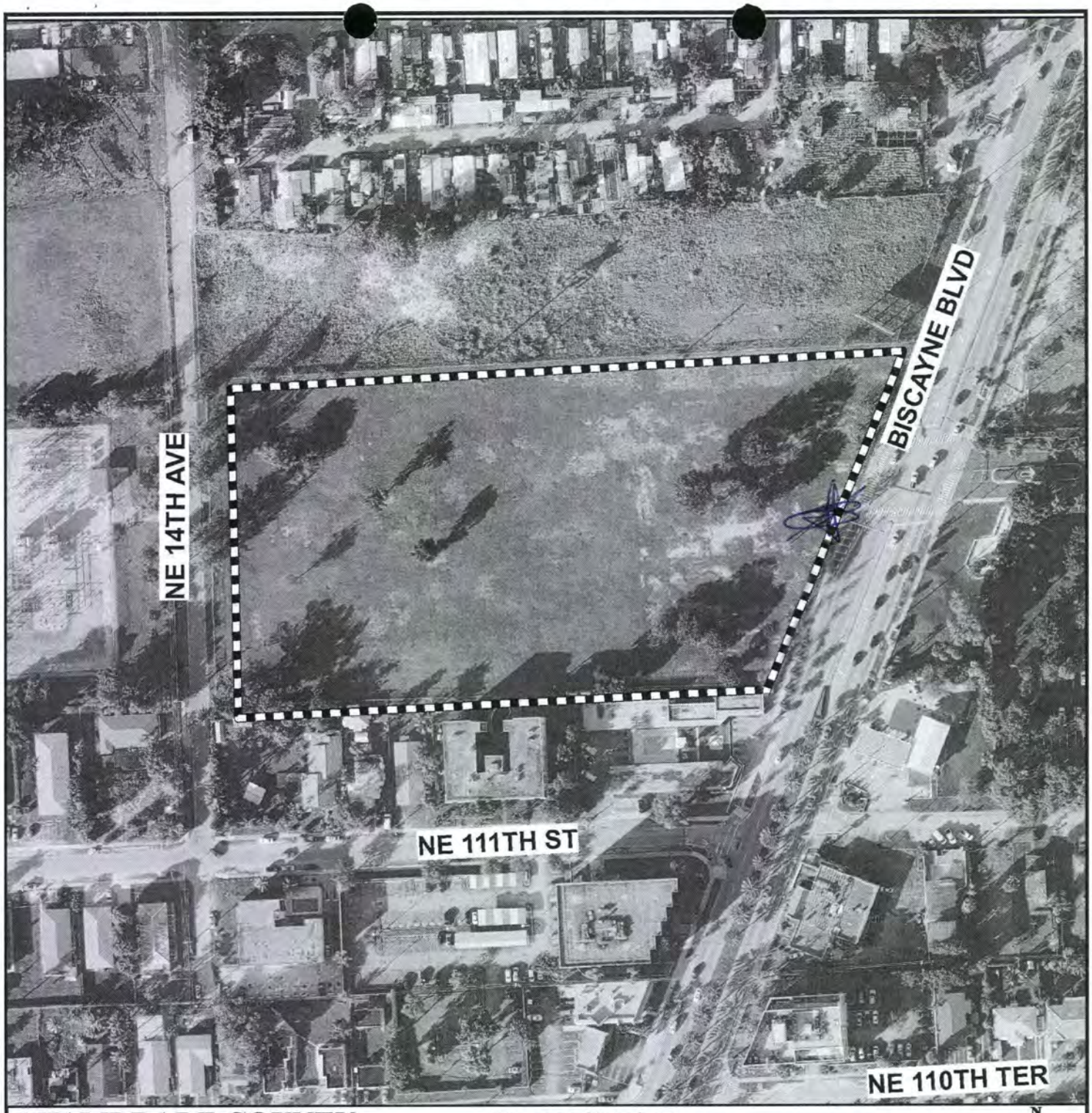
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 17, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000029

N
W E
S

Section: 32 Township: 52 Range: 42
Applicant: 11200 BISCAYNE LLC
Zoning Board: C7
Commission District: 3
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 17, 2013

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000029

RADIUS: 2640

Section: 32 Township: 52 Range: 42
Applicant: 11200 BISCAYNE LLC
Zoning Board: C7
Commission District: 3
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

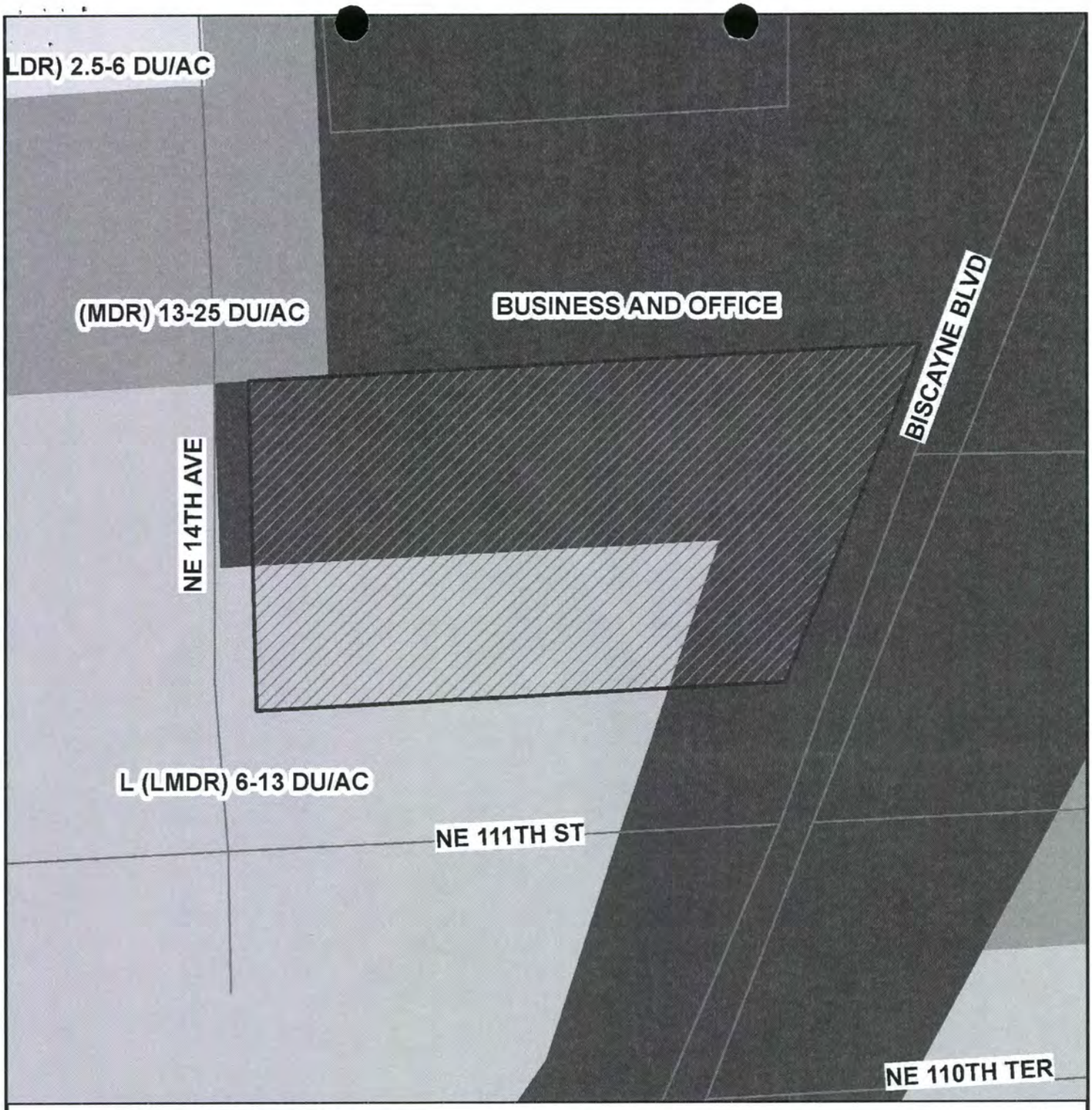
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 17, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000029

N
W E
S

Section: 32 Township: 52 Range: 42
Applicant: 11200 BISCAYNE LLC
Zoning Board: C7
Commission District: 3
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 17, 2013

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000029 11200 BISCAYNE, LLC 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

EMERGENCY

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
0545	15 MEET AN OFFICER	2	0	3
	17 TRAFFIC ACCIDENT	19	11	19
	18 HIT AND RUN	0	0	2
	29 ROBBERY	1	3	1
	30 SHOOTING	1	2	1
	32 ASSAULT	11	15	7
	41 SICK OR INJURED PERSON	56	82	96
	44 ATTEMPTED SUICIDE	2	2	1
	49 FIRE	2	6	4
TOTAL FOR GRID 0545		**94**	**121**	**134**
0691	14 CONDUCT INVESTIGATION	0	0	1
	15 MEET AN OFFICER	3	1	2
	17 TRAFFIC ACCIDENT	11	11	4
	18 HIT AND RUN	2	1	0
	29 ROBBERY	1	0	0
	30 SHOOTING	0	0	2
	32 ASSAULT	6	7	6
	41 SICK OR INJURED PERSON	49	42	42
	44 ATTEMPTED SUICIDE	1	0	4
	49 FIRE	5	5	1
TOTAL FOR GRID 0691		**78**	**67**	**62**
		Reported: 47 Not Reported: 125	Reported: 45 Not Reported: 143	Reported: 47 Not Reported: 149
TOTAL EMERGENCY		**172**	**188**	**196**

May 17, 2013 @ 10:47:56 AM

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MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000029 11200 BISCAYNE, LLC 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

PRIORITY

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
0545	14 CONDUCT INVESTIGATION	35	27	26
	15 MEET AN OFFICER	2	2	0
	17 TRAFFIC ACCIDENT	0	1	1
	26 BURGLARY	4	9	3
	29 ROBBERY	1	2	0
	32 ASSAULT	32	37	38
	34 DISTURBANCE	43	51	48
	44 ATTEMPTED SUICIDE	1	0	0
	49 FIRE	0	2	3
TOTAL FOR GRID 0545		**118**	**131**	**119**
0691	14 CONDUCT INVESTIGATION	20	19	14
	17 TRAFFIC ACCIDENT	0	0	1
	26 BURGLARY	6	4	3
	27 LARCENY	6	2	1
	28 VANDALISM	0	0	1
	29 ROBBERY	2	0	1
	32 ASSAULT	28	25	27
	34 DISTURBANCE	38	31	30
	44 ATTEMPTED SUICIDE	0	1	0
	47 BOMB OR EXPLOSIVE ALERT	0	2	2
	49 FIRE	0	0	1
TOTAL FOR GRID 0691		**100**	**84**	**81**
		Reported: 76 Not Reported: 142	Reported: 70 Not Reported: 145	Reported: 76 Not Reported: 124
TOTAL PRIORITY		**218**	**215**	**200**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000029 11200 BISCAYNE, LLC 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

ROUTINE

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
0545	13 SPECIAL INFORMATION/ASSIGNMENT	138	118	160
	14 CONDUCT INVESTIGATION	207	222	261
	15 MEET AN OFFICER	9	11	12
	16 D.U.I.	4	0	1
	17 TRAFFIC ACCIDENT	104	80	101
	18 HIT AND RUN	21	26	28
	19 TRAFFIC STOP	318	240	423
	20 TRAFFIC DETAIL	16	11	12
	21 LOST OR STOLEN TAG	14	11	12
	22 AUTO THEFT	29	45	26
	25 BURGLAR ALARM RINGING	113	83	86
	26 BURGLARY	63	103	90
	27 LARCENY	48	51	62
	28 VANDALISM	23	36	33
	29 ROBBERY	10	8	16
	31 HOMICIDE	0	1	0
	32 ASSAULT	68	76	70
	33 SEX OFFENSE	12	5	9
	34 DISTURBANCE	404	361	410
	35 INTOXICATED PERSON - MYERS ACT	1	1	3
	36 MISSING PERSON	31	35	24
	37 SUSPICIOUS VEHICLE	18	20	24
	38 SUSPICIOUS PERSON	34	30	29
	39 PRISONER	19	23	20
	41 SICK OR INJURED PERSON	15	14	19
	43 BAKER ACT	20	21	27
	44 ATTEMPTED SUICIDE	2	0	2
	45 DEAD ON ARRIVAL	6	1	4
	49 FIRE	4	3	2
	52 NARCOTICS INVESTIGATION	14	10	15
	54 FRAUD	27	48	53
	55 WEAPONS VIOLATION	0	0	1
TOTAL FOR GRID 0545		**1792**	**1694**	**2035**
0691	13 SPECIAL INFORMATION/ASSIGNMENT	182	137	132
	14 CONDUCT INVESTIGATION	258	258	231
	15 MEET AN OFFICER	11	8	6
	16 D.U.I.	1	1	1
	17 TRAFFIC ACCIDENT	78	89	57
	18 HIT AND RUN	24	15	8

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2013000029 11200 BISCAYNE, LLC 2012

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012

Grid Code	CAD Signal Code	YTD 2012	LYTD 2011	P_LYTD 2010
0691	19 TRAFFIC STOP	187	113	104
	20 TRAFFIC DETAIL	28	8	9
	21 LOST OR STOLEN TAG	5	6	10
	22 AUTO THEFT	20	15	21
	25 BURGLAR ALARM RINGING	35	77	119
	26 BURGLARY	48	51	85
	27 LARCENY	96	90	79
	28 VANDALISM	26	23	30
	29 ROBBERY	8	3	5
	32 ASSAULT	43	46	58
	33 SEX OFFENSE	6	3	3
	34 DISTURBANCE	298	299	244
	36 MISSING PERSON	19	20	21
	37 SUSPICIOUS VEHICLE	13	11	9
	38 SUSPICIOUS PERSON	25	15	23
	39 PRISONER	25	26	26
	41 SICK OR INJURED PERSON	14	6	14
	43 BAKER ACT	10	15	11
	44 ATTEMPTED SUICIDE	6	1	0
	45 DEAD ON ARRIVAL	1	2	2
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	1	1	0
	52 NARCOTICS INVESTIGATION	20	21	8
	54 FRAUD	27	43	37
	55 WEAPONS VIOLATION	1	0	1
TOTAL FOR GRID 0691		**1516**	**1403**	**1355**
		Reported: 1286 Not Reported: 2022	Reported: 1239 Not Reported: 1858	Reported: 1286 Not Reported: 2104
TOTAL ROUTINE		**3308**	**3097**	**3390**
GRAND TOTAL		**3698**	**3500**	**3786**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Report Filters

Complaint Date Range: Jan 1, 2012 - Dec 31, 2012
Grid: 0545, 0691
Signal: 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION
Agency: MIAMI-DADE
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package

MIAMI DADE POLICE DEPARTMENT

60A - Part I and II by Grids Year Comparison

Z2013000029 11120 BISCAYNE, LLC 2012

Report Period: Jan 1, 2012 - Dec 31, 2012

GRID 0545

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
PART 1	090A - MURDER - NONNEG MANSLAUGHTER	0	1	1
	110A - RAPE	2	2	1
	110B - SODOMY	3	0	1
	110C - FONDLING	1	1	1
	1200 - ROBBERY	9	11	14
	130A - AGGRAVATED ASSAULT	10	14	30
	2200 - BURGLARY	31	35	29
	230A - POCKET PICKING	1	0	0
	230C - SHOPLIFTING	11	6	18
	230F - THEFT FROM A MOTOR VEHICLE	22	48	28
	230G - THEFT FROM ALL OTHERS	43	45	41
	2400 - MOTOR VEHICLE THEFT	10	17	10
	PART 1 Total:	**143**	**180**	**174**
PART 2	130B - SIMPLE ASSAULT	35	40	41
	2000 - ARSON	1	0	0
	260A - FRAUD CON/SWINDLE/FALSE PRET.	4	6	0
	260B - FRAUD CREDIT CARD/ATM	1	4	4
	260D - IMPERSONATION	14	31	29
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9	7	12
	350B - ILLEGAL DRUG EQUIPMENT	0	0	1
	PART 2 Total:	**64**	**88**	**87**
	Grid 0545 Total:	**207**	**268**	**261**

GRID 0691

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
PART 1	090A - MURDER - NONNEG MANSLAUGHTER	0	1	1
	110A - RAPE	0	0	0
	1200 - ROBBERY	9	2	5
	130A - AGGRAVATED ASSAULT	9	6	20
	2200 - BURGLARY	12	12	21
	230B - PURSE SNATCHING	0	1	0
	230C - SHOPLIFTING	53	35	28
	230F - THEFT FROM A MOTOR VEHICLE	20	20	37
	230G - THEFT FROM ALL OTHERS	37	29	35
	2400 - MOTOR VEHICLE THEFT	11	9	6
	PART 1 Total:	**151**	**115**	**153**
PART 2	130B - SIMPLE ASSAULT	17	24	29

MIAMI DADE POLICE DEPARTMENT

60A - Part I and II by Grids Year Comparison

Z2013000029 11120 BISCAYNE, LLC 2012

Report Period: Jan 1, 2012 - Dec 31, 2012

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
PART 2	260A - FRAUD CON/SWINDLE/FALSE PRET.	4	7	7
	260B - FRAUD CREDIT CARD/ATM	2	5	2
	260D - IMPERSONATION	15	16	15
	2700 - EMBEZZLEMENT	0	1	0
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	11	14	5
	350B - ILLEGAL DRUG EQUIPMENT	0	1	2
	PART 2 Total:	**49**	**68**	**60**
	Grid 0691 Total:	**200**	**183**	**213**

GRAND TOTAL	Current Year	Last Year	Prior L/Year
PART 1	294	295	327
PART 2	113	156	147
GRAND TOTAL	**407**	**451**	**474**

MIAMI DADE POLICE DEPARTMENT

60A - Part I and II by Grids Year Comparison

Report Filters

Incident Date: Jan 1, 2012 - Dec 31, 2012
UCR Code: in (*'090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000')
Excludes Clearance Type 'Unfounded'
Excludes AOA(s)
Report Written = 'Y'
Grids: 0545, 0691
Report Type: BY_UCR
* **Justifiable** murder cases are not counted

CDW Package

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

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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

G:\ADMINISTRATION\PLAN_DIV\PROPM\GR\CONCURR\2013-2014

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

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****		
		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

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