

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

**PH: Z13-104(14-3-CZ11-1)**

**April 8, 2014**

Item No. A

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	Aries Investments and Financial Services, Inc.
<b>Summary of Requests</b>	The applicant is seeking to modify a condition of a previously approved resolution to allow the extension of the operating hours for the previously approved recreational facility.
<b>Location</b>	14275 SW 139 Court, Miami-Dade County, Florida.
<b>Property Size</b>	0.93-acre
<b>Existing Zoning</b>	IU-C, Conditional Industrial District
<b>Existing Land Use</b>	Recreational facility
<b>2015-2025 CDMP Land Use Designation</b>	Industrial and Office (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Denial without prejudice.</b>

This item was deferred from the March 11, 2014 Community Zoning Appeals Board (CZAB) #11 meeting to allow the applicant time to provide additional information to staff.

**REQUEST:**

Modification of Condition #5 of Resolution #CZAB11-19-09 passed and adopted by Community Zoning Appeals Board #11, and reading as follows:

From: "5. That lights be permitted up to and no later than 11:00 PM with the proper shielding."

To: "5. That lights be permitted up to and no later than 2:00 AM with the proper shielding"

The purpose of the request is to extend the hours for the use of the lights for a previously approved mini soccer facility.

**PROJECT DESCRIPTION AND HISTORY:**

The subject site is an existing .93-acre parcel that was approved with conditions, pursuant to Resolution #CZAB11-19-09, to permit recreational facility consisting of three (3) mini soccer fields and a concession stand.

The applicant now seeks to modify one of the approved conditions in order to extend the hours of operation of the previously approved recreational facility.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	IU-C; recreational facility	Industrial and Office
<b>North</b>	IU-C; warehouses	Industrial and Office
<b>South</b>	IU-C; warehouses	Industrial and Office
<b>East</b>	RU-3M; vacant	Industrial and Office
<b>West</b>	IU-C; warehouses	Industrial and Office

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located at 14275 SW 139 Court. A vacant parcel lies to the east of the subject property that was recently approved to allow a multi-family residential development and warehouse buildings surround the subject property to the north, south and west.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to extend the hours of operation for an existing recreational facility consisting of two (2) mini soccer fields and a concession stand. However, same could have a negative visual impact on the surrounding area and could create additional aural impact on any future residential development on the abutting parcel to the east.

**CDMP ANALYSIS:**

The subject property is designated for **Industrial and Office** use on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This category accommodates uncommon commercial uses such as amusement uses, and others with unusual sitting requirements may also be considered at appropriate locations. Since the applicant is not requesting to add any additional uses to the existing IU-C zoning and the existing previously approved recreational facility use, approval of the application is **consistent** with the CDMP LUP Map designation.

**ZONING ANALYSIS:**

When the requested modification is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of this request would be **incompatible** with the surrounding area. Staff notes that pursuant to Resolution #CZAB11-19-09, the subject property was approved with a condition to allow the lights to be on up to and no later than 11:00 PM with the proper shielding. At the CZAB hearing in 2009, staff recommended that the use of the mini soccer fields to be limited to day light hours only in order to diminish the aural impact on the surrounding area, more specifically on the adjacent property lying to the east of the subject property which is presently vacant but could be developed with residential use in the future. However, the Board did not include that condition in its resolution and allowed for lights to be permitted up to and no later than 11:00 PM with the proper shielding.

Staff also notes that the property to the east was recently approved for a residential development, pursuant to Resolution #CZAB11-7-13. Staff opines that extending the time allowed for lighting for the existing facility will have negative visual and aural impacts on the proposed residential development on the adjacent property to the east, which will detrimentally impact the way of life for future residents. Additionally, approval of this application will intensify

the uses on the subject parcel by extending the hours of use for the recreational facility, which staff does not support due to the reasons outlined above.

Therefore, staff opines that the approval of the applicant's requests to modify the condition of the prior resolution would have a negative aural and visual impact on the surrounding area and would be **incompatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **As such, staff recommends denial without prejudice of this application under Section 33-311(A)(7) Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING: N/A**

**NEIGHBORHOOD SERVICES PROVIDER COMMENTS:** See attached.

**OTHER:** N/A

**RECOMMENDATION:** Denial without prejudice.

**CONDITIONS FOR APPROVAL:** None.

ES:MW:NN:CH:JV



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

MAN

# ZONING RECOMMENDATION ADDENDUM

*Aries Investments and Financial Services, Inc.*  
Z13-104

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resource Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p><b>Industrial and Office</b> (Page I-39)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p><i>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.</i></p>
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PLANNING AND ZONING  
AGENDA OFFICE

2014 MAR 25 A 9:00

**A. ARIES INVESTMENTS & FINANCIAL SERVICES, INC. 14-3-CZ11-1 (13-104)**  
**(Applicant)** **Area 11/District 11**  
**Hearing Date: 04/08/14**

Property Owner (if different from applicant) **ARIESINVESTMENTS&FINANCIALSERVINC.**

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2009	Aries Investments & Financial Services, Inc.	- Unusual Use to permit a private recreational facility; to wit: 3 outdoor mini soccer fields with a concession stand and locker room facility.	C11	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

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 11  
MOTION SLIP

#1

APPLICANT'S NAME: **ARIES INVESTMENTS & FINANCIAL SERVICES, INC.**

REPRESENTATIVE: Guillermo Olmedillo

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-3-CZ11-1 (13-104)	March 11, 2014	CZAB11	1	14

**REC: Denial without prejudice.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: April 8, 2014       W/LEAVE TO AMEND

DENY:       WITH PREJUDICE       WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT       ACCEPT REVISED PLANS

APPROVE:       PER REQUEST       PER DEPARTMENT       PER D.I.C.

WITH CONDITIONS

The application was deferred to April 8, 2014 with leave to amend and no re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	<b>S</b>	Carolina <b>BLANCO</b>	X		
COUNCILMAN		Socrates <b>DE JESUS</b>			X
VICE CHAIR		Miguel <b>DIAZ</b>			X
COUNCILMAN		Jay <b>REICHBAUM</b>	X		
COUNCILWOMAN	<b>M</b>	Beatriz <b>SUAREZ</b>	X		
CHAIR WOMAN		Patricia <b>DAVIS</b>	X		
VOTE:			4	0	

EXHIBITS:  YES     NO

COUNTY ATTORNEY: Abbie S. Raurell

# Memorandum



**Date:** November 27, 2013

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

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

**Subject:** Pinecrest #Z2013000104  
Aries Investments & Financial Services Inc  
14275 SW 139<sup>th</sup> Court  
Modify condition of previous resolution to change the  
hours that lights can be on in a mini-soccer field  
(IU-C) (.93 Acres)  
22-55-39

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

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

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

#### Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

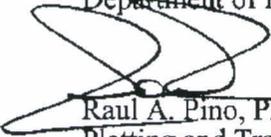
cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** January 10, 2014

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

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

**Subject:** Z2013000104  
Name: Aries Investment & Financial Services, Inc.  
Location: 14275 SW 139 Court  
Section 22 Township 55 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 17, Block 1 of Plat Book 109, Page 18.

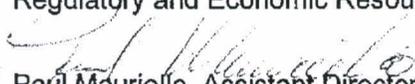
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

# Memorandum



**Date:** December 12, 2013

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

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

**Subject:** Aries Investments and Financial Services, Inc. (#13\_104)

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The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

**Application:** *Aries Investments and Financial Services, Inc.* is requesting a modification of Resolution No. CZAB 11-19-09 to extend the hours of operation for mini-soccer facilities on the property, located in an Industrial district (I-U-C).

**Size:** The subject property is approximately .93 acre.

**Location:** The subject property is located at 14275 SW 139<sup>th</sup> Court, 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 25, 2013, 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 Regulatory and Economic Resources 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the mini-soccer facilities on the property will be considered a commercial establishment. Per the Code the following is required of commercial establishments 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, once the building is developed.

### 3. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |  |
|----------------------------------|--|
| 1) High grade office paper       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

**Section 15-2.3** of the Code states the failure of a commercial 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 and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

### 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:

- Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- "T" shaped turnaround 60 feet long by 10 feet wide
- 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.

# Memorandum



**Date:** 03-DEC-13  
**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2013000104

## Fire Prevention Unit:

No objection to the existing survey with a November 19, 2013 Zoning Department received date.

## Service Impact/Demand

Development for the above Z2013000104  
located at 14275 SW 139 CT, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 2018 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 7:12 minutes

## Existing services

The Fire station responding to an alarm in the proposed development will be:  
Station 43 - Richmond - 13390 SW 152 Street  
Rescue, ALS 65' Aerial, (TRT)

## Planned Service Expansions:

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

## Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 11-FEB-14

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

ARIES INVESTMENTS &  
FINANCIAL SERVICES, INC

14275 SW 139 CT, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

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ADDRESS

Z2013000104

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HEARING NUMBER

**HISTORY:**

THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD REGULATIONS OR  
BUILDING SUPPORT REGULATION CASES

ARIES INVESTMENTS & FINANCIAL SERVICES, INC

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

**REPORTER NAME:**

DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: ARIES INVESTMENT & FINANCIAL SERVICES, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>JORGE FERRER 8567 CORAL WAY S. 381</u>	<u>100%</u>
<u>MIAMI, FLORIDA 33155</u>	

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 \_\_\_\_\_

<u>NAME AND ADDRESS</u>
<b>RECEIVED</b> NOV 19 2013 213-104
ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY <u>R</u>

<u>Percentage of Interest</u>
<b>RECEIVED</b> OCT 21 2013 ZONING ADMINISTRATIVE REVIEW SECT. MIAMI-DADE PLANNING AND ZONING DEPT. BY <u>RA</u>

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: \_\_\_\_\_

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

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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
NOV 19 2013  
213-104

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
OCT 21 2013  
ZONING ADMINISTRATIVE REVIEW SECT.  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

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)

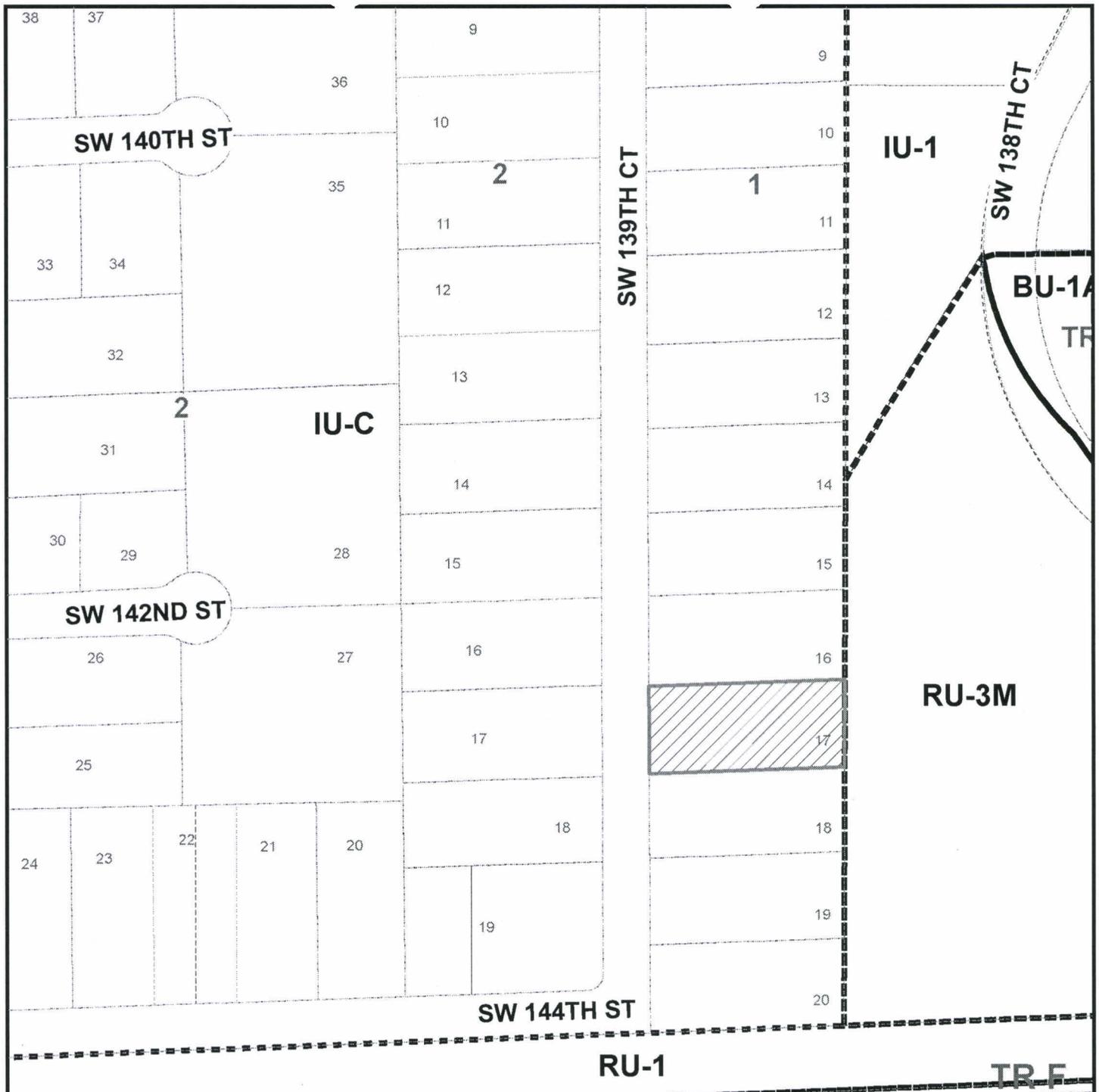
Sworn to and subscribed before me this 26 day of Sep, 2013. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)

My commission expires: 6/12/15

Seal  
YVETTE OW  
MY COMMISSION # EE206305  
EXPIRES June 12, 2016  
FloridaNotaryService.com  
(407) 398-0153

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



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2013000104**



Section: 22 Township: 55 Range: 39  
 Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

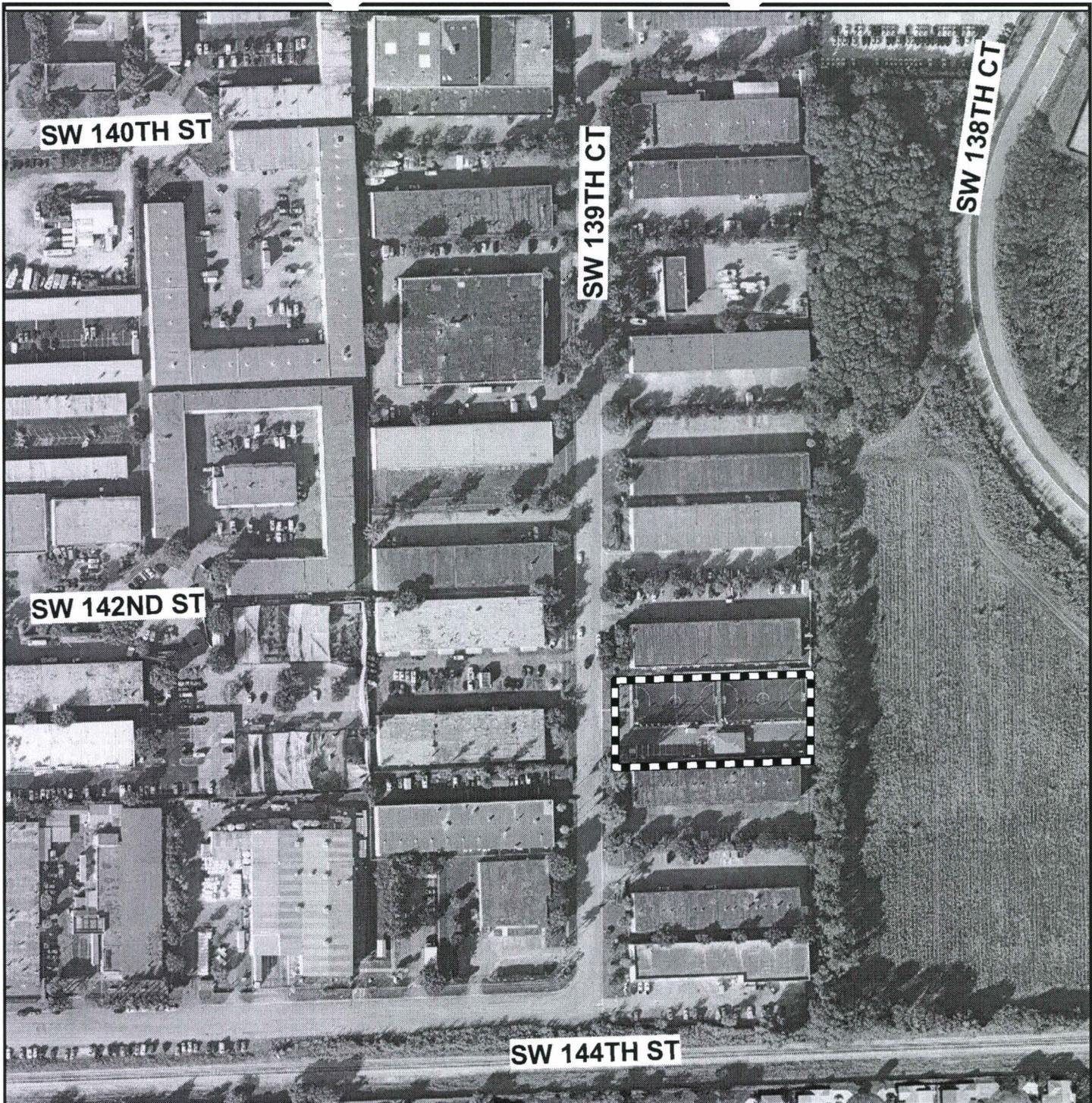
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		15



**MIAMI-DADE COUNTY**  
 AERIAL YEAR 2012

Process Number

**Z2013000104**



Section: 22 Township: 55 Range: 39  
 Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		16



**MIAMI-DADE COUNTY**  
RADIUS MAP

Process Number

**Z2013000104**

RADIUS: 2640



Section: 22 Township: 55 Range: 39  
 Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

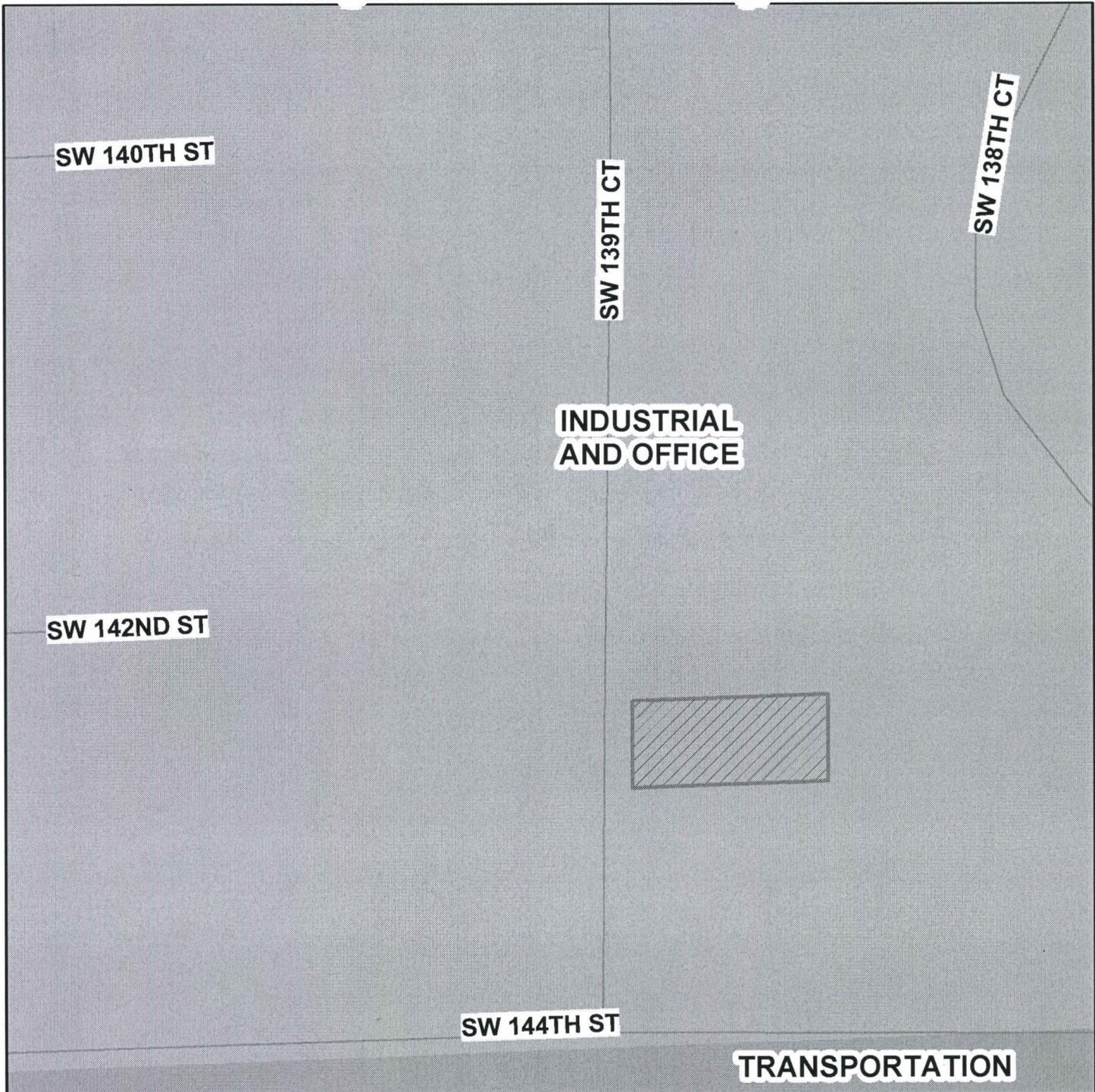
 Subject Property

 Buffer



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		17



**MIAMI-DADE COUNTY**  
 CDMP MAP

Process Number  
**Z2013000104**



Section: 22 Township: 55 Range: 39  
 Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY

# Memorandum



**Date:** September 21, 2013

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

**From:** *cn*  
*9/25* - Jack Kardys *[Signature]*  
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*	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
<b>Total</b>	<b>1,130,729</b>	<b>3,109.50</b>	<b>1300.13</b>	<b>1118.93</b>	<b>2419.06</b>	<b>752.74</b>	<b>829</b>	<b>4000.80</b>	<b>891.30</b>	<b>1.29</b>

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\PROP\MGR\CONCURR\2013-2014

# Memorandum



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

A handwritten signature in cursive script, appearing to read "Paul Mauriello", written in dark ink over the typed name in the "From:" field.

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 ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity			
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	<u>790,300</u>

\* 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



Date: October 1, 2013

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

From: Ysela Llorc, Director  
Miami-Dade Transit

Subject: FY14 Blanket Concurrency Approval for Transit

2013 SEP -6 P 4:41

PLANNING  
METRO-TRANSIT ADMIN SECT

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



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

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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

Received by  
Zoning Agenda Coordinator

JUL 27 2010

c: Control File

# Memorandum



**Date:** September 5, 2012  
**To:** Jack Kardys, Director  
Park and Recreation Department  
**From:** *Mark R. Woerner*  
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

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

**PH: Z13-104(14-3-CZ11-1)**

**March 11, 2014**  
Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	Aries Investments and Financial Services, Inc.
<b>Summary of Requests</b>	The applicant is seeking to modify a condition of a previously approved resolution to allow the extension of the operating hours for the previously approved recreational facility.
<b>Location</b>	14275 SW 139 Court, Miami-Dade County, Florida.
<b>Property Size</b>	0.93-acre
<b>Existing Zoning</b>	IU-C, Conditional Industrial District
<b>Existing Land Use</b>	Recreational facility
<b>2015-2025 CDMP Land Use Designation</b>	Industrial and Office (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Denial without prejudice.</b>

**REQUEST:**

Modification of Condition #5 of Resolution #CZAB11-19-09 passed and adopted by Community Zoning Appeals Board #11, and reading as follows:

From: "5. That lights be permitted up to and no later than 11:00 PM with the proper shielding."

To: "5. That lights be permitted up to and no later than 2:00 AM with the proper shielding"

The purpose of the request is to extend the hours for the use of the lights for a previously approved mini soccer facility.

**PROJECT DESCRIPTION AND HISTORY:**

The subject site is an existing .93-acre parcel that was approved with conditions, pursuant to Resolution #CZAB11-19-09, to permit recreational facility consisting of three (3) mini soccer fields and a concession stand.

The applicant now seeks to modify one of the approved conditions in order to extend the hours of operation of the previously approved recreational facility.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	IU-C; recreational facility	Industrial and Office
<b>North</b>	IU-C; warehouses	Industrial and Office
<b>South</b>	IU-C; warehouses	Industrial and Office

East	RU-3M; vacant	Industrial and Office
West	IU-C: warehouses	Industrial and Office

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located at 14275 SW 139 Court. A vacant parcel lies to the east of the subject property that was recently approved to allow a multi-family residential development and warehouse buildings surround the subject property to the north, south and west.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to extend the hours of operation for an existing recreational facility consisting of two (2) mini soccer fields and a concession stand. However, same could have a negative visual impact on the surrounding area and could create additional aural impact on any future residential development on the abutting parcel to the east.

**CDMP ANALYSIS:**

The subject property is designated for **Industrial and Office** use on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This category accommodates uncommon commercial uses such as amusement uses, and others with unusual sitting requirements may also be considered at appropriate locations. Since the applicant is not requesting to add any additional uses to the existing IU-C zoning and the existing previously approved recreational facility use, approval of the application is **consistent** with the CDMP LUP Map designation.

**ZONING ANALYSIS:**

When the requested modification is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of this request would be **incompatible** with the surrounding area. Staff notes that pursuant to Resolution #CZAB11-19-09, the subject property was approved with a condition to allow the lights to be on up to and no later than 11:00 PM with the proper shielding. At the CZAB hearing in 2009, staff recommended that the use of the mini soccer fields to be limited to day light hours only in order to diminish the aural impact on the surrounding area, more specifically on the adjacent property lying to the east of the subject property which is presently vacant but could be developed with residential use in the future. However, the Board did not include that condition in its resolution and allowed for lights to be permitted up to and no later than 11:00 PM with the proper shielding.

Staff also notes that the property to the east was recently approved for a residential development, pursuant to Resolution #CZAB11-7-13. Staff opines that extending the time allowed for lighting for the existing facility will have negative visual and aural impacts on the proposed residential development on the adjacent property to the east, which will detrimentally impact the way of life for future residents. Additionally, approval of this application will intensify the uses on the subject parcel by extending the hours of use for the recreational facility, which staff does not support due to the reasons outlined above.

Therefore, staff opines that the approval of the applicant's requests to modify the condition of the prior resolution would have a negative aural and visual impact on the surrounding area and would be **incompatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the

area. As such, staff recommends denial without prejudice of this application under Section 33-311(A)(7) Generalized Modification Standards.

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER COMMENTS:** See attached.

**OTHER:** N/A

**RECOMMENDATION:** Denial without prejudice.

**CONDITIONS FOR APPROVAL:** None.

ES:MW:NN:CH:JV



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

NAN

# ZONING RECOMMENDATION ADDENDUM

*Aries Investments and Financial Services, Inc.*  
Z13-104

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resource Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p><b>Industrial and Office</b> (Page I-39)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p><i>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.</i></p>
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**1. ARIES INVESTMENTS & FINANCIAL SERVICES, INC. 14-3-CZ11-1 (13-104)**  
**(Applicant)** **Area 11/District 11**  
**Hearing Date: 03/11/14**

Property Owner (if different from applicant) ARIESINVESTMENTS&FINANCIALSERVINC.

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

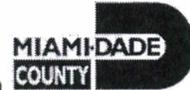
Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2009	Aries Investments & Financial Services, Inc.	- Unusual Use to permit a private recreational facility; to wit: 3 outdoor mini soccer fields with a concession stand and locker room facility.	C11	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



**Date:** November 27, 2013

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

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

**Subject:** Pinecrest #Z2013000104  
Aries Investments & Financial Services Inc  
14275 SW 139<sup>th</sup> Court  
Modify condition of previous resolution to change the  
hours that lights can be on in a mini-soccer field  
(IU-C) (.93 Acres)  
22-55-39

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

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

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

#### Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

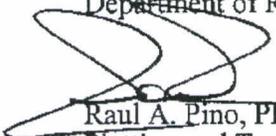
cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** January 10, 2014

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

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

**Subject:** Z2013000104  
Name: Aries Investment & Financial Services, Inc.  
Location: 14275 SW 139 Court  
Section 22 Township 55 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 17, Block 1 of Plat Book 109, Page 18.

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

# Memorandum



**Date:** December 12, 2013

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

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

**Subject:** Aries Investments and Financial Services, Inc. (#13\_104)

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The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

**Application:** *Aries Investments and Financial Services, Inc.* is requesting a modification of Resolution No. CZAB 11-19-09 to extend the hours of operation for mini-soccer facilities on the property, located in an Industrial district (IU-C).

**Size:** The subject property is approximately .93 acre.

**Location:** The subject property is located at 14275 SW 139<sup>th</sup> Court, 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 25, 2013, 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 Regulatory and Economic Resources 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the mini-soccer facilities on the property will be considered a commercial establishment. Per the Code the following is required of commercial establishments 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, once the building is developed.

### 3. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |  |
|----------------------------------|--|
| 1) High grade office paper       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

**Section 15-2.3** of the Code states the failure of a commercial 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 and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

### 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."

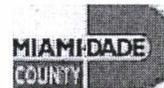
### 5. Site Circulation Considerations

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:

- Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- "T" shaped turnaround 60 feet long by 10 feet wide
- 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.

# Memorandum



**Date:** 03-DEC-13  
**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2013000104

## Fire Prevention Unit:

No objection to the existing survey with a November 19, 2013 Zoning Department received date.

## Service Impact/Demand

Development for the above Z2013000104  
located at 14275 SW 139 CT, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 2018 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 7:12 minutes

## Existing services

The Fire station responding to an alarm in the proposed development will be:  
Station 43 - Richmond - 13390 SW 152 Street  
Rescue, ALS 65' Aerial, (TRT)

## Planned Service Expansions:

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

## Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 11-FEB-14

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

ARIES INVESTMENTS &  
FINANCIAL SERVICES, INC

14275 SW 139 CT, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2013000104

---

HEARING NUMBER

**HISTORY:**

THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD REGULATIONS OR  
BUILDING SUPPORT REGULATION CASES

ARIES INVESTMENTS & FINANCIAL SERVICES, INC

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

**REPORTER NAME:**



NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
NOV 19 2013  
23-104

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
OCT 24 2013  
113-09

ZONING ADMINISTRATIVE REVIEW SECT.  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

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)

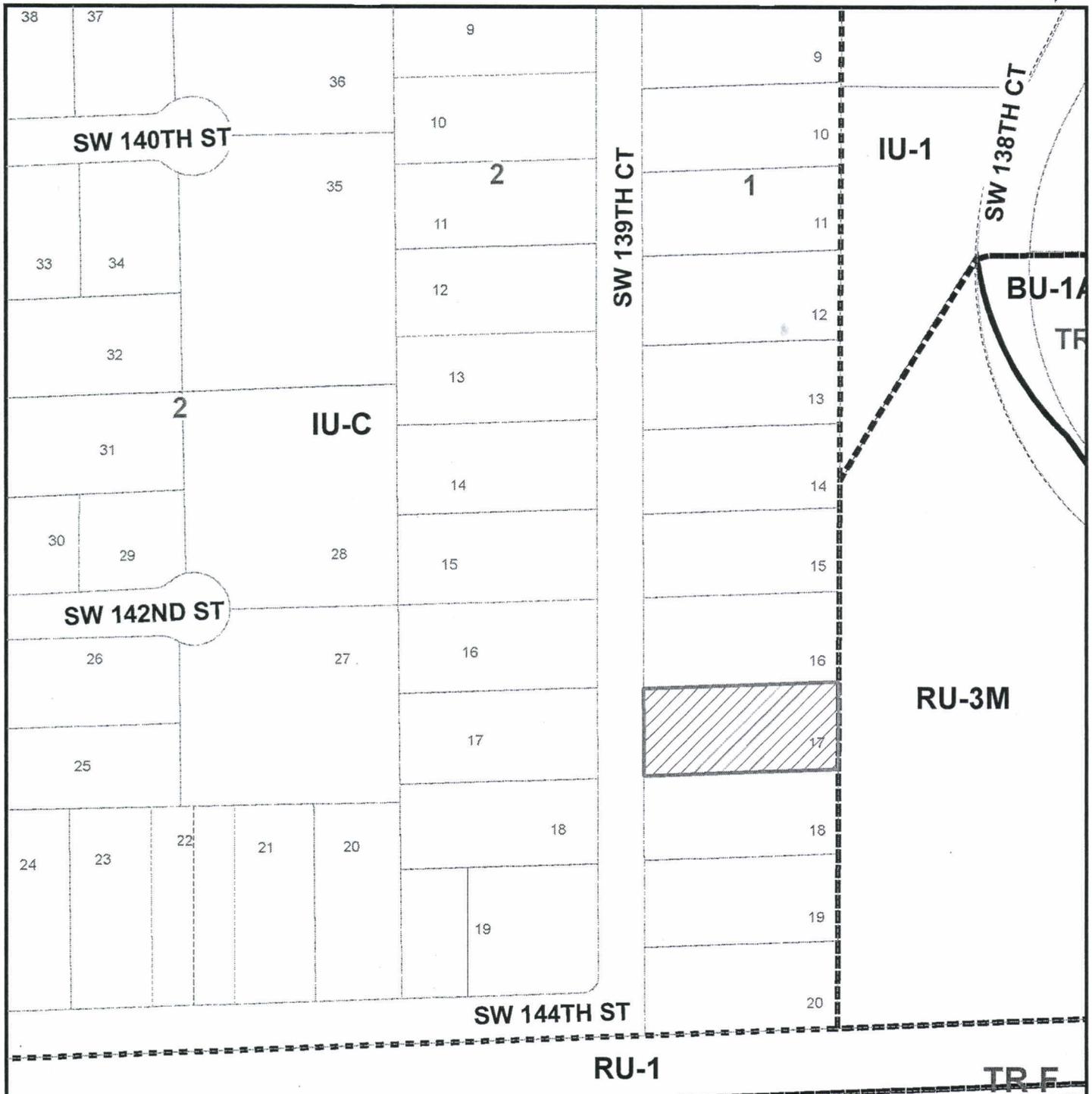
Sworn to and subscribed before me this 26 day of Sep, 2013. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)

My commission expires: 6/12/16

Seal  
YVETTE OW  
MY COMMISSION # EE206305  
EXPIRES June 12, 2016  
FloridaNotaryService.com  
(407) 398-0153

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



**MIAMI-DADE COUNTY**  
HEARING MAP

Process Number  
**Z2013000104**



Section: 22 Township: 55 Range: 39  
 Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

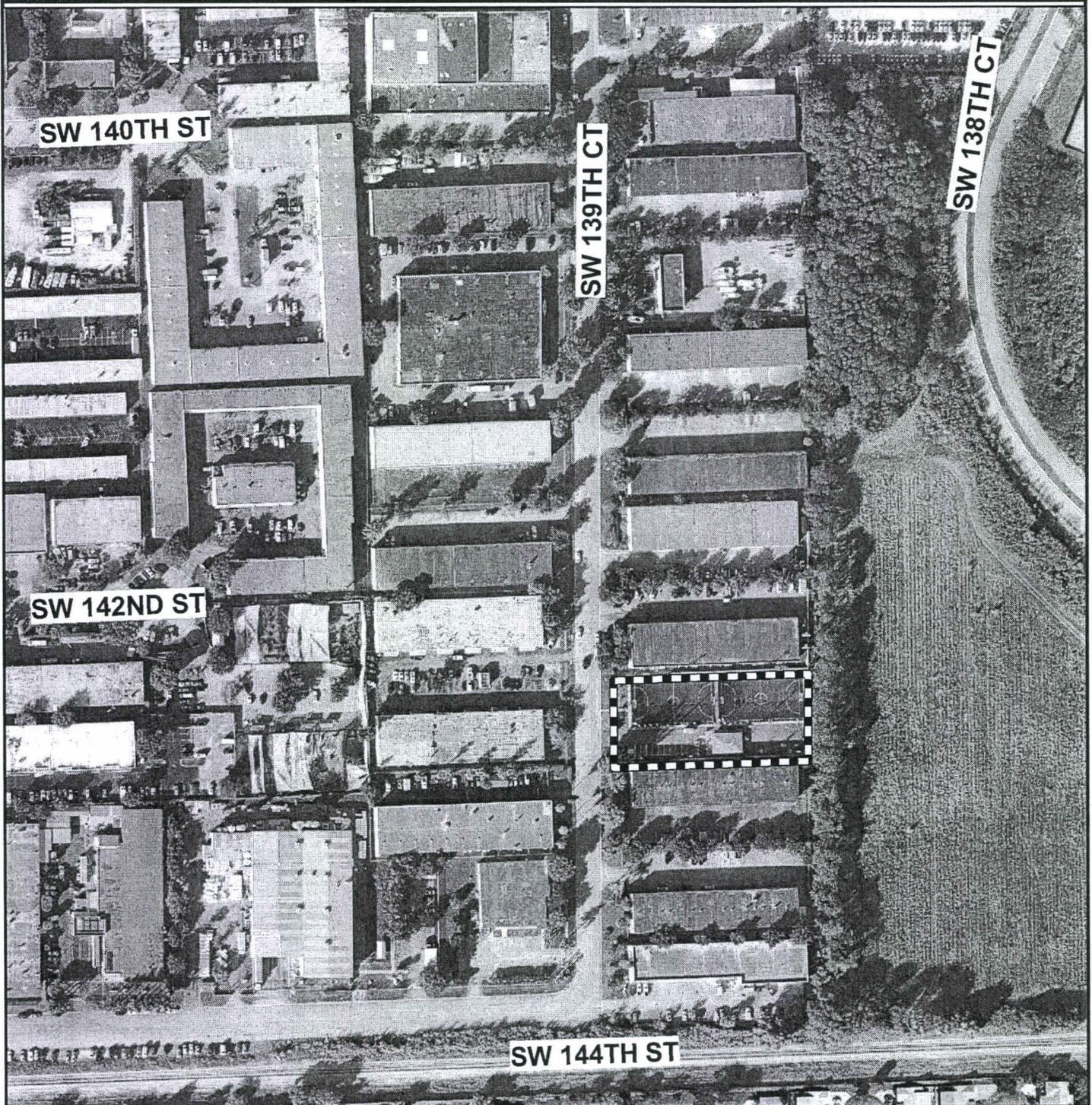
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		14



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2012**

Process Number

**Z2013000104**



Section: 22 Township: 55 Range: 39  
 Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		15



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number

**Z2013000104**

RADIUS: 2640

Section: 22 Township: 55 Range: 39

Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC

Zoning Board: C11

Commission District: 11

Drafter ID: JEFFER GURDIAN

Scale: NTS

**Legend**

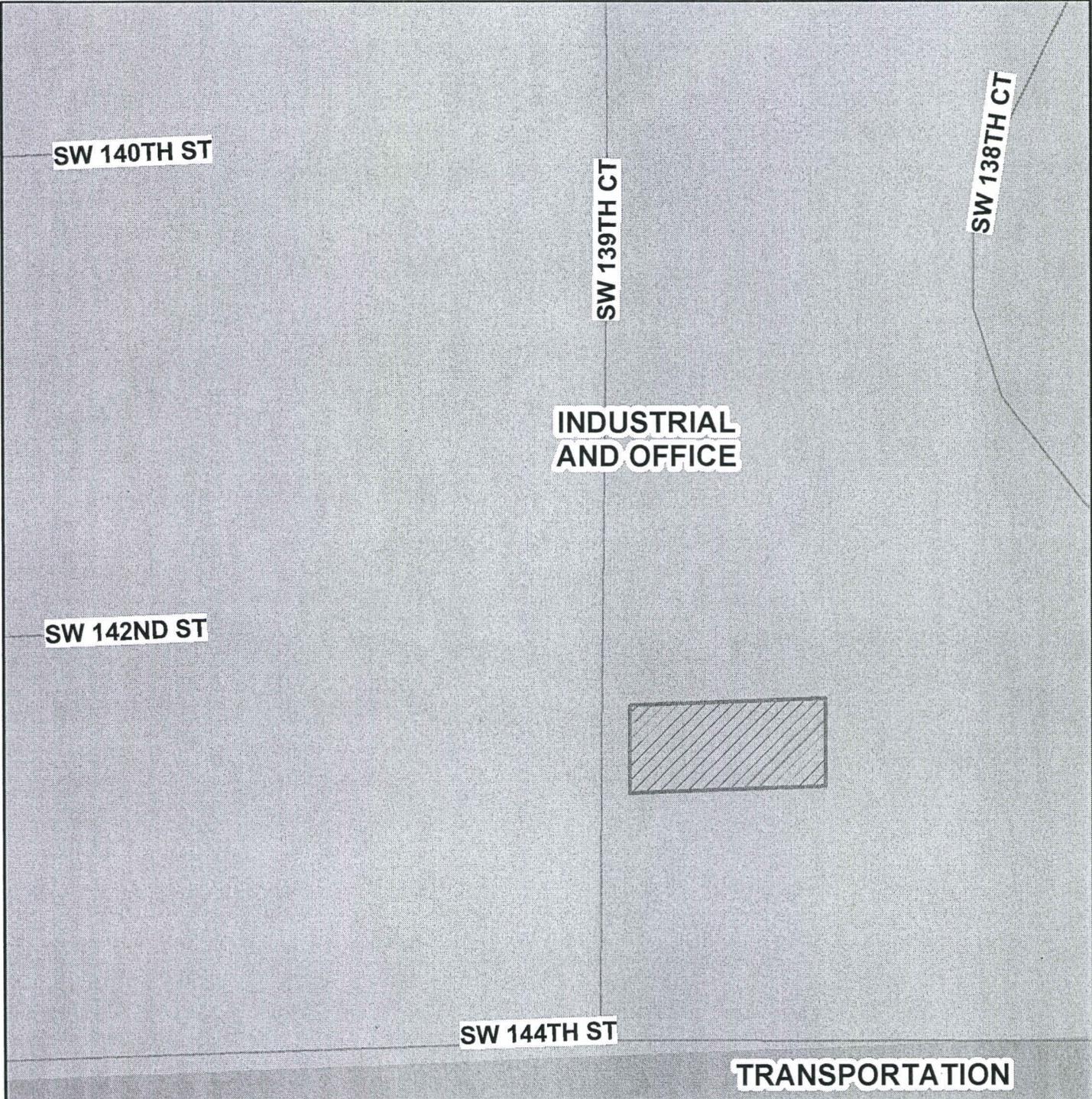
 Subject Property

 Buffer



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		16



**MIAMI-DADE COUNTY**  
 CDMP MAP

Process Number  
**Z2013000104**



Section: 22 Township: 55 Range: 39  
 Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**  
 Subject Property Case



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY



Miami-Dade County  
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2013000104

BOARD: C11

LOCATION OF SIGN: 14275 SW 139 CT, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 18-FEB-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: FELIX ACOSTA

FA

HEARING NO. 14-3-CZ11-1 (13-104)

22-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: ARIES INVESTMENTS & FINANCIAL SERVICES, INC.

MODIFICATION of Condition #5 of Resolution CZAB11-19-09, passed and adopted by the Community Zoning Appeals Board #11, reading as follows:

FROM: "5. That lights be permitted up to and no later than 11:00 PM with the proper shielding."

TO: "5. That lights be permitted up to and no later than 2:00 AM with the proper shielding."

The purpose of the request is to extend the hours for the use of the lights for a previously approved mini soccer facility.

SUBJECT PROPERTY: Lot 17 Block 1 of TAMIAMI INDUSTRIAL PARK SECTION1, PB 109-18.

LOCATION: 14275 SW 139 Court, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: .93 Acre

PRESENT ZONING: IU-C (Industry-Controlled)

AH

HEARING NO. 14-3-CZ11-1 (13-104)

22-55-39  
Council Area 11  
Comm. Dist. 11

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SIZE OF PROPERTY: .93 Acre

PRESENT ZONING: IU-C (Industry-Controlled)

HEARING NO. 14-3-CZ11-1 (13-104)

22-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: ARIES INVESTMENTS & FINANCIAL SERVICES, INC.

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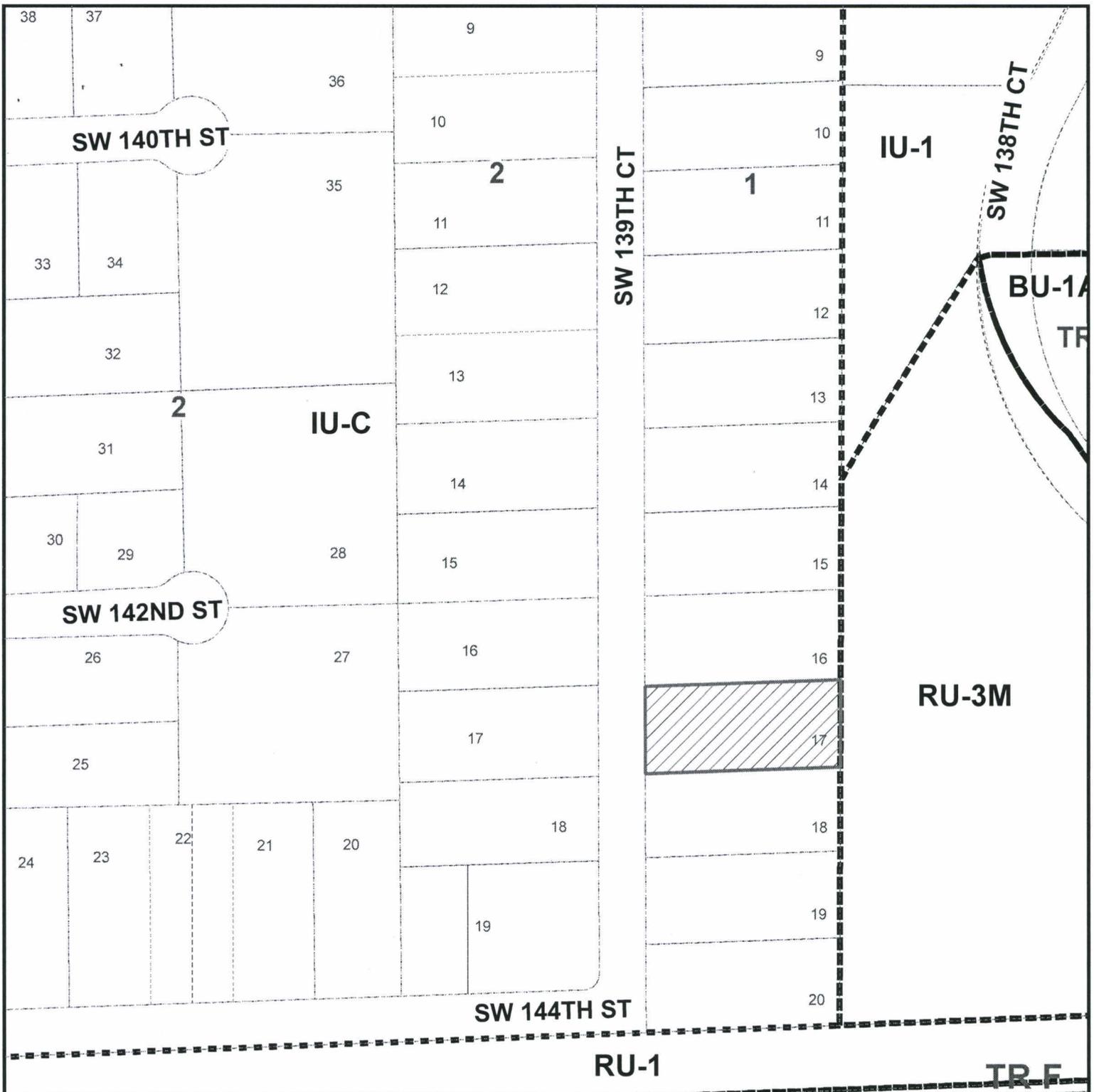
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*Tamiami*  
SUBJECT PROPERTY: Lot 17 Block 1 of INDUSTRIAL PARK SECTION1, PB 109-18.

LOCATION: 14275 SW 139 Court, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: .93 Acre

PRESENT ZONING: IU-C (Industry-Controlled)



**MIAMI-DADE COUNTY**  
**HEARING MAP**

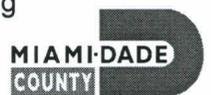
Process Number  
**Z2013000104**



Section: 22 Township: 55 Range: 39  
 Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

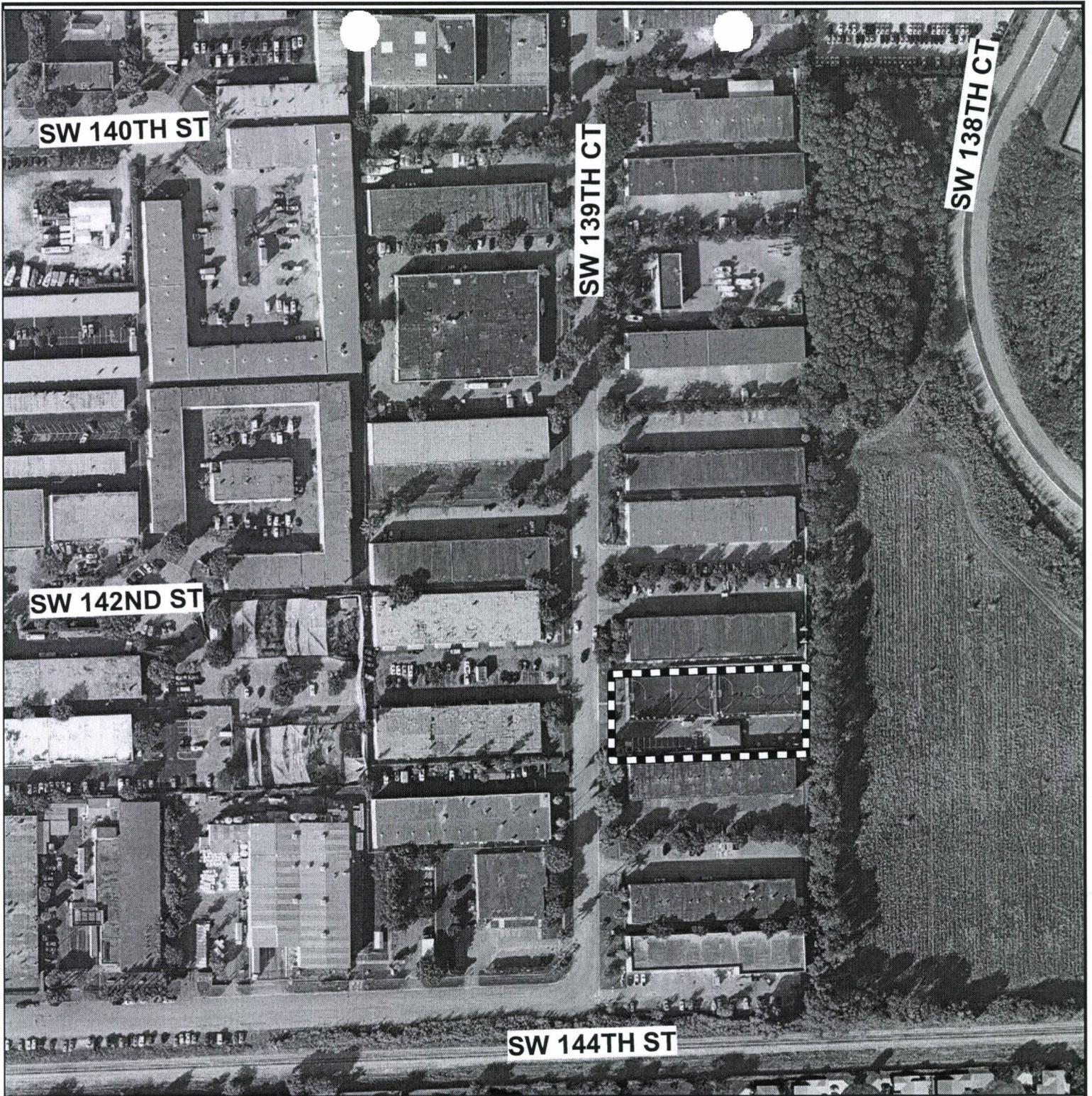
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2012**

Process Number

**Z2013000104**



Section: 22 Township: 55 Range: 39

Applicant: **ARIES INVESTMENTS & FINANCIAL SERVICES, INC**

Zoning Board: C11

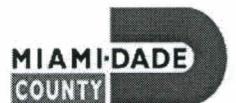
Commission District: 11

Drafter ID: **JEFFER GURDIAN**

Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY



**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number

**Z2013000104**

RADIUS: 2640

Section: 22 Township: 55 Range: 39

Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC

Zoning Board: C11

Commission District: 11

Drafter ID: JEFFER GURDIAN

Scale: NTS

**Legend**

 Subject Property

 Buffer



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY

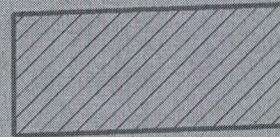
SW 140TH ST

SW 139TH CT

SW 138TH CT

INDUSTRIAL  
AND OFFICE

SW 142ND ST



SW 144TH ST

TRANSPORTATION

**MIAMI-DADE COUNTY**  
CDMP MAP

Process Number  
**Z2013000104**



Section: 22 Township: 55 Range: 39  
Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC  
Zoning Board: C11  
Commission District: 11  
Drafter ID: JEFFER GURDIAN  
Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY

# Memorandum



**Date:** September 21, 2013

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

**From:** *GN*  
*9/25* Jack Kardys *[Signature]*  
Director, Parks, Recreation and Open Spaces Department

**Subject:** Blanket Concurrency Approval for Recreation and Open Space

---

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

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

Attachment

JK: jb

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



Miami-Dade County  
 Park and Recreation Department  
 LOS-2013

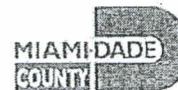
Report # 4 Table 34  
 Local Recreation Open Space Level of Service

PBD	Estimated 2013 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency*	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
<b>Total</b>	<b>1,130,729</b>	<b>3,109.50</b>	<b>1300.13</b>	<b>1118.93</b>	<b>2419.06</b>	<b>752.74</b>	<b>829</b>	<b>4000.80</b>	<b>891.30</b>	<b>1.29</b>

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\PROPMGR\CONCURR\2013-2014

# Memorandum



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

A handwritten signature in blue ink that reads "Paul Mauriello".

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 ****	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity				
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	<u>790,300</u>

\* 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



Date: October 1, 2013

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

From: Ysela Llori, Director  
Miami-Dade Transit

Subject: FY14 Blanket Concurrency Approval for Transit

2013 SEP -6 P 4: 41

PLANNING & ECONOMIC SECT  
METROPLAN

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



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

Received by  
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

# Memorandum



**Date:** September 5, 2012  
**To:** Jack Kardys, Director  
Park and Recreation Department  
**From:** *Mark R. Woerner*  
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