

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

PH: Z13-114 (14-04-CZ11-2)

April 8, 2014

Item No. 2

| Recommendation Summary | |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commission District | 11 |
| Applicant | Efren Bello |
| Summary of Requests | The applicant is seeking to permit a covered patio setback less than required from the rear property line and with less patio area than is required. |
| Location | 5042 SW 145 Avenue, Miami-Dade County, Florida. |
| Property Size | .062 Acre. |
| Existing Zoning | RU-TH, Townhouse District |
| Existing Land Use | Townhouse residence |
| 2015-2025 CDMP Land Use Designation | Low-Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i> |
| Comprehensive Plan Consistency | Consistent with interpretative text, goals, objectives and policies of the CDMP |
| Applicable Zoning Code Section(s) | Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i> |
| Recommendation | Approval with conditions. |

REQUESTS:

1. NON-USE VARIANCE to permit an existing covered patio setback 1.75' (5' required) from the rear (West) property line.
2. NON-USE VARIANCE to permit a patio living area of 362 sq. ft. (400 sq. ft. min. required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Floor Plan" as prepared by MDS Engineering Corp. and dated stamped received December 16, 2013, consisting of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

Existing 178 sq. ft. covered terrace patio addition to townhouse residence

| <u>NEIGHBORHOOD CHARACTERISTICS</u> | | |
|--------------------------------------------|--------------------------------|-------------------------------------------|
| | Zoning and Existing Use | Land Use Designation |
| Subject Property | RU-TH, townhouse residence | Low Density Residential (2.5 to 6 dua) |
| North | RU-TH, townhouse residence | Low Density Residential (2.5 to 6 dua) |
| South | RU-TH; townhouse residence | Low Density Residential (2.5 to 6 dua) |
| East | RU-TH; townhouse residence | Low Density Residential (2.5 to 6 dua) |
| West | RU-1; single-family residences | Low Density Residential (2.5 to 6 dua) |

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 5042 SW 145 Avenue within an existing residential development. The area surrounding the subject property is primarily characterized by townhouse residences to the north, south, and east and single-family residences to the west.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to maintain the existing covered patio addition to a townhouse residence as a recreational use, and will also provide shelter from the elements. However, although the covered terrace is existing, the 3.25' encroachment may visually impact the abutting residences to the west.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the encroachment will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the townhouse residence use. Since the applicant is not requesting to add additional dwelling units or change the townhouse residence use, approval of the application with conditions is **consistent** with the density threshold of the Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

When Requests #1 and #2 are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the area. Staff found similar or more intensive approvals for rear patio setbacks along with variances for patio living areas. For example, a property located at 4813 SW 145 Avenue was approved pursuant to Resolution #5-ZAB-93-96 to permit a covered patio to setback 2' (10' required) from the rear (east) property line with a minimum patio living area of 55 sq.ft. (400' sq.ft. minimum required); a property located at 14455 SW 50 Street was approved pursuant to resolution #5-ZAB-130-96 to permit a covered patio to setback 2' (10' required) from the rear (north) property line with a minimum patio living area of 280.3 sq. ft. (400 sq. ft. minimum required) and a property located at 14050 SW 52 Terrace was approved pursuant to Resolution # 5-ZAB-419-94 to permit a 2.25' (20' required) from the rear southeast property line with a minimum patio living area of 202 sq.ft. (500 sq. ft. minimum required).

In May 1987, the subject property was a part of a larger tract of land which was approved pursuant to Administrative Site Plan Review (ASPR) number #A198700185 for a townhouse Development. The ASPR site plan indicated a 6' high wood fence along the rear (west) property line of the subject property and the abutting properties along the block face. Staff opines that the existing 6' high wood fence, which is a part of the townhouse development, provides a visual buffer that mitigates any negative visual impact created by the encroachment.

Based on the aforementioned analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

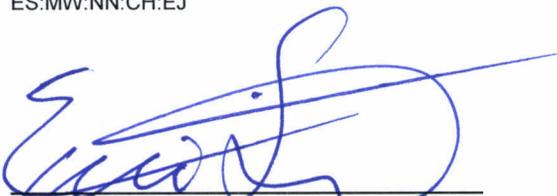
RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL :

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Floor Plan" as prepared by MDS Engineering Corp. and dated stamped received December 16, 2013, consisting of 1 sheet. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That a gutter be installed along the rear (west) roof line of the covered patio to insure on-site drainage.
5. That the existing 6' high wood fence along the rear (west) property line be maintained and that if the fence is removed or destroyed, the applicant shall replace same with a 6' high wood fence.

ES:MW:NN:CH:EJ



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

NDN

ZONING RECOMMENDATION ADDENDUM

Efren Bello
Z13-114

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS | |
|-----------------------------------------------------|--------------|
| Division of Environmental Resource Management (RER) | No objection |
| Platting and Traffic Review Section (RER) | No objection |
| Parks, Recreation and Open Spaces | No objection |
| Fire Rescue | No objection |
| Police | No objection |
| Schools | No objection |
| Public Works and Waste Management Dept | No objection |
| *Subject to conditions in their memorandum. | |

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

| | |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Low-Density Residential (Pg. I-31)</p> | <p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p> |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p> | <p><i>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</i></p> |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

2. EFREN BELLO
(Applicant)

14-4-CZ11-2 (13-114)
Area 11/District 11
Hearing Date: 04/08/14

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

| <u>Year</u> | <u>Applicant</u> | <u>Request</u> | <u>Board</u> | <u>Decision</u> |
|--------------------|-------------------------|-----------------------|---------------------|------------------------|
| None | | | | |

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.



Memorandum

Date: February 4, 2014

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

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

Subject: C-11 #Z2013000114
Efren Bello
5042 SW 145th Avenue, Miami, FL 33175
Non-Use Variance to permit a covered terrace setback less than
required from the property line.
(RU-TH) (0.062 Acres)
22-54-39

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

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of

sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The proposed change will not affect the existing stormwater management system.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands 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

The proposal to permit an existing covered terrace will not impact tree resources. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

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.

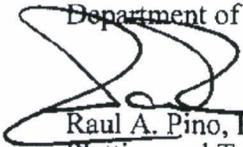
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE
COUNTY

Date: January 28, 2014

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

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

Subject: Z2013000114
Name: Efren Bello
Location: 5042 SW 145 Avenue
Section 22 Township 54 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 4 Block 37 of Plat Book 135, Page 48.

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: January 16, 2014

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

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

Subject: Efren Bello (13_114)

A handwritten signature in black ink, appearing to read "Paul Mauriello". The signature is written in a cursive, flowing style.

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

The property is located within the Department's waste collection service area. According to Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, the single family residence on the property meets the definition of a residential unit. The residential unit on the property will continue to receive PWWM waste collection and recycling services. The current waste collection fee of \$439 will cover all associated costs.

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.

Memorandum



Date: January 24, 2014

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

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

Subject: Z2013000114: EFREN BELLO

Application Name: EFREN BELLO

Project Location: The site is located at 5042 SW 145 AVE, Miami-Dade County.

Proposed Development: The request is for approval for approval of non-use variance for a setback less than required for an existing single residence.

Impact and demand: This application does not generate any new residential population applicable to CDMP Open Space Spatial Standards

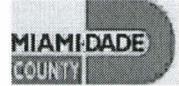
Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 28-FEB-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000114

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2013000114
located at 5042 SW 145 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1622 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: 4:53 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 37 - West Bird - 4200 SW 142 Avenue
Rescue, ALS Engine

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 21-FEB-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

EFREN BELLO

5042 SW 145 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000114

HEARING NUMBER

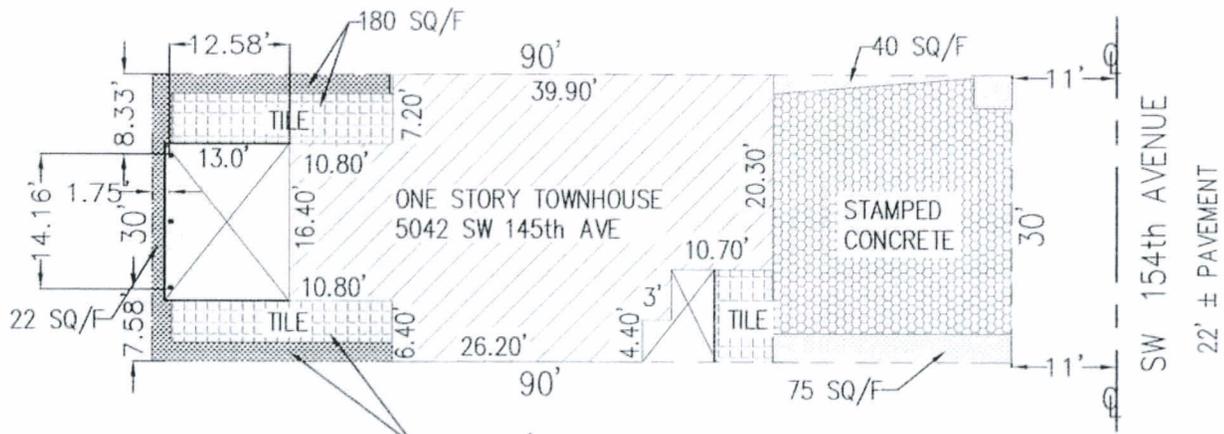
HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: BSS case 20130158082-B opened on March 6, 2013. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Detached structure inset back with non approved roofing system (shingles on low slope) and accordian shutters. Case remains open

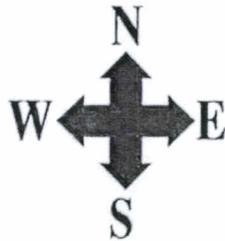
Efren Bello

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

REPORTER NAME:

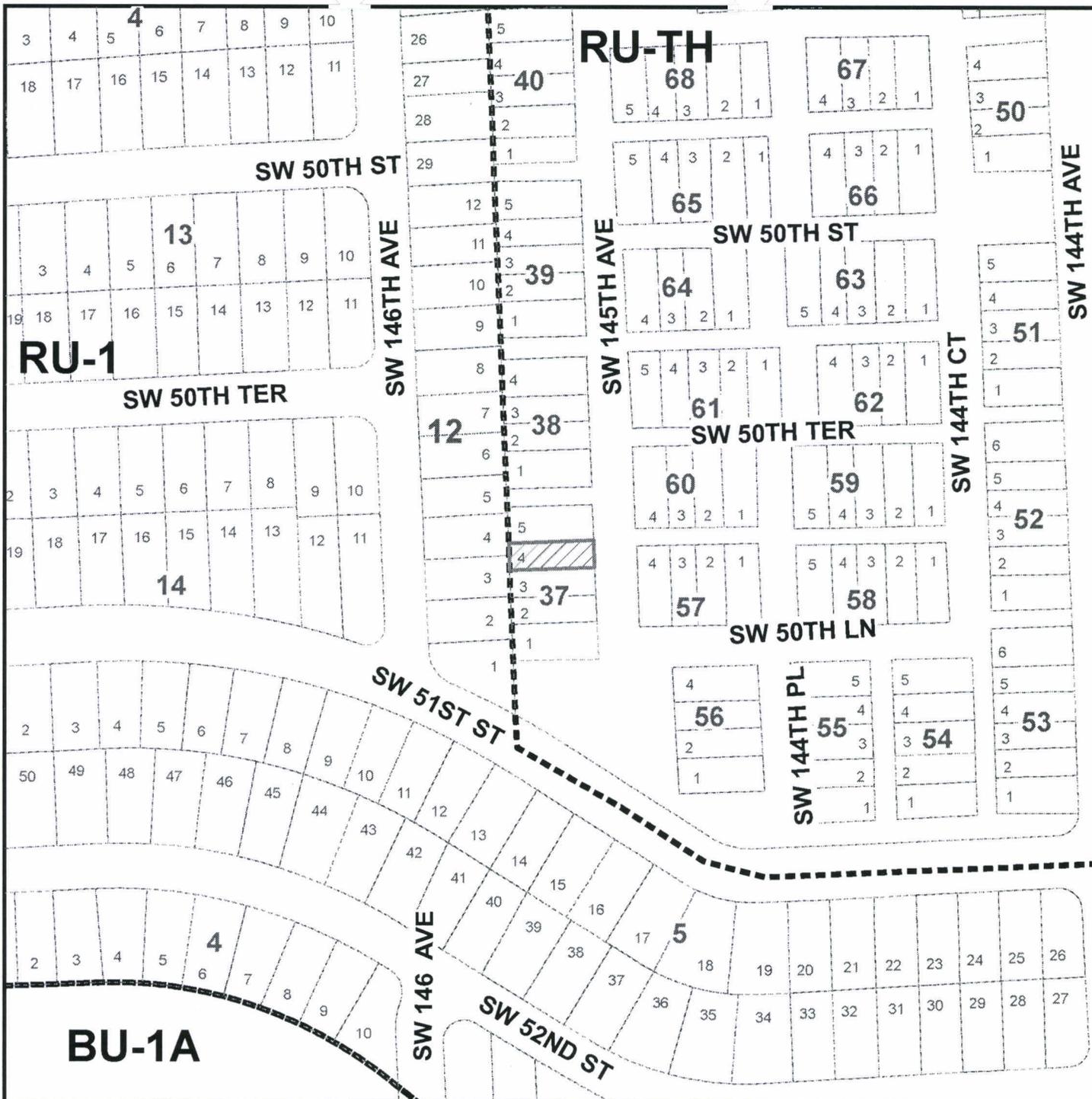


SITE PLAN
SCALE: 1"=20'



RECEIVED
213-114
DEC 16 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: for O.H.

ENLARGED SITE PLAN



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000114



Section: 22 Township: 54 Range: 39
 Applicant: EFREN BELLO
 Zoning Board: C11
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, January 16, 2014

| REVISION | DATE | BY |
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MIAMI-DADE COUNTY

Process Number

AERIAL YEAR 2013

Z2013000114



Section: 22 Township: 54 Range: 39
 Applicant: EFREN BELLO
 Zoning Board: C11
 Commission District: 10
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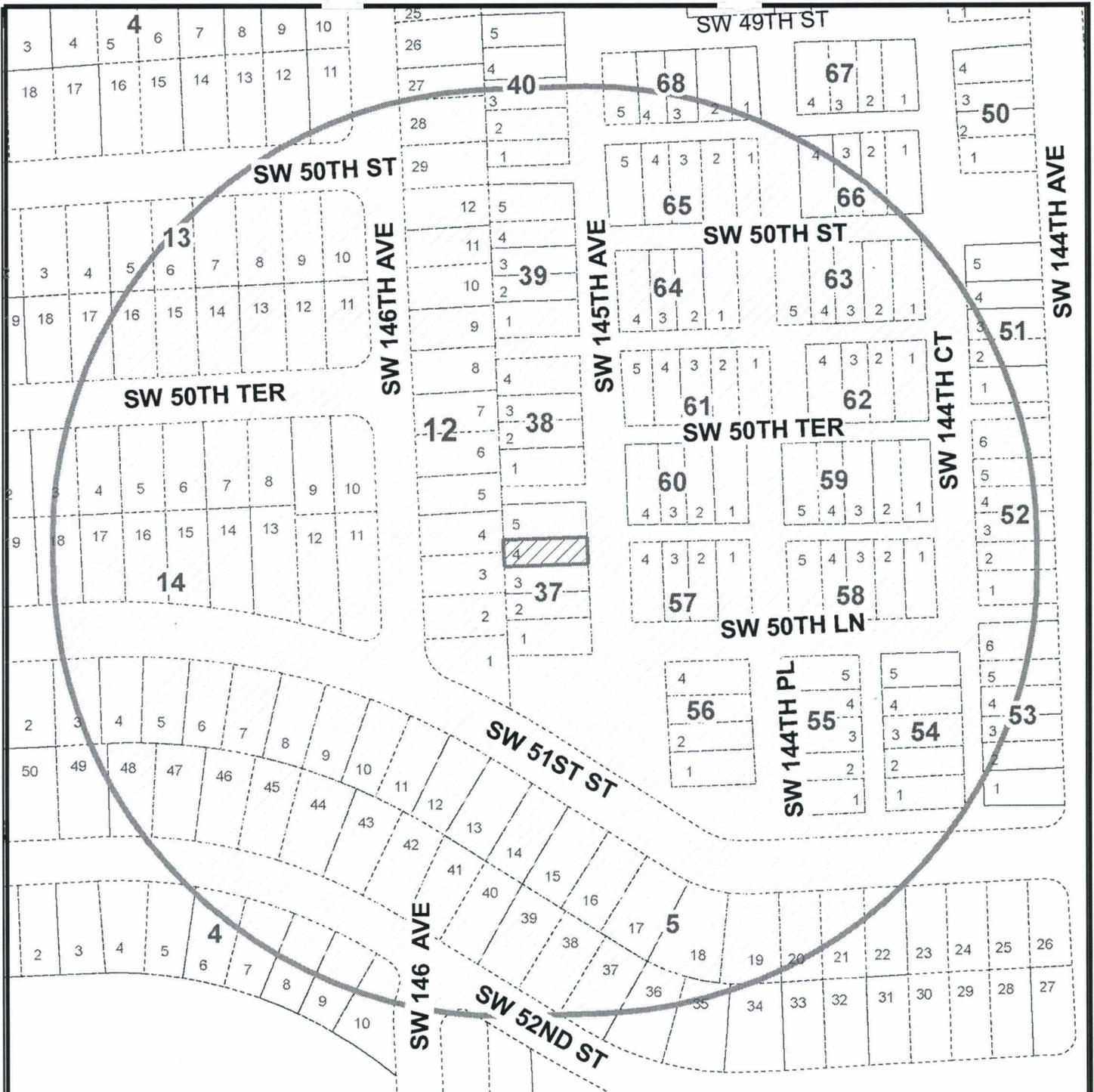
Legend

 Subject Property



SKETCH CREATED ON: Thursday, January 16, 2014

| REVISION | DATE | BY |
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MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000114
 RADIUS: 500



Section: 22 Township: 54 Range: 39
 Applicant: EFREN BELLO
 Zoning Board: C11
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

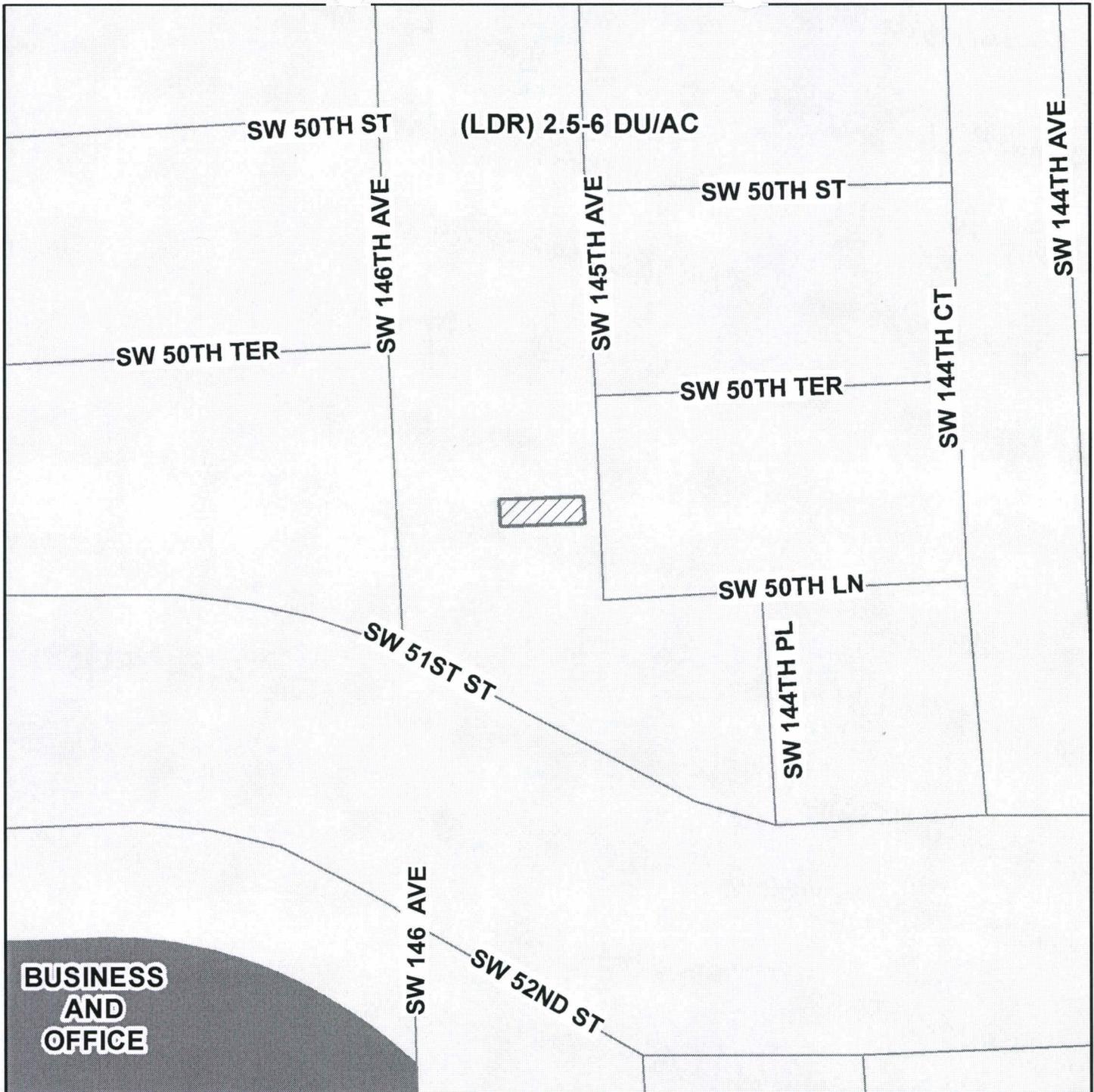
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-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, January 16, 2014

| REVISION | DATE | BY |
|----------|------|----|
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MIAMI-DADE COUNTY
 CDMP MAP

Process Number
Z2013000114



Section: 22 Township: 54 Range: 39
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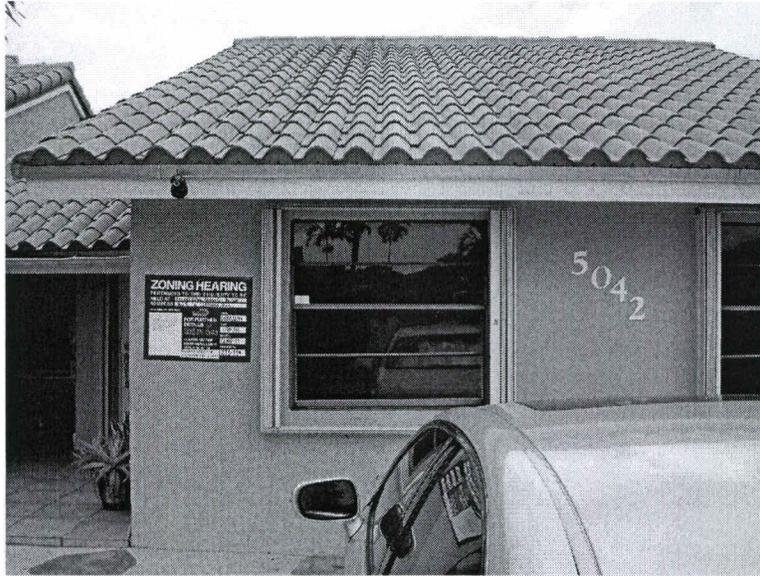
SKETCH CREATED ON: Thursday, January 16, 2014

| REVISION | DATE | BY |
|----------|------|----|
| | | |



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



3/17/14

HEARING NUMBER: Z2013000114

BOARD: C11

LOCATION OF SIGN: 5042 SW 145 AVE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 17-MAR-14

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

SIGNATURE: _____

PRINT NAME: THOMAS GOMEZ

HEARING NO. 14-4-CZ11-2 (13-114)

22-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: EFREN BELLO

- (1) NON-USE VARIANCE to permit an existing covered patio setback 1.75' (5' required) from the rear (west) property line.
- (2) NON-USE VARIANCE to permit a patio living area of 362 sq. ft. (400 sq. ft. minimum required).

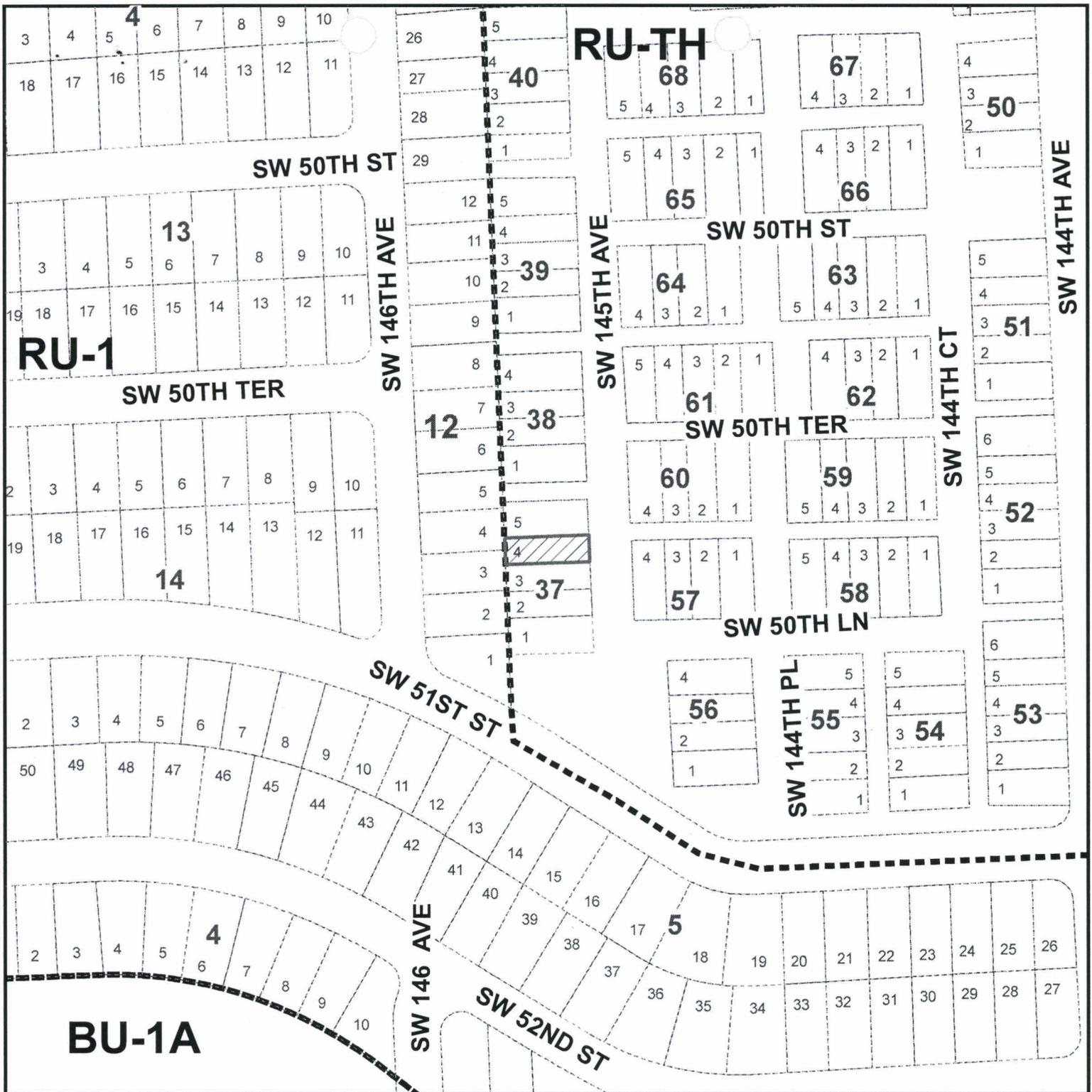
Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Floor Plan" as prepared by MDS Engineering Corp. and dated stamped received 12/16/13 and consisting of 1 sheet. Plans may be modified at public hearing.

LOCATION: 5042 SW 145 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: .062 Acre

PRESENT ZONING: RU-TH (Townhouse-8.5 units/net acre)





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000114



Section: 22 Township: 54 Range: 39
 Applicant: EFREN BELLO
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| | | |



MIAMI-DADE COUNTY

Process Number

AERIAL YEAR 2013

Z2013000114



Section: 22 Township: 54 Range: 39

Applicant: EFREN BELLO

Zoning Board: C11

Commission District: 10

Drafter ID: JEFFER GURDIAN

Scale: NTS

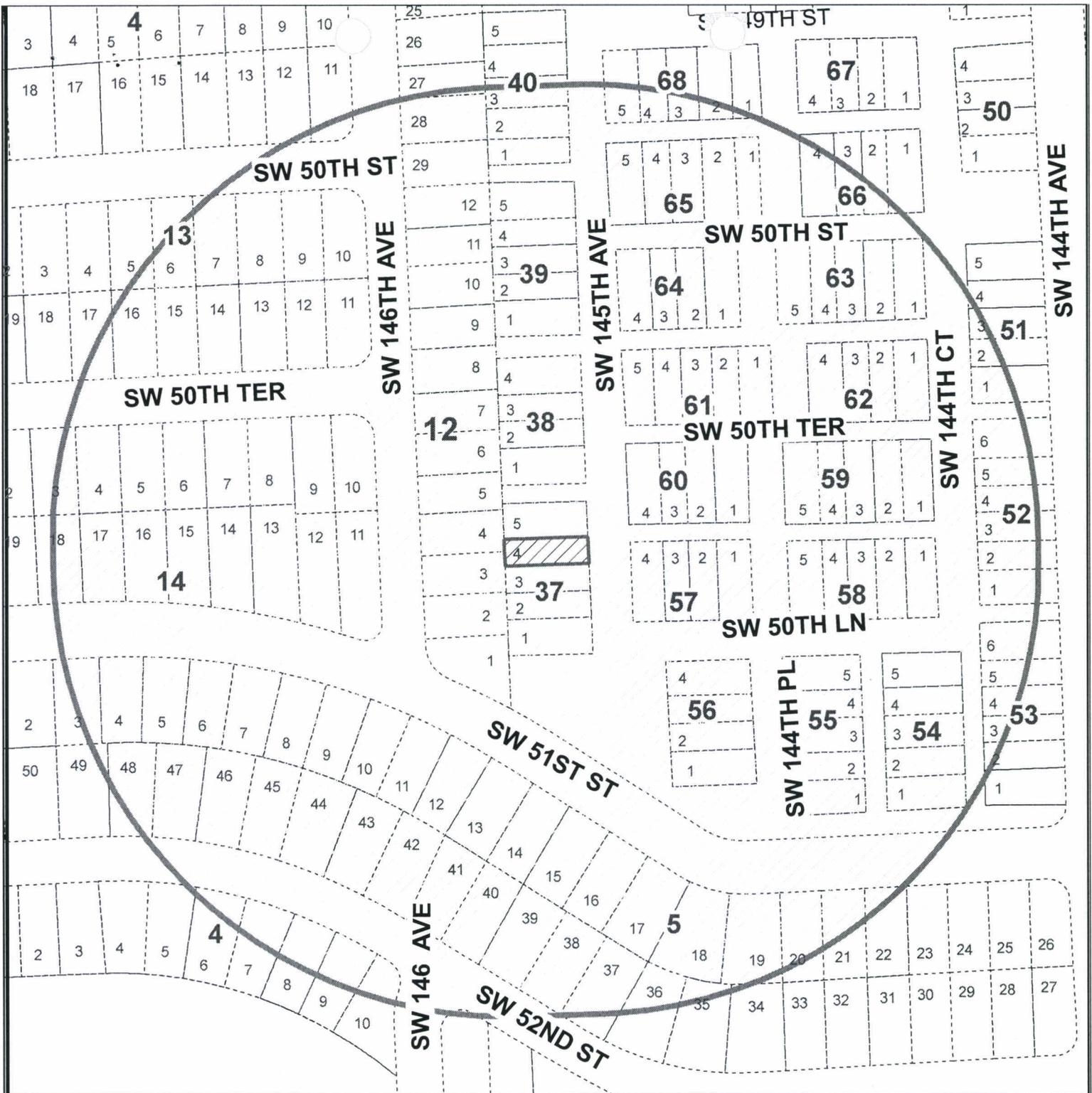
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 Subject Property

**MIAMI-DADE
COUNTY**

SKETCH CREATED ON: Thursday, January 16, 2014

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**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2013000114
RADIUS: 500



Section: 22 Township: 54 Range: 39
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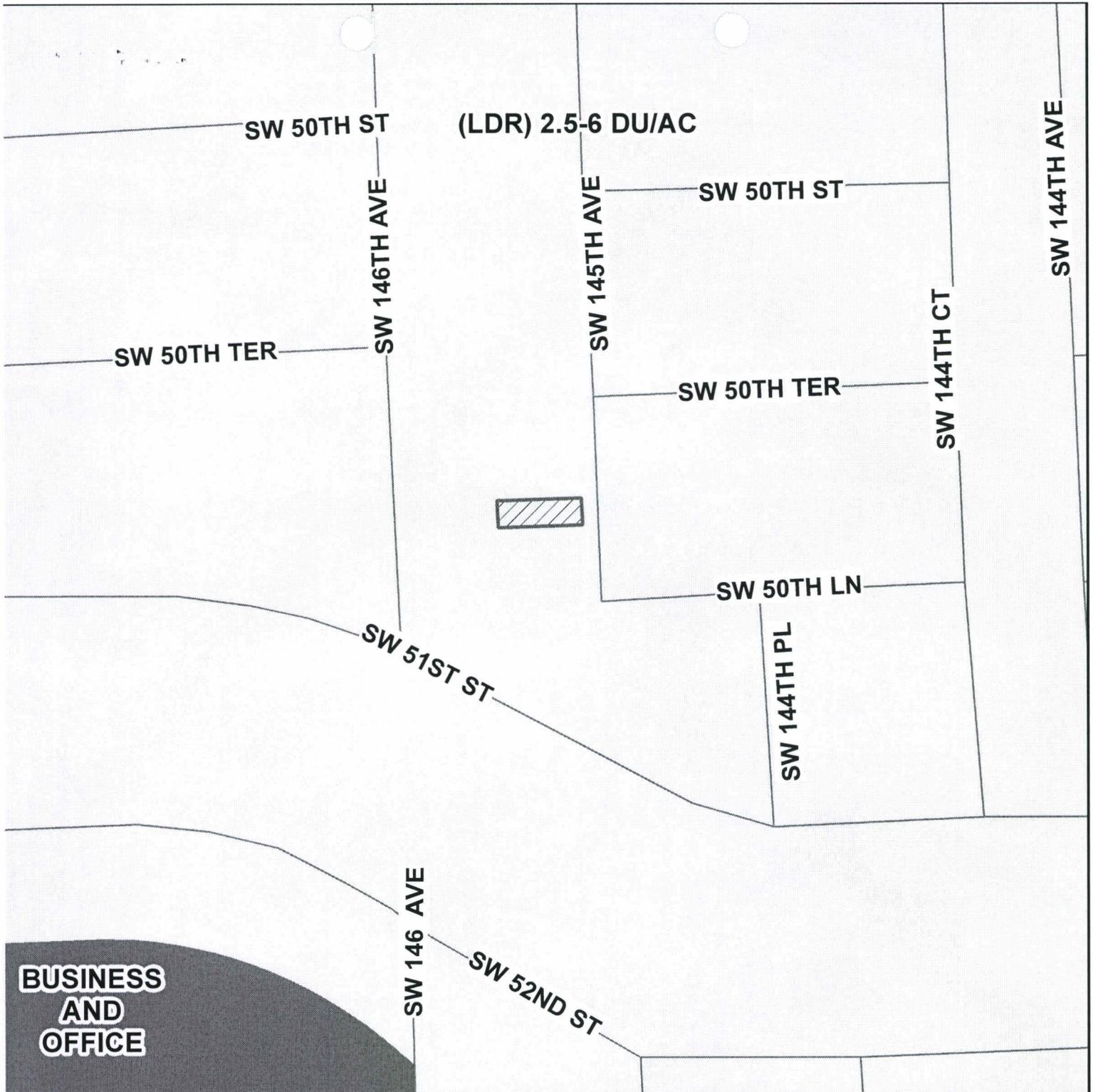
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-  Subject Property
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MIAMI-DADE COUNTY
CDMP MAP

Section: 22 Township: 54 Range: 39
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Legend

 Subject Property Case



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|----------|------|----|
| | | |

Memorandum



Date: September 21, 2013

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

From: *con*
9/20 - 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* Acres | Total Local Park acres | School Acres | Private Open Space Acres | Total Recreation Open Space Acreage | Surplus (Deficient) Acres | Percentage of Standard % |
|--------------|--------------------------------|-----------------------------------------------|-------------------------|--------------------|------------------------|---------------|--------------------------|-------------------------------------|---------------------------|--------------------------|
| 1 | 377,389 | 1,037.82 | 347.46 | 291.00 | 638.46 | 299.82 | 267 | 1205.28 | 167.46 | 1.16 |
| 2 | 596,796 | 1,641.19 | 721.61 | 595.00 | 1316.61 | 356.3 | 473 | 2145.91 | 504.72 | 1.31 |
| 3 | 156,544 | 430.50 | 231.06 | 232.93 | 463.99 | 96.62 | 89 | 649.61 | 219.11 | 1.51 |
| Total | 1,130,729 | 3,109.50 | 1300.13 | 1118.93 | 2419.06 | 752.74 | 829 | 4000.80 | 891.30 | 1.29 |

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

Memorandum



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 Llori, Director
Miami-Dade Transit

Subject: FY14 Blanket Concurrency Approval for Transit

2013 SEP -6 P 4: 41
PLANNING
METROBUS/METRO RAIL 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

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

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