Miami-Dade Co..y Department of Regulatory and onomic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **April 23, 2015**
Item No. A

Appeal Application Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc.
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*

CZAB Action

CZAB 14 October 1, 2014	**Denial without prejudice**

Staff Recommendation

Recommendation of the Appeal	**Approval (Overrule CZAB decision – requires a 2/3 vote of the BCC of the members present)**
Previous Recommendation to the CZAB	**Approval (Original Staff Recommendation to the CZAB is attached)**

Timeline

1. On October 1, 2014, the Community Zoning Appeals Board (CZAB) #14, denied without prejudice the subject application

2. On October 2, 2014, the appellants, Helen Michael & Preferred Enterprises Inc., appealed the CZAB 14 decision to the Board of County Commissioners (BCC).

3. On November 20, 2014, the application was deferred by the Board of County Commissioners (BCC) to allow the applicants to meet with the neighbors.

4. On February 19, 2015, the application was deferred by the Board of County Commissioners (BCC) to allow the applicant to further meet with the neighbors and to submit a site plan to staff showing a reduced number of residential units on the subject site.

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appellants' request for a reversal of the CZAB 14 decision should be **approved**.

Miami-Dade Co y Department of Regulatory and onomic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **April 23, 2015**
Item No. A

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

NDN

ZONIN RECOMMENDATION AD NDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONIN(?ECOMMENDATION AD NDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: 2/19/2015 **#Z**
ITEM: A.

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. (14-7-CZ14-1)

MOTION: Deferred to April 23, 2015, with leave to amend to a less intense plan, and to be re-advertised at the applicant's expense.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Levine Cava	M	X		
Diaz		X		
Edmonson	S	X		
Heyman				X
Jordan				X
Moss		X		
Sosa		X		
Souto		X		
Suarez		X		
Zapata				X
Vice Chairman Bovo		X		
Chairman Monestime		X		
TOTAL		9	0	4

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: 11/20/14 **#Z-**

ITEM: 1.

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7-CZ14-1 (14-003)

MOTION: Deferred to February 19, 2015 at 9:30 a.m. with no additional notice being provided.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Bovo		X		
Diaz	S	X		
Edmonson				X
Heyman				X
Jordan		X		
Levine Cava	M	X		
Monestime				X
Moss				X
Souto		X		
Suarez		X		
Zapata		X		
Chairwoman Sosa		X		
TOTAL		8	0	5

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	October 1, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

☐ DEFER: ☐ INDEFINITELY ☐ TO:_____ ☐ 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

☐

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	S	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**	X		
COUNCILMAN		Gary J. **DUFEK**		X	
VICE CHAIRMAN	M	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**		X	
		VOTE:	4	2	

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: Abbie Schwaderer

10

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: JUAN MAYOL

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	September 3, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Oct. 1 ☐ 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

■ NOTE: Item is deferred due to an error with the ad.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	M	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN		Gary J. **DUFEK**	X		
VICE CHAIRMAN		Curtis **LAWRENCE**	X		
COUNCILWOMAN	S	Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**			X
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Eddie Kirtley

11

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#1

APPLICANT'S NAME: **HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	July 9, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: 9/3/14 ☐ 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

■ Deferred to 9/3/14 to allow applicants to meet with neighbors. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN	S	Gary J. **DUFEK**	X		
VICE CHAIRMAN	M	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**			X
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Lauren Morse

12

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE $1,188.88

RECEIPT # _____

DATE HEARD: 10/01/2014

BY CZAB # 14

RECEIVED
14-003
OCT 02 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. **14-003**

Filed in the name of (Applicant) **Helen Michael and Preferred Enterprises, Inc.**

Name of Appellant, if other than applicant **Same**

Address/Location of APPELLANT'S property: **Lying between theoretical SW 159 Avenue and SW 162 Avenue, and between theoretical SW 276 Street and SW 278 Street, Miami-Dade County, Florida.**

Application, or part of Application being Appealed (Explanation): **Entire Application**

Appellant (name): **Helen Michael and Preferred Enterprises, Inc.,** hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby make application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The decision by the Community Zoning Appeals Board 14 (CZAB 14) was not based on substantial competent evidence. Instead, the decision by the CZAB 14 was arbitrary and capricious.

RECEIVED
14-003
OCT 02 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

APPELLANT MUST SIGN THIS PAGE

Date: 2nd day of October, 2014

Signed Helen Michael

Helen Michael
Print Name

1849 Watermill Road, Monticello, Florida 32344
Mailing Address

305-662-2858 Phone | 305-662-2943 Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Helen Michael
Representing

Signature

Juan J. Mayol, Jr., Esq.
Print Name

701 Brickell Avenue, Suite 3300
Address

Miami City | Florida State | 33131 Zip

305-789-7787
Telephone Number

Subscribed and Sworn to before me on the 2nd day of October, year 2014

Notary Public

(Stamp/Seal)

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Helen Michael (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

____ 1. Participation at the hearing
_X_ 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Melissa Scruggs
Print Name

Signature

Lynn Hartman
Print Name

Helen Michael
Appellant's signature

Helen Michael

Sworn to and subscribed before me on the 2nd day of October, 2014.

Appellant is personally know to me or has produced _____ as identification.

Notary

(Stamp/Seal)

Commission Expires:

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

APPELLANT MUST SIGN THIS PAGE

Date: 2nd day of October, 2014

Signed _____

Paul Michael, President
Print Name

Preferred Enterprises, Inc.
1849 Watermill Road, Monticello, Florida 32344
Mailing Address

305-662-2858 (Phone) 305-662-2943 (Fax)

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Preferred Enterprises, Inc.
Representing

_____
Signature

Juan J. Mayol, Jr., Esq.
Print Name

701 Brickell Avenue, Suite 3300
Address

Miami (City) Florida (State) 33131 (Zip)

305-789-7787
Telephone Number

Subscribed and Sworn to before me on the 2nd day of October, year 2014

_____
Notary Public

(stamp/seal)

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

Commission expires

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Paul Michael, President of Preferred Enterprises, Inc., (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

____ 1. Participation at the hearing
_X_ 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Melissa Scruggs
Signature

Melissa Scruggs
Print Name

Lynn Hartman
Signature

Lynn Hartman
Print Name

Paul Michael
Appellant's signature

Paul Michael
Preferred Enterprises, Inc.

Sworn to and subscribed before me on the 2nd day of October, 2014.

Appellant is personally know to me or has produced _____ as identification.

Susan Eisenman
Notary
(Stamp/Seal)
Commission Expires:

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

RESOLUTION NO. CZAB14-6-14

WHEREAS, HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. applied for the following:

(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: That portion of the N ½ of the SW ¼ of the SE ¼ in 32-56-39.

LOCATION: Lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application was offered by Curtis Lawrence, seconded by Diane Coats-Davis, and upon a poll of the members present the vote was as follows:

Diane Coats-Davis	aye	Curtis Lawrence	aye
Nehemiah Davis	aye	Lubby Navarro	aye
Gary J. Dufek	nay	Neal Spencer	absent

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 1st day of October, 2014.

Hearing No. 14-7-CZ14-1
rd

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-6-14 adopted by said Community Zoning Appeals Board at its meeting held on the 1st day of October, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of October, 2014.

Rosa Davis, Deputy Clerk (218345)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL

A. HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.
(Applicant)

14-7-CZ14-1 (14-003)
BCC/District 08
Hearing Date: 04/23/15

Property Owner (if different from applicant) **Preferred Enterprises Inc. / Helen Michael.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
No History				

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: June 4, 2014

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

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

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

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.

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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

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

Wetlands
The subject properties do 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
There are no tree resources issues on the subject properties.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 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 requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 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: Helen Michael and Preferred Enterprises, Inc. (#14_003)

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

Application: ***Helen Michael and Preferred Enterprises, Inc.,*** seeks a district boundary change from Agricultural (AU) to Modified Estates District (EU-M).

Size: The subject property is approximately 20 acres.

Location: The subject property is located between SW 159 Avenue and SW 162 Avenue (Farmlife School Road) and between theoretical SW 276 Street and SW 278 Street 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 Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the re-designation to Modified Estate District (EU-M) will likely result in development of "Residential Units." Per the Code, residential units located within the project shall, therefore, receive PWWM waste collection service, once the vacant lot is developed. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling

Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to residential units located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 2014

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

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

Subject: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

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

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

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

REVISION 2

Memorandum

Date: 09-JUN-14

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

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

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

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

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

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

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

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

DATE: 08-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.	Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
APPLICANT	**ADDRESS**

Z2014000003

HEARING NUMBER

HISTORY:

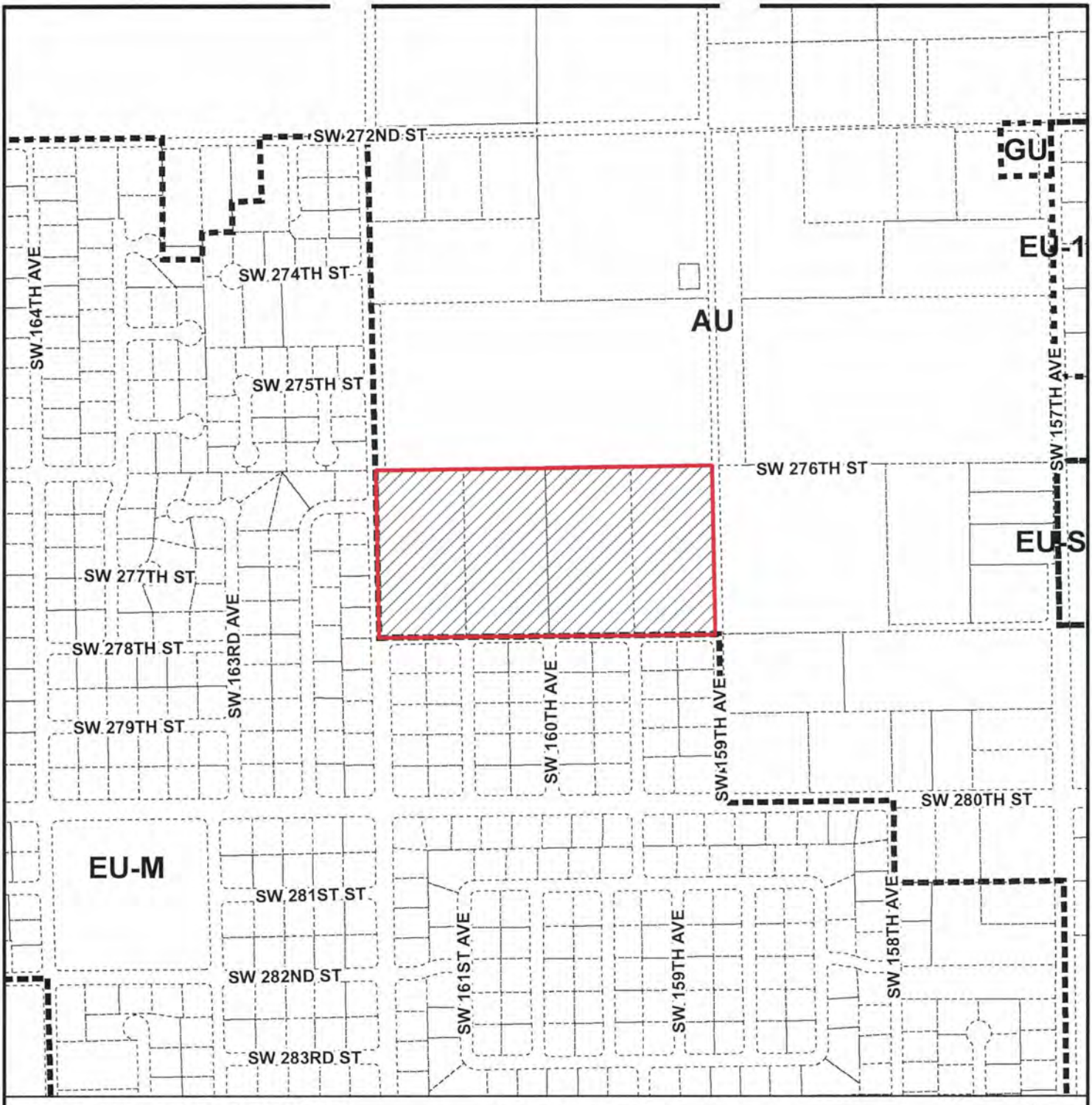
FOLIO: 3069320000350, 3069320000351, 3069320000352, AND 3069320000353

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBRHOOD REGULATIONS CASES.
BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES

HELEN MICHAEL & PREFERRED ENTERPRISES, INC

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

REPORTER NAME:



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000003

Legend

Subject Property

Street (Centerline)

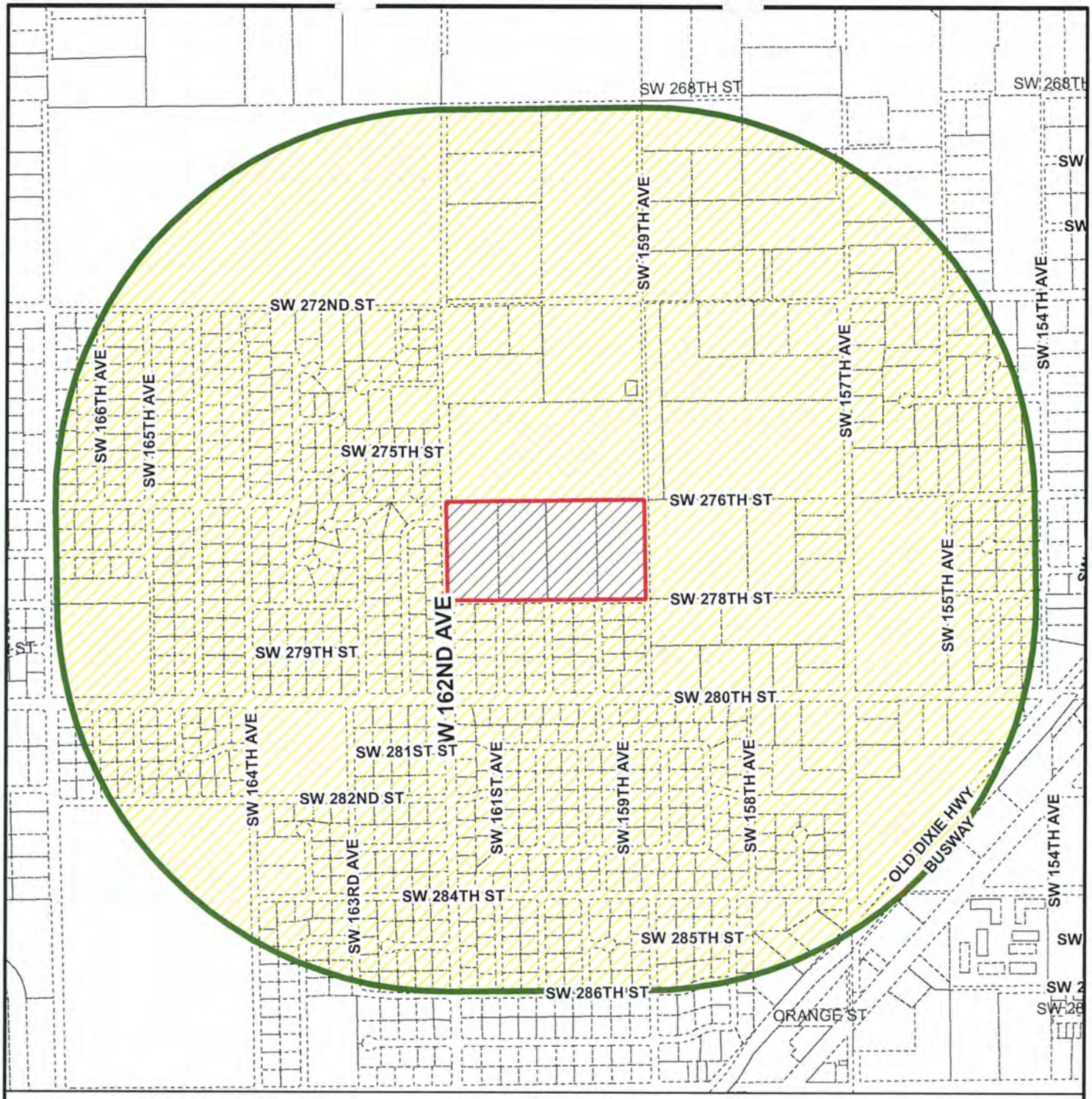
N W E S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39

Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.

Zoning Board: C14

Commission District: 8

Drafter ID: F. Arencibia

Scale: NTS

Legend

- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

33

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

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Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

Helen Michael and Preferred Enterprises, Inc
BCC 4/23/15
Z14-003
V. 4 of 4/22/15

PLANNING AND ZONING
AGENDA OFFICE
2015 APR 22 A 11:2

This instrument was prepared by:
Name: Alan S. Krischer, Esq.
Address: Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owners, **HELEN MICHAEL and PREFERRED ENTERPRISES, INC.,** a Florida corporation (the "Owners"), hold the fee simple title to that certain 20.00 ± acre parcel of land in Miami-Dade County, Florida (the "County"), located on the north side of SW 278th Street between SW 159th Avenue and SW 162nd Avenue (the "Property"), which is legally described in Exhibit "A" to this Declaration;

WHEREAS, the Owners have submitted to the County Public Hearing No. Z2014000003 (the "Application") seeking a district boundary change from GU to EU-M.

IN ORDER TO ASSURE the County that the representations made by the Owners during consideration of the Application will be abided by, the Owners freely, voluntarily and without duress make the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. Density Restriction. Notwithstanding the approval of the Application, and the applicable Code requirements, the residential density of the Property shall be restricted to a maximum of thirty-six (36) dwelling units.

2. Size Restriction. Notwithstanding the approval of the Application, and the applicable Code requirements, the minimum gross lot size for dwelling units shall be twenty-five thousand (25,000) square feet.

Section-Township-Range: 32-56-39
Folio Numbers: 30-6932-000-0353, 30-6932-000-0352, 30-6932-000-0351, 30-6932-000-0350

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners' expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of all of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall

not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with the applicable procedures.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the Property, any further permits, and refuse to make any inspections or grant any approvals with respect to the Property, until such time as this Declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to, with respect to the Property, deny each such application in whole or in part and to decline to accept any conveyance with respect to the Property.

Owners. The term "Owners" shall include the Owners, and their heirs, successors and assigns.

[SIGNATURE PAGE(S) FOLLOW]

MR

Signed, sealed and acknowledged on this 17th day of April, ~~2014~~ 2015

WITNESSES

Signature
Jaclyn Suveg
Printed Name

Courtney Peters
Signature
Courtney Peters
Printed Name

HELEN MICHAEL

Helen Michael

MR

ACKNOWLEDGED BEFORE ME, this 17th day of April, ~~2014~~ 2015, by Helen Michael who is personally known to me or who has produced _____ as identification.

Melissa Scruggs
NOTARY PUBLIC
Melissa Scruggs
Printed Name

My Commission Expires: 6/28/15

MELISSA SCRUGGS
Notary Public- State of Florida
Commission # EE107792
My Commission Expires June 28, 2015

Section-Township-Range: 32-56-39
Folio Numbers: 30-6932-000-0353, 30-6932-000-0352, 30-6932-000-0351, 30-6932-000-0350

Signed, sealed and acknowledged on this 17th day of April, ~~2014~~ 2015. MS

WITNESSES

Signature

Jaclyn Swreg
Printed Name

Courtney Peters
Signature

Courtney Peters
Printed Name

Preferred Enterprises, Inc.
a Florida corporation

Paul Michael, President

ACKNOWLEDGED BEFORE ME, this 17th day of April, ~~2014~~ 2015, by Paul Michael, President of Preferred Enterprises, Inc., a Florida corporation who is ~~personally known~~ to me or who has produced _____ as identification. MS

Melissa Scruggs
NOTARY PUBLIC

Melissa Scruggs
Printed Name

My Commission Expires: 6/28/15

MELISSA SCRUGGS
Notary Public- State of Florida
Commission # EE107792
My Commission Expires June 28, 2015

Section Township Range: 32 56 39
Folio Numbers: 30 6932 000 0353, 30 6932 000 0352, 30 6932 000 0351, 30 6932 000 0350

EXHIBIT "A"

LEGAL DESCRIPTION:

*THAT PORTION OF THE NORTH½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, SAID LAND LYING AND BEING IN MIAMI-DADE COUNTY, THAT LIES WITHIN THE PLAT * M.A. BURDEN'S SUBDIVISION * RECORDED IN PLAT BOOK 1 AT PAGE 135, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

Section-Township-Range: 32-56-39
Folio Numbers: 30-6932-000-0353, 30-6932-000-0352, 30-6932-000-0351, 30-6932-000-0350

JOINDER BY MORTGAGEE

The undersigned, Donald L. Bernecker or Paul W. Michael, as Trustees of the Robert G. Bernecker Irrevocable 2001 Trust and Mortgagees under that certain Mortgage from Helen Michael and Preferred Enterprises, Inc., a Florida corporation and recorded in Official Records Book 24008, Page 1275, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, do hereby consent to the execution of this Declaration of Restrictions by Helen Michael and Preferred Enterprises, Inc., a Florida corporation and agree that in the event Mortgagees or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 21 day of April, 2015.

WITNESSES:

Heather Cash
Heather Cash
Print or Type Name

Charlie Wang
Charlie Wang
Print or Type Name

Robert G. Bernecker Irrevocable 2001 Trust

By: _____
Print Name: Paul W. Michael, as Trustee
Address: 1849 Watson Rd
Monticello FL 32344

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF Leon)

The foregoing instrument was acknowledged before me this 21 day of April, 2015 by Paul W. Michael, as Trustee, who is personally known to me or has produced a _____, as identification and did/did not take an oath.

Susan Eisenman
Notary Public -State of Florida
Print Name Susan Eisenman
My Commission Expires: March 12, 2018

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

#1

HEARING NUMBER: Z2014000003

BOARD: BCC

LOCATION OF SIGN: Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.

Miami Dade County, Florida

Date of Posting: _____

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

SIGNATURE: _____

PRINT NAME: CLEVELAND THOMPSON

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: **Z2014000003**

BOARD: **BCC**

LOCATION OF SIGN: **Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.**

Miami Dade County, Florida

Date of Posting: **30-MAR-15**

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

SIGNATURE: _____

PRINT NAME: **THOMAS GOMEZ**

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: **Z2014000003**

BOARD: **BCC**

LOCATION OF SIGN: **Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.**

Miami Dade County, Florida

Date of Posting: **30-MAR-15**

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: Franklin Gutierrez

PRINT NAME: **FRANKLIN GUTIERREZ**

HEARING NO. 14-7-CZ14-1 (14-03)

32-56-39
BCC
Comm. Dist. 8

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

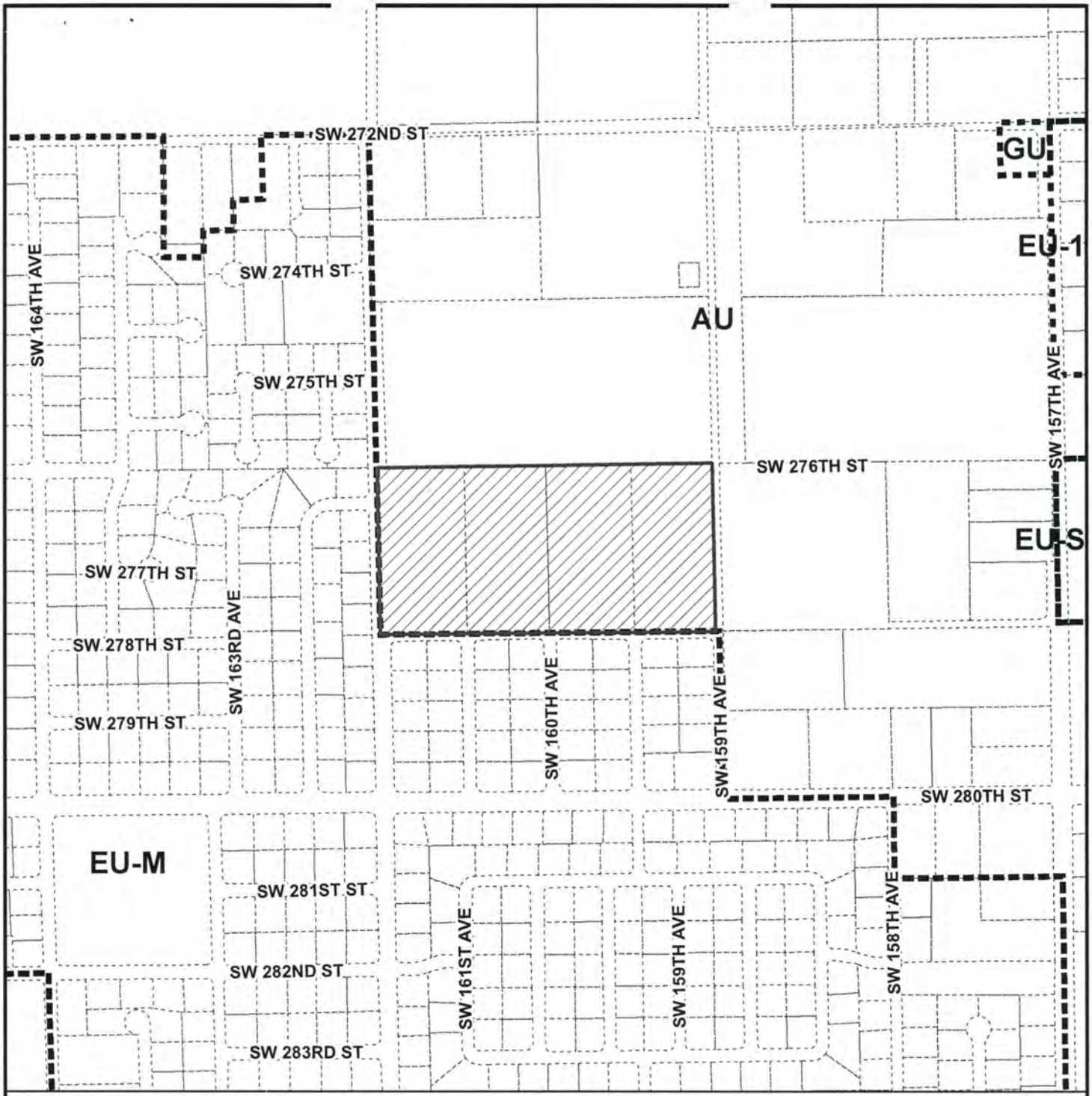
The applicants are appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

LOCATION: Lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural-Residential 5 Acres Gross)
EU-M (Single-family Modified Estate 15,000 net)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000003

Legend

Subject Property

Street (Centerline)

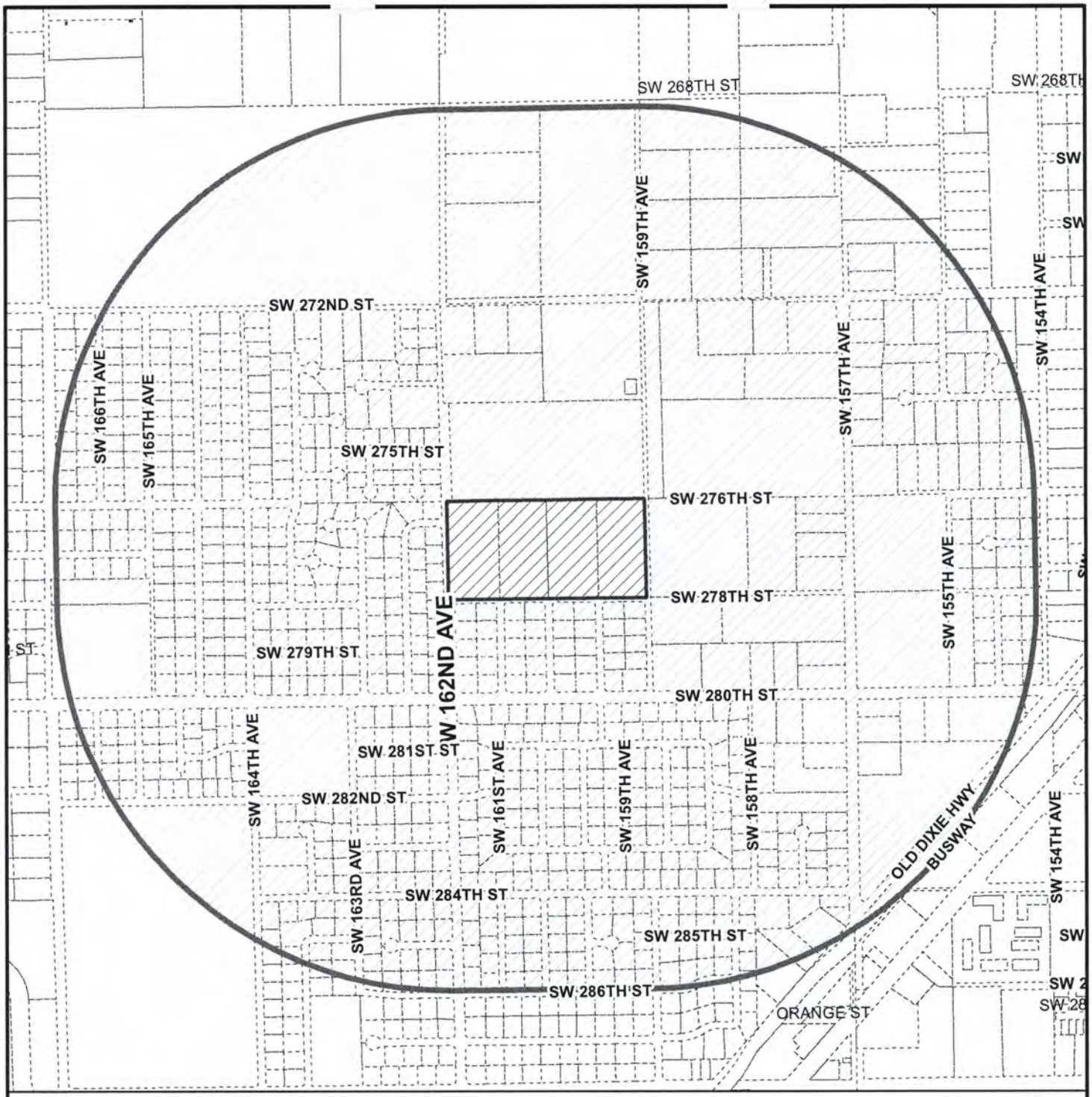
N W E S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

Legend

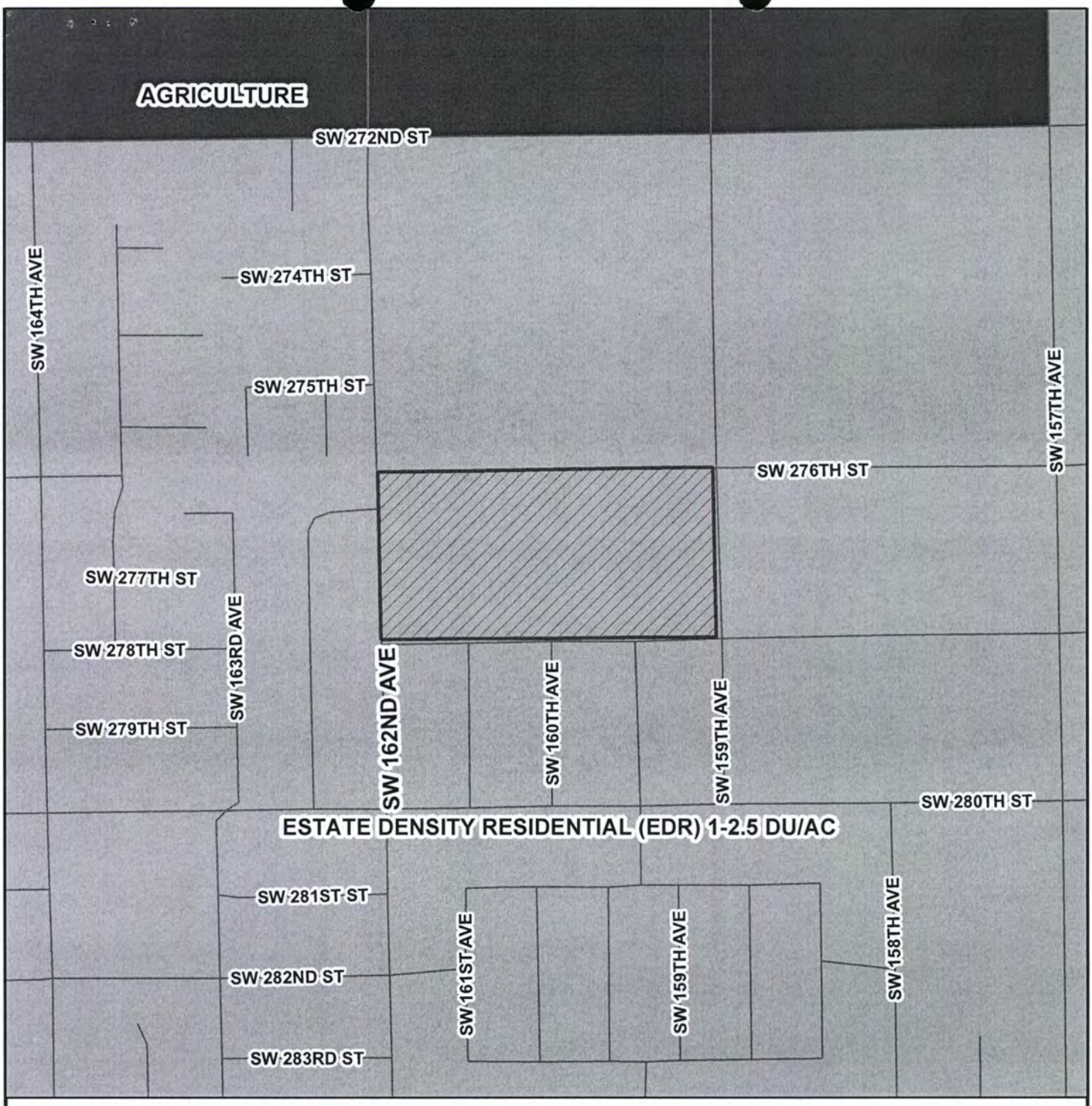
- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

N
W E
S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

EMERGENCY

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2510	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	0	1
	18 HIT AND RUN	1	0	0
	32 ASSAULT	0	1	1
	41 SICK OR INJURED PERSON	3	6	4
	49 FIRE	0	2	0
TOTAL FOR GRID 2510		**6**	**9**	**6**
2511	17 TRAFFIC ACCIDENT	0	1	0
	41 SICK OR INJURED PERSON	1	2	0
TOTAL FOR GRID 2511		**1**	**3**	**0**
2533	17 TRAFFIC ACCIDENT	1	1	1
	32 ASSAULT	2	1	1
	41 SICK OR INJURED PERSON	3	8	14
	49 FIRE	0	1	0
TOTAL FOR GRID 2533		**6**	**11**	**16**
2534	17 TRAFFIC ACCIDENT	9	2	4
	30 SHOOTING	0	1	0
	41 SICK OR INJURED PERSON	9	4	14
TOTAL FOR GRID 2534		**18**	**7**	**18**
		Reported: 13 Not Reported: 18	Reported: 5 Not Reported: 25	Reported: 8 Not Reported: 32
TOTAL EMERGENCY		**31**	**30**	**40**

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

PRIORITY

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2510	14 CONDUCT INVESTIGATION	1	1	1
	26 BURGLARY	0	1	2
	32 ASSAULT	0	0	1
	34 DISTURBANCE	1	4	2
	49 FIRE	0	1	0
TOTAL FOR GRID 2510		**2**	**7**	**6**
2511	14 CONDUCT INVESTIGATION	0	1	0
	26 BURGLARY	0	0	1
	32 ASSAULT	0	0	2
TOTAL FOR GRID 2511		**0**	**1**	**3**
2533	14 CONDUCT INVESTIGATION	1	4	3
	26 BURGLARY	0	3	1
	29 ROBBERY	0	1	0
	32 ASSAULT	5	4	7
	34 DISTURBANCE	1	5	6
	49 FIRE	0	1	0
	54 FRAUD	1	0	0
TOTAL FOR GRID 2533		**8**	**18**	**17**
2534	14 CONDUCT INVESTIGATION	3	5	5
	22 AUTO THEFT	1	0	0
	26 BURGLARY	1	1	3
	29 ROBBERY	0	1	0
	32 ASSAULT	1	2	0
	34 DISTURBANCE	3	0	1
	49 FIRE	1	1	1
TOTAL FOR GRID 2534		**10**	**10**	**10**
		Reported: 4 Not Reported: 16	Reported: 11 Not Reported: 25	Reported: 11 Not Reported: 25
TOTAL PRIORITY		**20**	**36**	**36**

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

ROUTINE

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2510	13 SPECIAL INFORMATION/ASSIGNMENT	4	2	5
	14 CONDUCT INVESTIGATION	25	30	15
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	7	7
	18 HIT AND RUN	0	0	3
	19 TRAFFIC STOP	6	3	3
	20 TRAFFIC DETAIL	2	2	4
	21 LOST OR STOLEN TAG	2	2	1
	22 AUTO THEFT	4	1	2
	25 BURGLAR ALARM RINGING	42	55	50
	26 BURGLARY	18	22	13
	27 LARCENY	5	7	11
	28 VANDALISM	0	0	3
	32 ASSAULT	6	2	3
	34 DISTURBANCE	23	40	28
	36 MISSING PERSON	1	1	0
	37 SUSPICIOUS VEHICLE	10	3	3
	38 SUSPICIOUS PERSON	3	1	5
	39 PRISONER	1	3	0
	41 SICK OR INJURED PERSON	1	1	0
	43 BAKER ACT	2	0	0
	45 DEAD ON ARRIVAL	0	0	1
	49 FIRE	1	0	0
	52 NARCOTICS INVESTIGATION	0	0	1
	54 FRAUD	4	3	5
TOTAL FOR GRID 2510		**162**	**185**	**163**
2511	13 SPECIAL INFORMATION/ASSIGNMENT	0	4	5
	14 CONDUCT INVESTIGATION	3	6	14
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	0	0	6
	18 HIT AND RUN	1	0	0
	19 TRAFFIC STOP	3	4	2
	20 TRAFFIC DETAIL	0	1	1
	21 LOST OR STOLEN TAG	0	1	0
	22 AUTO THEFT	1	0	1
	25 BURGLAR ALARM RINGING	3	8	7
	26 BURGLARY	2	7	6
	27 LARCENY	1	0	3
	28 VANDALISM	1	2	1

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2511	34 DISTURBANCE	2	7	18
	37 SUSPICIOUS VEHICLE	0	3	2
	38 SUSPICIOUS PERSON	1	0	3
	41 SICK OR INJURED PERSON	1	0	0
	43 BAKER ACT	1	0	0
	53 ABDUCTION	1	0	0
TOTAL FOR GRID 2511		**22**	**43**	**69**
2533	13 SPECIAL INFORMATION/ASSIGNMENT	41	51	34
	14 CONDUCT INVESTIGATION	39	75	79
	15 MEET AN OFFICER	2	6	9
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	9	8	6
	18 HIT AND RUN	1	1	3
	19 TRAFFIC STOP	2	2	7
	20 TRAFFIC DETAIL	2	5	13
	21 LOST OR STOLEN TAG	3	0	5
	22 AUTO THEFT	0	2	2
	25 BURGLAR ALARM RINGING	51	40	55
	26 BURGLARY	13	21	36
	27 LARCENY	5	4	10
	28 VANDALISM	8	11	15
	29 ROBBERY	0	1	0
	32 ASSAULT	4	10	9
	33 SEX OFFENSE	1	1	7
	34 DISTURBANCE	22	56	46
	36 MISSING PERSON	3	5	6
	37 SUSPICIOUS VEHICLE	9	7	12
	38 SUSPICIOUS PERSON	3	5	5
	39 PRISONER	1	1	2
	41 SICK OR INJURED PERSON	1	5	2
	43 BAKER ACT	3	4	7
	45 DEAD ON ARRIVAL	2	0	1
	52 NARCOTICS INVESTIGATION	5	4	6
	54 FRAUD	4	2	4
TOTAL FOR GRID 2533		**234**	**327**	**382**
2534	13 SPECIAL INFORMATION/ASSIGNMENT	11	16	12
	14 CONDUCT INVESTIGATION	29	36	49
	15 MEET AN OFFICER	0	1	1
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	11	12	10

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2534	18 HIT AND RUN	7	1	1
	19 TRAFFIC STOP	13	18	26
	20 TRAFFIC DETAIL	3	6	2
	21 LOST OR STOLEN TAG	4	1	2
	22 AUTO THEFT	6	2	2
	25 BURGLAR ALARM RINGING	52	48	46
	26 BURGLARY	18	22	26
	27 LARCENY	10	4	4
	28 VANDALISM	6	3	4
	29 ROBBERY	0	2	1
	32 ASSAULT	6	3	5
	33 SEX OFFENSE	1	1	1
	34 DISTURBANCE	48	40	35
	36 MISSING PERSON	2	2	2
	37 SUSPICIOUS VEHICLE	6	4	7
	38 SUSPICIOUS PERSON	4	9	10
	39 PRISONER	2	2	1
	41 SICK OR INJURED PERSON	2	2	2
	43 BAKER ACT	5	4	2
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	1	3	1
	52 NARCOTICS INVESTIGATION	0	1	3
	54 FRAUD	3	3	5
	55 WEAPONS VIOLATION	0	0	1
TOTAL FOR GRID 2534		**250**	**246**	**263**
		Reported: 345 Not Reported: 323	Reported: 363 Not Reported: 438	Reported: 412 Not Reported: 465
TOTAL ROUTINE		**668**	**801**	**877**
GRAND TOTAL		**719**	**867**	**953**

MIAMI DADE POLICE DEPARTMENT

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

Report Filters

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013
Grid: 2510, 2511, 2533, 2534
Signal: 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION
Agency: MIAMI-DADE
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2014

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

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

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of sixteen (16) 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 2029-30 or eleven (11) 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, 2015), 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 Fernandez, Assistant Director, Disposal Operations
Bolanle Shorunke-Jean, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Disposal Facility Available Capacity
From Fiscal Year 2014-15 Through Fiscal Year 2029-30

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	CONTRACT DISPOSAL		
OCT. 1, 2014 TO SEPT. 30, 2015	1,600,000	2,653,758	168,800	2,484,958	5,898,281	352,300	5,545,981	1,607,926	166,400	1,441,526	250,000	937,500	662,500
OCT. 1, 2015 TO SEPT. 30, 2016	1,600,000	2,484,958	168,800	2,316,158	5,545,981	352,300	5,193,681	1,441,526	166,400	1,275,126	250,000	937,500	662,500
OCT. 1, 2016 TO SEPT. 30, 2017	1,600,000	2,316,158	168,800	2,147,358	5,193,681	352,300	4,841,381	1,275,126	166,400	1,108,726	250,000	937,500	662,500
OCT. 1, 2017 TO SEPT. 30, 2018	1,600,000	2,147,358	168,800	1,978,558	4,841,381	352,300	4,489,081	1,108,726	166,400	942,326	250,000	937,500	662,500
OCT. 1, 2018 TO SEPT. 30, 2019	1,600,000	1,978,558	168,800	1,809,758	4,489,081	352,300	4,136,781	942,326	166,400	775,926	250,000	937,500	662,500
OCT. 1, 2019 TO SEPT. 30, 2020	1,600,000	1,809,758	168,800	1,640,958	4,136,781	352,300	3,784,481	775,926	166,400	609,526	250,000	937,500	662,500
OCT. 1, 2020 TO SEPT. 30, 2021	1,600,000	1,640,958	168,800	1,472,158	3,784,481	352,300	3,432,181	609,526	166,400	443,126	250,000	937,500	662,500
OCT. 1, 2021 TO SEPT. 30, 2022	1,600,000	1,472,158	168,800	1,303,358	3,432,181	352,300	3,079,881	443,126	166,400	276,726	250,000	937,500	662,500
OCT. 1, 2022 TO SEPT. 30, 2023	1,600,000	1,303,358	168,800	1,134,558	3,079,881	352,300	2,727,581	276,726	166,400	110,326	250,000	937,500	662,500
OCT. 1, 2023 TO SEPT. 30, 2024	1,600,000	1,134,558	168,800	965,758	2,727,581	352,300	2,375,281	110,326	110,326	0	306,074	937,500	662,500
OCT. 1, 2024 TO SEPT. 30, 2025	1,600,000	965,758	168,800	796,958	2,375,281	352,300	2,022,981	0	0	0	416,400	937,500	662,500
OCT. 1, 2025 TO SEPT. 30, 2026	1,600,000	796,958	168,800	628,158	2,022,981	352,300	1,670,681	0	0	0	416,400	937,500	662,500
OCT. 1, 2026 TO SEPT. 30, 2027	1,600,000	628,158	168,800	459,358	1,670,681	352,300	1,318,381	0	0	0	416,400	937,500	662,500
OCT. 1, 2027 TO SEPT. 30, 2028	1,600,000	459,358	168,800	290,558	1,318,381	352,300	966,081	0	0	0	416,400	937,500	662,500
OCT. 1, 2028 TO SEPT. 30, 2029	1,600,000	290,558	168,800	121,758	966,081	352,300	613,781	0	0	0	416,400	937,500	662,500
OCT. 1, 2029 TO SEPT. 30, 2030	1,600,000	121,758	121,758	0	613,781	352,300	261,481	0	0	0	463,442	937,500	662,500
REMAINING YEARS				15			16			9		16	

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	168,800
SOUTH DADE LANDFILL	352,300
NORTH DADE LANDFILL	166,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	937,500

* 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 WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

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

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2014

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

From: Ysela Llort, Director
Miami-Dade Transit

Subject: FY15 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 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, 2014 to September 30, 2015, 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
Jaqueline Carranza, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 2 7 2010

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

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

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2014

To: Mark R. Woerner, Assistant Director for Planning
Regulatory and Economic Resources Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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This memorandum updates the blanket concurrency approval memo of September 9, 2013. 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. 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 evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2015. 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-2014

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

PBD	Estimated 2014 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space I Acres	Recreation Open S Acreage	Surplus (Deficient) Acres	ercentage of Standar %
1	380,115	1,045.32	343.95	291.00	634.95	299.82	267	1201.77	156.45	1.15
2	599,360	1,648.24	715.26	595.00	1310.26	356.3	473	2139.56	491.32	1.30
3	161,032	442.84	251.88	232.93	484.81	96.62	89	670.43	227.59	1.51
Total	**1,140,507**	**3,136.39**	1311.09	1118.93	2430.02	752.74	829	4011.76	875.37	1.28

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

Miami-Dade Co[illegible]y Department of Regulatory and [illegible]onomic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **February 19, 2015**
Item No. A

Appeal Application Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc.
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*

CZAB Action

CZAB 14 October 1, 2014	**Denial without prejudice**

Staff Recommendation

Recommendation of the Appeal	**Approval (Overrule CZAB decision – requires a 2/3 vote of the BCC of the members present)**
Previous Recommendation to the CZAB	**Approval (Original Staff Recommendation to the CZAB is attached)**

Timeline

1. On October 1, 2014, the Community Zoning Appeals Board (CZAB) #14, denied without prejudice the subject application

2. On October 2, 2014, the appellants, Helen Michael & Preferred Enterprises Inc., appealed the CZAB 14 decision to the Board of County Commissioners (BCC).

3. On November 20, 2014, the application was deferred by the Board of County Commissioners (BCC) to allow the applicants to meet with the neighbors.

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appellants' request for a reversal of the CZAB 14 decision should be **approved.**

Miami-Dade Co. .y Department of Regulatory and . .onomic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **February 19, 2015**
Item No. A

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

ZONIN(:ECOMMENDATION ADI \DUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) *The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* (5) *The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: 11/20/14 **#Z-**

ITEM: 1.

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. 14-7-CZ14-1 (14-003)

MOTION: Deferred to February 19, 2015 at 9:30 a.m. with no additional notice being provided.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Bovo		X		
Diaz	S	X		
Edmonson				X
Heyman				X
Jordan		X		
Levine Cava	M	X		
Monestime				X
Moss				X
Souto		X		
Suarez		X		
Zapata		X		
Chairwoman Sosa		X		
TOTAL		8	0	5

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	October 1, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

☐ DEFER: ☐ INDEFINITELY ☐ TO:_____ ☐ 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

☐

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	S	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**	X		
COUNCILMAN		Gary J. **DUFEK**		X	
VICE CHAIRMAN	M	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**		X	
		VOTE:	4	2	

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: Abbie Schwaderer

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: JUAN MAYOL

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	September 3, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Oct. 1 ☐ 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

■ NOTE: Item is deferred due to an error with the ad.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	M	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN		Gary J. **DUFEK**	X		
VICE CHAIRMAN		Curtis **LAWRENCE**	X		
COUNCILWOMAN	S	Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**			X
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Eddie Kirtley

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#1

APPLICANT'S NAME: **HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	July 9, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: 9/3/14 ☐ 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

■ Deferred to 9/3/14 to allow applicants to meet with neighbors. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN	S	Gary J. **DUFEK**	X		
VICE CHAIRMAN	M	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**			X
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Lauren Morse

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE $1,188.88

RECEIPT # _____

DATE HEARD: 10/01/2014

BY CZAB # 14

RECEIVED
14-003
OCT 02 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. **14-003**

Filed in the name of (Applicant) **Helen Michael and Preferred Enterprises, Inc.**

Name of Appellant, if other than applicant **Same**

Address/Location of APPELLANT'S property: **Lying between theoretical SW 159 Avenue and SW 162 Avenue, and between theoretical SW 276 Street and SW 278 Street, Miami-Dade County, Florida.**

Application, or part of Application being Appealed (Explanation): **Entire Application**

Appellant (name): **Helen Michael and Preferred Enterprises, Inc.,** hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby make application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The decision by the Community Zoning Appeals Board 14 (CZAB 14) was not based on substantial competent evidence. Instead, the decision by the CZAB 14 was arbitrary and capricious.

RECEIVED
14-003
OCT 02 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY

APPELLANT MUST SIGN THIS PAGE

Date: 2nd day of October, 2014

Signed Helen Michael

Helen Michael
Print Name

1849 Watermill Road, Monticello, Florida 32344
Mailing Address

305-662-2858 Phone | 305-662-2943 Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Helen Michael
Representing

Signature

Juan J. Mayol, Jr., Esq.
Print Name

701 Brickell Avenue, Suite 3300
Address

Miami City | Florida State | 33131 Zip

305-789-7787
Telephone Number

Subscribed and Sworn to before me on the 2nd day of October, year 2014

Notary Public

(stamp/seal)

Commission expires:

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Helen Michael (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

____ 1. Participation at the hearing
_X_ 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Melissa Scruggs
Signature

Melissa Scruggs
Print Name

Lynn Hartman
Signature

Lynn Hartman
Print Name

Helen Michael
Appellant's signature

Helen Michael

Sworn to and subscribed before me on the 2nd day of October, 2014.

Appellant is personally know to me or has produced _____ as identification.

Susan Eisenman
Notary
(Stamp/Seal)
Commission expires:

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

APPELLANT MUST SIGN THIS PAGE

Date: 2nd day of October, 2014

Signed _____

Paul Michael, President
Print Name

Preferred Enterprises, Inc.
1849 Watermill Road, Monticello, Florida 32344

Mailing Address

305-662-2858 (Phone) 305-662-2943 (Fax)

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Preferred Enterprises, Inc.
Representing

Signature

Juan J. Mayol, Jr., Esq.
Print Name

701 Brickell Avenue, Suite 3300
Address

Miami (City) Florida (State) 33131 (Zip)

305-789-7787
Telephone Number

Subscribed and Sworn to before me on the 2nd day of October, year 2014

Notary Public

(stamp seal)

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

Commission expires

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Paul Michael, President of Preferred Enterprises, Inc., (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

____ 1. Participation at the hearing
_X_ 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Melissa Scruggs
Signature

Melissa Scruggs
Print Name

Lynn Hartman
Signature

Lynn Hartman
Print Name

Paul Michael
Appellant's signature

Paul Michael
Preferred Enterprises, Inc.

Sworn to and subscribed before me on the 2nd day of October, 2014.

Appellant is personally know to me or has produced _____ as identification.

Susan Eisenman
Notary
(Stamp/Seal)
Commission Expires:

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

RESOLUTION NO. CZAB14-6-14

WHEREAS, HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. applied for the following:

(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: That portion of the N ½ of the SW ¼ of the SE ¼ in 32-56-39.

LOCATION: Lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application was offered by Curtis Lawrence, seconded by Diane Coats-Davis, and upon a poll of the members present the vote was as follows:

Diane Coats-Davis	aye	Curtis Lawrence	aye
Nehemiah Davis	aye	Lubby Navarro	aye
Gary J. Dufek	nay	Neal Spencer	absent

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 1st day of October, 2014.

Hearing No. 14-7-CZ14-1
rd

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-6-14 adopted by said Community Zoning Appeals Board at its meeting held on the 1st day of October, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of October, 2014.

Rosa Davis, Deputy Clerk (218345)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL

A. HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.
(Applicant)

14-11-CC-1 (14-003)
BCC/District 08
Hearing Date: 02/19/15

Property Owner (if different from applicant) **Preferred Enterprises Inc. / Helen Michael.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
	No History			

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: June 4, 2014

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

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

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

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.

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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

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

Wetlands
The subject properties do 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
There are no tree resources issues on the subject properties.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 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 requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 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: Helen Michael and Preferred Enterprises, Inc. (#14_003)

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

Application: ***Helen Michael and Preferred Enterprises, Inc.,*** seeks a district boundary change from Agricultural (AU) to Modified Estates District (EU-M).

Size: The subject property is approximately 20 acres.

Location: The subject property is located between SW 159 Avenue and SW 162 Avenue (Farmlife School Road) and between theoretical SW 276 Street and SW 278 Street 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 Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the re-designation to Modified Estate District (EU-M) will likely result in development of "Residential Units." Per the Code, residential units located within the project shall, therefore, receive PWWM waste collection service, once the vacant lot is developed. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling

Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to residential units located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 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: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

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

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

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

REVISION 2

Memorandum

Date: 09-JUN-14

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

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

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

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

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

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

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

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

DATE: 08-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.	Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
APPLICANT	**ADDRESS**

Z2014000003

HEARING NUMBER

HISTORY:

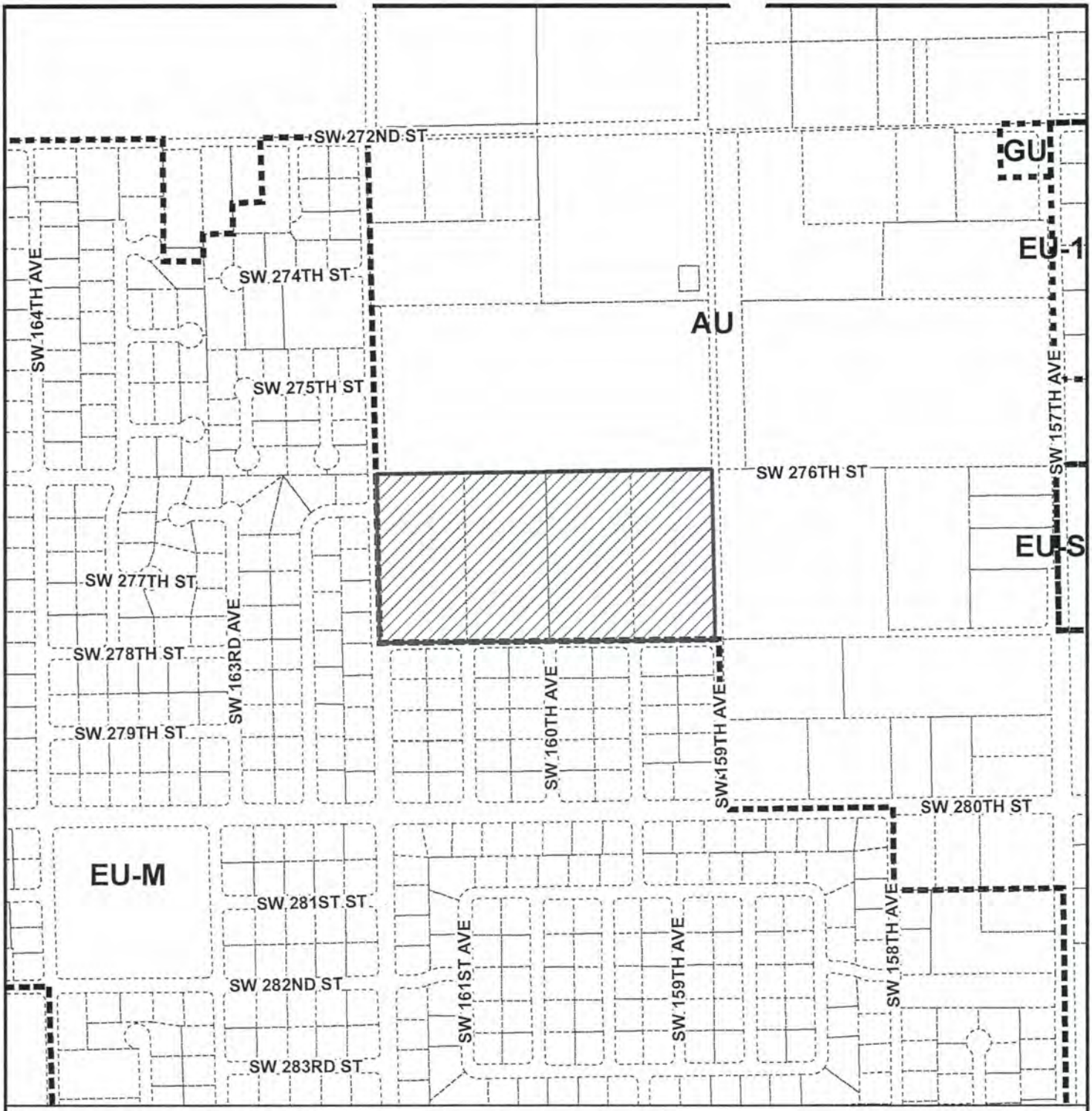
FOLIO: 3069320000350, 3069320000351, 3069320000352, AND 3069320000353

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBRHOOD REGULATIONS CASES.
BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES

HELEN MICHAEL & PREFERRED ENTERPRISES, INC

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

REPORTER NAME:



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		29

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000003

Legend

Subject Property

Street (Centerline)

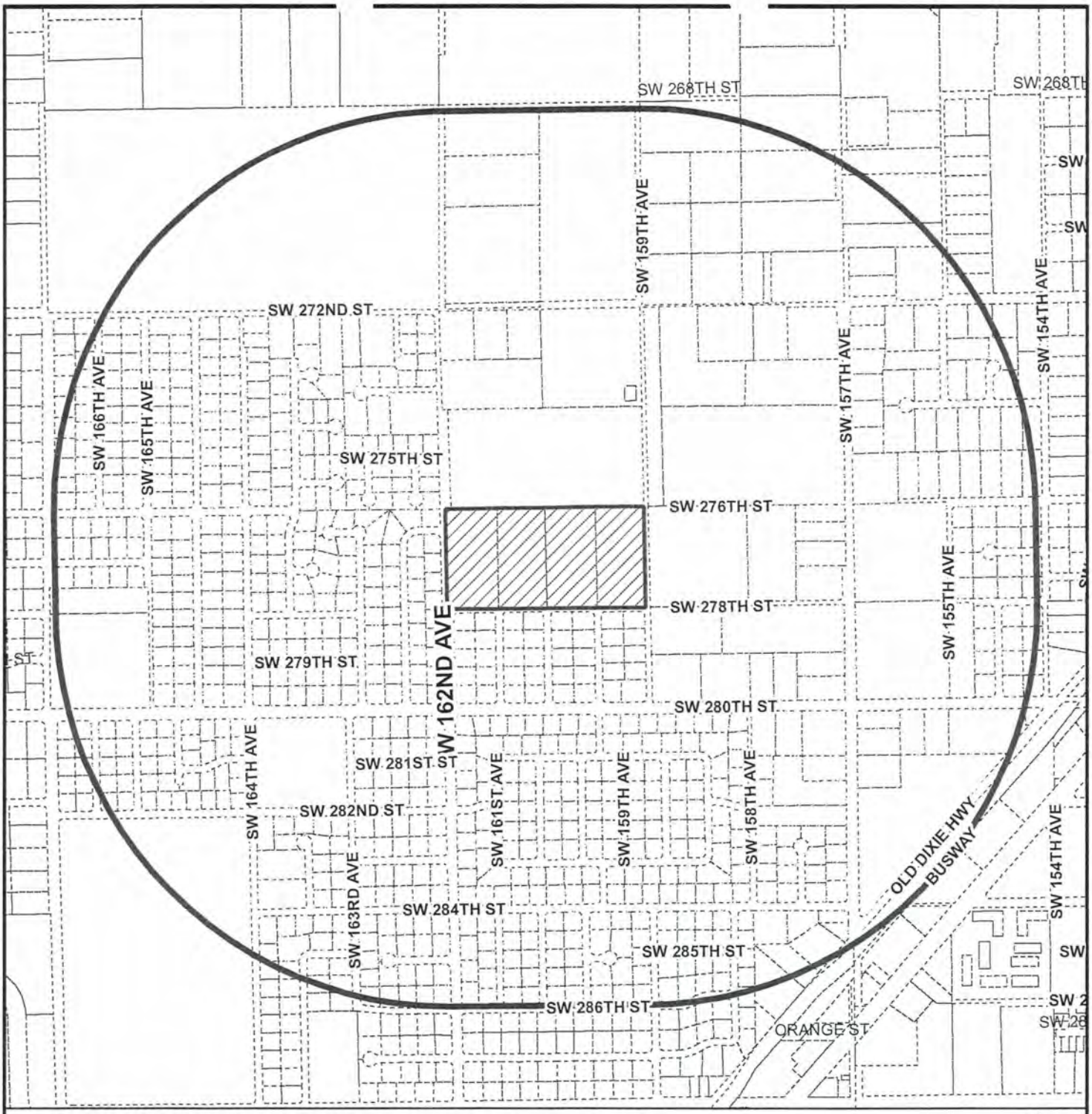
N W E S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39

Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC

Zoning Board: C14

Commission District: 8

Drafter ID: F. Arencibia

Scale: NTS

Legend

N W E S

Subject Property

Buffer

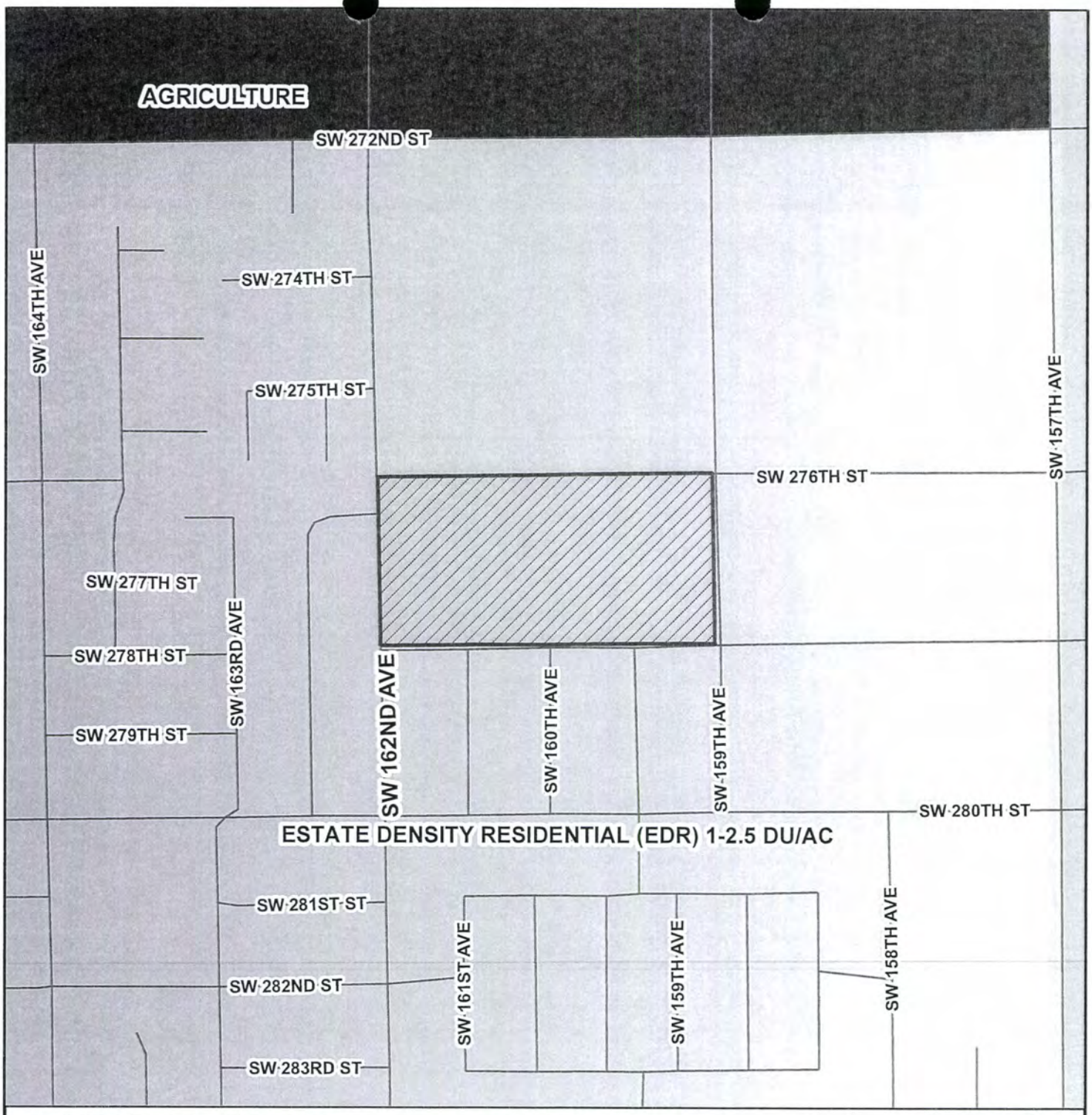
Street (Centerline)

Property Boundaries

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

N
W E
S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

Miami-Dade Cou ; Department of Regulatory and ›nomic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **November 20, 2014**
Item No. 1

Appeal Application Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc.
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*

CZAB Action

CZAB 14 October 1, 2014	**Denial without prejudice**

Staff Recommendation

Recommendation of the Appeal	**Approval** **(Overrule CZAB decision – requires a 2/3 vote of the BCC)**
Previous Recommendation to the CZAB	**Approval** **(Original Staff Recommendation to the CZAB is attached)**

Timeline

1. On October 1, 2014, the Community Zoning Appeals Board (CZAB) #14, denied without prejudice the subject application

2. On October 2, 2014, the appellants, Helen Michael & Preferred Enterprises Inc., appealed the CZAB 14 decision to the Board of County Commissioners (BCC).

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appellants' request for a reversal of the CZAB 14 decision should be **approved.**

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z14-003 (14-7-CZ14-1) **November 20, 2014**
Item No. 1

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONIN_ RECOMMENDATION AD_ ENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) *The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* (5) *The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

1. HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.
(Applicant)

14-11-CC-1 (14-003)
BCC/District 08
Hearing Date: 11/20/14

Property Owner (if different from applicant) **Preferred Enterprises Inc. / Helen Michael.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
No History				

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 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	October 1, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

☐ DEFER: ☐ INDEFINITELY ☐ TO:_____ ☐ 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

☐

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	**S**	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**	X		
COUNCILMAN		Gary J. **DUFEK**		X	
VICE CHAIRMAN	**M**	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**		X	
		VOTE:	4	2	

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: Abbie Schwaderer

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: JUAN MAYOL

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	September 3, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Oct. 1 ☐ 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

■ NOTE: Item is deferred due to an error with the ad.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	M	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN		Gary J. **DUFEK**	X		
VICE CHAIRMAN		Curtis **LAWRENCE**	X		
COUNCILWOMAN	S	Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**			X
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Eddie Kirtley

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#1

APPLICANT'S NAME: **HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	July 9, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

■ DEFER: ☐ INDEFINITELY ■ TO: 9/3/14 ☐ 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

■ Deferred to 9/3/14 to allow applicants to meet with neighbors. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN	S	Gary J. **DUFEK**	X		
VICE CHAIRMAN	M	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**			X
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Lauren Morse

Memorandum

Date: June 4, 2014

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

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

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

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.

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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

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

Wetlands
The subject properties do 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
There are no tree resources issues on the subject properties.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 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 requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 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: Helen Michael and Preferred Enterprises, Inc. (#14_003)

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

Application: ***Helen Michael and Preferred Enterprises, Inc.,*** seeks a district boundary change from Agricultural (AU) to Modified Estates District (EU-M).

Size: The subject property is approximately 20 acres.

Location: The subject property is located between SW 159 Avenue and SW 162 Avenue (Farmlife School Road) and between theoretical SW 276 Street and SW 278 Street 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 Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the re-designation to Modified Estate District (EU-M) will likely result in development of "Residential Units." Per the Code, residential units located within the project shall, therefore, receive PWWM waste collection service, once the vacant lot is developed. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling

Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to residential units located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 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: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

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

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

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

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE $1,188.88

RECEIPT # _____

DATE HEARD: 10/01/2014

BY CZAB # 14

RECEIVED
14-003
OCT 02 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. **14-003**

Filed in the name of (Applicant) **Helen Michael and Preferred Enterprises, Inc.**

Name of Appellant, if other than applicant **Same**

Address/Location of APPELLANT'S property: **Lying between theoretical SW 159 Avenue and SW 162 Avenue, and between theoretical SW 276 Street and SW 278 Street, Miami-Dade County, Florida.**

Application, or part of Application being Appealed (Explanation): **Entire Application**

Appellant (name): **Helen Michael and Preferred Enterprises, Inc.,** hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby make application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The decision by the Community Zoning Appeals Board 14 (CZAB 14) was not based on substantial competent evidence. Instead, the decision by the CZAB 14 was arbitrary and capricious.

RECEIVED
14-003
OCT 02 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY

APPELLANT MUST SIGN THIS PAGE

Date: 2nd day of October, 2014

Signed Helen Michael

Helen Michael
Print Name

1849 Watermill Road, Monticello, Florida 32344
Mailing Address

305-662-2858 (Phone) 305-662-2943 (Fax)

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Helen Michael
Representing

Signature

Juan J. Mayol, Jr., Esq.
Print Name

701 Brickell Avenue, Suite 3300
Address

Miami (City) Florida (State) 33131 (Zip)

305-789-7787
Telephone Number

Subscribed and Sworn to before me on the 2nd day of October, year 2014

Juan Eisma
Notary Public

(Stamp/Seal)

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Helen Michael (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

____ 1. Participation at the hearing
_X_ 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Melissa Scruggs
Signature

Melissa Scruggs
Print Name

Lynn Hartman
Signature

Lynn Hartman
Print Name

Helen Michael
Appellant's signature

Helen Michael

Sworn to and subscribed before me on the 2nd day of October, 2014.

Appellant is personally known to me or has produced _____ as identification.

Susan Eisenman
Notary
(Stamp/Seal)
Commission Expires:

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

APPELLANT MUST SIGN THIS PAGE

Date: 2nd day of October, 2014

Signed _____

Paul Michael, President
Print Name

Preferred Enterprises, Inc.
1849 Watermill Road, Monticello, Florida 32344
Mailing Address

305-662-2858 Phone | 305-662-2943 Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Preferred Enterprises, Inc.
Representing

_____
Signature

Juan J. Mayol, Jr., Esq.
Print Name

701 Brickell Avenue, Suite 3300
Address

Miami (City) | Florida (State) | 33131 (Zip)

305-789-7787
Telephone Number

Subscribed and Sworn to before me on the 2nd day of October, year 2014

_____
Notary Public

(stamp seal)

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

Commission expires

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Paul Michael, President of Preferred Enterprises, Inc., (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

____ 1. Participation at the hearing
_X_ 2. Original Applicant
____ 3. Written objection, waiver or consent

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Further Appellant says not.

Witnesses:

Melissa Scruggs
Signature

Melissa Scruggs
Print Name

Lynn Hartman
Signature

Lynn Hartman
Print Name

Paul Michael
Appellant's signature

Paul Michael
Preferred Enterprises, Inc.

Sworn to and subscribed before me on the 2nd day of October, 2014.

Appellant is personally known to me or has produced _____ as identification.

Susan Eisenman
Notary
(Stamp/Seal)
Commission Expires:

SUSAN EISENMAN
Notary Public - State of Florida
My Comm. Expires Mar 12, 2018
Commission # FF 100736

22

RESOLUTION NO. CZAB14-6-14

WHEREAS, HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. applied for the following:

(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: That portion of the N ½ of the SW ¼ of the SE ¼ in 32-56-39.

LOCATION: Lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application was offered by Curtis Lawrence, seconded by Diane Coats-Davis, and upon a poll of the members present the vote was as follows:

Diane Coats-Davis	aye	Curtis Lawrence	aye
Nehemiah Davis	aye	Lubby Navarro	aye
Gary J. Dufek	nay	Neal Spencer	absent

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 1st day of October, 2014.

Hearing No. 14-7-CZ14-1
rd

REVISION 2

Memorandum

Date: 09-JUN-14

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

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

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

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

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

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

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

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

DATE: 08-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.	Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
APPLICANT	**ADDRESS**

Z2014000003

HEARING NUMBER

HISTORY:

FOLIO: 3069320000350, 3069320000351, 3069320000352, AND 3069320000353

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBRHOOD REGULATIONS CASES.
BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES

HELEN MICHAEL & PREFERRED ENTERPRISES, INC

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

REPORTER NAME:

26

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: Preferred Enterprises, Inc., a Florida corporation and Helen Michael Individually

NAME AND ADDRESS	Percentage of Stock
Paul Michael on behalf of Preferred Enterprises and Helen Michael	100%
1849 Watermill Road	
Monticello, Fl. 32344	

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_____

NAME AND ADDRESS	Percentage of Stock

RECEIVED
JAN / 8 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

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:_____

NAME AND ADDRESS	Percentage of Stock

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: Land Baron II, LLC, a Florida limited liability company

NAME AND ADDRESS AND OFFICE (if applicable)	Percentage of Stock
Wayne Rosen	50%
Drew Rosen	50%
c/o Terri Sonn, Eq.	
2999 NE 191 Street, Suite 409	
Aventura, Fl. 33180	

Date of contract: December 11, 2013

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

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) Paul Michael in his capacity as President of Preferred Enterprises, Inc., a Florida corporation and Helen Michael Indidvdually

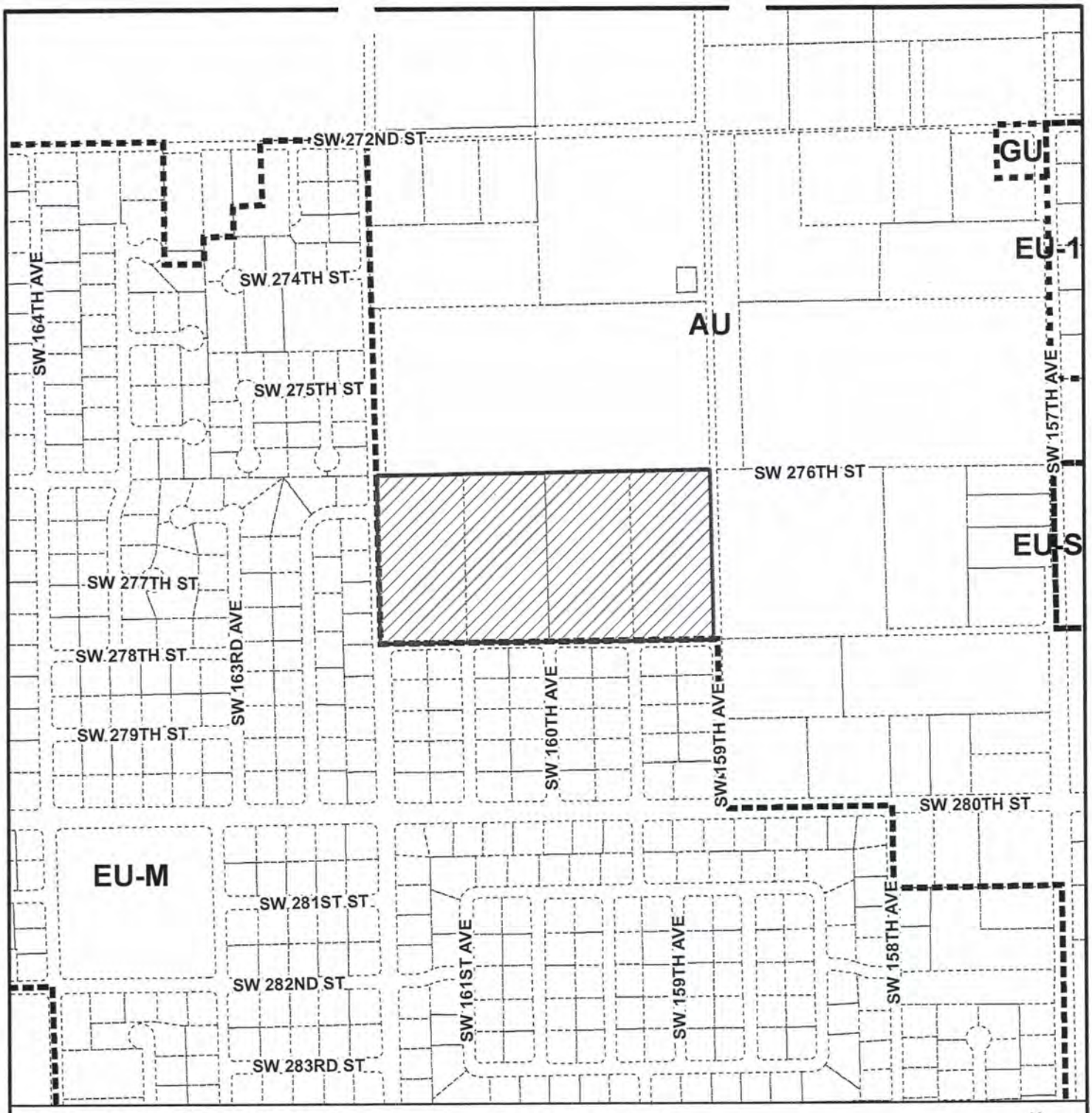
Sworn to and subscribed before me this 7 day of January, 2014. Affiant is personally know to me or has produced FLDL/Vers License as identification.

_____
(Notary Public)

My commission expires: May 23, 2014 Seal

JOSHUA DESHA
MY COMMISSION # DD 994542
EXPIRES: May 23, 2014
Bonded Thru Notary Public Underwriters

*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

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

N
W E
S

Legend

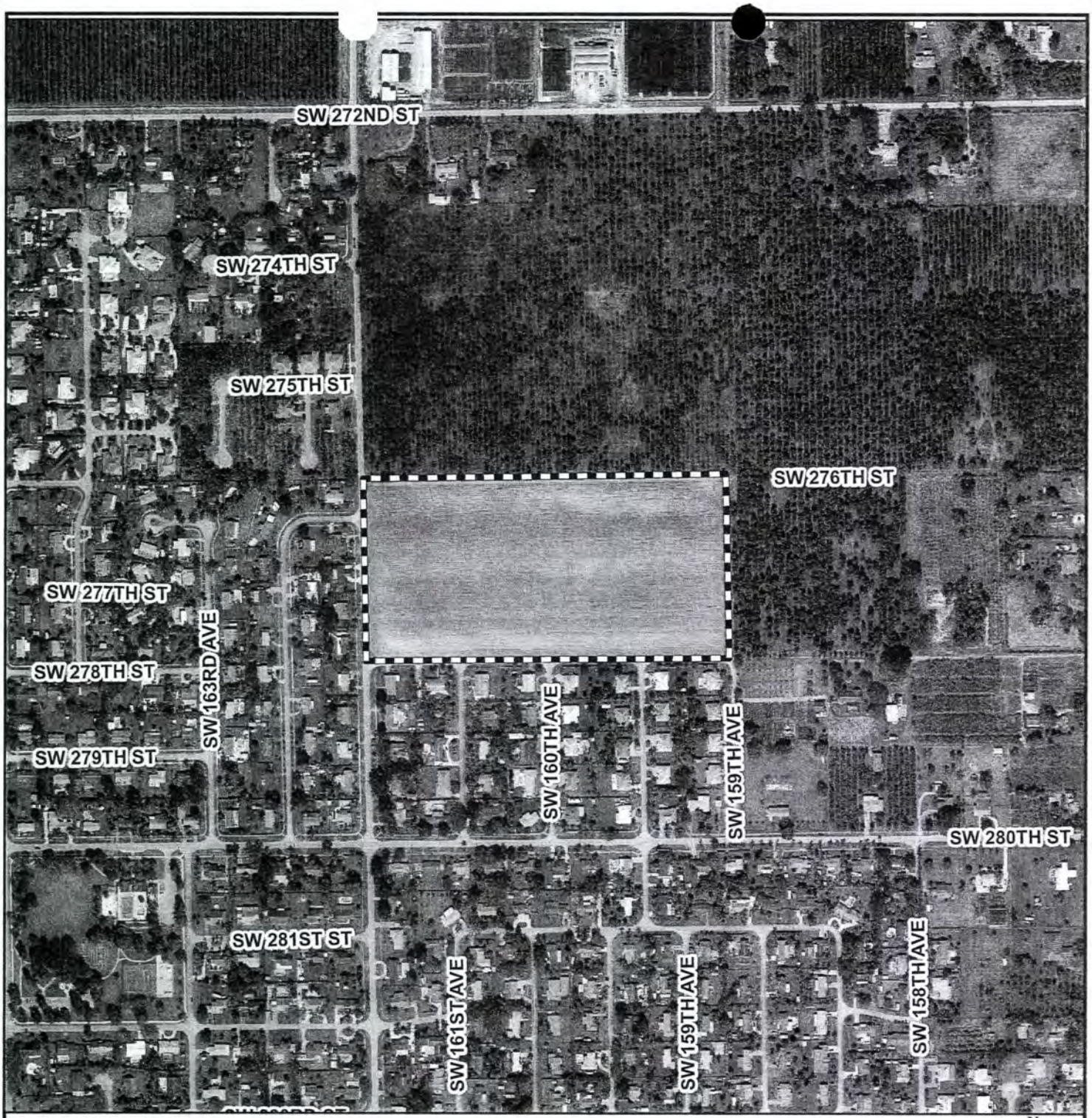
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000003

Legend

Subject Property

Street (Centerline)

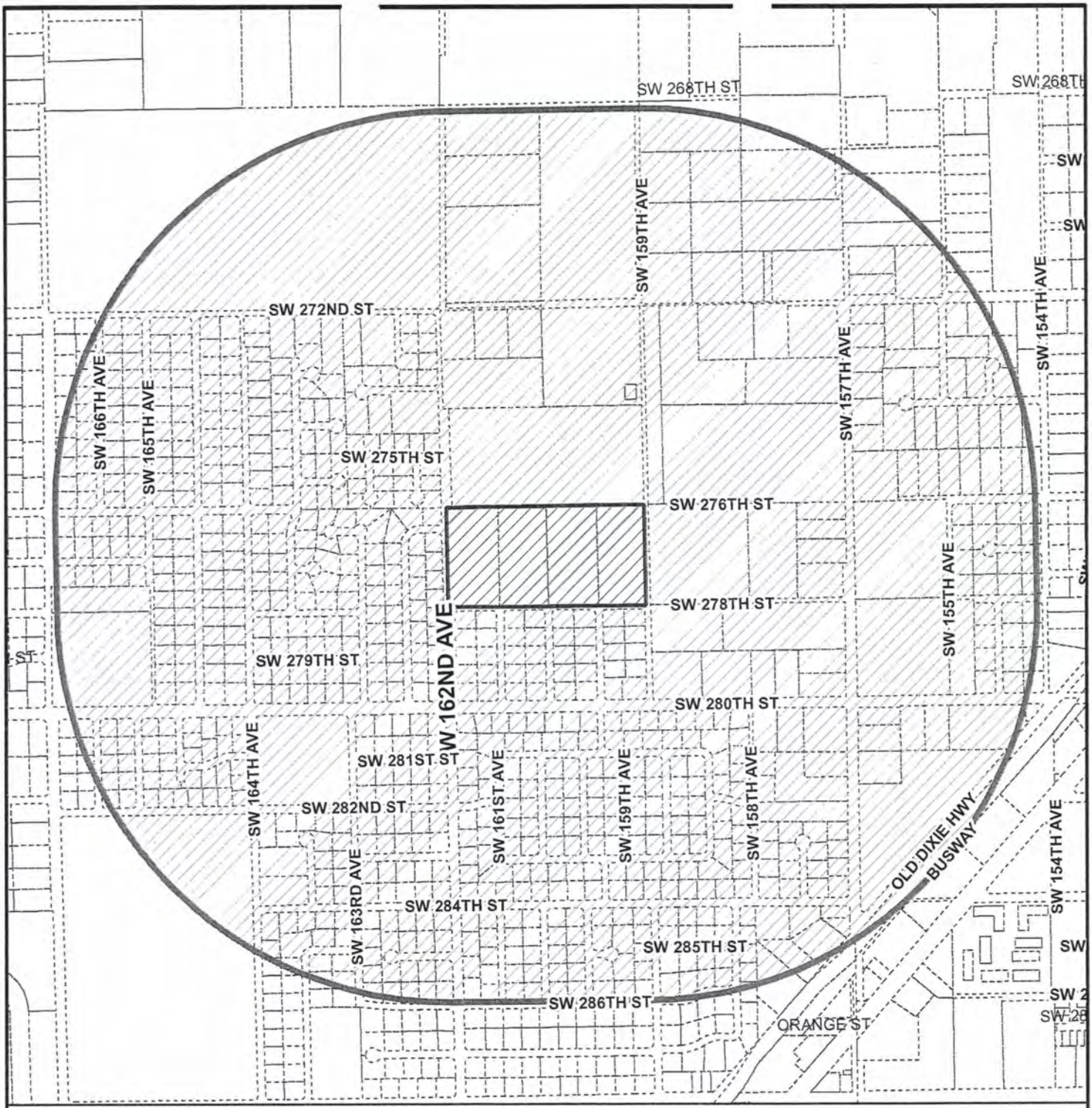
N W E S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
	30	



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39

Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC

Zoning Board: C14

Commission District: 8

Drafter ID: F. Arencibia

Scale: NTS

Legend

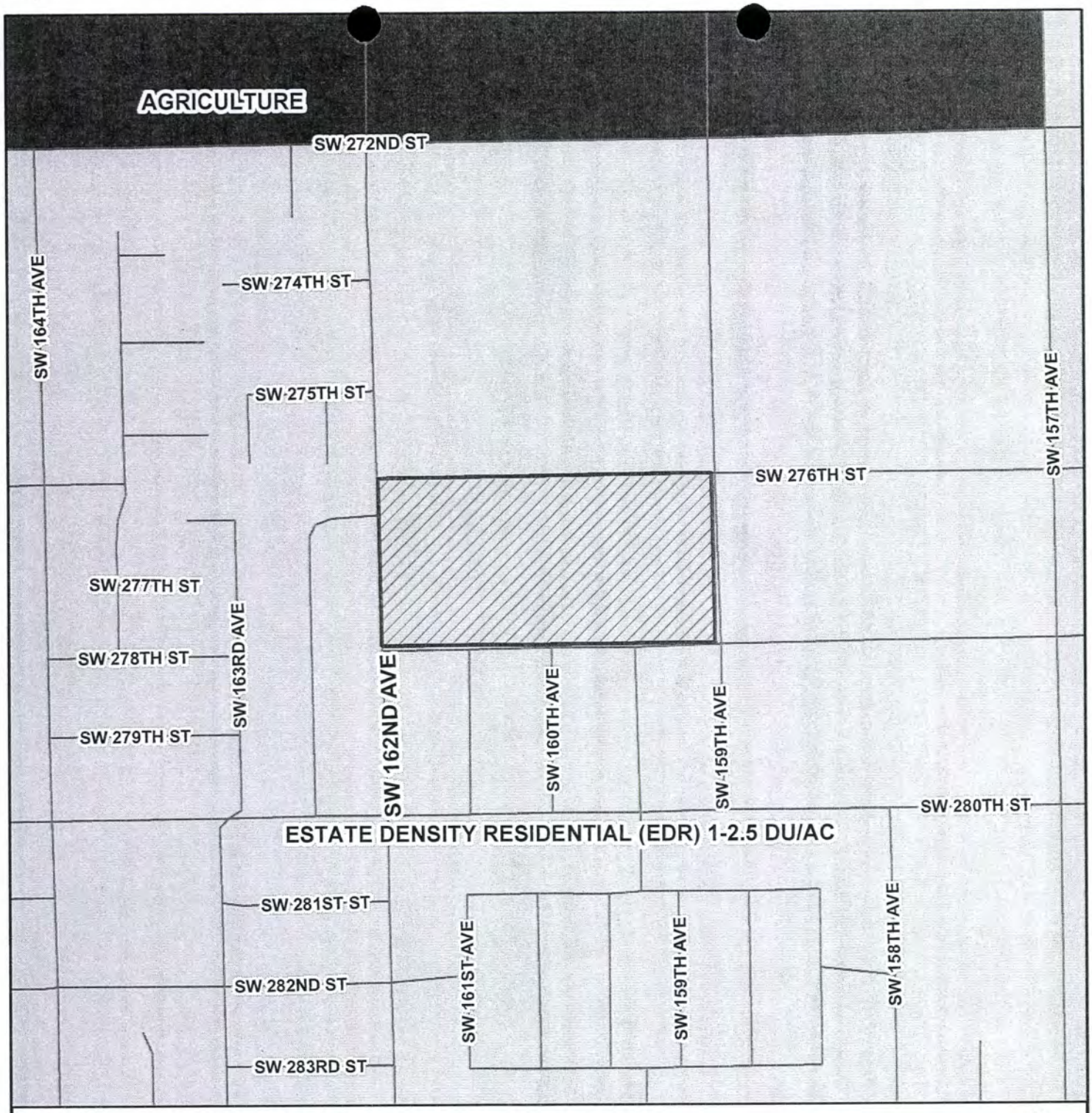
- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

N
W E
S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

EMERGENCY

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2510	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	0	1
	18 HIT AND RUN	1	0	0
	32 ASSAULT	0	1	1
	41 SICK OR INJURED PERSON	3	6	4
	49 FIRE	0	2	0
TOTAL FOR GRID 2510		**6**	**9**	**6**
2511	17 TRAFFIC ACCIDENT	0	1	0
	41 SICK OR INJURED PERSON	1	2	0
TOTAL FOR GRID 2511		**1**	**3**	**0**
2533	17 TRAFFIC ACCIDENT	1	1	1
	32 ASSAULT	2	1	1
	41 SICK OR INJURED PERSON	3	8	14
	49 FIRE	0	1	0
TOTAL FOR GRID 2533		**6**	**11**	**16**
2534	17 TRAFFIC ACCIDENT	9	2	4
	30 SHOOTING	0	1	0
	41 SICK OR INJURED PERSON	9	4	14
TOTAL FOR GRID 2534		**18**	**7**	**18**
		Reported: 13 Not Reported: 18	Reported: 5 Not Reported: 25	Reported: 8 Not Reported: 32
TOTAL EMERGENCY		**31**	**30**	**40**

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

PRIORITY

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2510	14 CONDUCT INVESTIGATION	1	1	1
	26 BURGLARY	0	1	2
	32 ASSAULT	0	0	1
	34 DISTURBANCE	1	4	2
	49 FIRE	0	1	0
TOTAL FOR GRID 2510		**2**	**7**	**6**
2511	14 CONDUCT INVESTIGATION	0	1	0
	26 BURGLARY	0	0	1
	32 ASSAULT	0	0	2
TOTAL FOR GRID 2511		**0**	**1**	**3**
2533	14 CONDUCT INVESTIGATION	1	4	3
	26 BURGLARY	0	3	1
	29 ROBBERY	0	1	0
	32 ASSAULT	5	4	7
	34 DISTURBANCE	1	5	6
	49 FIRE	0	1	0
	54 FRAUD	1	0	0
TOTAL FOR GRID 2533		**8**	**18**	**17**
2534	14 CONDUCT INVESTIGATION	3	5	5
	22 AUTO THEFT	1	0	0
	26 BURGLARY	1	1	3
	29 ROBBERY	0	1	0
	32 ASSAULT	1	2	0
	34 DISTURBANCE	3	0	1
	49 FIRE	1	1	1
TOTAL FOR GRID 2534		**10**	**10**	**10**
		Reported: 4 Not Reported: 16	Reported: 11 Not Reported: 25	Reported: 11 Not Reported: 25
TOTAL PRIORITY		**20**	**36**	**36**

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

ROUTINE

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2510	13 SPECIAL INFORMATION/ASSIGNMENT	4	2	5
	14 CONDUCT INVESTIGATION	25	30	15
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	7	7
	18 HIT AND RUN	0	0	3
	19 TRAFFIC STOP	6	3	3
	20 TRAFFIC DETAIL	2	2	4
	21 LOST OR STOLEN TAG	2	2	1
	22 AUTO THEFT	4	1	2
	25 BURGLAR ALARM RINGING	42	55	50
	26 BURGLARY	18	22	13
	27 LARCENY	5	7	11
	28 VANDALISM	0	0	3
	32 ASSAULT	6	2	3
	34 DISTURBANCE	23	40	28
	36 MISSING PERSON	1	1	0
	37 SUSPICIOUS VEHICLE	10	3	3
	38 SUSPICIOUS PERSON	3	1	5
	39 PRISONER	1	3	0
	41 SICK OR INJURED PERSON	1	1	0
	43 BAKER ACT	2	0	0
	45 DEAD ON ARRIVAL	0	0	1
	49 FIRE	1	0	0
	52 NARCOTICS INVESTIGATION	0	0	1
	54 FRAUD	4	3	5
TOTAL FOR GRID 2510		**162**	**185**	**163**
2511	13 SPECIAL INFORMATION/ASSIGNMENT	0	4	5
	14 CONDUCT INVESTIGATION	3	6	14
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	0	0	6
	18 HIT AND RUN	1	0	0
	19 TRAFFIC STOP	3	4	2
	20 TRAFFIC DETAIL	0	1	1
	21 LOST OR STOLEN TAG	0	1	0
	22 AUTO THEFT	1	0	1
	25 BURGLAR ALARM RINGING	3	8	7
	26 BURGLARY	2	7	6
	27 LARCENY	1	0	3
	28 VANDALISM	1	2	1

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2511	34 DISTURBANCE	2	7	18
	37 SUSPICIOUS VEHICLE	0	3	2
	38 SUSPICIOUS PERSON	1	0	3
	41 SICK OR INJURED PERSON	1	0	0
	43 BAKER ACT	1	0	0
	53 ABDUCTION	1	0	0
TOTAL FOR GRID 2511		**22**	**43**	**69**
2533	13 SPECIAL INFORMATION/ASSIGNMENT	41	51	34
	14 CONDUCT INVESTIGATION	39	75	79
	15 MEET AN OFFICER	2	6	9
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	9	8	6
	18 HIT AND RUN	1	1	3
	19 TRAFFIC STOP	2	2	7
	20 TRAFFIC DETAIL	2	5	13
	21 LOST OR STOLEN TAG	3	0	5
	22 AUTO THEFT	0	2	2
	25 BURGLAR ALARM RINGING	51	40	55
	26 BURGLARY	13	21	36
	27 LARCENY	5	4	10
	28 VANDALISM	8	11	15
	29 ROBBERY	0	1	0
	32 ASSAULT	4	10	9
	33 SEX OFFENSE	1	1	7
	34 DISTURBANCE	22	56	46
	36 MISSING PERSON	3	5	6
	37 SUSPICIOUS VEHICLE	9	7	12
	38 SUSPICIOUS PERSON	3	5	5
	39 PRISONER	1	1	2
	41 SICK OR INJURED PERSON	1	5	2
	43 BAKER ACT	3	4	7
	45 DEAD ON ARRIVAL	2	0	1
	52 NARCOTICS INVESTIGATION	5	4	6
	54 FRAUD	4	2	4
TOTAL FOR GRID 2533		**234**	**327**	**382**
2534	13 SPECIAL INFORMATION/ASSIGNMENT	11	16	12
	14 CONDUCT INVESTIGATION	29	36	49
	15 MEET AN OFFICER	0	1	1
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	11	12	10

MIAMI DADE POLICE DEPARTMENT

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

Z2014000003 - Preferred Ent. Inc./Helen Michael

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
2534	18 HIT AND RUN	7	1	1
	19 TRAFFIC STOP	13	18	26
	20 TRAFFIC DETAIL	3	6	2
	21 LOST OR STOLEN TAG	4	1	2
	22 AUTO THEFT	6	2	2
	25 BURGLAR ALARM RINGING	52	48	46
	26 BURGLARY	18	22	26
	27 LARCENY	10	4	4
	28 VANDALISM	6	3	4
	29 ROBBERY	0	2	1
	32 ASSAULT	6	3	5
	33 SEX OFFENSE	1	1	1
	34 DISTURBANCE	48	40	35
	36 MISSING PERSON	2	2	2
	37 SUSPICIOUS VEHICLE	6	4	7
	38 SUSPICIOUS PERSON	4	9	10
	39 PRISONER	2	2	1
	41 SICK OR INJURED PERSON	2	2	2
	43 BAKER ACT	5	4	2
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	1	3	1
	52 NARCOTICS INVESTIGATION	0	1	3
	54 FRAUD	3	3	5
	55 WEAPONS VIOLATION	0	0	1
TOTAL FOR GRID 2534		**250**	**246**	**263**
		Reported: 345 Not Reported: 323	Reported: 363 Not Reported: 438	Reported: 412 Not Reported: 465
TOTAL ROUTINE		**668**	**801**	**877**
GRAND TOTAL		**719**	**867**	**953**

MIAMI DADE POLICE DEPARTMENT

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

Report Filters

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013
Grid: 2510, 2511, 2533, 2534
Signal: 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION
Agency: MIAMI-DADE
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2014

To: Mark R. Woerner, Assistant Director for Planning
Regulatory and Economic Resources Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

This memorandum updates the blanket concurrency approval memo of September 9, 2013. 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. 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 evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2015. 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-2014

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

PBD	Estimated 2014 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space I Acres	Recreation Open S Acreage	Surplus (Deficient) Acres	Percentage of Standar %
1	380,115	1,045.32	343.95	291.00	634.95	299.82	267	1201.77	156.45	1.15
2	599,360	1,648.24	715.26	595.00	1310.26	356.3	473	2139.56	491.32	1.30
3	161,032	442.84	251.88	232.93	484.81	96.62	89	670.43	227.59	1.51
Total	**1,140,507**	**3,136.39**	1311.09	1118.93	2430.02	752.74	829	4011.76	875.37	1.28

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

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2014

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

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

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of sixteen (16) 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 2029-30 or eleven (11) 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, 2015), 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 Fernandez, Assistant Director, Disposal Operations
Bolanle Shorunke-Jean, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Disposal Facility Available Capacity
From Fiscal Year 2014-15 Through Fiscal Year 2029-30

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****		
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
OCT. 1, 2014 TO SEPT. 30, 2015	1,600,000	2,653,758	168,800	2,484,958	5,898,281	352,300	5,545,981	1,607,926	166,400	1,441,526	250,000	937,500	662,500
OCT. 1, 2015 TO SEPT. 30, 2016	1,600,000	2,484,958	168,800	2,316,158	5,545,981	352,300	5,193,681	1,441,526	166,400	1,275,126	250,000	937,500	662,500
OCT. 1, 2016 TO SEPT. 30, 2017	1,600,000	2,316,158	168,800	2,147,358	5,193,681	352,300	4,841,381	1,275,126	166,400	1,108,726	250,000	937,500	662,500
OCT. 1, 2017 TO SEPT. 30, 2018	1,600,000	2,147,358	168,800	1,978,558	4,841,381	352,300	4,489,081	1,108,726	166,400	942,326	250,000	937,500	662,500
OCT. 1, 2018 TO SEPT. 30, 2019	1,600,000	1,978,558	168,800	1,809,758	4,489,081	352,300	4,136,781	942,326	166,400	775,926	250,000	937,500	662,500
OCT. 1, 2019 TO SEPT. 30, 2020	1,600,000	1,809,758	168,800	1,640,958	4,136,781	352,300	3,784,481	775,926	166,400	609,526	250,000	937,500	662,500
OCT. 1, 2020 TO SEPT. 30, 2021	1,600,000	1,640,958	168,800	1,472,158	3,784,481	352,300	3,432,181	609,526	166,400	443,126	250,000	937,500	662,500
OCT. 1, 2021 TO SEPT. 30, 2022	1,600,000	1,472,158	168,800	1,303,358	3,432,181	352,300	3,079,881	443,126	166,400	276,726	250,000	937,500	662,500
OCT. 1, 2022 TO SEPT. 30, 2023	1,600,000	1,303,358	168,800	1,134,558	3,079,881	352,300	2,727,581	276,726	166,400	110,326	250,000	937,500	662,500
OCT. 1, 2023 TO SEPT. 30, 2024	1,600,000	1,134,558	168,800	965,758	2,727,581	352,300	2,375,281	110,326	110,326	0	306,074	937,500	662,500
OCT. 1, 2024 TO SEPT. 30, 2025	1,600,000	965,758	168,800	796,958	2,375,281	352,300	2,022,981	0	0	0	416,400	937,500	662,500
OCT. 1, 2025 TO SEPT. 30, 2026	1,600,000	796,958	168,800	628,158	2,022,981	352,300	1,670,681	0	0	0	416,400	937,500	662,500
OCT. 1, 2026 TO SEPT. 30, 2027	1,600,000	628,158	168,800	459,358	1,670,681	352,300	1,318,381	0	0	0	416,400	937,500	662,500
OCT. 1, 2027 TO SEPT. 30, 2028	1,600,000	459,358	168,800	290,558	1,318,381	352,300	966,081	0	0	0	416,400	937,500	662,500
OCT. 1, 2028 TO SEPT. 30, 2029	1,600,000	290,558	168,800	121,758	966,081	352,300	613,781	0	0	0	416,400	937,500	662,500
OCT. 1, 2029 TO SEPT. 30, 2030	1,600,000	121,758	121,758	0	613,781	352,300	261,481	0	0	0	463,442	937,500	662,500
REMAINING YEARS				15			16			9		16	

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	168,800
SOUTH DADE LANDFILL	352,300
NORTH DADE LANDFILL	166,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	937,500

* 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 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, 2014

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

From: Ysela Llort, Director
Miami-Dade Transit

Subject: FY15 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 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, 2014 to September 30, 2015, 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
Jaqueline Carranza, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator
JUL 2 7 2010

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

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

MRW:NS:hab

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

MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000003

N
W E
S

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

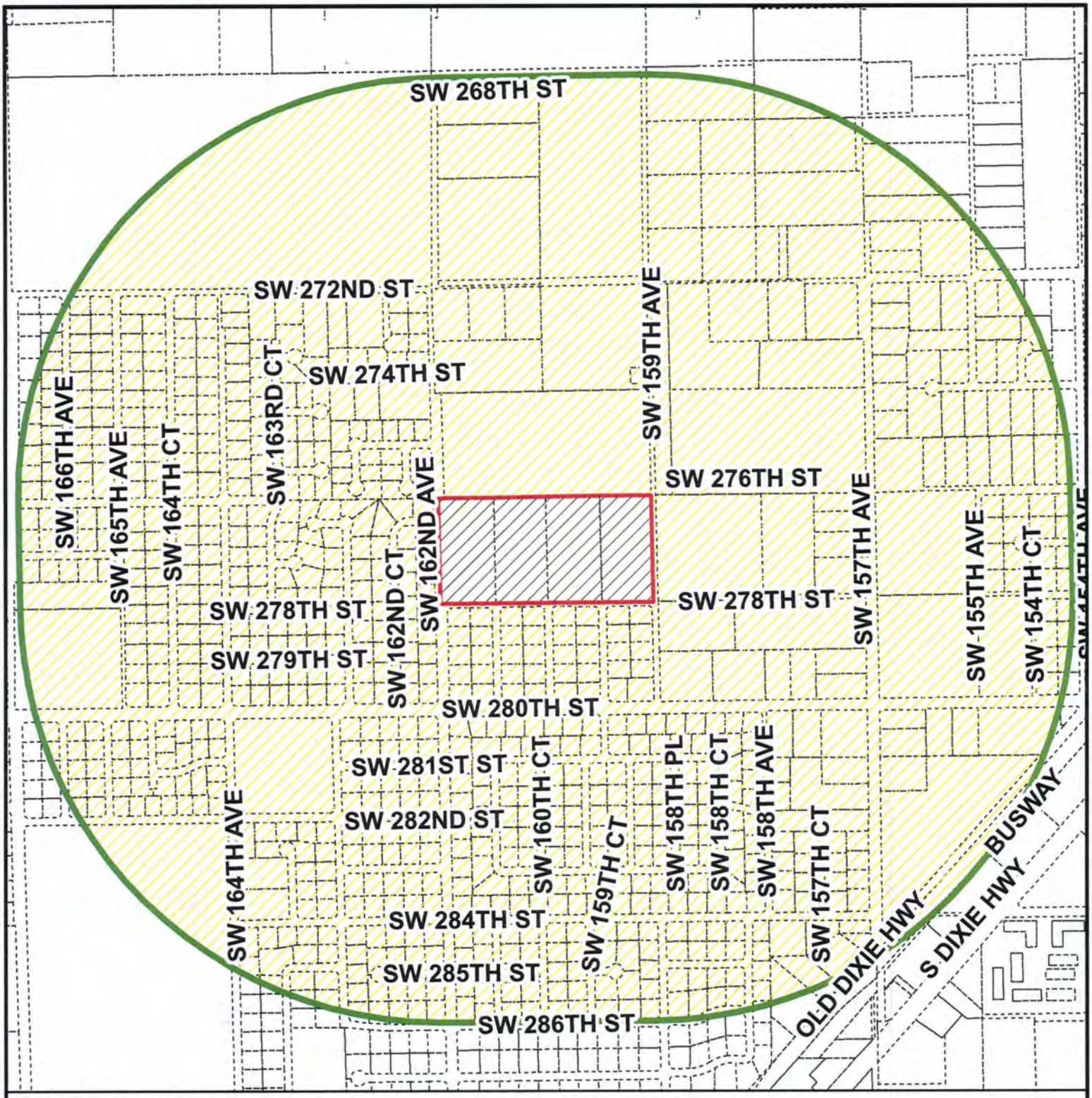
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

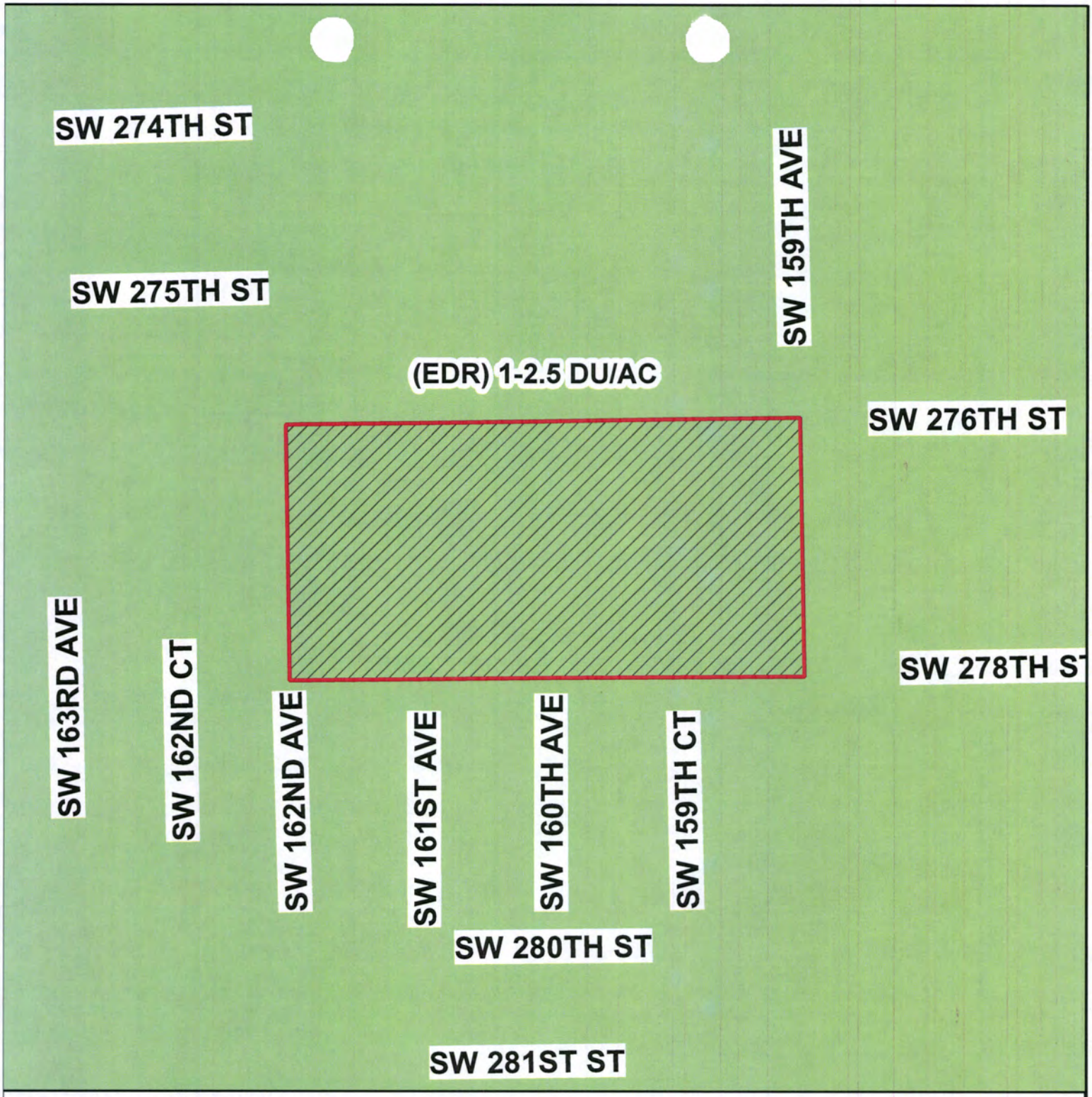
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

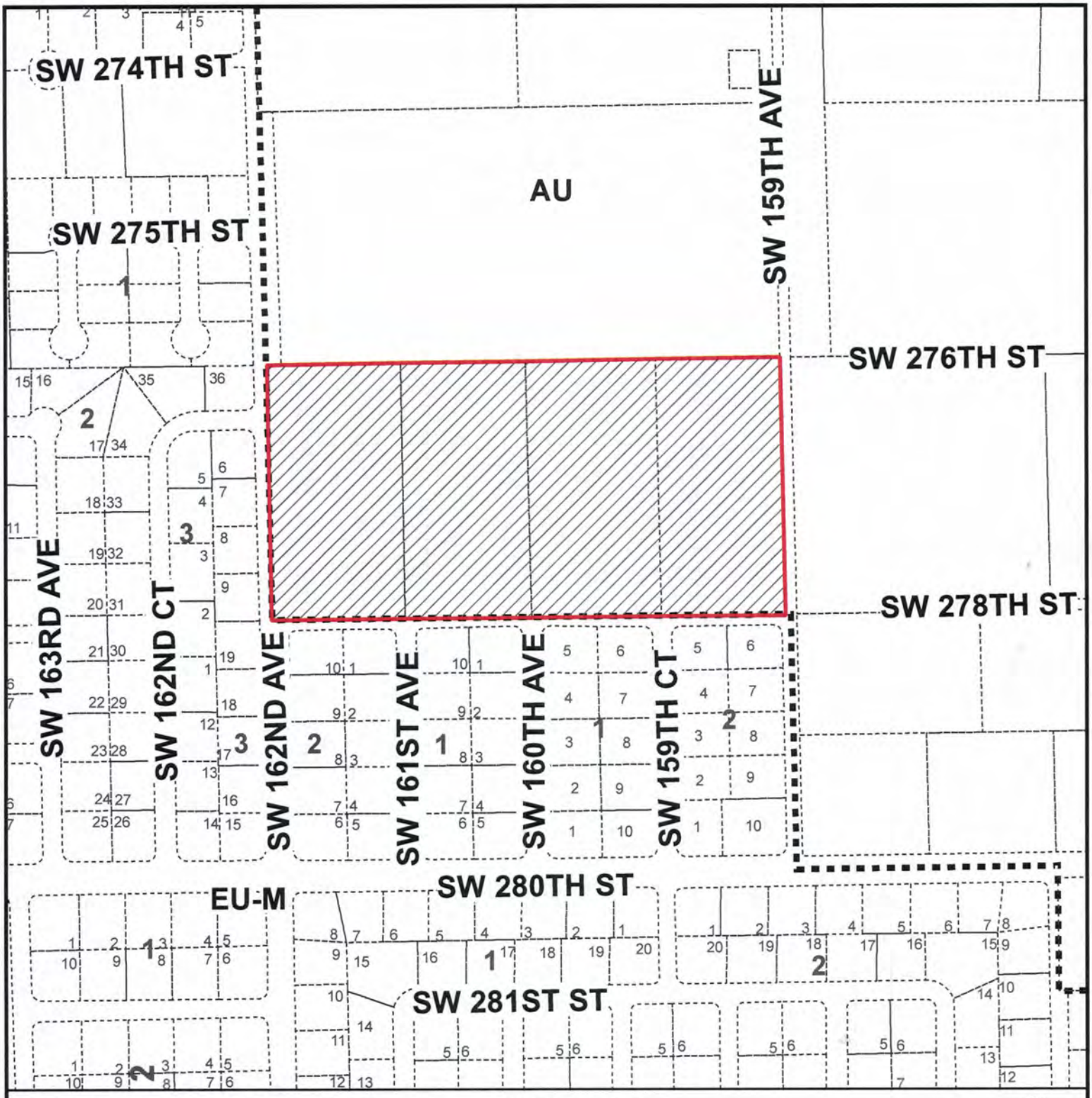
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY

Miami-Dade Cc y Department of Regulatory anc onomic Resources
Staff Report to Community Council No. 14

PH: Z14-003 (14-7-CZ14-1) **October 1, 2014**
Item No. A

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

This item was deferred from the July 9, 2014 meeting of Community Zoning Appeals Board (CZAB 14), to allow the applicant to meet with the neighbors, and subsequently, the application was deferred from the September 3, 2014 meeting due to an inadvertent error in the advertisement.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

ZONIN RECOMMENDATION AD ENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

	(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

A. **HELEN MICHAEL & PREFERRED ENTERPRISES** **14-7-CZ14-1(14-003)**
(Applicant) **Area 14/District 08**
Hearing Date: 10/01/14

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

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
-------	NONE	---------	-----	--------

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#A

APPLICANT'S NAME: **Helen Michael and Preferred Enterprises, Inc.**

REPRESENTATIVE: JUAN MAYOL

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	September 3, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Oct. 1 ☐ 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

■ NOTE: Item is deferred due to an error with the ad.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	M	Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN		Gary J. **DUFEK**	X		
VICE CHAIRMAN		Curtis **LAWRENCE**	X		
COUNCILWOMAN	S	Lubby **NAVARRO**	X		
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**			X
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Eddie Kirtley

7

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#1

APPLICANT'S NAME: **HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	July 9, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: 9/3/14 ☐ 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

■ Deferred to 9/3/14 to allow applicants to meet with neighbors. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN	**S**	Gary J. **DUFEK**	X		
VICE CHAIRMAN	**M**	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**			X
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Lauren Morse

8

Memorandum

Date: June 4, 2014

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

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

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

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.

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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

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

Wetlands
The subject properties do 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
There are no tree resources issues on the subject properties.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 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 requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

11

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 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: Helen Michael and Preferred Enterprises, Inc. (#14_003)

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

Application: ***Helen Michael and Preferred Enterprises, Inc.,*** seeks a district boundary change from Agricultural (AU) to Modified Estates District (EU-M).

Size: The subject property is approximately 20 acres.

Location: The subject property is located between SW 159 Avenue and SW 162 Avenue (Farmlife School Road) and between theoretical SW 276 Street and SW 278 Street 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 Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the re-designation to Modified Estate District (EU-M) will likely result in development of "Residential Units." Per the Code, residential units located within the project shall, therefore, receive PWWM waste collection service, once the vacant lot is developed. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling

Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to residential units located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 2014

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

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

Subject: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

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

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

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

REVISION 2

Memorandum

Date: 09-JUN-14

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

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

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

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

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

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

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PREFERRED ENTERPRISES, INC. & HELEN MICHAEL	LYING NORTH OF SW 278 ST, BETWEEN SW 159 AVENUE & SW 162 AVENUE, MIAMI-DADE COUNTY, FL.
APPLICANT	**ADDRESS**
JUNE 11, 2014	Z2014000003
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

FOLIO: 3069320000350, 3069320000351, AND 3069320000352

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBRHOOD REGULATIONS CASES.

BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES

VIOLATOR:

HELEN MICHAEL & PREFERRED ENTERPRISES, INC

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: Preferred Enterprises, Inc., a Florida corporation and Helen Michael Individually

NAME AND ADDRESS	Percentage of Stock
Paul Michael on behalf of Preferred Enterprises and Helen Michael	100%
1849 Watermill Road	
Monticello, Fl. 32344	

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_____

NAME AND ADDRESS	Percentage of Stock

RECEIVED
JAN / 8 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY_____

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:_____

NAME AND ADDRESS	Percentage of Stock

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: Land Baron II, LLC, a Florida limited liability company

NAME AND ADDRESS AND OFFICE (if applicable)	Percentage of Stock
Wayne Rosen	50%
Drew Rosen	50%
c/o Terri Sonn, Eq.	
2999 NE 191 Street, Suite 409	
Aventura, Fl. 33180	

Date of contract: December 11, 2013

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

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) Paul Michael in his capacity as President of Preferred Enterprises, Inc., a Florida corporation and Helen Michael Indidvdually

Sworn to and subscribed before me this 7 day of January, 2014. Affiant is personally know to me or has produced FL Drivers License as identification.

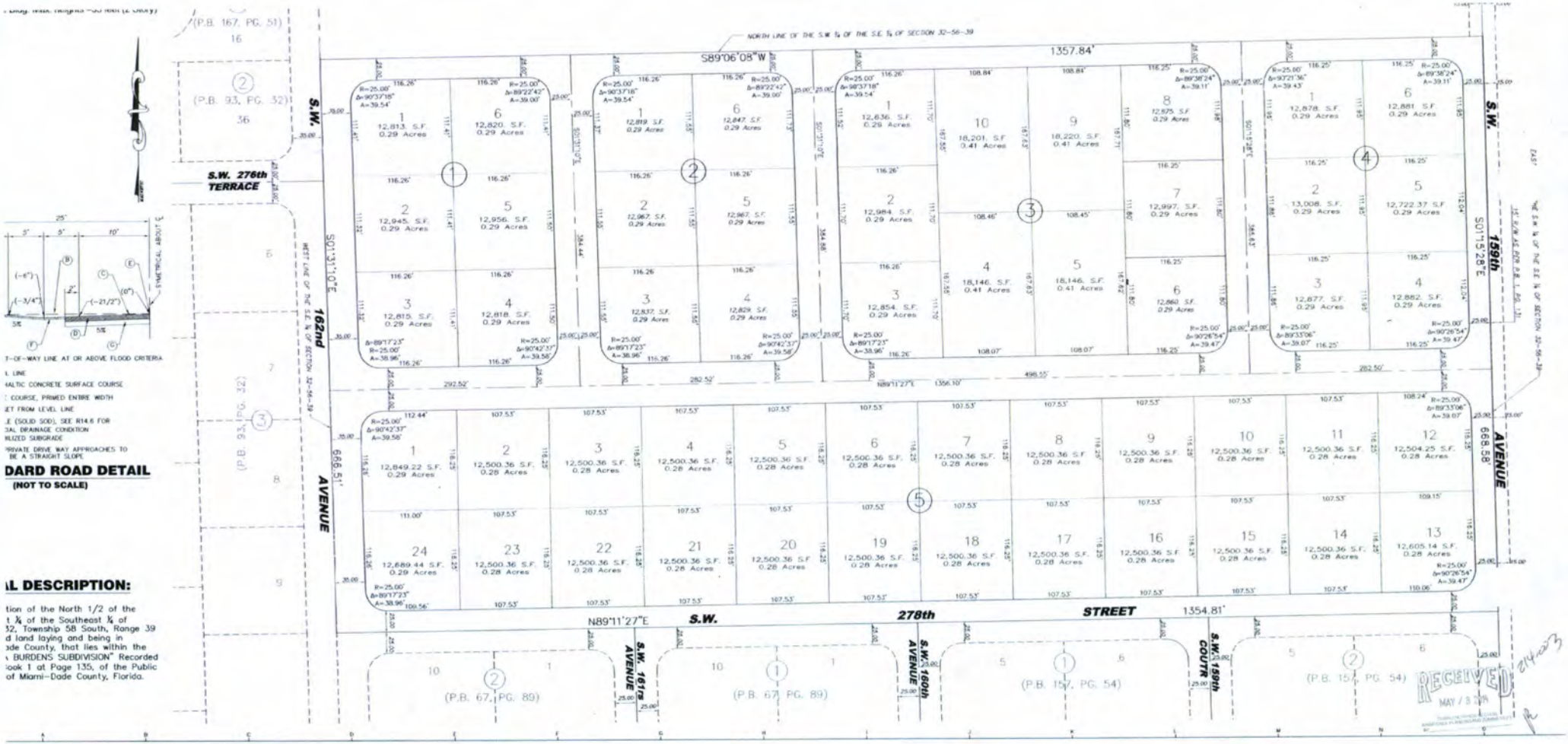
_____
(Notary Public)

My commission expires: May 23, 2014

Seal

JOSHUA DESHA
MY COMMISSION # DD 994542
EXPIRES: May 23, 2014
Bonded Thru Notary Public Underwriters

*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.



DARD ROAD DETAIL
(NOT TO SCALE)

T-OF-WAY LINE AT OR ABOVE FLOOD CRITERIA
L LINE
HALTIC CONCRETE SURFACE COURSE
COURSE, PRIMED ENTIRE WIDTH
ET FROM LEVEL LINE
E (SOLID SOD), SEE R14.6 FOR
DAL DRAINAGE CONDITION
NIZED SUBGRADE
PRIVATE DRIVE WAY APPROACHES TO
BE A STRAIGHT SLOPE

AL DESCRIPTION:

tion of the North 1/2 of the
t ¼ of the Southeast ¼ of
32, Township 58 South, Range 39
d land laying and being in
ade County, that lies within the
'S BURDENS SUBDIVISION" Recorded
book 1 at Page 135, of the Public
of Miami-Dade County, Florida.

RECEIVED
214.003
MAY 08 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

20

ENLARGED SITE PLAN

" 20 Acres - S.W.278th Street "

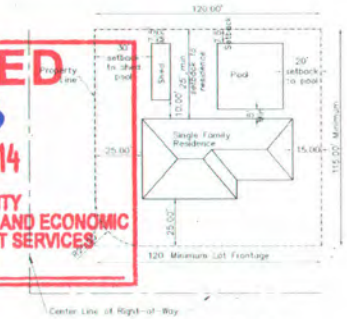
SITE PLAN, SITE DATA, LEGAL DESCRIPTION, LOCATION MAP & DETAILS

ZONING LEGEND

EU-M (Estate Use-Modified)	REQUIRED	PROVIDED
Minimum Lot Size	15,000 S.F. net	12,500 S.F. net
Minimum Lot Frontage	120.00 feet	107.53 feet
Minimum Lot Depth	115.00 feet	116.25 feet
Maximum Lot Coverage	30%	30%

SETBACKS	REQUIRED	PROVIDED
Principal Building		
Front	25 feet	25 feet
Rear	25 feet	25 feet
Interior Side	15 feet	15 feet
Side Street	25 feet	25 feet
Accessory Uses (Guest-House, utility sheds, gazebos, etc.)		
Maximum Building Rear Lot Coverage	30%	30%
Front	75 feet	75 feet
Rear	7.5 feet	7.5 feet
Interior Side	20 feet	20 feet
Side Street	30 feet	30 feet
Bike Buildings	10 feet	10 feet
Swimming Pool		
Front	75 feet	75 feet
Rear	7.5 feet	7.5 feet
Interior Side	20 feet	20 feet
Side Street	30 feet	30 feet
Spacing to Building Foundations	5 feet	5 feet
Fences, Walls and Hedges		
Max. Height	6 feet	6 feet

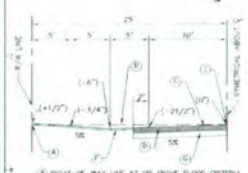
RECEIVED
214-003
MAY 08 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH



TYPICAL LOT LAYOUT
SCALE: 1" = 30'
(SEE ARCHITECTURAL PLANS FOR MODEL DETAILS)

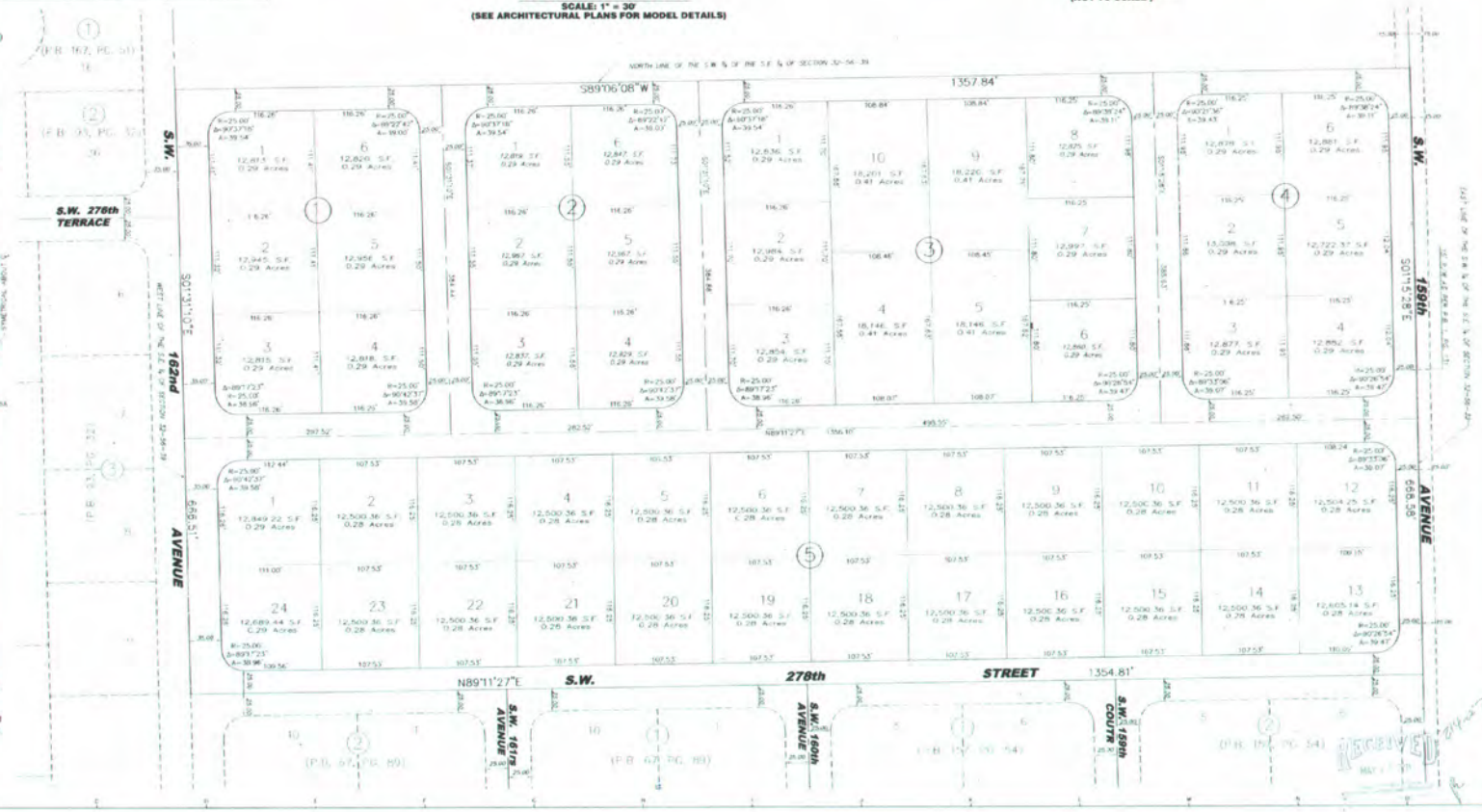
LOCATION MAP
(NOT TO SCALE)

NOTE:
Principle Bldg. Max. heights =35 feet (2 Story)



(A) RIGHT-OF-WAY LINE AT OR ABOVE FLOOD CRITERIA
(B) LEVEL LINE
(C) ASPHALTIC CONCRETE SURFACE COURSE
(D) BASE COURSE, PRIMED ENTIRE WIDTH
(E) OFFSET FROM LEVEL LINE
(F) SWALE (SOLID SOD), SEE R14.6 FOR SPECIAL DRAINAGE CONDITION
(G) STABILIZED SUBGRADE
NOTE: PRIVATE DRIVE WAY APPROACHES TO ALWAYS BE A STRAIGHT SLOPE

STANDARD ROAD DETAIL
(NOT TO SCALE)



LEGAL DESCRIPTION:

That Portion of the North 1/2 of the Southeast ¼ of the Southeast ¼ of Section 32, Township 58 South, Range 39 East, sale land laying and being in Miami-Dade County, that lies within the Plat "M.A BURDENS SUBDIVISION" Recorded in Plat Book 1 at Page 135, of the Public Records of Miami-Dade County, Florida.

FORD, ARMENTEROS & FERNANDEZ, INC
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

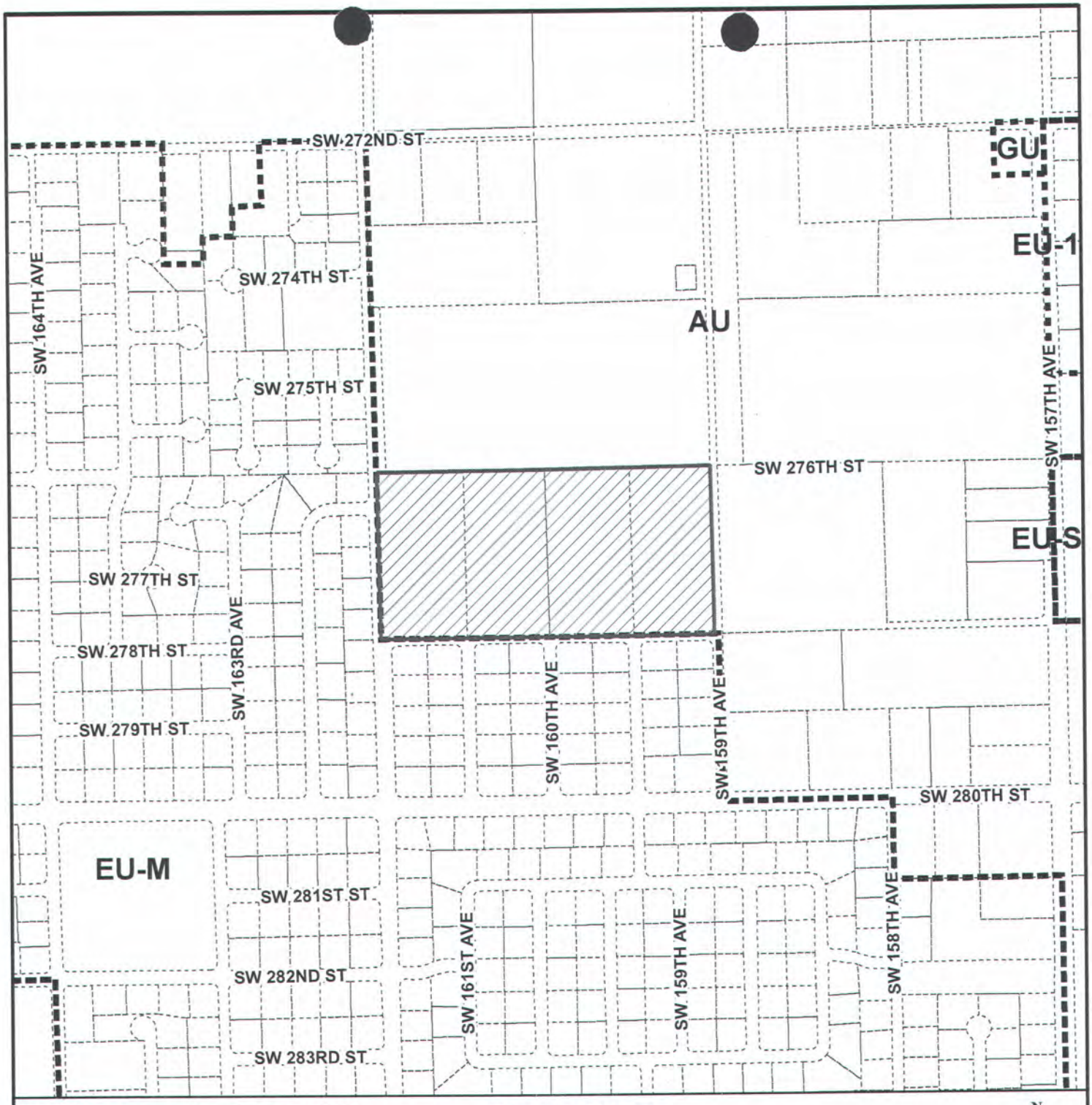
RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

20 ACRES- S.W. 278TH STREET

TYPE OF PROJECT: SITE PLAN
SHEET NAME: SITE PLAN, SITE DATA, LEGAL DESCRIPTION, LOCATION MAP & DETAILS
CLIENT: LAND BARON II, LLC.
PROJECT LOCATION: SECTION 32 TOWNSHIP 58 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

SCALE: 1" = 60'
DRAWN BY: E.R.I.A.F.
DATE: 3-20-2014
PROJECT No.: 14-014-1100
SHEET: 1 of 1



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

N
W E
S

Legend

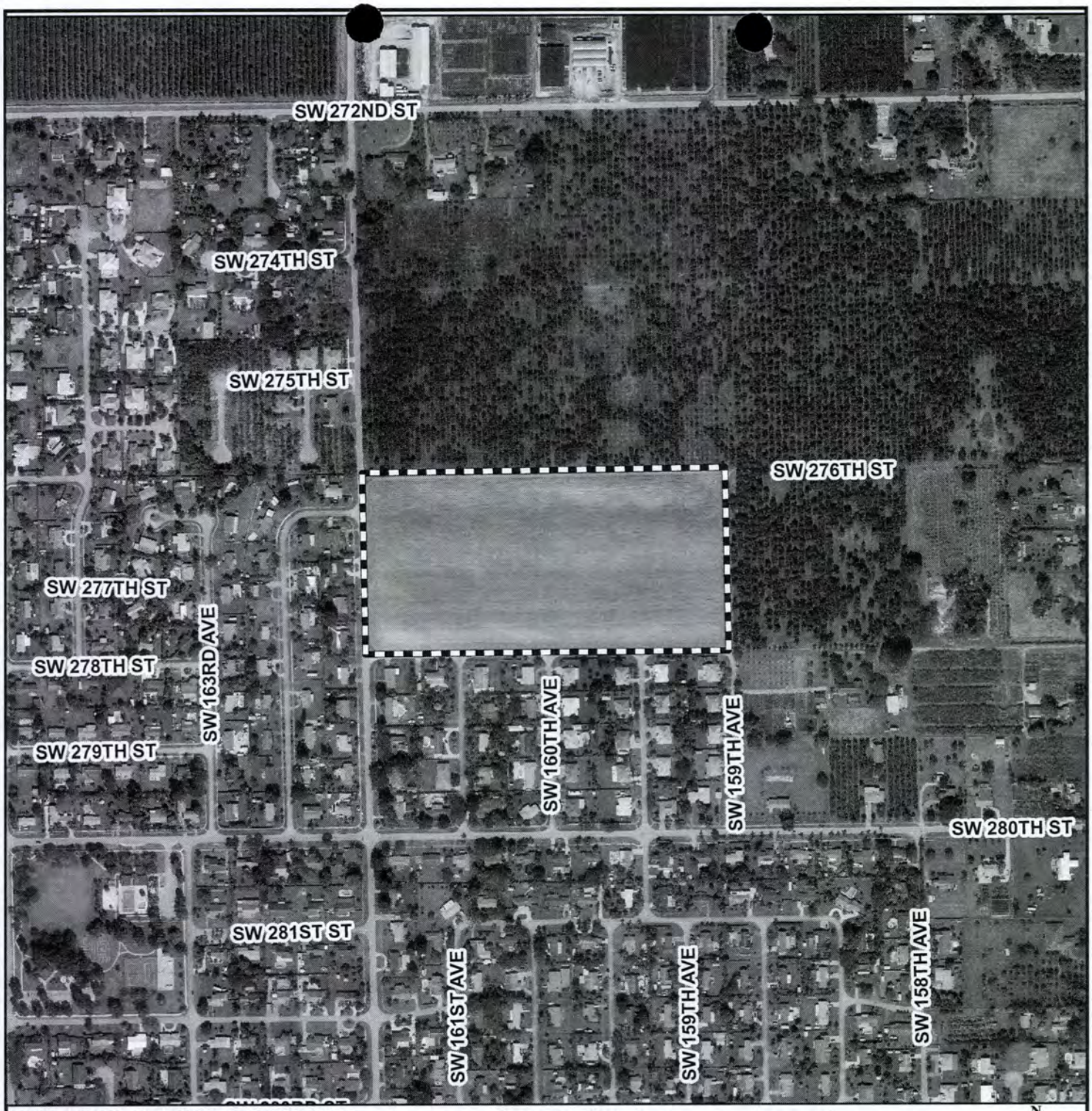
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2014000003

Legend
Subject Property
Street (Centerline)

N
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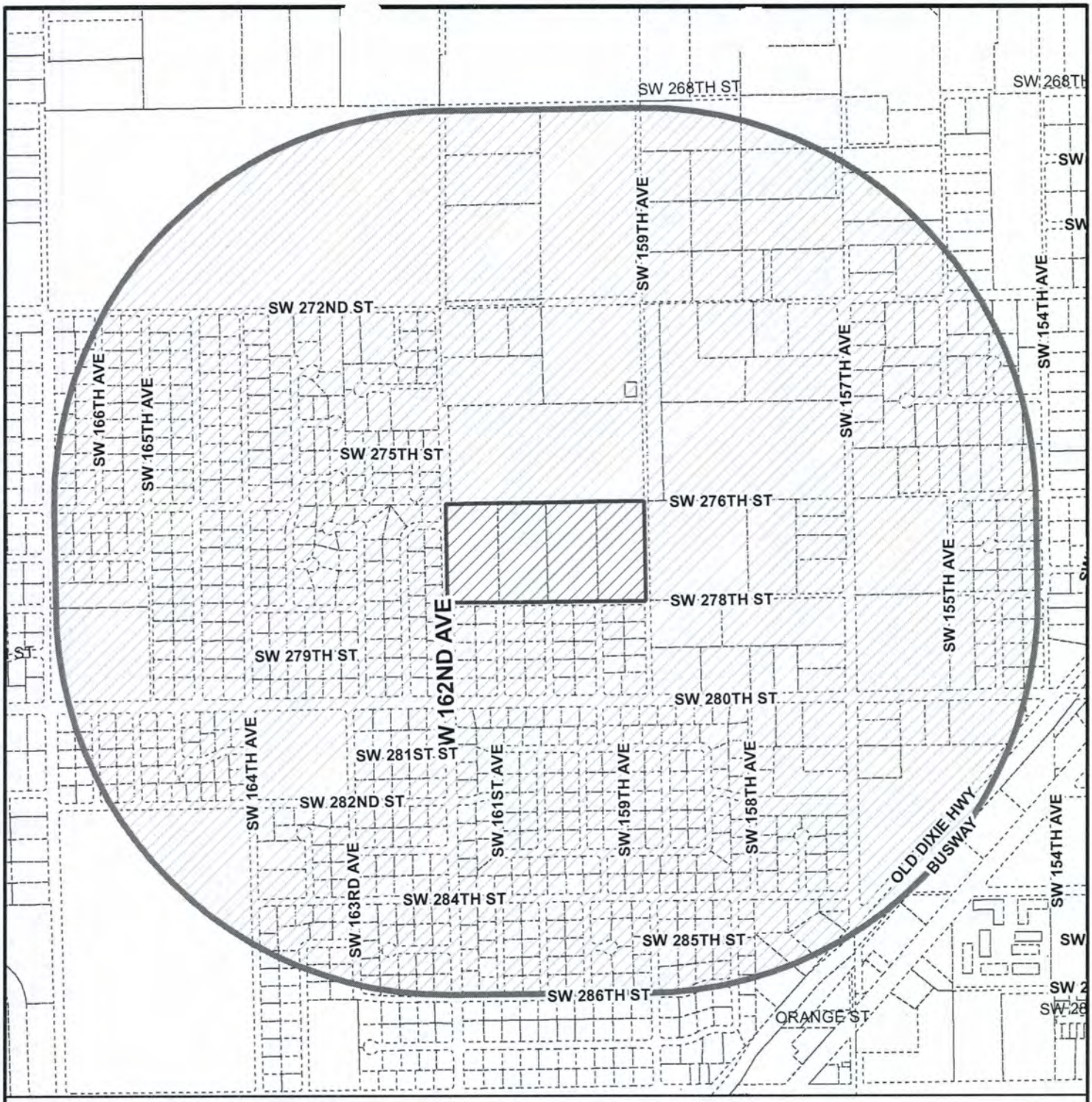
Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39

Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC

Zoning Board: C14

Commission District: 8

Drafter ID: F. Arencibia

Scale: NTS

Legend

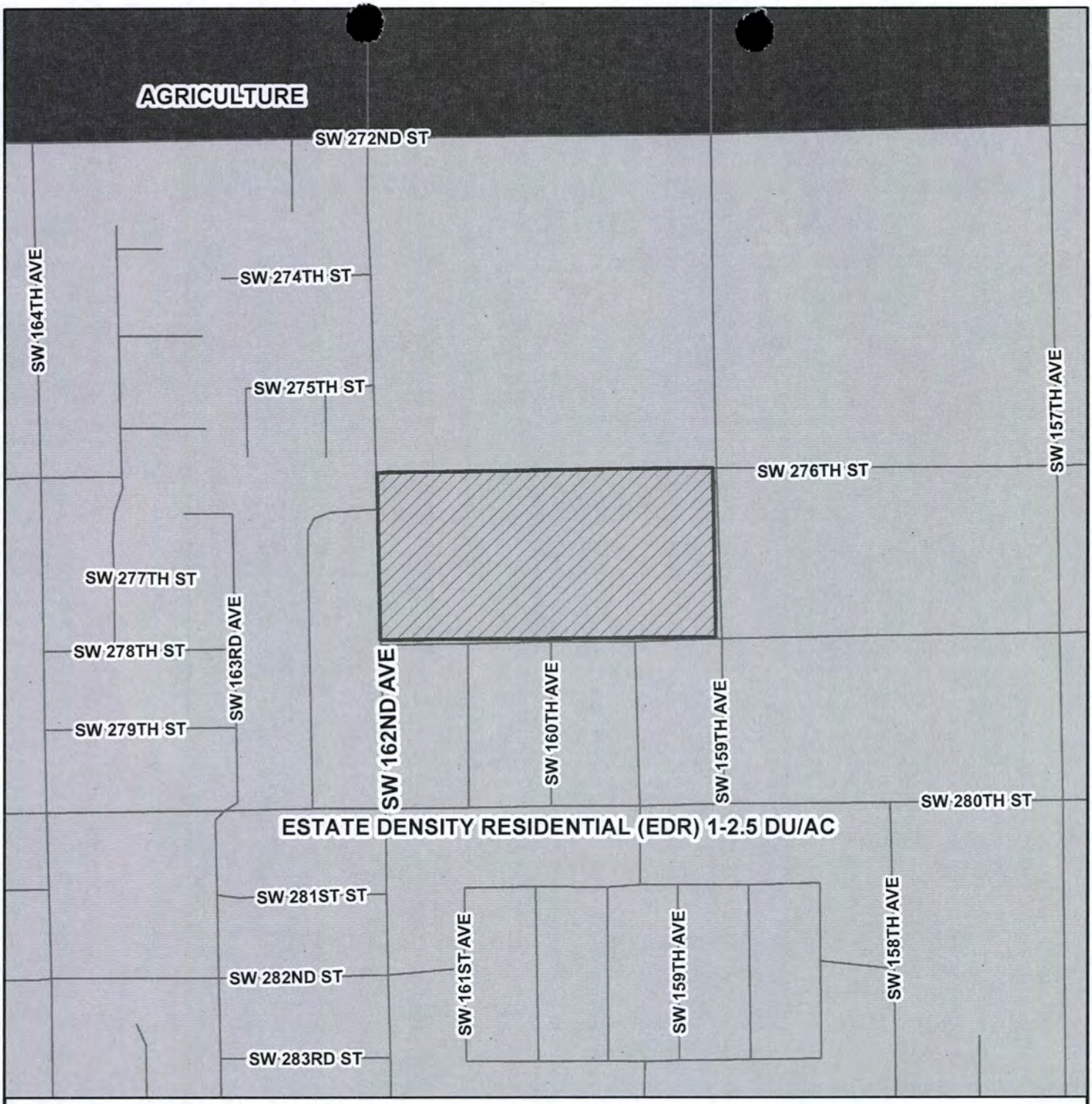
- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

N
W E
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Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were

PH: Z14-003 (14-7-CZ14-1) **September 3, 2014**
Item No. A

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

This item was deferred from the July 9, 2014 meeting of Community Zoning Appeals Board (CZAB 14), to allow the applicant to meet with the neighbors.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

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

NDN.

ZONIN RECOMMENDATION AD ENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONINC ECOMMENDATION ADI NDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) *The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* (5) *The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#1

APPLICANT'S NAME: **HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.**

REPRESENTATIVE: Alan Krisher

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ14-1 (14-003)	July 9, 2014	CZAB14	6	14

REC: Approval

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

■ DEFER: ☐ INDEFINITELY ■ TO: 9/3/14 ☐ 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

■ Deferred to 9/3/14 to allow applicants to meet with neighbors. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane **COATS-DAVIS**	X		
COUNCILMAN		Nehemiah **DAVIS**			X
COUNCILMAN	**S**	Gary J. **DUFEK**	X		
VICE CHAIRMAN	**M**	Curtis **LAWRENCE**	X		
COUNCILWOMAN		Lubby **NAVARRO**			X
COUNCILMAN		Neal **SPENCER**			X
CHAIRMAN		Wilbur B. **BELL**	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Lauren Morse

A. **HELEN MICHAEL & PREFERRED ENTERPRISES** **14-7-CZ14-1(14-003)**
(Applicant) **Area 14/District 08**
Hearing Date: 09/03/14

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

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
-------	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

MIAMI-DADE COUNTY

Date: June 4, 2014

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

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

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

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.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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

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

Wetlands
The subject properties do 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
There are no tree resources issues on the subject properties.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 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 requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 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: Helen Michael and Preferred Enterprises, Inc. (#14_003)

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

Application: ***Helen Michael and Preferred Enterprises, Inc.,*** seeks a district boundary change from Agricultural (AU) to Modified Estates District (EU-M).

Size: The subject property is approximately 20 acres.

Location: The subject property is located between SW 159 Avenue and SW 162 Avenue (Farmlife School Road) and between theoretical SW 276 Street and SW 278 Street 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 Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the re-designation to Modified Estate District (EU-M) will likely result in development of "Residential Units." Per the Code, residential units located within the project shall, therefore, receive PWWM waste collection service, once the vacant lot is developed. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling

Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to residential units located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: May 16, 2014

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

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

Subject: Z2014000003: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.
Revised Plans Submitted Sated Stamped Received 5-15-2014

Application Name: HELEN MICHAEL & PREFERRED ENTERPRISES, INC.

Project Location: The site is located in that area lying north of SW 278 Street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EUM.

Impact and demand: This application generates up to 52 single family units with an estimated population of 170 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .46 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD) which has a surplus capacity of 219.11 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

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

Park Facility	Classification	Acreage
Pine Island Lake Park	NEIGHBORHOOD PARK	18.0
Leisure Park	NEIGHBORHOOD PARK	1.9
Leisure Lakes Park	COMMUNITY PARK	8.7
Modello Wayside Park	NEIGHBORHOOD PARK	2.7
South Dade Park	COMMUNITY PARK	8.6
Palmland Park	NEIGHBORHOOD PARK	5.1
Naranja Lakes Park	NEIGHBORHOOD PARK	1.5
Modello Park	COMMUNITY PARK	10.0
Royal Colonial Park	COMMUNITY PARK	25.4
Naranja Park	COMMUNITY PARK	10.0

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

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

REVISION 2

Memorandum

Date: 09-JUN-14

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

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

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

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

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

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

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

HELEN MICHAEL & PREFERRED ENTERPRISES, INC	LYING NORTH OF SW 278 ST, BETWEEN SW 159 AVENUE & SW 162 AVENUE, MIAMI-DADE COUNTY, FL.
APPLICANT	**ADDRESS**
JUNE 11, 2014	Z2014000003
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

FOLIO: 3069320000350, 3069320000351, AND 3069320000352

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBRHOOD REGULATIONS CASES.

BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES

VIOLATOR:

HELEN MICHAEL & PREFERRED ENTERPRISES, INC

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: Preferred Enterprises, Inc., a Florida corporation and Helen Michael Individually

NAME AND ADDRESS	Percentage of Stock
Paul Michael on behalf of Preferred Enterprises and Helen Michael	100%
1849 Watermill Road	
Monticello, Fl. 32344	

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_____

NAME AND ADDRESS	Percentage of Stock

RECEIVED
JAN / 8 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY_____

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:_____

NAME AND ADDRESS	Percentage of Stock

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,

1-1

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: Land Baron II, LLC, a Florida limited liability company

NAME AND ADDRESS AND OFFICE (if applicable)	Percentage of Stock
Wayne Rosen	50%
Drew Rosen	50%
c/o Terri Sonn, Eq.	
2999 NE 191 Street, Suite 409	
Aventura, Fl. 33180	

Date of contract: December 11, 2013

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

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) Paul Michael in his capacity as President of Preferred Enterprises, Inc., a Florida corporation and Helen Michael Indidvdually

Sworn to and subscribed before me this 7 day of January, 2014. Affiant is personally know to me or has produced FL Drivers License as identification.

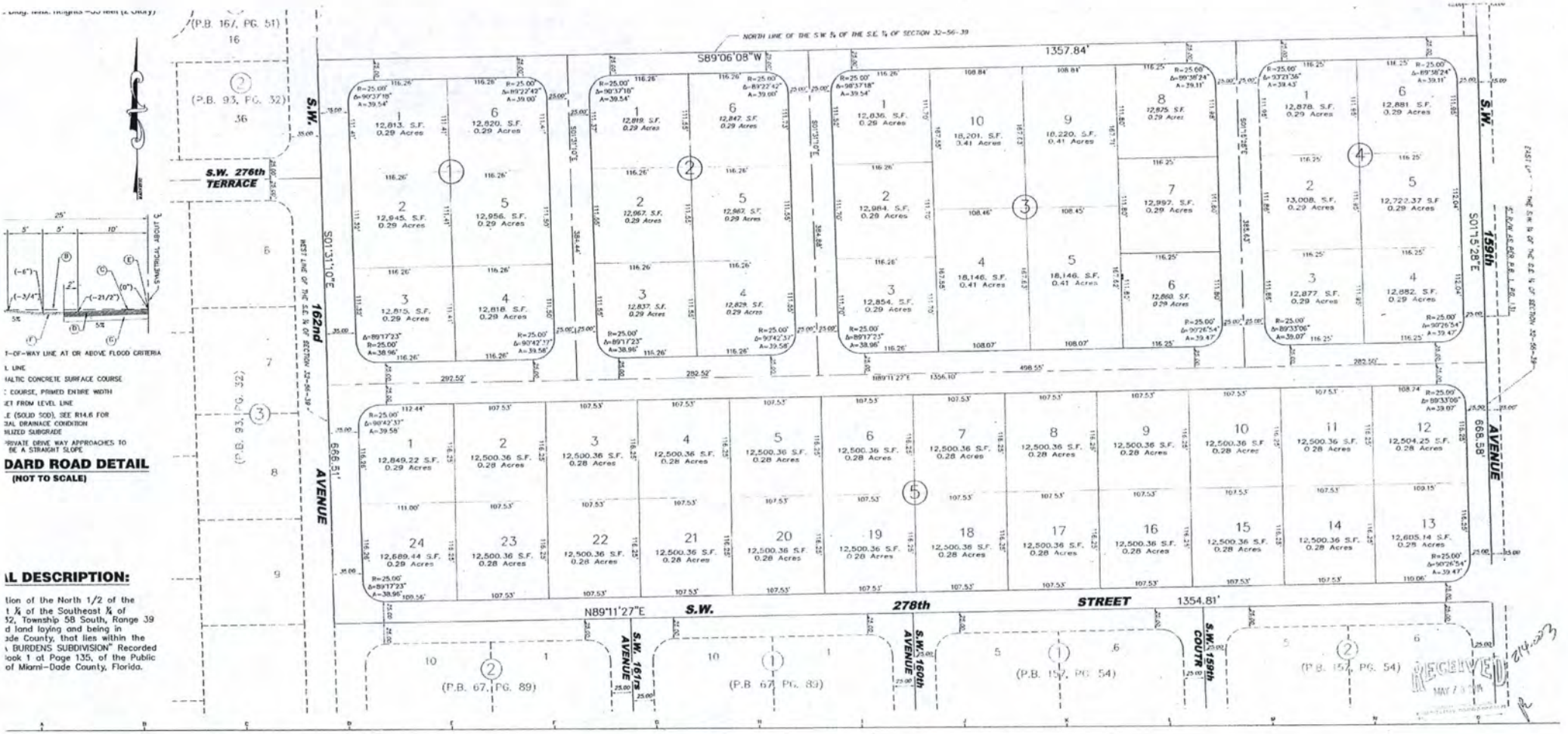
_____
(Notary Public)

My commission expires: May 23, 2014

Seal

JOSHUA DESHA
MY COMMISSION # DD 994542
EXPIRES: May 23, 2014
Bonded Thru Notary Public Underwriters

*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.



DARD ROAD DETAIL
(NOT TO SCALE)

AL DESCRIPTION:

tion of the North 1/2 of the
t ¼ of the Southeast ¼ of
32, Township 58 South, Range 39
d land laying and being in
ade County, that lies within the
BURDENS SUBDIVISION" Recorded
Book 1 at Page 135, of the Public
of Miami-Dade County, Florida.

RECEIVED
214.003
MAY 08 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

ENLARGED SITE PLAN

19

20

" 20 Acres - S.W.278th Street "

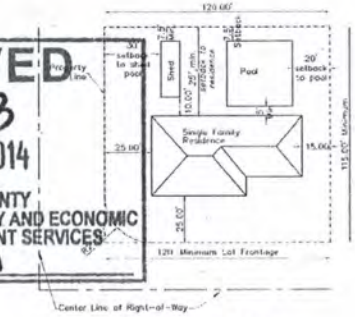
SITE PLAN, SITE DATA, LEGAL DESCRIPTION, LOCATION MAP & DETAILS

ZONING LEGEND

EU-M (Estate Use-Modified)	REQUIRED	PROVIDED
Minimum Lot Size	15,000 S.F. net	12,500 S.F. net
Minimum Lot Frontage	120.00 feet	107.53 feet
Minimum Lot Depth	115.00 feet	116.25 feet
Maximum Lot Coverage	30%	30%

SETBACKS	REQUIRED	PROVIDED
Principal Building		
Front	25 feet	25 feet
Rear	25 feet	25 feet
Interior Side	15 feet	15 feet
Side Street	25 feet	25 feet
Accessory Uses (Guest House, utility sheds, gazebos, etc.)		
Maximum Building Rear Lot Coverage	30%	30%
Front	75 feet	75 feet
Rear	7.5 feet	7.5 feet
Interior Side	20 feet	20 feet
Side Street	30 feet	30 feet
Bldg. Buildings	10 feet	10 feet
Swimming Pool		
Front	75 feet	75 feet
Rear	7.5 feet	7.5 feet
Interior Side	20 feet	20 feet
Side Street	30 feet	30 feet
Spacing to Building Foundations	5 feet	5 feet
Fences, Walls and Hedges		
Max. Height	6 feet	6 feet

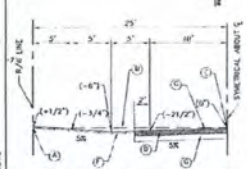
RECEIVED
214-003
MAY 08 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By



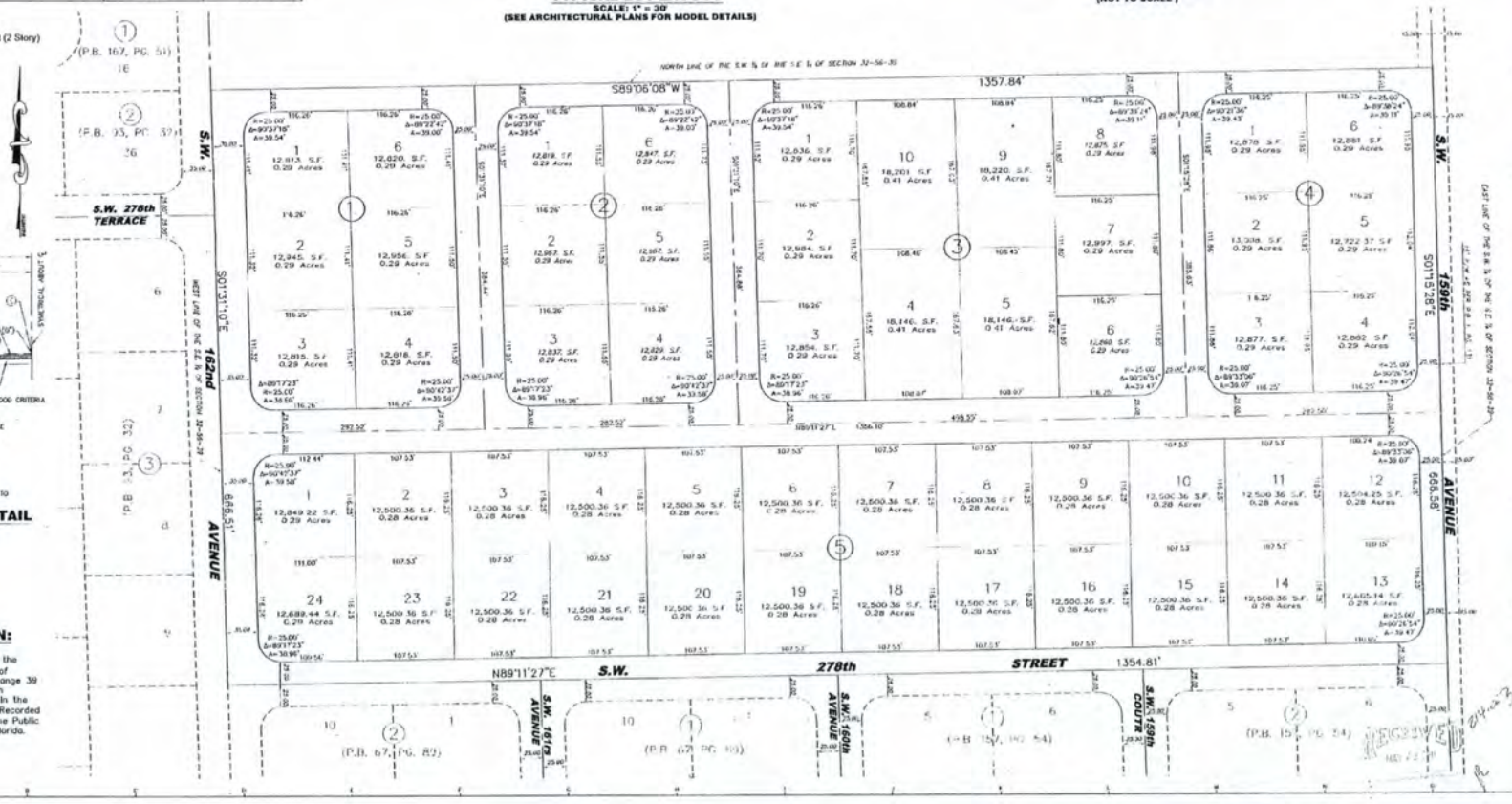
TYPICAL LOT LAYOUT
SCALE: 1" = 30'
(SEE ARCHITECTURAL PLANS FOR MODEL DETAILS)

LOCATION MAP
(NOT TO SCALE)

NOTE:
Principle Bldg. Max. heights =35 feet (2 Story)



STANDARD ROAD DETAIL
(NOT TO SCALE)



LEGAL DESCRIPTION:

That Portion of the North 1/2 of the Southeast ¼ of the Southeast ¼ of Section 32, Township 58 South, Range 39 East, sole land laying and being in Miami-Dade County, that lies within the Plat "M.A BURDENS SUBDIVISION" Recorded in Plat Book 1 at Page 135, of the Public Records of Miami-Dade County, Florida.

FORD, ARMENTEROS & FERNANDEZ, INC
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

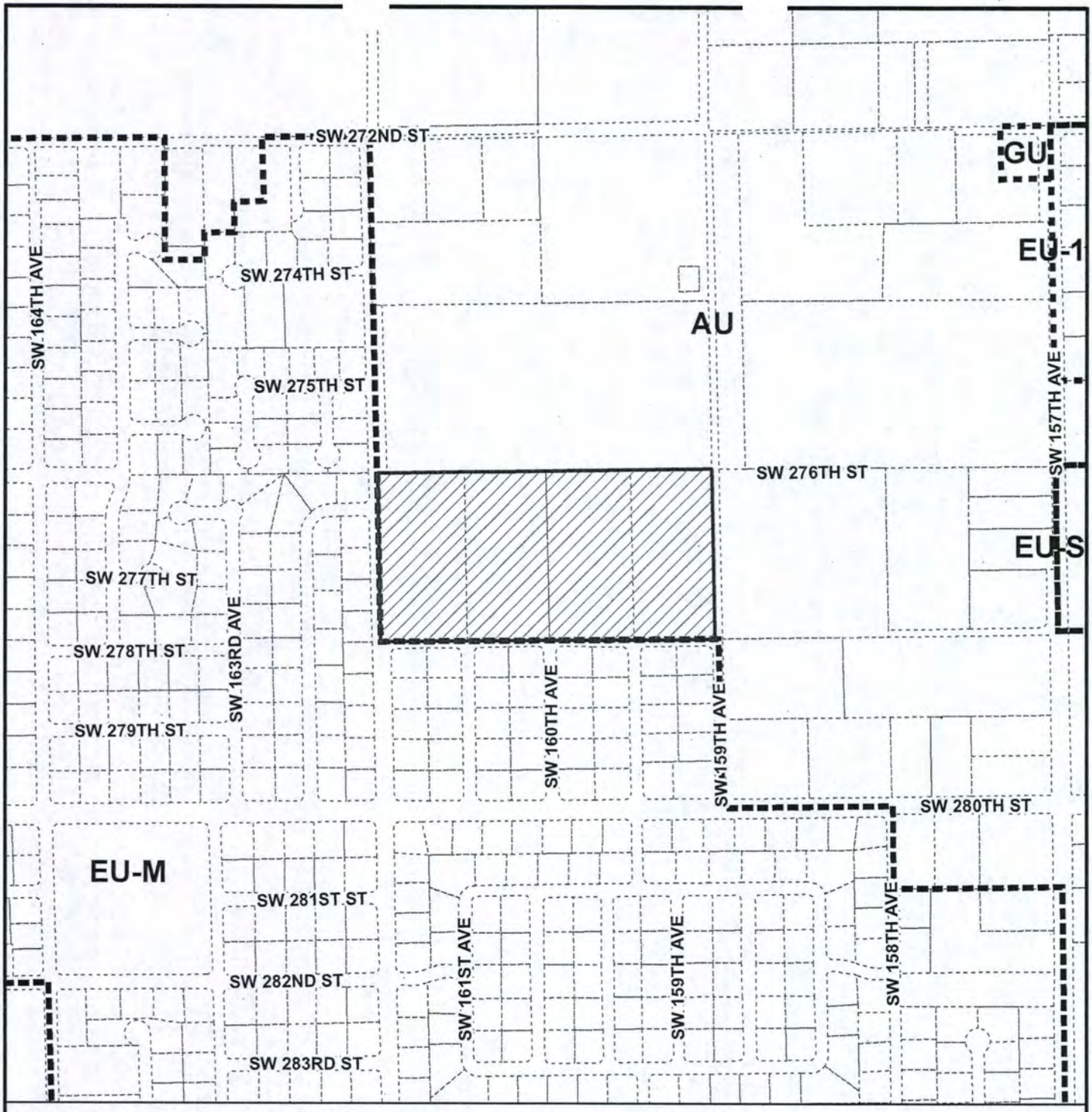
RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

20 ACRES- S.W. 278TH STREET

TYPE OF PROJECT: SITE PLAN
SHEET NAME: SITE PLAN, SITE DATA, LEGAL DESCRIPTION, LOCATION MAP & DETAILS
CLIENT: LAND BARON II, LLC.
CLIENT ADDRESS: 2167 S.W. 1ST AVE. MIAMI, FLORIDA 33142
PROJECT LOCATION: SECTION 32, TOWNSHIP 58 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

SCALE: 1" = 60'
DRAWN BY: E.R.I.A.F.
DATE: 3-20-2014
PROJECT No.: 14-014-1100
SHEET: 1 of 1 SHEETS



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

N
W E
S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		21

MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2014000003

Legend
Subject Property
Street (Centerline)

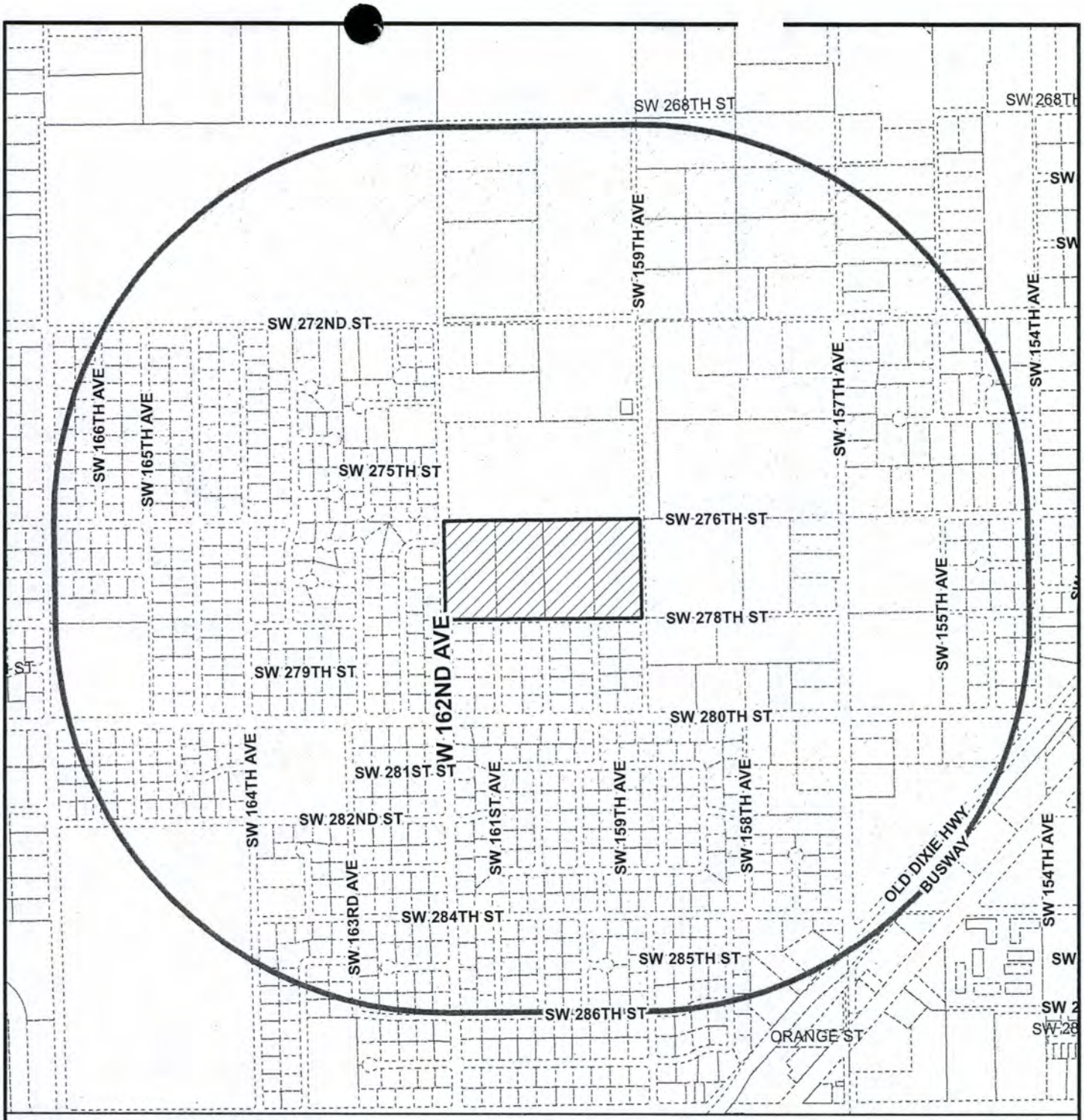
N W E S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39

Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC

Zoning Board: C14

Commission District: 8

Drafter ID: F. Arencibia

Scale: NTS

Legend

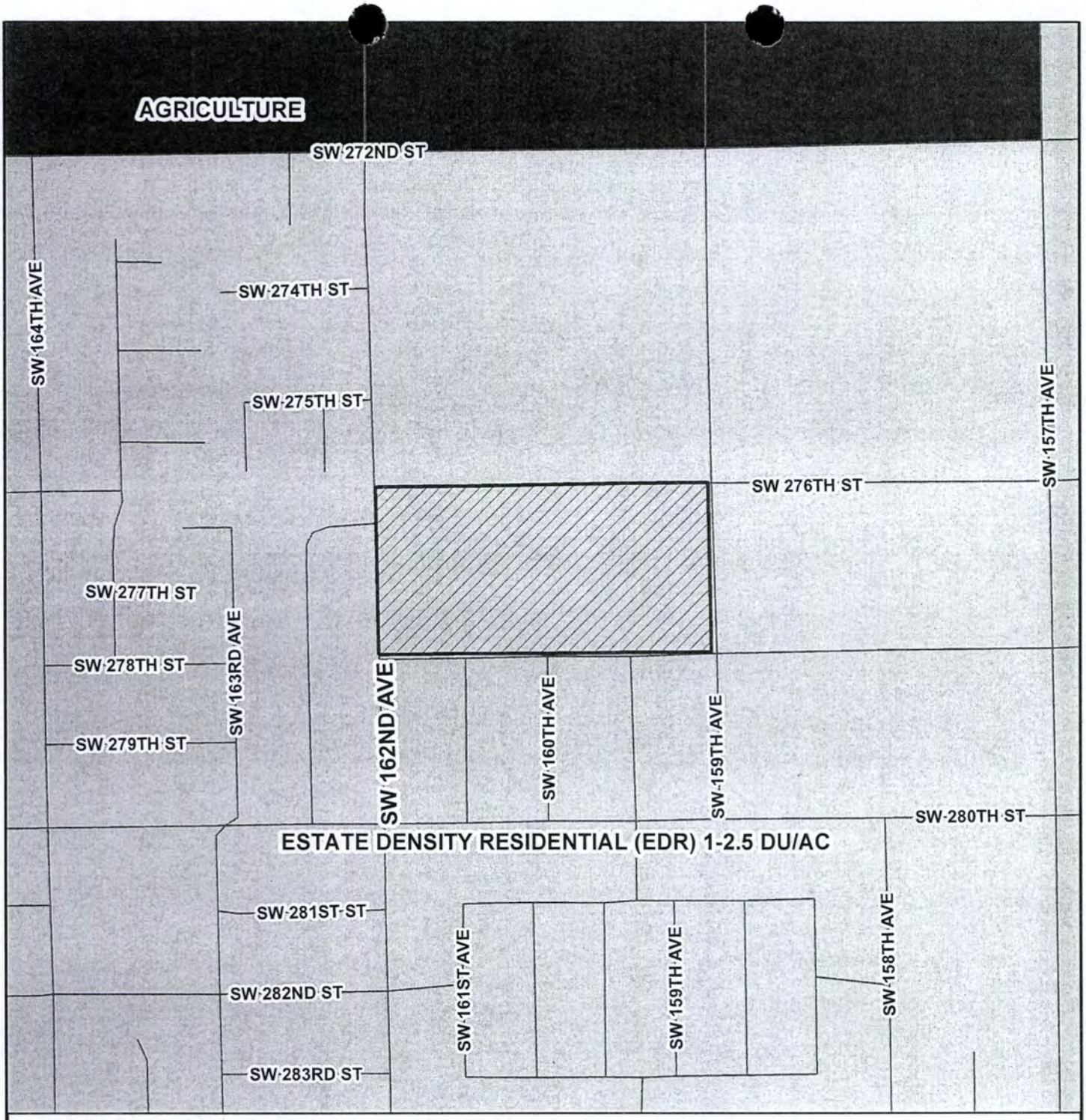
- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

N
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S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

Miami-Dade County
Depar...ent of Regulatory and Economic ...esources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000003

BOARD: C14

LOCATION OF SIGN: Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.

Miami Dade County, Florida

Date of Posting: 08-SEP-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

MIAMI-DADE COUNTY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000003

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LOCATION OF SIGN: Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.

Miami Dade County, Florida

Date of Posting: 08-SEP-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. 14-7-CZ14-1 (14-03)

32-56-40
Council Area 14
Comm. Dist. 8

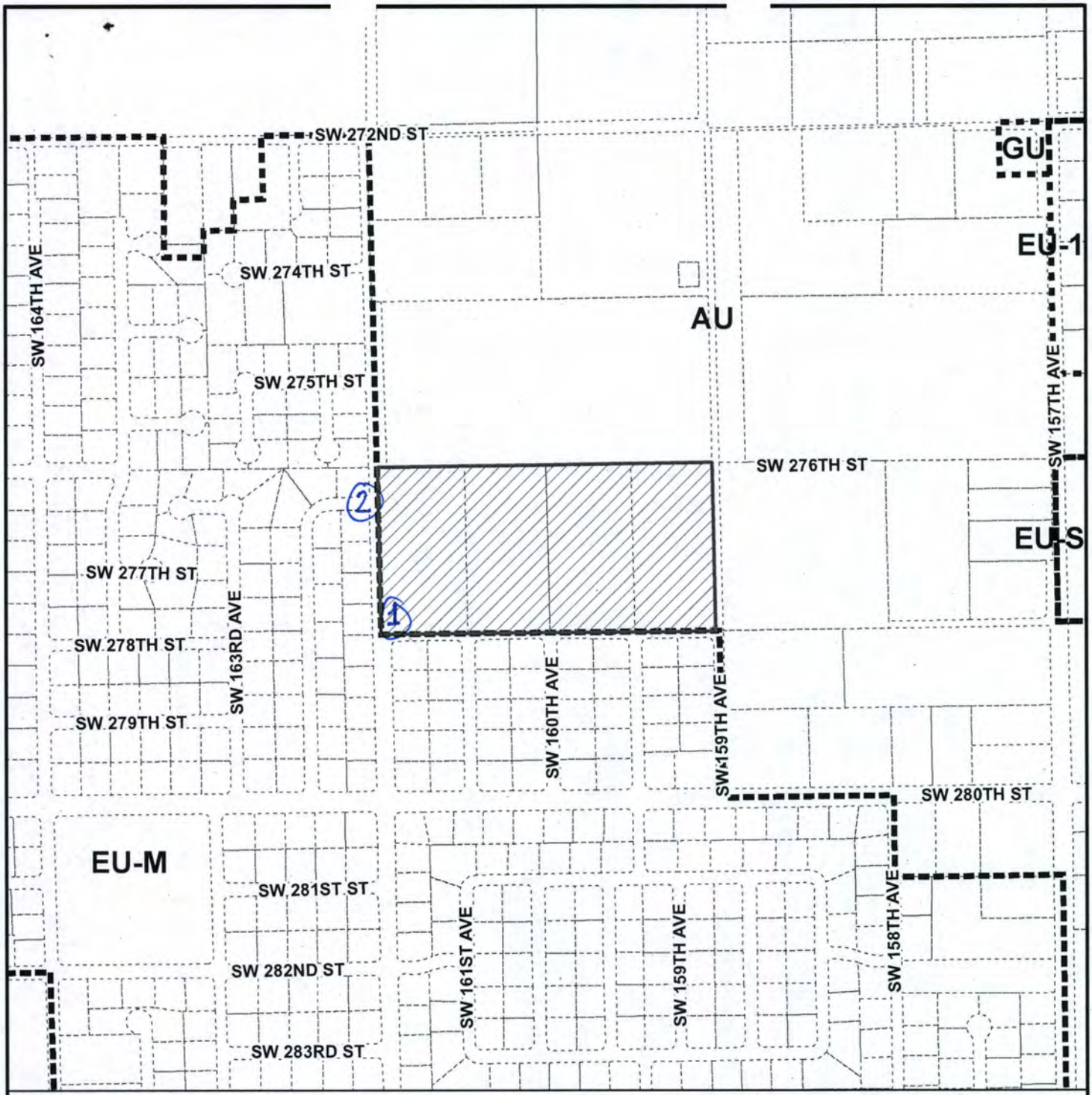
APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

LOCATION: Lying north of SW 278 Street, between SW 159 Avenue and SW 162 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural-Residential 5 Acres Gross)
EU-M (Single-family Modified Estate 15,000 net)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

N
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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000003

Legend

Subject Property

Street (Centerline)

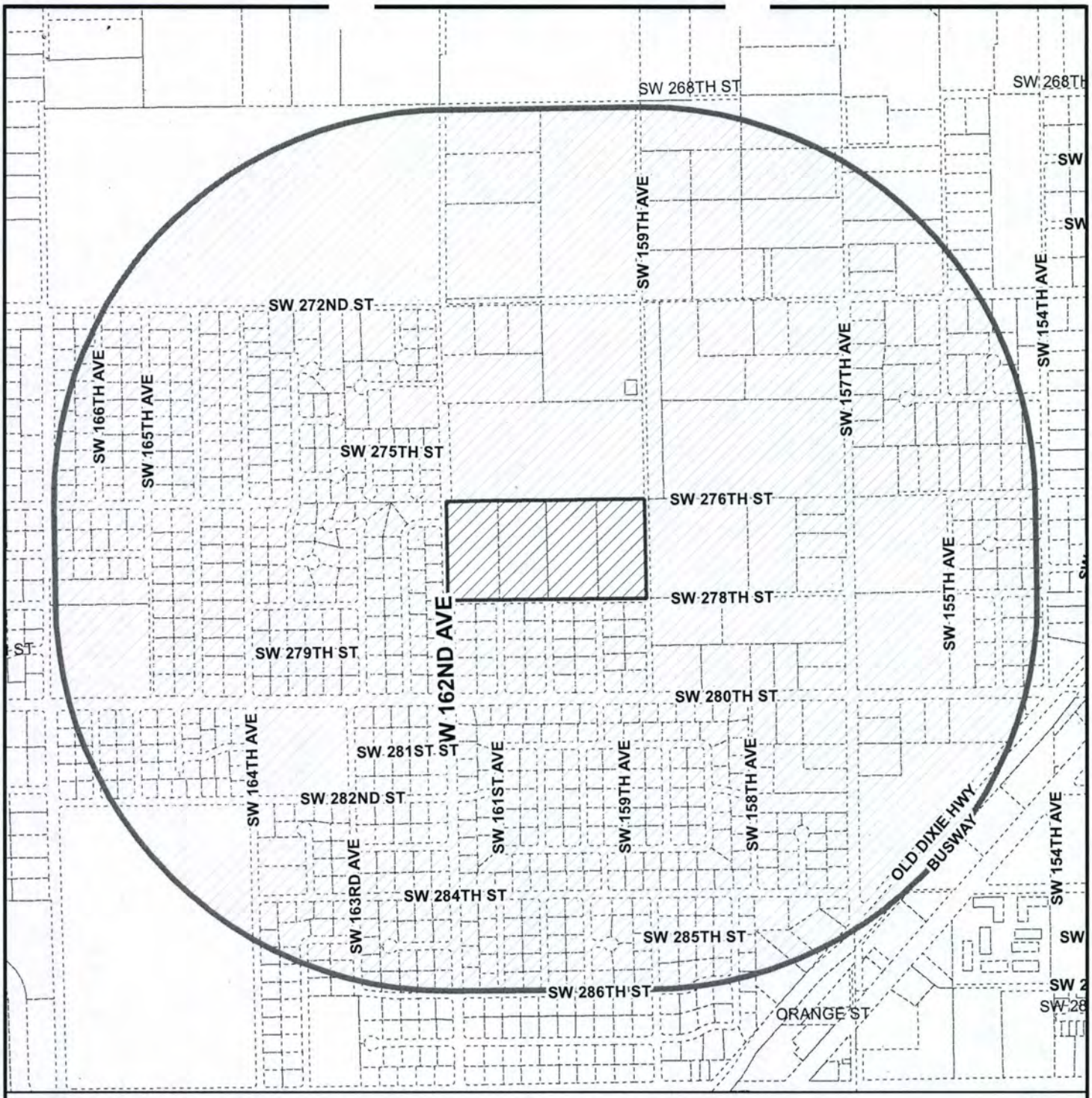
N W E S

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39

Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.

Zoning Board: C14

Commission District: 8

Drafter ID: F. Arencibia

Scale: NTS

Legend

N W E S

Subject Property

Buffer

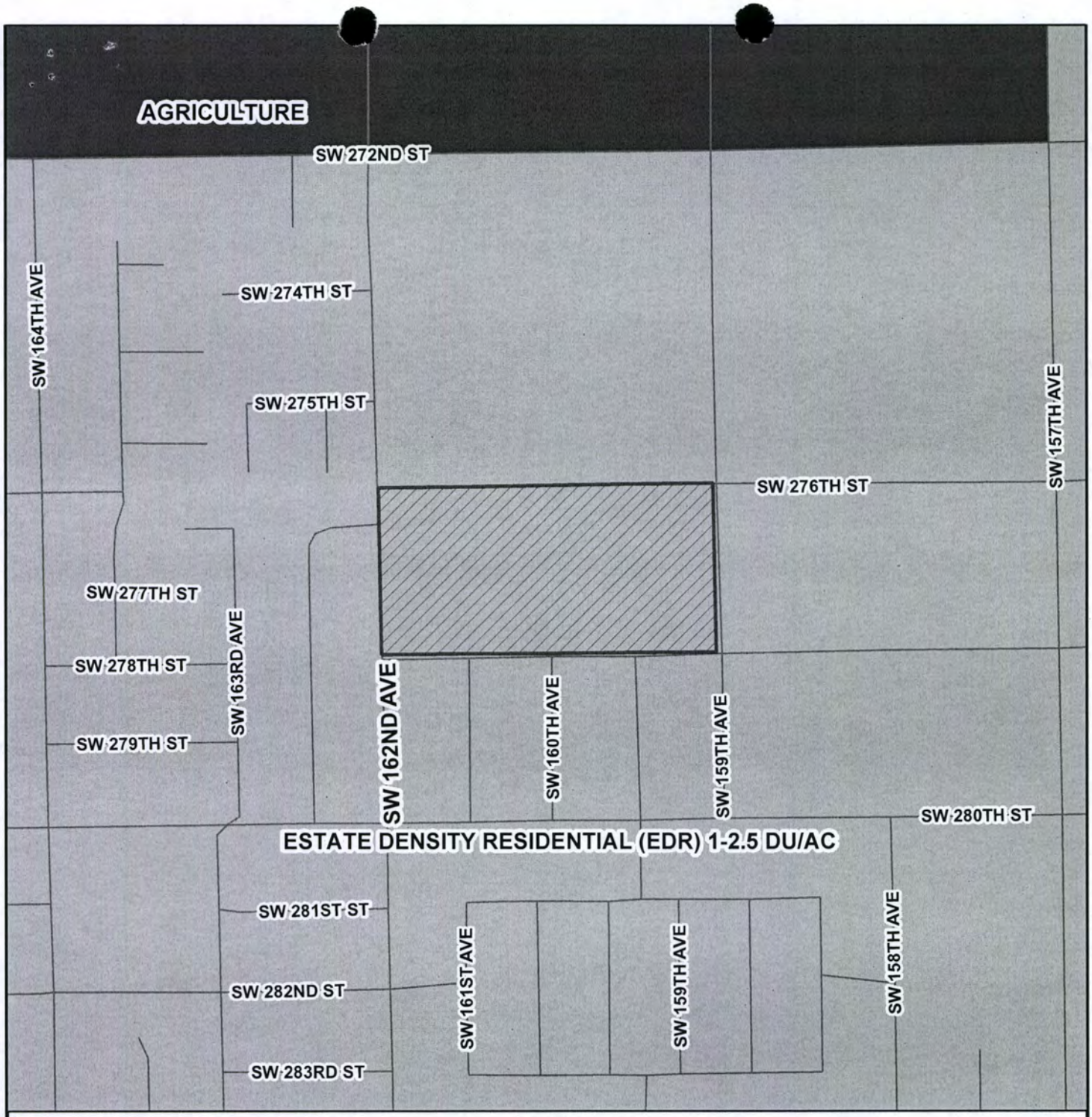
Street (Centerline)

Property Boundaries

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: HELEN MICHAEL AND PREFERERRED ENTERPRISES, INC.
Zoning Board: C14
Commission District: 8
Drafter ID: F. Arencibia
Scale: NTS

N
W E
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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 5, 2014

REVISION	DATE	BY

Miami-Dade Co y Department of Regulatory and onomic Resources
Staff Report to Community Council No. 14

PH: Z14-003 (14-7-CZ14-1) **July 9, 2014**
Item No. 1

Recommendation Summary	
Commission District	8
Applicants	Helen Michael & Preferred Enterprises Inc
Summary of Requests	The applicants are seeking to allow a district boundary change from AU to EU-M.
Location	Located at the north east corner SW 162 Avenue & 278 Street, Miami-Dade County, Florida.
Property Size	20 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 20-acre parcel from AU, Agricultural District to EU-M, Single Family Modified Estate District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
North	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)
East	AU; vacant land	Estate Density Residential (1 to 2.5 dua)
West	EU-M: single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of four vacant contiguous parcels located at the north east corner of SW 162 Avenue & SW 278 Street, Miami-Dade County, Florida. Staff notes that the abutting

properties to the south and west are also zoned EU-M, Single Family Modified Estate District and the properties to the north and east are vacant land and are zoned AU, Agricultural District.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing in this section of the County. However, the proposed rezoning could have an impact on traffic in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of the application would allow the applicants to develop the 20 acre parcel with a maximum of 50 residential units which is the maximum allowed under the density threshold of the LUP map. Further, **Objective LU-4**, of the CDMP Land Use Element states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and the west that are also zoned EU-M. As such, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map and the CDMP's Land Use Element the interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 20-acre parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were respectively rezoned from AU to EU-M, between 1957 and 2006, pursuant to several Resolutions #723, #3886, #Z-139-70, #CZAB14-36-99 and CZAB14-34-06.

Therefore, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and the residential character of the community. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

for

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

ZONIN RECOMMENDATION AL ENDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Land Use Objective 4 (Pg. I-11)	*Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*

ZONIN(:ECOMMENDATION AD! NDUM

Preferred Enterprises Inc/Helen Michael
PH: Z14-003

	(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

1. HELEN MICHAEL AND PREFERRED ENTERPRICES, INC.
(Applicant)

14-7-CZ14-1(14-03)
Area 14/District 08
Hearing Date: 07/09/14

Property Owner (if different from applicant) **SAME**

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
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: June 4, 2014

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

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

Subject: C-14 #Z2014000003-1st Revision
Helen Michael and Preferred Enterprises, Inc., a Florida corp.
NW Corner of SW 159th Avenue and SW 278th Street
District Boundary Changes From AU to EUM
(AU) (0.00 Acres)
32-56-39

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.

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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 in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Cnsequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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

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

Wetlands
The subject properties do 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
There are no tree resources issues on the subject properties.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 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 requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **47 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	C	C
9860	SW 157 Ave. s/o SW 272 St.	B	B
9932	SW 288 St. w/o US-1	D	D
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Memorandum

MIAMI-DADE COUNTY

Date: January 27, 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: Helen Michael and Preferred Enterprises, Inc. (#14_003)

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

Application: ***Helen Michael and Preferred Enterprises, Inc.,*** seeks a district boundary change from Agricultural (AU) to Modified Estates District (EU-M).

Size: The subject property is approximately 20 acres.

Location: The subject property is located between SW 159 Avenue and SW 162 Avenue (Farmlife School Road) and between theoretical SW 276 Street and SW 278 Street 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 Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the re-designation to Modified Estate District (EU-M) will likely result in development of "Residential Units." Per the Code, residential units located within the project shall, therefore, receive PWWM waste collection service, once the vacant lot is developed. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling

Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to residential units located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

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

REVISION 2

Memorandum

Date: 09-JUN-14

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

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

Subject: Z2014000003

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 4, 2013.
APPROVAL
No objection to the site plan with a May 18, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000003
located at Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.
in Police Grid 4296 is proposed as the following:

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

Based on this development information, estimated service impact is: 14.6 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

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

Station 48 - Fontainebleau - 8225 NW 18 Terrace.
Rescue, ALS Engine, TRT Heavy Rescue, Battalion.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PREFERRED ENTERPRISES, INC. & HELEN MICHAEL	LYING NORTH OF SW 278 ST, BETWEEN SW 159 AVENUE & SW 162 AVENUE, MIAMI-DADE COUNTY, FL.
APPLICANT	**ADDRESS**
JUNE 11, 2014	Z2014000003
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

FOLIO: 3069320000350, 3069320000351, AND 3069320000352

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBRHOOD REGULATIONS CASES.

BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES

VIOLATOR:

HELEN MICHAEL & PREFERRED ENTERPRISES, INC

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: Preferred Enterprises, Inc., a Florida corporation and Helen Michael Individually

NAME AND ADDRESS	Percentage of Stock
Paul Michael on behalf of Preferred Enterprises and Helen Michael	100%
1849 Watermill Road	
Monticello, Fl. 32344	

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_____

NAME AND ADDRESS	Percentage of Stock

RECEIVED
JAN / 8 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

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:_____

NAME AND ADDRESS	Percentage of Stock

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: Land Baron II, LLC, a Florida limited liability company

NAME AND ADDRESS AND OFFICE (if applicable)	Percentage of Stock
Wayne Rosen	50%
Drew Rosen	50%
c/o Terri Sonn, Eq.	
2999 NE 191 Street, Suite 409	
Aventura, Fl. 33180	

Date of contract: December 11, 2013

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

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) Paul Michael in his capacity as President of Preferred Enterprises, Inc., a Florida corporation and Helen Michael Indidvdually

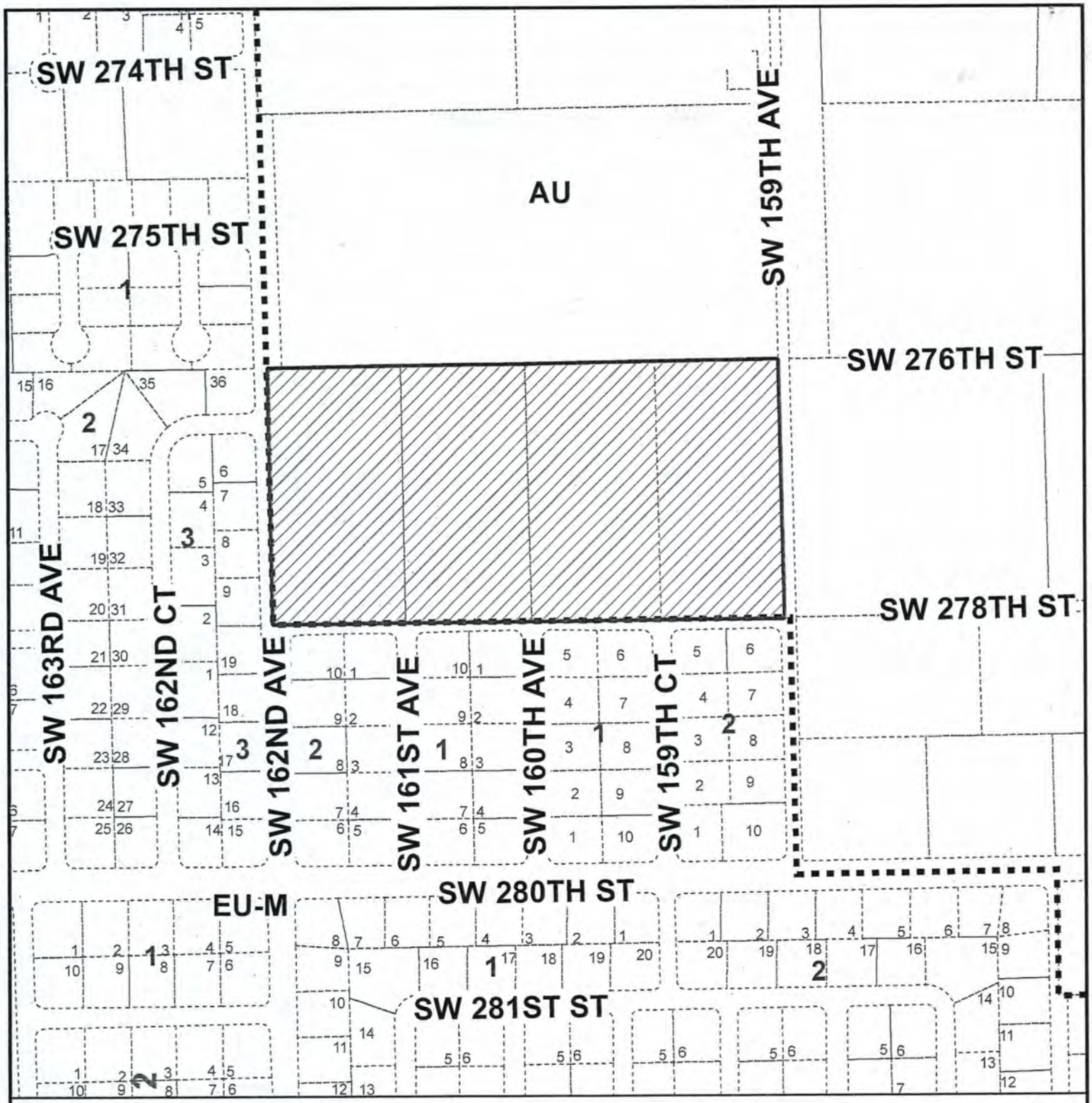
Sworn to and subscribed before me this 7 day of January, 2014. Affiant is personally know to me or has produced FL Drivers License as identification.

_____ (Notary Public)

My commission expires: May 23, 2014 Seal

JOSHUA DESHA
MY COMMISSION # DD 894542
EXPIRES: May 23, 2014
Bonded Thru Notary Public Underwriters

*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

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

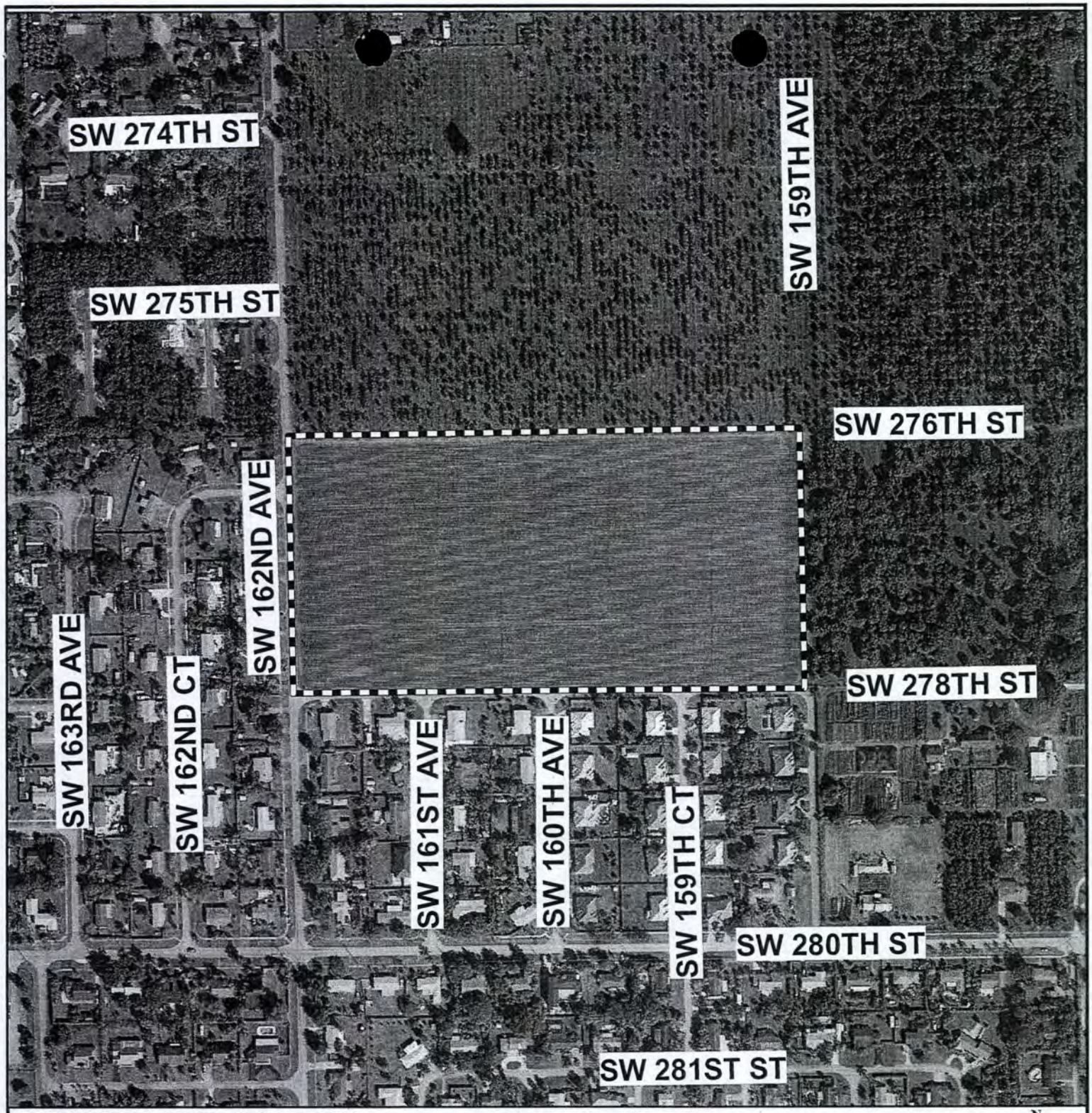
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000003

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Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

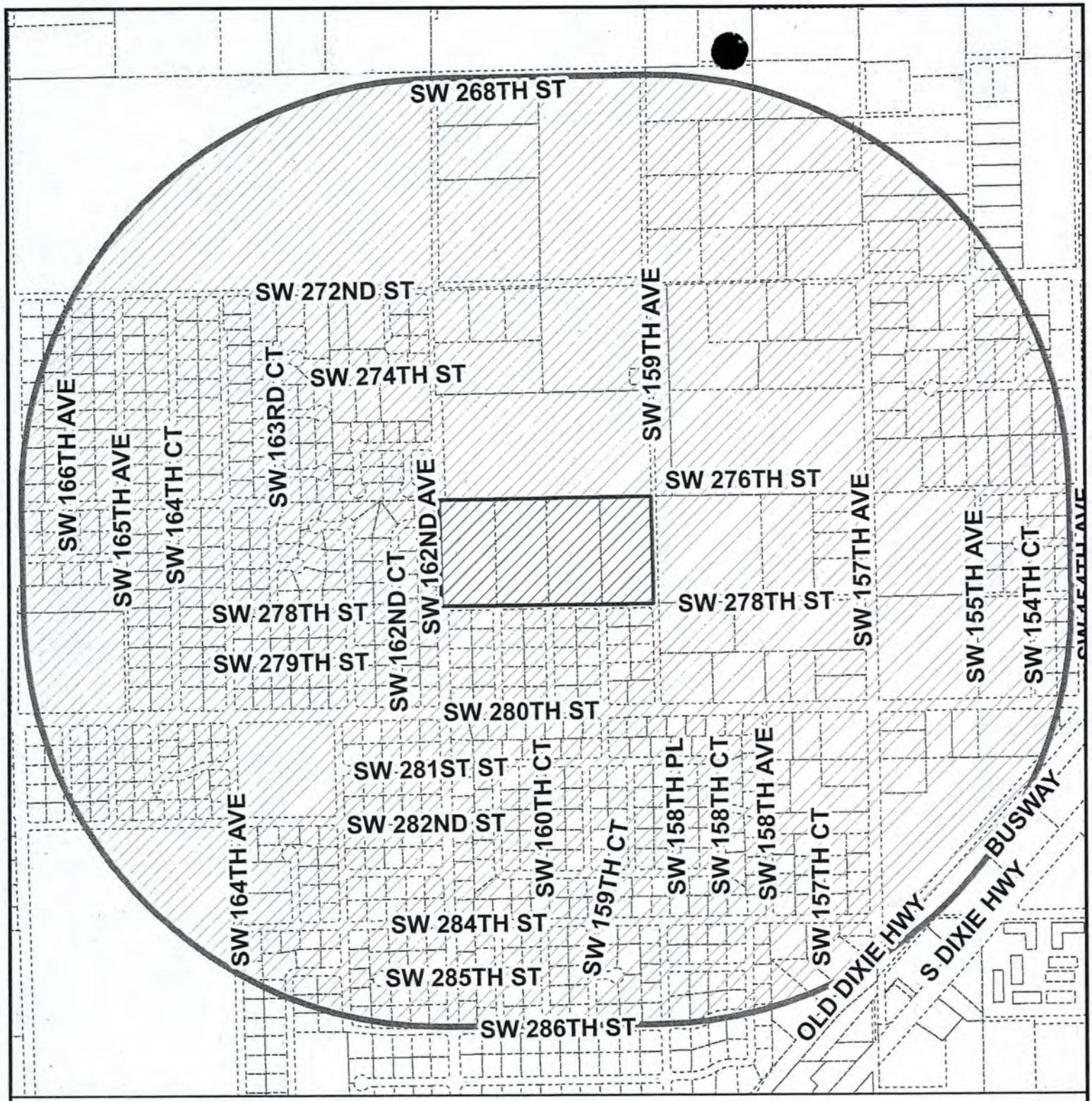
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

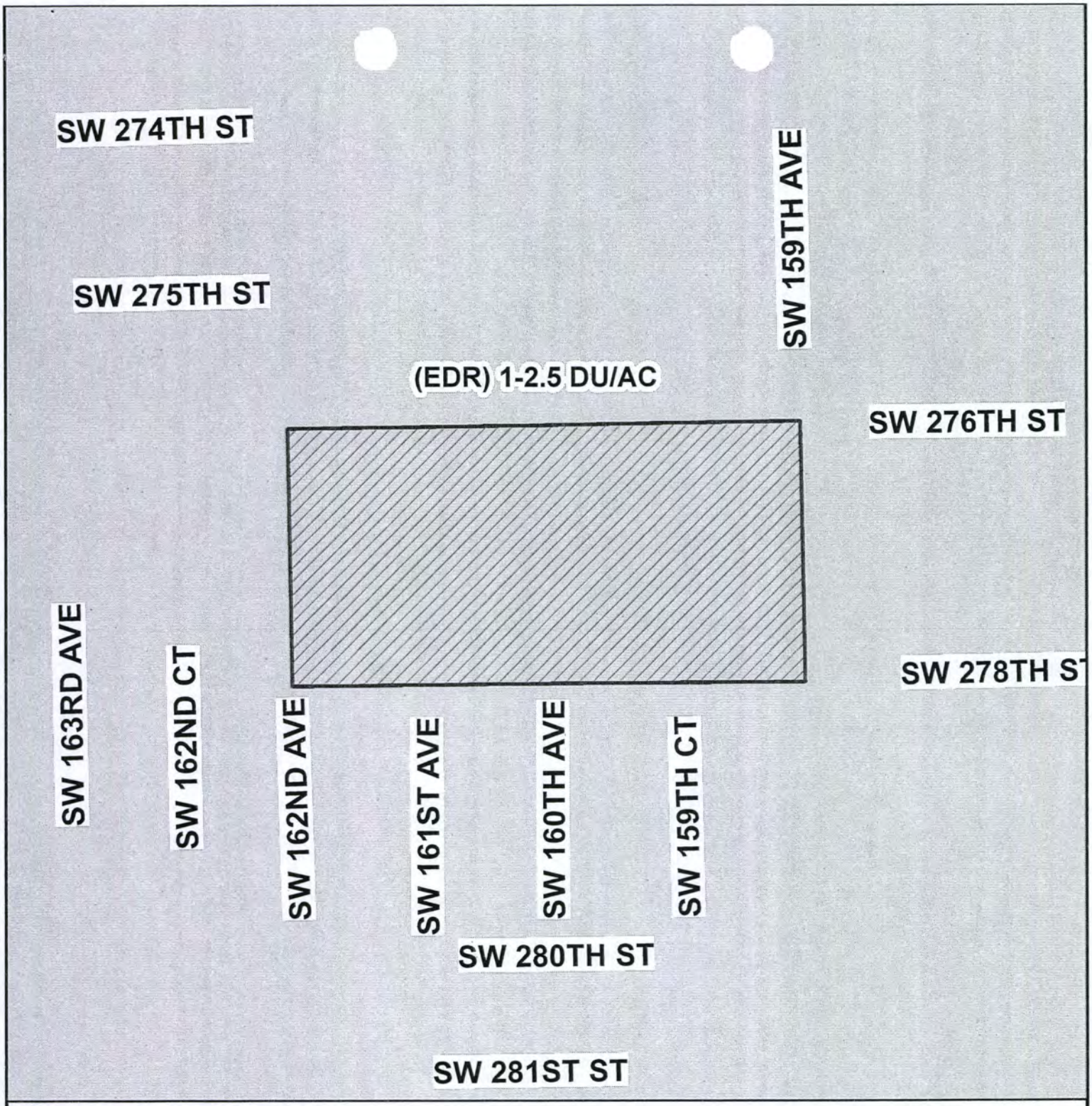
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY

Miami-Dade County
Depart. .it of Regulatory and Economic . .ources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000003

BOARD: C14

LOCATION OF SIGN: Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.

Miami Dade County, Florida

Date of Posting: 26-JUN-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

Miami-Dade County
Depart[illegible]t of Regulatory and Economic [illegible]ources

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Depart. .it of Regulatory and Economic . ources

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Miami Dade County, Florida

Date of Posting: **26-JUN-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**

HEARING NO. 14-7-CZ14-1 (14-03)

32-56-40
Council Area 14
Comm. Dist. 8

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

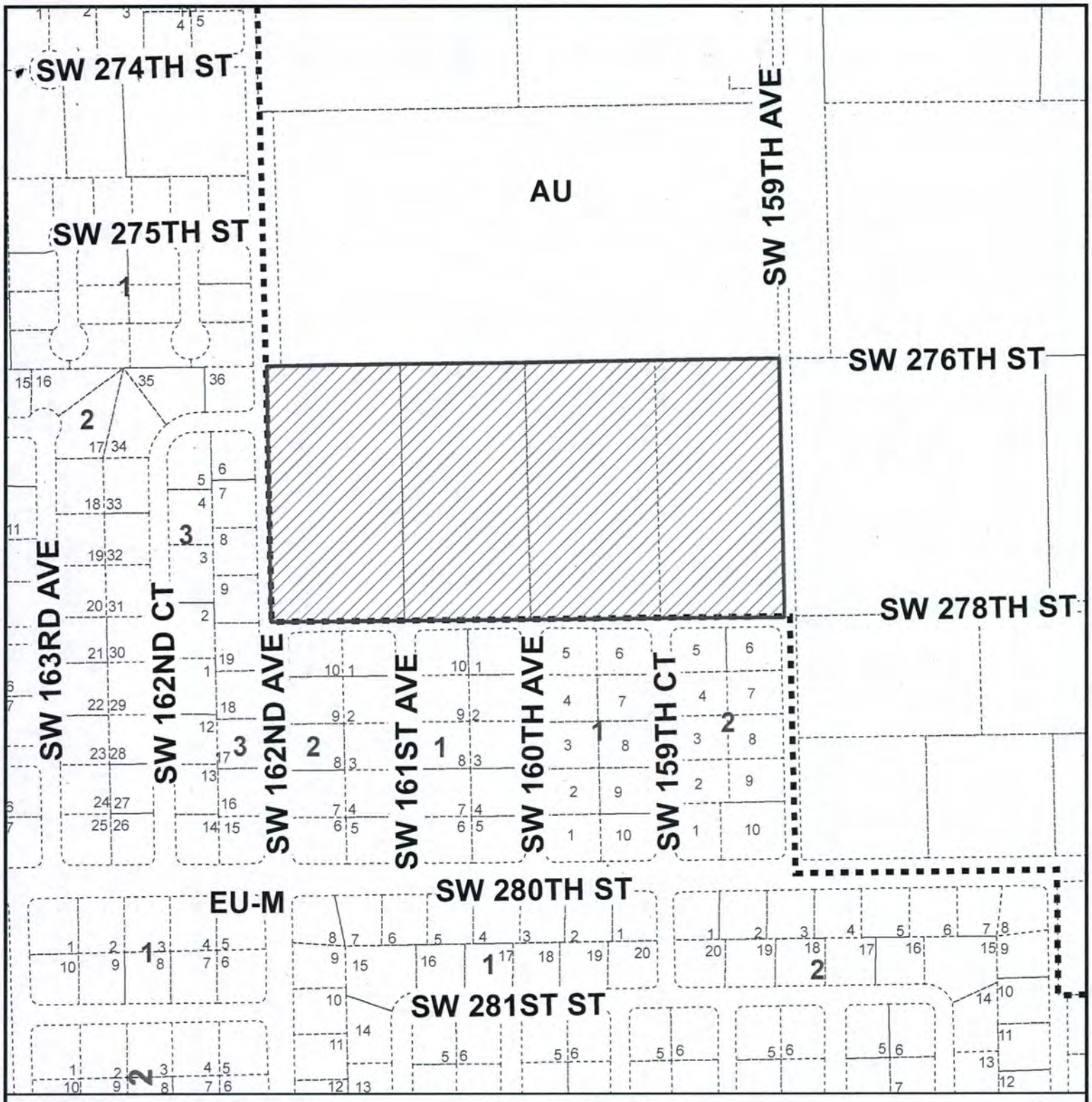
(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: That portion of the N ½ of the SW ¼ of the SE ¼ in 32-56-39.

LOCATION: Lying north of SW 278 Street, between SW 159 Court and SW 162 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural-Residential 5 Acres Gross)
EU-M (Single-family Modified Estate 15,000 net)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
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Legend

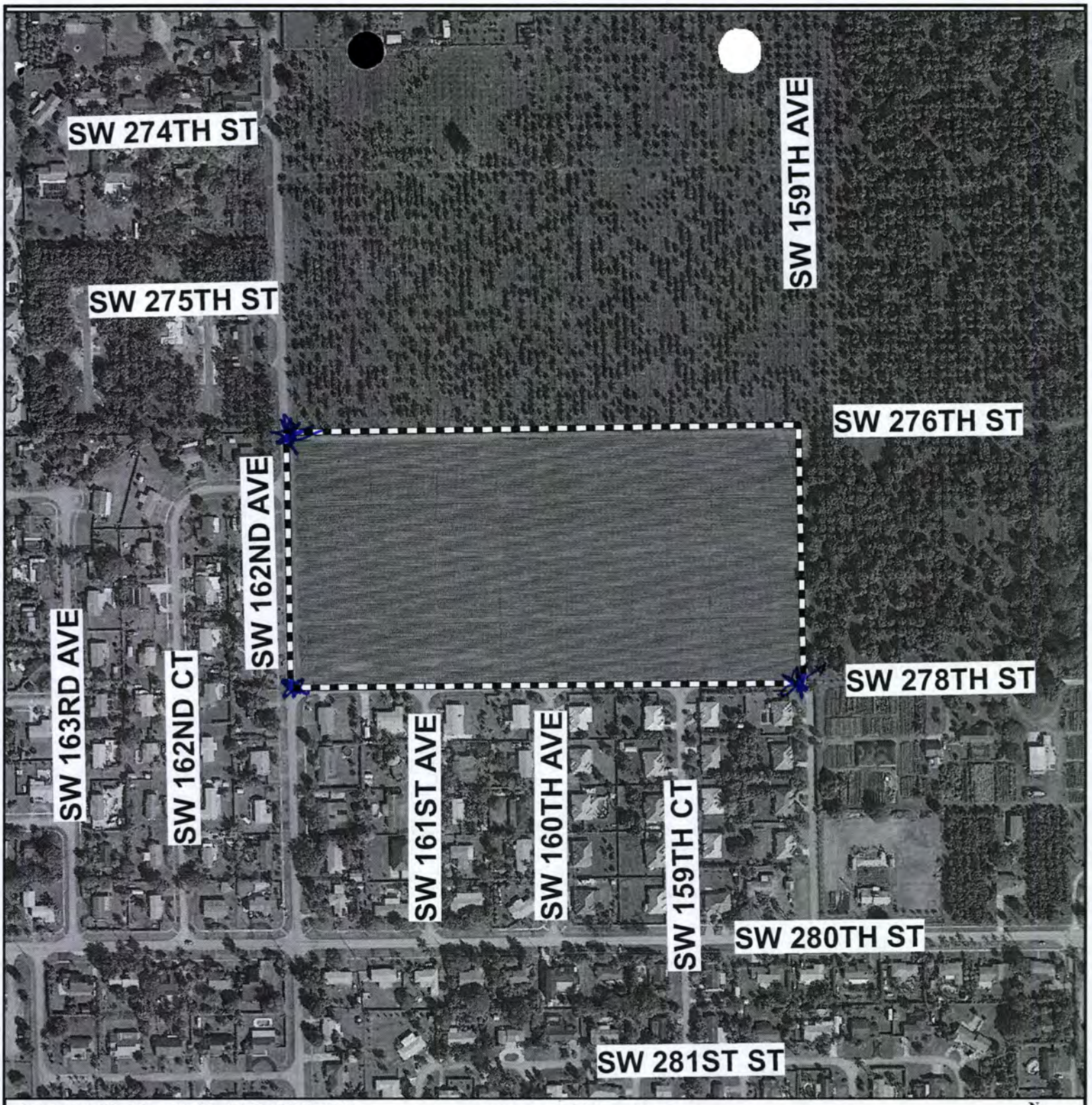
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000003

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Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

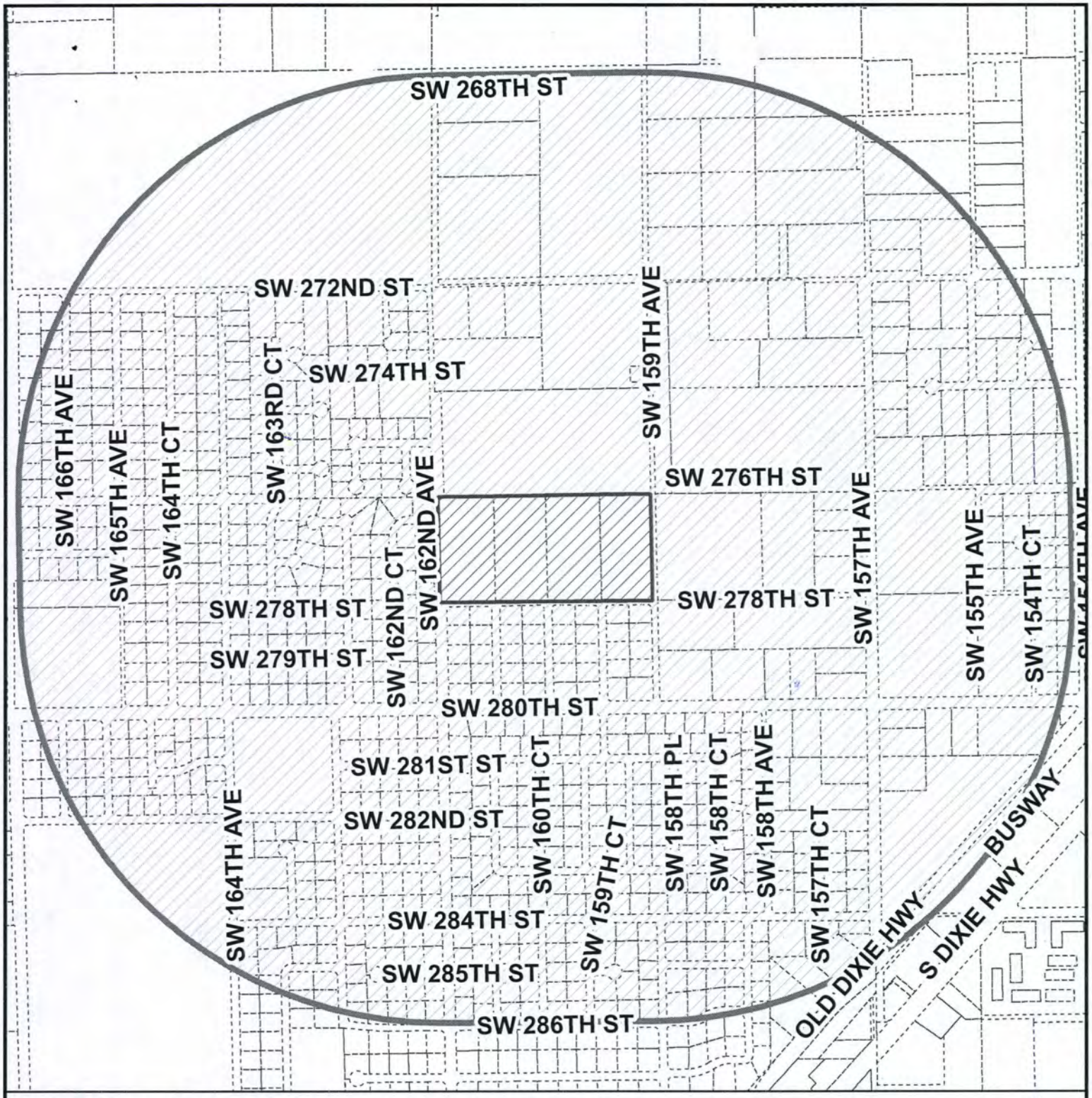
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property

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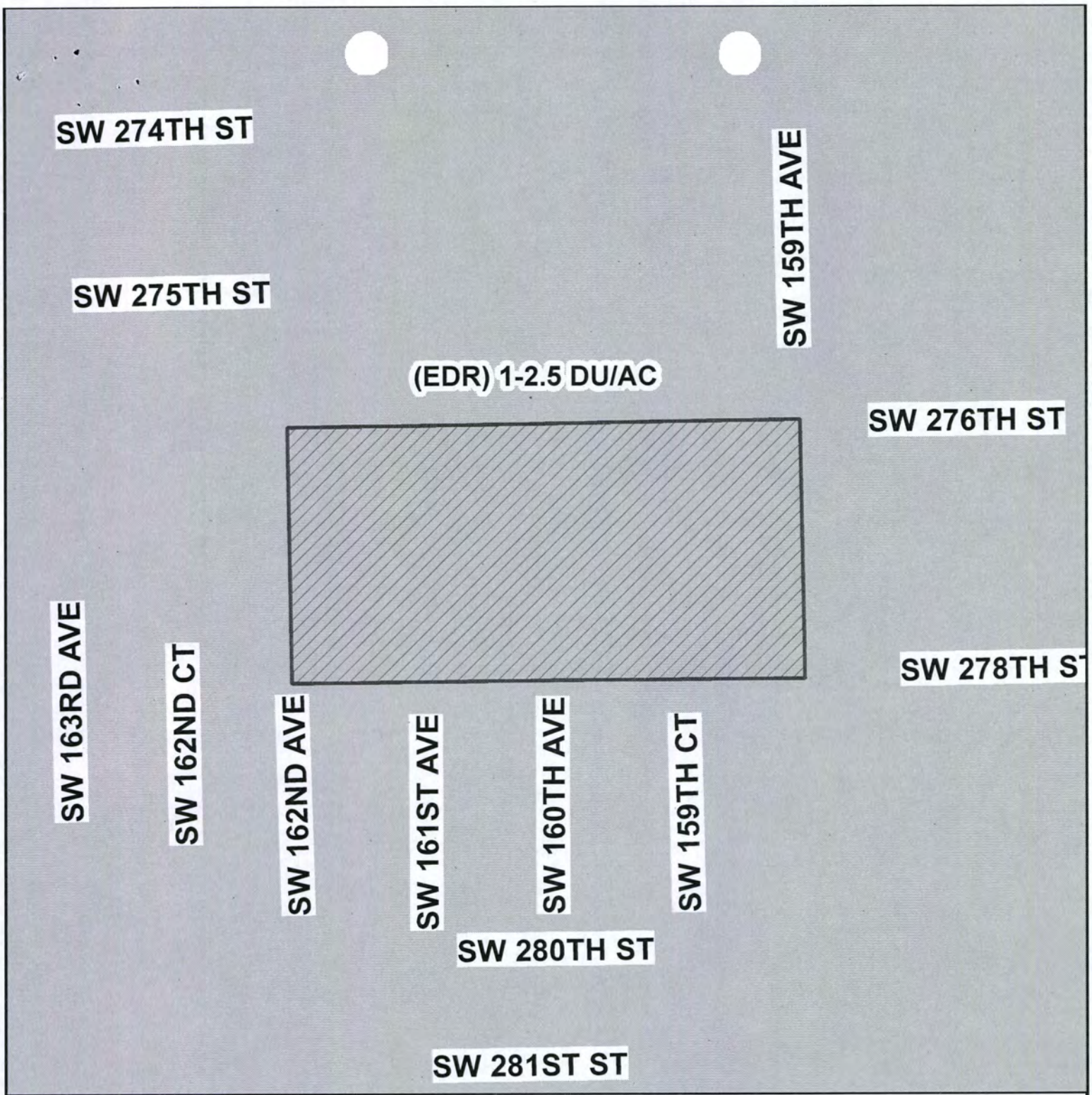
MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000003

BOARD: C14

LOCATION OF SIGN: Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.

Miami Dade County, Florida

Date of Posting: 18-JUN-14

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

SIGNATURE: _____

PRINT NAME: CLEVELAND THOMPSON

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000003

BOARD: C14

LOCATION OF SIGN: Lying north of sw 278 street, between SW 159 Avenue & SW 162 Avenue, Miami-Dade County, FL.

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Miami-Dade County
Depar...ent of Regulatory and Economic ...sources

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

SIGNATURE: _____

PRINT NAME: **CLEVELAND THOMPSON**

HEARING NO. 14-7-CZ14-1 (14-03)

32-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

LOCATION: Lying north of SW 278 Street, between SW 159 Court and SW 162 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural-Residential 5 Acres Gross)
EU-M (Single-family Modified Estate 15,000 net)

HEARING NO. 14-7-CZ14-1 (14-03)

32-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.

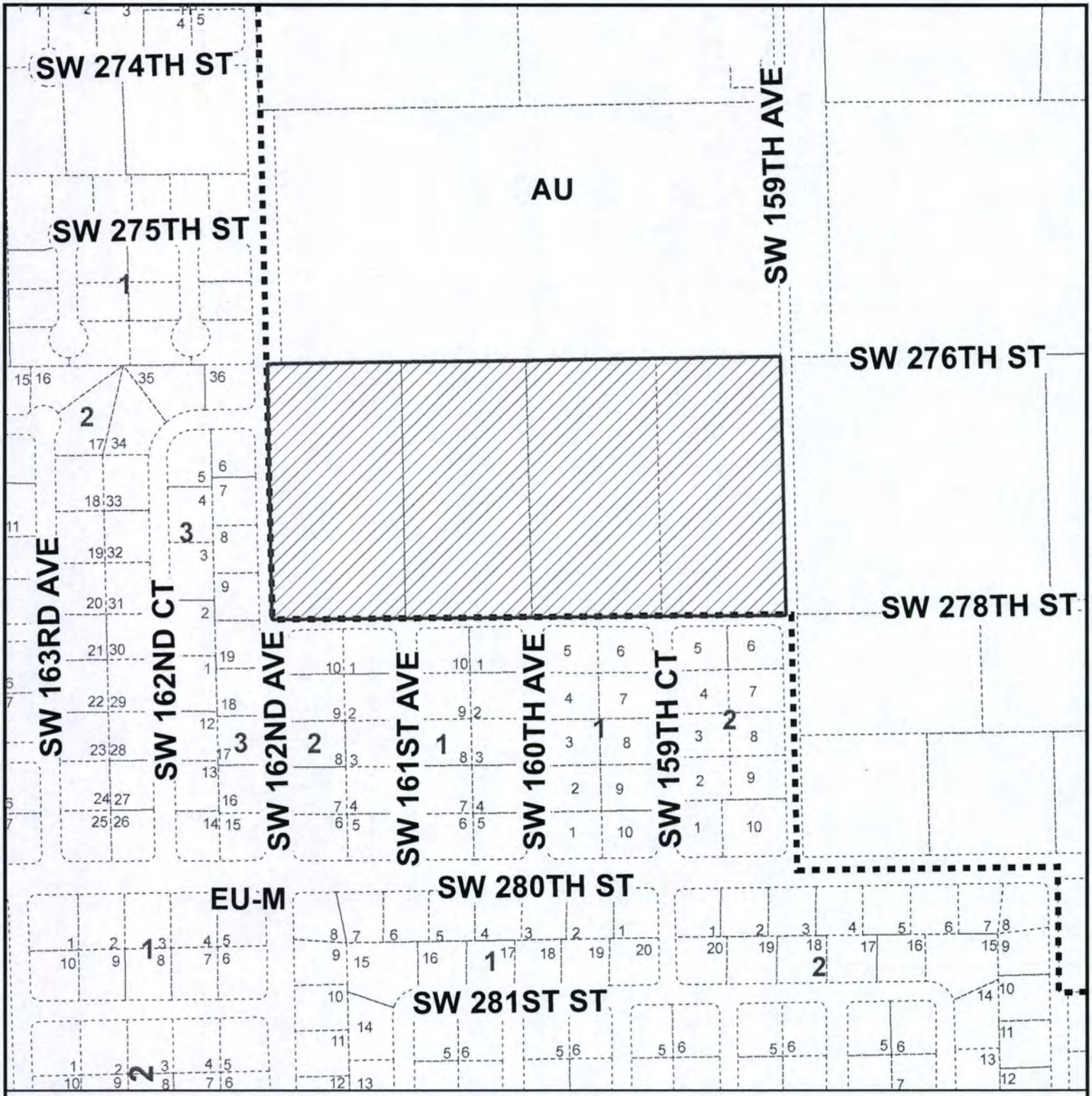
(1) DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: That portion of the N ½ of the SW ¼ of the SE ¼ in 32-56-39.

LOCATION: Lying north of SW 278 Street, between SW 159 Court and SW 162 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural-Residential 5 Acres Gross)
EU-M (Single-family Modified Estate 15,000 net)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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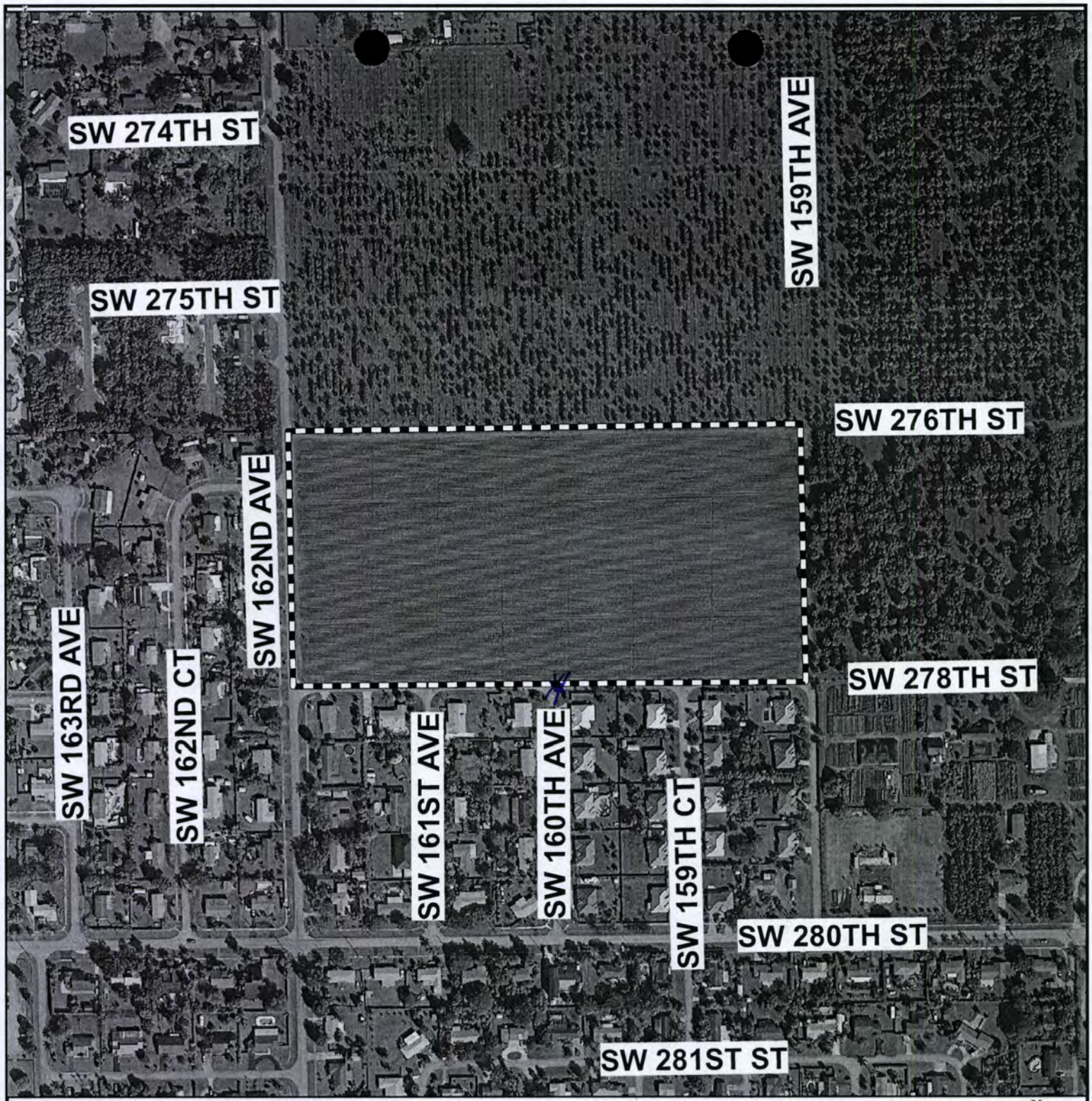
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number

Z2014000003

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Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
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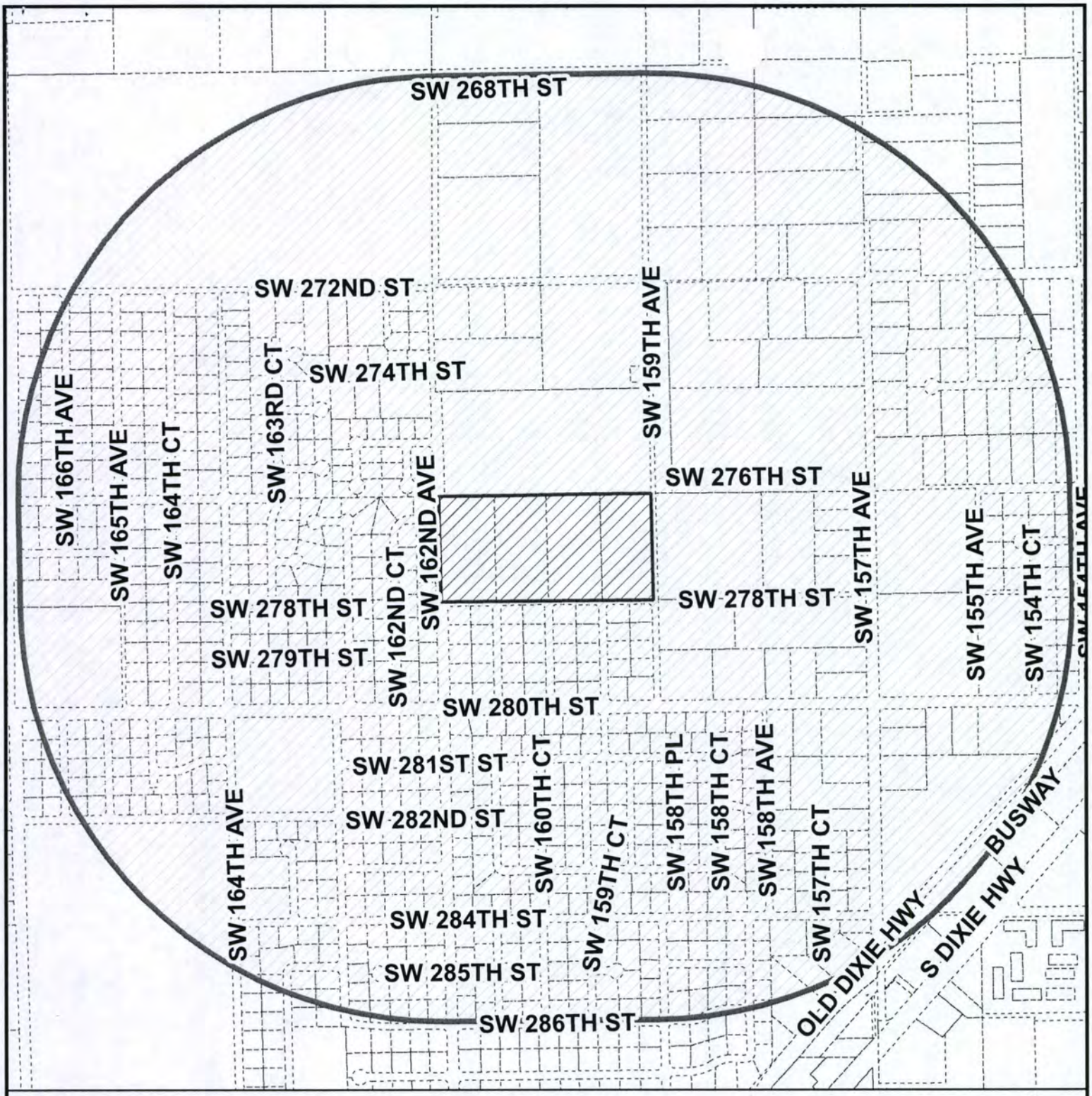
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000003

RADIUS: 2640

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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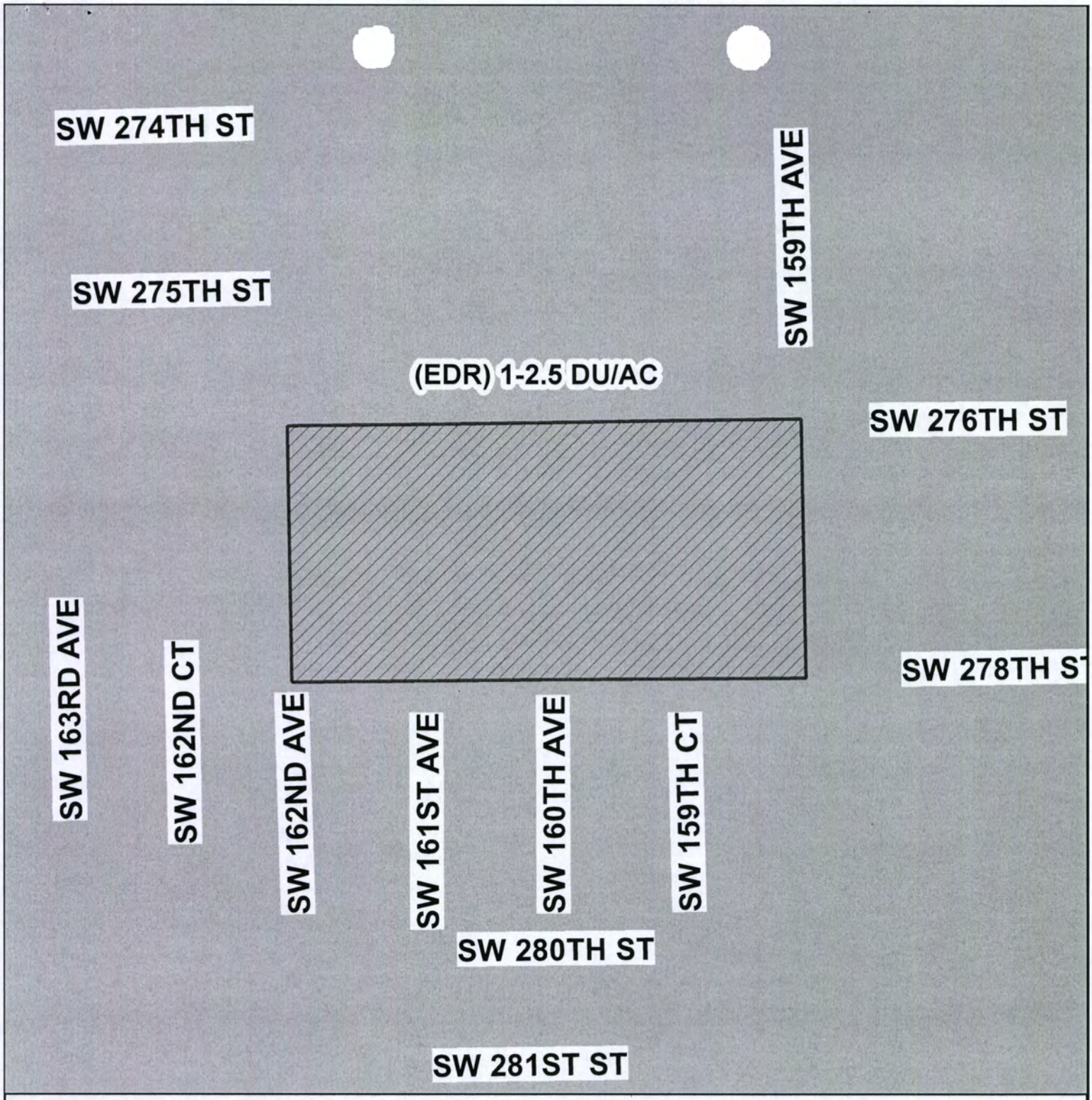
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000003

Section: 32 Township: 56 Range: 39
Applicant: PREFERRED ENTERPRISES INC /HELEN MICHAEL
Zoning Board: C14
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Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 27, 2014

REVISION	DATE	BY

Memorandum

MIAMI-DADE COUNTY

Date: September 21, 2013

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

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

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

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

Attachment

JK: jb

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

Miami-Dade County
Park and Recreation Department
LOS-2013

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

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

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

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Memorandum

MIAMI-DADE COUNTY

Date: September 25, 2013

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

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

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nineteen (19) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2031-32 or fourteen (14) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2014), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

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

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

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

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

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

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

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2013

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

2013 SEP -6 P 4:41

From: Ysela Llort, Director
Miami-Dade Transit

METRO-DADE PLANNING SECT

Subject: FY14 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator
JUL 2 7 2010

Memo..ndum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

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

MRW:NS:hab

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