

**Miami-Dade County Department of Regulatory and Economic Development
Staff Report to Community Council No. 12**

PH: Z14-094 (15-6-CZ12-3)

June 9, 2015

Item No. 3

Recommendation Summary	
Commission District	7
Applicant	J. David Scheiner and Joan Scheiner
Summary of Requests	The applicants are seeking to permit a modification of a condition of a prior Resolution in order to submit a revised site plan showing demolition of the existing residence and construction of a new residence, and to permit the previously approved coral rock wall, decorative fence within the safe sight distance triangle.
Location	8180 SW 47 Avenue, Miami-Dade County, Florida
Property Size	1.16 Acre
Existing Zoning	EU-1 (Estates 1 Family 1 Acre Gross)
Existing Land Use	Single-Family Residence
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of condition #2 of Resolution 5-ZAB-8-97, passed and adopted by the Zoning Appeals Board, reading:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Boundary Survey," as prepared by Gary B. Castel Surveying, Inc. and dated last revised 2-6-96, as it pertains to the variance related construction. Any future additions on the property which conform to Zoning Code requirements will not require further hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Residence For the Scheiner Family" as prepared by David Wearne Johnson AIA, with sheets A-1, A-2.1 & A-2 dated stamped received 03/26/15 and the remaining 6 sheets dated stamped received 02/26/15, for a total of 9 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

The purpose of request #1 is to allow the applicant to submit a revised site plan showing demolition of the existing residence and construction of a new residence and a coral rock wall with decorative fence on the property line.

- (2) NON-USE VARIANCE of zoning regulations requiring fences, walls not to exceed 2.5' in height when placed within the safe sight distance triangle; to waive same to permit a 5' high coral rock wall with decorative fence within the safe sight distance triangle.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The subject property was previously approved, pursuant to Resolution #5-ZAB-8-97, to permit a pool setback less than required from the interior side (north) property line, to permit an existing stone concrete fence encroaching into the right-of-way, to waive a portion of the right-of-way, and to permit a covered terrace setback less than required from the interior side (north) property line.

The applicants now seek to demolish the existing one-story home and build a new two-story residence, while maintaining the existing coral rock wall with decorative fence within the safe sight distance triangle. The proposed two-story single-family residence will sit on a corner lot in an established single-family residential area and will have two egress/ingress access points along SW 47 Avenue and SW 82 Street.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
South	EU-1; single-family residences	Estate Density Residential, (1 to 2.5 dua)
East	City of Coral Gables; single-family residence	Estate Density Residential, (1 to 2.5 dua)
West	EU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is surrounded by single-family residences.

SUMMARY OF IMPACT:

The approval of this application would allow the applicants to build a new residence on the lot.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as *Estate Density Residential* (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map. Approval of these requests would permit the applicants to build a new two-story single-family residence on the 1.16-acre parcel, while maintaining an existing coral rock wall with decorative fence within the safe sight distance triangle. As such, staff notes that the approval of the requests sought in the application will not add additional dwelling units to the site beyond what was previously approved and will not change the single-family residential use. Therefore, staff opines that approval of the application would be **consistent** with the uses allowed under the Low Density Residential land use designation on the CDMP LUP map.

ZONING ANALYSIS:

When request #1 is analyzed under Section 33-311(A)(7), General Modification Standards, staff opines that approval of the same would be **compatible** with the surrounding area for the reasons stated herein. The applicants are seeking approval to modify a previously approved Resolution in order to submit a revised site plan showing a new residence. Staff notes that the proposed two-story single-family residence will sit on a corner lot in an established single-family residential area and will have two egress/ingress access points along SW 47 Avenue and SW 82 Street. Staff opines that the proposed single-family residence is designed and arranged in a manner that would not create materially greater adverse privacy impacts on adjacent residences than what would otherwise be permitted by the underlying district regulations, and the proposed residence is in harmony with the general appearance and character of the subject block face and the block face across the street.

Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new PM daily peak hour trips, and that this application meets the traffic concurrency criteria for an initial development order. Further, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection, and the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposal will have a negative impact on fire rescue services in the area. Based on the aforementioned memoranda, staff opines that approval of the subject request would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. **For the reasons above, staff recommends approval with a condition of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

When the request to permit the existing 5' high coral rock wall with decorative fence within the safe sight distance triangle (request #2) is analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of same would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Staff notes that the existing coral rock wall with decorative fence was previously approved, pursuant to Resolution #5-ZAB-8-97, to encroach into SW 47 Avenue right-of-way. In staff's opinion, the requested approval of the entire existing coral rock wall with decorative fence within the safe sight distance triangle does not create any new impact on the vehicles entering or leaving the property or vehicular traffic along this section of SW 47 Avenue, and also adds curb appeal to the subject property. Additionally, staff notes that the Platting and Traffic Review Section of RER does not object to this request. **Therefore, staff recommends approval with a condition of request #2, under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution #5-ZAB-8-97 remain in full force and effect, except as herein modified.
2. That the applicant complies with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources Management of RER as contained in its attached memorandum dated April 28, 2015.

NK:MW:NN:CH:JV



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

ZONING RECOMMENDATION ADDENDUM

J. David Scheiner and Joan Scheiner
Z14-094

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

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

Estate Density (Pg. I-31)	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential. 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.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>

3. J. DAVID & JOAN SCHEINER
(Applicant)

15-6-CZ12-3 (14-094)
Area 12/District 07
Hearing Date: 06/09/15

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1997	Peter Diel	- Non-Use Variance of setback & zoning regulations.	ZAB	Approved with Condition(s)

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

Memorandum



Date: March 25, 2015

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

Subject: C-12 #Z2014000094-3rd Revision
J David Scheiner
8180 Edwin Road Miami Dade County
Special exception - permit a complex of buildings to be used only as a residence for one family and not as separate rental unit.
Non use variance - to permit greater lot coverage than permitted.
(EU-1) (.89 Acres)
31-54-41

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 Code of Miami-Dade County, Florida (the Code) and has determined that at the present time the same cannot be approved. Therefore, the application must be deferred until the application is found in compliance with all the requirements noted herein.

DEFERRED FOR COMPLIANCE WITH:

Tree Preservation

Specimen trees require preservation and are defined as trees with a Diameter at Breast Height (DBH) equal to or greater than 18 inches that require permits pursuant to the Code. The items submitted with this application do not contain adequate information to determine whether the request would comply with specimen tree protection standards. Pursuant to Section 24-49.3(2)(a) of the Code, proposed site actions not in accordance with said standards cannot be recommended for approval by DERM.

For those proposals that require landscape plans pursuant to the Code, applicant shall include in the application the required landscape plan, including vegetation survey. The applicant must provide the information necessary to determine whether the proposed request would be in accordance with the specimen tree protection standards of the Code. The submittal of a tree survey prepared by landscape architect (L.A.) or engineer registered in the state of Florida is required in order to determine if the proposed request complies with the aforementioned tree protection standards. At a minimum, the tree survey shall include:

1. The accurate location and graphic representation, in relation to existing development, of all existing trees of a minimum three-inch DBH or twelve-foot height, including those which are proposed to be removed, relocated or preserved on site.
2. A table showing the following information:

- a. The scientific and common name of each tree, each of which shall be numbered and correspond to the location shown on the survey.
- b. The DBH of each tree, or if a multiple trunk tree, the sum DBH for all trunks and the DBH measurement of the single largest trunk.
- c. An estimate of the height, canopy cover, and physical condition of each tree, and whether specimen tree(s) exist on site.
- d. The disposition of each tree (i.e. to be removed, relocated or remain on-site).

In addition to the minimum tree survey requirements listed above, the applicant should also provide:

1. A written statement indicating that all specimen trees shall be preserved in their current location;
or
2. Demonstration that all or a portion of the specimen trees cannot be preserved and that the project is in compliance with the specimen tree removal standards set forth in Section 24-49.2(II) of the Code; or
3. A written statement from an L.A. that the site does not contain specimen trees. For proposals related to a single, existing single family residence, a written statement prepared by the owner or the owner's representative may be submitted in lieu of a statement from a L.A.

The applicant is advised to contact DERM Tree Permitting Program at (305) 372-6574 to address any specimen tree issues on the property.

Based on the above, DERM also recommends that the application not be approved without a condition of the zoning approval that requires specimen trees to be preserved on-site, including a requirement to modify the site plan to accommodate applicable specimen trees pursuant to Section 24-49.2(II)(2) of the Code. This recommended condition shall not apply in cases where DERM has determined that a specimen tree cannot be reasonably preserved pursuant to Section 24-49.2(II) 2 of the Code.

In accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

APPROVED FOR COMPLIANCE WITH:

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; consequently, 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. 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

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

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.

In summary, this application cannot be approved at this time and therefore should not be scheduled for public hearing.

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

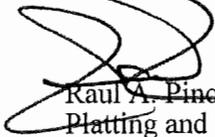
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 29, 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: Z2014000094
Name: J. David Scheiner & Joan Scheiner
Location: 8180 Edwin Road
Section 31 Township 54 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-5746.

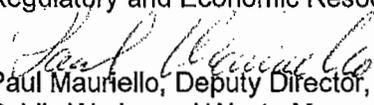
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: September 2, 2014

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

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

Subject: J. David Scheiner and Joan Scheiner (#14_094)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a special exception to permit a complex of buildings to be used only as a single family residence and a non-use variance of lot coverage requirements for the single family home on the property. The application will have no PWWM impact or any associated costs.

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

Memorandum



Date: April 2, 2015

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

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

Subject: Z2014000094: J. DAVID SCHEINER & JOAN SCHEINER
Revised Plans Submitted Dated Stamped Received Through 3/26/2015

Application Name: J. DAVID SCHEINER & JOAN SCHEINER

Project Location: The site is located at 8180 EDWIN ROAD, Miami-Dade County.

Proposed Development: The request is non-use variance of lot coverage for a proposed single family home to be constructed upon demolition of an existing single family home on the site; resulting in no additional increase in population.

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

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

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor



Memorandum

Date: 23-MAR-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000094

Fire Prevention Unit:

There is no objection to the site plan with a 2/26/15 RER received date.

Service Impact/Demand

Development for the above Z2014000094
 located at 8180 SW 47 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1762 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A. 0.27 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # ____
 The estimated average travel time is: 7:13 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

N/A

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

DATE: 26-SEP-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

J. DAVID & JOAN SCHEINER

8180 SW 47 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000094

HEARING NUMBER

HISTORY:

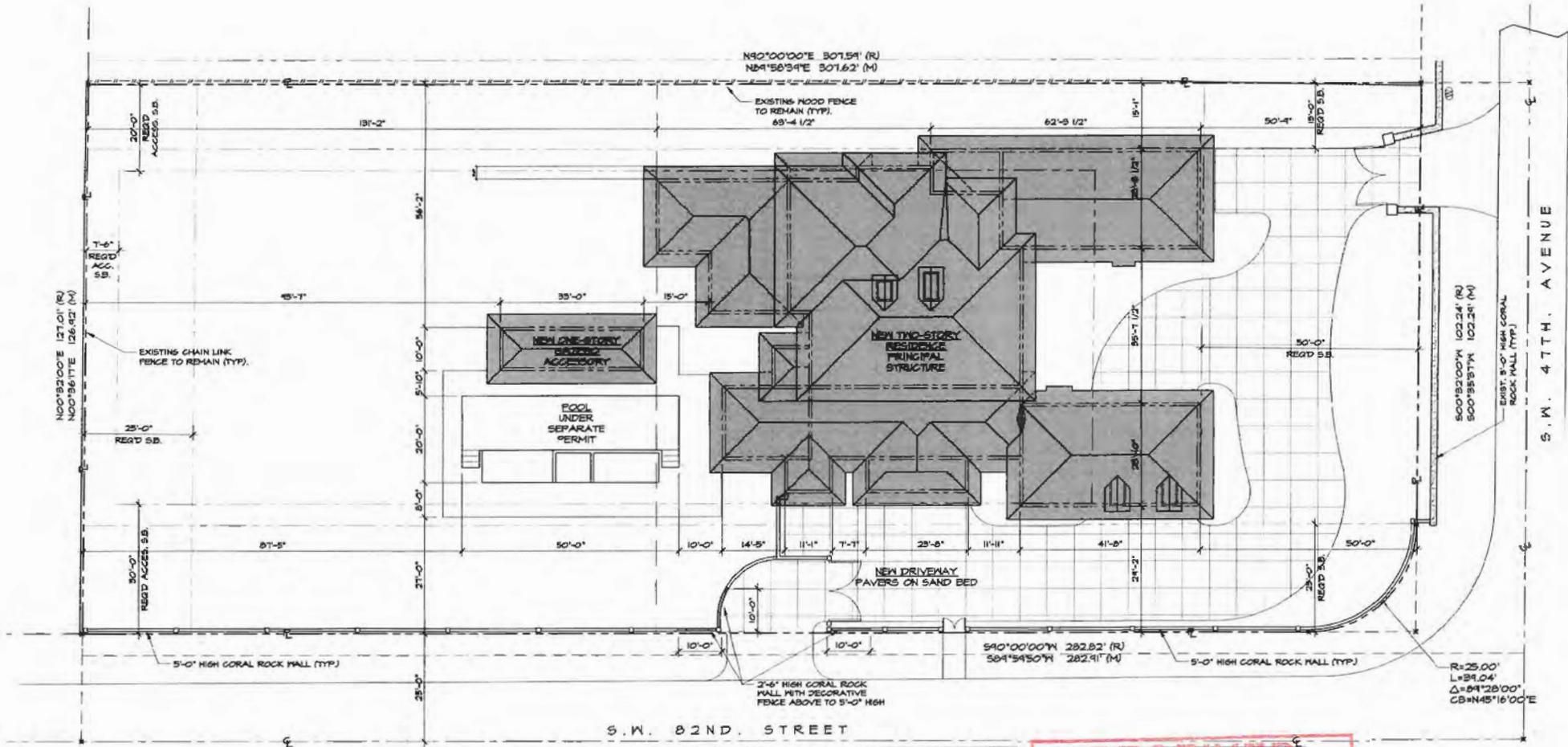
NC: THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD REGULATIONS
CASES

BLDG: THERE ARE NO CURENT OPENED OR CLOSED BUILDING REGULATIONS CASES

J DAVID & JOAN SCHEINER

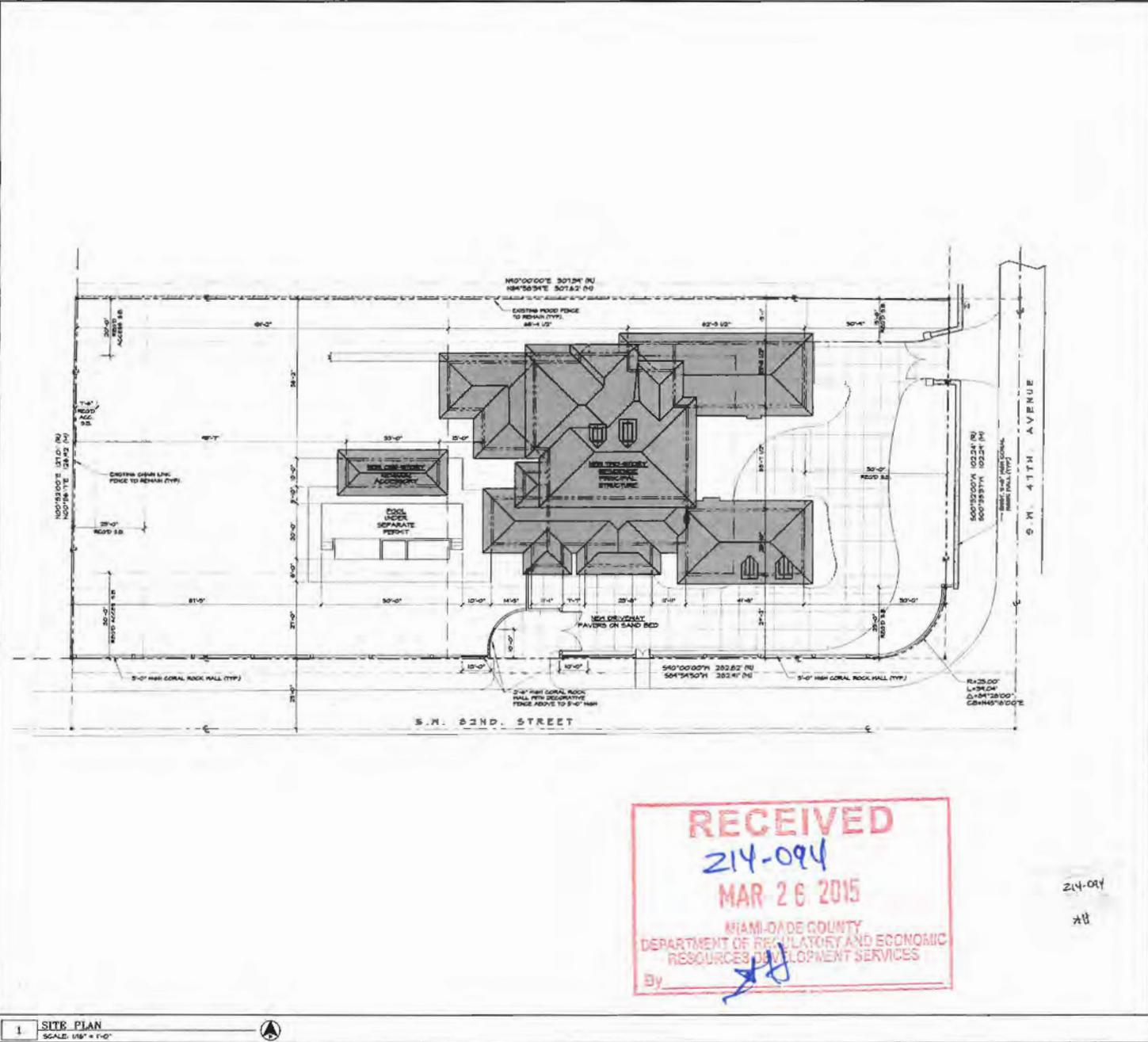
**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:



RECEIVED
 214-094
 MAR 26 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By *AH*

enlarge site plan



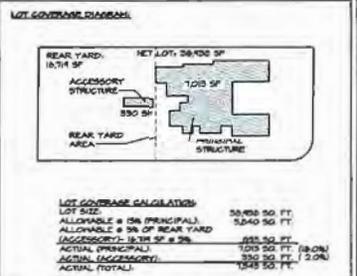
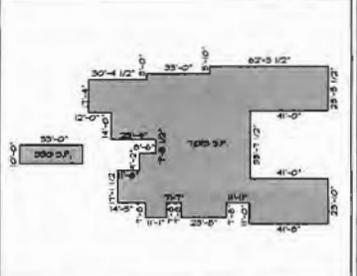
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 214-094
MAR 26 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By *JK*

LEGAL DESCRIPTION:

THE SOUTH 135 FEET OF TRACT 80 OF "SECOND AMENDED PLAT OF COCOPLUM HEIGHTS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

THE SOUTH 5 FEET OF TRACT 80 "SECOND AMENDED PLAT OF COCOPLUM HEIGHTS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE EAST 25 FEET OF THE SOUTH 132 FEET OF TRACT 80 "SECOND AMENDED PLAT OF COCOPLUM HEIGHTS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE EXTENSAL AREA BOUNDED BY THE WEST LINE OF THE EAST 25.00 FEET OF TRACT 80 OF "SECOND AMENDED PLAT OF COCOPLUM HEIGHTS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BOUNDED BY THE NORTH LINE OF THE SOUTH 5.00 FEET OF SAID TRACT 80 AND BOUNDED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.



4 ZONING INFORMATION

ZONING INFORMATION:
 FOLIO: 30-415-025-001
 ADDRESS: 8180 EBRIN ROAD (SH 47 AVE), MIAMI, FL 33148
 ZONING DISTRICT: R4-1 (ESTATES SINGLE FAMILY)
 NET LOT AREA: 26,400 SF (2.04 ACRES)
 LOT FRONTAGE: 127'-0"
 FLOOD ZONE: X BASE FLOOD ELEVATION: N/A

LOT COVERAGE:
 ALLOWABLE: 15% OF NET LOT AREA: 3,960 SF

SETBACKS:	REQUIRED	PROPOSED
FRONT	30'-0"	50'-0"
REAR	20'-0"	80'-0"
INTERIOR SIDE	5'-0"	60'-0"
STREET SIDE	25'-0"	34'-0"

ACCESSORY STRUCTURE:	REQUIRED	PROPOSED
FRONT	75'-0"	174'-0"
REAR	74'-0"	83'-0"
INTERIOR SIDE	20'-0"	56'-0"
STREET SIDE	30'-0"	80'-0"

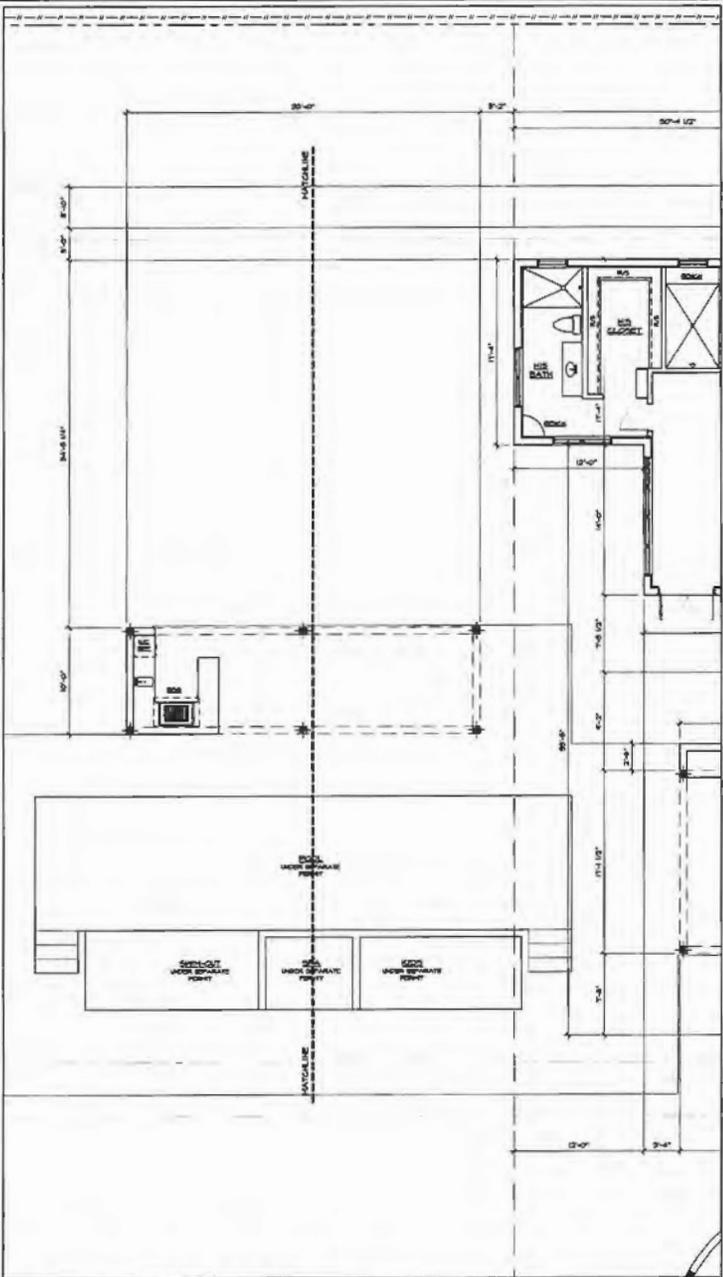
CONSULTANT:
 DAVID WEARNE JOHNSON AIA
 ARCHITECT
 7740 SW 104th Street, Suite 101, Miami, FL 33158
 PH: (305) 851-7081 FAX: (305) 851-7082

PROJECT TITLE:
 NEW RESIDENCE FOR THE SCHEINER FAMILY
 8180 SW 47th Avenue (EBRIN ROAD)
 Miami, Florida 33143

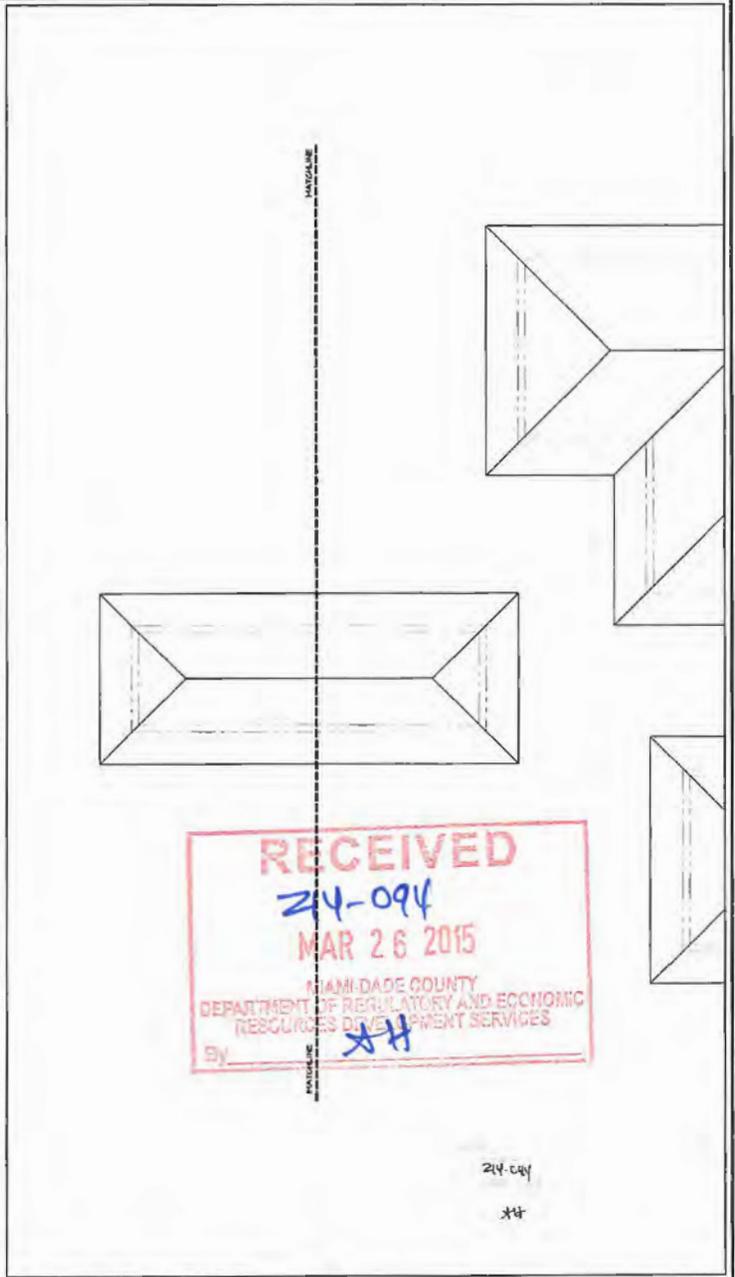
REVISION DATE:

DATE: PREPARED BY: MARISSA WERNER / 02/18/2015

SHEET NO.: A-1



1 GROUND FLOOR PLAN - PARTIAL
SCALE: 3/8" = 1'-0"



2 ROOF PLAN - PARTIAL
SCALE: 3/8" = 1'-0"

RECEIVED
 24-094
 MAR 26 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY: *HH*

24-094
*H

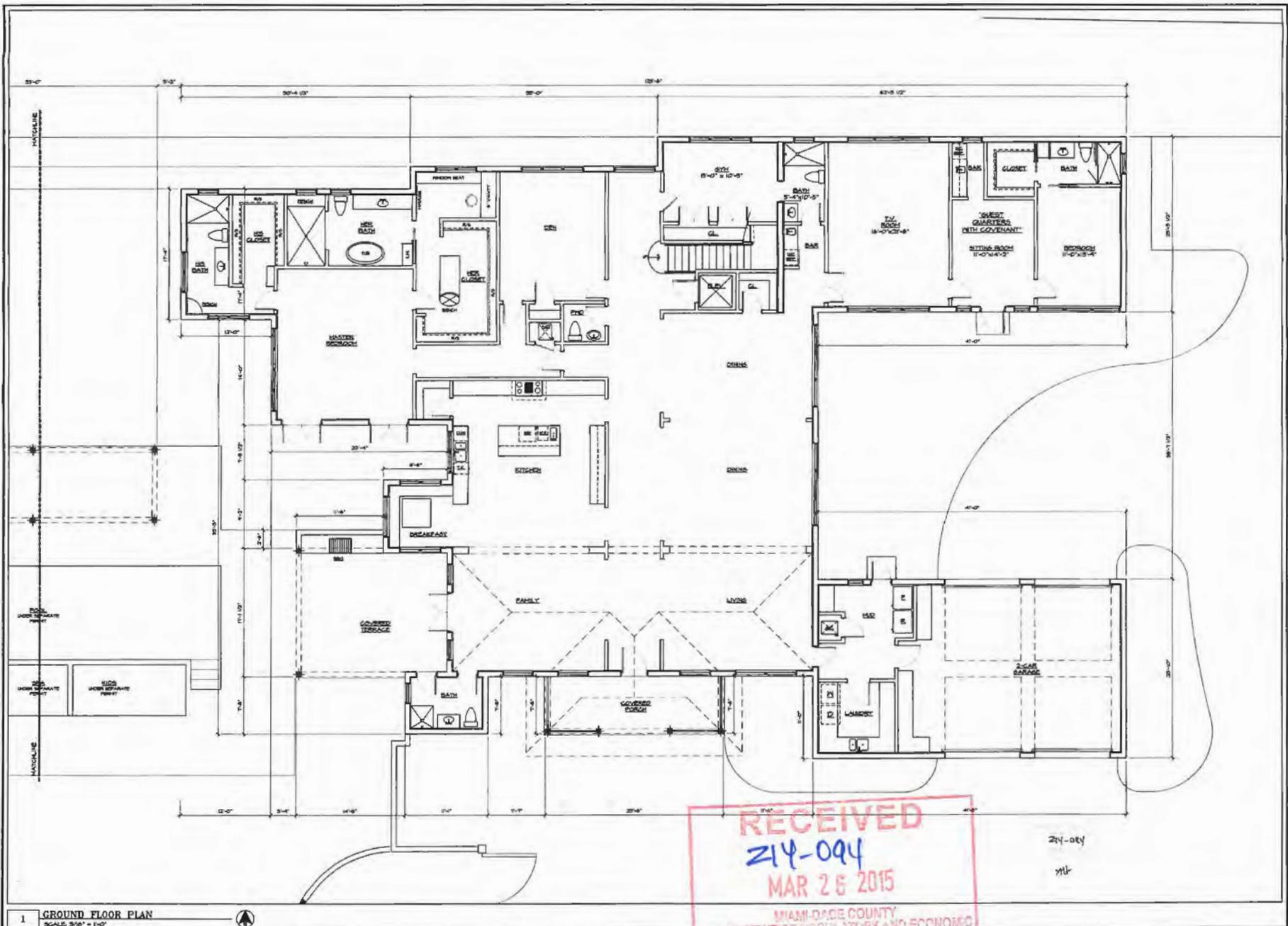
CONSULTANT	DAVID WEARNE JOHNSON AIA ARCHITECT	PROJECT TITLE:	NEW RESIDENCE FOR THE SCHEINER FAMILY 6180 SW 47th AVENUE (GERWIN ROAD) Miami, Florida 33143
REVISION	DATE	DATE	REVISION
DATE	REVISION	DATE	REVISION
SECRET NO.	A-2.1		

7740 SW 104th Street, Suite 101, Miami, FL 33168
 PH: (305) 651-2397 FAX: (305) 651-7421
 AR 0006524

PROJECT TITLE: NEW RESIDENCE FOR THE SCHEINER FAMILY
 6180 SW 47th AVENUE (GERWIN ROAD)
 Miami, Florida 33143

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CONSULTANT: DAVID WEARNE JOHNSON AIA ARCHITECT
 DRAWING TITLE: GROUND FLOOR PLAN - MATCHLINE



RECEIVED
 214-094
 MAR 26 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF COMMUNITY AND ECONOMIC
 DEVELOPMENT
 RESOURCE DEVELOPMENT SERVICES
 By *Alt*

1 GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

SEAL: 	
PROJECT TITLE: NEW RESIDENCE FOR THE SCHEINER FAMILY 8180 SW 47th AVENUE (ERWIN ROAD) Miami, Florida 33143	
ARCHITECT: DAVID WEARNE JOHNSON AIA 7740 SW 104th Street, Suite 101 Miami, FL 33156 PH. (305)981-7881 FAX (305)981-AR 000024	
COMMENTARY: DRAWING TITLE: GROUND FLOOR PLAN	REVISION: DATE: _____ _____ _____ _____ _____ _____
DATE: SEARCH PERFORMED: CARRIED FORWARD: 02/18/2014	SHEET NO. A-2

12



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
SCALE: 3/8" = 1'-0"

RECEIVED
214-094
FEB 26 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATION AND ECONOMIC
REVENUE DEVELOPMENT SERVICES
By: *[Signature]*

RECEIVED
214-094
FEB 26 2015



DAVID WEARNE JOHNSON AIA
ARCHITECT
7740 SW 183RD STREET, SUITE 101, MIAMI, FL 33156
PH: (305) 881-8807 FAX: (305) 881-7821
AT 000028

PROJECT TITLE
NEW RESIDENCE FOR THE
SCHEINER FAMILY
8770 AVENUE (COPPIN ROAD)
MIAMI, FLORIDA 33140

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WRITTEN CONSENT OF DAVID WEARNE
JOHNSON ARCHITECT P.L.L.C.

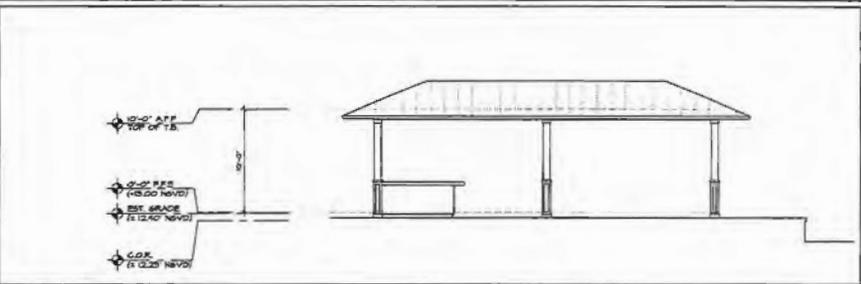
CONTRACT	REVISION	DATE

DATE
PROJECT
PREPARED BY
DATE
SHEET NO.

A-6

22

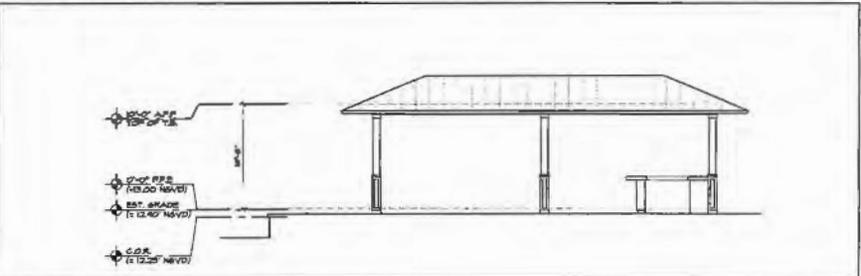
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 214-094
 FEB 26 2015
 MAHON DADE COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By: *HL*



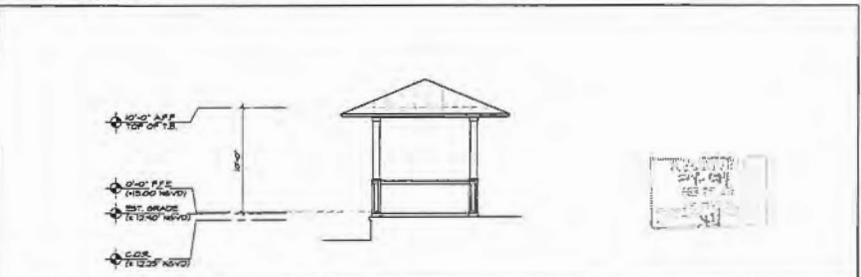
1 GAZERO SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



2 GAZERO EAST ELEVATION
 SCALE: 3/8" = 1'-0"



3 GAZERO NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



4 GAZERO WEST ELEVATION
 SCALE: 3/8" = 1'-0"

DATE: *2/14/2015*
 PROJECT TITLE: NEW RESIDENCE FOR THE SCHNEIDER FAMILY
 6160 SW 47th AVENUE (ERWIN ROAD) Miami, Florida 33143
 ARCHITECT: DAVID WEARNE JOHNSON AIA
 7749 SW 16th ST. MIAMI, FL 33156
 PH. (305)341-2247 FAX. (305)341-7222
 OR (305)341-2247

PROJECT TITLE: NEW RESIDENCE FOR THE SCHNEIDER FAMILY
 6160 SW 47th AVENUE (ERWIN ROAD) Miami, Florida 33143

THE OWNER IS THE HOLDER OF THE NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.

REVISION	DATE

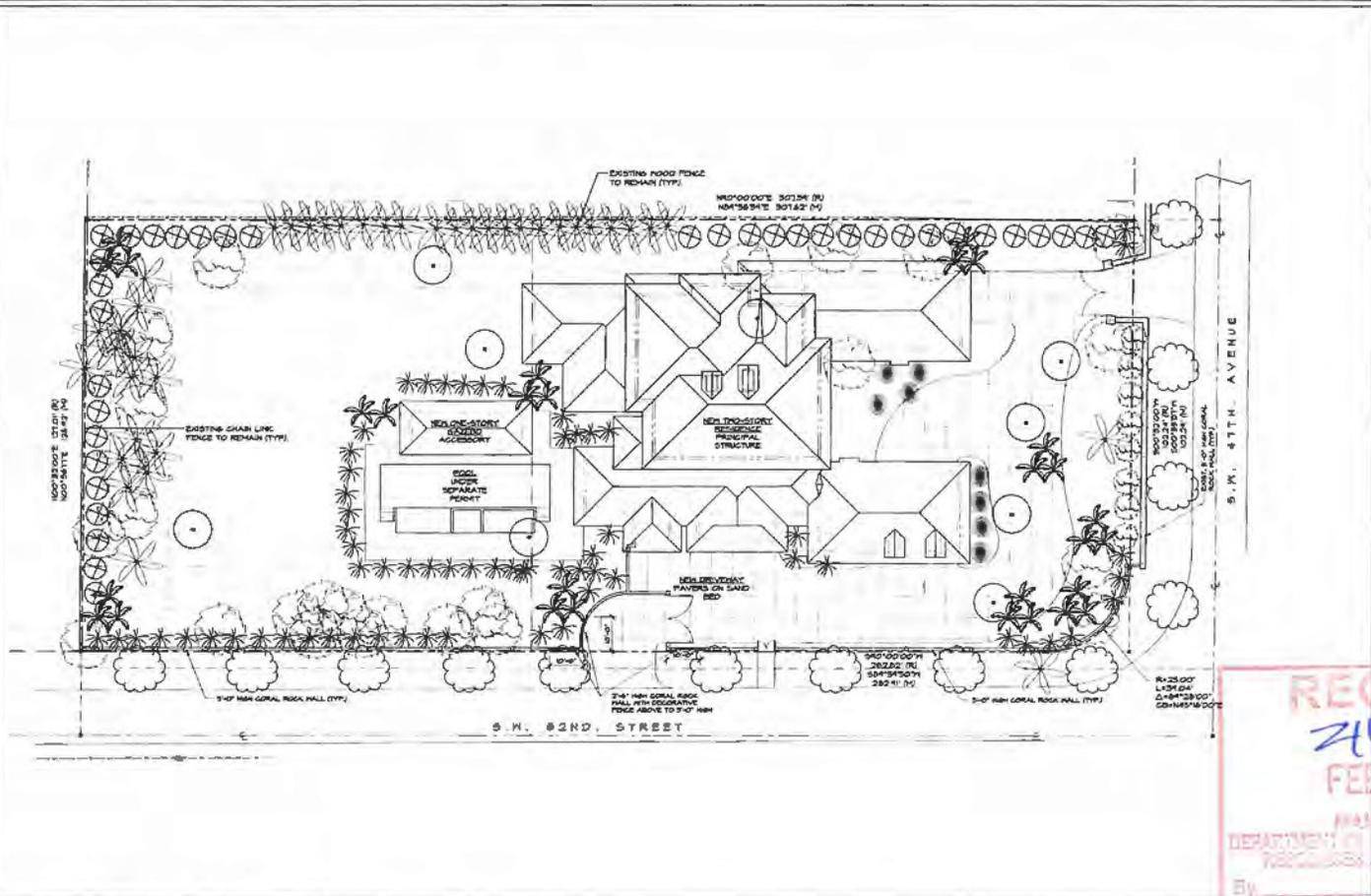
CONSULTANT: *HL*
 DRAWING TITLE: GAZERO SOUTH ELEVATION
 DATE: *2/14/2015*

REGION: *FLORIDA*
 PERMITS/TITLE: *214-094*
 ISSUE DATE: *02/14/2015*

SHEET NO.:

A-7

24



RECEIVED

24-094

FEB 26 2015

PLANNING DEPARTMENT
CITY OF MIAMI
PLANNING AND ECONOMIC DEVELOPMENT SERVICES

JK

1 PROPOSED LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

TREE SYMBOLS AND REQUIREMENTS

 NEW STREET TREE LIVE OAK	 NEW LOT TREE ROYAL PALM TREE	 NEW LOT TREE LIVEO	 NEW SHRUB CLUSIA	 NEW SHRUB COCCOLABA	 NEW SHRUB SILVER BUTTONWOOD
--	--	--	--	---	---

NOTES:

- 1) NEW LOT TREES TO HAVE MINIMUM HEIGHT OF 10'-0" WITH CALIPER OF 2"
- 2) NEW STREET TREES TO HAVE MINIMUM HEIGHT OF 12'-0" WITH CALIPER 2"
- 3) ALL SHRUBS SHALL BE MINIMUM 10" HIGH WHEN PLANTED AND SHALL BE BRANDED AT NOT LESS THAN 50" O.C. ALL SHRUBS USED AS SCREENS SHALL BE 5'4" HIGH PLANTED AND BE SPACED AT NOT LESS THAN 40" O.C.
- 4) ALL SHRUBS AND TREES SHALL BE NATIVE SPECIES.

NET LOT SIZE: 50,430 SF (0.64 NET ACRES)

LOT TREES REQUIRED: 4 TREES PER NET ACRES

4 TREES X 0.64 NET ACRES = 2.56 — 3 LOT TREES REQUIRED

STREET TREES REQUIRED: 1 PER 35 LINEAR FEET OF LOT FRONTAGE

LOT FRONTAGE: 1500'-0" AND 1271'-0"

500' / 35 = 14.3 — 4 STREET TREES REQUIRED

1271' / 35 = 36.3 — 4 STREET TREES REQUIRED

TOTAL: 18 STREET TREES REQUIRED

SHRUBS REQUIRED: 10 SHRUBS PER REQUIRED LOT TREE & STREET TREE

3) TOTAL TREES X 10 SHRUBS = 210 SHRUBS REQUIRED

MAX. SOD AREA ALLOWED = 25,000 S.F. (60%)

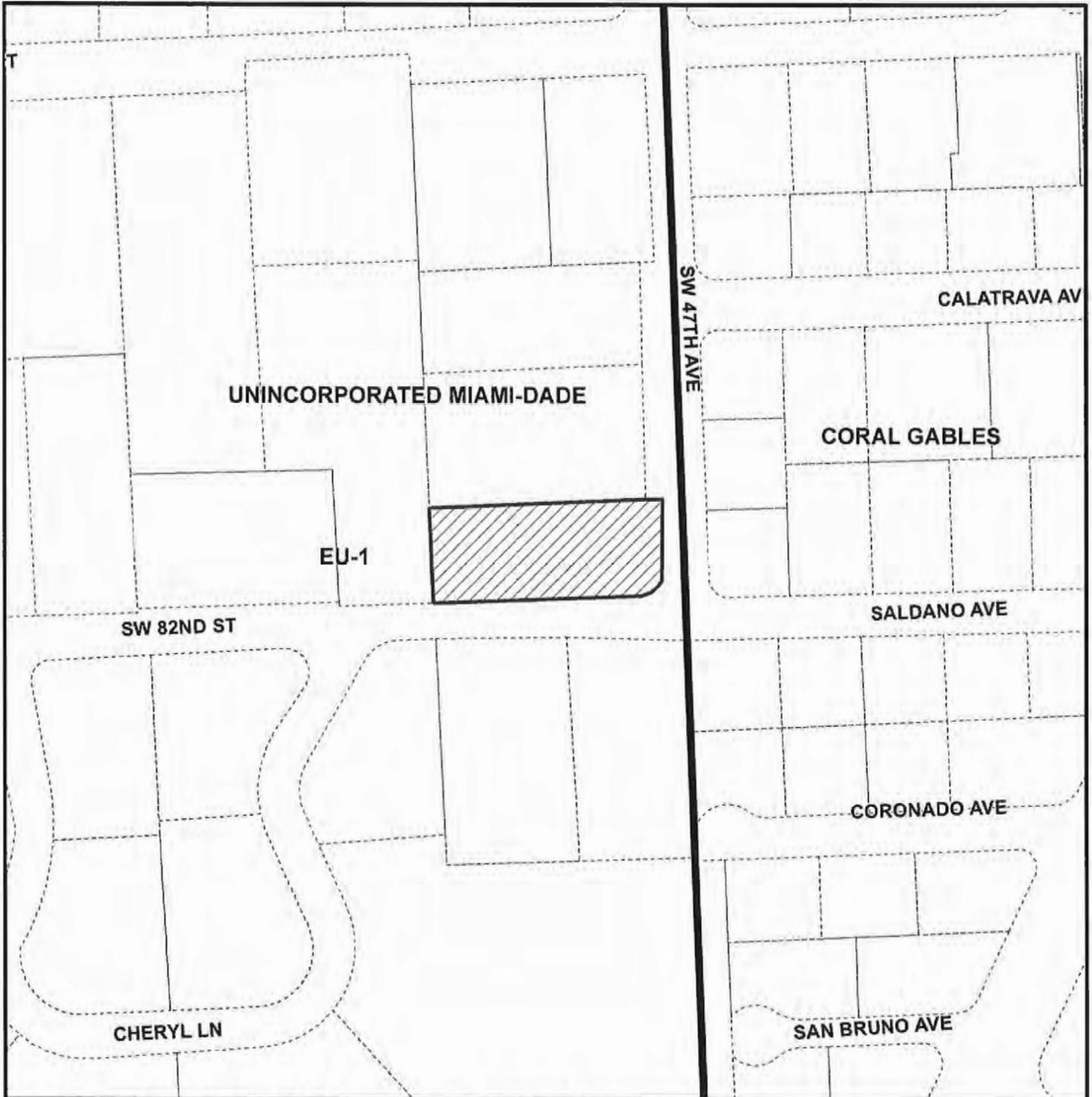
ACTUAL SOD AREA = 22,281 S.F. (55%)

DAVID WEARNE JOHNSON AIA
ARCHITECT
7140 SW 15TH ST. SUITE 101 MIAMI, FL 33166
PH: (305) 361-8107 FAX: (305) 361-7621
AR 1000004

PROJECT TITLE: NEW RESIDENCE FOR THE
SCHEINER FAMILY
6180 SW 47th AVENUE (ERWIN ROAD)
Miami, Florida 33143

THIS PLAN IS TO BE REVIEWED BY THE PLANNING DEPARTMENT OF THE CITY OF MIAMI. THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

CONTRACT NO.	DATE
PROJECT TITLE	DATE
PREPARED BY	DATE
CHECKED BY	DATE
DATE	DATE
JONAH FREEMAN / TARRANT PIRENATA 8/16/2015	
SHEET NO.	



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000094



Section: 31 Township: 54 Range: 41
 Applicant: J. DAVID & JOAN SCHEINER
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, September 16, 2014

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000094

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

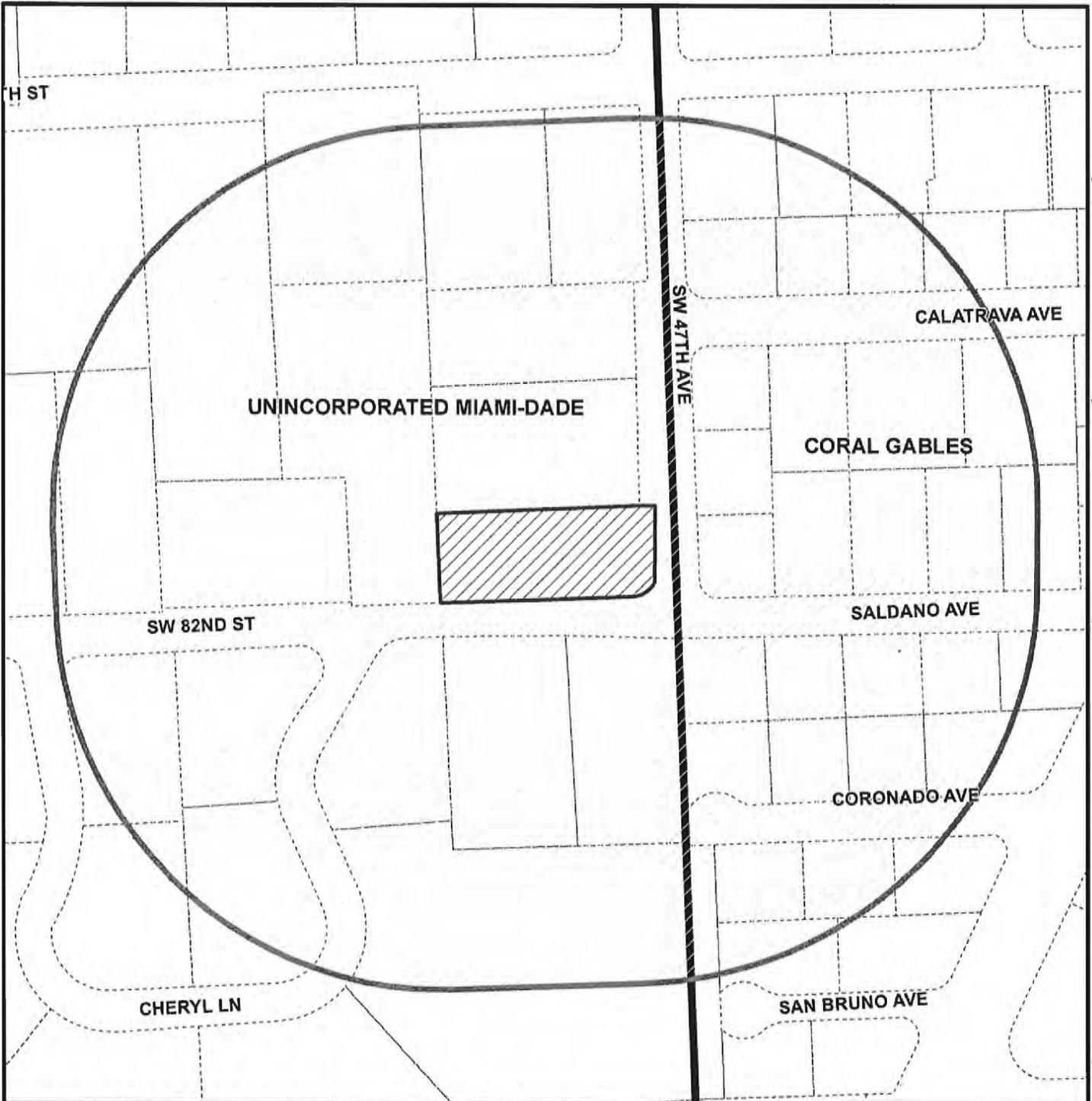


Section: 31 Township: 54 Range: 41
 Applicant: J. DAVID & JOAN SCHEINER
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS



SKETCH CREATED ON: Tuesday, September 16, 2014

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
RADIUS MAP

Section: 31 Township: 54 Range: 41
 Applicant: J. DAVID & JOAN SCHEINER
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Process Number
Z2014000094
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



MIAMI-DADE
COUNTY

SKETCH CREATED ON: Tuesday, September 16, 2014

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000094



Section: 31 Township: 54 Range: 41
 Applicant: J. DAVID & JOAN SCHEINER
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, September 16, 2014

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000094 - J David Scheiner & Joan Scheiner
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1762	17 TRAFFIC ACCIDENT	1	0	0
	41 SICK OR INJURED PERSON	2	7	12
	49 FIRE	1	0	0
TOTAL FOR GRID 1762		4	7	12
1803	17 TRAFFIC ACCIDENT	0	0	2
	29 ROBBERY	0	0	1
	41 SICK OR INJURED PERSON	5	2	2
	44 ATTEMPTED SUICIDE	0	1	0
	49 FIRE	0	0	1
TOTAL FOR GRID 1803		5	3	6
		Reported: 1	Reported: 0	Reported: 4
		Not Reported: 8	Not Reported: 10	Not Reported: 14
TOTAL EMERGENCY		9	10	18



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000094 - J David Scheiner & Joan Scheiner
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1762	14 CONDUCT INVESTIGATION	1	1	3
	26 BURGLARY	1	3	1
	32 ASSAULT	0	1	1
	34 DISTURBANCE	2	1	0
	44 ATTEMPTED SUICIDE	0	1	0
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
	49 FIRE	0	0	1
TOTAL FOR GRID 1762		5	7	6
1803	14 CONDUCT INVESTIGATION	1	1	5
	26 BURGLARY	0	2	1
TOTAL FOR GRID 1803		1	3	6
		Reported: 1	Reported: 1	Reported: 0
		Not Reported: 5	Not Reported: 9	Not Reported: 12
TOTAL PRIORITY		6	10	12



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000094 - J David Scheiner & Joan Scheiner
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1762	13 SPECIAL INFORMATION/ASSIGNMENT	7	19	25
	14 CONDUCT INVESTIGATION	12	30	33
	15 MEET AN OFFICER	3	2	5
	16 D.U.I.	1	2	0
	17 TRAFFIC ACCIDENT	9	6	15
	18 HIT AND RUN	0	1	1
	19 TRAFFIC STOP	2	6	4
	20 TRAFFIC DETAIL	13	9	6
	21 LOST OR STOLEN TAG	0	1	0
	22 AUTO THEFT	3	2	2
	25 BURGLAR ALARM RINGING	87	138	135
	26 BURGLARY	4	11	15
	27 LARCENY	1	8	8
	28 VANDALISM	3	3	2
	32 ASSAULT	0	2	2
	34 DISTURBANCE	13	18	19
	36 MISSING PERSON	0	0	2
	37 SUSPICIOUS VEHICLE	1	5	6
	38 SUSPICIOUS PERSON	1	4	5
	39 PRISONER	0	2	0
	41 SICK OR INJURED PERSON	2	3	4
	43 BAKER ACT	0	2	2
	45 DEAD ON ARRIVAL	0	1	1
	49 FIRE	1	1	0
52 NARCOTICS INVESTIGATION	1	0	1	
54 FRAUD	1	1	6	
TOTAL FOR GRID 1762		165	277	299
1763	13 SPECIAL INFORMATION/ASSIGNMENT	0	1	2
	15 MEET AN OFFICER	0	2	0
	16 D.U.I.	0	2	3
	19 TRAFFIC STOP	2	5	2
	34 DISTURBANCE	0	0	1
	54 FRAUD	0	1	0
TOTAL FOR GRID 1763		2	11	8
1764	13 SPECIAL INFORMATION/ASSIGNMENT	2	0	2
	14 CONDUCT INVESTIGATION	0	1	0
	15 MEET AN OFFICER	1	0	0
	16 D.U.I.	1	9	9
	19 TRAFFIC STOP	8	10	22



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000094 - J David Scheiner & Joan Scheiner
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1764	52 NARCOTICS INVESTIGATION	0	2	1
TOTAL FOR GRID 1764		12	22	34
1803	13 SPECIAL INFORMATION/ASSIGNMENT	4	5	5
	14 CONDUCT INVESTIGATION	8	10	9
	15 MEET AN OFFICER	1	2	4
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	5	6	14
	18 HIT AND RUN	0	1	0
	19 TRAFFIC STOP	1	2	1
	20 TRAFFIC DETAIL	8	1	6
	22 AUTO THEFT	0	1	1
	25 BURGLAR ALARM RINGING	52	53	62
	26 BURGLARY	4	2	7
	27 LARCENY	4	1	1
	28 VANDALISM	0	1	1
	32 ASSAULT	1	2	0
	33 SEX OFFENSE	0	1	0
	34 DISTURBANCE	5	13	7
	37 SUSPICIOUS VEHICLE	0	3	0
	38 SUSPICIOUS PERSON	0	1	0
	39 PRISONER	0	2	1
	41 SICK OR INJURED PERSON	1	2	0
	43 BAKER ACT	2	1	1
	49 FIRE	0	1	0
	54 FRAUD	3	0	1
TOTAL FOR GRID 1803		99	111	122
1804	15 MEET AN OFFICER	1	1	0
TOTAL FOR GRID 1804		1	1	0
		Reported: 136	Reported: 209	Reported: 216
		Not Reported: 143	Not Reported: 213	Not Reported: 247
TOTAL ROUTINE		279	422	463
GRAND TOTAL		294	442	493



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

Grid: 1803, 1763, 1762, 1764, 1804

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 exists

CDW Package

Memorandum



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

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

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

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 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			
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	<u>937,500</u>

* Ashfill capacity is for Cell 20.

** South Dade Includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to 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 Llorc, 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



Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

Received by
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

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

MRW:NS:hab

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

Memorandum



Date: September 18, 2014

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

From: ^{JK} Jack Kardys ^{9/18}
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 @ 2.76 Acres Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space Acres	Recreation Open S Acreage	Surplus (Deficient) Acres	Percentage of Standard %	
1	380,115		1,045.32	343.95	291.00	834.95	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