Miami-Dade C_ _.ıty Regulatory and Economic R urces Department
Staff Report to Board of County Commissioners

PH: Z14-110 (15-1-CC-1) **February 19, 2015**
Item No. B

Recommendation Summary	
Commission District	2
Applicant	The Director of the Department of Regulatory and Economic Resources
Summary of Requests	The applicant seeks a deletion of an agreement that restricts the development of the property to a previously approved office building, in order to allow the future development of the property in compliance with the North Central Urban Area District (NCUAD).
Location	Lying west of I-95 between NW 114 Street and NW 115 Street, Miami-Dade County, Florida.
Property Size	1.8 Acres
Existing Zoning	NCUAD, North Central Urban Area District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Community Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	**Consistent** with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval**

This item was deferred from the January 22, 2015, meeting of the Board of County Commissioners (BCC) due to a lack of quorum.

REQUEST:

DELETION of a Declaration of Restrictions recorded in Official Records Book 24467, Pages 3151 - 3161.

The purpose of the request is to delete the existing covenant in order to allow the applicant to develop the property in accordance with the North Central Urban Area District (NCUAD) regulations.

PROJECT DESCRIPTION AND HISTORY:

The subject property has been the subject of several zoning approvals from 1953 to 2003. Most recently, however, in October 2000, pursuant to Resolution #CZAB8-19-00, the subject property was approved for a district boundary change from BU-2, Special Business District, to BU-3, Liberal Business District along with the approval of a site plan for commercial development, a variance of the landscape regulations, and an Unusual Use to permit a recreational park facility, open to the public. At the time of this approval, the then applicant proffered a declaration of restrictions that among other things, restricted the development of the site to a specific site plan, restricted the uses on the property only to BU-2 uses and designated a portion of the property as a park, open to the public. Between 2001 and 2003, the applicant sought, and received approval of requests to modify the aforementioned resolution and covenant as it applied to the site plans as well as to remove the previously proffered restrictions to BU-2 uses on the subject parcel. Specifically, pursuant to Resolution #CZAB8-18-03, the elimination of the Declaration of

Restrictions recorded under Official Record Book (ORB) 21389, Pages 4949 – 4963, as well as the modification of a condition pertaining to the site plan from the October 2000 resolution, were approved by the Board. As a result of this approval, the property owner/applicant proffered a new Declaration of Restrictions, recorded in ORB 24467, Pages 3151 – 3161, which among other things, restricted the development of the site to a revised site plan and carried forward the restriction that required that a portion of the site be developed and maintained by the owners as a small park for public use.

Subsequently, pursuant to Resolution Z-14-12, the subject property was a part of a larger tract of land that was rezoned from multiple zoning districts to the North Central Urban Area District (NCUAD). The purpose of the current application is to delete the existing Declaration of Restrictions in order to permit the development of the property under the NCUAD regulations by current and future owners.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	NCUAD; office building and billboard	Community Urban Center
North	NCUAD; office building, repair shop	Community Urban Center
South	NCUAD; auto sales lot, warehouse building	Community Urban Center
East	GU: I-95 Expressway	Transportation
West	NCUAD; auto sales facility, religious facility	Community Urban Center

NEIGHBORHOOD CHARACTER:

The property is located along the NW 7 Avenue corridor that was recently rezoned to NCUAD and is surrounded by existing offices, auto sales lots and warehouse buildings. To the east of the subject property is the I-95 expressway.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the development of the subject property in accordance with the regulations of the NCUAD. Staff opines that the approval of the application would be consistent with the traffic and environmental impacts previously analyzed at the time of the rezoning to NCUAD and will allow the development of the parcel in conformity with the vision of the community described in Ordinance #11-65 for the NCUAD.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In July 2012, pursuant to Resolution Z-14-12, the subject property was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD).** The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **NCUAD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions such as residential uses integrated both horizontally and vertically. Emphasis in design and development of these

centers and all of their individual components have been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved NCUAD described in Ordinance #11-65, are regulated by plans and descriptive standards which are consistent with the CDMP Land Use Element interpretative text for Urban Centers.

Approval of this application will allow the owner to delete a Declaration of Restrictions that restricted the development of the property to a previously approved site plan, that among other things, included a commercial office use and a small park for public use, which was to be maintained by the owner at no cost to the County, in order to permit the development of the property in accordance with NCUAD.

As such, staff opines that the application is **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

When the application to delete a prior Declaration of Restrictions, is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the application would not create a negative impact on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Division of Environmental Resources Management of (RER) and the Miami-Dade Fire and Rescue Department (MDFRD) have no objections to the application, and have indicated in their memoranda that approval of the application will not impact traffic or services in the area.

As previously noted, the subject property currently contains an existing office building with a billboard. Approval of this application will allow the development of the property within the guidelines of the NCUAD design standards, and therefore, would be **compatible** with vision expressed by the community for the development of properties within the NW 7 Avenue corridor in the surrounding area, through the Ordinance #11-65. **Therefore, staff recommends approval of the application under Section 33-311(A)(7), Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: NA.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval.

CONDITIONS: None

ES:MW:NN:EJ:CH

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

ZONING RECOMMENDATION ADDENDUM

The Director of the Department of Regulatory and Economic Resources
Z14-110

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

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

Urban Centers (Pg. I-45-48)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the* ***Community Centers*** *shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time.*

ZONING RECOMMENDATION ADDENDUM

The Director of the Department of Regulatory and Economic Resources
Z14-110

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(7) Generalized Modification Standards	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) 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.*

B. DEPARTMENT OF REGULATORY AND ECONOMICE RESOURCES

15-1-CC-1 (14-110)
Area BCC/District 02
Hearing Date: 01/22/15

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:

Year	Applicant	Request	Board	Decision
1953	O. J. Tanner Estate	- Zone change from RU-1, BU-2 to BU-2A.	BCC	Approved
1992	Repossession Auction	- Unusual Use to permit Automotive auction sales From an open lot - Use variance to permit a Used car sales & display - Non-use variance of parking And landscaping	ZAB	Approved with condition(s)
2000	BKCLP LTD	- Zone change from BU-2 to BU-3 - Special Exception to permit A commercial development - Non-use variance of lawn Lawn requirement - Unusual use for a rec. center	C08	Approved with condition(s)
2001	BKCLP LTD	- Modification of resolution - Non-use variance of parking, Setback & landscape. 12432.	C08	Approved with condition(s)
2003	World Rentals and Sales, LLC.	- Deletion of declaration of Restriction, and modified of resolution	C08	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.

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: January 22, 2015

ITEM: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
15-1-CC-1 (14-003)

MEETING CANCELLED

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

Memorandum

MIAMI-DADE COUNTY

Date: October 17, 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-08 #Z2014000110
Deletion of Declaration of Restrictions
Lying West of I-95 between NW 114th Street and NW 115th Street
Deletion of a previous Agreement tying the site under a previous zoning district in order to allow the applicant to develop in accordance with the North Central Urban Area District.
(1.8 Acres)
36-52-41

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 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 and Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Stormwater shall be retained on site utilizing properly 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 Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Tree Preservation
The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact staff for additional information regarding tree permitting procedures and requirements prior to site development.

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: October 14, 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: Z2014000110
Name: Department of Regulatory and Economic Resources
Location: Lying West of I-95, Between NW 114 Street & NW 115 Street
Section 36 Township 52 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 11 through 29, Block 2, Plat Book 19, Page 79.

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

MIAMI-DADE COUNTY

Date: October 13, 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: Department of Regulatory and Economic Resources (DIC #14_110)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***The Miami-Dade County Department of Regulatory and Economic Resources (RER)*** is requesting to delete the Declaration of Restrictions recorded in the Public Records of Miami-Dade County, at Plat Book 24467 Pages 3151-3161. The deletion will allow for development of the site in accordance to the North Central Urban Area District (NCUAD). According to the Miami-Dade County Comprehensive Development Master Plan Land Use Element, Urban Centers throughout the County "contain business, employment, civic, and/or high-or moderate-density residential uses."

Size: The subject property is approximately 1.8 acres.

Location: The subject property is lying west of I-95, between NW 114th Street and NW 115th 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 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the NCUAD allows development of high-or moderate-density residential uses. This type of development meets the definition of multi-family residential establishments, while options for business, employment, and civic uses meet the County Code definition of commercial establishments.

Per the Code, the following is required of multi-family residential and commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling: Multi-family Residential Establishments

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

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

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

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

4. Recycling: Commercial Establishments

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

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

Section 15-2.3 of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

5. 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."

6. 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: October 14, 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: Z2014000110: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Application Name: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Project Location: The site is located in that area LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, Miami-Dade County.

Proposed Development: The request is for deletion of a declaration of restriction to bring the site into compliance with the NCUAD district.

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

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

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

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

Memorandum

Date: 01-OCT-14

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

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

Subject: Z2014000110

Fire Prevention Unit:

No site plan available for analysis.

Service Impact/Demand

Development for the above Z2014000110
located at LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0592 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:18 minutes

Existing services

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

Station 19 - North Miami W - 650 NW 131 Street
Rescue, ALS 60 feet Aerial, TRT-1

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis at this stage.

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

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DATE: 22-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES	LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000110

HEARING NUMBER

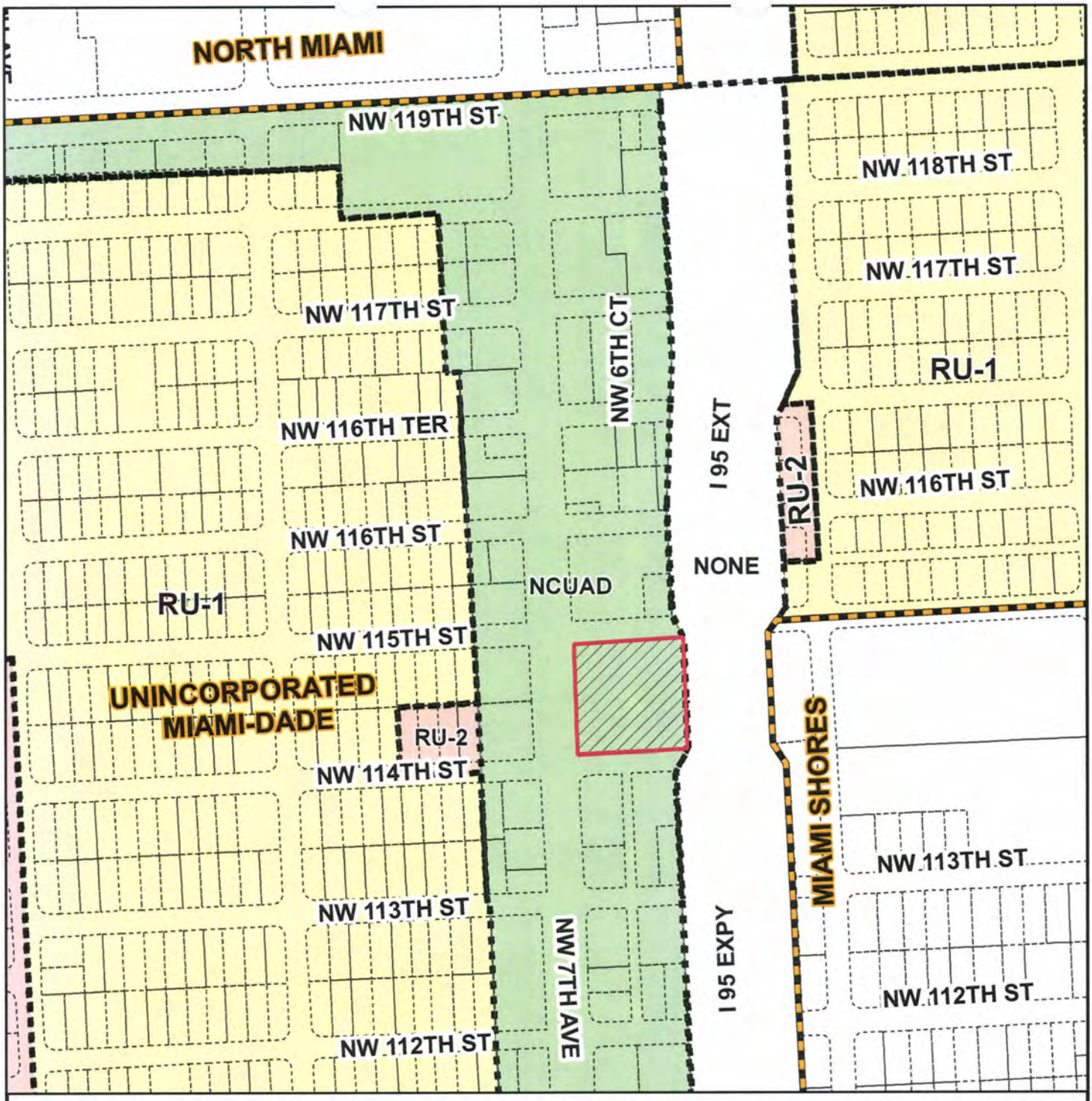
HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC:No bss cases

Department of Regulatory and Economic Resources

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

REPORTER NAME:



MIAMI-DADE COUNTY

HEARING MAP

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000110

Legend

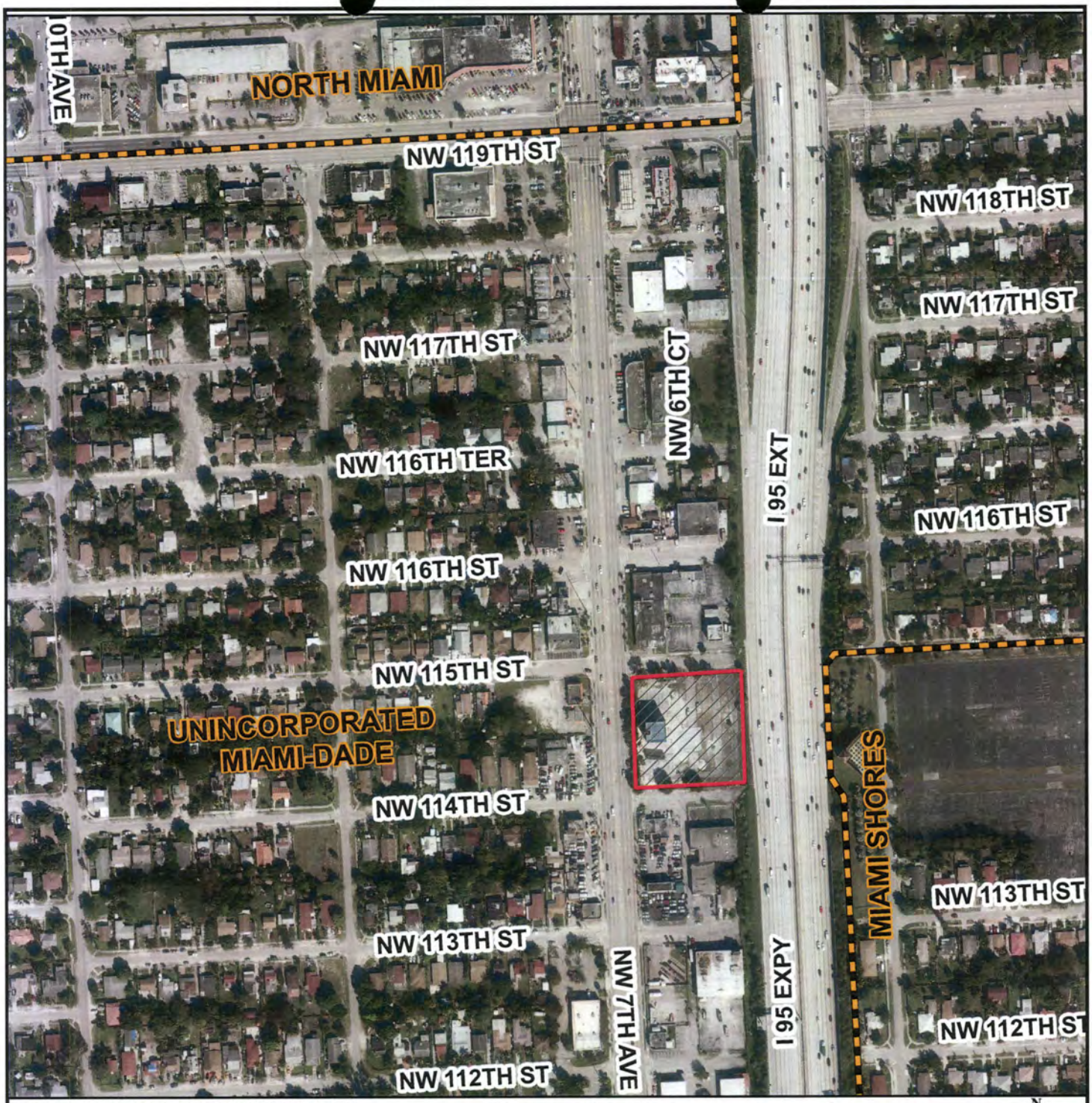
- Subject Property Case
- Zoning

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000110

Legend

Subject Property

Municipalities

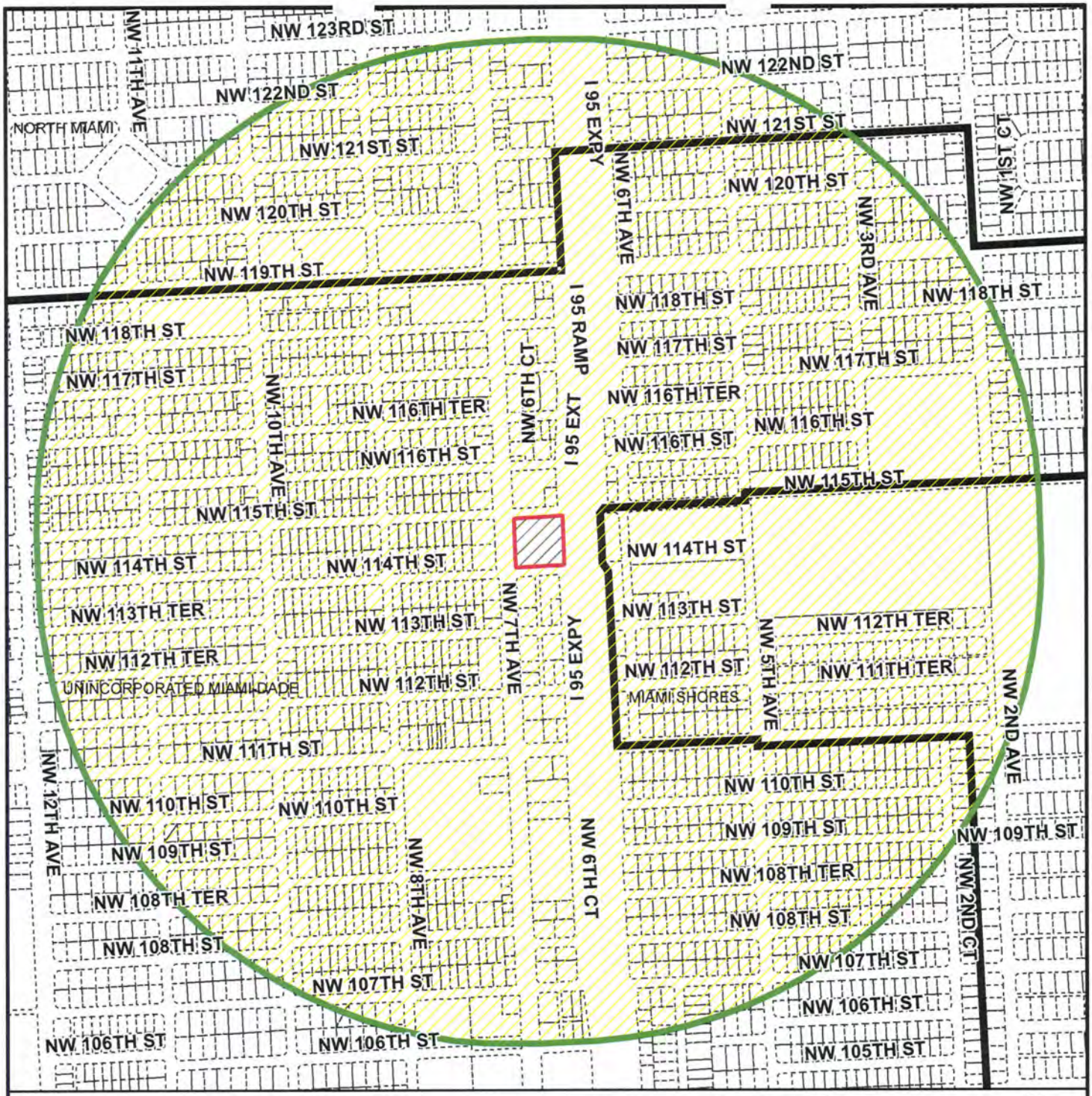
N W E S

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000110

RADIUS: 2640

Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY
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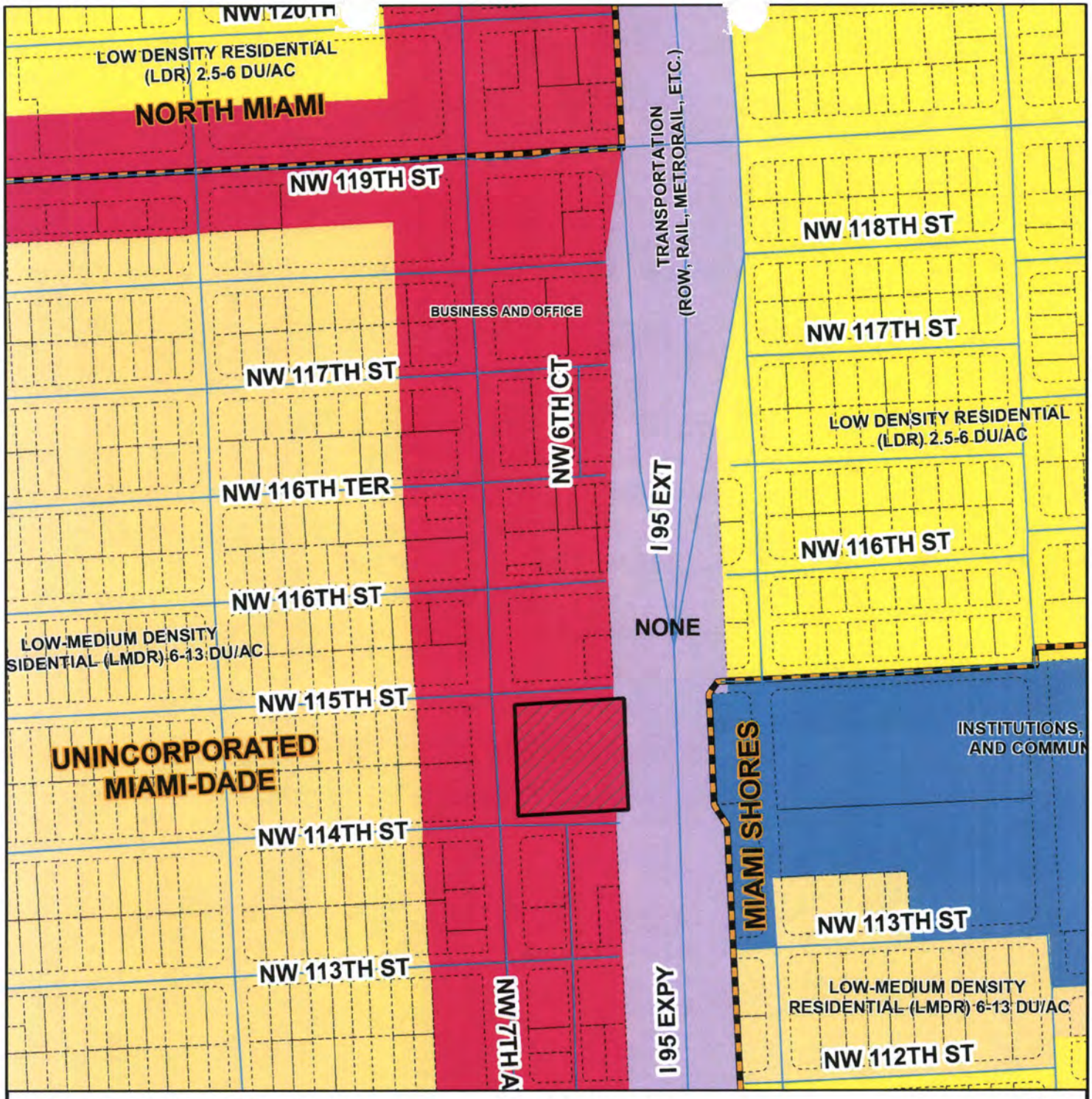

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY

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

PH: Z14-110 (15-1-CZ8-1) **January 22, 2015**
Item No. 1

Recommendation Summary	
Commission District	2
Applicant	The Director of the Department of Regulatory and Economic Resources
Summary of Requests	The applicant seeks a deletion of an agreement that restricts the development of the property to a previously approved office building, in order to allow the future development of the property in compliance with the North Central Urban Area District (NCUAD).
Location	Lying west of I-95 between NW 114 Street and NW 115 Street, Miami-Dade County, Florida.
Property Size	1.8 Acres
Existing Zoning	NCUAD, North Central Urban Area District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Community Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	**Consistent** with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval**

REQUEST:

DELETION of a Declaration of Restrictions recorded in Official Records Book 24467, Pages 3151 - 3161.

The purpose of the request is to delete the existing covenant in order to allow the applicant to develop the property in accordance with the North Central Urban Area District (NCUAD) regulations.

PROJECT DESCRIPTION AND HISTORY:

The subject property has been the subject of several zoning approvals from 1953 to 2003. Most recently, however, in October 2000, pursuant to Resolution #CZAB8-19-00, the subject property was approved for a district boundary change from BU-2, Special Business District, to BU-3, Liberal Business District along with the approval of a site plan for commercial development, a variance of the landscape regulations, and an Unusual Use to permit a recreational park facility, open to the public. At the time of this approval, the then applicant proffered a declaration of restrictions that among other things, restricted the development of the site to a specific site plan, restricted the uses on the property only to BU-2 uses and designated a portion of the property as a park, open to the public. Between 2001 and 2003, the applicant sought, and received approval of requests to modify the aforementioned resolution and covenant as it applied to the site plans as well as to remove the previously proffered restrictions to BU-2 uses on the subject parcel. Specifically, pursuant to Resolution #CZAB8-18-03, the elimination of the Declaration of Restrictions recorded under Official Record Book (ORB) 21389, Pages 4949 – 4963, as well as the modification of a condition pertaining to the site plan from the October 2000 resolution, were

approved by the Board. As a result of this approval, the property owner/applicant proffered a new Declaration of Restrictions, recorded in ORB 24467, Pages 3151 – 3161, which among other things, restricted the development of the site to a revised site plan and carried forward the restriction that required that a portion of the site be developed and maintained by the owners as a small park for public use.

Subsequently, pursuant to Resolution Z-14-12, the subject property was a part of a larger tract of land that was rezoned from multiple zoning districts to the North Central Urban Area District (NCUAD). The purpose of the current application is to delete the existing Declaration of Restrictions in order to permit the development of the property under the NCUAD regulations by current and future owners.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	NCUAD; office building and billboard	Community Urban Center
North	NCUAD; office building, repair shop	Community Urban Center
South	NCUAD; auto sales lot, warehouse building	Community Urban Center
East	GU: I-95 Expressway	Transportation
West	NCUAD; auto sales facility, religious facility	Community Urban Center

NEIGHBORHOOD CHARACTER:

The property is located along the NW 7 Avenue corridor that was recently rezoned to NCUAD and is surrounded by existing offices, auto sales lots and warehouse buildings. To the east of the subject property is the I-95 expressway.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the development of the subject property in accordance with the regulations of the NCUAD. Staff opines that the approval of the application would be consistent with the traffic and environmental impacts previously analyzed at the time of the rezoning to NCUAD and will allow the development of the parcel in conformity with the vision of the community described in Ordinance #11-65 for the NCUAD.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In July 2012, pursuant to Resolution Z-14-12, the subject property was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD).** The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **NCUAD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions such as residential uses integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components have been created to promote active pedestrian

environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved NCUAD described in Ordinance #11-65, are regulated by plans and descriptive standards which are consistent with the CDMP Land Use Element interpretative text for Urban Centers.

Approval of this application will allow the owner to delete a Declaration of Restrictions that restricted the development of the property to a previously approved site plan, that among other things, included a commercial office use and a small park for public use, which was to be maintained by the owner at no cost to the County, in order to permit the development of the property in accordance with NCUAD.

As such, staff opines that the application is **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

When the application to delete a prior Declaration of Restrictions, is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the application would not create a negative impact on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Division of Environmental Resources Management of (RER) and the Miami-Dade Fire and Rescue Department (MDFRD) have no objections to the application, and have indicated in their memoranda that approval of the application will not impact traffic or services in the area.

As previously noted, the subject property currently contains an existing office building with a billboard. Approval of this application will allow the development of the property within the guidelines of the NCUAD design standards, and therefore, would be **compatible** with vision expressed by the community for the development of properties within the NW 7 Avenue corridor in the surrounding area, through the Ordinance #11-65. **Therefore, staff recommends approval of the application under Section 33-311(A)(7), Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: NA.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval.

CONDITIONS: None

ES:MW:NN:EJ:CH

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

ZONING RECOMMENDATION ADDENDUM

The Director of the Department of Regulatory and Economic Resources
Z14-110

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

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

Urban Centers (Pg. I-45-48)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the* ***Community Centers*** *shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time.*

ZONING RECOMMENDATION ADDENDUM

The Director of the Department of Regulatory and Economic Resources
Z14-110

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(7) Generalized Modification Standards	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) 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.*

1. DEPARTMENT OF REGULATORY AND ECONOMICE RESOURCES

15-1-CC-1 (14-110)
Area BCC/District 02
Hearing Date: 01/22/15

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:

Year	Applicant	Request	Board	Decision
1953	O. J. Tanner Estate	- Zone change from RU-1, BU-2 to BU-2A.	BCC	Approved
1992	Repossession Auction	- Unusual Use to permit Automotive auction sales From an open lot - Use variance to permit a Used car sales & display - Non-use variance of parking And landscaping	ZAB	Approved with condition(s)
2000	BKCLP LTD	- Zone change from BU-2 to BU-3 - Special Exception to permit A commercial development - Non-use variance of lawn Lawn requirement - Unusual use for a rec. center	C08	Approved with condition(s)
2001	BKCLP LTD	- Modification of resolution - Non-use variance of parking, Setback & landscape. 12432.	C08	Approved with condition(s)
2003	World Rentals and Sales, LLC.	- Deletion of declaration of Restriction, and modified of resolution	C08	Approved with condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: October 17, 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-08 #Z2014000110
Deletion of Declaration of Restrictions
Lying West of I-95 between NW 114th Street and NW 115th Street
Deletion of a previous Agreement tying the site under a previous zoning district in order to allow the applicant to develop in accordance with the North Central Urban Area District.
(1.8 Acres)
36-52-41

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 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 and Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Stormwater shall be retained on site utilizing properly 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 Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Tree Preservation
The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact staff for additional information regarding tree permitting procedures and requirements prior to site development.

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: October 14, 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: Z2014000110
Name: Department of Regulatory and Economic Resources
Location: Lying West of I-95, Between NW 114 Street & NW 115 Street
Section 36 Township 52 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 11 through 29, Block 2, Plat Book 19, Page 79.

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

MIAMI-DADE COUNTY

Date: October 13, 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: Department of Regulatory and Economic Resources (DIC #14_110)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***The Miami-Dade County Department of Regulatory and Economic Resources (RER)*** is requesting to delete the Declaration of Restrictions recorded in the Public Records of Miami-Dade County, at Plat Book 24467 Pages 3151-3161. The deletion will allow for development of the site in accordance to the North Central Urban Area District (NCUAD). According to the Miami-Dade County Comprehensive Development Master Plan Land Use Element, Urban Centers throughout the County "contain business, employment, civic, and/or high-or moderate-density residential uses."

Size: The subject property is approximately 1.8 acres.

Location: The subject property is lying west of I-95, between NW 114th Street and NW 115th 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 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the NCUAD allows development of high-or moderate-density residential uses. This type of development meets the definition of multi-family residential establishments, while options for business, employment, and civic uses meet the County Code definition of commercial establishments.

Per the Code, the following is required of multi-family residential and commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling: Multi-family Residential Establishments

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

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

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

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

4. Recycling: Commercial Establishments

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

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

Section 15-2.3 of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

5. 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."

6. 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: October 14, 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: Z2014000110: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Application Name: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Project Location: The site is located in that area LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, Miami-Dade County.

Proposed Development: The request is for deletion of a declaration of restriction to bring the site into compliance with the NCUAD district.

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

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

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

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

Memorandum

Date: 01-OCT-14

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

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

Subject: Z2014000110

Fire Prevention Unit:

No site plan available for analysis.

Service Impact/Demand

Development for the above Z2014000110
located at LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0592 is proposed as the following:

N/A	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: N/A alarms-annually.
The estimated average travel time is: 6:18 minutes

Existing services

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

Station 19 - North Miami W - 650 NW 131 Street
Rescue, ALS 60 feet Aerial, TRT-1

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis at this stage.

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

DATE: 22-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES	LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Z2014000110	
HEARING NUMBER	

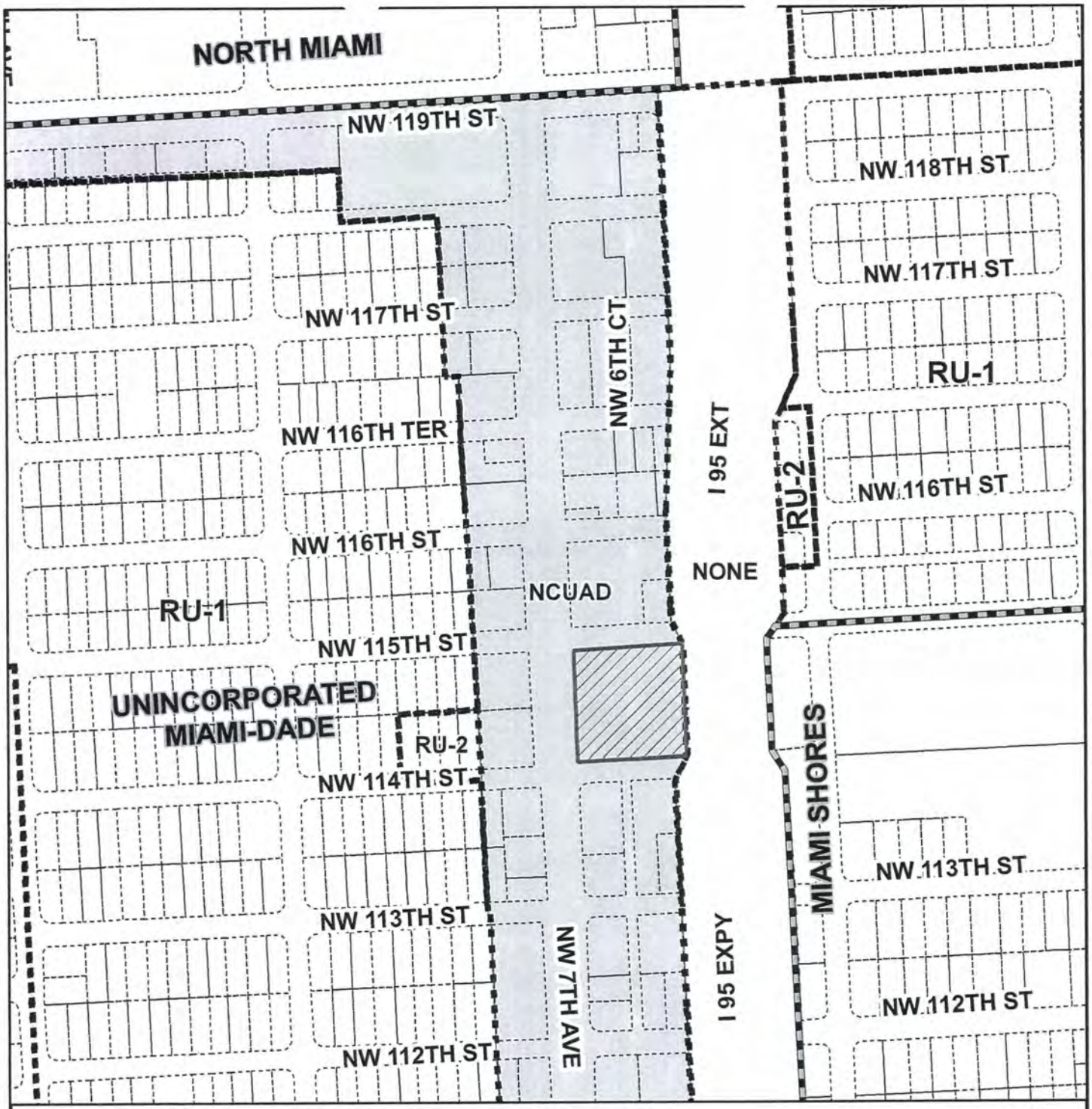
HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC:No bss cases

Department of Regulatory and Economic Resources

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

REPORTER NAME:



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Legend

- Subject Property Case
- Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

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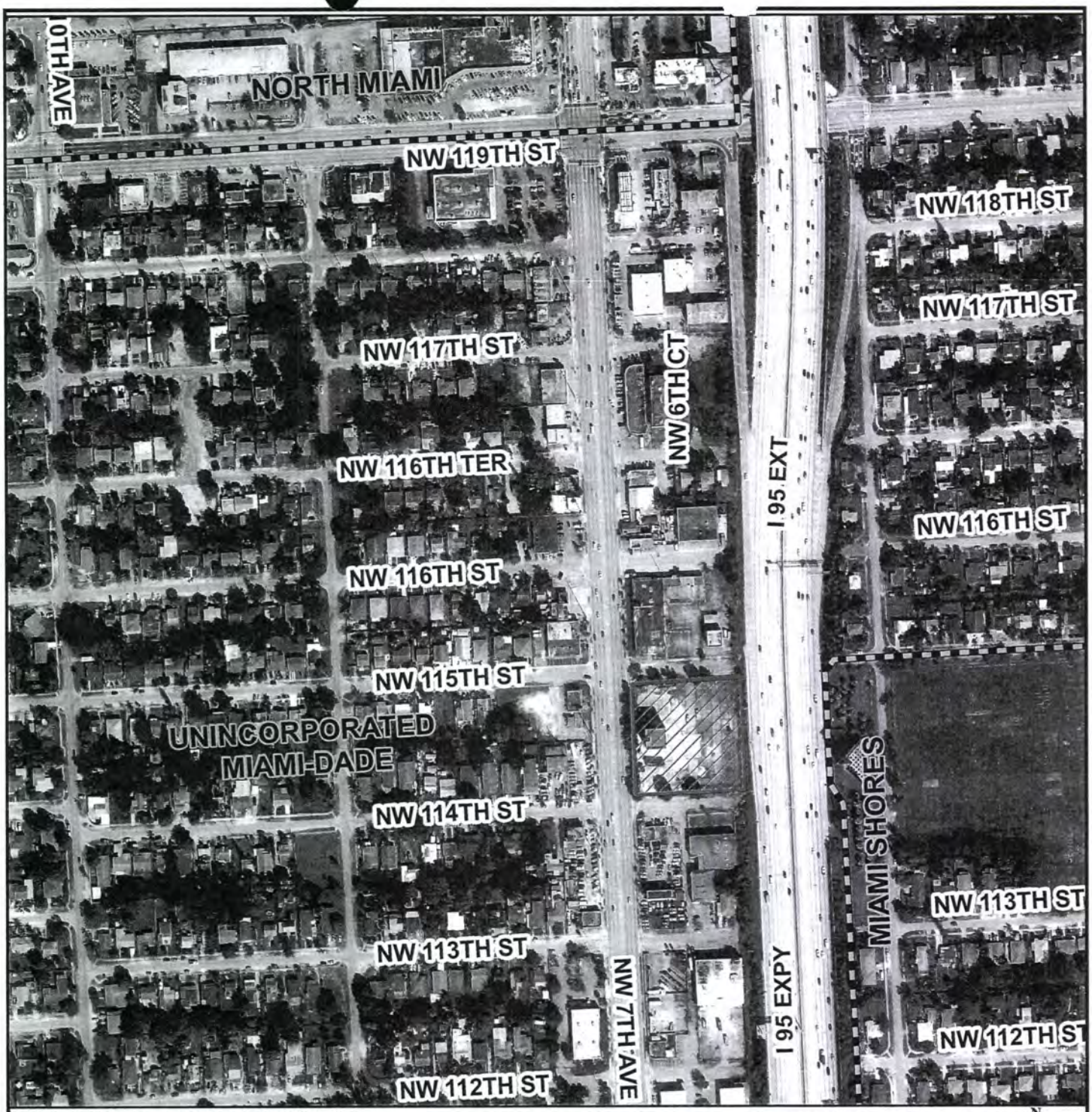

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000110

Legend

Subject Property

Municipalities

N W E S

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
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MIAMI-DADE COUNTY

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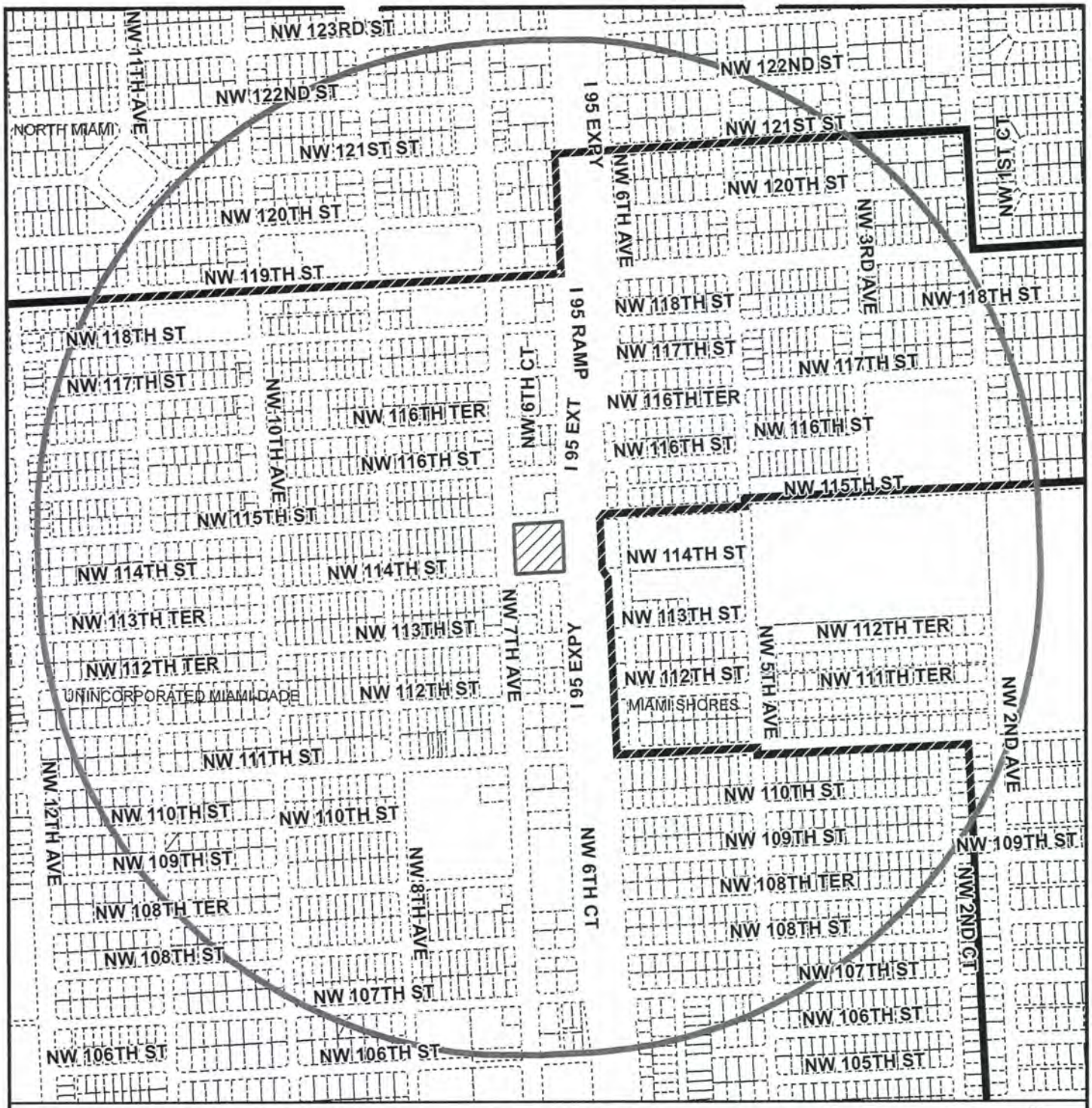

MIAMI-DADE COUNTY

RADIUS MAP

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000110

RADIUS: 2640

Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N
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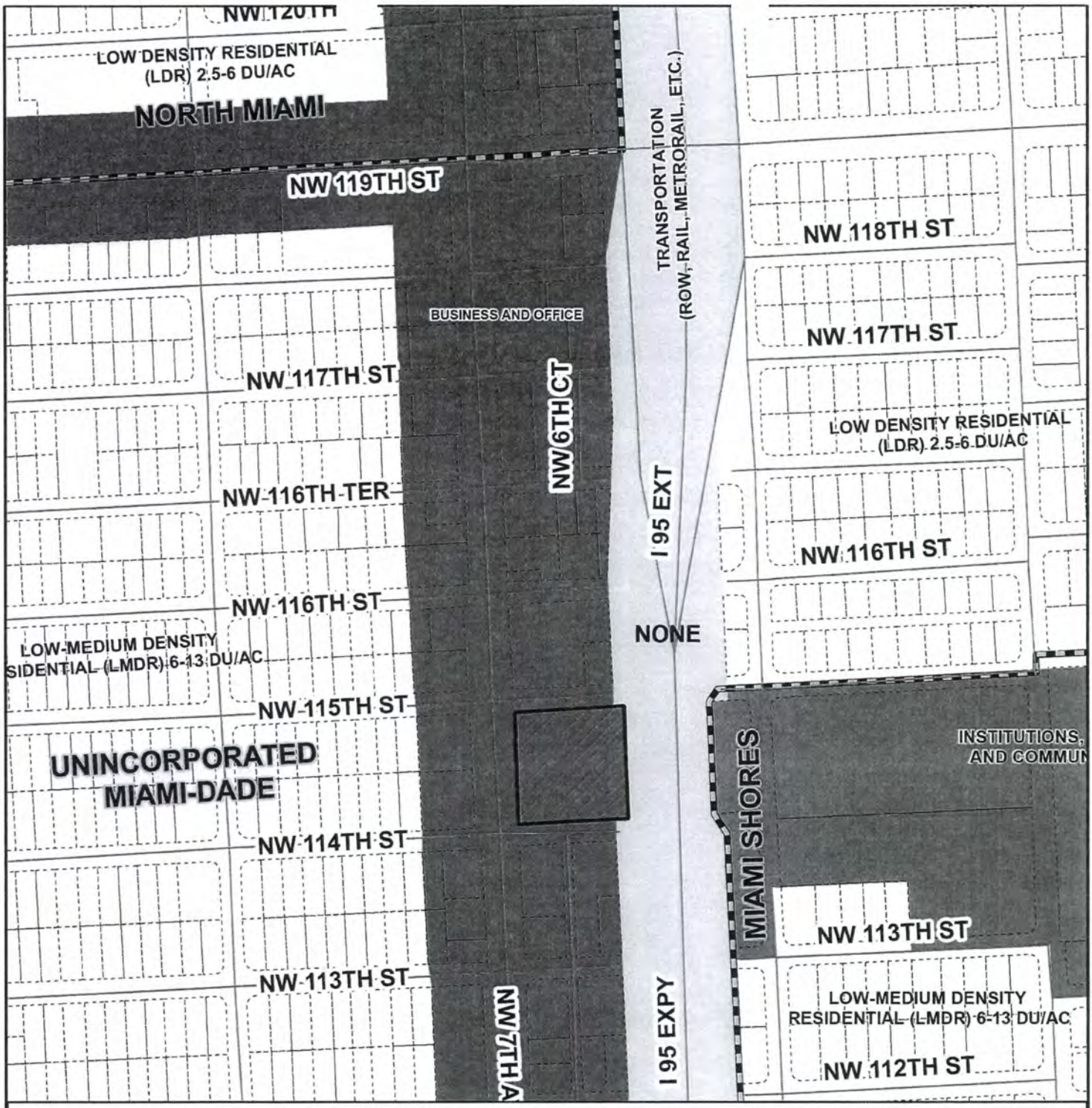
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000110

BOARD: BCC

LOCATION OF SIGN: LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 26-JAN-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: CLEVELAND THOMPSON

HEARING NO. 15-1-BCC-1 (14-110)

36-52-41
BCC
Comm. Dist. 2

APPLICANT: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

(1) DELETION of Declaration of Restriction recorded in Official Record Book 19356, Pages 2623-2636.

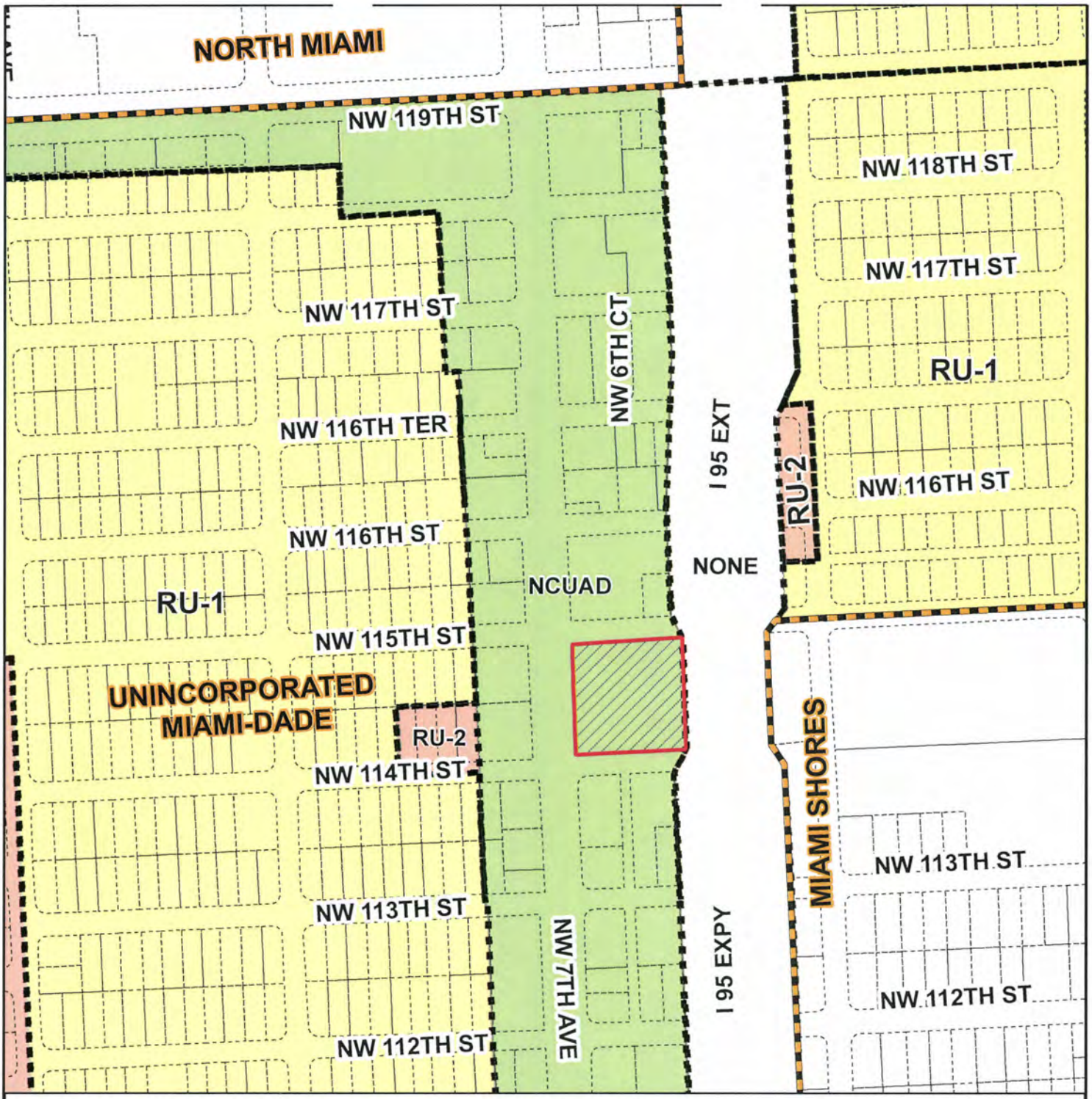
(2) DELETION of Declaration of Restrictions recorded in Official Record Book 24467, Pages 3151-3161.

The purpose of the above requests is to allow the applicant to delete previous agreements tying the site under a previous zoning district in order to allow the site to be developed in accordance with the North Central Urban Area District (NCUAD).

LOCATION: Lying West of I-95, East of NW 7 Avenue & between NW 114 Street & NW 115 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.8 Acres

PRESENT ZONING: NCUAD (North Central Urban Area District)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Legend

- Subject Property Case
- Zoning

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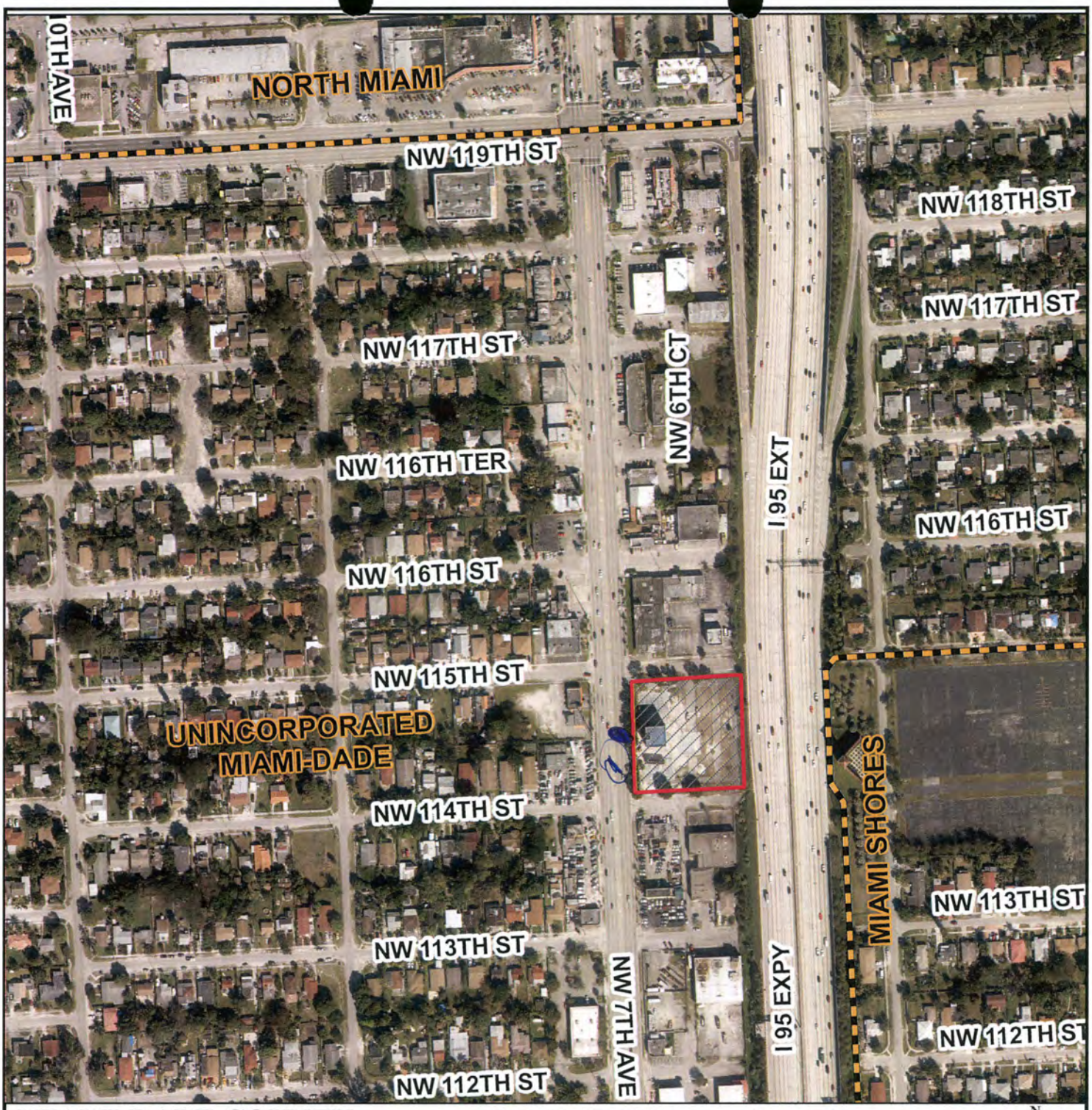
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000110

Legend

Subject Property

Municipalities

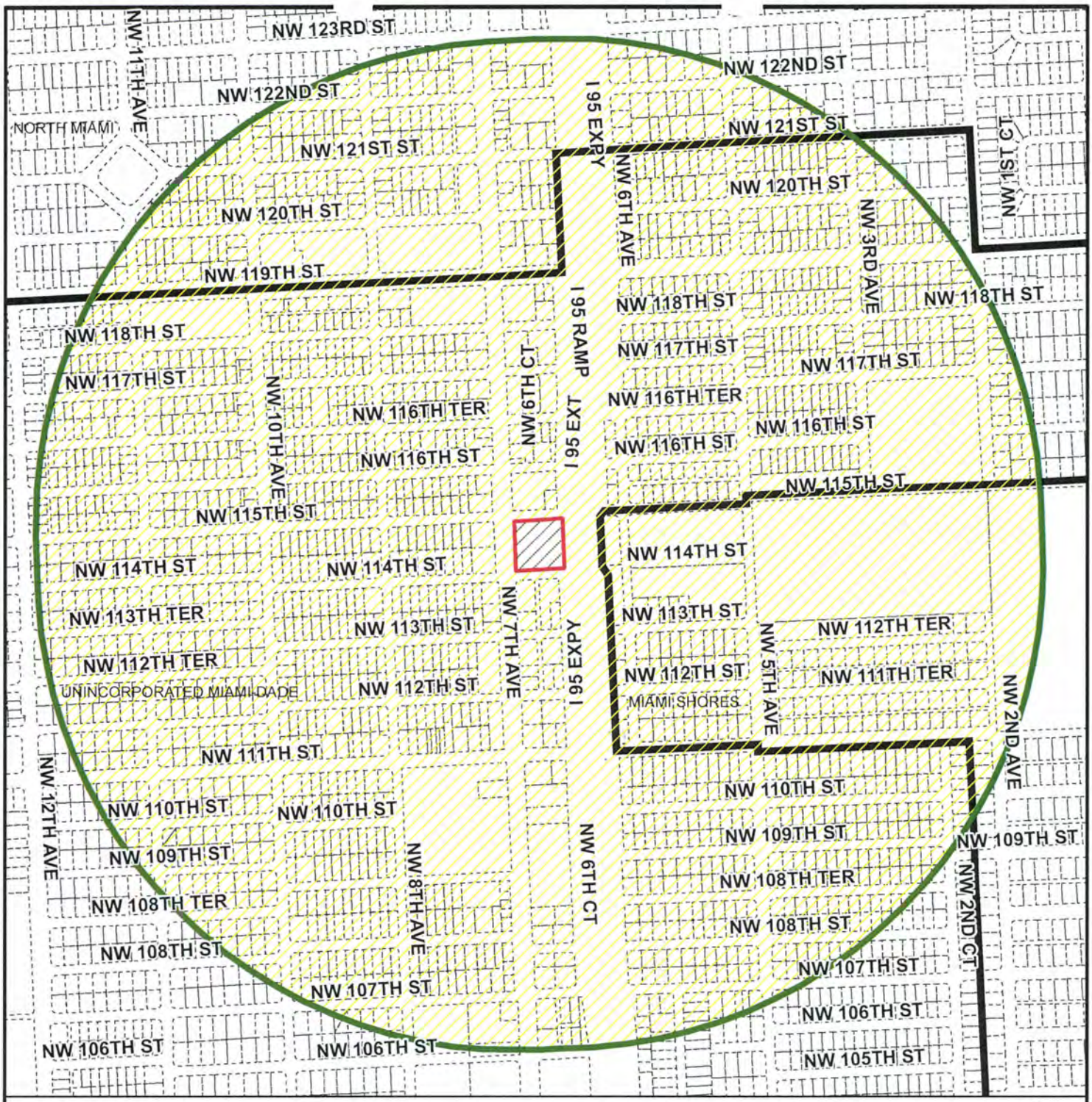
N W E S

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000110

RADIUS: 2640

Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

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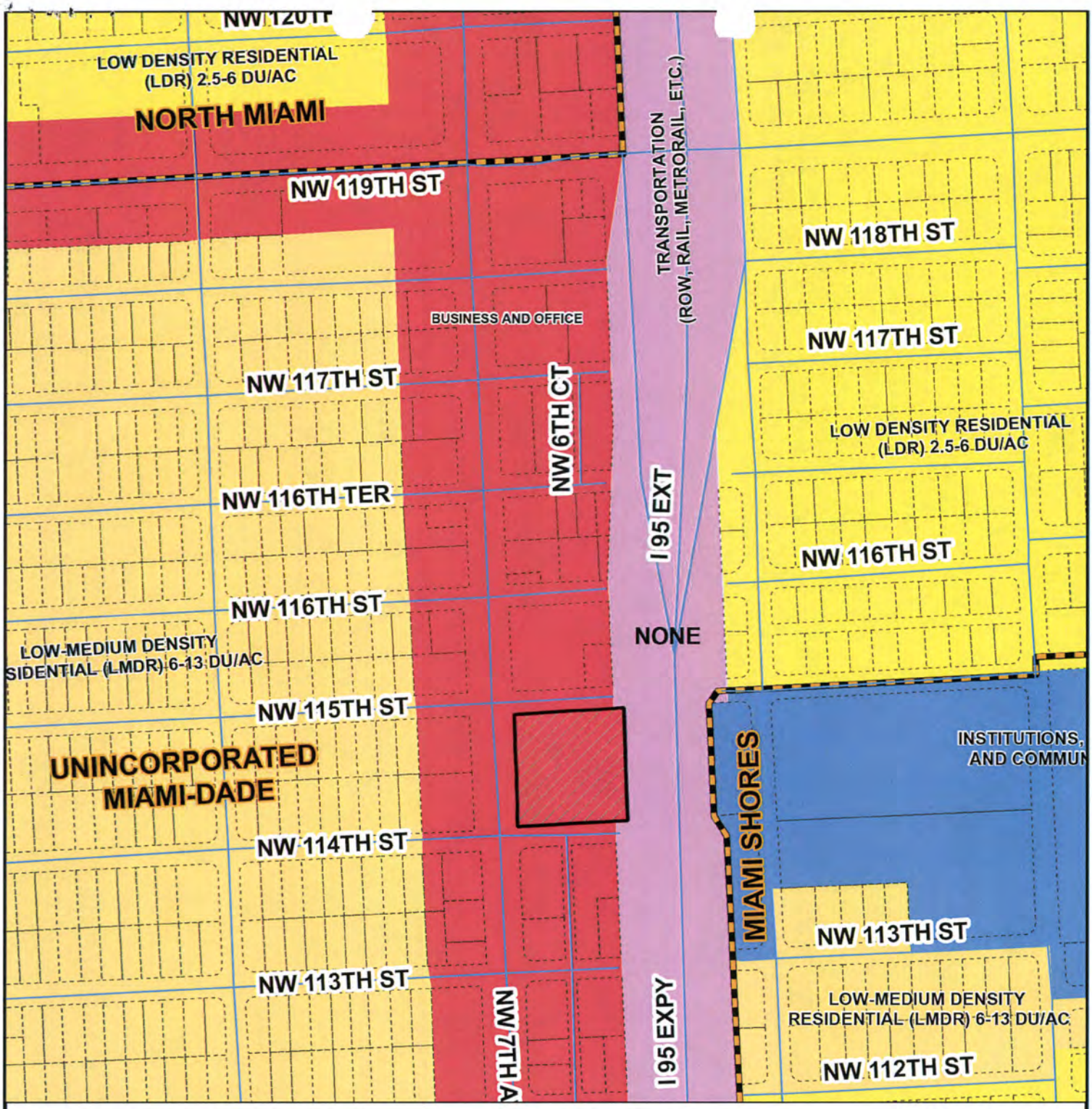
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
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Scale: NTS

Legend

Subject Property Case

N
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000110

BOARD: BCC

LOCATION OF SIGN: LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 29-DEC-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. 15-1-BCC-1 (14-110)

36-52-41
BCC
Comm. Dist. 2

APPLICANT: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

(1) DELETION of Declaration of Restriction recorded in Official Record Book 19356, Pages 2623-2636.

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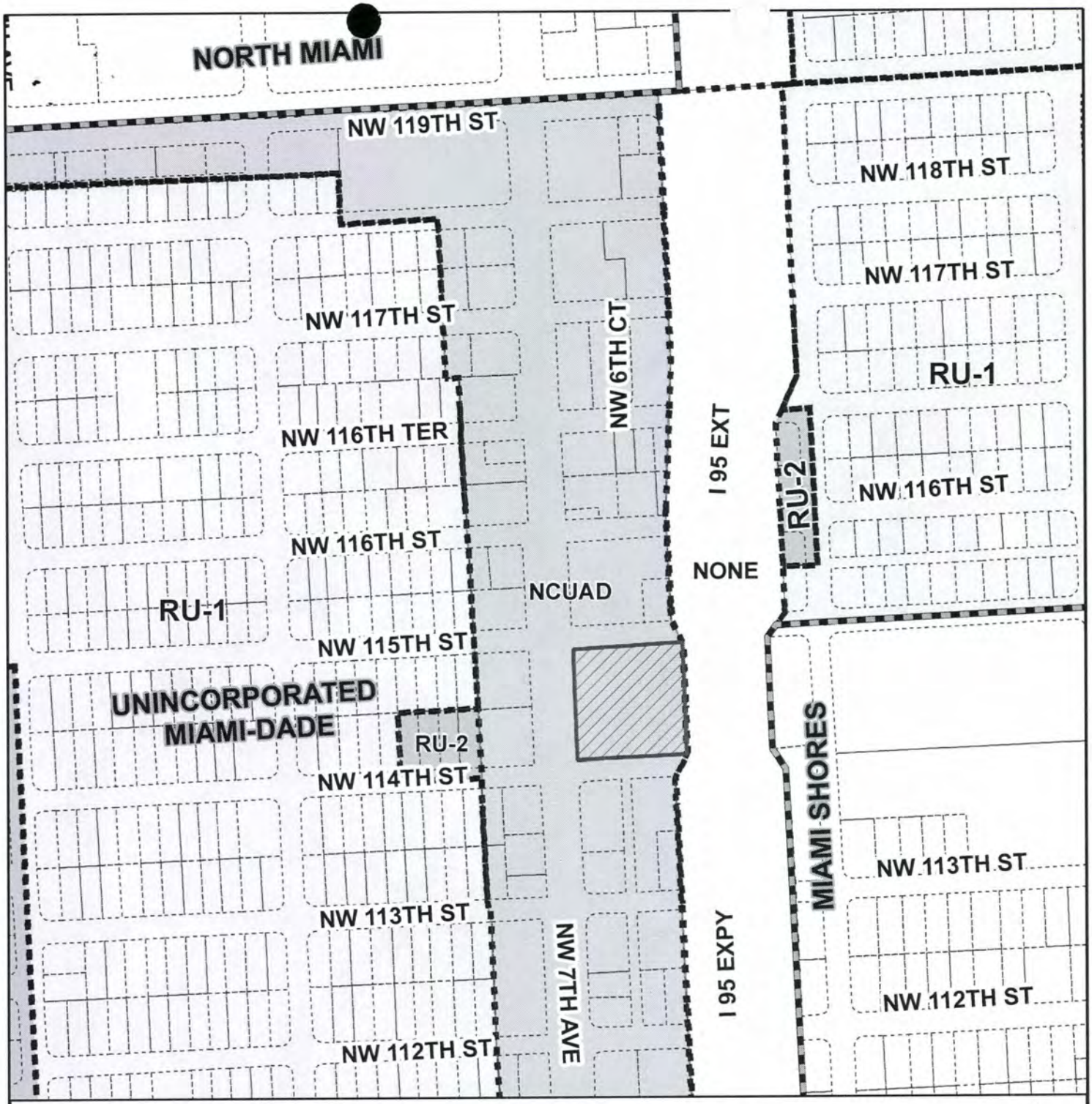

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Legend

- Subject Property Case
- Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000110

Legend

Subject Property

Municipalities

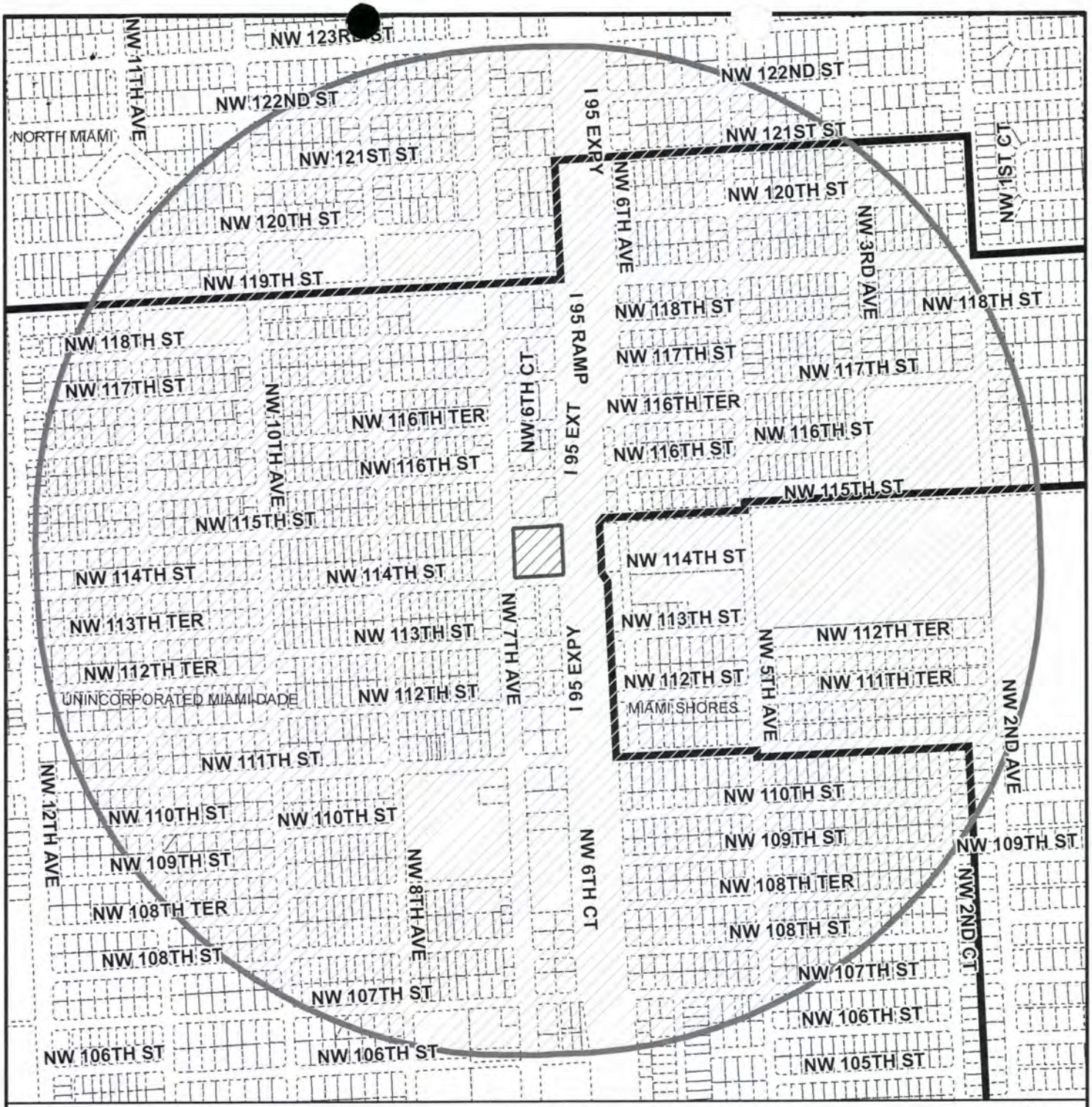
N W E S

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000110

RADIUS: 2640

Legend

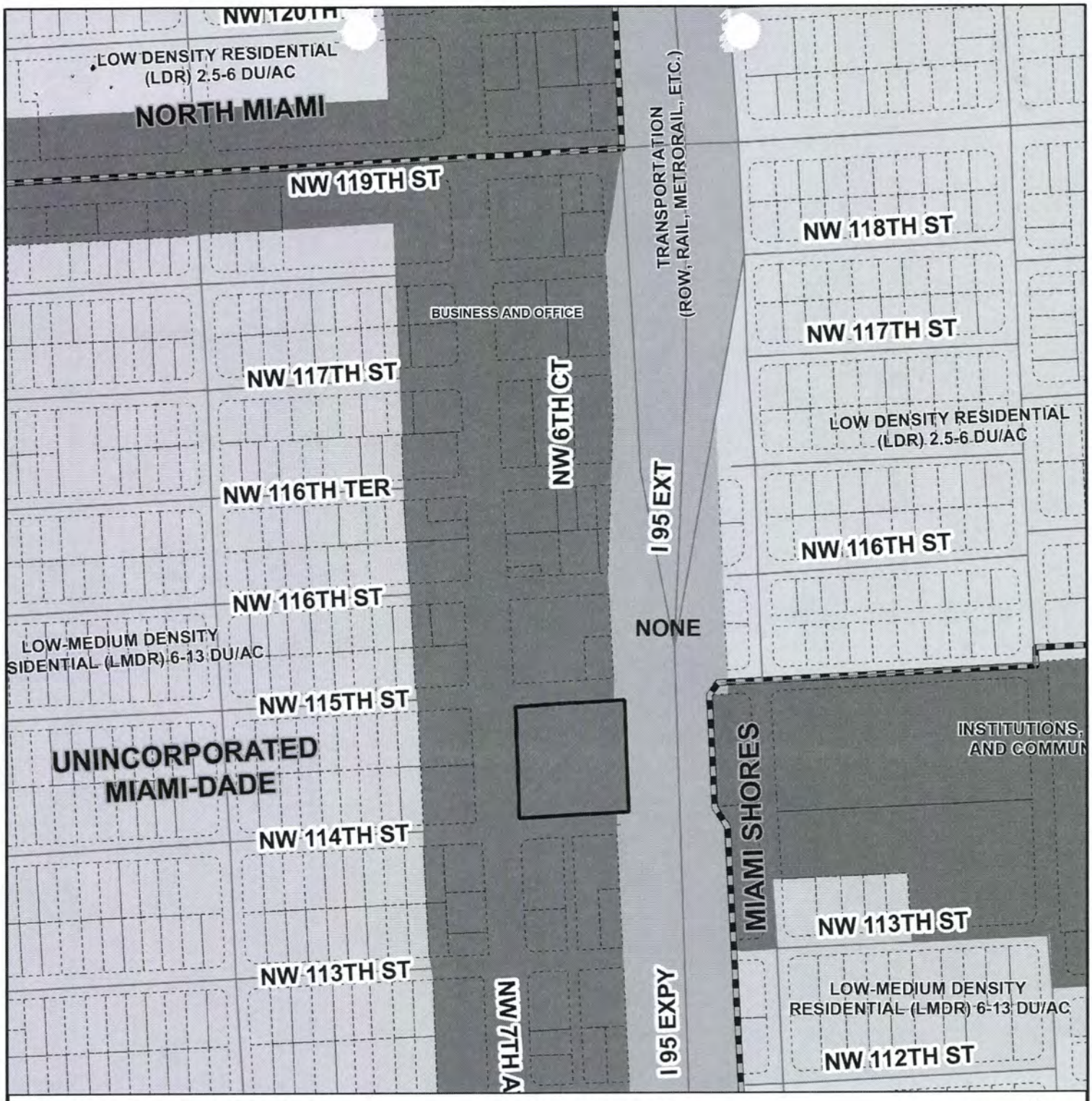
- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

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

Z2014000110 - Dept. of RER

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

EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0592	15 MEET AN OFFICER	2	2	1
	17 TRAFFIC ACCIDENT	22	15	25
	18 HIT AND RUN	5	2	4
	29 ROBBERY	0	0	1
	30 SHOOTING	0	0	1
	32 ASSAULT	7	10	7
	33 SEX OFFENSE	1	0	0
	41 SICK OR INJURED PERSON	42	47	74
	44 ATTEMPTED SUICIDE	1	1	0
	49 FIRE	4	3	3
TOTAL FOR GRID 0592		**84**	**80**	**116**
0593	15 MEET AN OFFICER	3	4	3
	17 TRAFFIC ACCIDENT	16	19	23
	18 HIT AND RUN	1	4	2
	29 ROBBERY	0	1	1
	30 SHOOTING	1	1	0
	32 ASSAULT	4	1	3
	41 SICK OR INJURED PERSON	33	55	47
	44 ATTEMPTED SUICIDE	0	1	1
	49 FIRE	1	1	0
TOTAL FOR GRID 0593		**59**	**87**	**80**
3593	17 TRAFFIC ACCIDENT	1	0	0
TOTAL FOR GRID 3593		**1**	**0**	**0**
		Reported: 49 Not Reported: 95	Reported: 49 Not Reported: 118	Reported: 60 Not Reported: 136
TOTAL EMERGENCY		**144**	**167**	**196**

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MIAMI DADE POLICE DEPARTMENT

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

Z2014000110 - Dept. of RER

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

PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0592	14 CONDUCT INVESTIGATION	14	15	24
	15 MEET AN OFFICER	1	1	1
	17 TRAFFIC ACCIDENT	0	0	1
	18 HIT AND RUN	0	1	2
	22 AUTO THEFT	0	0	1
	26 BURGLARY	1	5	2
	27 LARCENY	2	3	1
	32 ASSAULT	32	47	41
	34 DISTURBANCE	31	35	31
	44 ATTEMPTED SUICIDE	0	0	2
	49 FIRE	3	1	4
TOTAL FOR GRID 0592		**84**	**108**	**110**
0593	14 CONDUCT INVESTIGATION	9	12	23
	15 MEET AN OFFICER	0	3	2
	17 TRAFFIC ACCIDENT	1	1	0
	26 BURGLARY	1	5	3
	27 LARCENY	1	0	1
	32 ASSAULT	13	24	29
	34 DISTURBANCE	9	8	16
	47 BOMB OR EXPLOSIVE ALERT	0	2	0
	49 FIRE	3	0	2
TOTAL FOR GRID 0593		**37**	**55**	**76**
		Reported: 34 Not Reported: 87	Reported: 55 Not Reported: 108	Reported: 52 Not Reported: 134
TOTAL PRIORITY		**121**	**163**	**186**

MIAMI DADE POLICE DEPARTMENT

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

Z2014000110 - Dept. of RER

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

ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0592	13 SPECIAL INFORMATION/ASSIGNMENT	67	127	173
	14 CONDUCT INVESTIGATION	154	202	199
	15 MEET AN OFFICER	5	15	21
	16 D.U.I.	1	3	0
	17 TRAFFIC ACCIDENT	99	115	128
	18 HIT AND RUN	28	32	36
	19 TRAFFIC STOP	123	205	447
	20 TRAFFIC DETAIL	11	18	10
	21 LOST OR STOLEN TAG	8	13	17
	22 AUTO THEFT	36	40	32
	25 BURGLAR ALARM RINGING	45	86	111
	26 BURGLARY	63	113	144
	27 LARCENY	41	53	57
	28 VANDALISM	14	20	21
	29 ROBBERY	16	11	11
	30 SHOOTING	0	1	1
	32 ASSAULT	49	60	89
	33 SEX OFFENSE	2	2	3
	34 DISTURBANCE	261	350	371
	35 INTOXICATED PERSON - MYERS ACT	1	0	1
	36 MISSING PERSON	17	11	14
	37 SUSPICIOUS VEHICLE	12	19	22
	38 SUSPICIOUS PERSON	8	18	20
	39 PRISONER	12	23	32
	41 SICK OR INJURED PERSON	7	11	5
	43 BAKER ACT	20	14	13
	45 DEAD ON ARRIVAL	7	3	2
	49 FIRE	3	3	6
	52 NARCOTICS INVESTIGATION	11	30	32
	54 FRAUD	20	32	24
	55 WEAPONS VIOLATION	3	0	1
TOTAL FOR GRID 0592		**1144**	**1630**	**2043**
0593	13 SPECIAL INFORMATION/ASSIGNMENT	57	124	121
	14 CONDUCT INVESTIGATION	87	153	142
	15 MEET AN OFFICER	20	28	20
	16 D.U.I.	1	1	2
	17 TRAFFIC ACCIDENT	56	68	71
	18 HIT AND RUN	14	16	19
	19 TRAFFIC STOP	146	413	571

MIAMI DADE POLICE DEPARTMENT

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

Z2014000110 - Dept. of RER

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

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0593	20 TRAFFIC DETAIL	12	19	29
	21 LOST OR STOLEN TAG	6	17	6
	22 AUTO THEFT	13	27	22
	25 BURGLAR ALARM RINGING	81	76	79
	26 BURGLARY	35	52	68
	27 LARCENY	17	33	26
	28 VANDALISM	5	24	17
	29 ROBBERY	3	3	4
	30 SHOOTING	1	0	0
	32 ASSAULT	24	39	27
	33 SEX OFFENSE	0	3	4
	34 DISTURBANCE	125	161	192
	36 MISSING PERSON	16	10	30
	37 SUSPICIOUS VEHICLE	9	20	12
	38 SUSPICIOUS PERSON	8	18	22
	39 PRISONER	10	17	21
	41 SICK OR INJURED PERSON	11	15	10
	43 BAKER ACT	10	13	15
	44 ATTEMPTED SUICIDE	2	0	1
	45 DEAD ON ARRIVAL	2	1	1
	48 EXPLOSION	1	0	0
	49 FIRE	1	0	2
	52 NARCOTICS INVESTIGATION	1	11	8
	53 ABDUCTION	0	0	1
	54 FRAUD	24	35	20
TOTAL FOR GRID 0593		**798**	**1397**	**1563**
3593	13 SPECIAL INFORMATION/ASSIGNMENT	2	5	11
	14 CONDUCT INVESTIGATION	0	3	3
	15 MEET AN OFFICER	1	4	3
	17 TRAFFIC ACCIDENT	1	2	1
	18 HIT AND RUN	0	1	0
	19 TRAFFIC STOP	1	8	18
	22 AUTO THEFT	1	0	0
	25 BURGLAR ALARM RINGING	0	0	1
	26 BURGLARY	2	0	1
	32 ASSAULT	1	0	1
	33 SEX OFFENSE	1	1	0
	39 PRISONER	0	2	0
TOTAL FOR GRID 3593		**10**	**26**	**39**
		Reported: 814 Not Reported: 1138	Reported: 1114 Not Reported: 1939	Reported: 1242 Not Reported: 2403

MIAMI DADE POLICE DEPARTMENT

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

Z2014000110 - Dept. of RER

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

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
TOTAL ROUTINE		1952	3053	3645
GRAND TOTAL		2217	3383	4027

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: 0592, 0593, 3593
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

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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

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

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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