

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

PH: Z14-116

April 14, 2015

Item No. 3

Recommendation Summary	
Commission District	7
Applicant	Miami-Dade County Department of Regulatory and Economic Resources
Summary of Requests	To apply the Bird Road Design and Industrial Overlay District to the subject properties.
Location	Generally located north of SW 48 Street, east of SW 74 Avenue, west of SW 70 Avenue and south of SW 40 Street (Bird Road).
Property Size	156-acres
Existing Zoning	GU, RU-1, IU-1, IU-2, BRDI
Existing Land Use	Commercial, Industrial, Vacant Land
2020-2030 CDMP Land Use Designation	Business and Office, Industrial and Office, Restricted Industrial and Office, Transportation
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-303.1(E)(2) Developmental Impact Committee <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval

REQUEST:

To apply the Bird Road Design and Industrial Overlay district to the subject properties.

NEIGHBORHOOD CHARACTERISTICS:

The subject properties are generally located north of SW 48 Street, east of SW 74 Avenue, west of SW 70 Avenue, and south of SW 40 Street (Bird Road). For reporting purposes, this area is referred to as the Bird Road Design District.

	Zoning and Existing Use	Land Use Designation
Subject Property	GU, RU-1, BU-1A, BU-2, BU-3, IU-1, IU-2, BRDI; various residential uses, business uses, industrial uses, and vacant land.	Business and Office, Industrial and Office, Restricted Industrial and Office, Transportation
North	RU-1, BU-1, BU-2, BU-3; various business uses and a County park.	Parks and Recreation, Business and Office, Industrial and Office
East	GU, IU-1, IU-2; vacant railroad right-of-way.	Transportation
South	RU-TH, IU-1; townhouse residences,	Low-Medium Density

	Zoning and Existing Use	Land Use Designation
	office uses, industrial uses.	Residential (6 to 13 du), Restricted Industrial and Office
West	BU-2, IU-1, IU-2	Business and Office, Restricted Industrial and Office

ANALYSIS:

On September 1, 2009, the Board of County Commissioners (BCC) adopted Ordinance 09-71, establishing the Bird Road Design and Industrial Zoning District (BRDI). This zoning district was designed to address the existing conditions of the area generally bounded by Bird Road (SW 40 Street), SW 48th Street, SW 70th Avenue, and 74th Avenue. Although the area has been primarily designated and zoned for industrial purposes, over time, the area has transitioned to a commercial and industrial mixed-use district, now commonly known as the Bird Road Design District. The 2009 efforts sought to address these changing conditions via the establishment of a “thematic” zoning district, BRDI. With the establishment of BRDI, area property owners could avail themselves of the new district by filing individual applications to rezone their property to BRDI.

Early in 2014, the Department of Regulatory and Economic Resources (RER) staff conducted an assessment of the subject area and of the 2009 regulations and concluded that, as adopted, the ordinance did not have the intended outcome. The original ordinance required property owners to file individual applications and obtain a rezoning to BRDI in order to benefit from the district. Since 2009, there had only been two properties within the area rezoned to the new district, even though the uses that generated the need for the new regulations are found throughout the entire area.

In addition, the RER staff assessment of the 2009 regulations evidenced the need to re-establish the zoning district as an “overlay” zoning district. Overlay zoning districts lay on top of the underlying zoning districts, providing additional regulatory criteria for properties under them.

On June 17, 2014 the BCC adopted Ordinance 14-81, re-establishing the zoning district as the Bird Road Design and Industrial Overlay Zoning District (BRDI Overlay) and updating some of the regulations to address its “overlay” nature. Upon adoption, RER staff filed an application on behalf of the area property owners to apply the new BRDI Overlay. Once the BRDI Overlay is applied, development within the BRDI area will be guided by the underlying zoning regulations and by the BRDI Overlay regulations.

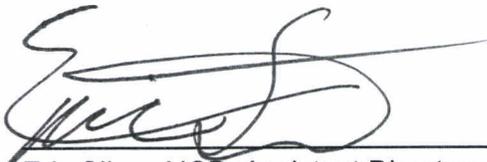
In general, as previously stated, the BRDI Overlay regulations seek to address the rather mixed-use nature of the BRDI area. The area, which is approximately 90% designated and zoned industrial, has over time evolved into a design-oriented commercial, office, and light warehousing district. BRDI Overlay authorizes additional uses such as artist’s studios, artisanal uses, interior design shops, and pottery shops, among others, as well as uses directly supportive of the businesses and activity in the area, such as restaurants and coffeehouses. To address existing conditions and the nature of the area, BRDI Overlay also provides a reduced parking requirement and the ability to park off-site within walking distance of a given use.

As part of the Board of County Commissioners adoption of BRDI Overlay, it was determined that such regulations were **consistent** with the Comprehensive Development Master Plan as provided in memoranda dated July 7, 2014 and as confirmed by the Developmental Impact Committee at their meeting of August 13, 2014. As previously stated, Staff opines that development under both the underlying zoning and the BRDI Overlay zoning districts will further the commercial and industrial mixed-use character that the subject area has been transitioning to and thus, render it **compatible** with the surrounding area. The service providers have raised no objections to the request. **Therefore, staff recommends approval of the request.**

RECOMMENDATION: Approval

CONDITIONS FOR APPROVAL: None

ES:GL



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

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ZONING RECOMMENDATION ADDENDUM

Miami-Dade Department of Regulatory and Economic Resources

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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Neighborhood Compliance (RER)	No objection
Public Works & Waste Management	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Miami-Dade Transit	No objection
*Subject to conditions in the Department's attached memorandum.	

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

Land Use Element Goal	<i>Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and the man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.</i>
Land Use Element Objective LU-1	<i>The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.</i>
Land Use Element Policy LU-1C	<i>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.</i>
Land Use Element Policy LU-1G	<i>Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.</i>
Land Use Element Objective LU-5	<i>All public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.</i>
Land Use Element Policy LU-9I	<i>Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well-designed buildings, and shall encourage and assist municipalities to do the same.</i>
Land Use Element Policy LU-10A	<i>Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.</i>
Land Use Element Objective LU-12	<i>Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in a built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law.</i>
Land Use Element Policy LU-12D	<i>The County shall consider developing strategies that promote infill development in specific areas.</i>

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<p>Land Use Element Urban Centers</p>	<p>Business and Office</p> <p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9O and LU-9P, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the Density Bonus Programs for Affordable Housing discussed on the preceding pages, the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i></p> <p>Employment Centers. <i>Within the Business and Office category, the integration of business, office, light industrial and limited residential uses is permitted through the development of employment centers. Employment centers are intended to create a synergistic relationship between industries that rely on one another for the exchange of goods, ideas and services and allow for the efficient use of shared resources and infrastructure. It is also intended to create an environment that connects industries with customers and the local workforce. Employment centers may be approved on properties designated as Business and Office on the CDMP Land Use Plan Map that meet the following: 1) are located inside the UDB, 2) contain a minimum of 10 acres, and 3) have direct access to a Major Roadway, as identified on the CDMP Land Use Plan Map.</i></p> <p><i>In addition to uses otherwise permitted in the Business and Office category, light industrial uses are also permitted provided such uses do not detrimentally impact adjacent or adjoining development and zoning. Residential uses are also permitted where not otherwise incompatible. Uses should be limited when necessary to provide compatibility with other uses within the employment center and protect adjacent and adjoining residential uses from impacts such as noise, vibrations, fumes or traffic. Light industrial uses shall generally include small-scale warehousing, wholesaling, manufacturing, packaging and distribution of products for</i></p>
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	<p><i>personal or household consumption including food products. Light industrial uses shall also include specialized medical, technology and biotechnology research and manufacturing.</i></p> <p><i>Employment centers shall be reviewed through the Planned Area Development zoning process or other similar process to allow for the implementation of design standards to ensure that uses are compatible with each other and adjacent properties and contribute to the character of the surrounding community. The standards for employment centers should remain flexible enough to allow for varying mixes of residential, business and industrial uses while providing an environment that is accommodating to consumers, residents and employees.</i></p> <p>Industrial and Office <i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-303.1(E)(2) Developmental Impact Committee</p>	<p><i>Developmental Impact Committee (DIC) Duties.</i></p> <p>(2) <i>Except for applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), review County zoning actions which are:</i></p> <p>(A) <i>Required by the regulations to be taken after public hearing, and which would allow individually, or cumulatively within an independent development parcel:</i></p> <ol style="list-style-type: none"> (1) <i>Residential developments involving in excess of two hundred fifty (250) dwelling units.</i> (2) <i>Business uses involving in excess of ten (10) acres or one hundred thousand (100,000) square feet of retail floor area, or one thousand (1,000) vehicle off-street parking space capacity.</i> (3) <i>Recreational, cultural, or entertainment facilities involving in excess of one thousand (1,000) vehicle off-street parking space capacity for single performance or twenty (20) acres.</i> (4) <i>Office buildings or office complexes involving in excess of one hundred twenty-five thousand (125,000) square feet of floor space, or one thousand (1,000) vehicle off-street parking space capacity.</i> (5) <i>Industrial, processing or manufacturing activity involving fifty (50) acres, or five hundred (500) vehicle off-street parking space capacity.</i> (6) <i>Hotel and/or motel developments involving in excess of two hundred fifty (250) units.</i> (7) <i>All planned area developments.</i>
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	<p>(8) <i>Mixed-use developments with two (2) or more of the land use types specified in Subsections (E)(2)(a) 1 through 6 above where none of the individual land uses in the development meet or exceed the thresholds listed in Subsections (E)(2)(a) 1 through 6 above and where the sum of the percentages of the appropriate thresholds listed in Subsections (E)(2)(a) 1 through 6 above for each applicable land use in the development is greater than one hundred thirty (130) percent. Where a development addresses more than one (1) threshold within a particular land use type listed in 1 through 6 above, then the threshold in that land use type which generates the highest percentage shall be utilized in the calculation of the total mixed-use percentage for the subject development.</i></p>
<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>

**3. DEPARTMENT OF REGULATORY &
ECONOMIC RESOURCES**
(Applicant)

15-4-C12-3 (14-116)
Area 12/District 07
Hearing Date: 04/14/15

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

If so, who are the interested parties?

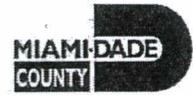
Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
	Multiple Zoning Actions			

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

Memorandum



Date: November 14, 2014

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

From: Maria A. Valdes, CSM, LEED[®] Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: DIC # 14-116 Department of Planning & Zoning Director

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. The comments provided below are general for the subject area and as individual parcels are developed, they will be addressed on a case by case basis.

Recommendation: Approval based on conditions noted below.

Application Name: DP&Z Director

Proposed Development: Rezone area to Bird Road Industrial District.

Project Location: The subject property is located generally north of SW 48th Street, east of SW 74th Avenue, west of SW 70th Avenue and south of SW 40th Street, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. Public water mains exist throughout the area. Please note that at the time that new development is initiated, existing infrastructure will be evaluated to determine if water main upgrades or water main extensions will be required. All future projects will be evaluated on a case by case basis to determine the water main and fire hydrant needs for each individual project. Any public water infrastructure must be within a public right-of-way, or within a utility easement.

All new developments will require a Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department. Said Certification will be issued at the time connection to the water infrastructure is requested. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

The source of water for this project is the Alexander Orr. Water Treatment Plant. MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. Public sanitary sewer exist throughout the area, nonetheless, the majority of the area between SW 70th Ct. and SW 72nd Ave.

between SW 40th ST. and SW 44th St. is not connected to public sewers. As such, sanitary sewer extensions may be required for future development. All new projects will be evaluated on a case by case basis to determine the sewer infrastructure needed for each individual development. Any public sewer infrastructure must be within a public right-of-way, or within a utility easement.

The Central District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

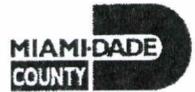
<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

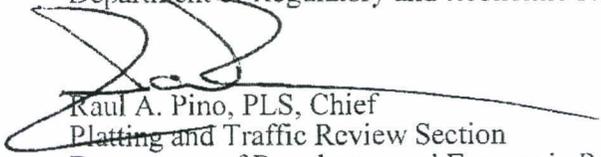
Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

Memorandum



Date: October 23, 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: Z2014000116
Name: Department of Regulatory and Economic Resources
Location: Lying North of SW 48 Street, East of SW 74 Avenue, West of SW 70 Avenue
and South of SW 40 Street
Section 23 Township 54 South Range 40 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

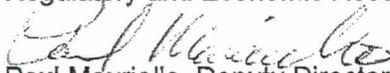
This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: October 22, 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_116)

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 a district boundary change from Interim District (GU); Single Family Residential District (RU-1), Industrial District, light manufacturing (IU-1), Industrial District, heavy manufacturing (IU-2), and Bird Road Design and Industrial Overlay District (BRDI) to Bird Road Design and Industrial Overlay District (BRDI). The designation provides for development of any of the aforementioned land uses (GU, RU-1, IU-1, and IU-2) within the BRDI. Development beyond the designated uses may go before a public hearing.

Size: The subject property is approximately 156 acres.

Location: The subject property is lying north of SW 48th Street, east of SW 74th Avenue, west of SW 70th Avenue, and south of SW 40th Street (Bird Road), 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 BRDI allows development of single family residential units. As such, according to the Code, each residential unit will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

Development within the BRDI also allows for interim and industrial uses, which meet the County Code definition of commercial establishments and multi-family residential 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: Single family Residential Units

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

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

4. 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. The application regarding modified recycling programs may be found on the website at <http://www.miamidade.gov/publicworks/multifamily-recycling.asp>.

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

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

6. 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."

7. 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



Date: February 27, 2015

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

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

Subject: BCC #Z2014000116-1st Revision
Department of Regulatory and Economic Resources
N of SW 48th St, E of SW 74th Ave, West of SW 70th Avenue & S of
SW 40th Street, Miami-Dade County
DBC from GU, RU-1, IU-1, IU-2, BRDI to Bird Road Design &
Industrial Overlay District (BRDI)
(GU) (156 Acres)
23-54-40

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

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

Wellfield Protection

The properties within the proposed Bird Road Design & Industrial Overlay District (BRDI) located west of 71st Avenue are located within maximum and Average protection area of the Alexander Orr Wellfield. Therefore, development on the properties within the wellfield shall be in accordance with the regulations established in Section 24-43 of the Code.

The subject request is to establish a zoning classification that would allow non-residential land uses in this area. Section 24-43(5) of the Code provides that for properties located within the basic wellfield protection area of any public utility potable water supply well, no County or municipal officer, agent, employee, or Board shall approve grant or issue any zoning action for non-residential land uses, unless the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County, which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on that portion of the property located within the basic wellfield protection area of any public utility potable water supply well. Some of the existing non-residential properties in the proposed BRDI located in the average protection area of the wellfield do not have the aforementioned covenant. Each non-residential property located in the wellfield protection area would be required to file a covenant prior to the Department approval of this zoning request.

The Miami-Dade County Environmental Quality Control Board (EQCB) granted the property owner a variance from the requirements of Section 24-43(5) of the Code via Board Order 14-24, to allow the zoning action to proceed and to allow each property owner to file the required covenant prior to the approval of any subsequent development orders for any of the properties affected by the zoning action.

Wastewater Disposal

The proposed BRDI is located within the Miami-Dade Water and Sewer Department (MDWASD) sanitary sewer franchised service areas. Sanitary sewers are available on certain portions of this area in the form of gravity and force mains ranging in size from 8-inch to 16-inch.

The wastewater flows are directed via the sewage conveyance system to the MDWASD Wastewater Treatment Plants, which is an interconnected system, and at present it has sufficient capacity to treat current discharge. Inasmuch as there may be that at some point in time one or more sanitary sewer pump stations are on moratorium status, the capacity of the conveyance system would have to be determined on a case by case basis and would depend on the location of any specific property, at any given time, and would also depend on any proposed land use.

Several of the non-residential properties within the proposed BRDI do not have access to public sanitary sewers and are either served by a septic tank and drainfield system or would be served by a septic tank. Pursuant to the Code, non-residential properties can be approved for the interim use of a septic tank and drainfield, provided that the following items are satisfied:

1. The proposed development does not exceed the maximum sewage loading allowed by Section 24-43.1(4)(b) of the Code of 1,500 gallons per day per acre.
2. Pursuant to Section 24-43.1(4)(a) of the Code, the property owner submits a properly executed covenant running with the land in favor of Miami-Dade County which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. The covenant shall be submitted to and approved by the Department prior to public hearing. Each non-residential property served by a septic tank would be required to file a covenant prior to the Department approval of this zoning request.

The Miami-Dade County Environmental Quality Control Board (EQCB) granted the property owner a variance from the requirements of Section 24-43.1(4) of the Code via Board Order 14-24, to allow each property owner to file the required covenant prior to the approval of any subsequent development orders for any of the properties affected by the zoning action.

Stormwater Management

The applicant is advised that any redevelopment involving more than 2 acres of impervious area will require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section of DERM (305-372-6681) for further information regarding permitting procedures and requirements.

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

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The applicant is advised that if the proposed project is located within or near a possibly contaminated area a DERM Class VI Permit will be required for the construction of the surface water management system.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

There are 2 open enforcement records for violations of Chapter 24 of the Code for properties within the subject area:

1. Folio #30-4023-011-0023: DERM file UT-2257, involving open petroleum discharge violation - (discharge report form submitted on 11/02) discovered as part of a phase 2 assessment of site. Discharge was of gasoline and diesel, may be related to previous underground storage tank removal.
2. Folio #30-4023-012-0221: DERM file UT-2440, Tropical Paint & Body Shopm which is currently in the State of FL Petroleum Restoration Program.

Please contact the Enforcement Section if you require additional information.

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 22, 2014

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

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

Subject: Z2014000116: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

Application Name: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

Project Location: The site is located at that area lying NORTH OF SW 48 STREET, EAST OF SW 74 AVENUE, WEST OF SW 70 AVENUE & SOUTH OF SW 40 ST (BIRD ROAD), Miami-Dade County.

Proposed Development: The request is for a district boundary change for the Bird Road Design and Industrial Overlay District.

Impact and demand: The BRDI as an overlay zoning district provides additional regulatory criteria for properties under the overlay, which in this case is predominately industrial. The overlay will allow these properties to be eligible for additional commercial uses and parking bonuses. The opportunity for residential development is limited to live-work units and is not expected to result in a significant impact to Level of Service. The area is located in Park Benefit District 2 which has a surplus of 491.32 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

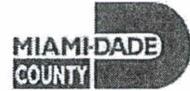
Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

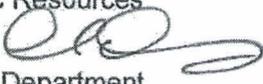
If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: October 29, 2014
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief 
Miami-Dade Fire Rescue Department
Subject: DIC 2014000116 – Department of Regulatory and Economic Resources

The Department of Regulatory and Economic Resources (RER) is requesting a district boundary change from various zoning districts to the Bird Road Design and Industrial Overlay District (BRDI).

The area is comprised of approximately 156 acres between Bird Road (SW 40 Street) and SW 48 Street and between SW 70 Avenue and SW 74 Avenue in Miami-Dade County.

According to RER, the BRDI is an overlay zoning district that provides additional regulatory criteria for properties under the overlay, which in this case is predominately industrial. The opportunity for residential development is limited to live-work type units and is not expected to significantly impact current levels of service.

Presently, MDFR provides adequate emergency and fire service to the subject area. In addition to Station No. 3, the following MDFR stations are within close proximity and capable of rendering additional emergency and fire service.

STATION	ADDRESS	EQUIPMENT	STAFF
3	3911 SW 82 Avenue	Rescue, Engine	7
13	6000 SW 87 Avenue	Aerial	4
14	5860 SW 70 Street	Rescue, Engine, Battalion	8
40	975 SW 62 Avenue	Rescue, Engine	7

The Miami-Dade Fire Rescue Department has **no objection** to the application.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

/ch

DATE: 12-FEB-15
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

DEPARTMENT OF REGULATORY &
ECONOMIC RESOURCES

LYING NORTH OF SW 48 STREET,
EAST OF SW 74 AVENUE, WEST
OF SW 70 AVENUE & SOUTH OF
SW 40 ST (BIRD ROAD), MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000116

HEARING NUMBER

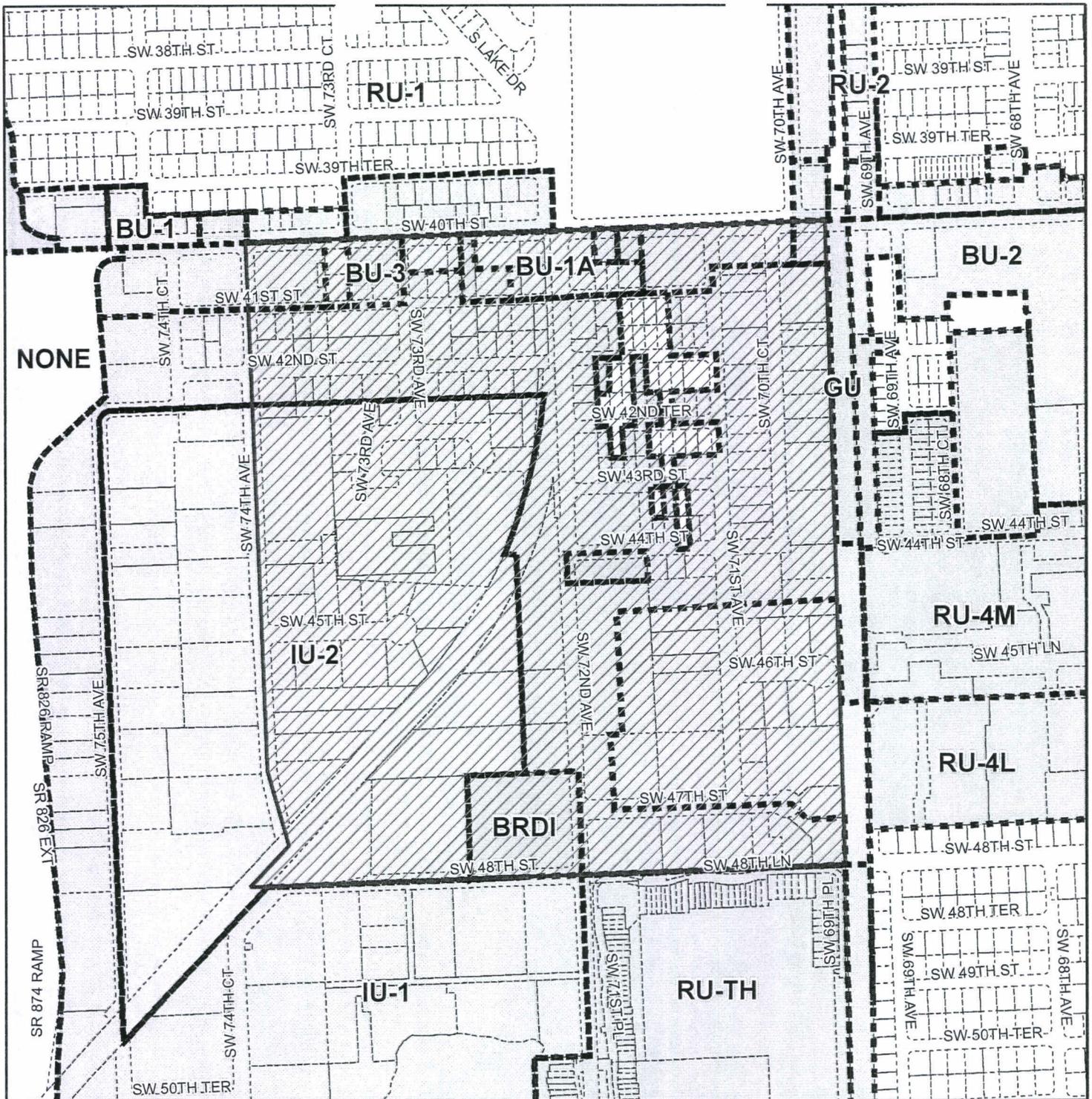
HISTORY:

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

Department of Regulatory & Economic Resources

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

REPORTER NAME:



MIAMI-DADE COUNTY

HEARING MAP

Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

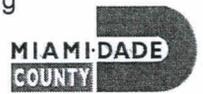
Process Number

Z2014000116



Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

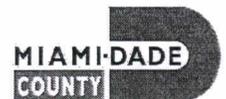
Z2014000116

Legend

 Subject Property

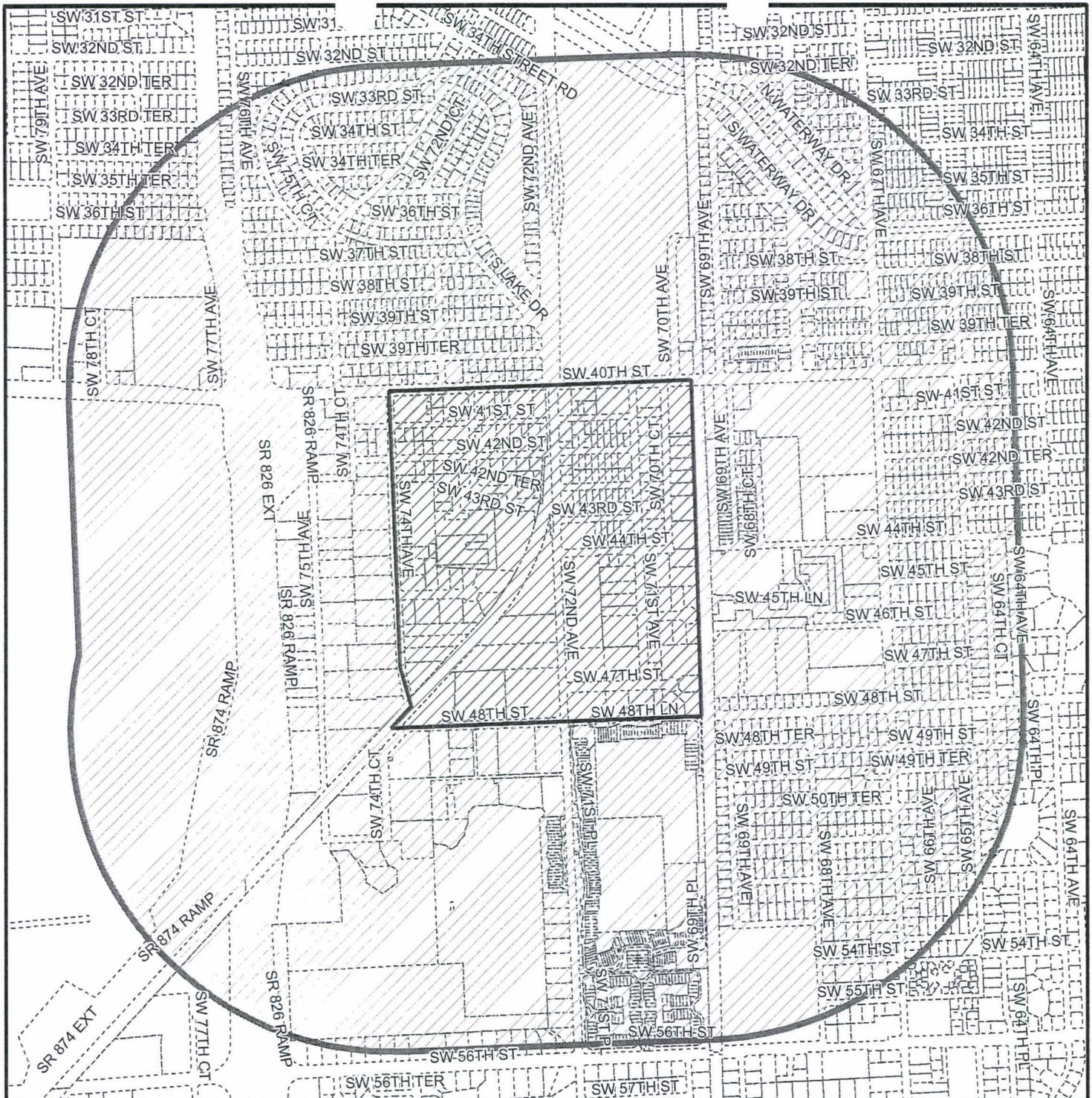


Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY &
 ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2014000116

RADIUS: 2640

Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF
 REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

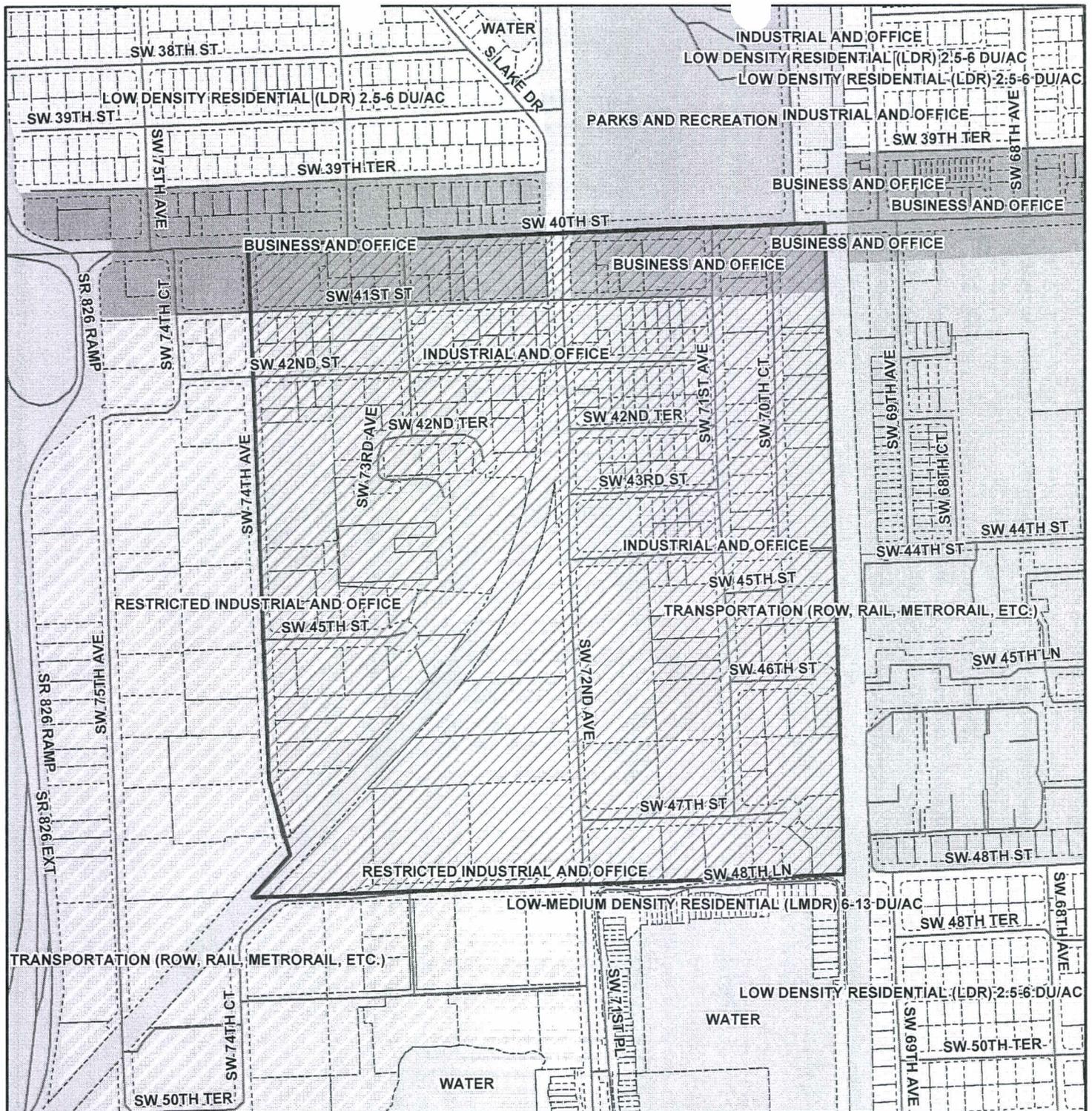
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY

CDMP MAP

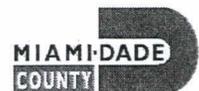
Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF
 REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

Process Number

Z2014000116

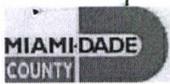
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



1

HEARING NUMBER: Z2014000116

BOARD: C12

LOCATION OF SIGN: LYING generally NORTH OF SW 48 STREET, EAST OF SW 74 AVENUE, WEST OF SW 70 AVENUE & SOUTH OF SW 40 ST (BIRD ROAD), MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 23-MAR-15

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

SIGNATURE: _____

PRINT NAME: THOMAS GOMEZ



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



2

HEARING NUMBER: Z2014000116

BOARD: C12

LOCATION OF SIGN: LYING generally NORTH OF SW 48 STREET, EAST OF SW 74 AVENUE, WEST OF SW 70 AVENUE & SOUTH OF SW 40 ST (BIRD ROAD), MIAMI-DADE COUNTY, FLORIDA.

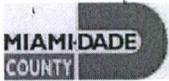
Miami Dade County, Florida

Date of Posting: 23-MAR-15

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

SIGNATURE: 

PRINT NAME: THOMAS GOMEZ



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



3

HEARING NUMBER: Z2014000116

BOARD: C12

LOCATION OF SIGN: LYING generally NORTH OF SW 48 STREET, EAST OF SW 74 AVENUE, WEST OF SW 70 AVENUE & SOUTH OF SW 40 ST (BIRD ROAD), MIAMI-DADE COUNTY, FLORIDA.

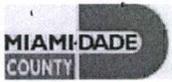
Miami Dade County, Florida

Date of Posting: 23-MAR-15

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

SIGNATURE: _____

PRINT NAME: THOMAS GOMEZ



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



4

HEARING NUMBER: Z2014000116

BOARD: C12

LOCATION OF SIGN: LYING generally NORTH OF SW 48 STREET, EAST OF SW 74 AVENUE, WEST OF SW 70 AVENUE & SOUTH OF SW 40 ST (BIRD ROAD), MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 23-MAR-15

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

SIGNATURE: _____

PRINT NAME: THOMAS GOMEZ

HEARING NO. 15-4-CZ12-3 (14-116)

23-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

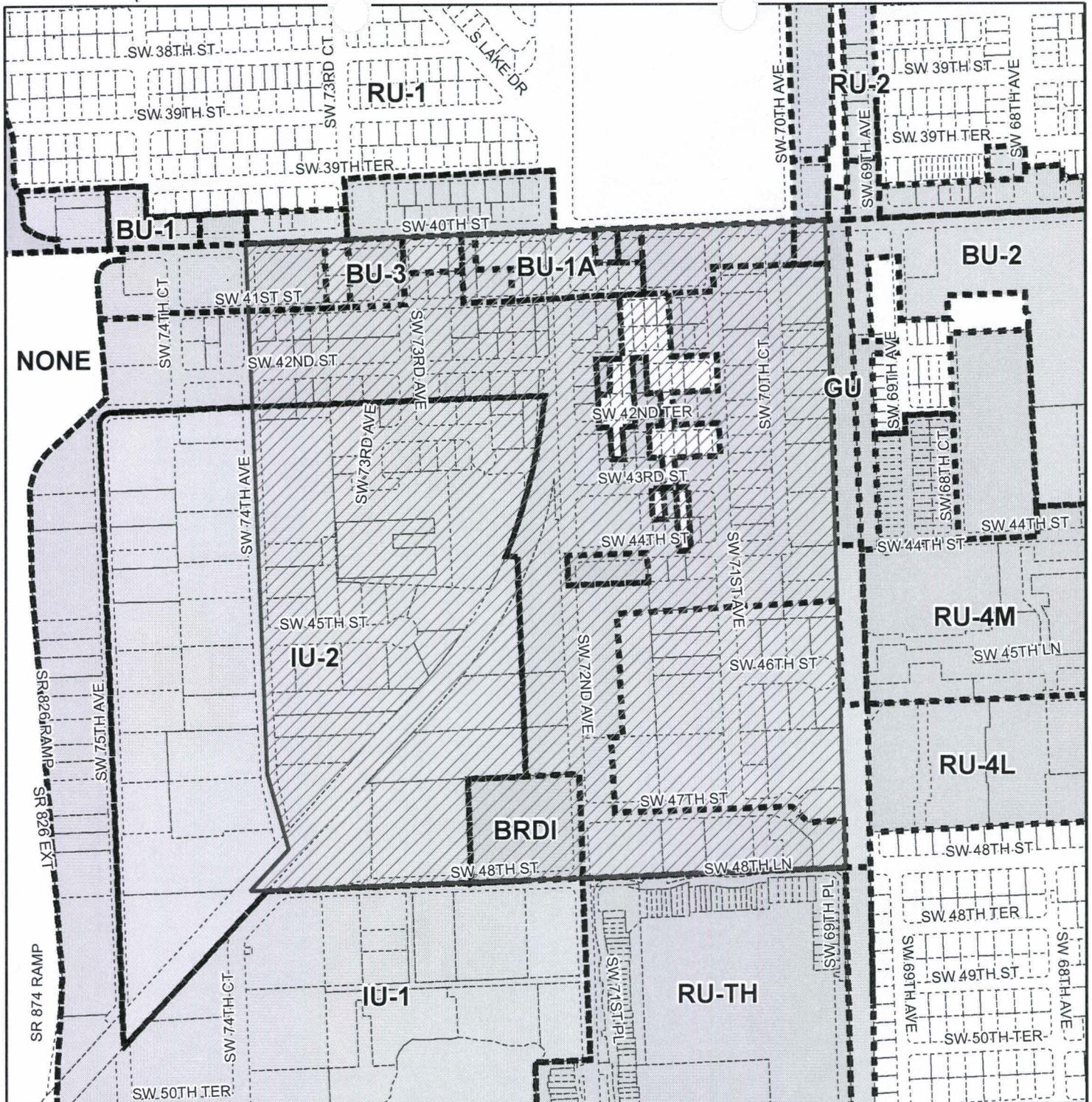
The applicant is requesting to apply the Bird Road Design and Industrial Overlay District to the subject properties.

LOCATION: Lying generally North of SW 48 Street, East of SW 74 Avenue, West of SW 70 Avenue & South of SW 40 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 156 Acres +/-

GU (Interim)
RU-1 (Single Family Residential)
IU-1 (Industry-Light)
IU-2 (Industry-Heavy)
BIRDI (Bird Road Design and Industrial District)

4/4



MIAMI-DADE COUNTY

HEARING MAP

Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

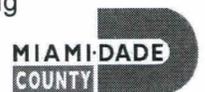
Process Number

Z2014000116



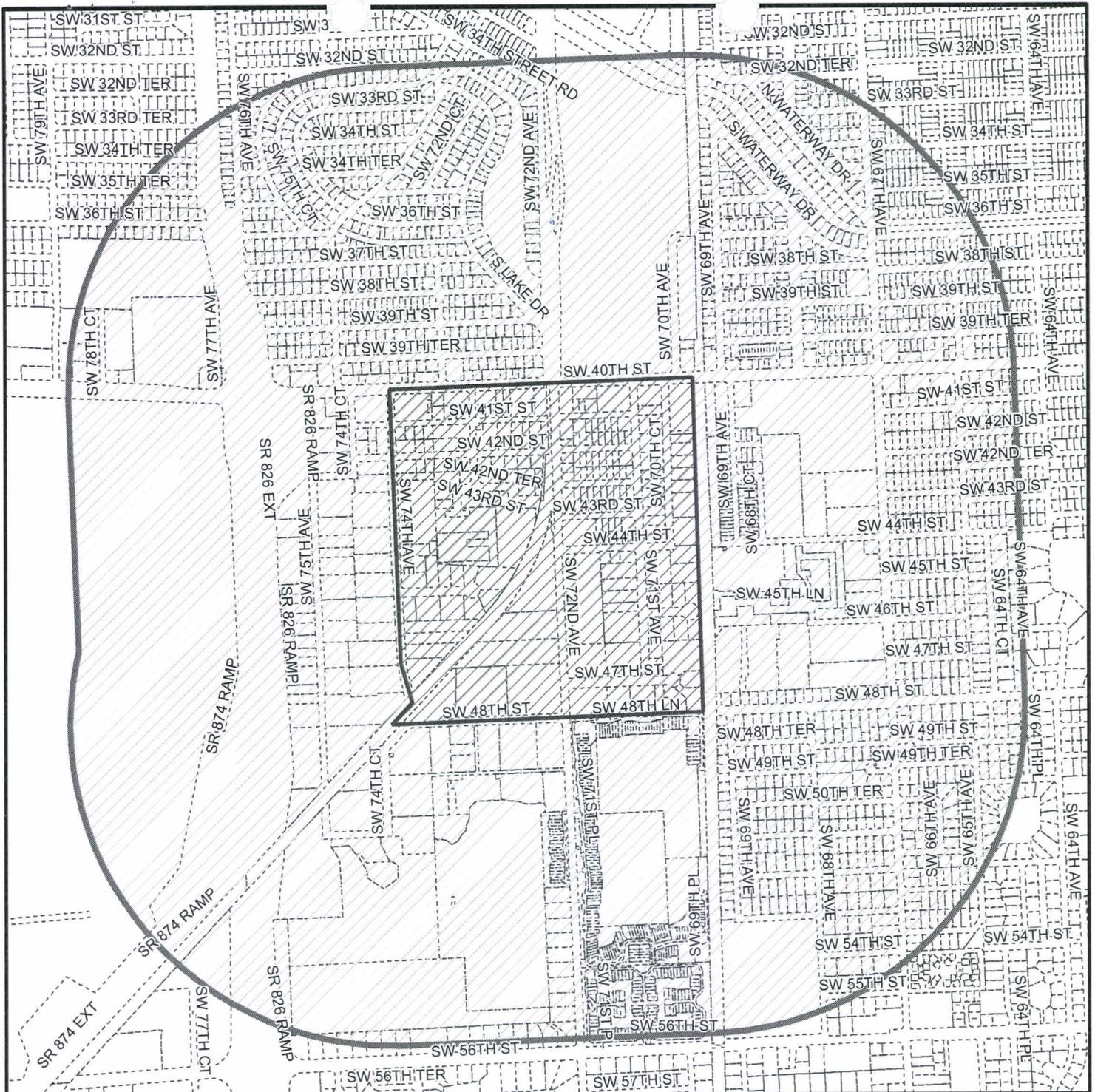
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF
 REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

Process Number

Z2014000116

RADIUS: 2640

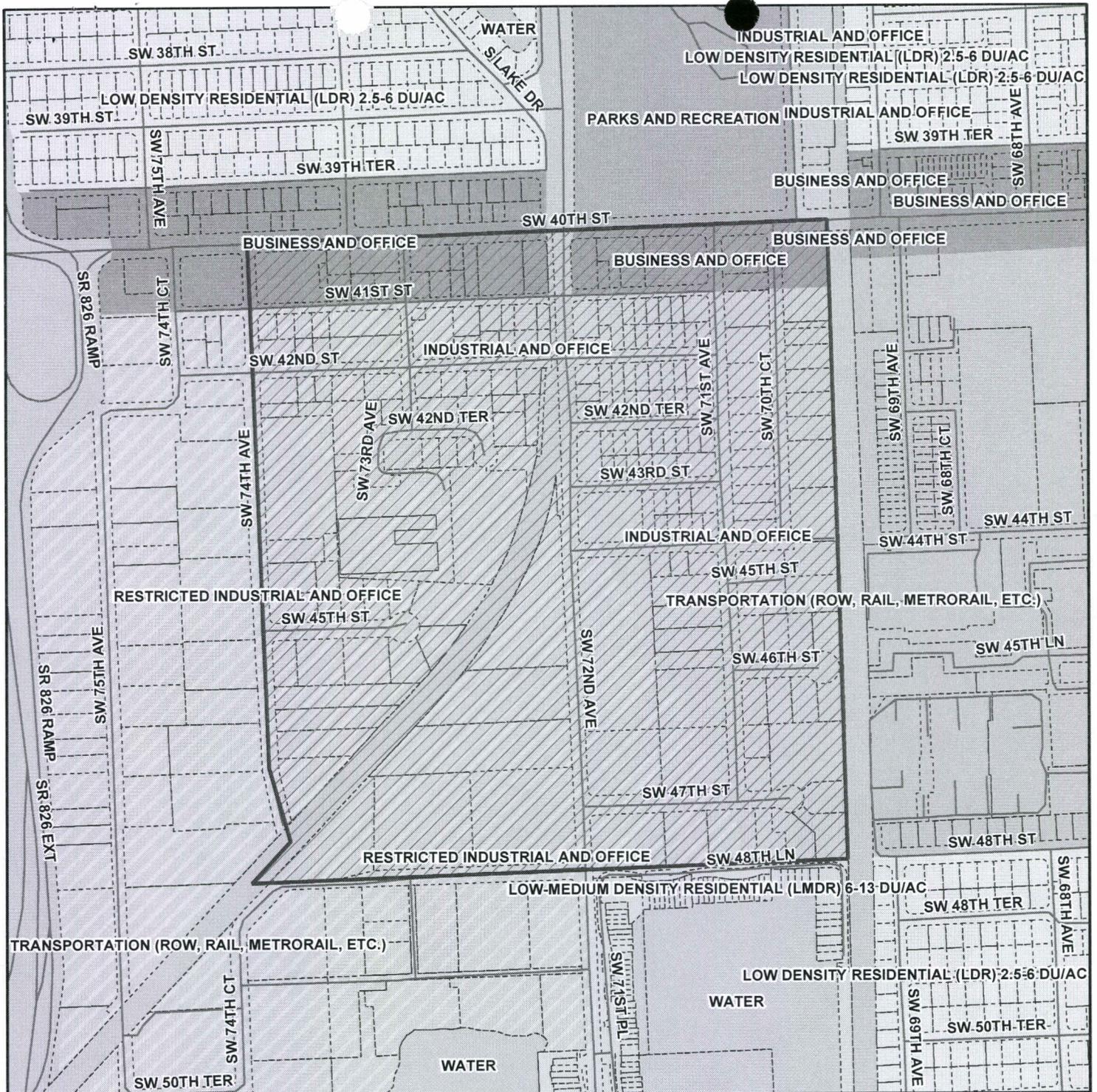
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF
 REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

Process Number

Z2014000116

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY

Memorandum



Date: December 23, 2014

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: *[Signature]*
J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review – Developmental Impact Committee - Zoning Application
Case: No. Z2014000116 – Department of Regulatory and Economic Resources

APPLICATION

The applicant, the Department of Regulatory and Economic Resources, is requesting a public hearing for a zone overlay to the Bird Road Design and Industrial Overlay District (BRDI). The subject property is approximately 156 acres and located north of SW 48 Street, east of SW 74 Avenue, west of SW 70 Avenue, and south of SW 40 Street in Miami-Dade County. Current regulations require property owners to file individual applications and obtain a rezoning to the BRDI in order to benefit from the district.

Generally, the intended purpose for a zone overlay is to allow the majority of properties to be eligible for additional commercial uses and parking bonuses in the BRDI, correct 2009 regulations by acknowledging the underlying zoning districts; and the Comprehensive Development Master Plan's industrial land use designation; and allow the Department of Regulatory and Economic Resources to file a rezoning application on behalf of all property owners within the area in order to apply the overlay zoning district.

Proposed additional uses also include but are not limited to bars, lounges, and a brewery.

CURRENT POLICE SERVICES

The development would be located in unincorporated Miami-Dade County and serviced by our Kendall District, located at 7707 SW 117 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A police check of crimes/calls for service of the area was completed and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request, it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present, traffic increases, and calls for police service will rise. Current staffing should accommodate any

Eric Silva, AICP, Assistant Director
December 23, 2014
Page 2

slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required to maintain current levels of service. Additionally, it is recommended that the Department of Regulatory and Economic Resources work closely with the local police district command staff in considering security options for the area.

The MDPD does not object to any proposed zoning modifications to complete the zone overlay. However, the MDPD requests that the proposed zone overlay be modified by deleting the uses permitting bars, lounges, and a brewery, and asks that current laws, ordinances, and zoning regulations remain and continue to be enforced regarding these uses within the BRDI. Removing these uses will maintain consistency, fairness, and public safety while permitting MDPD to address our community's needs and maintain quality of life within the BRDI.

The applicant is encouraged to work with police during any future application changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Sergeant Keith Hedrick, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JDP/kh
Attachment



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000116 - 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
1594	15 MEET AN OFFICER	2	6	9
	17 TRAFFIC ACCIDENT	9	10	7
	30 SHOOTING	0	1	0
	32 ASSAULT	0	2	1
	41 SICK OR INJURED PERSON	11	17	14
	49 FIRE	1	0	1
TOTAL FOR GRID 1594		23	36	32
1595	17 TRAFFIC ACCIDENT	0	0	2
	41 SICK OR INJURED PERSON	4	3	1
TOTAL FOR GRID 1595		4	3	3
1596	15 MEET AN OFFICER	3	0	2
	17 TRAFFIC ACCIDENT	4	6	10
	29 ROBBERY	0	1	0
	30 SHOOTING	1	0	0
	32 ASSAULT	2	0	3
	41 SICK OR INJURED PERSON	10	9	10
TOTAL FOR GRID 1596		20	16	25
1597	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	4	6	6
	18 HIT AND RUN	1	0	0
	32 ASSAULT	1	0	0
	41 SICK OR INJURED PERSON	27	30	31
	49 FIRE	3	1	4
TOTAL FOR GRID 1597		36	37	42
1636	17 TRAFFIC ACCIDENT	0	1	0
	41 SICK OR INJURED PERSON	6	4	4
TOTAL FOR GRID 1636		6	5	4
1637	15 MEET AN OFFICER	0	0	2
	17 TRAFFIC ACCIDENT	3	2	3
	32 ASSAULT	0	1	0
	41 SICK OR INJURED PERSON	9	17	11
	49 FIRE	1	1	0
TOTAL FOR GRID 1637		13	21	16
		Reported: 12	Reported: 20	Reported: 19
		Not Reported: 90	Not Reported: 98	Not Reported: 103
TOTAL EMERGENCY		102	118	122



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000116 - 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
1594	14 CONDUCT INVESTIGATION	5	11	5
	15 MEET AN OFFICER	1	2	1
	17 TRAFFIC ACCIDENT	1	0	0
	32 ASSAULT	4	3	4
	34 DISTURBANCE	4	3	1
	44 ATTEMPTED SUICIDE	0	1	0
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
	49 FIRE	0	0	5
TOTAL FOR GRID 1594		16	20	16
1595	14 CONDUCT INVESTIGATION	0	1	0
	32 ASSAULT	1	0	1
TOTAL FOR GRID 1595		1	1	1
1596	14 CONDUCT INVESTIGATION	3	4	5
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	0	0	2
	32 ASSAULT	4	0	5
	34 DISTURBANCE	3	4	3
	49 FIRE	0	1	1
TOTAL FOR GRID 1596		12	9	16
1597	14 CONDUCT INVESTIGATION	9	11	9
	15 MEET AN OFFICER	1	0	0
	26 BURGLARY	2	3	1
	27 LARCENY	0	0	2
	29 ROBBERY	1	0	1
	32 ASSAULT	6	7	11
	34 DISTURBANCE	8	14	6
	47 BOMB OR EXPLOSIVE ALERT	0	1	0
	49 FIRE	1	0	3
TOTAL FOR GRID 1597		28	36	33
1636	14 CONDUCT INVESTIGATION	0	1	0
	15 MEET AN OFFICER	1	0	0
TOTAL FOR GRID 1636		1	1	0
1637	14 CONDUCT INVESTIGATION	2	2	3
	17 TRAFFIC ACCIDENT	2	1	0
	26 BURGLARY	2	0	1
	32 ASSAULT	2	0	1
	34 DISTURBANCE	3	3	1
	44 ATTEMPTED SUICIDE	0	1	0



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
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Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1637	49 FIRE	0	0	1
TOTAL FOR GRID 1637		11	7	7
		Reported: 17	Reported: 11	Reported: 10
		Not Reported: 52	Not Reported: 63	Not Reported: 63
TOTAL PRIORITY		69	74	73



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000116 - Dept. of RER
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ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1594	13 SPECIAL INFORMATION/ASSIGNMENT	32	56	52
	14 CONDUCT INVESTIGATION	36	66	67
	15 MEET AN OFFICER	8	6	11
	16 D.U.I.	5	3	1
	17 TRAFFIC ACCIDENT	49	55	54
	18 HIT AND RUN	6	17	8
	19 TRAFFIC STOP	40	48	57
	20 TRAFFIC DETAIL	15	9	8
	21 LOST OR STOLEN TAG	8	7	7
	22 AUTO THEFT	15	17	15
	25 BURGLAR ALARM RINGING	259	257	199
	26 BURGLARY	24	33	23
	27 LARCENY	19	19	13
	28 VANDALISM	6	4	8
	29 ROBBERY	1	0	0
	32 ASSAULT	7	10	15
	33 SEX OFFENSE	0	0	1
	34 DISTURBANCE	50	62	62
	36 MISSING PERSON	1	0	3
	37 SUSPICIOUS VEHICLE	2	22	3
	38 SUSPICIOUS PERSON	2	5	3
	39 PRISONER	4	4	1
	41 SICK OR INJURED PERSON	1	4	4
43 BAKER ACT	2	3	2	
45 DEAD ON ARRIVAL	0	0	1	
49 FIRE	1	2	1	
52 NARCOTICS INVESTIGATION	5	6	2	
54 FRAUD	21	17	10	
TOTAL FOR GRID 1594		624	732	631
1595	13 SPECIAL INFORMATION/ASSIGNMENT	2	4	7
	14 CONDUCT INVESTIGATION	3	7	3
	17 TRAFFIC ACCIDENT	10	3	4
	18 HIT AND RUN	1	3	0
	19 TRAFFIC STOP	0	4	1
	20 TRAFFIC DETAIL	5	0	7
	21 LOST OR STOLEN TAG	1	0	2
	22 AUTO THEFT	3	2	3
25 BURGLAR ALARM RINGING	82	100	59	
26 BURGLARY	7	4	9	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
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Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1595	27 LARCENY	3	4	2
	32 ASSAULT	0	0	1
	34 DISTURBANCE	6	5	10
	37 SUSPICIOUS VEHICLE	0	1	0
	38 SUSPICIOUS PERSON	0	2	1
	43 BAKER ACT	0	0	1
	52 NARCOTICS INVESTIGATION	0	1	0
	54 FRAUD	2	2	3
TOTAL FOR GRID 1595		125	142	113
1596	13 SPECIAL INFORMATION/ASSIGNMENT	23	21	36
	14 CONDUCT INVESTIGATION	28	42	36
	15 MEET AN OFFICER	4	7	1
	16 D.U.I.	1	1	0
	17 TRAFFIC ACCIDENT	37	38	35
	18 HIT AND RUN	3	6	11
	19 TRAFFIC STOP	13	28	27
	20 TRAFFIC DETAIL	10	2	7
	21 LOST OR STOLEN TAG	6	8	9
	22 AUTO THEFT	15	12	20
	25 BURGLAR ALARM RINGING	94	101	183
	26 BURGLARY	18	11	16
	27 LARCENY	6	9	10
	28 VANDALISM	4	4	7
	29 ROBBERY	2	0	0
	32 ASSAULT	5	9	17
	33 SEX OFFENSE	0	0	1
	34 DISTURBANCE	63	93	97
	36 MISSING PERSON	9	5	3
	37 SUSPICIOUS VEHICLE	2	2	6
	38 SUSPICIOUS PERSON	4	5	7
	39 PRISONER	1	0	2
	41 SICK OR INJURED PERSON	1	2	7
	43 BAKER ACT	2	3	3
	44 ATTEMPTED SUICIDE	0	1	0
	45 DEAD ON ARRIVAL	2	0	1
49 FIRE	0	1	2	
52 NARCOTICS INVESTIGATION	1	1	4	
54 FRAUD	9	9	6	
TOTAL FOR GRID 1596		363	421	554
1597	13 SPECIAL INFORMATION/ASSIGNMENT	19	40	57



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
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Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1597	14 CONDUCT INVESTIGATION	61	81	78
	15 MEET AN OFFICER	4	6	2
	16 D.U.I.	0	3	0
	17 TRAFFIC ACCIDENT	57	69	58
	18 HIT AND RUN	13	15	20
	19 TRAFFIC STOP	12	16	10
	20 TRAFFIC DETAIL	13	14	23
	21 LOST OR STOLEN TAG	7	6	9
	22 AUTO THEFT	13	10	7
	25 BURGLAR ALARM RINGING	101	139	134
	26 BURGLARY	12	32	27
	27 LARCENY	38	33	26
	28 VANDALISM	13	10	14
	29 ROBBERY	1	1	3
	32 ASSAULT	13	26	25
	33 SEX OFFENSE	5	3	6
	34 DISTURBANCE	149	235	185
	35 INTOXICATED PERSON - MYERS ACT	0	2	1
	36 MISSING PERSON	2	4	5
	37 SUSPICIOUS VEHICLE	8	5	10
	38 SUSPICIOUS PERSON	7	18	21
	39 PRISONER	1	2	4
	41 SICK OR INJURED PERSON	11	12	4
	43 BAKER ACT	7	8	5
	44 ATTEMPTED SUICIDE	1	0	0
	45 DEAD ON ARRIVAL	0	2	0
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
49 FIRE	0	2	1	
52 NARCOTICS INVESTIGATION	0	4	5	
54 FRAUD	26	21	35	
TOTAL FOR GRID 1597		595	819	775
1636	13 SPECIAL INFORMATION/ASSIGNMENT	2	3	11
	14 CONDUCT INVESTIGATION	26	14	49
	17 TRAFFIC ACCIDENT	8	12	6
	18 HIT AND RUN	4	0	1
	19 TRAFFIC STOP	0	4	0
	20 TRAFFIC DETAIL	4	6	3
	21 LOST OR STOLEN TAG	0	4	3
	22 AUTO THEFT	4	2	7
25 BURGLAR ALARM RINGING	116	126	111	



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



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1636	26 BURGLARY	3	1	2
	27 LARCENY	3	4	4
	28 VANDALISM	2	5	1
	32 ASSAULT	1	3	3
	34 DISTURBANCE	4	8	14
	36 MISSING PERSON	0	1	1
	37 SUSPICIOUS VEHICLE	0	0	4
	38 SUSPICIOUS PERSON	1	1	0
	39 PRISONER	0	1	0
	41 SICK OR INJURED PERSON	0	1	1
	43 BAKER ACT	0	1	0
	45 DEAD ON ARRIVAL	0	1	1
	52 NARCOTICS INVESTIGATION	1	1	1
	54 FRAUD	6	6	10
TOTAL FOR GRID 1636		185	205	233
1637	13 SPECIAL INFORMATION/ASSIGNMENT	15	27	31
	14 CONDUCT INVESTIGATION	21	48	44
	15 MEET AN OFFICER	3	3	9
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	25	20	42
	18 HIT AND RUN	4	3	8
	19 TRAFFIC STOP	2	11	7
	20 TRAFFIC DETAIL	0	4	3
	21 LOST OR STOLEN TAG	0	0	1
	22 AUTO THEFT	2	2	1
	25 BURGLAR ALARM RINGING	77	66	57
	26 BURGLARY	9	16	29
	27 LARCENY	11	9	9
	28 VANDALISM	2	6	7
	32 ASSAULT	3	8	5
	33 SEX OFFENSE	0	0	2
	34 DISTURBANCE	42	53	94
	36 MISSING PERSON	4	4	0
	37 SUSPICIOUS VEHICLE	2	5	5
	38 SUSPICIOUS PERSON	1	2	5
	39 PRISONER	1	1	1
41 SICK OR INJURED PERSON	1	1	2	
43 BAKER ACT	5	6	6	
45 DEAD ON ARRIVAL	2	3	2	
48 EXPLOSION	1	0	0	



MIAMI DADE POLICE DEPARTMENT
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Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1637	52 NARCOTICS INVESTIGATION	0	1	2
	54 FRAUD	12	6	4
TOTAL FOR GRID 1637		245	305	377
		Reported: 1083	Reported: 1245	Reported: 1258
		Not Reported: 1054	Not Reported: 1379	Not Reported: 1425
TOTAL ROUTINE		2137	2624	2683
GRAND TOTAL		2308	2816	2878



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: 1594, 1595, 1596, 1597, 1636, 1637

Signal: 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

Agency: MIAMI-DADE

District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exists

CDW Package

Memorandum



Date: September 18, 2014

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

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

Subject: Solid Waste Disposal Concurrency Determination

A handwritten signature in cursive script, appearing to read "Paul Mauriello", written in dark ink.

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

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

* Ashfill capacity is for Cell 20.

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

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

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

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

Memorandum



Date: October 1, 2014

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

From: Ysela Llort, Director
Miami-Dade Transit 

Subject: FY15 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2014 to September 30, 2015, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Jaqueline Carranza, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum



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 27 2010

Memorandum



Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

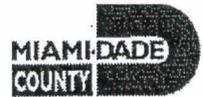
Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year,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

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

MRW:NS:hab

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

Memorandum



Date: September 18, 2014

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

From: ^{on} Jack Kardys ^{9/18}
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

This memorandum updates the blanket concurrency approval memo of September 9, 2013. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table. We project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2015. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

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



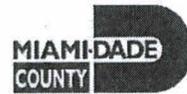
Miami-Dade County
 Park and Recreation Department
 LOS-2014

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

PBD	Estimated 2014 UMSA Population	Standard @ 2.75 Acres* Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space Acres	Recreation Open S Acreage	Surplus (Deficient) Acres	Percentage of Standan %
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



Date: November 14, 2014

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

From: Maria A. Valdes, CSM, LEED[®] Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: DIC # 14-116 Department of Planning & Zoning Director

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. The comments provided below are general for the subject area and as individual parcels are developed, they will be addressed on a case by case basis.

Recommendation: Approval based on conditions noted below.

Application Name: DP&Z Director

Proposed Development: Rezone area to Bird Road Industrial District.

Project Location: The subject property is located generally north of SW 48th Street, east of SW 74th Avenue, west of SW 70th Avenue and south of SW 40th Street, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. Public water mains exist throughout the area. Please note that at the time that new development is initiated, existing infrastructure will be evaluated to determine if water main upgrades or water main extensions will be required. All future projects will be evaluated on a case by case basis to determine the water main and fire hydrant needs for each individual project. Any public water infrastructure must be within a public right-of-way, or within a utility easement.

All new developments will require a Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department. Said Certification will be issued at the time connection to the water infrastructure is requested. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

The source of water for this project is the Alexander Orr. Water Treatment Plant. MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. Public sanitary sewer exist throughout the area, nonetheless, the majority of the area between SW 70th Ct. and SW 72nd Ave.

between SW 40th ST. and SW 44th St. is not connected to public sewers. As such, sanitary sewer extensions may be required for future development. All new projects will be evaluated on a case by case basis to determine the sewer infrastructure needed for each individual development. Any public sewer infrastructure must be within a public right-of-way, or within a utility easement.

The Central District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

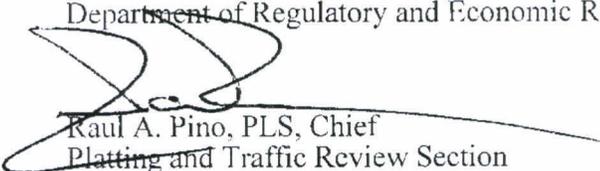
Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

Memorandum



Date: October 23, 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: Z2014000116
Name: Department of Regulatory and Economic Resources
Location: Lying North of SW 48 Street, East of SW 74 Avenue, West of SW 70 Avenue
and South of SW 40 Street
Section 23 Township 54 South Range 40 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

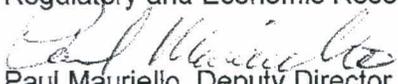
This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: October 22, 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_116)

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 a district boundary change from Interim District (GU); Single Family Residential District (RU-1), Industrial District, light manufacturing (IU-1), Industrial District, heavy manufacturing (IU-2), and Bird Road Design and Industrial Overlay District (BRDI) to Bird Road Design and Industrial Overlay District (BRDI). The designation provides for development of any of the aforementioned land uses (GU, RU-1, IU-1, and IU-2) within the BRDI. Development beyond the designated uses may go before a public hearing.

Size: The subject property is approximately 156 acres.

Location: The subject property is lying north of SW 48th Street, east of SW 74th Avenue, west of SW 70th Avenue, and south of SW 40th Street (Bird Road), 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 BRDI allows development of single family residential units. As such, according to the Code, each residential unit will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

Development within the BRDI also allows for interim and industrial uses, which meet the County Code definition of commercial establishments and multi-family residential 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: Single family Residential Units

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

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

4. 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. The application regarding modified recycling programs may be found on the website at <http://www.miamidade.gov/publicworks/multifamily-recycling.asp>.

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

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

6. 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."

7. 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



Date: February 27, 2015

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

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

Subject: BCC #Z2014000116-1st Revision
Department of Regulatory and Economic Resources
N of SW 48th St, E of SW 74th Ave, West of SW 70th Avenue & S of
SW 40th Street, Miami-Dade County
DBC from GU, RU-1, IU-1, IU-2, BRDI to Bird Road Design &
Industrial Overlay District (BRDI)
(GU) (156 Acres)
23-54-40

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

Wellfield Protection

The properties within the proposed Bird Road Design & Industrial Overlay District (BRDI) located west of 71st Avenue are located within maximum and Average protection area of the Alexander Orr Wellfield. Therefore, development on the properties within the wellfield shall be in accordance with the regulations established in Section 24-43 of the Code.

The subject request is to establish a zoning classification that would allow non-residential land uses in this area. Section 24-43(5) of the Code provides that for properties located within the basic wellfield protection area of any public utility potable water supply well, no County or municipal officer, agent, employee, or Board shall approve grant or issue any zoning action for non-residential land uses, unless the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County, which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on that portion of the property located within the basic wellfield protection area of any public utility potable water supply well. Some of the existing non-residential properties in the proposed BRDI located in the average protection area of the wellfield do not have the aforementioned covenant. Each non-residential property located in the wellfield protection area would be required to file a covenant prior to the Department approval of this zoning request.

The Miami-Dade County Environmental Quality Control Board (EQCB) granted the property owner a variance from the requirements of Section 24-43(5) of the Code via Board Order 14-24, to allow the zoning action to proceed and to allow each property owner to file the required covenant prior to the approval of any subsequent development orders for any of the properties affected by the zoning action.

Wastewater Disposal

The proposed BRDI is located within the Miami-Dade Water and Sewer Department (MDWASD) sanitary sewer franchised service areas. Sanitary sewers are available on certain portions of this area in the form of gravity and force mains ranging in size from 8-inch to 16-inch.

The wastewater flows are directed via the sewage conveyance system to the MDWASD Wastewater Treatment Plants, which is an interconnected system, and at present it has sufficient capacity to treat current discharge. Inasmuch as there may be that at some point in time one or more sanitary sewer pump stations are on moratorium status, the capacity of the conveyance system would have to be determined on a case by case basis and would depend on the location of any specific property, at any given time, and would also depend on any proposed land use.

Several of the non-residential properties within the proposed BRDI do not have access to public sanitary sewers and are either served by a septic tank and drainfield system or would be served by a septic tank. Pursuant to the Code, non-residential properties can be approved for the interim use of a septic tank and drainfield, provided that the following items are satisfied:

1. The proposed development does not exceed the maximum sewage loading allowed by Section 24-43.1(4)(b) of the Code of 1,500 gallons per day per acre.
2. Pursuant to Section 24-43.1(4)(a) of the Code, the property owner submits a properly executed covenant running with the land in favor of Miami-Dade County which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. The covenant shall be submitted to and approved by the Department prior to public hearing. Each non-residential property served by a septic tank would be required to file a covenant prior to the Department approval of this zoning request.

The Miami-Dade County Environmental Quality Control Board (EQCB) granted the property owner a variance from the requirements of Section 24-43.1(4) of the Code via Board Order 14-24, to allow each property owner to file the required covenant prior to the approval of any subsequent development orders for any of the properties affected by the zoning action.

Stormwater Management

The applicant is advised that any redevelopment involving more than 2 acres of impervious area will require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section of DERM (305-372-6681) for further information regarding permitting procedures and requirements.

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

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The applicant is advised that if the proposed project is located within or near a possibly contaminated area a DERM Class VI Permit will be required for the construction of the surface water management system.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

There are 2 open enforcement records for violations of Chapter 24 of the Code for properties within the subject area:

1. Folio #30-4023-011-0023: DERM file UT-2257, involving open petroleum discharge violation - (discharge report form submitted on 11/02) discovered as part of a phase 2 assessment of site. Discharge was of gasoline and diesel, may be related to previous underground storage tank removal.
2. Folio #30-4023-012-0221: DERM file UT-2440, Tropical Paint & Body Shopm which is currently in the State of FL Petroleum Restoration Program.

Please contact the Enforcement Section if you require additional information.

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 22, 2014

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

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

Subject: Z2014000116: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

Application Name: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

Project Location: The site is located at that area lying NORTH OF SW 48 STREET, EAST OF SW 74 AVENUE, WEST OF SW 70 AVENUE & SOUTH OF SW 40 ST (BIRD ROAD), Miami-Dade County.

Proposed Development: The request is for a district boundary change for the Bird Road Design and Industrial Overlay District.

Impact and demand: The BRDI as an overlay zoning district provides additional regulatory criteria for properties under the overlay, which in this case is predominately industrial. The overlay will allow these properties to be eligible for additional commercial uses and parking bonuses. The opportunity for residential development is limited to live-work units and is not expected to result in a significant impact to Level of Service. The area is located in Park Benefit District 2 which has a surplus of 491.32 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

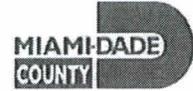
Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

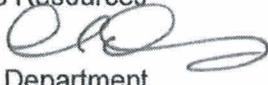
If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: October 29, 2014
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief 
Miami-Dade Fire Rescue Department
Subject: DIC 2014000116 – Department of Regulatory and Economic Resources

The Department of Regulatory and Economic Resources (RER) is requesting a district boundary change from various zoning districts to the Bird Road Design and Industrial Overlay District (BRDI).

The area is comprised of approximately 156 acres between Bird Road (SW 40 Street) and SW 48 Street and between SW 70 Avenue and SW 74 Avenue in Miami-Dade County.

According to RER, the BRDI is an overlay zoning district that provides additional regulatory criteria for properties under the overlay, which in this case is predominately industrial. The opportunity for residential development is limited to live-work type units and is not expected to significantly impact current levels of service.

Presently, MDFR provides adequate emergency and fire service to the subject area. In addition to Station No. 3, the following MDFR stations are within close proximity and capable of rendering additional emergency and fire service.

STATION	ADDRESS	EQUIPMENT	STAFF
3	3911 SW 82 Avenue	Rescue, Engine	7
13	6000 SW 87 Avenue	Aerial	4
14	5860 SW 70 Street	Rescue, Engine, Battalion	8
40	975 SW 62 Avenue	Rescue, Engine	7

The Miami-Dade Fire Rescue Department has **no objection** to the application.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

/ch

DATE: 12-FEB-15
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

DEPARTMENT OF REGULATORY &
ECONOMIC RESOURCES

LYING NORTH OF SW 48 STREET,
EAST OF SW 74 AVENUE, WEST
OF SW 70 AVENUE & SOUTH OF
SW 40 ST (BIRD ROAD), MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000116

HEARING NUMBER

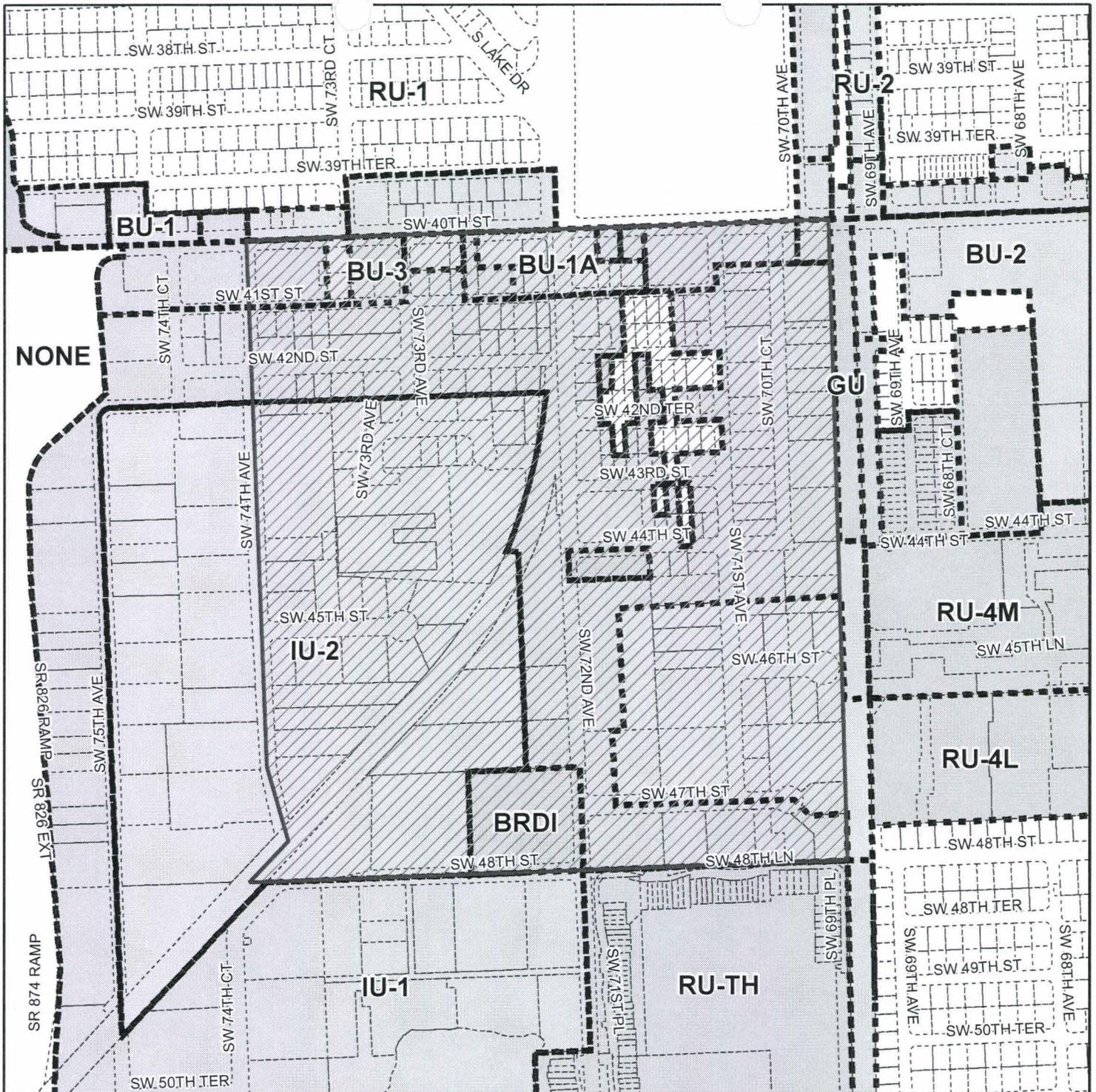
HISTORY:

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

Department of Regulatory & Economic Resources

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

REPORTER NAME:



MIAMI-DADE COUNTY

HEARING MAP

Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

Process Number

Z2014000116



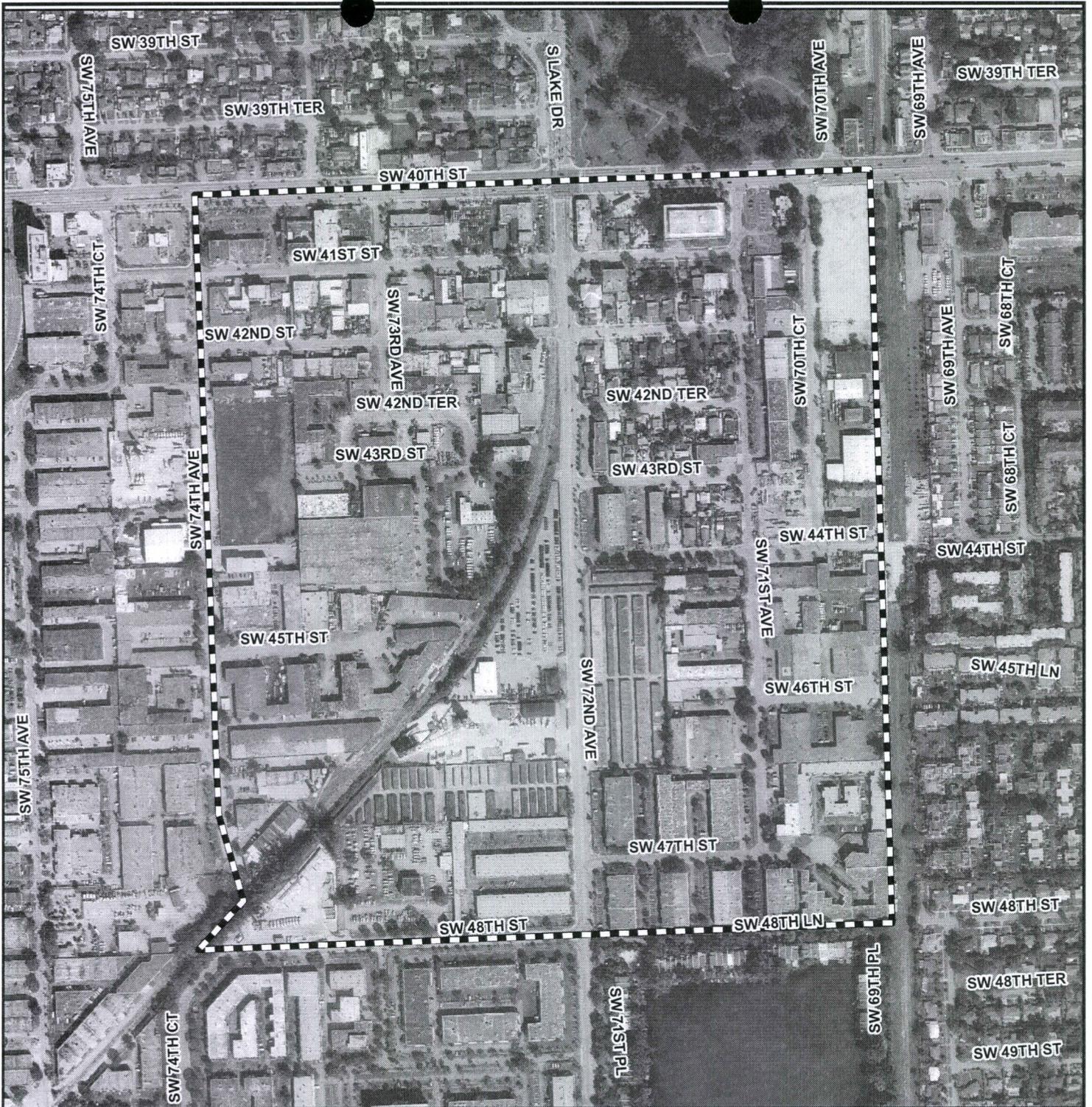
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-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

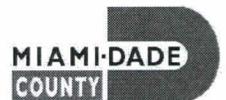
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 Subject Property

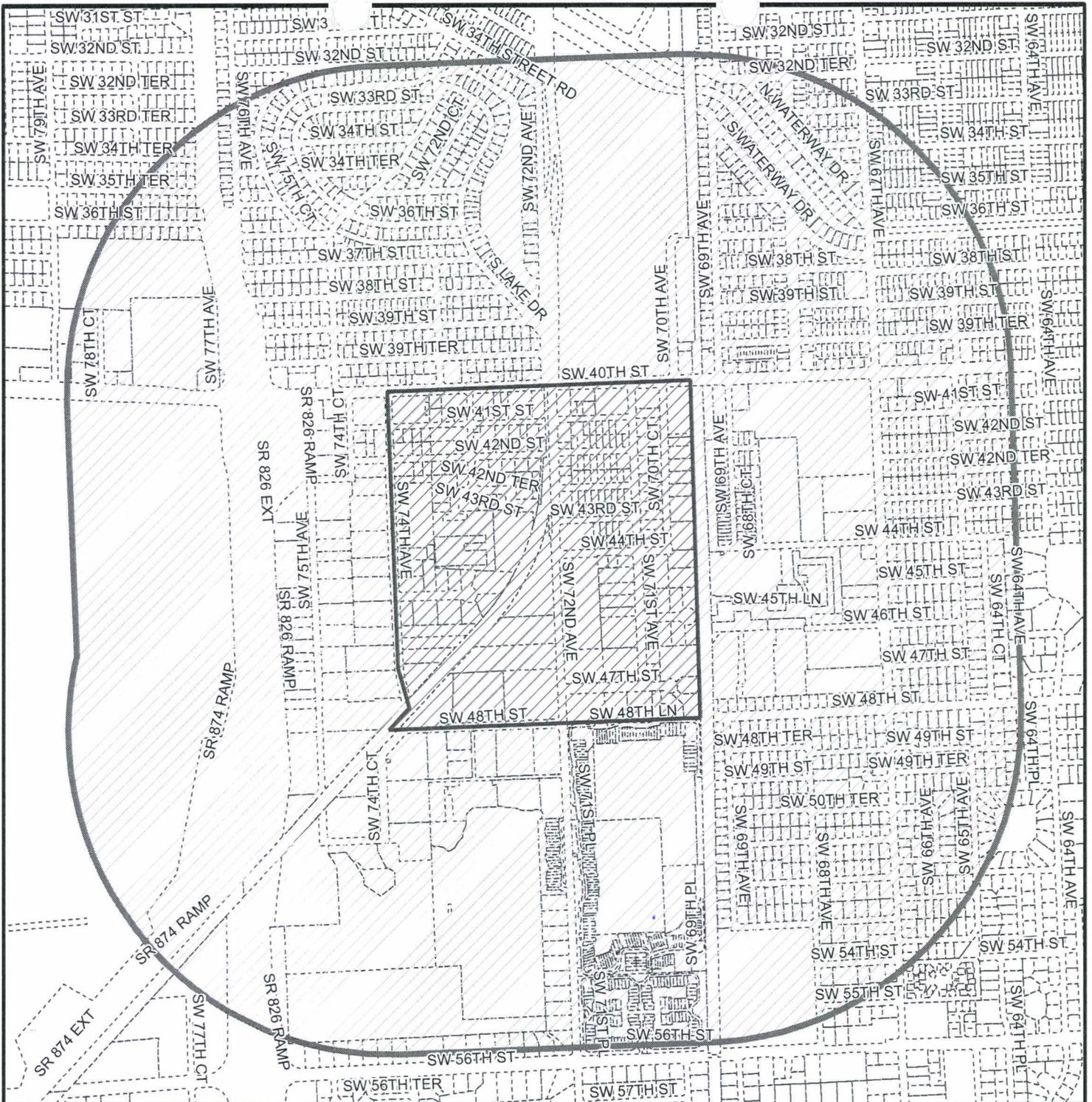


Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY &
 ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY

RADIUS MAP

Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF
 REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

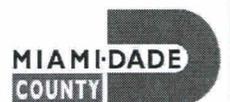
Process Number

Z2014000116

RADIUS: 2640

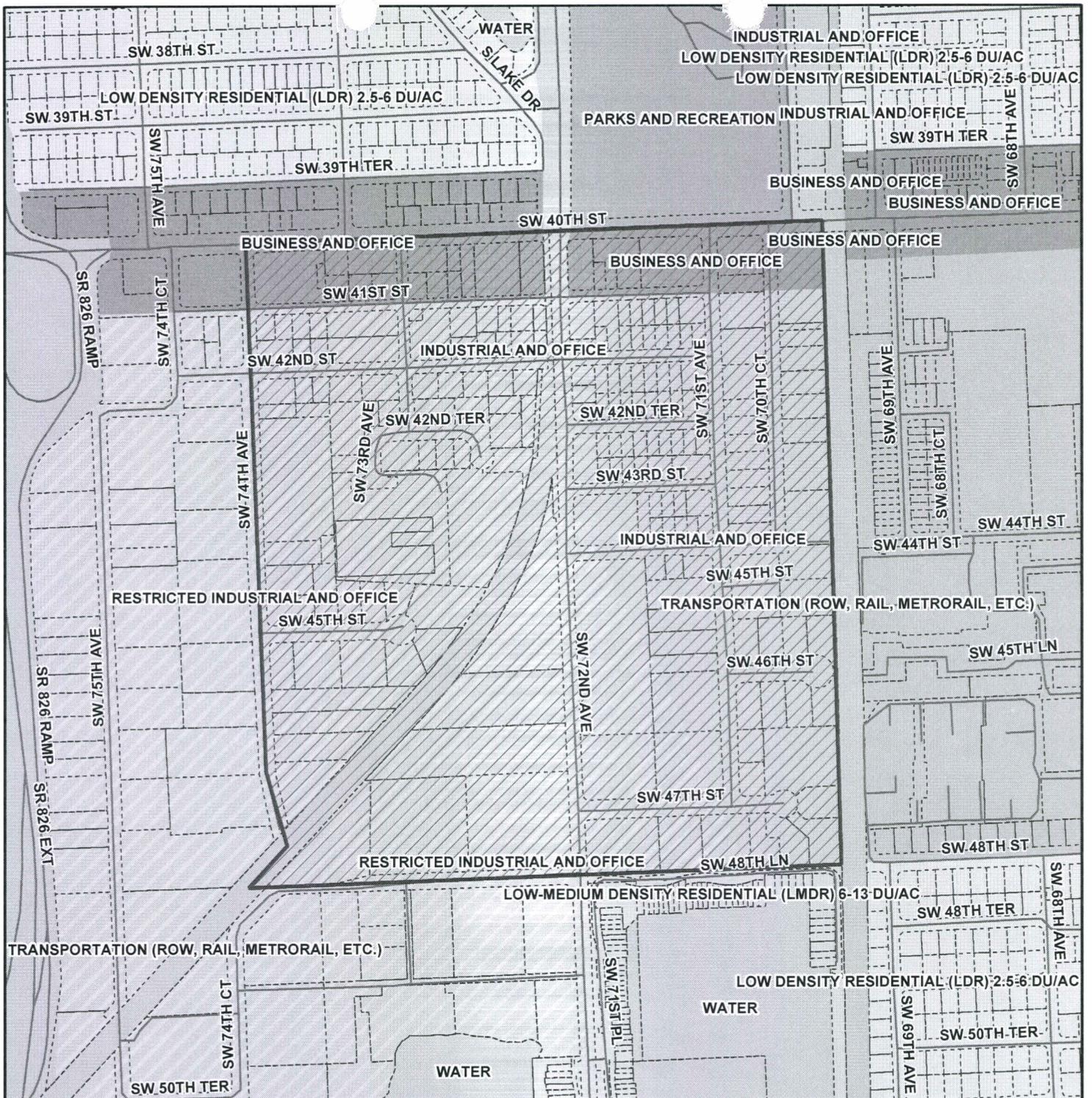
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-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY

CDMP MAP

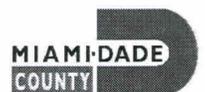
Section: 14/23 Township: 54 Range: 40
 Applicant: DEPARTMENT OF
 REGULATORY & ECONOMIC RESOURCES
 Zoning Board: C12/10
 Commission District: 7/6
 Drafter ID: GGARCIA
 Scale: NTS

Process Number

Z2014000116

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, November 7, 2014

REVISION	DATE	BY