

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

PH: Z14-139 (15-2-CC-1)

February 19, 2015

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Miami-Dade County Department of Regulatory and Economic Resources
Summary of Requests	The applicant is seeking to rezone the Country Club Town center area to Country Club Urban Area District (CCUAD).
Location	Lying generally north of State Road 826 (Palmetto Expressway), east of theoretical extension of NW 62 nd Avenue, west of NW 57 th Avenue (Red Road) and south of NW 183 rd Street (Miami Gardens Drive).
Property Size	Approximately 278 acres
Existing Zoning	IU-1, IU-2 and IU-3
Existing Land Use	Commercial, Industrial, Residential, Vacant Land
2020-2030 CDMP Land Use Designation	Community Urban Center, Industrial and Office, Business and Office
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(D)(7) Developmental Impact Committee (see attached Zoning Recommendation Addendum)
Recommendation	Approval

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-4L, BU-1, BU-1A, BU-2, BU-3 and IU-C to CCUAD (Country Club Urban Area District)

PROJECT DESCRIPTION: N/A

NEIGHBORHOOD CHARACTERISTICS:

The subject property is generally located north of State Road 826 (Palmetto Expressway), east of theoretical extension of NW 62nd Avenue, west of NW 57th Avenue (Red Road) and south of NW 183rd Street (Miami Gardens Drive). Residential multi-family, Industrial and business uses characterize the area.

	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4L, BU-1, BU-1A, BU-2, BU-3 and IU-C; occupied by various business uses, industrial uses, auto-related uses, residential multi-family uses, and vacant land.	Community Urban Center, Industrial and Office, and Business and Office.
North	IU-C, BU-2; commercial development, office development	Business and Office
East	RU-1, BU-1A, BU-2; single-family	Low Density Residential (2.5

	Zoning and Existing Use	Land Use Designation
	residences, multi-family residences, commercial development, auto-related uses	to 6 du/a Business and Office
South	Within Town of Miami Lakes: BU-1A, BU- and IU-C; auto-related uses, commercial development and vacant land.	Town of Miami Lakes: Business and Office, Industrial and Office
West	RU-1, RU-TH, RU-3M, and IU-1	Low medium density residential, medium density residential, Industrial and Office

SUMMARY OF THE IMPACTS:

The approval of this application will allow for the development of a mixed-use commercial-residential-industrial district that provides additional housing/mixed-use development opportunities and implements the Comprehensive Development Master Plan’s (CDMP) Urban Center development concepts.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as a **Community Urban Center** and portions thereof designated **Industrial and Office and Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The CDMP Land Use Element interpretive text for Community Urban Centers (CUC) states that a variety of uses is allowed, including retail, office, service, restaurant, hotel, institutional, recreational, cultural, entertainment, and residential uses. The Country Club Urban Area (CCUA) district allows retail, office, hotel, residential and industrial uses consistent with these provisions. The CCUA district development standards also implement the CDMP Urban Centers requirements for streets, open spaces, parking, and buildings.

As shown in the table below, anticipated development in the application area is within the limits of the CDMP. In Urban Centers, the CDMP provides for tiered development intensities with an average minimum FAR of 1.5 in the core and 0.5 FAR at the edge; residential development is limited to a maximum of 125 units per acre. The distribution of uses is based on those permitted by the CCUA.

Comprehensive Development Master Plan (CDMP) and Proposed Country Club Zoning Development Density/Intensity

Use	CDMP Permitted Density/Intensity	Proposed Country Club Zoning
Residential	20,557 units	5,202 units
Commercial/Office	6,349,951 sq. ft.	364,559 sq. ft.
Industrial	1,093,914 sq. ft.	-

The CDMP permitted density and intensity in the above table was estimated by allocating 125 residential units/acre to the core and center areas and from 25 to 60 units/acre to the edge area; for non-residential intensity 1.25 FAR was allocated to most of the core and center areas and 0.5 to the balance.

Service Provider Comments

The proposed rezoning has been reviewed by all of the service providers. Review comments provided at this time are primarily for information regarding the long term buildout of the Urban Center as there is no specific development proposal associated with this application. Development approval and impacts will be assessed as plats and site plans are submitted. A description of the development intensities analyzed and a summary of each department's comments are provided below.

Comparison of Existing Zoning and Proposed Country Club Zoning

Use	Existing Zoning	Proposed Country Club Zoning	Difference (Country Club minus Existing)
Residential	628 Units	5,202 Units	+4,564 Units
Commercial/Office	1,083,639 sq. ft.	364,559 sq. ft.	-719,080 sq. ft.
Industrial	3,854,434 sq. ft.	-	-3,854,434 sq. ft.

It should be noted that the projected buildout estimate would require a significant amount of redevelopment of existing uses and buildings. This is an estimated buildout based on trends in other urban centers and redevelopment of the entire urban center. It is anticipated that most new development in the near term will occur mainly on currently vacant land (approximately 10.9 acres).

Staff opines that approval of this application is **compatible** with the surrounding area and **consistent** with the CDMP LUP Map, Land Use Element interpretative text and relevant CDMP policies.

ZONING ANALYSIS:

When analyzing the request to rezone the Country Club urban area from RU-4L, BU-1, BU-1A, BU-2, BU-3 and IU-C to CCUAD, under Section 33-311 of the Code, staff opines that the approval of this request would be **compatible** with commercial, industrial, and residential uses in the surrounding area and be **consistent** with the CDMP. **The proposed rezoning to CCUAD is necessary to implement the Board of County Commissioners-accepted Country Club/Palm Springs North Charrette Area Plan (Resolution R-870-06), the adopted Country Club Urban Area zoning district regulations (Ordinance No. 14-64) and applicable CDMP policies.** Specifically, the Country Club/Palm Springs North Charrette Area Plan Report designates the subject area as the "Town Center" and recommended the incorporation of mixed-use buildings (commercial, office and residential) for most of the Town Center and the integration of commercial and industrial uses for the balance. The CCUAD implements those recommendations along with a recommendation limiting the number/areas designated for auto-related uses. CCUAD also implements building standards that will require new buildings to be developed in an attractive pedestrian and transit supportive manner; street standards that will require future right-of-way improvements to provide for ample sidewalk areas

and bicycle facilities, as well as encourage on-street parking areas and landscaping; a network of new designated open spaces; and increased pedestrian and vehicular connectivity.

The CCUA district regulations require that the Department of Regulatory and Economic Resources review plans for compliance with the site plan review criteria provided in Section 33-284.88 of the Zoning Code as part of the Administrative Site Plan Review (ASPR) process. Additionally, as part of the ASPR review process, the following departments of Miami-Dade County and other public entities shall review development plans for potential impacts on infrastructure and other services: the Public Works and Waste Management Department (PWWM); the Miami-Dade Fire Rescue Department (MDFR); the Miami-Dade County Public Schools (MDCPS); the Park and Recreation Department; and any other applicable agency. In the event the ASPR application indicates impacts on services and infrastructure provided by the above mentioned departments, the developer shall meet with the affected department or entity to discuss potential mitigation of the impacts and shall submit evidence of such discussion to the Department of Regulatory and Economic Resources. **Therefore, staff recommends approval of the request under Section 33-311 Standards for District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Regulatory and Economic Resources (Division of Environmental Resources Management)

The Department of Regulatory and Economic Resources Division of Environmental Resources Management (DERM) **does not object** to this application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County.

Its memorandum indicates that there is currently adequate public water and public sanitary sewers capacity to serve the subject area. It also indicates that capacity would be reviewed on a case by case basis as development is proposed.

Miami-Dade Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) **does not object** to this application. The department states that it provides adequate emergency and fire service to the subject area from Stations No. 1, 11, 44, 51 and 64.

Parks, Recreation and Open Spaces

The Miami-Dade Parks, Recreation and Open Spaces Department (MDPROS) **has no objections** to this application.

Miami-Dade Police Department

The Miami-Dade Police Department (MDPD) **has no objections** to this application. Additional sworn personnel, support staff, and equipment will be required to maintain current levels of service as future development occurs in the application area.

Public Works and Waste Management Department

The Public Works and Waste Management Department (PWWM) Traffic Engineering Division (TED) **does not object** to this application as the traffic generated by the projected buildout will result in a reduction from that generated by the current zoning.

Water and Sewer Department

The Miami-Dade County Water and Sewer Department (MDWASD) **does not object** to this application. Public water mains and sanitary sewers exist throughout the area. As future development occurs in the application area, existing water and sewer infrastructure may need to be upgraded. All development will be evaluated on a case-by-case basis to determine the water main, fire hydrant, and sewer infrastructure needs for each individual project.

Miami-Dade Transit Department

The Miami-Dade Transit Department (MDT) **has no objections** to this application. Its memorandum indicates that there is transit service in the immediate vicinity of the application area provided by Metrobus routes 75, 95 (Golden Glades), 183 (183rd local), and 286 (North Pointe Circulator). Three of the four routes that serve the area operate with a 30-minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by the CDMP Mass Transit Sub-element Policy MT-1A.

OTHER: Not applicable.

RECOMMENDATION: Approval and exclusion of the following folios, located on the south side of the Golden Glades Canal:

- 30-2013-030-0010
- 30-2013-020-0010
- 30-2013-029-0010
- 30-2013-001-0161
- 30-2013-016-0001
- 30-2013-009-0012
- 30-2013-010-0001
- 30-2013-018-0001
- 30-2013-023-0001
- 30-2013-001-0020

CONDITIONS FOR APPROVAL: None

ES:GL



Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County
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-1A	<i>High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.</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-1F	<i>To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.</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 Objective LU-7	<i>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.</i>
Land Use Element Policy LU-7D	<i>Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and</i>

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	<i>promoting a comfortable and attractive environment for pedestrians.</i>
Land Use Element Policy LU-8A	<i>Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.</i>
Land Use Element Objective LU-9	<i>Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well-designed buildings.</i>
Land Use Element Policy LU-9F	<i>Miami-Dade County shall formulate and adopt zoning or other regulations to implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP through individual ordinances for each urban center.</i>
Land Use Element Policy LU-9G	<i>Miami-Dade County shall review and revise its development regulations to promote building designs in multi-family residential zoning districts which are more compatible with, and sensitive to, surrounding neighborhoods, and to establish minimum densities for development in multifamily residential zoning districts.</i>
Land Use Element Policy LU-9H	<i>Miami-Dade County shall continue its special area planning program with emphasis on the preparation of physical land use and urban design plans for strategic and high-growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.</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-9P	<i>Miami-Dade County shall revise land development regulations to allow work-live units in the Business and Office and Industrial and Office land use categories. The term work-live means that the needs of the work component takes precedence over the quiet expectations of residents, in that there may be noise, odors, or other impacts of the business, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is industrial or commercial work activity and residential activity is secondary.</i>
Land Use Element Policy LU-9Q	<i>The County shall coordinate with affected municipalities to prepare plans for areas designated as "urban centers" on the Land Use Plan Map, and other small area and neighborhood plans as needed and appropriate. These plans shall formulate a vision for the development and redevelopment of these areas in order to identify appropriate locations for higher density development, recommend area specific design requirements, and produce working and living environments that reflect community goals.</i>
Land Use Element Policy LU-10	<i>Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.</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 an 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>
Mass Transit Subelement Goal	<i>Maintain, operate and develop a mass transit system in Miami-Dade County that provides efficient, convenient, accessible, and affordable service to all residents and visitors.</i>
Mass Transit Subelement	<i>Coordinate the provision of efficient transit service and facilities with the location and intensity of designated future land use patterns as identified on the Land Use Plan Map, and the goal,</i>

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Objective MT-2	<i>objectives and policies of the Land Use Element.</i>
Mass Transit Subelement Policy MT-2A	<i>Transit system improvements shall be coordinated with, and support the staging and shaping of development as planned in the Land Use Element, through Miami-Dade County's transportation planning process.</i>
Mass Transit Subelement Policy MT-2B	<i>The area surrounding future rapid transit stations not yet sited or depicted on the Land Use Plan map shall be designed and developed, at a minimum, as community urban centers, containing land use and development designs that promote transit use as defined in the Land Use Element.</i>
Mass Transit Subelement Objective MT-4	<i>Provide convenient, accessible, affordable, and safe mass transit services and facilities.</i>
Mass Transit Subelement Policy MT-4A	<i>Miami-Dade County, with appropriate private sector contributions shall provide a network of regular mass transit and special services to facilitate access to major centers of employment, commercial, medical, educational, governmental, and recreational activity, and planned urban centers identified in the Land Use Element.</i>
Land Use Element Urban Centers	<p>Urban Centers</p> <p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.</i></p> <p>Policies for Development of Urban Centers</p> <p><i>Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities</i></p>

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or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius. The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

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Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominantly in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
 Average Floor Area Ratios (FAR)

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-303.1(E)(2) Developmental Impact Committee	Developmental Impact Committee (DIC) Duties. (2) 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:
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	<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> (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>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 <i>provides that the Board shall take into consideration, among other factors the extent to which:</i></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</i>

ZONING RECOMMENDATION ADDENDUM

Miami-Dade Department of Regulatory and Economic Resources

14-139

	<p><i>construction;</i></p> <p>(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></p>
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**1. DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES**
(Applicant)

15-2-CC-1 (14-139)
BCC/District 01
Hearing Date: 02/19/15

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<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: December 18, 2014

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

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

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

Subject: C-05 #Z2014000139
Country Club Urban Area District
Lying generally north of State Road 826 (Palmetto Expressway),
east of a theoretical extension of NW 62nd Avenue, west of NW 57th
Avenue (Red Road) and south of NW 183rd Street (Miami Gardens
Drive)
DBC from RU-4L, BU-1, BU-2, BU-3 & IU-C to CCUAD
(BU-1) (278 Acres)
12-52-40

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.

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

Section 12-52-40 is located within the Western C-9 Basin, where the jurisdiction belongs to the South Florida Water Management District (SFWMD) therefore, a Cut and Fill (fill encroachment criteria) and an Individual Environmental Resources Permit from the South Florida Water Management District is

required for any proposed development. The applicant is advised to contact the SFWMD at (1-800-432-2045).

The applicant is advised that any redevelopment involving more than 2 acres impervious 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.

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

Site grading and development plans shall comply with the requirements of Chapter 11C of the 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 a Class II Permit will be required if future proposed surface water management systems are connected to any existing drainage system with an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

The applicant is advised that if for future development is located within or near a possibly contaminated area a Class VI Permit from DERM maybe required for the construction of the surface water management system.

For Section 12-52-40:

Be advised that a 65-foot canal right of way and 20-foot canal maintenance easement are located on the West side of Red Road Canal. And 60-foot canal right of way and 25-foot canal maintenance easement are located on the North side of the Golden Glades Canal.

For Section 13-52-40:

Be advised that a 30-foot canal right of way and 20-foot canal maintenance easement are located on the West side of Red Road Canal. And 35-foot canal right of way and 20-foot canal maintenance easement are located on the South side of the Golden Glades Canal.

The applicant is advised that any work in the canal right of way / canal maintenance easement will require a Class III Permit from DERM.

The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Pollution Remediation

The subject area has records of one current contaminated site under Unicorn Cleaners (DERM file IW5-10585) located at 5830 NW 183rd Street. The site is a dry cleaner contaminated site currently in a state administered cleanup program.

Tree Preservation

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

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

The applicant is advised to contact the Tree Permitting Program at (305) 372-6574 for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. 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.

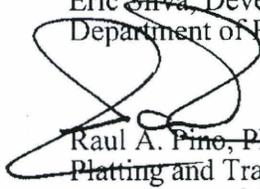
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: February 9, 2015

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: Z2014000139
Name: Department of Regulatory and Economic Resources
Location: N. of SR 826, E. of Theoretical Extension of NW 62 Ave., W. of NW 57 Ave.
& S. of NW 183 St.
Section 12 Township 52 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 application is projected to generate fewer peak hour vehicle trips than the existing zoning. This application meets the traffic concurrency criteria set for an Initial Development Order. Below is a comparison of the anticipated traffic generated existing and proposed zoning districts.

Country Club Urban Center

Land Use	Existing Zoning	Trip Generation for Existing Zoning	Country Club Proposed Zoning	Country Club Trip Generation for Proposed Zoning	Urban Center Total Trip Difference
Residential LUC (223)	628 units	290	5,502 units.	2,630	2,340
Retail LUC (820)	541,820 sq. ft.	1,502	182,280 sq. ft.	639	-863
Office LUC (710)	541,819 sq. ft.	686	182,279 sq. ft.	272	-414
Industrial LUC (150)	3,854,434 sq. ft.	1,233	0	0	-1,233
Total	N/A	3,711	N/A	3,541	-170

This land may require 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.

Memorandum



Date: January 14, 2015

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 # 14-139 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 Country Club Urban Area District (CCUAD)

Project Location: The subject property is north of State Road 826 (Palmetto Expressway), east of theoretical extension of NW 62 Avenue, west of NW 57th Avenue (Red Road), and south of NW 183rd Street (Miami Gardens Drive).

Water: The subject project is located within MDWASD's service area. Public water mains (mainly 12-inch) exist throughout the area, and the existing developed parcels are currently being served by MDWASD. There is an active MDWASD Agreement for the vacant land located on the northwest area of the application site, south of NW 183rd Street, and west of NW 59th Avenue. The infrastructure required for the future development included in said Agreement No. 19842, is currently in the process of being conveyed to MDWASD.

The source of water for this project is the Hialeah Preston 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.

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.

For more information on the Water Supply Certification Program, please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

Sewer: The subject project is located within MDWASD's service area. Public sanitary sewer exist throughout the area, and the existing developed parcels are currently being served by MDWASD. The sanitary sewer infrastructure required under MDWASD Agreement No. 19842 is currently in the process of being conveyed.

The application site is within three pump station basins. Pump station basin No. 483 located south of NW 183rd St. and north of NW 176th St., pump station basin No. 401 located south of NW 176th St. and north of the canal, and pump station basin No. 462-pvt located south of the canal serving the remainder southern portion of the application.

Below is the current status of the Nominal Average Pump Operating Time (NAPOT) for the pump stations serving the pump station basins noted above. Basin No. 462-pvt is served by private pump stations. Note that pump station No. 483 is under conditional moratorium, and any future development in the area is subject to said status.

Pump Station: 0483
Yearly NAPOT: 9.46 Hrs
Projected NAPOT: 10.43 Hrs
Pump Station Status: Conditional Moratorium

Pump Station: 0401
Yearly NAPOT: 0.43 Hrs
Projected NAPOT: 1.61 Hrs
Pump Station Status: OK

The North 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.

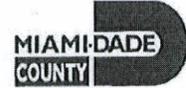
<http://www.miamidade.gov/water/construction-development.asp>

<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: January 16, 2015

TO: Jorge Vital
DIC Coordinator
Department of Regulatory and Economic Resources

FROM: Nilia Cartaya *Nilia Cartaya*
Principal Planner
Miami-Dade Transit - Engineering, Planning & Development Division

SUBJECT: Review of DIC Project No. 14-139 Department of Regulatory and Economic Resources – Country Club Urban Area District (CCUAD)
MDT Project No. OSP006
FSC No. 41.04

MDT Comments/Recommendations

The subject property is approximately 278 acres and is located generally north of SR 826, east of theoretical extension of NW 62nd Avenue, west of NW 57th Avenue and south of NW 183rd Street. Routes 75, 95 (Golden Glades), 183 (183rd Local), and 286 (North Pointe Circulator) provide bus service throughout the Country Club Urban Area District. Three of the four routes that serve the Country Club Urban Area District operate with a 30 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County. **As such, MDT has no objections to this application.**

Project Description

14-139 –The applicant is requesting a district boundary change from multiple zoning classifications to Country Club Urban Area District (CCUAD). The subject property is approximately 278 acres and is located generally north of SR 826, east of theoretical extension of NW 62nd Avenue, west of NW 57th Avenue and south of NW 183rd Street, in Miami-Dade County, Florida.

Current Transit Service

The subject area to be rezoned to the Country Club Urban Area District (CCUAD) is served by Routes 75, 95 (Golden Glades), 183 (183rd Local), and 286 (North Pointe Circulator). The alignment for these routes is illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

Metrobus Route Service Summary
Department of Regulatory and Economic Resources - Country Club Urban Area District (CCUAD)

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
75	30	30	60	n/a	45	60	0	L
95 (Golden Glades)	5	n/a	n/a	n/a	n/a	n/a	0	E
183 (183rd Local)	(12/24) / (12/24)	20/40	20/24	n/a	20/40	24/48	0	L
286 (North Pointe Circulator)	48	48	n/a	n/a	48	n/a	0	L

*Notes: L means Metrobus local route service
 F means Metrobus feeder service to Metrorail
 E means Express or Limited-Stop Metrobus service
 November 2014 Line Up*

Future Transportation/Transit Improvements

The 2015 Transportation Improvement Program (TIP) lists the following improvements on the roadways and facilities within the immediate vicinity of the site:

Facility/Project Limits	Type of Work
SR 826 from NW 154 th Street to East of NW 57 th Avenue	Resurfacing
SR 826 at NW 57 th Avenue	Intersection Improvement
SR 826 from NW 154 th Street to NW 62 nd Avenue	Landscaping
SR 826 from SR 93/I-75 to Golden Glades Interchange	PD&E/EMO Study
SR 826 from NW 67 th Avenue to NW 47 th Avenue	Add Auxiliary Lanes
SR 826 from NW 154 th Street to NW 17 th Avenue	Add Special Use Lane
SR 826 from NW 57 th Avenue to West of NW 27 th Avenue	Resurfacing
SR 826 at SR 823/NW 57 th Avenue	New Road Construction
SR 823/NW 57 th Avenue from NW 183 rd Street to Miami-Dade/Broward Co. Line	Landscaping

The 2040 Long Range Transportation Plan (LRTP) lists the following improvements within the vicinity of this project.

Facility/Project Limits	Type of Work	Priority/Funding Phase
SR 826 from NW 154 th Street to NW 17 th Avenue	Managed Lanes	Priority III
SR 826 from East of NW 67 th Avenue to East of NW 57 th Avenue	Capacity and Operational Improvements	Partially Funded
NW 167 th Street from NW 57 th Avenue to NW 42 nd Avenue	Pedestrian Facility Improvements	Bicycle/Pedestrian – Priority III
NW 57 th Avenue from NW 135 th Street to SR 826	Signal Timing Optimization and Access Improvements	Congestion Management Set-Aside Projects

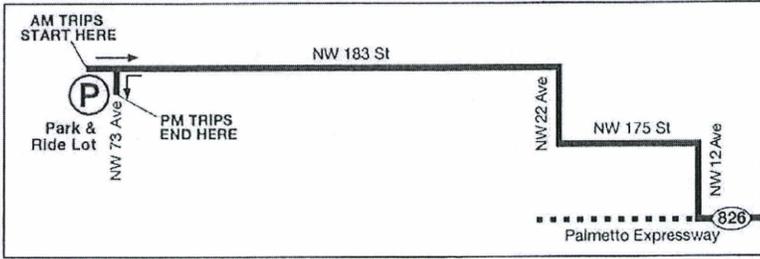
- c: Monica D. Cejas, P.E., Senior Professional Engineer
 Gerald Bryan, Section Chief Service Planning and Scheduling
 Eric Zahn, Transit Planning Section Supervisor
 Jacqueline Carranza, Transit Planner 2



Route 95 Express

Golden Glades

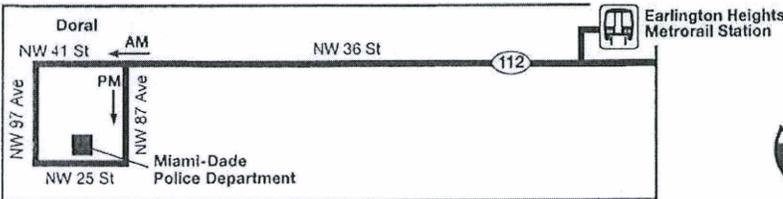
SELECT A.M. SOUTHBOUND AND P.M. NORTHBOUND TRIPS



SELECT A.M. SOUTHBOUND AND P.M. NORTHBOUND TRIPS

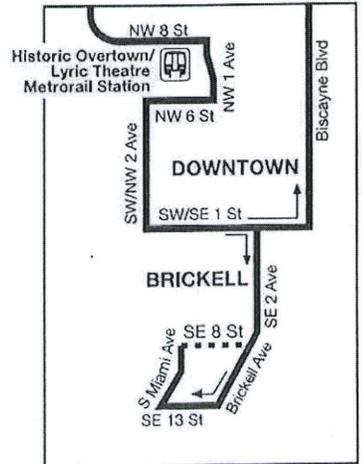


SELECT A.M. SOUTHBOUND AND P.M. NORTHBOUND TRIPS

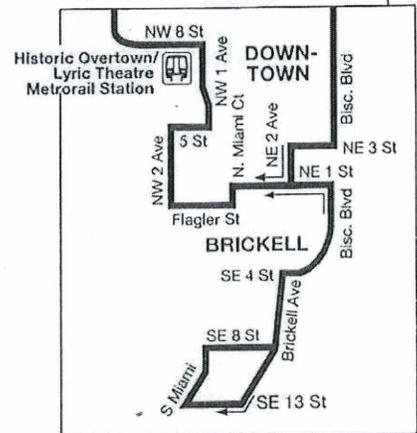


Golden Glades Park & Ride East Lot
AM SERVED FIRST
PM SERVED LAST

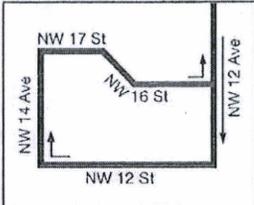
DOWNTOWN OR BRICKELL A.M.



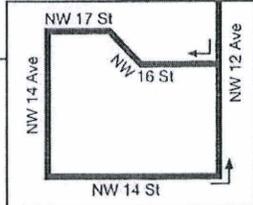
DOWNTOWN OR BRICKELL P.M.



CIVIC CENTER A.M.



CIVIC CENTER P.M.

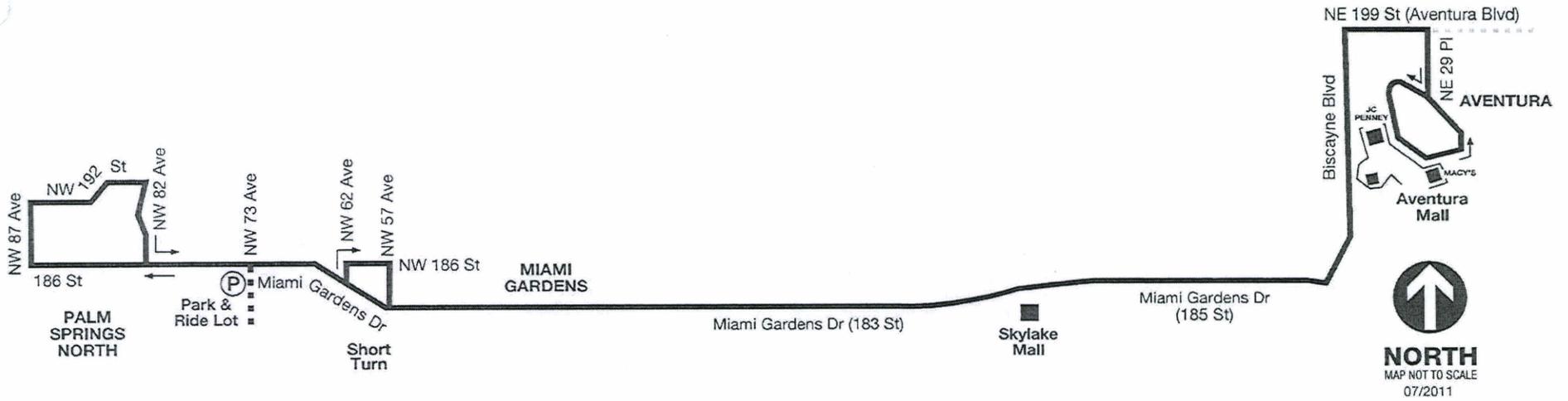


SERVES ALL LOCAL STOPS SOUTH OF NW 20 ST



Route 183 Local

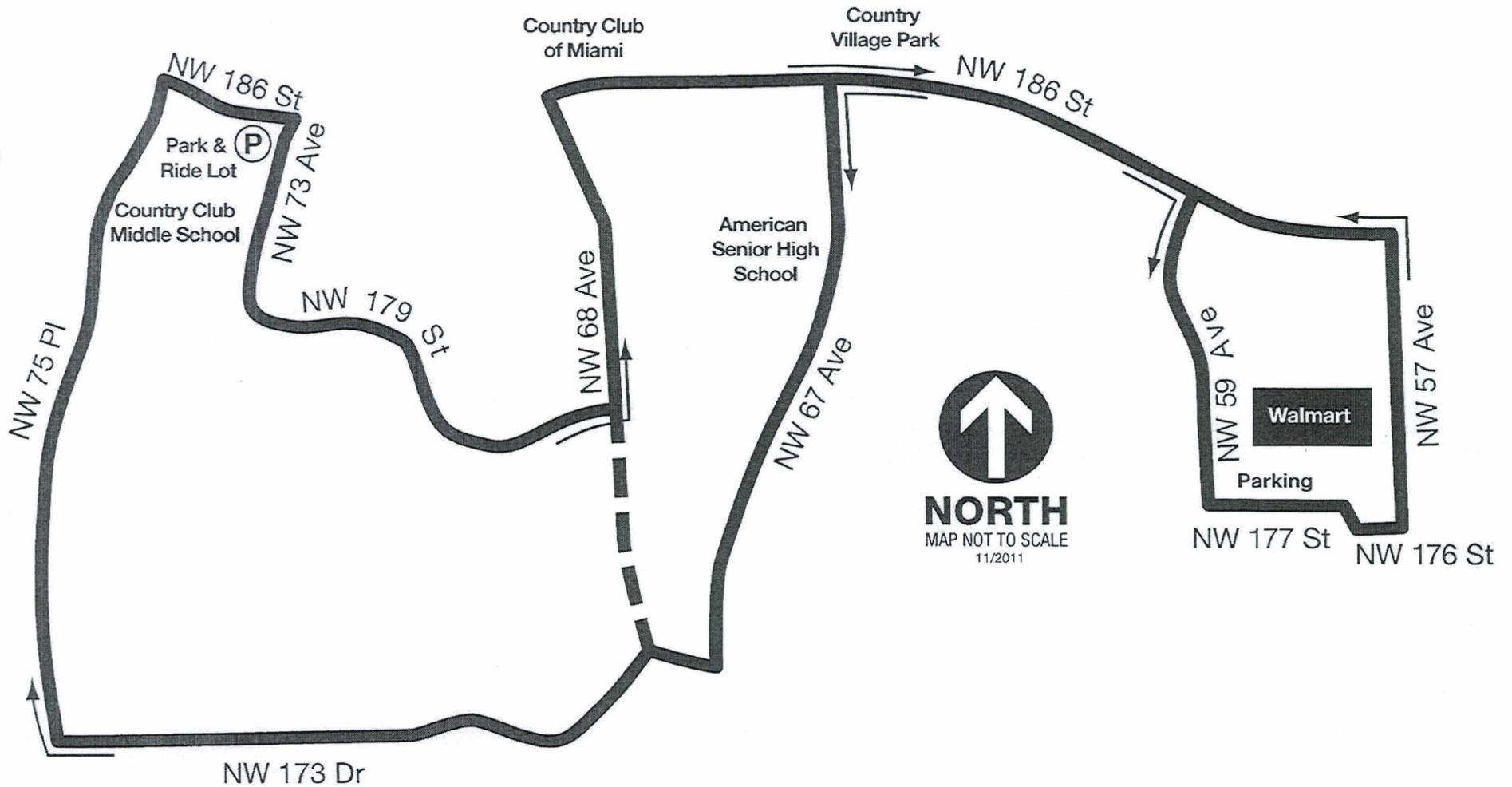
19



Route 286

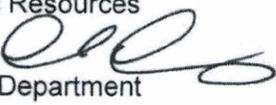
North Pointe Circulator

20



Memorandum



Date: January 22, 2015
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief 
Miami-Dade Fire Rescue Department
Subject: DIC 2014000139 – 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 Country Club Urban Area District (CCUAD).

The area is comprised of approximately 278 acres lying west of NW 57 Avenue between NW 167 Street and NW 183 Street in Miami-Dade County.

Presently, the Miami-Dade Fire Rescue Department (MDFR) provides adequate emergency and fire service to the subject area. In addition to Station No. 1, the following MDFR stations are within close proximity and capable of rendering additional emergency and fire service.

STATION	ADDRESS	EQUIPMENT	STAFF
1	16699 NW 67 Avenue	Rescue, Aerial, Battalion	8
11	18705 NW 27 Avenue	Rescue, Aerial, Battalion	8
44	7700 NW 186 Street	Rescue, Engine	7
51	4775 NW 199 Street	Rescue, Engine	7
64	8205 Commerce Way*	Rescue	4

*Station 64 is operating from a temporary facility. A new facility is being constructed for Station 64 located at 15325 NW 77 Court. It is anticipated that the new facility will be operational during the second quarter of CY 2015.

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: 14 - JAN - 15

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

DEPARTMENT OF REGULATORY
AND ECONOMICS RESOURCES

LYING GENERALLY NORTH OF
STATE ROAD 826, EAST OF
THEORETICAL EXTENSION OF
NW 62 AVENUE, WEST OF NW 57
AVENUE & SOUTH OF NW 183
STREET, MIAMI, FL

APPLICANT

ADDRESS

Z2014000139

HEARING NUMBER

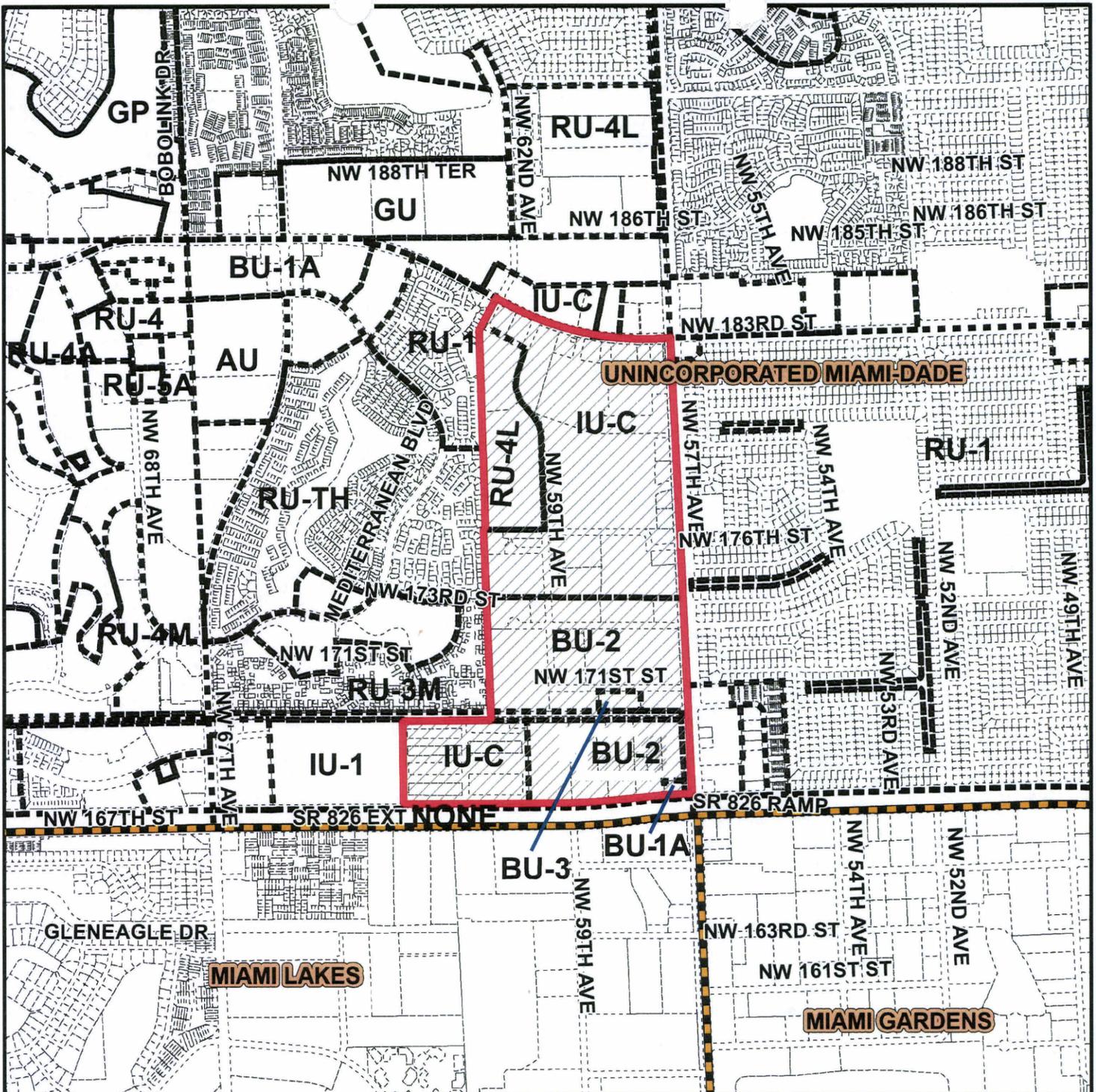
HISTORY:

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

Department of Regulatory and Economics Resources

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

REPORTER NAME:



MIAMI-DADE COUNTY

HEARING MAP

Section: 12/13 Township: 52 Range: 40

Applicant: DEPARTMENT OF REGULATORY AND ECONOMICS RESOURCES (COUNTRY CLUB URBAN AREA DISTRICT)

Zoning Board: BCC

Commission District: 1

Drafter ID: E.CESPEDES

Scale: NTS

Process Number

Z2014000139

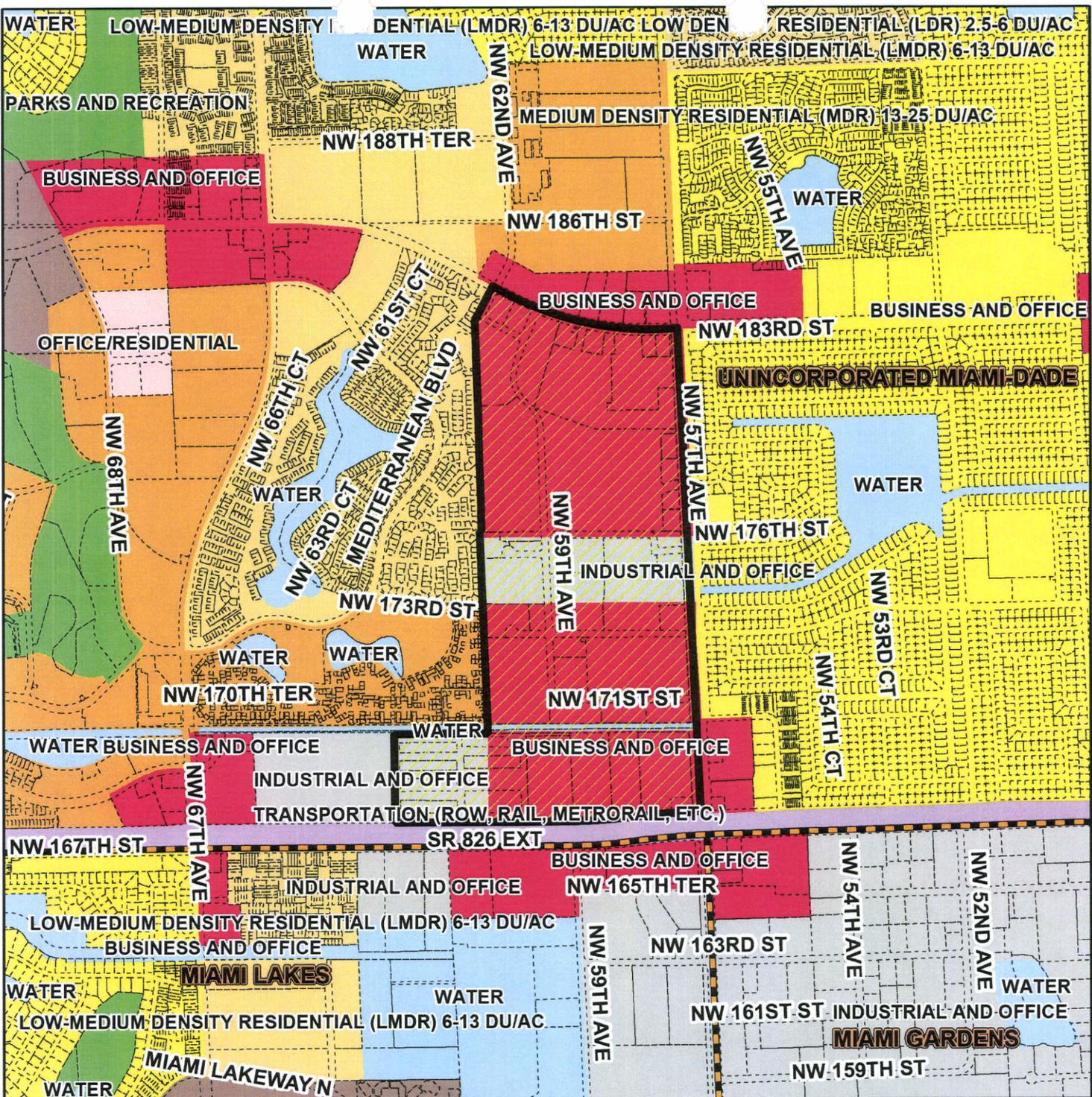
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, January 14, 2015

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

CDMP MAP

Section: 12/13 Township: 52 Range: 40

Applicant: DEPARTMENT OF REGULATORY AND ECONOMICS RESOURCES

Zoning Board: BCC

Commission District: 1

Drafter ID: E.CESPEDES

Scale: NTS

Process Number
Z2014000139



Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, December 17, 2014

REVISION	DATE	BY



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000139

BOARD: BCC

LOCATION OF SIGN: LYING GENERALLY NORTH OF STATE ROAD 826, EAST OF THEORETICAL EXTENSION OF NW 62 AVENUE, WEST OF NW 57 AVENUE & SOUTH OF NW 183 STREET, MIAMI, FL

Miami Dade County, Florida

Date of Posting: 26-JAN-15

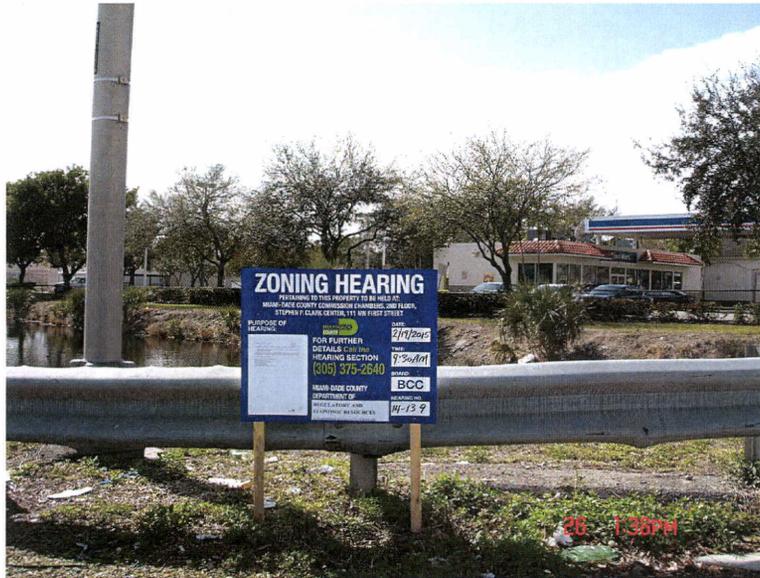
This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: 

PRINT NAME: CLEVELAND THOMPSON



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000139

BOARD: BCC

LOCATION OF SIGN: LYING GENERALLY NORTH OF STATE ROAD 826, EAST OF THEORETICAL EXTENSION OF NW 62 AVENUE, WEST OF NW 57 AVENUE & SOUTH OF NW 183 STREET, MIAMI, FL

Miami Dade County, Florida

Date of Posting: 26-JAN-15

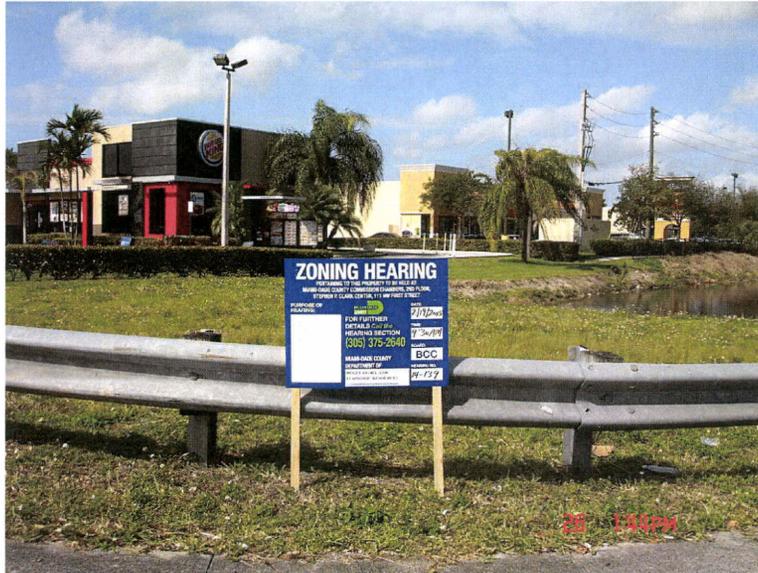
This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: Cleveland Thompson
PRINT NAME: CLEVELAND THOMPSON



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



39

HEARING NUMBER: Z2014000139

BOARD: BCC

LOCATION OF SIGN: LYING GENERALLY NORTH OF STATE ROAD 826, EAST OF THEORETICAL EXTENSION OF NW 62 AVENUE, WEST OF NW 57 AVENUE & SOUTH OF NW 183 STREET, MIAMI, FL

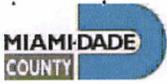
Miami Dade County, Florida

Date of Posting: 26-JAN-15

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

SIGNATURE: 

PRINT NAME: CLEVELAND THOMPSON



Miami-Dade County
 Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000139

BOARD: BCC

LOCATION OF SIGN: LYING GENERALLY NORTH OF STATE ROAD 826, EAST OF THEORETICAL EXTENSION OF NW 62 AVENUE, WEST OF NW 57 AVENUE & SOUTH OF NW 183 STREET, MIAMI, FL

Miami Dade County, Florida

Date of Posting: 26-JAN-15

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

SIGNATURE: Cleveland Thompson

PRINT NAME: CLEVELAND THOMPSON

HEARING NO. 15-2-CC-1 (14-139)

12/13-52-40
BCC
Comm. Dist. 13

APPLICANT: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.

DISTRICT BOUNDARY CHANGE from RU-4L, BU-1A, BU-2, BU-3 & IU-C to Country Club Urban Area District (CCUAD).

LOCATION: Lying generally North of State Road 826, East of theoretical extension of NW 62nd Avenue, West of NW 57 Avenue & South of NW 183 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 278 Acres

RU-4L (Limited Apt. House 23 units/net acre)
BU-1A (Business-Limited)
BU-2 (Business-Special District)
BU-3 (Business-Liberal)
IU-C (Industry-Controlled)
CCUAD (Country Club Urban Area District)



HEARING NO. 15-2-CC-1 (14-139)

12/13-52-40
BCC
Comm. Dist. 13

APPLICANT: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.

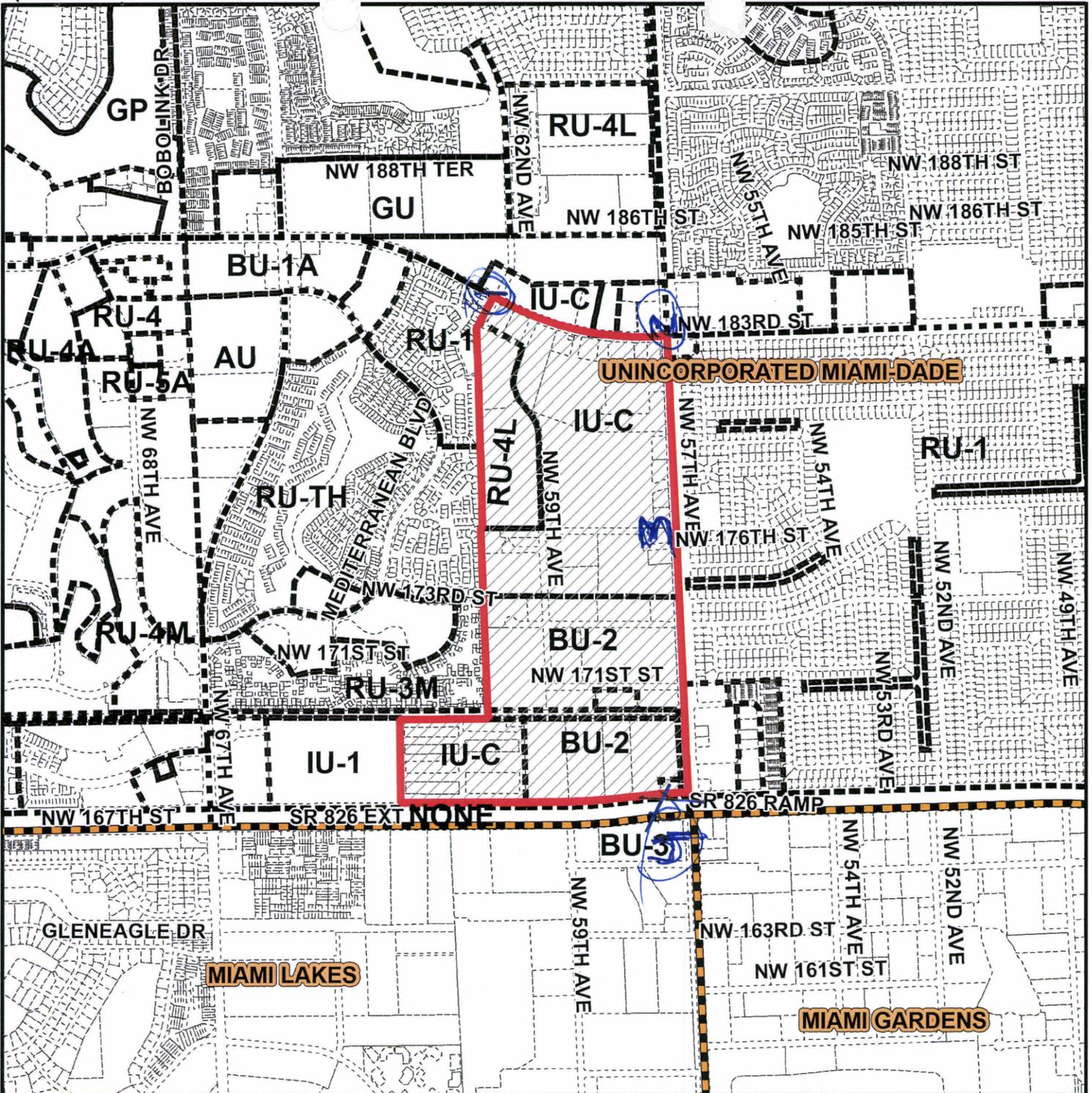
DISTRICT BOUNDARY CHANGE from RU-4L, BU-1A, BU-2, BU-3 & IU-C to Country Club Urban Area District (CCUAD).

SUBJECT PROPERTY: A portion of Section 12 and 13, Township 52 South, Range 40 East, being more particularly described as follows: Beginning at a Point being Northwest corner of Section 7-52-41 also being along the East line of Section 12-52-40; thence South 5,015 feet +/- to a point being the intersection of the East line of Section 13-52-40 and the North right-of-way line of PALMETTO FEEDER ROAD, PB 60-91; thence West along the North right-of-way line of said PALMETTO FEEDER ROAD to a point being the Southwest corner of Tract "A" of PALMETTO COMMERCE CENTER, PB 118-82; thence North to a point being the Northwest corner of said Tract "A"; thence East along the North line of said Tract "A" 973 feet +/- to a point; thence North 93 feet +/- to a point being the Southwest corner of Tract "A" of BARNETT BANK TRACT, PB 146-98; thence North to the Northwest corner of Tract "A" of NORTH LAKE COMMERCE, PB 164-36; thence East 20 feet +/- to a point along the West line of Tract "A" of PARKVIEW SUBDIVISION, PB 165-98; thence North along the West line of said Tract "A" to a point being the Northwest corner of said Tract "A"; thence North along the West line of Tract "D" of GARDENS PARK SUBDIVISION FIRST ADDITION, PB 170-45 to a point being the Northwest corner of said Tract "D"; thence Northeasterly to a point being the Northeast corner of Tract "C" of HARBOUR SUBDIVISION, PB 131-11; thence 54 feet +/- to a point being along the centerline of MIAMI GARDENS DRIVE; thence East along the centerline of said MIAMI GARDENS DRIVE to the Point of Beginning.

LOCATION: Lying generally North of State Road 826, East of theoretical extension of NW 62nd Avenue, West of NW 57 Avenue & South of NW 183 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 278 Acres

RU-4L (Limited Apt. House 23 units/net acre)
BU-1A (Business-Limited)
BU-2 (Business-Special District)
BU-3 (Business-Liberal)
IU-C (Industry-Controlled)
CCUAD (Country Club Urban Area District)



MIAMI-DADE COUNTY

Process Number
Z2014000139

Legend

-  Subject Property Case
-  Zoning



HEARING MAP

Section: 12/13 Township: 52 Range: 40

Section: 07/06 Township: 52 Range: 41

Applicant: DEPARTMENT OF REGULATORY AND ECONOMICS
RESOURCES (COUNTRY CLUB URBAN AREA DISTRICT)

Zoning Board: BCC

Commission District: 1

Drafter ID: E.CESPEDES

Scale: NTS



SKETCH CREATED ON: Wednesday, January 14, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Section: 12/13 Township: 52 Range: 40

Section: 07/06 Township: 52 Range: 41

Applicant: DEPARTMENT OF REGULATORY AND ECONOMICS RESOURCES

Zoning Board: C5

Commission District: 1

Drafter ID: E.CESPEDES

Scale: NTS

Process Number
Z2014000139

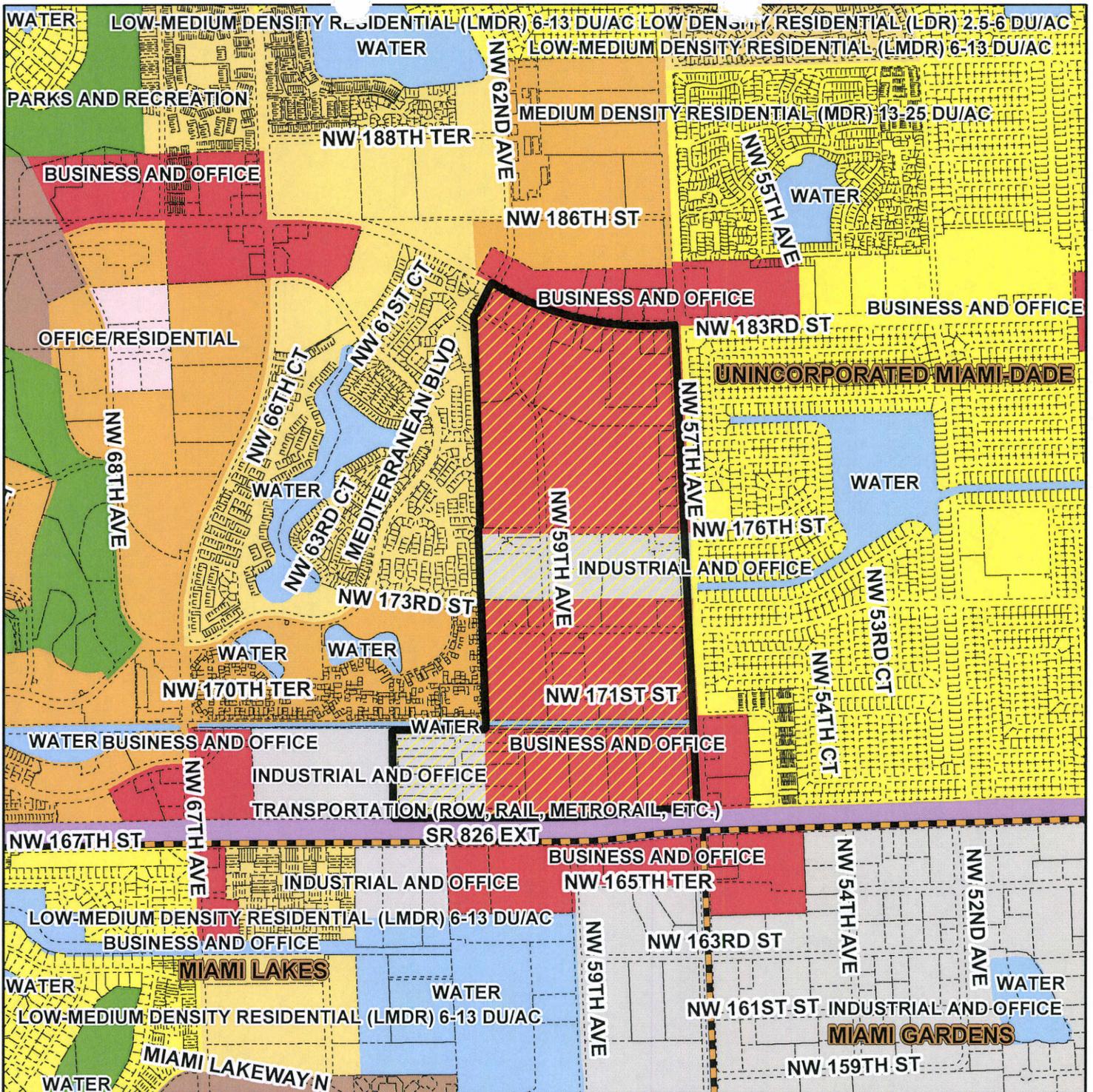
Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning



SKETCH CREATED ON: Wednesday, December 17, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 12/13 Township: 52 Range: 40

Section: 07/06 Township: 52 Range: 41

Applicant: DEPARTMENT OF REGULATORY AND ECONOMICS RESOURCES

Zoning Board: C5

Commission District: 1

Drafter ID: E.CESPEDES

Scale: NTS

Process Number
Z2014000139



Legend

 Subject Property Case

 Zoning



SKETCH CREATED ON: Wednesday, December 17, 2014

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000139 - 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
1245	14 CONDUCT INVESTIGATION	1	0	0
	15 MEET AN OFFICER	1	1	0
	17 TRAFFIC ACCIDENT	5	10	4
	18 HIT AND RUN	0	1	1
	41 SICK OR INJURED PERSON	23	21	20
TOTAL FOR GRID 1245		30	33	25
		Reported: 6	Reported: 10	Reported: 3
		Not Reported: 24	Not Reported: 23	Not Reported: 22
TOTAL EMERGENCY		30	33	25



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000139 - 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
1245	14 CONDUCT INVESTIGATION	5	2	0
	15 MEET AN OFFICER	2	2	0
	17 TRAFFIC ACCIDENT	0	1	0
	32 ASSAULT	1	3	2
	34 DISTURBANCE	5	2	3
	47 BOMB OR EXPLOSIVE ALERT	1	0	1
TOTAL FOR GRID 1245		14	10	6
		Reported: 1	Reported: 2	Reported: 1
		Not Reported: 13	Not Reported: 8	Not Reported: 5
TOTAL PRIORITY		14	10	6



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000139 - Dept of RER
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1245	13 SPECIAL INFORMATION/ASSIGNMENT	31	24	25
	14 CONDUCT INVESTIGATION	137	143	151
	15 MEET AN OFFICER	16	15	6
	16 D.U.I.	0	0	2
	17 TRAFFIC ACCIDENT	77	68	69
	18 HIT AND RUN	13	16	19
	19 TRAFFIC STOP	33	35	42
	20 TRAFFIC DETAIL	7	6	2
	21 LOST OR STOLEN TAG	3	6	1
	22 AUTO THEFT	8	2	9
	25 BURGLAR ALARM RINGING	86	89	128
	26 BURGLARY	43	49	49
	27 LARCENY	33	42	40
	28 VANDALISM	7	5	3
	29 ROBBERY	0	0	1
	32 ASSAULT	10	10	16
	33 SEX OFFENSE	0	4	3
	34 DISTURBANCE	48	55	40
	36 MISSING PERSON	3	2	3
	37 SUSPICIOUS VEHICLE	0	2	1
	38 SUSPICIOUS PERSON	2	1	3
	39 PRISONER	0	3	1
	41 SICK OR INJURED PERSON	18	18	14
	43 BAKER ACT	3	3	2
44 ATTEMPTED SUICIDE	1	1	1	
45 DEAD ON ARRIVAL	1	1	0	
49 FIRE	3	5	6	
52 NARCOTICS INVESTIGATION	2	1	1	
54 FRAUD	17	13	15	
TOTAL FOR GRID 1245		602	619	653
		Reported: 278	Reported: 264	Reported: 317
		Not Reported: 324	Not Reported: 355	Not Reported: 336
TOTAL ROUTINE		602	619	653
GRAND TOTAL		646	662	684



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: 1245

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

Agency: MIAMI-DADE

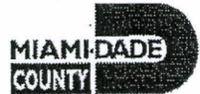
District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

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

CDW Package

Memorandum



Date: September 18, 2014

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

From: *GN*
9/18 Jack Kardys
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

Attachment

JK: jb

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



Miami-Dade County
 Park and Recreation Department
 LOS-2014

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

PBD	Estimated 2014 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space 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: 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 black 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 buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.

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

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

Memorandum



Date: October 1, 2014

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

From: Ysela Llort, Director
Miami-Dade Transit 

Subject: FY15 Blanket Concurrency Approval for Transit

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

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

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

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

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

Memorandum



Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

Received by
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

Memorandum



Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

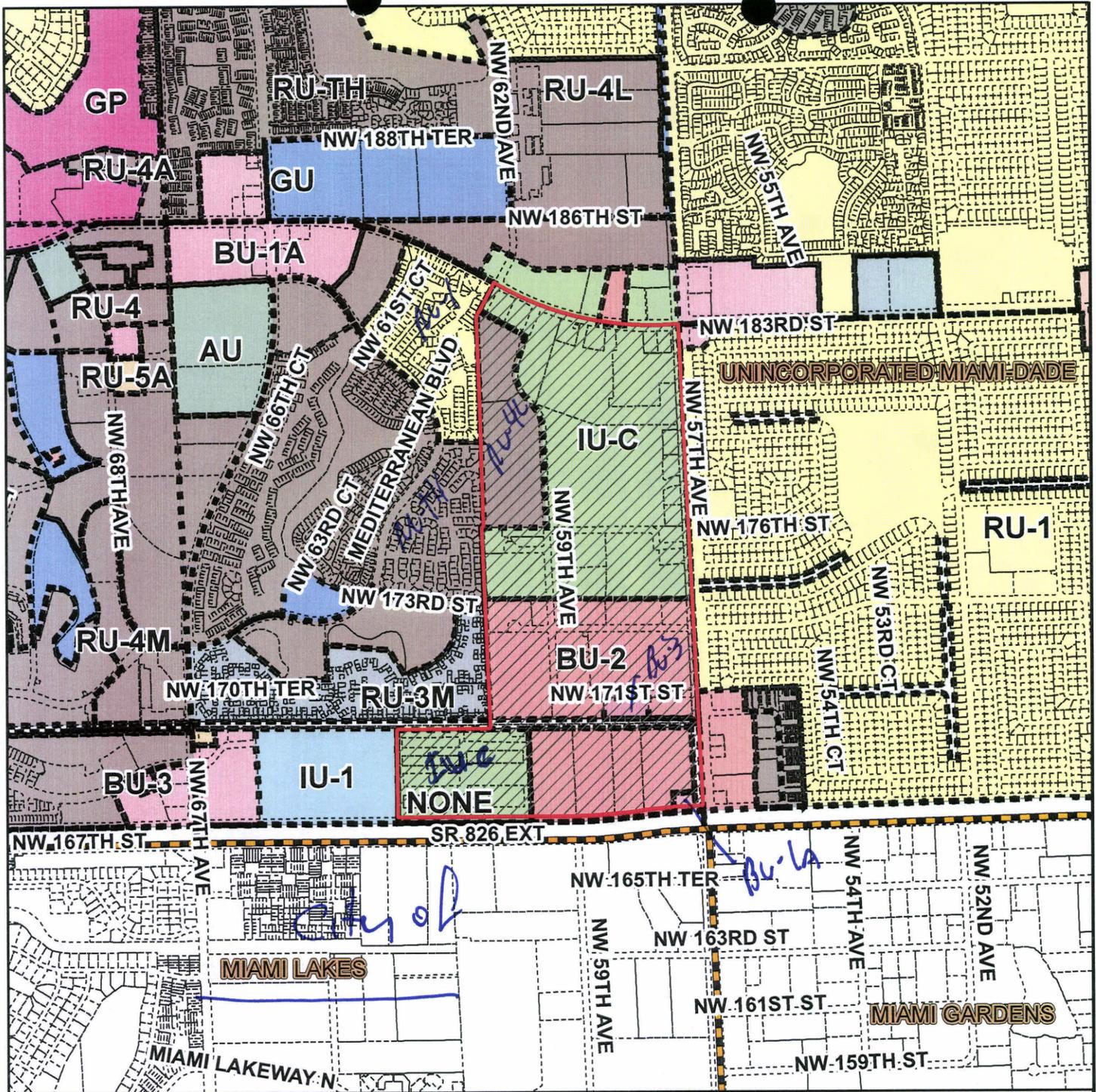
The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue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

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

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

MRW:NS:hab

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



MIAMI-DADE COUNTY

HEARING MAP

Section: 12/13 Township: 52 Range: 40
 Section: 07/06 Township: 52 Range: 41
 Applicant: DEPARTMENT OF REGULATORY
 AND ECONOMICS RESOURCES
 Zoning Board: C5
 Commission District: 1
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2014000139

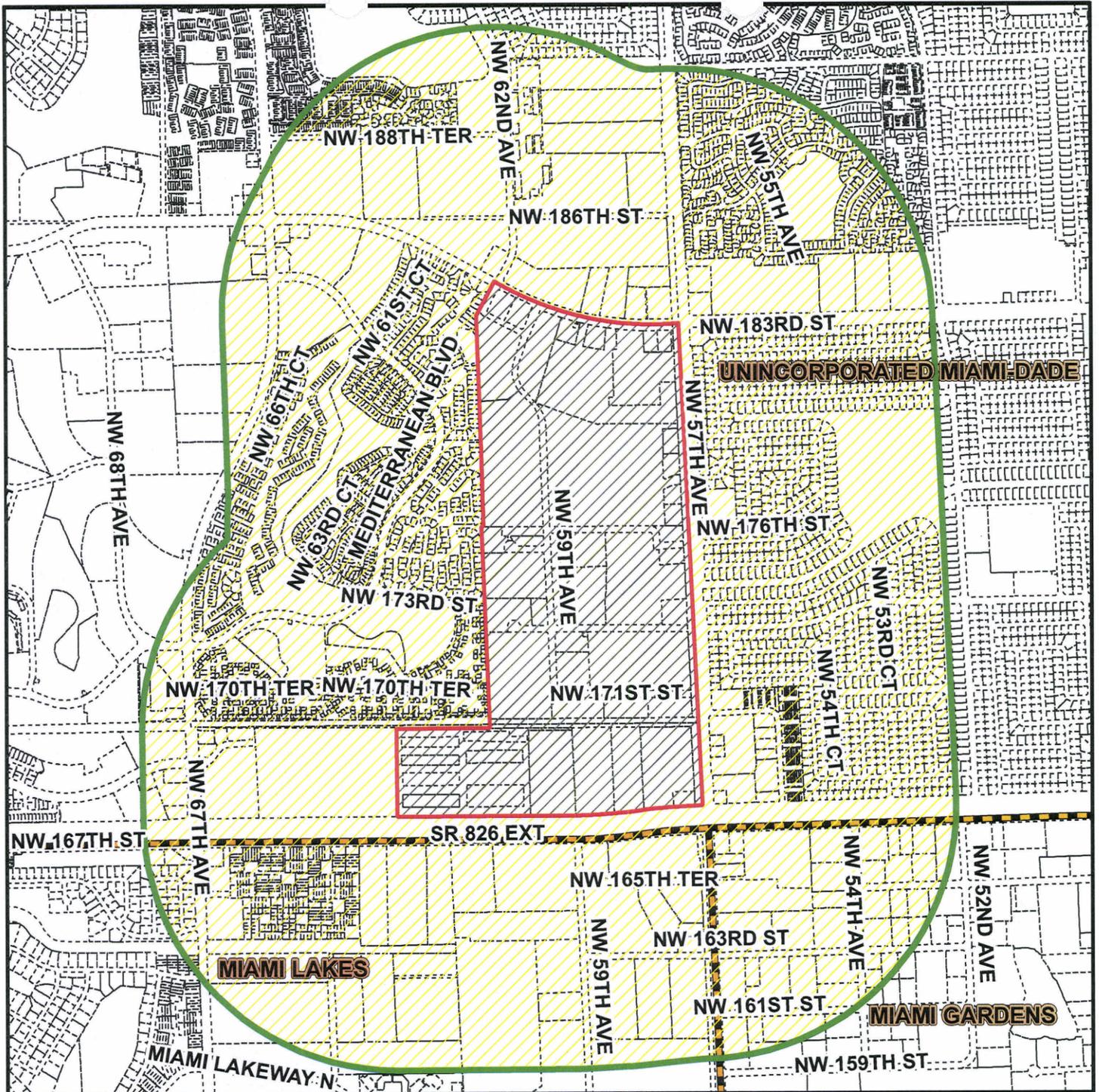
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, December 17, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 12/13 Township: 52 Range: 40

Section: 07/06 Township: 52 Range: 41

Applicant: DEPARTMENT OF REGULATORY AND ECONOMICS RESOURCES

Zoning Board: C5

Commission District: 1

Drafter ID: E.CESPEDES

Scale: NTS

Process Number

Z2014000139

RADIUS: 2640

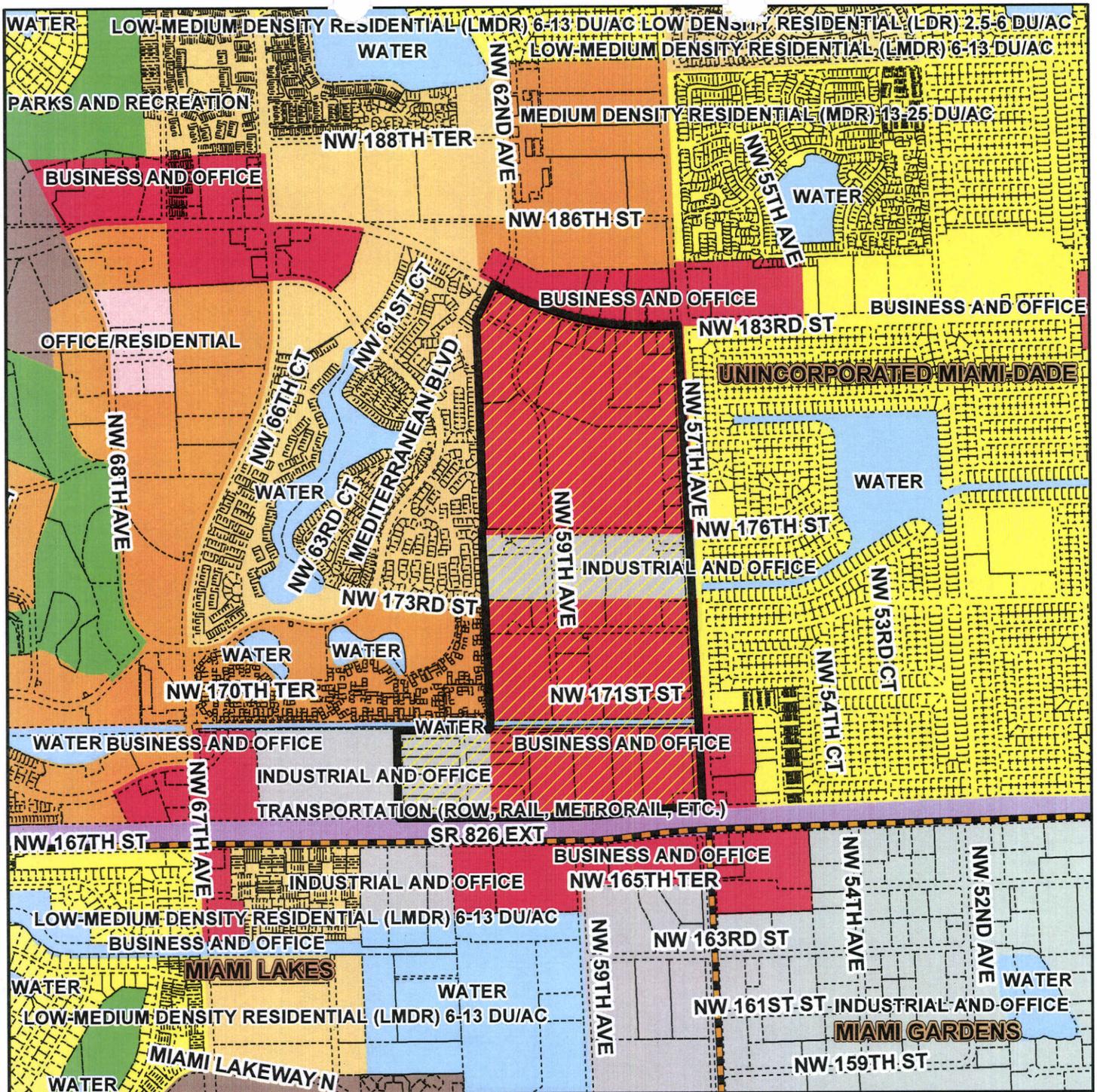
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Wednesday, December 17, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 12/13 Township: 52 Range: 40

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Applicant: DEPARTMENT OF REGULATORY AND ECONOMICS RESOURCES

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Legend

-  Subject Property Case
-  Zoning



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