

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

PH: Z14-142 (15-6-CZ12-4)

June 9, 2015
Item No. 4

Recommendation Summary	
Commission District	8
Applicants	CMG Homes-10201, LLC
Summary of Requests	The applicant is seeking to allow a district boundary change from AU to EU-M.
Location	10201 SW 136 Street, Miami, Florida.
Property Size	154.12' X 260'
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua, (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Approval.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicant seeks to rezone the subject parcel from AU, Agricultural District, to EU-M, Single Family Modified Estate District.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 10201 SW 136 Street. Staff notes that the surrounding properties are all zoned EU-M, Single Family Modified Estate District and contain single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this section of the County.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as *Estate Density Residential* on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Approval of the application would allow the applicant to develop the parcel with a maximum of 2 residential units which is the maximum allowed under the density threshold of the LUP map. Further, the subject property is surrounded by EU-M zoned properties. As such and also for the reasons stated in the zoning analysis below, the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, the CDMP's Land Use Element the interpretative text for the Estate Density Residential category; and with the Land Use Element **Objective LU-4**.

ZONING ANALYSIS:

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

Furthermore, staff is of the opinion that the proposed zone change to EU-M is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area, which is comprised of EU-M zoned single-family residences. **Therefore, staff recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

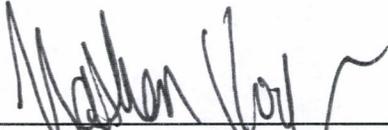
OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:CH:JV



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

NON

ZONING RECOMMENDATION ADDENDUM

CMG Homes-10201, LLC
Z14-142

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

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

Estate Density (Pg. I-31)	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i>
Objective LU-4 (Pg. I-9)	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i>
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ZONING RECOMMENDATION ADDENDUM

CMG Homes-10201, LLC
Z14-142

	<p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></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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4. CMG HOMES-10201, LLC
(Applicant)

15-6-CZ12-4 (14-142)
Area 12/District 08
Hearing Date: 06/09/15

Property Owner (if different from applicant) **CMG HOMES 10201, INC.**

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>
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No History

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

Memorandum



Date: March 25, 2015

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

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

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

Subject: #Z2014000142-1st Revision
CMG Homes - 10201, LLC
10201 SW 136th Street, Miami, FL 33176
DBC from AU to EU-M
(AU) (0 Acres)
17-55-40

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

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

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

Wastewater Disposal

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

Stormwater Management

Stormwater 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.

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. 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 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.

DERM has no objection to the proposed application provided that the change is conditioned on preservation of specimen trees as required under the Comprehensive Development Master Plan (CDMP) and Chapter 24 of the Code.

Pursuant to Objective Con-8I of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on any of the subject parcels, they shall be removed prior to development or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

An aerial review of the subject property indicates the possible presence of significant stands of Brazilian Pepper (*Schinus terebinthifolius*). DERM approval is conditioned on the removal of Brazilian Pepper and all other exotic pest plant and nuisance species on the lists previously mentioned.

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

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

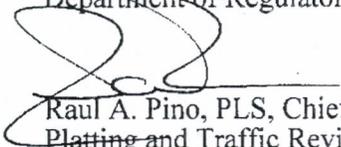
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: January 07, 2014

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

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

Subject: Z2014000142
Name: CMG Homes 10201, LLC
Location: 10201 SW 136th Street
Section 17 Township 55 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 property must comply with Chapter 28 of the Miami-Dade County Code. Please contact the Land Development Division at 305-375-2141 for platting requirements. Any road dedications and improvements required will be accomplished thru the recording of a plat..

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 1 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9710	SW 102 Ave. S/O SW 136 St..	C	C

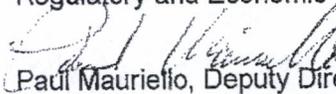
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: December 31, 2014

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

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

Subject: CMG Homes 10201, LLC (#14_142)

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

Application: *CMG Homes 10201, LLC*, requests a district boundary change from Agricultural (AU) to Estates, Modified Single Family (EU-M).

Size: The subject property is approximately 0.93 acres.

Location: The subject property is located at 10201 SW 136th Street, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the district boundary change to Estates, Modified Single Family to establish two single family homes on the property, meets the County Code definition of "residential units." As such, residential units constructed on the property will receive PWWM waste collection service.

Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE
COUNTY

Date: January 8, 2015

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

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

Subject: Z2014000142: CMG HOMES-10201, INC

Application Name: CMG HOMES-10201, INC

Project Location: The site is located at 10201 SW 136 ST, Miami-Dade County.

Proposed Development: The request is for a district boundary change from AU to EU-M for 2 single-family residential dwelling units.

Impact and demand: This application proposes a development not to exceed 2 single family dwelling units resulting in an impact of less than .02 acres to the Level of Service. The site is located in Park Benefit District 2 which has a surplus of 419.32 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: October 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: 21-JAN-15
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2014000142

Fire Prevention Unit:

1992

Service Impact/Demand

Development for the above Z2014000142
located at 10201 SW 136 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid No objection. is proposed as the following:

<u>2 DU</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>0.54</u> Office	square feet	<u>Residential</u> institutional	square feet
<u>No Impact</u> Retail	square feet	<u>Residential</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.54 alarms-annually.
The estimated average travel time is: 8:03 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
04

Planned Service Expansions:

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

Fire Planning Additional Comments

N/A

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CMG HOMES-10201, LLC

10201 SW 136 STREET,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JUNE 9, 2015

Z2014000142

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 21, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

CMG HOMES-10201, LLC

OUTSTANDING LIENS AND FINES:

As of May 21, 2015, there are no Outstanding Liens, Fees, or Fines

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

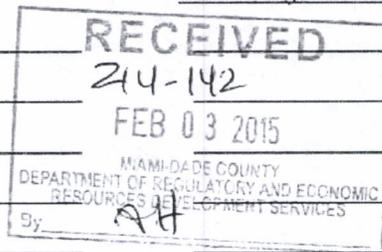
CORPORATION NAME: CMG HOMES-10201, LLC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
CMG FAMILY MANAGEMENT, LLC. Oscar Garcia	100% 50%
255 UNIVERSITY DRIVE Icer Palacio	50%
CORAL GABLES, FLORIDA 33144	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

RECEIVED

204-142

FEB 03 2015

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

By: *[Signature]*

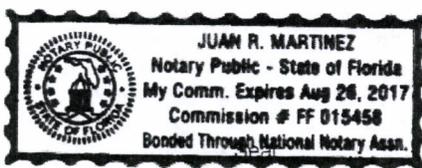
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

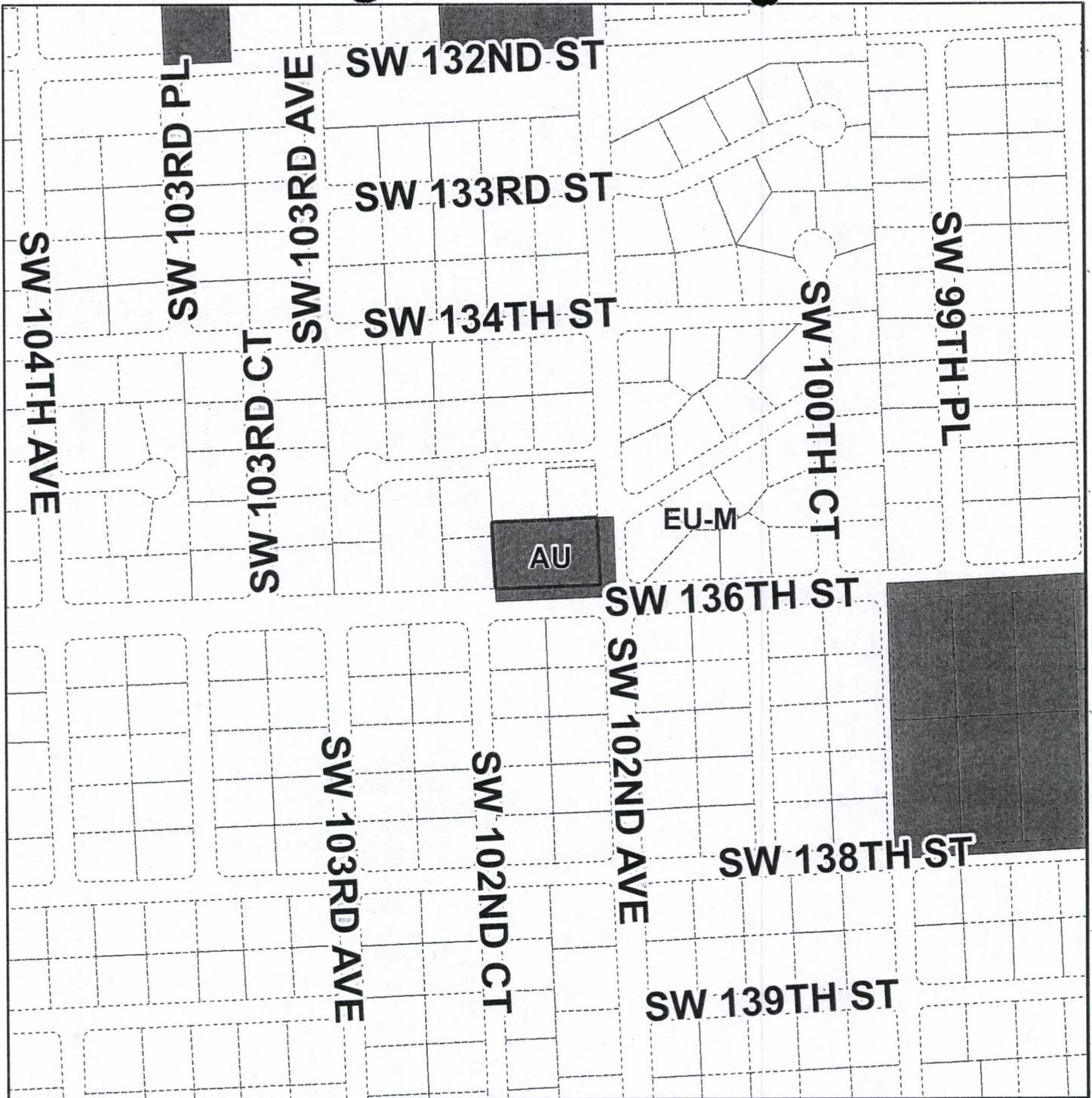
Sworn to and subscribed before me this 3RD day of December 2014. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)



My commission expires: August 26, 2017

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000142

Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number

Z2014000142

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

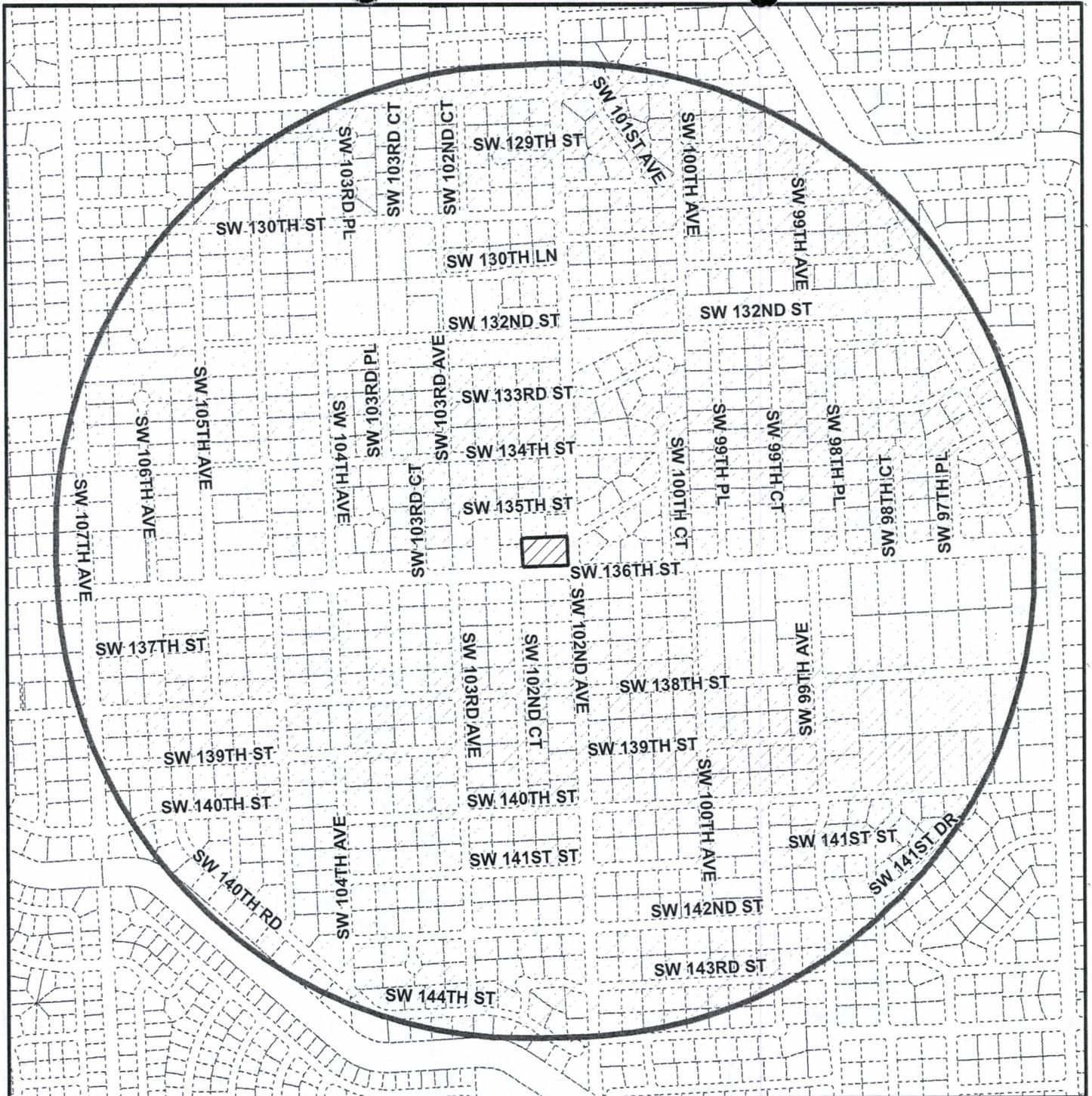


Section: 17 Township: 55 Range: 40
Applicant: CMG HOMES-1-2-1, INC
Zoning Board: C12
Commission District: 8
Drafter ID: E.CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2014000142
 RADIUS: 2640

Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

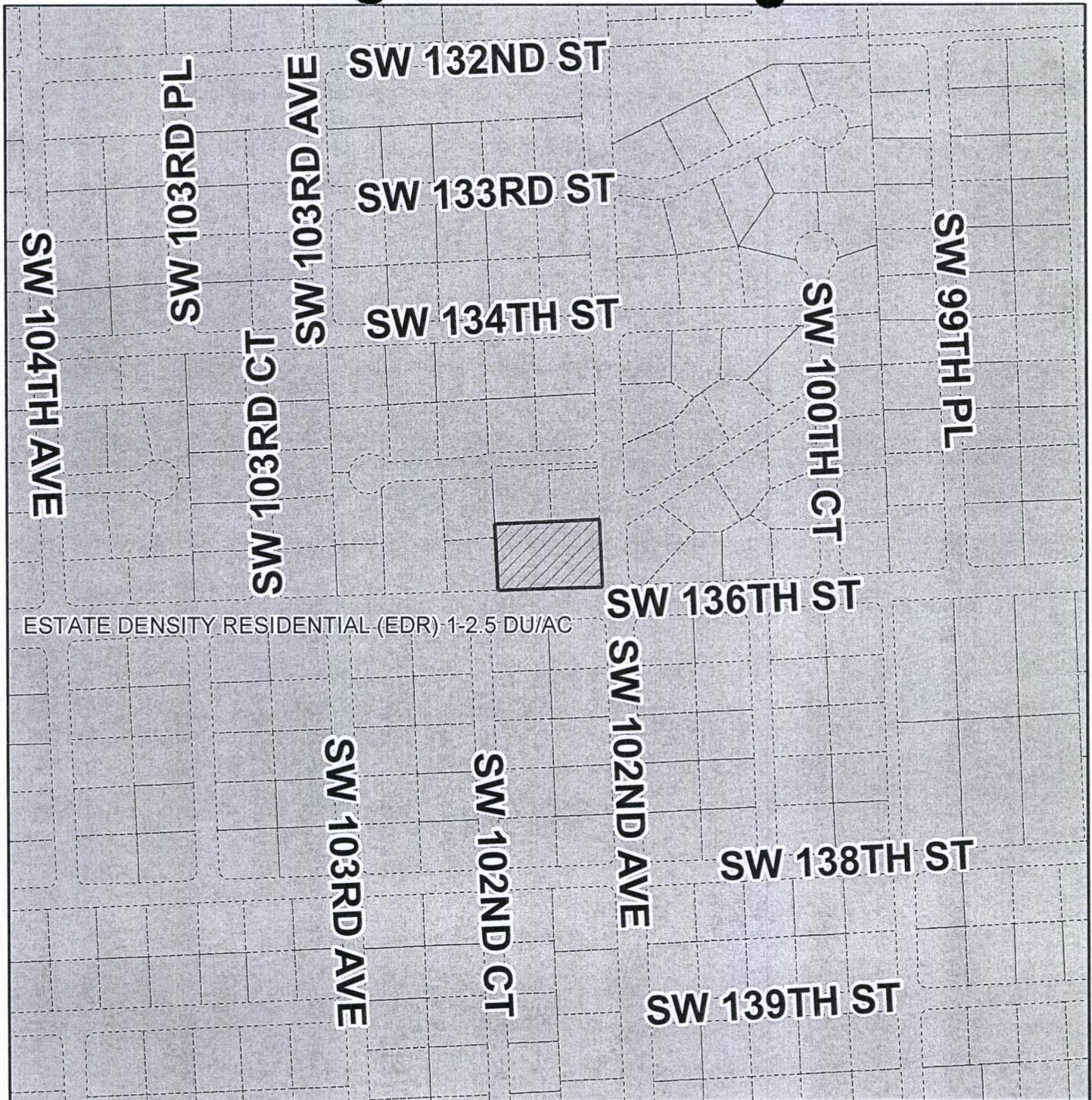
Legend

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



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000142

Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000142

BOARD: C12

LOCATION OF SIGN: 10201 SW 136 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 18-MAY-15

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

SIGNATURE: 

PRINT NAME: CLEVELAND THOMPSON

HEARING NO. 15-6-CZ12-4 (14-142)

17-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: CMG HOMES-10201, LLC

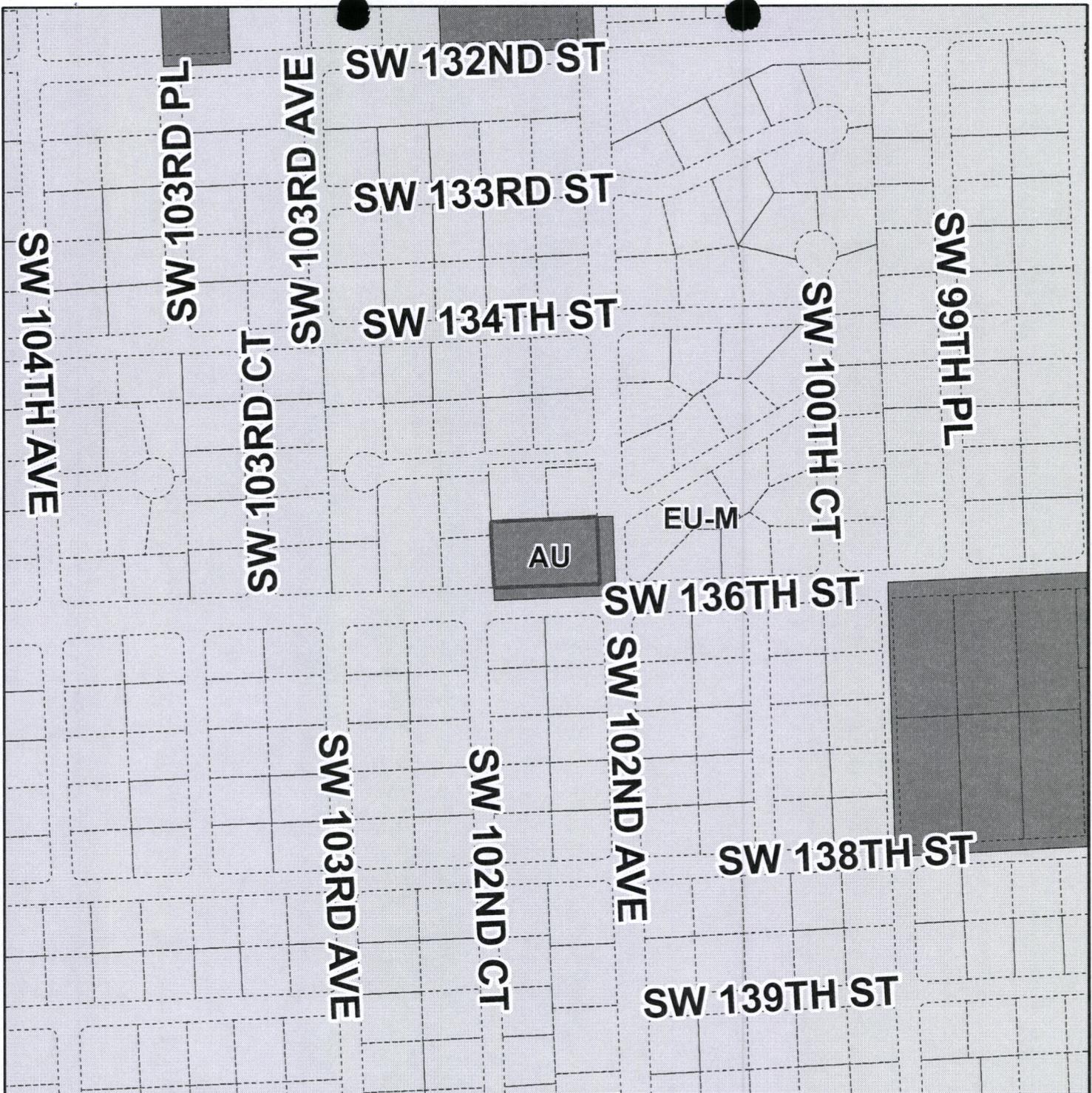
DISTRICT BOUNDARY CHANGE from AU to EU-M.

LOCATION: 10201 SW 136 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 154.12' X 260'

AU (Agricultural-Residential 5 Acres Gross)

EU-M (Estates Mod. 1 Family 15,000 sq. ft. net)



MIAMI-DADE COUNTY
HEARING MAP

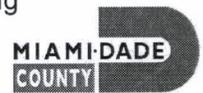
Process Number
Z2014000142



Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY



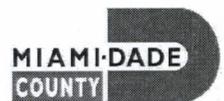
MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2014000142

Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

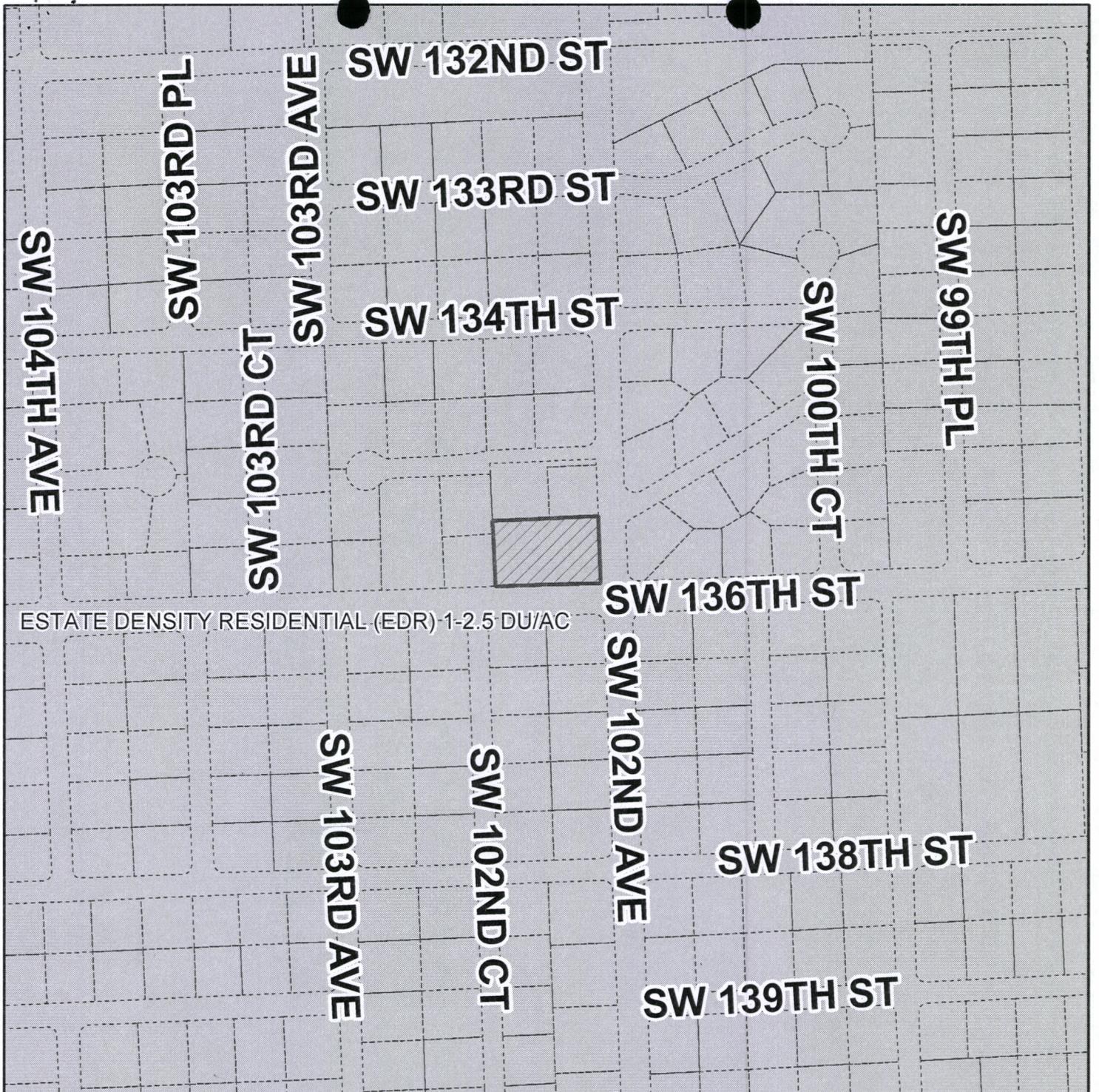
Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

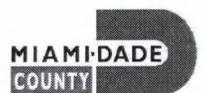
Process Number
Z2014000142

Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000142 - CMG Homes 1-2-1 Inc.
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1991	17 TRAFFIC ACCIDENT	1	1	1
	41 SICK OR INJURED PERSON	1	4	5
	49 FIRE	0	0	1
TOTAL FOR GRID 1991		2	5	7
1992	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	0	2	3
	41 SICK OR INJURED PERSON	2	7	4
	49 FIRE	0	0	1
TOTAL FOR GRID 1992		8	9	8
2026	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	4	3	4
	32 ASSAULT	0	1	1
	41 SICK OR INJURED PERSON	9	11	8
	44 ATTEMPTED SUICIDE	0	1	0
	49 FIRE	1	0	0
TOTAL FOR GRID 2026		14	17	13
5024	17 TRAFFIC ACCIDENT	1	0	0
	41 SICK OR INJURED PERSON	2	3	6
	49 FIRE	1	1	0
TOTAL FOR GRID 5024		4	4	6
		Reported: 7	Reported: 10	Reported: 12
		Not Reported: 21	Not Reported: 25	Not Reported: 22
TOTAL EMERGENCY		28	35	34



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000142 - CMG Homes 1-2-1 Inc.
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1991	14 CONDUCT INVESTIGATION	3	3	3
	26 BURGLARY	1	3	3
	32 ASSAULT	1	0	0
	34 DISTURBANCE	1	0	1
TOTAL FOR GRID 1991		6	6	7
1992	14 CONDUCT INVESTIGATION	1	1	1
	26 BURGLARY	2	2	2
	32 ASSAULT	0	0	2
	34 DISTURBANCE	2	1	0
TOTAL FOR GRID 1992		5	4	5
2026	14 CONDUCT INVESTIGATION	5	3	2
	17 TRAFFIC ACCIDENT	0	0	1
	26 BURGLARY	1	0	3
	32 ASSAULT	1	1	0
	34 DISTURBANCE	3	1	1
	44 ATTEMPTED SUICIDE	0	0	1
	49 FIRE	1	0	1
TOTAL FOR GRID 2026		11	5	9
5024	14 CONDUCT INVESTIGATION	2	5	2
	26 BURGLARY	3	0	2
	32 ASSAULT	1	1	0
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	0	1	0
TOTAL FOR GRID 5024		6	7	5
		Reported: 10	Reported: 5	Reported: 7
		Not Reported: 18	Not Reported: 17	Not Reported: 19
TOTAL PRIORITY		28	22	26



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000142 - CMG Homes 1-2-1 Inc.
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1991	13 SPECIAL INFORMATION/ASSIGNMENT	<u>12</u>	9	19
	14 CONDUCT INVESTIGATION	<u>16</u>	23	18
	15 MEET AN OFFICER	<u>1</u>	1	1
	17 TRAFFIC ACCIDENT	<u>4</u>	5	7
	18 HIT AND RUN	<u>1</u>	0	0
	19 TRAFFIC STOP	<u>9</u>	10	13
	20 TRAFFIC DETAIL	<u>2</u>	1	2
	21 LOST OR STOLEN TAG	<u>1</u>	2	3
	22 AUTO THEFT	<u>0</u>	3	1
	25 BURGLAR ALARM RINGING	<u>99</u>	104	133
	26 BURGLARY	<u>17</u>	21	23
	27 LARCENY	<u>9</u>	7	9
	28 VANDALISM	<u>2</u>	0	1
	32 ASSAULT	<u>1</u>	1	2
	34 DISTURBANCE	<u>27</u>	24	25
	36 MISSING PERSON	<u>0</u>	2	3
	37 SUSPICIOUS VEHICLE	<u>7</u>	13	14
	38 SUSPICIOUS PERSON	<u>3</u>	4	9
	39 PRISONER	<u>2</u>	0	0
	41 SICK OR INJURED PERSON	<u>0</u>	2	3
43 BAKER ACT	<u>0</u>	0	1	
44 ATTEMPTED SUICIDE	<u>0</u>	1	0	
45 DEAD ON ARRIVAL	<u>0</u>	1	1	
49 FIRE	<u>1</u>	1	0	
52 NARCOTICS INVESTIGATION	<u>1</u>	0	1	
54 FRAUD	<u>4</u>	4	4	
TOTAL FOR GRID 1991		219	239	293
1992	13 SPECIAL INFORMATION/ASSIGNMENT	<u>11</u>	15	25
	14 CONDUCT INVESTIGATION	<u>18</u>	15	31
	15 MEET AN OFFICER	<u>2</u>	1	0
	17 TRAFFIC ACCIDENT	<u>5</u>	5	9
	18 HIT AND RUN	<u>2</u>	1	2
	19 TRAFFIC STOP	<u>9</u>	4	7
	20 TRAFFIC DETAIL	<u>2</u>	3	1
	21 LOST OR STOLEN TAG	<u>0</u>	2	4
22 AUTO THEFT	<u>1</u>	1	1	
25 BURGLAR ALARM RINGING	<u>87</u>	96	103	
26 BURGLARY	<u>12</u>	14	21	
27 LARCENY	<u>1</u>	6	3	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000142 - CMG Homes 1-2-1 Inc.
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1992	28 VANDALISM	2	3	3
	32 ASSAULT	2	1	3
	33 SEX OFFENSE	0	0	1
	34 DISTURBANCE	39	32	40
	37 SUSPICIOUS VEHICLE	7	13	10
	38 SUSPICIOUS PERSON	3	9	4
	39 PRISONER	1	0	0
	41 SICK OR INJURED PERSON	1	3	4
	43 BAKER ACT	3	0	2
	45 DEAD ON ARRIVAL	1	0	1
	48 EXPLOSION	0	1	0
	52 NARCOTICS INVESTIGATION	2	2	0
	54 FRAUD	2	4	4
TOTAL FOR GRID 1992		213	231	279
2026	13 SPECIAL INFORMATION/ASSIGNMENT	23	21	42
	14 CONDUCT INVESTIGATION	38	34	41
	15 MEET AN OFFICER	0	0	4
	16 D.U.I.	2	0	1
	17 TRAFFIC ACCIDENT	16	10	11
	18 HIT AND RUN	4	2	3
	19 TRAFFIC STOP	40	22	27
	20 TRAFFIC DETAIL	4	5	8
	21 LOST OR STOLEN TAG	2	0	4
	22 AUTO THEFT	5	2	1
	25 BURGLAR ALARM RINGING	146	142	158
	26 BURGLARY	24	33	34
	27 LARCENY	12	11	13
	28 VANDALISM	1	3	6
	29 ROBBERY	0	0	1
	32 ASSAULT	2	2	2
	34 DISTURBANCE	50	33	20
	36 MISSING PERSON	4	4	3
	37 SUSPICIOUS VEHICLE	15	21	16
	38 SUSPICIOUS PERSON	7	14	12
	39 PRISONER	0	0	3
	41 SICK OR INJURED PERSON	4	3	5
	43 BAKER ACT	3	4	2
45 DEAD ON ARRIVAL	1	0	1	
49 FIRE	1	1	0	
52 NARCOTICS INVESTIGATION	1	2	4	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000142 - CMG Homes 1-2-1 Inc.
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2026	54 FRAUD	<u>13</u>	12	8
TOTAL FOR GRID 2026		418	381	430
5024	13 SPECIAL INFORMATION/ASSIGNMENT	<u>6</u>	13	25
	14 CONDUCT INVESTIGATION	<u>24</u>	25	25
	15 MEET AN OFFICER	<u>1</u>	2	0
	16 D.U.I.	<u>0</u>	1	0
	17 TRAFFIC ACCIDENT	<u>2</u>	3	2
	18 HIT AND RUN	<u>1</u>	1	1
	19 TRAFFIC STOP	<u>4</u>	10	10
	20 TRAFFIC DETAIL	<u>2</u>	0	1
	21 LOST OR STOLEN TAG	<u>3</u>	0	3
	22 AUTO THEFT	<u>2</u>	0	0
	25 BURGLAR ALARM RINGING	<u>92</u>	128	148
	26 BURGLARY	<u>20</u>	11	27
	27 LARCENY	<u>5</u>	3	4
	28 VANDALISM	<u>1</u>	1	4
	32 ASSAULT	<u>5</u>	1	5
	34 DISTURBANCE	<u>31</u>	25	23
	36 MISSING PERSON	<u>2</u>	1	0
	37 SUSPICIOUS VEHICLE	<u>4</u>	16	16
	38 SUSPICIOUS PERSON	<u>12</u>	6	6
	39 PRISONER	<u>1</u>	0	0
	41 SICK OR INJURED PERSON	<u>1</u>	1	5
	43 BAKER ACT	<u>0</u>	1	0
	45 DEAD ON ARRIVAL	<u>0</u>	1	0
	49 FIRE	<u>0</u>	1	0
	52 NARCOTICS INVESTIGATION	<u>0</u>	1	0
	54 FRAUD	<u>2</u>	5	8
TOTAL FOR GRID 5024		228	257	313
		Reported: 492	Reported: 508	Reported: 635
		Not Reported: 586	Not Reported: 600	Not Reported: 680
TOTAL ROUTINE		1078	1108	1315
GRAND TOTAL		1134	1165	1375



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: 1991, 1992, 5024, 2026

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

Agency: MIAMI-DADE

District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

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

CDW Package

Memorandum



Date: September 18, 2014

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

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

Subject: Solid Waste Disposal Concurrency Determination

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

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

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of sixteen (16) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2029-30 or eleven (11) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2015), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Aneisha Daniel, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Fernandez, Assistant Director, Disposal Operations
Bolanle Shorunke-Jean, Division Director, Fiscal Management & Planning

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

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	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

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

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

MRW:NS:hab

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

Memorandum



Date: September 18, 2014

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

From: *OK*
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

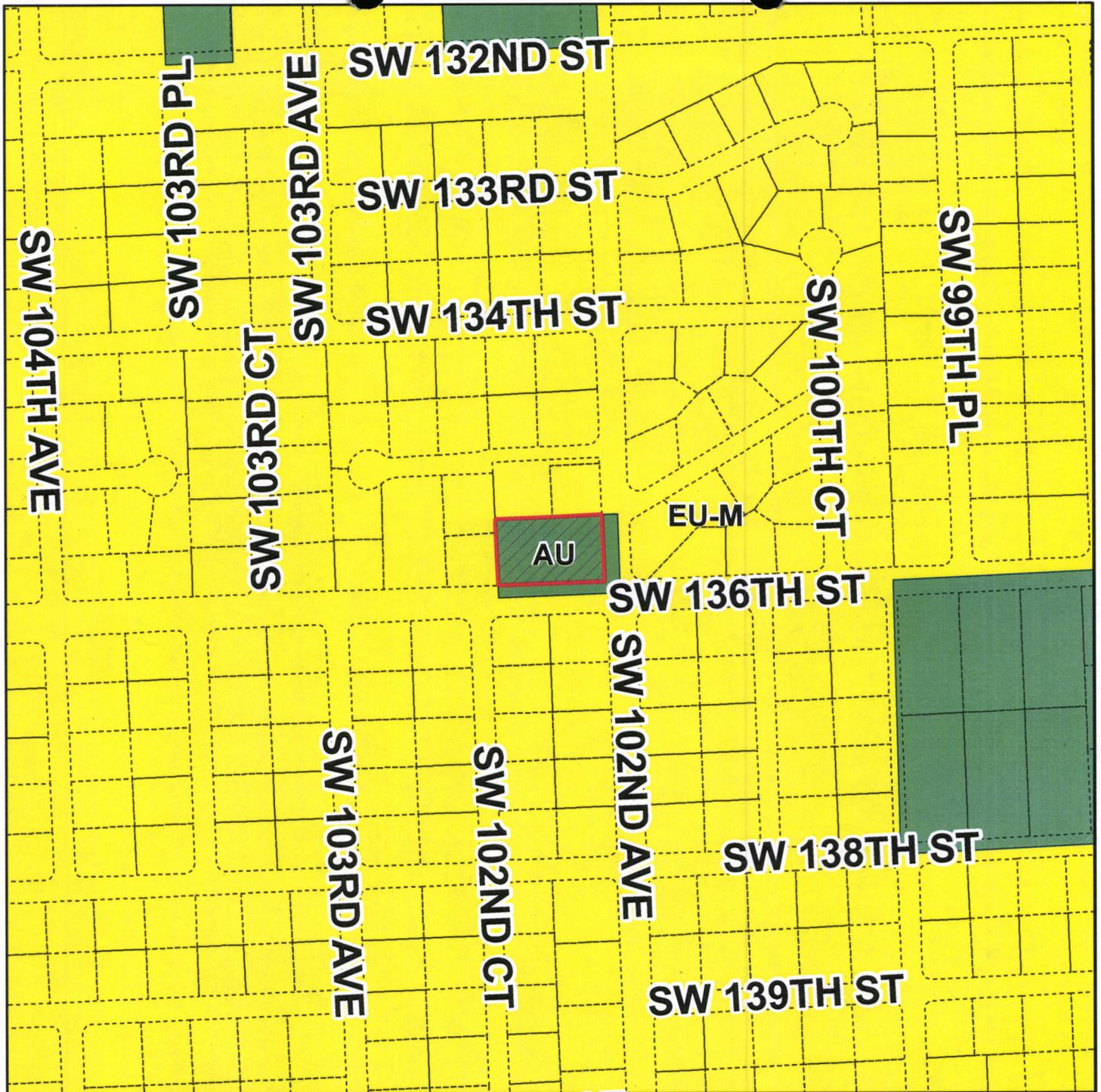
c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS



Report # 4 Table 34

PBD	Estimated 2014 UMSA Population	Standard @ 2.76 Acres Per 1000 People (Acres)	Local Recreation Open Space Level of Service			TOTAL LOCAL	School Acres	Private Open Space Acres	Recreation Open S Acres	Surplus (Deficient) Acres	Percentage of Standard %
			Public local Park Acres	Concurrency* Acres	Acres						
1	380,115	1,045.32	343.95	291.00	634.95	259.82	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	3,136.40	1311.09	1118.93	2430.02	752.74	829	4011.76	875.37	1.28	

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000142

Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



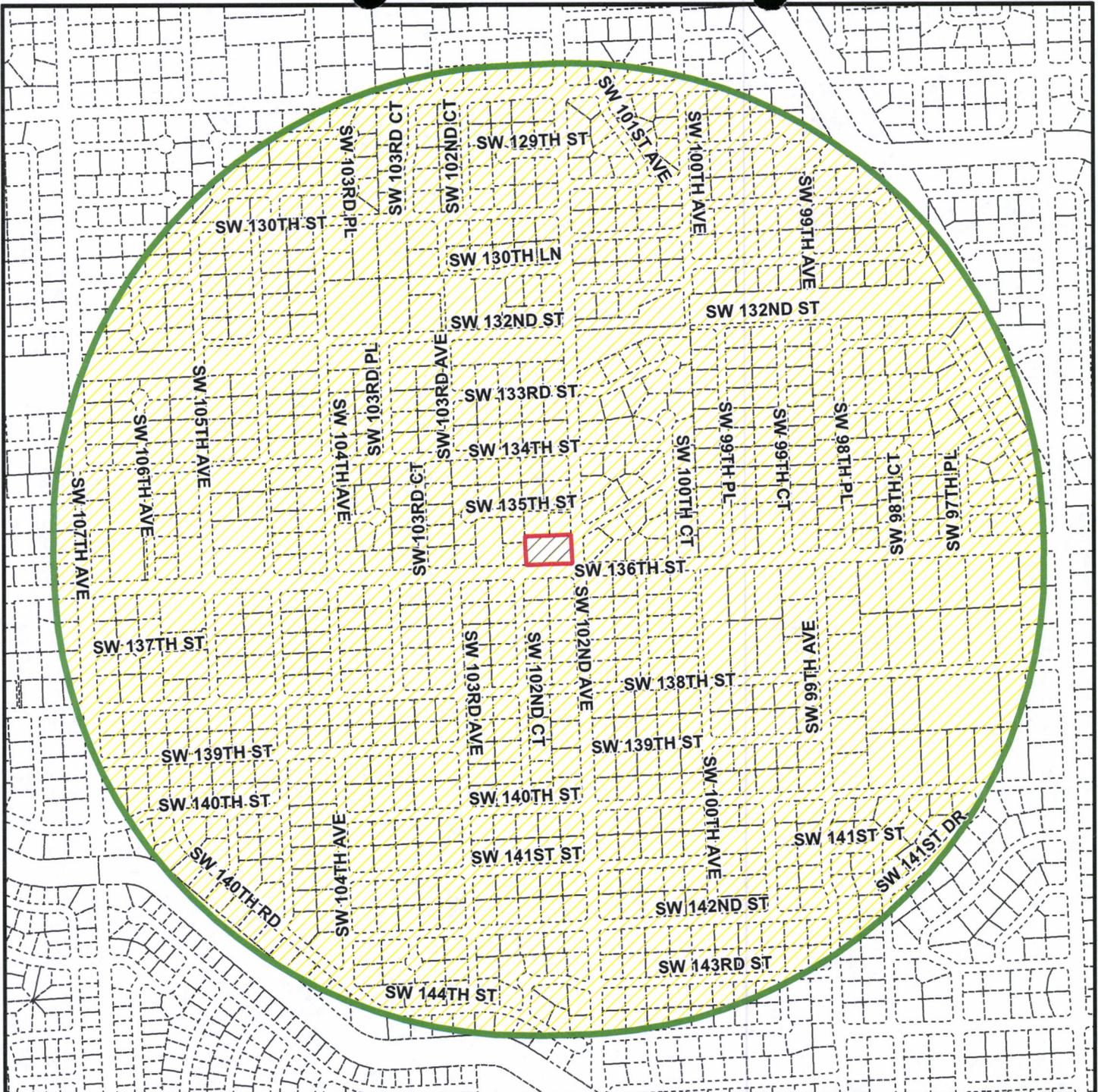
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2014000142
 RADIUS: 2640

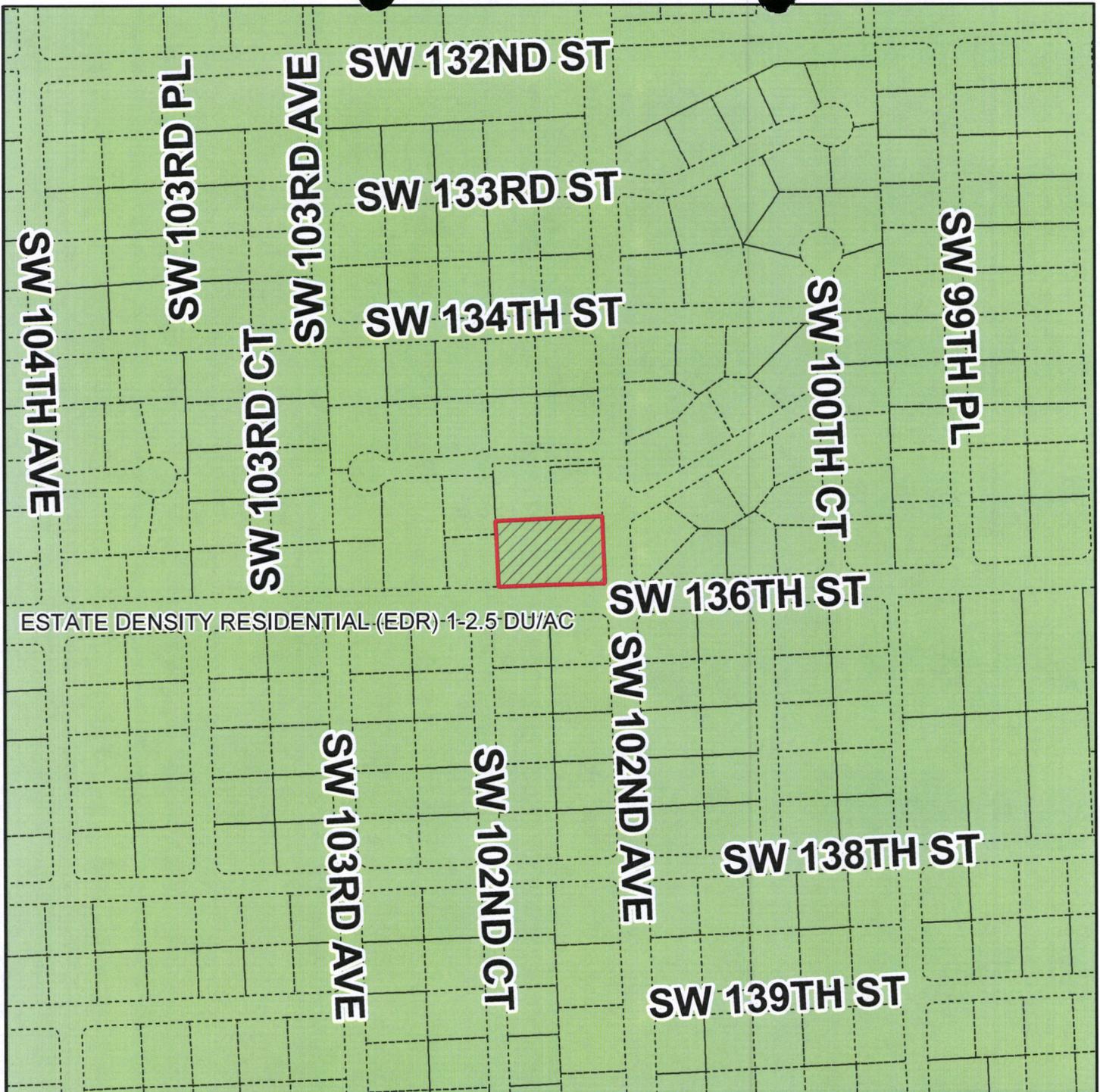
Legend

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



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000142

Section: 17 Township: 55 Range: 40
 Applicant: CMG HOMES-1-2-1, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Monday, December 22, 2014

REVISION	DATE	BY