

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

**PH: Z15-045(15-11-CZ12-1)**

**November 3, 2015**

Item No. 1

| <b>Recommendation Summary</b>              |  |
|--|--|
| <b>Commission District</b>                 | 10   |
| <b>Applicant</b>                           | WRC Properties, Inc.   |
| <b>Summary of Requests</b>                 | The applicant is seeking approval of a Special Exception request and a request to modify a condition of a previously approved resolution in order to submit plans showing the expansion of the existing alcoholic beverage establishment into an adjoining bay in an existing shopping plaza and spaced less than required from other alcoholic beverage establishments. |
| <b>Location</b>                            | 8525 Mills Drive, Miami-Dade County, Florida.  |
| <b>Property Size</b>                       | 27.49 acres  |
| <b>Existing Zoning</b>                     | BU-2   |
| <b>Existing Land Use</b>                   | Shopping Center  |
| <b>2020-2030 CDMP Land Use Designation</b> | Business and Office<br>(see attached Zoning Recommendation Addendum)   |
| <b>Comprehensive Plan Consistency</b>      | Consistent with interpretative text, goals, objectives and policies of the CDMP  |
| <b>Applicable Zoning Code Section(s)</b>   | Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses<br>Section 33-311(A)(7) Generalized Modification Standards<br>(see attached Zoning Recommendation Addendum)   |
| <b>Recommendation</b>                      | <b>Approval with conditions</b>  |

**REQUESTS:**

- 1) SPECIAL EXCEPTION to permit the expansion of an existing alcoholic beverage establishment to be spaced less than the required 1500' from another legally established alcohol use.
- 2) MODIFICATION of plans of Condition #2 to Resolution #CZAB12-4-12, reading as follows:

FROM: That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "The Palms at Town & Country Center" as prepared by Robin Bosco Architects and Planners, Inc., consisting of 3 sheets, all sheet dated stamped received 5/16/12 and a specific purpose survey prepared by Schwebke-Shiskin and Associates, Inc., consisting of 1 sheet, dated stamped received 11/17/11 for a total of 5 sheets.

TO: That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Substantial Compliance Submittal Site Plan" as prepared by Robin Bosco Architects and Planners, Inc., consisting of 1 sheet, dated stamped received 05/18/15 and a floor plan entitled "World of Beer" dated stamped received 06/22/15, Specific Purpose Survey prepared by Schwebke-Shiskin and Associates, Inc., consisting of 1 sheet, dated stamped received 05/18/15 for a total of 3 sheets.

The purpose of the request is to allow the applicant to submit plans showing the expansion of the existing bar into an adjoining bay in an existing shopping plaza.

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

**PROJECT DESCRIPTION AND HISTORY:**

The subject site is an existing 27.49-acre, multi-tenant shopping center with buildings flanking plazas, parking areas and a lake. Staff notes that the subject property has received prior approvals for variances to the spacing requirements for liquor package store uses at various stages of development of the shopping center.

The applicant now seeks to modify the previously approved plans in order to expand the floor area for an existing alcoholic beverage use within the shopping center.

| <b><u>NEIGHBORHOOD CHARACTERISTICS</u></b> |   |  |
|--|---|--|
|  | <b>Zoning and Existing Use</b>                      | <b>Land Use Designation</b>                  |
| <b>Subject Property</b>                    | BU-2; shopping center                               | Business and Office                          |
| <b>North</b>                               | RU-3M; townhouses and condos                        | Low-Medium Density Residential (6 to 13 dua) |
| <b>South</b>                               | BU-1A; commercial                                   | Business and Office                          |
| <b>East</b>                                | BU-1A; gas station, townhouses and office buildings | Business and Office (2.5 to 6 dua)           |
| <b>West</b>                                | Florida Turnpike Homestead Extension                | Transportation                               |

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an existing shopping center located at the northwest corner of SW 88 Street and SW 117 Avenue. The surrounding area is characterized by commercial and residential uses.

**SUMMARY OF THE IMPACTS:**

Approval of this application will the applicant to provide additional and convenient alcohol sale to patrons of the existing shopping center.

**CDMP ANALYSIS:**

The subject property is designated as **Business and Office** on the Adopted 2015-2025 Land Use Plan (LUP) map. This Business and Office category accommodates the full range of sales and service activities, including retail. Additionally, the shopping center is located within a designated **Metropolitan Urban Center**. The CDMP Land Use Element interpretative text states that **Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors.** As previously noted the subject property has also obtained approvals for similar liquor package store uses and spacing variances within the shopping center. The approval of the requests sought in this application will permit the applicant to expand an existing bar into an adjoining bay in an existing shopping plaza, and the expansion would be spaced less than required from other lawfully established alcoholic beverage establishment. The proposed bar expansion is **consistent** with the retail uses permitted in areas

designated Business and Office and Metropolitan Urban Center on the Comprehensive Development Master Plan (CDMP) LUP map.

### **ZONING ANALYSIS:**

When analyzing request #1, to permit the expansion of an existing bar to be spaced less than the required 1500' from another legally established alcohol use, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the request would be **compatible** with the surrounding area and the commercial, retail and entertainment uses already existing within the shopping center for the reasons stated herein. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application will not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. Said memorandum also indicates that this application meets traffic concurrency criteria for an Initial Development Order. Further, based on memoranda from the departments reviewing the application, among which are, the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), the Miami-Dade Fire Rescue and Miami-Dade Police Departments along with the Public Works and Waste Management Department, staff opines that approval of this request would not result in excessive noise, or cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads or highways, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development.

Staff notes that pursuant to Resolution #CZAB12-18-11, and Resolution #CZAB12-12-13, other alcoholic beverage establishments were approved within this shopping center spaced less than required from other lawfully established alcoholic beverage establishments. Staff further notes that the liquor survey submitted by the applicant indicates that including the aforementioned alcoholic beverage establishments, there are twelve (12) lawfully established alcoholic beverage establishments located within the subject shopping center. In staff's opinion, the proposed encroachment into the 1,500' spacing requirement is **compatible** with the surrounding commercial uses within the existing shopping center and those along SW 88 Street, a major transportation corridor and will not negatively impact the surrounding area. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses And New Uses.**

When request #2, to permit the modification of a condition of a previously approved Resolution, is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of this request would be **compatible** with the surrounding area. Additionally, staff opines that approval of this request is germane to request #1. Staff notes that the existing building footprint and elevations are proposed to remain the same. Staff further notes that the applicant is proposing to expand its existing 3,140 sq. ft. facility into the immediately adjoining bay (approximately 1,880 sq. ft.) to provide additional food and table service. Staff opines that the proposed expansion is internal to the building and the shopping center. As such, staff further opines that approval of same would not create any new visual impacts on the surrounding properties or on passersby along the abutting area roadways, and would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(7) Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:**

The submitted site plan depicts an existing outdoor shopping center with one (1) ingress/egress point along SW 88 Street and two (2) ingress/egress points along SW 117 Avenue. The existing buildings are oriented facing the parking areas and plazas. The subject property is pedestrian oriented so that patrons can park and access desired locations within the subject property by a short walk.

**NEIGHBORHOOD SERVICES PROVIDER COMMENTS:** See attached.

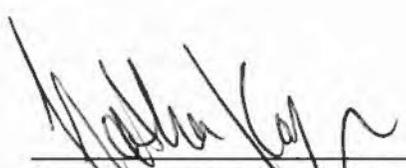
**OTHER:** N/A

**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That all the conditions of Resolution #CZAB12-4-12 remain in full force and effect, except as herein modified.
2. That the applicant obtain a Certificate of Use for the proposed bar expansion from and promptly renew same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

NK:MW:NN:CH:JV

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

*Non*

PLANNING AND ZONING  
AGENDA OFFICE

2015 OCT 27 P 12:31

# ZONING RECOMMENDATION ADDENDUM

WRC Properties, Inc.  
Z15-045

| <b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>     |              |
|---|--------------|
| Division of Environmental Resource Management (RER) | No objection |
| Platting and Traffic Review Section (RER)           | No objection |
| Public Works and Waste Management                   | No objection |
| Parks, Recreation and Open Space                    | No objection |
| Fire Rescue   | No objection |
| Police  | No objection |
| Schools   | No comment   |

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

|  |   |
|--|---|
| <p><b>Business and Office</b><br/>(Pg. I-40)</p>                       | <p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Business and Office</b>. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.</i></p>   |
| <p><b>Policies for Development of Urban Centers</b><br/>(Pg. I-46)</p> | <p><b>Uses and Activities.</b> <i>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.</i></p> |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

|  |   |
|--|---|
| <p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p> | <p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that</i></p> |
|--|---|

# ZONING RECOMMENDATION ADDENDUM

WRC Properties, Inc.  
Z15-045

|   |  |
|---|--|
|   | <p><i>the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>   |
| <p><b>33-311(A)(3)<br/>Special exceptions, unusual and new uses</b></p> | <p><i>Special exceptions (for all applications other than public charter schools), <b>unusual</b> and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and <b>unusual uses</b> which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p> |

**1. WRC PROPERTIES, LLC.**  
**(Applicant)**

**15-11-CZ12-1 (15-045)**  
**Area 12/District 10**  
**Hearing Date: 11/03/15**

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

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

Disclosure of interest form attached? **Yes**  **No**

**Previous Zoning Hearings on the Property:**

| <b><u>Year</u></b> | <b><u>Applicant</u></b> | <b><u>Request</u></b>   | <b><u>Board</u></b> | <b><u>Decision</u></b>     |
|--------------------|-------------------------|---|---------------------|----------------------------|
| 2006               | WRC Properties, Inc.    | - To make a Substantial Deviation Determination to a DRI.   | BCC                 | Approved with Condition(s) |
| 2008               | WRC Properties, Inc.    | - Applicant is requesting to permit 5 signs.  | C12                 | Approved with Condition(s) |
| 2010               | WRC Properties, Inc.    | - Applicant is requesting to permit 3 wall signs (2 signs permitted).                               | C12                 | Approved with Condition(s) |
| 2011               | WRC Properties, Inc.    | - Special Exception to permit a proposed liquor package store spaced less than the required 1,500'. | C12                 | Approved with Condition(s) |
| 2012               | WRC Properties, Inc.    | - Special Exception to permit a Bar spaced less.  | C12                 | Approved with Condition(s) |
| 2013               | WRC Properties, LLC.    | - Special Exception to permit a Liquor Package store.   | C12                 | Approved with Condition(s) |

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

# Memorandum



**Date:** July 21, 2015

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

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

**Subject:** C-12 #Z2015000045-2<sup>nd</sup> Revision  
W R C Properties, LLC., a Delaware limited liability company  
8525 Mills Drive, Miami, FL 33183  
Special Exception to permit the expansion of a bar.  
(BU-2) (27.49 Acres)  
36-54-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

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

#### Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

#### 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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of 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.

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

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.

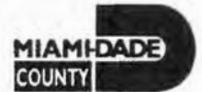
This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any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

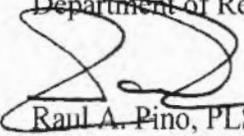
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** July 31, 2015

**To:** Nathan Kogon, Assistant Director  
Department of Regulatory and Economic Resources

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

**Subject:** Z2015000045  
Name: WRC Properties, LLC  
Location: 8525 Mills Drive  
Section 36 Township 54 South Range 39 East

---

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tracts E and F, Plat Book 125, Page 45.

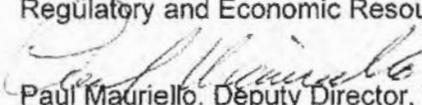
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

# Memorandum



**Date:** July 1, 2015

**To:** Nathan Kogon, Assistant Director  
Regulatory and Economic Resources Department

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

**Subject:** WRC Properties, LLC (#15\_045)

The Public Works and Waste Management Department (PWWM) has **no objections to the proposed application.**

**WRC Properties, LLC** is requesting a special exception to permit the expansion of the existing World of Beer into an adjoining bay, a non-use variance to permit live entertainment in a bar, and a non-use variance for the hours of operation. The bar is located in the Palms at Town and Country shopping center. The existing bar on the property meets the County Code definition of a commercial establishment. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

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

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

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

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

**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."

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.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354.

# Memorandum



**Date:** August 10, 2015

**To:** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED<sup>®</sup> Green Associate  
Chief, Comprehensive Planning & Water Supply Certification Section

**Subject:** Zoning Application Comments- WRC Properties, LLC  
Application # Z2015000045 (Pre-Appf. # Z15P-102) REVISION # 2

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the Zoning Application for the proposed development. Below, please find the comments for the subject application. The revised plans do not impact the Water & Sewer infrastructure and therefore, the comments below remain the same.

Application Name: WRC Properties, LLC

Location: The proposed project is located on approximately 27.49 acres at 8525 Mills Drive with folio No. 30-4936-007-0050, in unincorporated Miami-Dade County.

Proposed Development: The applicant proposes to expand the existing World of Beer facility by adding a 1,880 sq. ft. full-service restaurant.

The increase in water demand associated with this proposed project will be 1,880 (gpd).

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Alexander Orr Water Treatment Plant. The existing facility is currently being served by MDWASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time a Verification Form is offered. 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>

In addition, the future development 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.

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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area. The existing facility is currently being served by MDWASD. The wastewater flows from this development are currently being transmitted to the South District Wastewater Treatment Plant (WWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 0554. The projected sanitary sewer flows from this development will increase the projected NAPOT operating hours from 1.78 hrs. to 1.83 hrs. The Moratorium Code status for said pump station is OK.

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-2 A(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.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

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>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

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

# Memorandum



**Date:** July 24, 2015

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

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

**Subject:** Z2015000045: WRC PROPERTIES, LLC, PRE-APP # 15P-102  
Revised Plans Submitted Dated Stamped Received 7-17-2015

---

**Application Name:** WRC PROPERTIES, LLC.

**Project Location:** The site is located at 8525 MILLS DRIVE, Miami-Dade County.

**Proposed Development:** The request is for MODIFICATION OF RESOLUTON, SE FOR ALCOHOL USE.

**Impact and demand:** This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor

# Memorandum



**Date:** 28-MAY-15  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2015000045

**Recommendation:**

Not applicable to MDRF site requirements.

**Service Impact/Demand**

Development for the above Z2015000045 located at 8525 MILLS DRIVE, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 1753 is proposed as the following:

|             |                |                        |             |
|-------------|----------------|------------------------|-------------|
| <u>N/A</u>  | dwelling units | <u>N/A</u>             | square feet |
| residential |                | industrial             |             |
| <u>N/A</u>  | square feet    | <u>N/A</u>             | square feet |
| Office      |                | institutional          |             |
| <u>N/A</u>  | square feet    | <u>N/A</u>             | square feet |
| Retail      |                | nursing home/hospitals |             |

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

**Existing services**

The Fire station responding to an alarm in the proposed development will be: Station # 13  
The estimated average travel time is: 6:30 minutes

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Not applicable to service impact analysis.

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**

WRC PROPERTIES, LLC

8525 MILLS DRIVE,  
MIAMI-DADE COUNTY, FLORIDA

---

APPLICANT

---

ADDRESS

---

NOVEMBER 3, 2015

---

Z2015000045

---

DATE

---

HEARING NUMBER

### **REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

September 9, 2015

### **Neighborhood Regulations:**

There are no current open or closed cases

### **BUILDING SUPPORT REGULATIONS OPEN:**

Building Support Case #A2011003750-X, was opened on August 11, 2011. A Notice of Violation was issued for Expired Permit #2007049301. Civil Violation Notice # P008881, was issued for non-compliance. A Final Notice of Intent to Lien/Demand for Payment was issued on December 13, 2012. The Citation was paid and the permit was renewed. A Final Letter was mailed on June 27, 2014, for the outstanding settlement balance of 3,740.94. The balance was paid and settled on October 30, 2015. The case remains open pending the results/decision of the Zoning Hearing.

### **BUILDING SUPPORT REGULATIONS CLOSED:**

Building Support Case #R2014033100-R, was opened on September 2, 2014, for a Boiler/Pressure Vessel on the property violation. The violation was corrected and the fee was paid. The case was closed on October 30, 2015.

**VIOLATOR:**

WRC PROPERTIES, LLC

**OUTSTANDING LIENS AND FINES:**

As of November 2, 2015, There are no Outstanding Liens, Fines, or Fees.



RECEIVED  
21545  
MAY 18 2015  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

*for DAA*



RECEIVED  
215-45  
MAY 18 2015  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

*for DPH*



RECEIVED  
215-45  
MAY 18 2015  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

*for 2014*

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: W R C Properties, LLC., a Delaware limited liability company

| <u>NAME AND ADDRESS</u>                                       | <u>Percentage of Stock</u> |
|---|----------------------------|
| <u>Teachers Insurance and Annuity Association of America</u>  | <u>100%</u>                |
| <u>which is a pension fund and/or pension trust comprised</u> | <u></u>                    |
| <u>of over 5000 separate ownership interest.</u>              | <u></u>                    |
| <u></u>   | <u></u>                    |

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].

7

NAME OF PURCHASER: \_\_\_\_\_

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

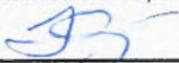
Date of contract: \_\_\_\_\_

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

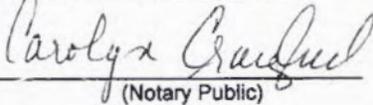
|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

**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  ILEANA MENDEL  
 (Applicant) (Print Applicant name)

Sworn to and subscribed before me this 22 day of April, 2015. Affiant is personally known to me or has produced known to me as identification.

  
 (Notary Public)

**CAROLYN CRAIGHEAD**  
 Notary Public, State of New York  
 Registration #01CR6317080  
 Qualified In Kings County  
 Commission Expires Dec. 29, 2018

**RECEIVED**  
 MAY 18 2015  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES

My commission expires: \_\_\_\_\_

Seal

\*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.

9

NAME OF PURCHASER: \_\_\_\_\_

| <u>NAME, ADDRESS AND OFFICE (if applicable)</u> | <u>Percentage of Interest</u> |
|---|-------------------------------|
| _____   | _____                         |
| _____   | _____                         |
| _____   | _____                         |
| _____   | _____                         |
| _____   | _____                         |

Date of contract: \_\_\_\_\_

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

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

**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 *[Signature]* ILEANA MENDEL  
 (Applicant) (Print Applicant name)

Sworn to and subscribed before me this 22 day of April, 2015. Affiant is personally known to me or has produced known to me as identification.

*Carolyn Craighead*  
 (Notary Public)

**CAROLYN CRAIGHEAD**  
 Notary Public, State of New York  
 Registration #01CR6317080  
 Qualified In Kings County  
 Commission Expires Dec. 29, 2018

**RECEIVED**  
 MAY 18 2015  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES

My commission expires: \_\_\_\_\_

Seal

\*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.

| DISTANCES FROM THE PROPOSED APPLICATION AT THE<br>PARCEL AT KENDALL TOWN AND COUNTRY |   |          |                  |
|--|---|----------|------------------|
| #  | BUSINESS NAME   | TYPE     | DISTANCE<br>FEET |
| 1  | PUBLIC SUPERMARKET 8250 MILLS DR. (BEER AND WINE)             | BUSINESS | 687              |
| 2  | CASABLANCA RESTAURANT 8250 MILLS DR. (BEER AND WINE)          | BUSINESS | 861              |
| 3  | ON THE BORDER RESTAURANT/BAR 12295 SW 88 ST. (FULL LICENSE)   | BUSINESS | 2041             |
| 4  | SUSHI MAKI REST. 11831 SW 88 ST. (WINE AND BEER)              | BUSINESS | 1839             |
| 5  | CHEF'S RESTAURANT/BAR 11800 SW 88 ST. (FULL LICENSE)          | BUSINESS | 1837             |
| 6  | LA FOGATA RESTAURANT 8782 MILLS DR. (BEER AND WINE)           | BUSINESS | 712              |
| 7  | OUTBACK RESTAURANT/BAR 11800 SHERRY LANE (FULL LICENSE)       | BUSINESS | 881              |
| 8  | HOMEFIELD COMEDY CLUB 8579 SW 124 AVE (FULL LICENSE)          | BUSINESS | 1847             |
| 9  | BLUE MARTIN 8405 MILLS DR. (FULL LICENSE)                     | BUSINESS | 123              |
| 10   | ALE HOUSE RESTAURANT/BAR 11425 N. KENDALL DR. (FULL LICENSE)  | BUSINESS | 1528             |
| 11   | LA CARMETA RESTAURANT 11740 SW 88 ST. (FULL LICENSE)          | BUSINESS | 1115             |
| 12   | FLOR MAMA RESTAURANT 11768 SW 88 ST. (BEER)                   | BUSINESS | 1110             |
| 13   | FOOD SPOT STORE 11862 SW 88 ST. (BEER AND WINE)               | BUSINESS | 1386             |
| 14   | SECRETO ITALIAN RESTAURANT 11832 SW 88 ST. (BEER AND WINE)    | BUSINESS | 1427             |
| 15   | JOSIE'S BAR AND LOUNGE 8801 SW 124th Ave (FULL LICENSE)       | BUSINESS | 2017             |
| 16   | BANANA BREEZE RESTAURANT/BAR 12395 SW 88th St. (FULL LICENSE) | BUSINESS | 2523             |
| 17   | RED COCKLE 11550 SW 88th STREET (BEER AND WINE)               | BUSINESS | 1280             |
| 18   | MAGARONI GRILL RESTAURANT 12100 SW 88th St (FULL LICENSE)     | BUSINESS | 2513             |
| 19   | CHRIST FELLOWSHIP OF WEST KENDALL 8355 SW 124TH AVE           | CHURCH   | 2118             |
| 20   | ROCKFISH GRILL RESTAURANT 12042 SW 88th St (BEER AND WINE)    | BUSINESS | 2564             |
| 21   | CARMINE'S LA TRATTORIA 11745 SHERRY LANE (BEER AND WINE)      | BUSINESS | 353              |
| 22   | SHELL GAS STATION 11895 SW 88 ST (BEER)                       | BUSINESS | 1645             |
| 23   | CVS PHARMACY 8330 MILLS DRIVE (BEER AND WINE)                 | BUSINESS | 253              |
| 24   | CHEF CHEN 11537 SW 88 ST (BEER AND WINE)                      | BUSINESS | 1884             |
| 25   | MOES SOUTHWEST GRILL 8748 MILLS DR (BEER)                     | BUSINESS | 829              |
| 26   | DEVON SEAFOOD GRILL 11715 SHERRY LANE                         | BUSINESS | 484              |
| 27   | CADILLAC MANCH 11735 SHERRY LANE (FULL LICENSE)               | BUSINESS | 426              |
| 28   | CHEF DINO'S 12018 KENDALL DR (BEER)                           | BUSINESS | 2511             |
| 29   | TOTAL WINE & MORE 11996 MILLS DRIVE (FULL LICENSE)            | BUSINESS | 700              |

**SURVEYOR'S NOTES:**

- This sketch represents a "SPECIFIC PURPOSE SURVEY" to show the locations of any schools, churches within 3000 feet and liquor establishments within 2000 feet relative to the application parcel as shown hereon pursuant to Miami-Dade County Zoning Code, Section 25-150. This is not a "Boundary" survey.
- This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.
- Distances shown hereon are measured from the entrance of the proposed Application to the nearest portion of the existing place of business.
- There are no public schools within 2,500 feet of the proposed Application.
- Prepared For: VP, Top House Kendall, LLC

**I HEREBY CERTIFY:**

That the attached "SPECIFIC PURPOSE SURVEY" of the land shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and shown under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers contained in Chapter 54-17, Florida Administrative Code.

Schwarzkopf - Shubin & Associates, Inc.  
 by: *[Signature]*  
 Ron Steven Johnson,  
 Sec./Treasurer  
 Professional Land Surveyor No. 4775  
 State of Florida



Schwarzkopf - Shubin & Associates, Inc.  
 LAND SURVEYORS  
 10000 SW 118th St, Suite 100  
 Miami, FL 33176  
 Phone: (305) 442-7800  
 Fax: (305) 442-7801  
 www.ssa-surveyors.com

NOTE: This sketch is not valid unless it bears the Professional Seal and Signature of the Surveyor and is accompanied by a true and correct copy of the plat.

This is a not a "Boundary Survey."

**SPECIFIC PURPOSE SURVEY**

A portion of Plat T-1, "Kendall Village, 100 - Section 28," submitted to the plat board, as recorded in Plat Book 725, at Page 45, of the Public Records of Miami-Dade County, Florida.

Section 38, Township 24 South, Range 39 East, Miami-Dade County, Florida

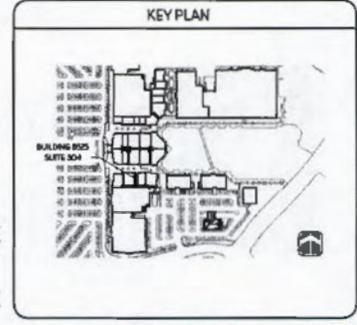
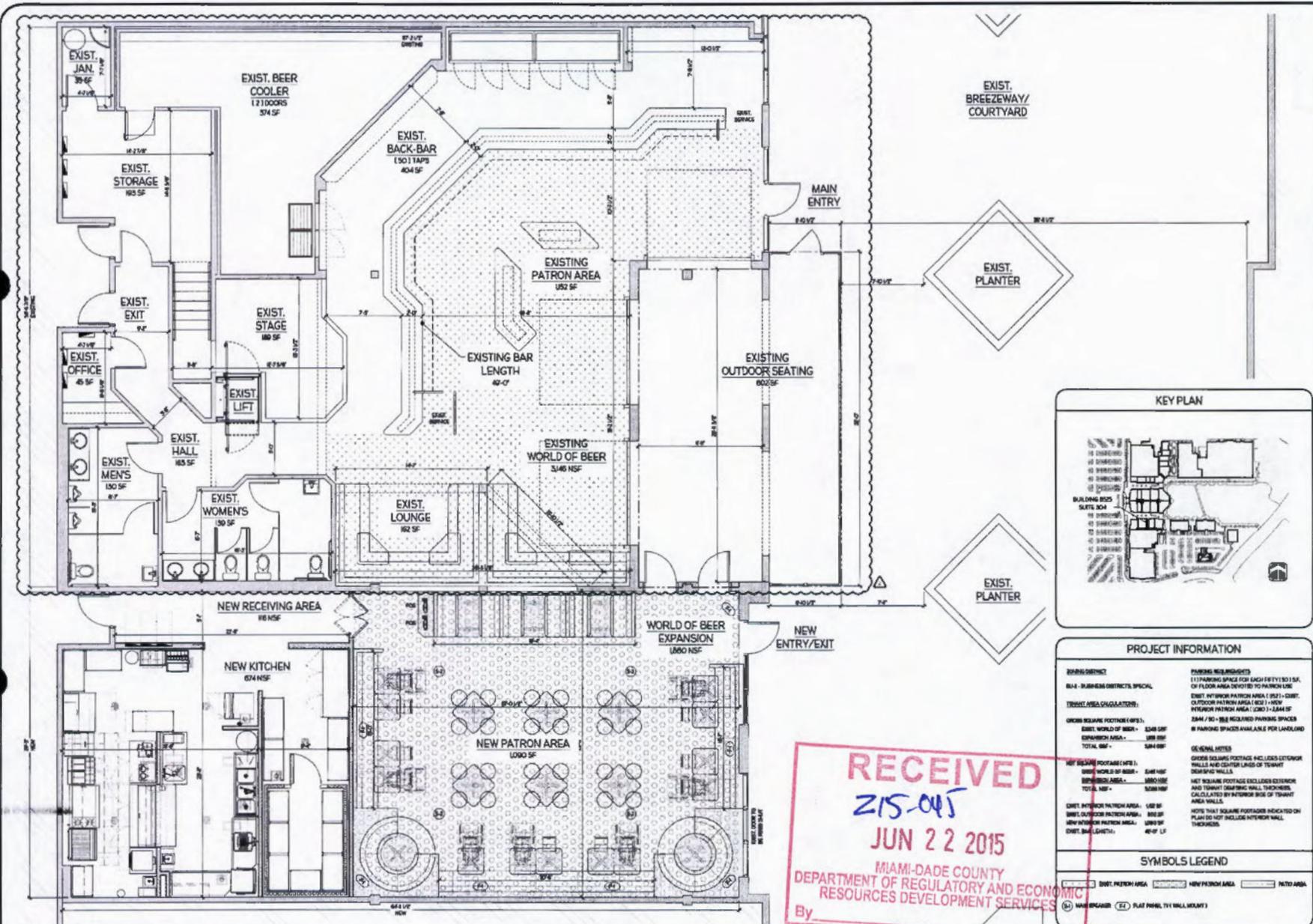
RECEIVED  
 MAY 18 2015  
 215-045  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATION AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES  
 By: *[Signature]*



BRUCE SLACK  
*slator*

**slator + associates LLC**  
 1000 ROOSEVELT BLVD, SUITE 100, CLEMATON, NJ 08829  
 TEL: 732.851.4621 FAX: 732.851.4622  
 WWW.SLATORASSOCIATES.COM

RECEIVED  
 215-045  
 JUN 22 2015  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES



| PROJECT INFORMATION                        |  |
|--|--|
| <b>REQUIREMENTS</b>                        | <b>PARKING REQUIREMENTS</b>  |
| ALL-B BUSINESS DISTRICT SPECIAL            | 11 PARKING SPACES (FOR EACH FIFTY (50) SQ. FT. OF FLOOR AREA DEVOTED TO PATRON USE)  |
| <b>TENANT AREA ORGANIZATION</b>            | EXIST. INTERIOR PATRON AREA: 1,027 SQ. FT.   |
| <b>EXIST. WORLD OF BEER:</b>               | EXIST. OUTDOOR PATRON AREA: 1,027 SQ. FT.  |
| <b>EXPANSION AREA:</b>                     | NEW PATRON AREA: 1,000 SQ. FT.   |
| <b>TOTAL GSF:</b>                          | 3,054 SQ. FT.  |
| <b>NEW SQUARE FOOTAGE (NET):</b>           | <b>GENERAL NOTES</b>   |
| EXIST. WORLD OF BEER: 1,027 SQ. FT.        | EXIST. SQUARE FOOTAGE INCLUDES EXTERIOR WALLS AND CEILING LANS OF TENANT DEMAND WALLS                                      |
| EXPANSION AREA: 1,000 SQ. FT.              | NET SQUARE FOOTAGE EXCLUDES EXTERIOR AND TENANT CEILING WALL, THICKNESS, CALCULATED BY PERIMETER SIDE OF TENANT AREA WALLS |
| <b>TOTAL NET:</b>                          | NOTE THAT SQUARE FOOTAGES INDICATED ON PLAN DO NOT INCLUDE INTERIOR WALL THICKNESS   |
| EXIST. INTERIOR PATRON AREA: 1,027 SQ. FT. |  |
| EXIST. OUTDOOR PATRON AREA: 1,027 SQ. FT.  |  |
| NEW PATRON AREA: 1,000 SQ. FT.             |  |
| EXIST. BAR LENGTH: 42'-0" LF               |  |
| <b>SYMBOLS LEGEND</b>                      |  |
| ( ) EXIST. PATRON AREA                     | ( ) NEW PATRON AREA  |
| ( ) NEW KITCHEN                            | ( ) PATIO AREA   |
| ( ) NEW ENTRY/EXIT                         | ( ) PLAT (PANELTY WALL, PLANT)   |

01 PROPOSED FLOOR PLAN  
 2015.04.15

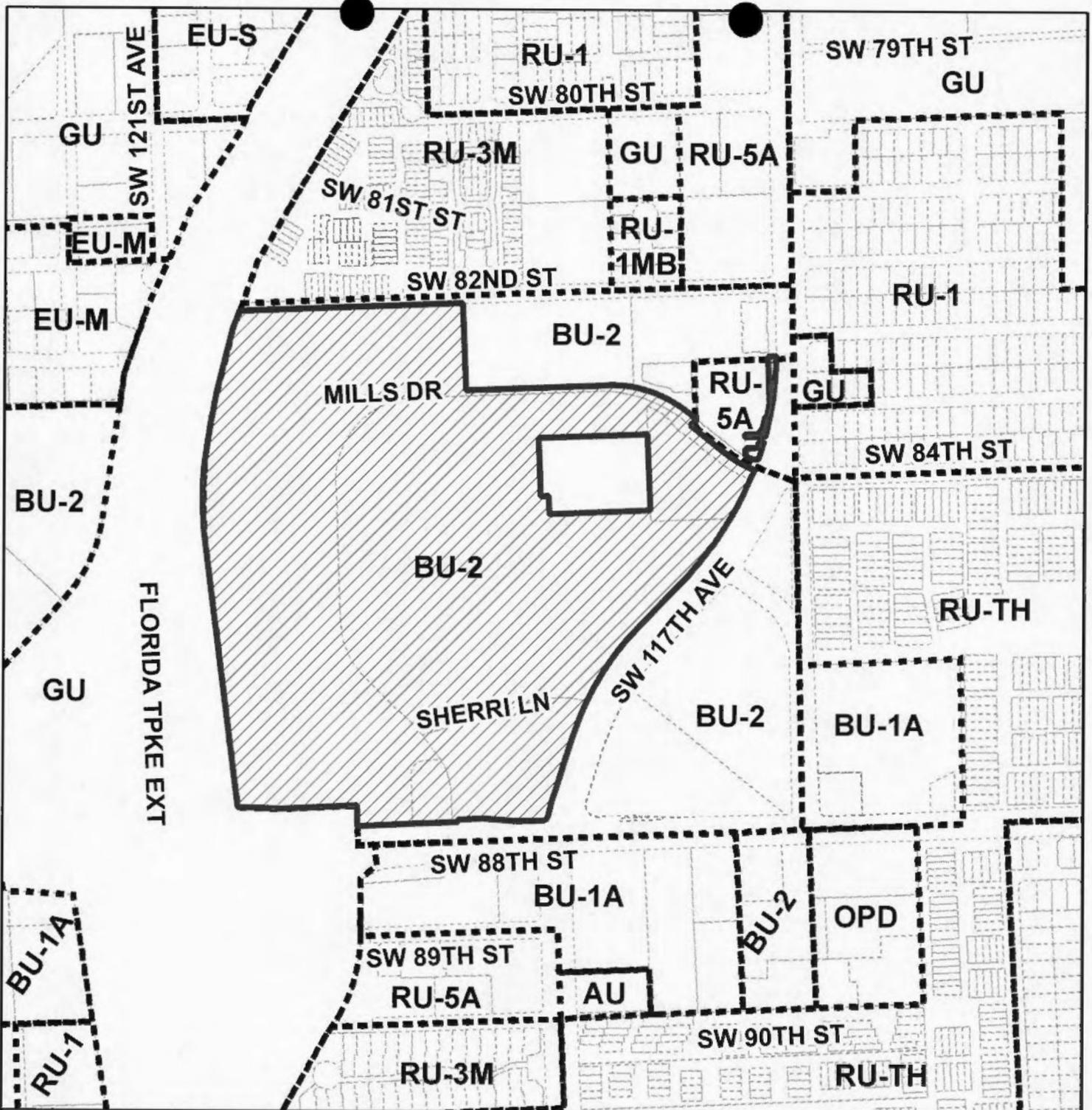
TEENANT IMPROVEMENTS FOR:

**World of Beer**

RECEIVED  
 215-045  
 JUN 22 2015

| DATE       | DESCRIPTION    |
|------------|----------------|
| 04.02.2015 | PRO. APPROVAL  |
| 04.02.2015 | REVISION       |
| 04.02.2015 | EXIST. CONSENT |
| 04.02.2015 | EXIST. CONSENT |

04.02.2015



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2015000045**

Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      | 30 |



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

Process Number  
**Z2015000045**

Legend  
 Subject Property

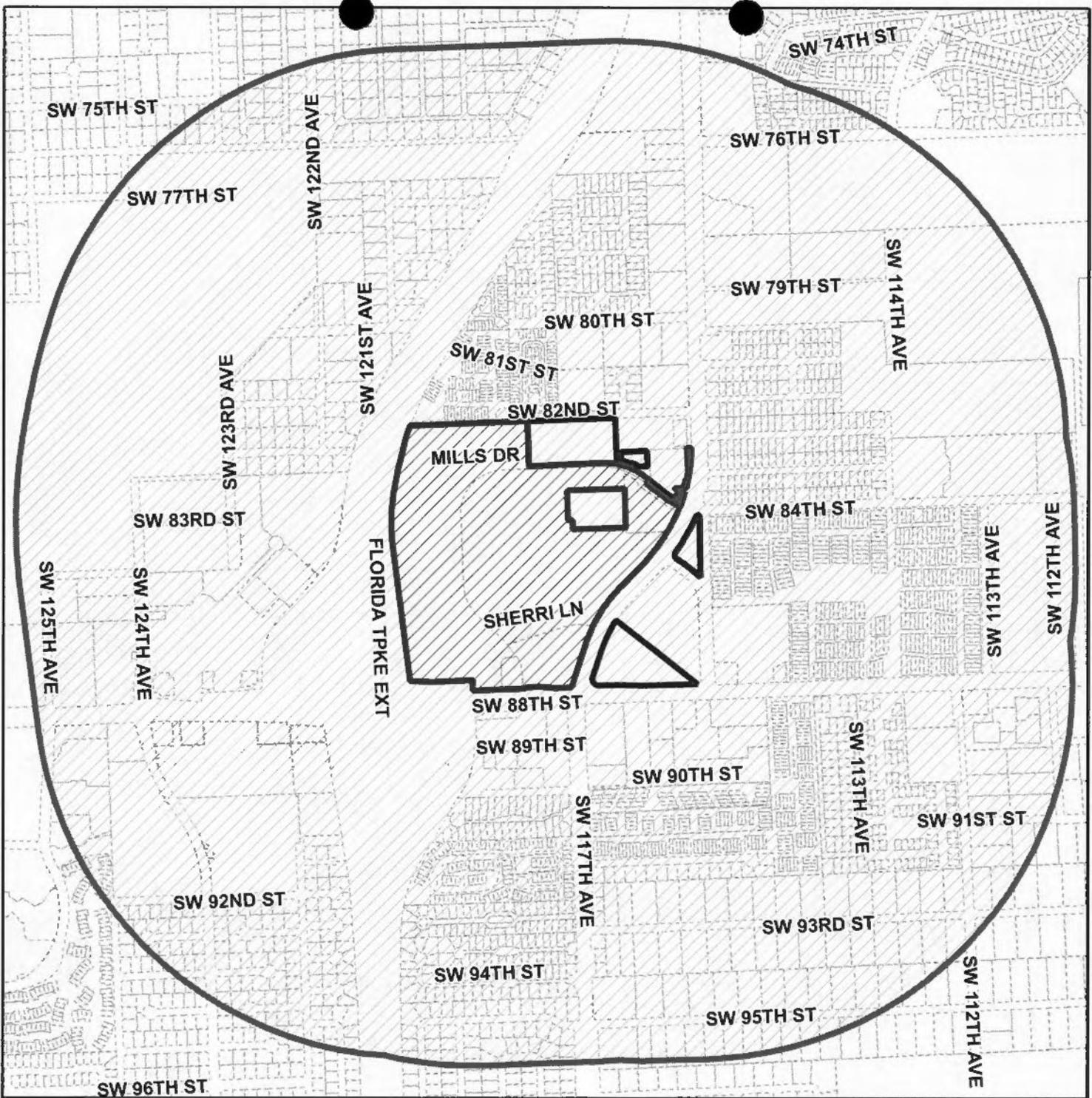


Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      | 31 |



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2015000045**  
 RADIUS: 2640

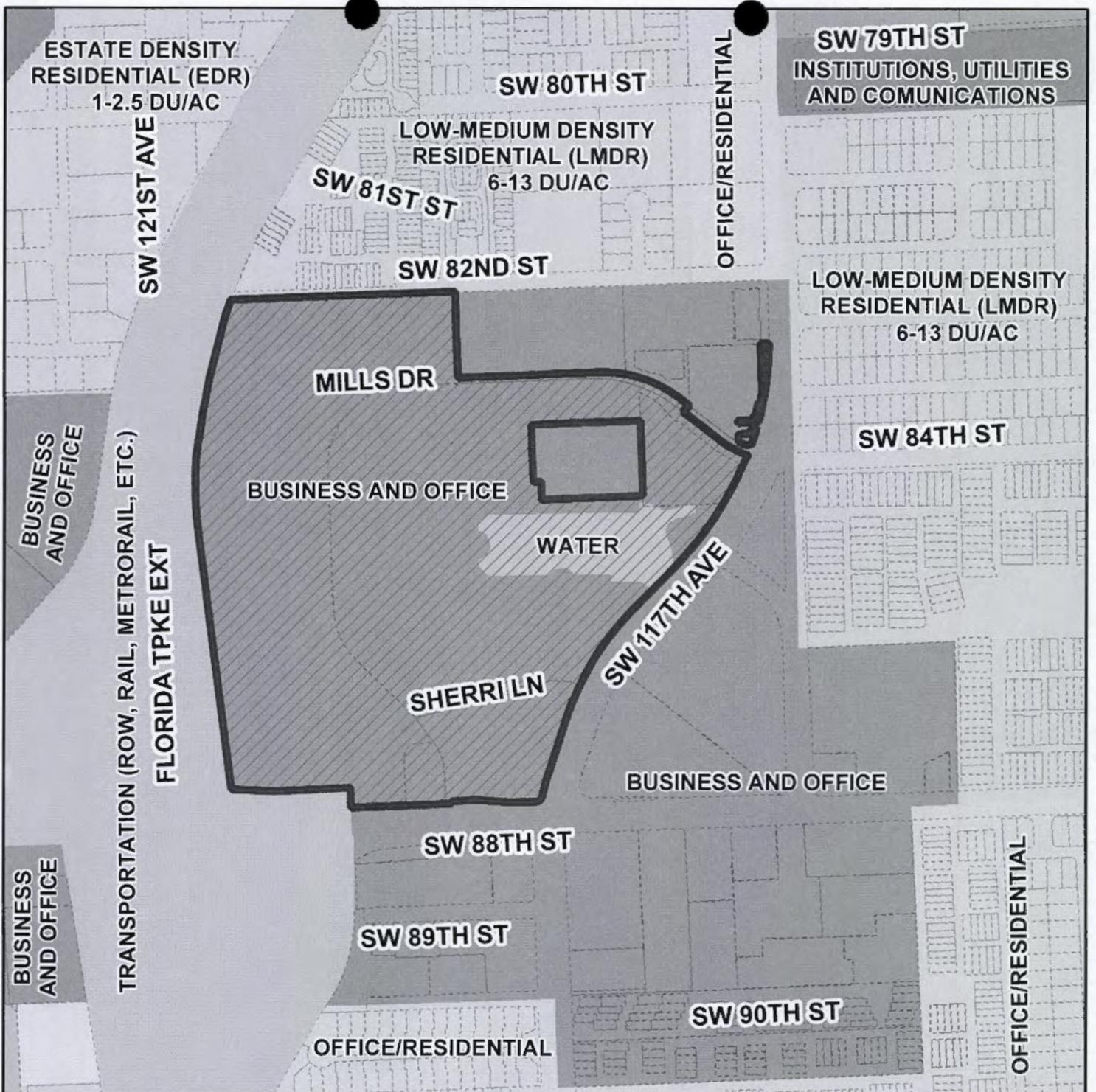
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      | 32 |



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2015000045**

Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2015000045

BOARD: C12

LOCATION OF SIGN: 8525 MILLS DRIVE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

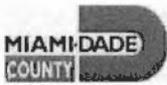
Date of Posting: 13-OCT-15

*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: \_\_\_\_\_

FELIX ACOSTA



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2015000045

BOARD: C12

LOCATION OF SIGN: 8525 MILLS DRIVE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 13-OCT-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: FELIX ACOSTA



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2015000045

BOARD: C12

LOCATION OF SIGN: 8525 MILLS DRIVE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 13-OCT-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: FELIX ACOSTA

HEARING NO. 15-11-CZ12-1 (15-45)

36-54-39  
Council Area 12  
Comm. Dist. 10

APPLICANT: WRC PROPERTIES, LLC

- 1) SPECIAL EXCEPTION to permit the expansion of an existing alcohol beverage establishment to be spaced less than the required 1500' from another legally established alcohol use.
- 2) MODIFICATION of Condition #2 to Resolution No. CZAB12-4-12, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "The Palms at Town & Country Center" as prepared by Robin Bosco Architects and Planners, Inc., consisting of 3 sheets, all sheet dated stamped received 5/16/12 and a specific purpose survey prepared by Schwebke-Shiskin and Associates, Inc., consisting of 1 sheet, dated stamped received 11/17/11 for a total of 5 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Substantial Compliance Submittal Site Plan" as prepared by Robin Bosco Architects and Planners, Inc., consisting of 1 sheet, dated stamped received 05/18/15 and a floor plan entitled "World of Beer" dated stamped received 06/22/15, Specific Purpose Survey prepared by Schwebke-Shiskin and Associates, Inc., consisting of 1 sheet, dated stamped received 05/18/15 for a total of 3 sheets."

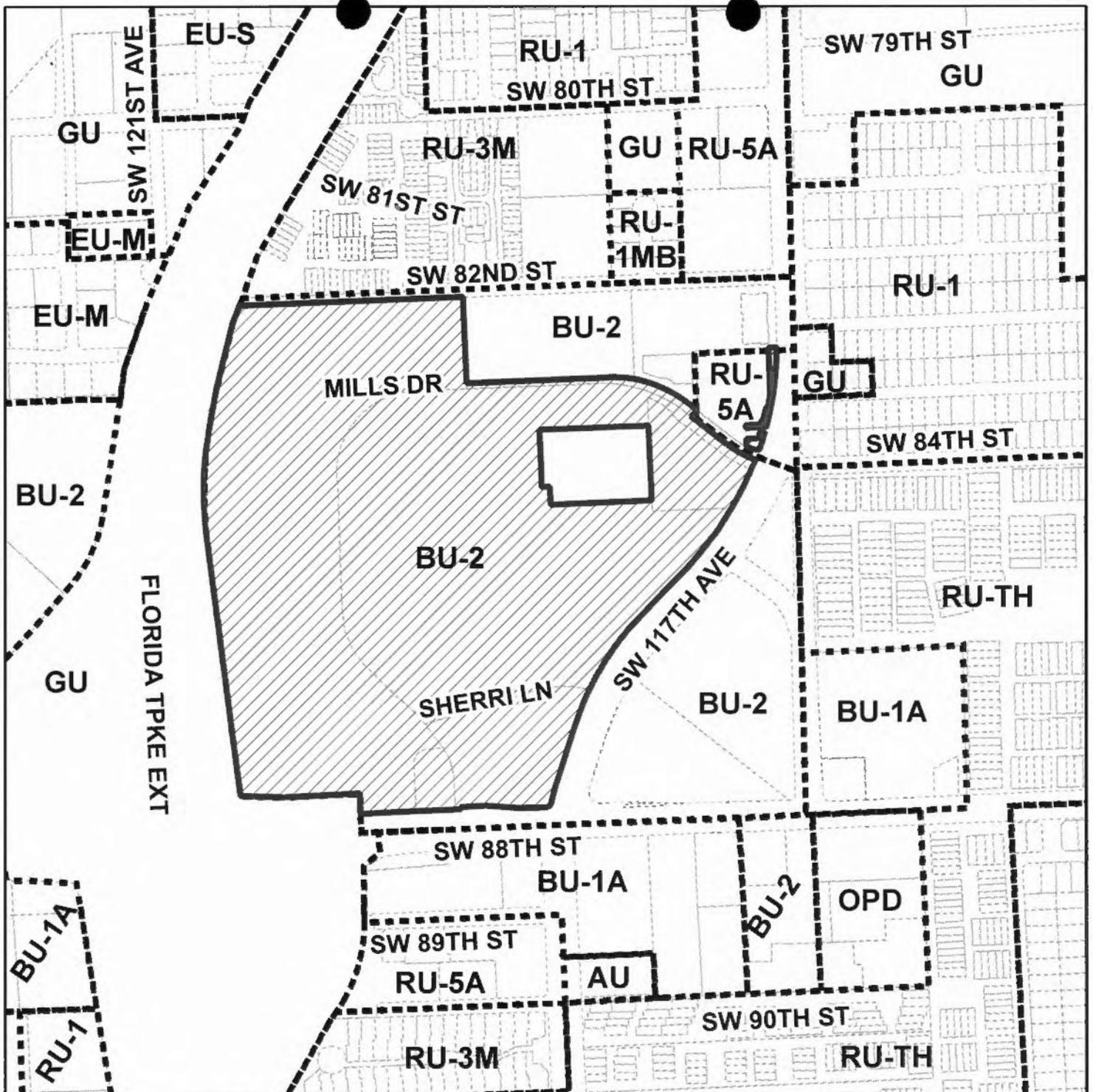
The purpose of the Request #2 is to allow the applicant to submit plans showing the expansion of the existing bar into an adjoining bay in an existing shopping plaza.

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

LOCATION: 8525 MILLS DRIVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 27.49 Acres

PRESENT ZONING: BU-2 (Business-Special District)



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2015000045**

Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



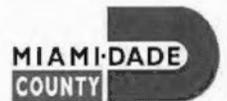
**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

Process Number  
**Z2015000045**

**Legend**  
 Subject Property

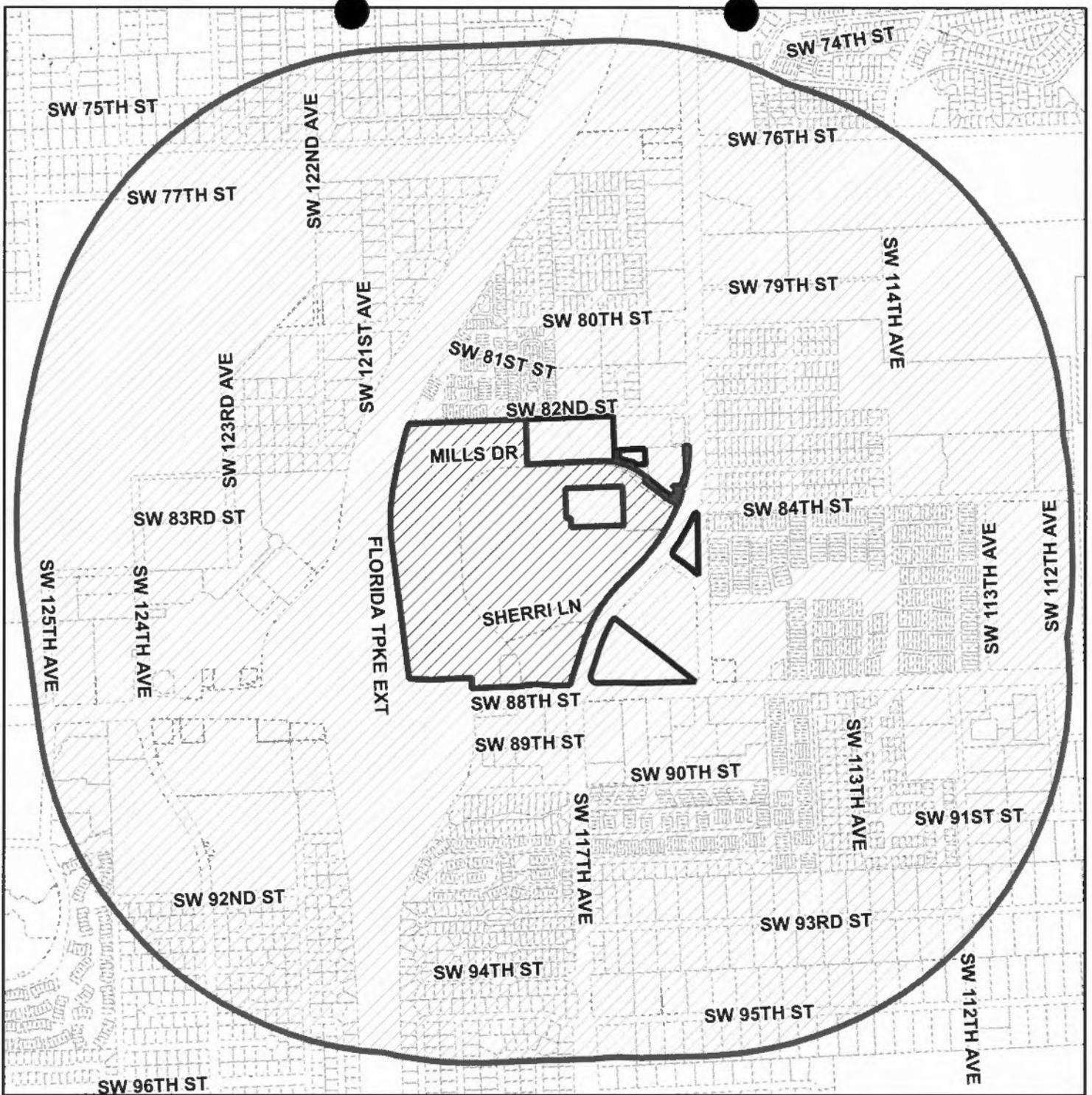


Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2015000045**  
 RADIUS: 2640

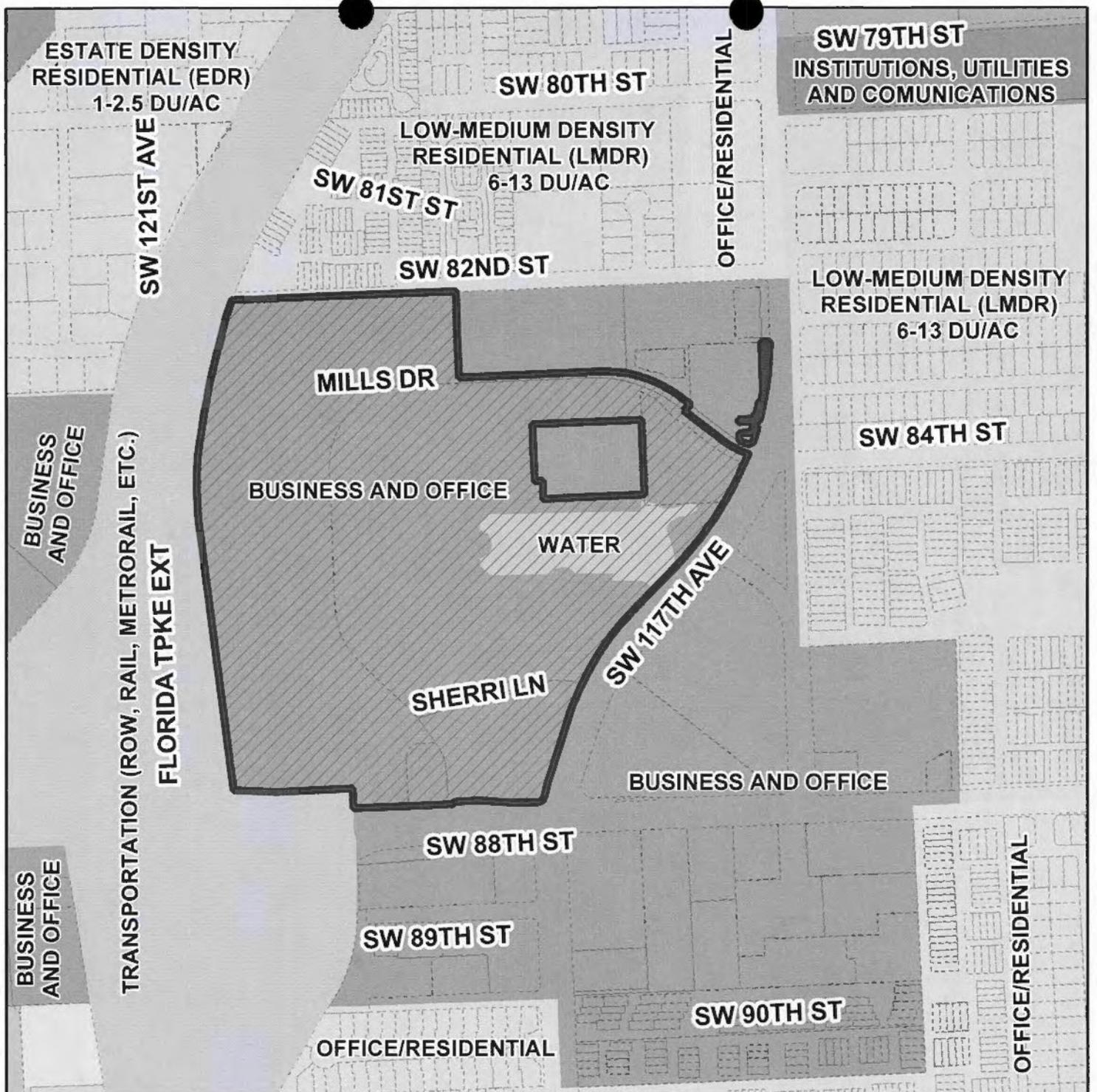
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY**

CDMP MAP

Process Number

**Z2015000045**

Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**EMERGENCY**

| Grid Code                  | CAD Signal Code           | YTD 2014     | LYTD 2013    | P_LYTD 2012  |
|----------------------------|---------------------------|--------------|--------------|--------------|
| <b>1753</b>                | 15 MEET AN OFFICER        | 2            | 2            | 1            |
|                            | 17 TRAFFIC ACCIDENT       | 3            | 2            | 3            |
|                            | 32 ASSAULT                | 1            | 0            | 0            |
|                            | 41 SICK OR INJURED PERSON | 30           | 28           | 26           |
|                            | 49 FIRE                   | 4            | 1            | 3            |
| <b>TOTAL FOR GRID 1753</b> |                           | <b>40</b>    | <b>33</b>    | <b>33</b>    |
| <b>1754</b>                | 14 CONDUCT INVESTIGATION  | 0            | 0            | 1            |
|                            | 15 MEET AN OFFICER        | 0            | 0            | 2            |
|                            | 17 TRAFFIC ACCIDENT       | 11           | 5            | 4            |
|                            | 18 HIT AND RUN            | 2            | 0            | 0            |
|                            | 32 ASSAULT                | 0            | 1            | 1            |
|                            | 41 SICK OR INJURED PERSON | 25           | 10           | 20           |
|                            | 44 ATTEMPTED SUICIDE      | 1            | 0            | 0            |
| 49 FIRE                    | 1                         | 0            | 0            |              |
| <b>TOTAL FOR GRID 1754</b> |                           | <b>40</b>    | <b>16</b>    | <b>28</b>    |
| <b>1791</b>                | 15 MEET AN OFFICER        | 0            | 0            | 1            |
|                            | 17 TRAFFIC ACCIDENT       | 1            | 0            | 1            |
|                            | 41 SICK OR INJURED PERSON | 8            | 7            | 3            |
|                            | 44 ATTEMPTED SUICIDE      | 0            | 1            | 0            |
|                            | 49 FIRE                   | 0            | 1            | 1            |
| <b>TOTAL FOR GRID 1791</b> |                           | <b>9</b>     | <b>9</b>     | <b>6</b>     |
| <b>1793</b>                | 41 SICK OR INJURED PERSON | 9            | 4            | 9            |
| <b>TOTAL FOR GRID 1793</b> |                           | <b>9</b>     | <b>4</b>     | <b>9</b>     |
| <b>1794</b>                | 15 MEET AN OFFICER        | 0            | 2            | 1            |
|                            | 17 TRAFFIC ACCIDENT       | 4            | 5            | 3            |
|                            | 18 HIT AND RUN            | 0            | 1            | 1            |
|                            | 32 ASSAULT                | 2            | 0            | 0            |
|                            | 41 SICK OR INJURED PERSON | 47           | 32           | 31           |
|                            | 44 ATTEMPTED SUICIDE      | 0            | 1            | 1            |
|                            | 49 FIRE                   | 1            | 2            | 2            |
| <b>TOTAL FOR GRID 1794</b> |                           | <b>54</b>    | <b>43</b>    | <b>39</b>    |
| <b>1795</b>                | 15 MEET AN OFFICER        | 2            | 0            | 0            |
|                            | 17 TRAFFIC ACCIDENT       | 3            | 0            | 0            |
|                            | 29 ROBBERY                | 0            | 0            | 1            |
|                            | 41 SICK OR INJURED PERSON | 32           | 28           | 26           |
|                            | 44 ATTEMPTED SUICIDE      | 0            | 1            | 1            |
|                            | 49 FIRE                   | 1            | 2            | 1            |
| <b>TOTAL FOR GRID 1795</b> |                           | <b>38</b>    | <b>31</b>    | <b>29</b>    |
|                            |                           | Reported: 26 | Reported: 13 | Reported: 21 |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



| Grid Code              | CAD Signal Code | YTD 2014          | LYTD 2013         | P_LYTD 2012       |
|------------------------|-----------------|-------------------|-------------------|-------------------|
|                        |                 | Not Reported: 164 | Not Reported: 123 | Not Reported: 123 |
| <b>TOTAL EMERGENCY</b> |                 | <b>190</b>        | <b>136</b>        | <b>144</b>        |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**PRIORITY**

| Grid Code                  | CAD Signal Code            | YTD 2014  | LYTD 2013 | P_LYTD 2012 |
|----------------------------|----------------------------|-----------|-----------|-------------|
| <b>1753</b>                | 14 CONDUCT INVESTIGATION   | 4         | 7         | 5           |
|                            | 15 MEET AN OFFICER         | 1         | 1         | 1           |
|                            | 17 TRAFFIC ACCIDENT        | 1         | 0         | 0           |
|                            | 26 BURGLARY                | 2         | 2         | 1           |
|                            | 32 ASSAULT                 | 0         | 0         | 2           |
|                            | 34 DISTURBANCE             | 3         | 1         | 0           |
|                            | 47 BOMB OR EXPLOSIVE ALERT | 0         | 0         | 2           |
|                            | 49 FIRE                    | 0         | 1         | 0           |
| <b>TOTAL FOR GRID 1753</b> |                            | <b>11</b> | <b>12</b> | <b>11</b>   |
| <b>1754</b>                | 14 CONDUCT INVESTIGATION   | 10        | 8         | 11          |
|                            | 15 MEET AN OFFICER         | 0         | 1         | 0           |
|                            | 17 TRAFFIC ACCIDENT        | 0         | 2         | 0           |
|                            | 26 BURGLARY                | 1         | 0         | 1           |
|                            | 27 LARCENY                 | 2         | 0         | 0           |
|                            | 32 ASSAULT                 | 2         | 3         | 5           |
|                            | 34 DISTURBANCE             | 1         | 3         | 3           |
|                            | 44 ATTEMPTED SUICIDE       | 1         | 0         | 0           |
|                            | 47 BOMB OR EXPLOSIVE ALERT | 1         | 0         | 2           |
|                            | 49 FIRE                    | 1         | 0         | 3           |
| <b>TOTAL FOR GRID 1754</b> |                            | <b>19</b> | <b>17</b> | <b>25</b>   |
| <b>1791</b>                | 14 CONDUCT INVESTIGATION   | 1         | 1         | 1           |
|                            | 26 BURGLARY                | 0         | 0         | 2           |
|                            | 32 ASSAULT                 | 0         | 1         | 0           |
|                            | 47 BOMB OR EXPLOSIVE ALERT | 0         | 2         | 2           |
|                            | 49 FIRE                    | 1         | 0         | 0           |
| <b>TOTAL FOR GRID 1791</b> |                            | <b>2</b>  | <b>4</b>  | <b>5</b>    |
| <b>1793</b>                | 14 CONDUCT INVESTIGATION   | 1         | 0         | 0           |
|                            | 18 HIT AND RUN             | 0         | 0         | 1           |
|                            | 26 BURGLARY                | 1         | 2         | 1           |
|                            | 34 DISTURBANCE             | 1         | 0         | 1           |
|                            | 47 BOMB OR EXPLOSIVE ALERT | 1         | 0         | 0           |
| <b>TOTAL FOR GRID 1793</b> |                            | <b>4</b>  | <b>2</b>  | <b>3</b>    |
| <b>1794</b>                | 14 CONDUCT INVESTIGATION   | 2         | 7         | 4           |
|                            | 26 BURGLARY                | 1         | 1         | 4           |
|                            | 32 ASSAULT                 | 3         | 2         | 2           |
|                            | 34 DISTURBANCE             | 6         | 2         | 9           |
|                            | 47 BOMB OR EXPLOSIVE ALERT | 1         | 1         | 0           |
|                            | 49 FIRE                    | 1         | 2         | 0           |
| <b>TOTAL FOR GRID 1794</b> |                            | <b>14</b> | <b>15</b> | <b>19</b>   |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



| Grid Code                  | CAD Signal Code            | YTD 2014         | LYTD 2013        | P_LYTD 2012      |
|----------------------------|----------------------------|------------------|------------------|------------------|
| <b>1795</b>                | 14 CONDUCT INVESTIGATION   | 2                | 7                | 7                |
|                            | 26 BURGLARY                | 2                | 1                | 2                |
|                            | 32 ASSAULT                 | 3                | 3                | 1                |
|                            | 34 DISTURBANCE             | 11               | 12               | 6                |
|                            | 44 ATTEMPTED SUICIDE       | 0                | 1                | 0                |
|                            | 47 BOMB OR EXPLOSIVE ALERT | 0                | 1                | 1                |
|                            | 49 FIRE                    | 0                | 2                | 1                |
| <b>TOTAL FOR GRID 1795</b> |                            | <b>23</b>        | <b>27</b>        | <b>18</b>        |
|                            |                            | Reported: 19     | Reported: 12     | Reported: 21     |
|                            |                            | Not Reported: 54 | Not Reported: 65 | Not Reported: 60 |
| <b>TOTAL PRIORITY</b>      |                            | <b>73</b>        | <b>77</b>        | <b>81</b>        |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**ROUTINE**

| Grid Code                  | CAD Signal Code                   | YTD 2014   | LYTD 2013  | P_LYTD 2012 |
|----------------------------|-----------------------------------|------------|------------|-------------|
| <b>1753</b>                | 13 SPECIAL INFORMATION/ASSIGNMENT | 14         | 25         | 25          |
|                            | 14 CONDUCT INVESTIGATION          | 42         | 37         | 28          |
|                            | 15 MEET AN OFFICER                | 7          | 8          | 7           |
|                            | 16 D.U.I.                         | 14         | 1          | 0           |
|                            | 17 TRAFFIC ACCIDENT               | 43         | 54         | 40          |
|                            | 18 HIT AND RUN                    | 9          | 11         | 12          |
|                            | 19 TRAFFIC STOP                   | 35         | 69         | 28          |
|                            | 20 TRAFFIC DETAIL                 | 1          | 3          | 2           |
|                            | 22 AUTO THEFT                     | 1          | 2          | 5           |
|                            | 25 BURGLAR ALARM RINGING          | 125        | 112        | 123         |
|                            | 26 BURGLARY                       | 23         | 11         | 13          |
|                            | 27 LARCENY                        | 20         | 12         | 18          |
|                            | 28 VANDALISM                      | 2          | 3          | 2           |
|                            | 32 ASSAULT                        | 4          | 8          | 8           |
|                            | 33 SEX OFFENSE                    | 1          | 0          | 1           |
|                            | 34 DISTURBANCE                    | 25         | 50         | 58          |
|                            | 36 MISSING PERSON                 | 3          | 3          | 3           |
|                            | 37 SUSPICIOUS VEHICLE             | 5          | 5          | 6           |
|                            | 38 SUSPICIOUS PERSON              | 9          | 10         | 5           |
|                            | 39 PRISONER                       | 0          | 2          | 1           |
|                            | 41 SICK OR INJURED PERSON         | 5          | 10         | 8           |
|                            | 43 BAKER ACT                      | 1          | 3          | 1           |
|                            | 45 DEAD ON ARRIVAL                | 2          | 0          | 0           |
|                            | 47 BOMB OR EXPLOSIVE ALERT        | 0          | 0          | 2           |
| 49 FIRE                    | 0                                 | 0          | 1          |             |
| 52 NARCOTICS INVESTIGATION | 0                                 | 1          | 2          |             |
| 54 FRAUD                   | 18                                | 12         | 14         |             |
| <b>TOTAL FOR GRID 1753</b> |                                   | <b>409</b> | <b>452</b> | <b>413</b>  |
| <b>1754</b>                | 13 SPECIAL DETAIL CHRISTMAS       | 5          | 0          | 0           |
|                            | 13 SPECIAL INFORMATION/ASSIGNMENT | 22         | 32         | 33          |
|                            | 14 CONDUCT INVESTIGATION          | 28         | 35         | 49          |
|                            | 15 MEET AN OFFICER                | 3          | 3          | 7           |
|                            | 16 D.U.I.                         | 3          | 1          | 4           |
|                            | 17 TRAFFIC ACCIDENT               | 97         | 90         | 103         |
|                            | 18 HIT AND RUN                    | 10         | 12         | 13          |
|                            | 19 TRAFFIC STOP                   | 85         | 145        | 119         |
|                            | 20 TRAFFIC DETAIL                 | 21         | 9          | 19          |
|                            | 21 LOST OR STOLEN TAG             | 1          | 1          | 1           |
|                            | 22 AUTO THEFT                     | 3          | 0          | 0           |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



| Grid Code                  | CAD Signal Code                   | YTD 2014   | LYTD 2013  | P_LYTD 2012 |
|----------------------------|-----------------------------------|------------|------------|-------------|
| <b>1754</b>                | 25 BURGLAR ALARM RINGING          | 58         | 73         | 72          |
|                            | 26 BURGLARY                       | 11         | 12         | 17          |
|                            | 27 LARCENY                        | 17         | 11         | 7           |
|                            | 28 VANDALISM                      | 1          | 2          | 5           |
|                            | 32 ASSAULT                        | 6          | 8          | 10          |
|                            | 33 SEX OFFENSE                    | 0          | 0          | 2           |
|                            | 34 DISTURBANCE                    | 44         | 44         | 57          |
|                            | 36 MISSING PERSON                 | 2          | 1          | 0           |
|                            | 37 SUSPICIOUS VEHICLE             | 8          | 9          | 5           |
|                            | 38 SUSPICIOUS PERSON              | 5          | 4          | 5           |
|                            | 39 PRISONER                       | 5          | 5          | 2           |
|                            | 41 SICK OR INJURED PERSON         | 1          | 1          | 5           |
|                            | 43 BAKER ACT                      | 1          | 2          | 1           |
|                            | 45 DEAD ON ARRIVAL                | 0          | 1          | 0           |
|                            | 49 FIRE                           | 0          | 1          | 1           |
|                            | 52 NARCOTICS INVESTIGATION        | 10         | 1          | 3           |
|                            | 54 FRAUD                          | 9          | 3          | 4           |
| <b>TOTAL FOR GRID 1754</b> |                                   | <b>456</b> | <b>506</b> | <b>544</b>  |
| <b>1791</b>                | 13 SPECIAL INFORMATION/ASSIGNMENT | 7          | 6          | 10          |
|                            | 14 CONDUCT INVESTIGATION          | 9          | 21         | 21          |
|                            | 15 MEET AN OFFICER                | 0          | 1          | 2           |
|                            | 17 TRAFFIC ACCIDENT               | 3          | 1          | 3           |
|                            | 18 HIT AND RUN                    | 0          | 1          | 1           |
|                            | 19 TRAFFIC STOP                   | 3          | 3          | 5           |
|                            | 20 TRAFFIC DETAIL                 | 4          | 3          | 4           |
|                            | 21 LOST OR STOLEN TAG             | 0          | 0          | 1           |
|                            | 22 AUTO THEFT                     | 0          | 1          | 0           |
|                            | 25 BURGLAR ALARM RINGING          | 83         | 70         | 72          |
|                            | 26 BURGLARY                       | 9          | 17         | 21          |
|                            | 27 LARCENY                        | 5          | 3          | 2           |
|                            | 28 VANDALISM                      | 1          | 1          | 0           |
|                            | 32 ASSAULT                        | 2          | 2          | 3           |
|                            | 33 SEX OFFENSE                    | 0          | 1          | 1           |
|                            | 34 DISTURBANCE                    | 23         | 32         | 31          |
|                            | 36 MISSING PERSON                 | 12         | 25         | 14          |
|                            | 37 SUSPICIOUS VEHICLE             | 9          | 11         | 10          |
|                            | 38 SUSPICIOUS PERSON              | 2          | 2          | 12          |
|                            | 41 SICK OR INJURED PERSON         | 1          | 1          | 3           |
| 43 BAKER ACT               | 1                                 | 0          | 2          |             |
| 45 DEAD ON ARRIVAL         | 1                                 | 2          | 1          |             |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



| Grid Code                  | CAD Signal Code                   | YTD 2014   | LYTD 2013  | P_LYTD 2012 |
|----------------------------|-----------------------------------|------------|------------|-------------|
| <b>1791</b>                | 48 EXPLOSION                      | 0          | 1          | 0           |
|                            | 49 FIRE                           | 0          | 0          | 1           |
|                            | 52 NARCOTICS INVESTIGATION        | 2          | 0          | 1           |
|                            | 54 FRAUD                          | 2          | 7          | 1           |
| <b>TOTAL FOR GRID 1791</b> |                                   | <b>184</b> | <b>212</b> | <b>222</b>  |
| <b>1793</b>                | 13 SPECIAL INFORMATION/ASSIGNMENT | 6          | 5          | 10          |
|                            | 14 CONDUCT INVESTIGATION          | 15         | 8          | 9           |
|                            | 15 MEET AN OFFICER                | 1          | 3          | 0           |
|                            | 17 TRAFFIC ACCIDENT               | 1          | 3          | 2           |
|                            | 18 HIT AND RUN                    | 1          | 0          | 1           |
|                            | 19 TRAFFIC STOP                   | 4          | 6          | 3           |
|                            | 20 TRAFFIC DETAIL                 | 2          | 0          | 2           |
|                            | 21 LOST OR STOLEN TAG             | 0          | 1          | 0           |
|                            | 22 AUTO THEFT                     | 1          | 0          | 0           |
|                            | 25 BURGLAR ALARM RINGING          | 83         | 63         | 69          |
|                            | 26 BURGLARY                       | 10         | 11         | 22          |
|                            | 27 LARCENY                        | 9          | 6          | 8           |
|                            | 28 VANDALISM                      | 1          | 4          | 3           |
|                            | 32 ASSAULT                        | 1          | 1          | 1           |
|                            | 33 SEX OFFENSE                    | 0          | 0          | 1           |
|                            | 34 DISTURBANCE                    | 22         | 21         | 18          |
|                            | 36 MISSING PERSON                 | 1          | 1          | 0           |
|                            | 37 SUSPICIOUS VEHICLE             | 13         | 15         | 21          |
|                            | 38 SUSPICIOUS PERSON              | 9          | 7          | 4           |
|                            | 41 SICK OR INJURED PERSON         | 0          | 1          | 3           |
| 43 BAKER ACT               | 1                                 | 0          | 1          |             |
| 52 NARCOTICS INVESTIGATION | 1                                 | 1          | 0          |             |
| 54 FRAUD                   | 6                                 | 3          | 3          |             |
| <b>TOTAL FOR GRID 1793</b> |                                   | <b>188</b> | <b>160</b> | <b>181</b>  |
| <b>1794</b>                | 13 SPECIAL INFORMATION/ASSIGNMENT | 21         | 32         | 32          |
|                            | 14 CONDUCT INVESTIGATION          | 63         | 62         | 77          |
|                            | 15 MEET AN OFFICER                | 6          | 7          | 5           |
|                            | 16 D.U.I.                         | 3          | 3          | 4           |
|                            | 17 TRAFFIC ACCIDENT               | 8          | 17         | 11          |
|                            | 18 HIT AND RUN                    | 3          | 8          | 4           |
|                            | 19 TRAFFIC STOP                   | 12         | 32         | 14          |
|                            | 20 TRAFFIC DETAIL                 | 2          | 7          | 5           |
|                            | 21 LOST OR STOLEN TAG             | 4          | 8          | 3           |
|                            | 25 BURGLAR ALARM RINGING          | 112        | 86         | 98          |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



| Grid Code                  | CAD Signal Code                   | YTD 2014   | LYTD 2013  | P_LYTD 2012 |
|----------------------------|-----------------------------------|------------|------------|-------------|
| <b>1794</b>                | 26 BURGLARY                       | 20         | 35         | 39          |
|                            | 27 LARCENY                        | 17         | 15         | 16          |
|                            | 28 VANDALISM                      | 7          | 11         | 8           |
|                            | 29 ROBBERY                        | 0          | 1          | 0           |
|                            | 32 ASSAULT                        | 10         | 9          | 8           |
|                            | 33 SEX OFFENSE                    | 1          | 1          | 1           |
|                            | 34 DISTURBANCE                    | 80         | 113        | 107         |
|                            | 36 MISSING PERSON                 | 7          | 2          | 3           |
|                            | 37 SUSPICIOUS VEHICLE             | 17         | 18         | 18          |
|                            | 38 SUSPICIOUS PERSON              | 5          | 8          | 12          |
|                            | 39 PRISONER                       | 1          | 2          | 1           |
|                            | 41 SICK OR INJURED PERSON         | 9          | 16         | 6           |
|                            | 43 BAKER ACT                      | 5          | 5          | 4           |
|                            | 45 DEAD ON ARRIVAL                | 2          | 1          | 2           |
|                            | 49 FIRE                           | 0          | 1          | 0           |
|                            | 52 NARCOTICS INVESTIGATION        | 1          | 1          | 2           |
|                            | 54 FRAUD                          | 16         | 21         | 22          |
| <b>TOTAL FOR GRID 1794</b> |                                   | <b>443</b> | <b>530</b> | <b>508</b>  |
| <b>1795</b>                | 13 SPECIAL INFORMATION/ASSIGNMENT | 22         | 26         | 35          |
|                            | 14 CONDUCT INVESTIGATION          | 36         | 66         | 76          |
|                            | 15 MEET AN OFFICER                | 0          | 3          | 5           |
|                            | 16 D.U.I.                         | 0          | 0          | 1           |
|                            | 17 TRAFFIC ACCIDENT               | 14         | 24         | 27          |
|                            | 18 HIT AND RUN                    | 4          | 3          | 4           |
|                            | 19 TRAFFIC STOP                   | 8          | 11         | 7           |
|                            | 20 TRAFFIC DETAIL                 | 3          | 9          | 10          |
|                            | 21 LOST OR STOLEN TAG             | 2          | 3          | 2           |
|                            | 22 AUTO THEFT                     | 14         | 9          | 10          |
|                            | 25 BURGLAR ALARM RINGING          | 93         | 102        | 94          |
|                            | 26 BURGLARY                       | 34         | 28         | 42          |
|                            | 27 LARCENY                        | 14         | 14         | 10          |
|                            | 28 VANDALISM                      | 9          | 10         | 9           |
|                            | 32 ASSAULT                        | 14         | 13         | 7           |
|                            | 33 SEX OFFENSE                    | 4          | 0          | 4           |
|                            | 34 DISTURBANCE                    | 150        | 120        | 148         |
|                            | 36 MISSING PERSON                 | 1          | 1          | 6           |
|                            | 37 SUSPICIOUS VEHICLE             | 8          | 9          | 12          |
|                            | 38 SUSPICIOUS PERSON              | 21         | 13         | 17          |
| 39 PRISONER                | 0                                 | 2          | 2          |             |
| 41 SICK OR INJURED PERSON  | 3                                 | 7          | 3          |             |



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000045 - WRC Properties LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



| Grid Code                  | CAD Signal Code            | YTD 2014           | LYTD 2013          | P_LYTD 2012        |
|----------------------------|----------------------------|--------------------|--------------------|--------------------|
| <b>1795</b>                | 43 BAKER ACT               | 8                  | 11                 | 11                 |
|                            | 44 ATTEMPTED SUICIDE       | 0                  | 1                  | 2                  |
|                            | 45 DEAD ON ARRIVAL         | 1                  | 5                  | 4                  |
|                            | 49 FIRE                    | 1                  | 1                  | 4                  |
|                            | 52 NARCOTICS INVESTIGATION | 4                  | 4                  | 0                  |
|                            | 54 FRAUD                   | 11                 | 12                 | 14                 |
| <b>TOTAL FOR GRID 1795</b> |                            | <b>479</b>         | <b>507</b>         | <b>566</b>         |
|                            |                            | Reported: 997      | Reported: 1019     | Reported: 1060     |
|                            |                            | Not Reported: 1162 | Not Reported: 1348 | Not Reported: 1374 |
| <b>TOTAL ROUTINE</b>       |                            | <b>2159</b>        | <b>2367</b>        | <b>2434</b>        |
| <b>GRAND TOTAL</b>         |                            | <b>2422</b>        | <b>2580</b>        | <b>2659</b>        |



**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:** 1795, 1794, 1791, 1793, 1753, 1754

**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:**

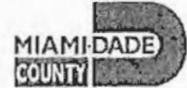
**District:**

**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 24, 2015

**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 (PWWM) 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 fifteen (15) 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 ten (10) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers 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, 2016), 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: Alina T. Hudak, Deputy Mayor and Director, PWWM  
Aneisha Daniel, Assistant Director, Administration  
Asok Ganguli, Assistant Director, Technical Services  
Michael Fernandez, Assistant Director, Disposal Operations  
Aimee Cabrera, Chief, Intergovernmental & External Affairs

Public Works and Waste Management Department (PWWM)  
Disposal Facility Available Capacity  
From Fiscal Year 2015-16 Through Fiscal Year 2029-30

| FISCAL YEAR PERIOD    | WASTE PROJECTION NET TONS DISPOSED | RESOURCES RECOVERY ASHFILL * |            |                 | SOUTH DADE LANDFILL ** |            |                 | NORTH DADE LANDFILL *** |            |                 | WMI **** | TOTAL TO BE LANDFILLED |
|-----------------------|------------------------------------|------------------------------|------------|-----------------|------------------------|------------|-----------------|-------------------------|------------|-----------------|----------|------------------------|
|                       |                                    | Beginning Capacity           | Landfilled | Ending Capacity | Beginning Capacity     | Landfilled | Ending Capacity | Beginning Capacity      | Landfilled | Ending Capacity |          |                        |
| OCT. 1, 2015 TO SEPT. | 1,600,000                          | 2,460,854                    | 168,000    | 2,292,854       | 5,761,827              | 381,400    | 5,380,427       | 1,555,908               | 185,400    | 1,370,508       | 250,000  | 984,800                |
| OCT. 1, 2016 TO SEPT. | 1,600,000                          | 2,292,854                    | 168,000    | 2,124,854       | 5,380,427              | 381,400    | 4,999,027       | 1,370,508               | 185,400    | 1,185,108       | 250,000  | 984,800                |
| OCT. 1, 2017 TO SEPT. | 1,600,000                          | 2,124,854                    | 168,000    | 1,956,854       | 4,999,027              | 381,400    | 4,617,627       | 1,185,108               | 185,400    | 999,708         | 250,000  | 984,800                |
| OCT. 1, 2018 TO SEPT. | 1,600,000                          | 1,956,854                    | 168,000    | 1,788,854       | 4,617,627              | 381,400    | 4,236,227       | 999,708                 | 185,400    | 814,308         | 250,000  | 984,800                |
| OCT. 1, 2019 TO SEPT. | 1,600,000                          | 1,788,854                    | 168,000    | 1,620,854       | 4,236,227              | 381,400    | 3,854,827       | 814,308                 | 185,400    | 628,908         | 250,000  | 984,800                |
| OCT. 1, 2020 TO SEPT. | 1,600,000                          | 1,620,854                    | 168,000    | 1,452,854       | 3,854,827              | 381,400    | 3,473,427       | 628,908                 | 185,400    | 443,508         | 250,000  | 984,800                |
| OCT. 1, 2021 TO SEPT. | 1,600,000                          | 1,452,854                    | 168,000    | 1,284,854       | 3,473,427              | 381,400    | 3,092,027       | 443,508                 | 185,400    | 258,108         | 250,000  | 984,800                |
| OCT. 1, 2022 TO SEPT. | 1,600,000                          | 1,284,854                    | 168,000    | 1,116,854       | 3,092,027              | 381,400    | 2,710,627       | 258,108                 | 185,400    | 72,708          | 250,000  | 984,800                |
| OCT. 1, 2023 TO SEPT. | 1,600,000                          | 1,116,854                    | 168,000    | 948,854         | 2,710,627              | 381,400    | 2,329,227       | 72,708                  | 72,708     | 0               | 362,692  | 984,800                |
| OCT. 1, 2024 TO SEPT. | 1,600,000                          | 948,854                      | 168,000    | 780,854         | 2,329,227              | 381,400    | 1,947,827       | 0                       | 0          | 0               | 435,400  | 984,800                |
| OCT. 1, 2025 TO SEPT. | 1,600,000                          | 780,854                      | 168,000    | 612,854         | 1,947,827              | 381,400    | 1,566,427       | 0                       | 0          | 0               | 435,400  | 984,800                |
| OCT. 1, 2026 TO SEPT. | 1,600,000                          | 612,854                      | 168,000    | 444,854         | 1,566,427              | 381,400    | 1,185,027       | 0                       | 0          | 0               | 435,400  | 984,800                |
| OCT. 1, 2027 TO SEPT. | 1,600,000                          | 444,854                      | 168,000    | 276,854         | 1,185,027              | 381,400    | 803,627         | 0                       | 0          | 0               | 435,400  | 984,800                |
| OCT. 1, 2028 TO SEPT. | 1,600,000                          | 276,854                      | 168,000    | 108,854         | 803,627                | 381,400    | 422,227         | 0                       | 0          | 0               | 435,400  | 984,800                |
| OCT. 1, 2029 TO SEPT. | 1,600,000                          | 108,854                      | 108,854    | 0               | 422,227                | 381,400    | 40,827          | 0                       | 0          | 0               | 494,546  | 984,800                |
| REMAINING YEARS       |                                    |                              |            | 14              |                        |            | 15              |                         |            | 8               |          | 15                     |

|                            |                |
|----------------------------|----------------|
| ANNUAL DISPOSAL (in tons)  |                |
| RESOURCES RECOVERY ASHFILL | 168,000        |
| SOUTH DADE LANDFILL        | 381,400        |
| NORTH DADE LANDFILL        | 185,400        |
| WMI CONTRACT               | 250,000        |
| TOTAL TO BE LANDFILLED     | <u>984,800</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 from WMI is 1.25 million tons, 500,000 tons to the Medley Landfill, 500,000 to Okeechobee County Landfill and 250,000 tons to the Monarch Hill Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2035 and the contract contains two 5-year renewal terms.

\*\*\*\*\* All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by Arcadis based on the actual July 2015, survey with actual tons for July 2015 through August 2015, and projected tons for September 2015.

# Memorandum



**Date:** October 1, 2015

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

**From:** *AWB* Alice N. Bravo, P.E., Director  
Miami-Dade Transit

**Subject:** FY16 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 June 2015 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, 2015 to September 30, 2016, 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: Frank Guyamier, P.E., MDT  
Albert A. Hernandez, P.E., MDT  
Monica D. Cejas, P.E., MDT  
Gerald E. Bryan, MDT  
Eric Zahn, MDT  
Nilia Cartaya, 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

Control File

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 28, 2015

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

**From:** Maria I. Nardi *M-I.*  
Chief of Planning and Design Excellence  
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 18, 2014. 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, and 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 additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2016. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

MN: jb

c: Helen Brown, Metropolitan Planning, RER

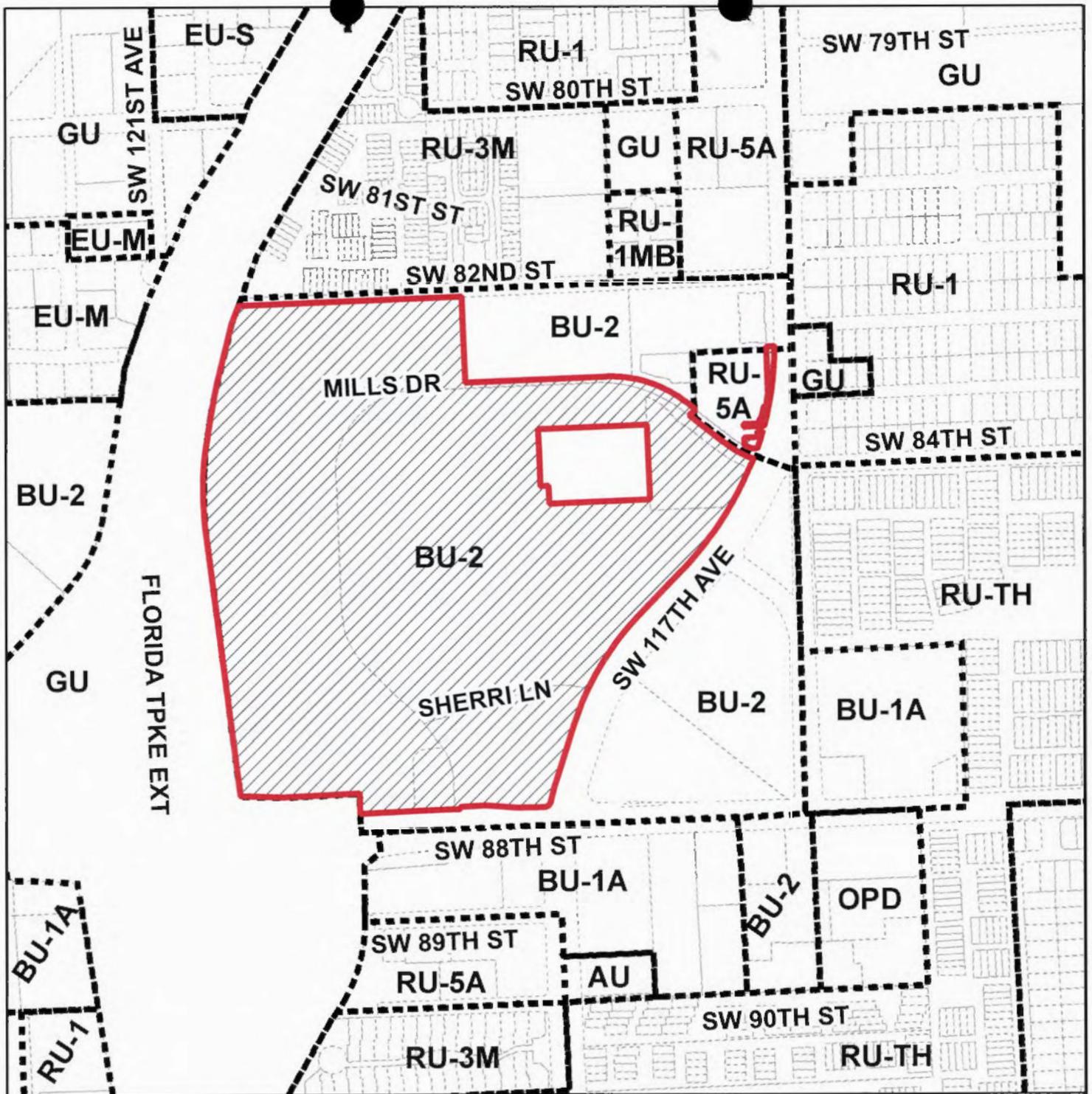


Miami-Dade County  
 Park Recreation and Open Spaces Department  
 LOS-2015-16

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

| PBD          | Estimated 2015 UMSA<br>Population | Standard @ 2.75 Acres<br>Per 1000 People (Acres) | Public local Park<br>Acres | Concurrency*<br>Acres | TOTAL<br>LOCAL | School<br>Acres | Private Open Space<br>Acres | Recreation Open Space<br>Acreage | Surplus (Deficient)<br>Acres | percentage of Standard<br>% |
|--------------|-----------------------------------|--|----------------------------|-----------------------|----------------|-----------------|-----------------------------|----------------------------------|------------------------------|-----------------------------|
| 1            | 382,633                           | 1,052.24   | 343.95                     | 291.00                | 634.95         | 299.82          | 267                         | 1201.77                          | 149.53                       | 1.14                        |
| 2            | 601,589                           | 1,654.37   | 715.26                     | 595.00                | 1310.26        | 356.3           | 473                         | 2139.56                          | 485.19                       | 1.29                        |
| 3            | 164,347                           | 451.95   | 251.88                     | 232.93                | 484.81         | 96.62           | 89                          | 670.43                           | 218.48                       | 1.48                        |
| <b>Total</b> | <b>1,148,569</b>                  | <b>3,158.56</b>                                  | <b>1311.09</b>             | <b>1118.93</b>        | <b>2430.02</b> | <b>752.74</b>   | <b>829</b>                  | <b>4011.76</b>                   | <b>853.20</b>                | <b>1.27</b>                 |

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  
**Z2015000045**

Section: 36 Township: 54 Range: 39  
 Applicant: WRC PROPERTIES, LLC.  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, July 23, 2015

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |