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

**PH: Z15-076 (15-11-CZ12-2)** **December 1, 2015**
**Item No. A**

RECEIVED
Z15-076
JUL 21 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

| Recommendation Summary | |
|---|---|
| **Commission District** | 7 |
| **Applicant** | Dade County Firearms |
| **Summary of Requests** | The applicant is seeking to permit an indoor shooting range and to permit the sale of firearms and firearm accessories in the IU-2 district as would be permitted in the BU-3 zoning district. Additionally, the applicant also seeks to permit the warehouse facility with variances of the setback and parking regulations. |
| **Location** | 7004 SW 46 Street, Miami-Dade County, Florida. |
| **Property Size** | 0.49-acres |
| **Existing Zoning** | IU-2, Heavy Industrial Manufacturing District |
| **Existing Land Use** | Warehouse |
| **2020-2030 CDMP Land Use Designation** | Industrial and Office *(see attached Zoning Recommendation Addendum)* |
| **Comprehensive Plan Consistency** | Consistent with objectives and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses<br>Section 33-311(A)(4)(a), Use Variance standards<br>Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations<br>*(see attached Zoning Recommendation Addendum)* |
| **Recommendation** | **Approval with conditions of requests #1, #3 and #4; and denial without prejudice of request #2.** |

This item was deferred from the November 3, 2015, meeting of Community Zoning Appeals Board (CZAB) #12, due to the absence of the applicant or a representative of the applicant.

**REQUESTS:**

1. UNUSUAL USE to permit an indoor shooting range.

2. USE VARIANCE to permit the sales of firearms and firearms accessories in the IU-2 zoning district, as would be permitted in the BU-3 zoning district.

3. NON-USE VARIANCE to permit the existing building setback 19'-2" (20' required) from the front (north) property line.

4. NON-USE VARIANCE to permit 11 parking spaces (20 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Dade County Firearms, Inc.", as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15, consisting of four (4) sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The subject property is a 0.49-net acre parcel, which contains seven (07) separate warehouse bays, within a one (1)-story building developed under the IU-2, Heavy Industrial Manufacturing District regulations. The site plan submitted by the applicant depicts the proposed 3,105 sq. ft. indoor range and retail space located in the southwest corner of the "L" shaped warehouse building.

| NEIGHBORHOOD CHARATERISTICS | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | IU-2 (BRDI); warehouse | Industrial and Office |
| **North** | IU-2 (BRDI); warehouse | Industrial and Office |
| **South** | IU-2 (BRDI); warehouse | Industrial and Office |
| **East** | RU-4M; condominiums | Low-Medium Density |
| **West** | IU-2 (BRDI); warehouse | Industrial and Office |

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located within a cul-de-sac, at the eastern end of SW 46 Street, abutting the railroad easement. The area surrounding the subject property to the north, south and west are primarily made of existing industrial uses. To the west of the approximately 100 foot wide rail easement are multifamily residential uses.

**SUMMARY OF THE IMPACTS:**

Based on the staff's zoning analysis below, including the memoranda from the other departments, staff opines that approval of this application will not have any negative impacts on the surrounding industrial uses, or the existing residential uses to the east.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property, for **Industrial and Office** uses. *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.*

The application seeks to permit an indoor shooting range within an existing warehouse building, along with ancillary non-use variances of the parking and setback regulations. Ancillary to the request for the indoor shooting range, the applicant is also seeking a use variance to permit the sales of firearms and firearm accessories within the facility as would be allowed in a commercial zoning district. Staff notes that the IU-2 zoning district permits uses such as asphalt drum mixing plants, rock and sand yards, dynamite storage and other uses that are similar to or more intensive to the indoor shooting range. Further, staff notes that the CDMP Land Use Element interpretative text under the Industrial and Office category, permits limited commercial uses. Staff opines that approval of the proposed indoor shooting range and ancillary firearms sales, are similar to the industrial uses and limited commercial uses allowed under the interpretative

text for the Industrial and Office category. Therefore, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text in **Industrial and Office** areas and the CDMP Land Use Plan map **Industrial and Office** designation for the subject property.

**ZONING ANALYSIS:**

When analyzing request #1 to permit the indoor shooting range under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses,** staff is of the opinion that, subject to the applicant installing appropriate soundproofing to prevent the spillage of noise across the property lines, approval of this request would be **compatible** with the primarily industrial uses that are located to the north, west and south of the subject property. Based on the memoranda from the County departments that reviewed this application, approval of request #1 would not have a negative impact on services in this area. For example, the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application meets the traffic concurrency criteria because it lies in the urban infill area where concurrency does not apply. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources indicates in its memorandum that approval meets all LOS standards for an initial development order. Additionally the memorandum from the Miami-Dade Fire Rescue Department (MDFRD) indicates that there will be no significant impact on MDFRD services in this area. Based on the aforementioned department memoranda, staff opines that the request will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, 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 the proposed facility would be located within an existing one-story warehouse building, which contains several separate bays that are leased to other tenants. Plans submitted by the applicant indicate that these bays contain ongoing warehouse and storage facilities. The facility, located within an existing building will, in staff's opinion, be adequately spaced from any residential uses, the closest of which, are located more than 100' to the east. According to the site plan submitted with this application, the proposed range will be located in the rear, southwest corner of the "L" shaped building, where it abuts similar warehouse buildings to the west and south. Furthermore, to mitigate the aural impact that is likely from the proposed use, staff recommends as a condition of approval, that the applicant installs appropriate soundproofing to prevent the spillage of noise across the property lines. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

Ancillary to the aforementioned request, the applicant also seeks to permit the sale of firearms and firearm accessories within the proposed range, as would be allowed in the BU-3, Liberal Business District. Staff notes that the underlying IU-2 zoning district regulations permits commercial uses within a building, *where the primary and permitted industrial use shall be the manufacture or assembly of the products being offered for sale; and the retail sale area shall not exceed fifteen (15) percent of the total floor area of the subject premises.* The submitted plans indicate a retail/showroom space that is approximately 6% of the total 3,105 sq. ft. area of the proposed indoor shooting range. The applicant has not indicated to staff, and the aforementioned plans do not indicate that the manufacturing or assembling of firearms or firearms accessories will take place on the proposed range site. Therefore, since the proposed

use is not listed as one of the permitted uses within the IU-2, zoning district, or the uses permitted in the Bird Road Design and Industrial Overlay (BRDI) District, within which it is also located, the retail use must be analyzed under the Use Variance standards, Section 33-311(A)(4)(a).

Staff opines that the proposed retail use is minimal and would not result in a change in the character of the surrounding area. As such, if approved as an ancillary use to the proposed indoor shooting range, staff opines that this use could be **compatible** with the surrounding industrial uses. Further, based on the foregoing CDMP analysis, staff opined that the request is consistent with the Land Use Element interpretative text under the Industrial and Office category.

However, a **use variance** as provided in Section 33-311(A)(4)(a) permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in* ***unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* **To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use of, or benefit from the property in question**.

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. The applicant has not provided staff with information to indicate that the denial of this request would constitute a hardship. Therefore, staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the zoning regulations, and that the applicant has not demonstrated a loss of all reasonable use of, or benefit from the property under the existing zoning. **As such, staff recommends denial without prejudice of request #2, under the Use Variance Standards, Section 33-311(A)(4)(a).**

The applicant also seeks to permit the indoor shooting range within the existing building which is encroaching 10" (setback 19'-2", where 20' is required) into the front (north) setback area (request #3), and to permit the warehouse facility with 11 of the 20 required parking spaces (request #4). When the aforementioned requests are analyzed under the Non-Use Variances From Other Than Airport Regulations standards, Section 33-311(A)(4)(b), staff opines that approval of same would be **compatible** with the surrounding industrial uses in the area. Staff opines that the requested setback variance is very minimal, is existing, and does create any new visual impacts on the surrounding area. Further, although the applicant is only providing 55% of the required 20 parking spaces for all the uses within this industrial warehouse facility, staff opines that the proposed indoor range use, is similar to a recreational use. As such, in staff's opinion, the peak hour use of the other warehouse and storage uses, the more intensive uses within the facility, which are likely to be during the daylight hours between 7 A.M. and 5 P.M., are not likely to result in overcrowding on the parcel, that may result in spillage of parking onto the abutting roadway, SW 46 Street. However, as a condition for approval, staff recommends that the fence shown in the survey and the plans encroaching into the right-of-way, be removed prior to obtaining a Certificate of Use for the proposed shooting range.

**Therefore, staff recommends approval with conditions of requests #3 and #4, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Access to the site is provided on SW 46 Street.

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

**ENVIRONMENTAL REVIEW:** Not applicable.

**OTHER:** Not applicable.

**RECOMMENDATION: Approval with conditions of requests #1, #3 and #4; and denial without prejudice of request #2.**

**CONDITIONS FOR APPROVAL:** (For requests #1, #3 and #4 only).

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Dade County Firearms, Inc.", as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15, except as herein amended to show the removal of the retail counter.

3. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

4. That the applicant obtains a Certificate of Use for the indoor shooting range use only from 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.

5. That the use be established and maintained in accordance with the approved plan.

6. That no off-site parking for the office use be allowed along SW 46 Street.

7. That the fence encroaching into the right-of-way, SW 46 Street, be removed as indicated in the plans, prior to obtaining a Certificate of Use for the proposed indoor shooting range.

8. That the applicant installs appropriate soundproofing within the indoor range area to prevent the spillage of noise on to the abutting properties to the west and south.

NK:MW:NN:JV:CH

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

# ZONING RECOMMENDATION ADDENDUM

*Dade County Firearms*
*Z15-076*

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resource Management (RER) | No objection |
| Platting and Traffic Review Section (RER) | No objection |
| Parks | No objection |
| Fire Rescue | No objection |
| Police | No objection |
| Schools | No objection |
| *Subject to conditions in their memorandum. | |

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

| | |
|---|---|
| ***Industrial and Office (Page I-39)*** | *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.* |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|---|---|
| ***Section 33-311(A)(3) Special Exception, Unusual and New Uses.*** | *Special exceptions (for all applications other than public charter schools), unusual 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 unusual uses 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.* |

# ZONING RECOMMENDATION ADDENDUM

*Dade County Firearms*
*Z15-076*

| | |
|---|---|
| ***Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations*** | *The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.* |
| ***Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations*** | *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.* |

**A. DADE COUNTY FIREARMS**
**(Applicant)**

**15-11-CZ12-2 (15-076)**
**Area 12/District 07**
**Hearing Date: 12/01/15**

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

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

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

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| None | | | | |

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.

# MIAMI-DADE COUNTY
# COMMUNITY ZONING APPEALS BOARD - AREA 12
# MOTION SLIP

**#2**

APPLICANT'S NAME: DADE COUNTY FIREARMS, PRE-APP Z15P00044

REPRESENTATIVE: SCOTT WESTIN

| HEARING NUMBER | HEARING DATE | RESOLUTION NUMBER | | |
|---|---|---|---|---|
| 15-11-CZ12-2 (15-076) | November 3, 2015 | CZAB12 | | 15 |

**REC: Approval with conditions of requests #1, #3 and #4; and denial without prejudice of request #2.**

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):

■ DEFER: ☐ INDEFINITELY ■ TO: Dec. 1, 2015 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ OTHER:

Deferred with no re-advertisement. Applicant did not attend meeting.

| TITLE | M/S | NAME | YES | NO | ABSENT |
|---|---|---|---|---|---|
| | | | | | |
| COUNCIL WOMAN | | Peggy **BRODEUR** | | | X |
| COUNCILMAN | | Javier **GONZALEZ-ABREU** | | X | |
| COUNCILMAN | | Alberto **SANTANA** | | X | |
| VICE CHAIRWOMAN | M | Angela M. **VAZQUEZ** | X | | |
| COUNCILMAN | S | Elliot N. **ZACK** | X | | |
| CHAIRMAN | | Jose I. **VALDES** (C.A.) | X | | |
| | | | | | |
| | | VOTE: | 3 | 2 | |

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Sabrina Levin

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# Memorandum

MIAMI-DADE COUNTY

**Date:** August 13, 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 #Z2015000076
Dade County FireArms, Inc.
7004 SW 46th Street, Miami, FL 33155
Unusual Use to permit a shooting range
(.49 Acres)
23-54-40

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

Potable Water Service and Wastewater Disposal

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

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

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

Tree Preservation

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

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

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

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 07, 2015

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

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

**Subject:** Z201500076
Name: Dade County Firearms
Location: 7000 SW 46 Street
Section 23 Township 54 South Range 40 East

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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 Lot 5 Block 1, Plat Book 93, Page 46.

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 10, 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:** Dade County Firearms, Inc. (#15_076)

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

**Application:** ***Dade County Firearms, Inc.*** requests a use variance to permit the retail sales of firearms and accessories, non-use variances, and an unusual use to permit an indoor shooting range on the property.

**Size:** The subject property is approximately .49 acres.

**Location:** The subject property is located at 7004 S.W. 46th Street, in Miami-Dade County, Florida.

**Analysis:**

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the shooting range 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.

3. Recycling

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 14, 2015

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

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

**Subject:** Zoning Application Comments- Dade County Firearms
Application No. Z2015000076 – (Pre-App. # Z15P-044)

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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.

Application Name: Dade County Firearms

Location: The proposed project is located on approximately 0.49 acres located at 7004 SW 46th Street with Folio No. 30-4023-024-0050, in unincorporated Miami-Dade County.

Proposed Development: Improvements to a vacant 3,105 sq. ft. warehouse. The space will be developed as an indoor shooting range with a waiting area, toilet facilities and storage area.

The estimate total water demands for the proposed project will be 310.5 (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. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

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 Center District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

The existing facility is connected to the sanitary sewer system. The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 599. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 1.39 hrs. to 1.48 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

MIAMI-DADE COUNTY

**Date:** July 28, 2015

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

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

**Subject:** Z2015000076: DADE COUNTY FIREARMS, PRE-APP Z15P00044

---

**Application Name:** DADE COUNTY FIREARMS, PRE-APP Z15P00044

**Project Location:** The site is located at 7004 SW 46 ST, Miami-Dade County.

**Proposed Development:** The request is for an UNUSUAL USE TO PERMIT AN INDOOR SHOOTING RANGE AND A USE VARIANCE FOR SALE OF FIREARMS.

**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

MIAMI-DADE COUNTY

**Date:** 29-JUL-15

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

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

**Subject:** Z2015000076

---

**Recommendation:**

No objection to the site plan with a 7/21/15 RER received date.

**Service Impact/Demand**

Development for the above Z2015000076
located at 7004 SW 46 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1596 is proposed as the following:

| | | | |
|---|---|---|---|
| N/A | dwelling units | N/A | square feet |
| residential | | industrial | |
| N/A | square feet | N/A | square feet |
| Office | | institutional | |
| 6,210 | square feet | N/A | square feet |
| Retail | | nursing home/hospitals | |

Based on this development information, estimated service impact is: No Impact. 4.15 alarms-annually.

**Existing services**

The Fire station responding to an alarm in the proposed development will be: Station # 3

The estimated average travel time is: 6:02 minutes

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

OK

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

| | |
|---|---|
| (2) DADE COUNTY FIREARMS | 7004 SW 46 ST,<br>MIAMI-DADE COUNTY, FLORIDA |
| APPLICANT | ADDRESS |
| NOVEMBER 3, 2015 | Z2015000076 |
| DATE | HEARING NUMBER |

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
SEPTEMBER 25, 2015

**NEIGHBORHOOD REGULATIONS:**
THERE ARE NO CURRENT OPEN OR CLOSED CASES

**BUILDING SUPPORT REGULATIONS:**
THERE ARE NO CURRENT OPEN OR CLOSED CASES

**VIOLATOR:**
(2) DADE COUNTY FIREARMS

**OUTSTANDING LIENS AND FINES:**
AS OF SEPTEMBER 25, 2015, THERE ARE NO OUTSTANDING LIENS OR FINES

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ECONOMIC RESOURCES
[illegible] SERVICES

for DAH

25

7002
Urban Loft
7002
Gloria's
Fashions

Caluso
Glass
7010
VIRTUAL
MOTORS, LLC.
BY APPOINTMENT ONLY
305-632-5668
7012
Casper
Group

7012
Casper Group
7014
Builtek Group

## 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: DADE COUNTY FIREARMS

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| Anthony ALONSO | 33.3 |
| EDUARDO PEREZ | 33.3 |
| FRANK HERNANDEZ | 33.3 |
| | |

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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
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DEVELOPMENT SERVICES
for DAH

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: VW 7000, LLC

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| Agustine Veitia - 4444 SW 71 Ave #101, MIAMI, FL. | 90% |
| JOHN S. WESTON - 7250 SW 39 Terr, MIAMI, FLA. 33155 | 10% |
| | |
| | |
| | |

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].

29

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.

| | |
|---|---|
| N/A | |
| | |
| | |
| | |
| | |

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

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

**Signature** _____ _____
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 13th day of MARCH, 2015. Affiant is personally know to me or has produced Personally Known as identification.

ANDREW L. MILLAR
MY COMMISSION EXPIRES 12-10-2017
NOTARY PUBLIC
#FF 75474
STATE OF FLORIDA

_____
(Notary Public)

My commission expires: 12-10-17

Seal

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*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.

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.

| | |
|---|---|
| N/A | — |
| | |
| | |
| | |
| | |

**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.

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**Signature** _____ _____
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 13th day of MARCH, 2015. Affiant is personally know to me or has produced Personally Known as identification.

ANDREW LLLAR
MY COMMISSION EXPIRES 12-10-2017
NOTARY PUBLIC
#FF 75474
STATE OF FLORIDA

_____
(Notary Public)

My commission expires: 12-10-17

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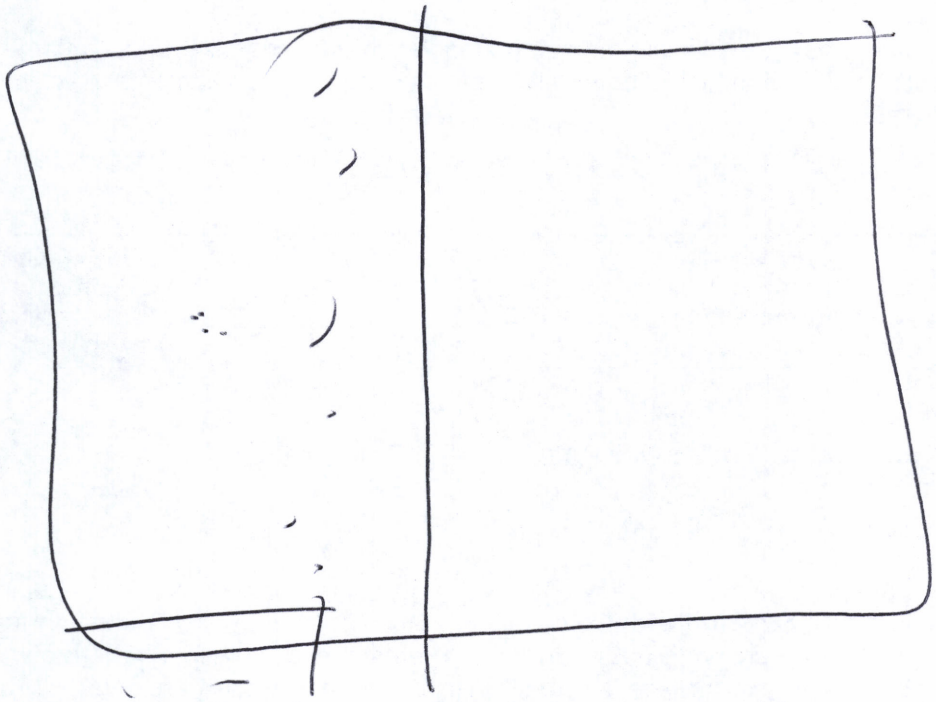
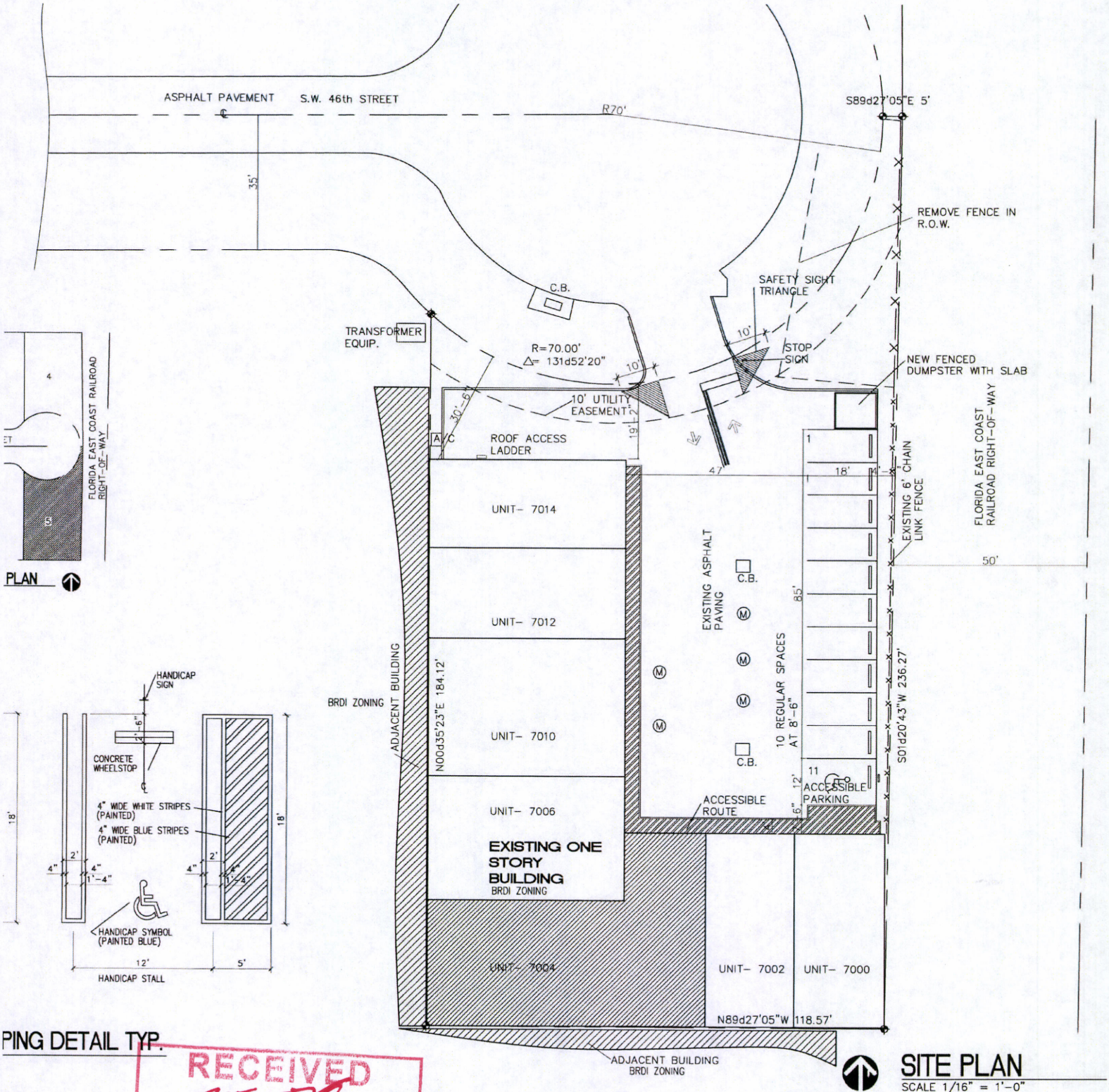
DEVELOPMENT SERVICES

Seal

Per DAH

*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.



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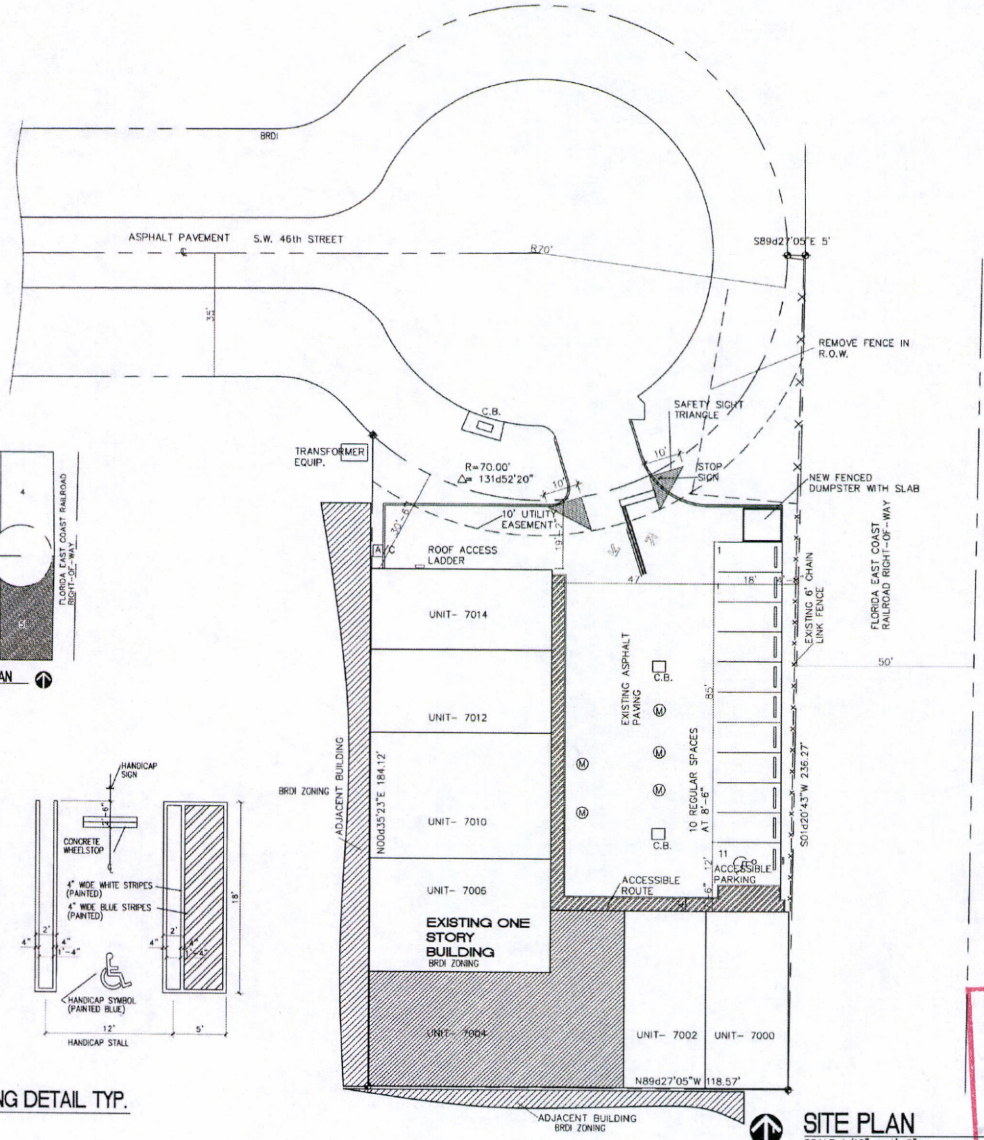
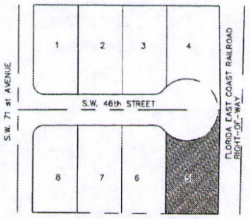
ENLARGED SITE PLAN

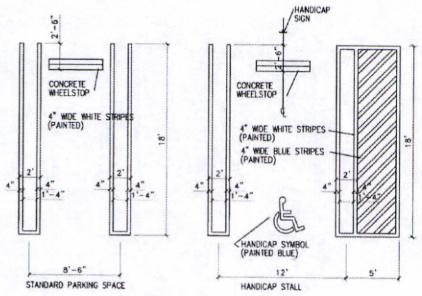
32




SITE PLAN
SCALE 1/16" = 1'-0"




LOCATION PLAN
SCALE = NTS




PARKING STRIPPING DETAIL TYP.
SCALE = NTS

## LEGAL DESCRIPTION:

LOT 5, BLOCK 1 OF "ROBERTS INDUSTRIAL SITES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO # 30- 4023-024-0050

## ZONING LEGEND

BIRD ROAD DESIGN AND INDUSTRIAL DISTRICT

ZONING: BRDI

| | REQUIRED: | PROVIDED: |
|---|---|---|
| HEIGHT ( TO RIDGE OF ROOF ) | N/A | 19'-0" |
| NET LAND AREA | | 21524 SQ.FT. =.49 ACRES |
| LOT COVERAGE ( EVERYTHING UNDER ROOF ) : | N/A | 10,800 SQ.FT = 50% |
| F.A.R. | N/A | N/A |

SET BACKS:

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT | REQ. 20'-0" | 19'-2" (EXISTING) |
| INTERIOR SIDE | REQ. 0'-0" | 0'-0" |
| SIDE STREET | N/A | N/A |
| REAR | REQ. 0'-0" | 0'-0" |

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO LAKE OR CANAL.

LOT WILL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTION: _____

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THE PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79(10), FLORIDA STATUTES, EFFECTIVE 7/10/87

APPLICANT: MUST COMPLY WITH SECTION 1.3-1.3. 1 OF THE MIAMI DADE COUNTY CODE, REGARDING NOTICE OF ROCK MINING OPERATIONS WHERE BLASTING IS PERMITTED, PRIOR TO STARTING CONSTRUCTION.

PARKING: OPEN PARKING LOTS, PARKING FOR NON-ENCLOSED AREAS UNDER OR WITHIN BUILDINGS, WILL BE LIGHTED AS REQUIRED BY CHAPTER "8-C" OF MIAMI-DADE COUNTY CODE.

LANDSCAPING: ALL LANDSCAPE AREA WILL BE PROVIDED WITH IRRIGATION SYSTEM.

NOTE: ALL SIGNS DELETED FROM THIS PLAN AND REQUIRE SEPERATE PLANS, APPLICATIONS AND PERMITS.

## BUILDING AREA BREAKDOWN

BUILDING TYPE A AND B:

| | |
|---|---|
| GROUND FLOOR AREA: | 10,800 S.F. |
| MEZZANINE FLOOR AREA: | 305 S.F. |
| TOTAL BUILDING AREA UNDER ROOF: | 11,105 S.F. |

### PARKING REQUIRED

REGULAR 8.5' x 18'
REQUIRED PARKING = 11,105 S.F. / 1600 S.F. = 6.9 X 1.25 = 9 SPACES

### PARKING SPACES PROVIDED

REGULAR 8.5' x 18' = 10 SPACES
ACCESSIBLE PARKING = 1 SPACE

### LANDSCAPING

| | |
|---|---|
| LANDSCAPE AREA REQUIRED = | 2262 SF = 10% |
| LANDSCAPE AREA PROVIDED= | 2125 SF= 10% |

### BUILDING TENANTS

| TENANT | USE | AREA |
|---|---|---|
| UNIT 7000- URBAN LOFT | STORAGE( FURNITURE) | 1150 S.F. |
| UNIT 7002- DOMINGO SANCHEZ | STORAGE | 1150 S.F. |
| UNIT 7004 - DADE COUNTY FIREARMS | GUN RANGE | 2800S.F.+305 S.F. MEZZ.=3105 S.F. |
| UNIT 7006- CALUSA GLASS | STORAGE (GLASS) | 2200 S.F. |
| UNIT 7010- SIMONE DE CAMARGO | STORAGE | 1150 S.F. |
| UNIT 7012 - CASPER GROUP | STORAGE | 1000 S.F. |
| UNIT 7014 - BUILTEK GROUP | STORAGE (CONTRACTOR) | 1000 S.F. |
| | TOTAL AREA | 11105 S.F. |

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for DAH


ARMANDO DAVILA
Architect P.A.
242 Strada Drive Davenport, Fl. 33897
A.A.#26000844 (305)600-3308
A.R.#9338 Armando Davila


To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire -safety standards as determined by the local authority in accordance with Section 103 and 633 Florida Statutes.

OWNER:
VW 7000 LLC
7000 SW 46th STREET
MIAMI, FLORIDA 33155

TENANT:
DADE COUNTY FIREARMS INC.
7004 SW 46th STREET
MIAMI, FLORIDA 33155
(305) 775-7682

INDOOR GUN RANGE
INTERIOR TENANT IMPROVEMENTS FOR:
# DADE COUNTY FIREARMS INC.

7004 S.W. 46th STREET
MIAMI DADE, FLORIDA 33155

| | |
|---|---|
| Date Revisions | |
| Checked | A.D. |
| Drawn | CAD |
| Date | 4-17-15 |
| Job no. | C-1404 |

S-1

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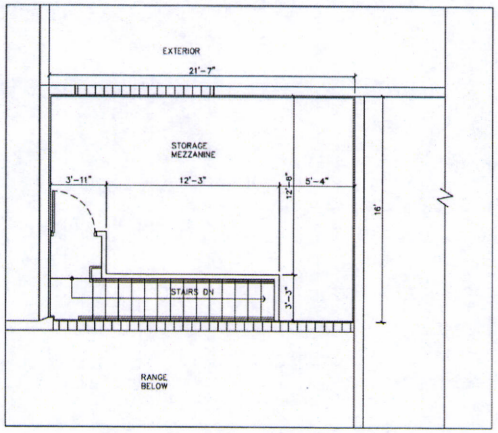
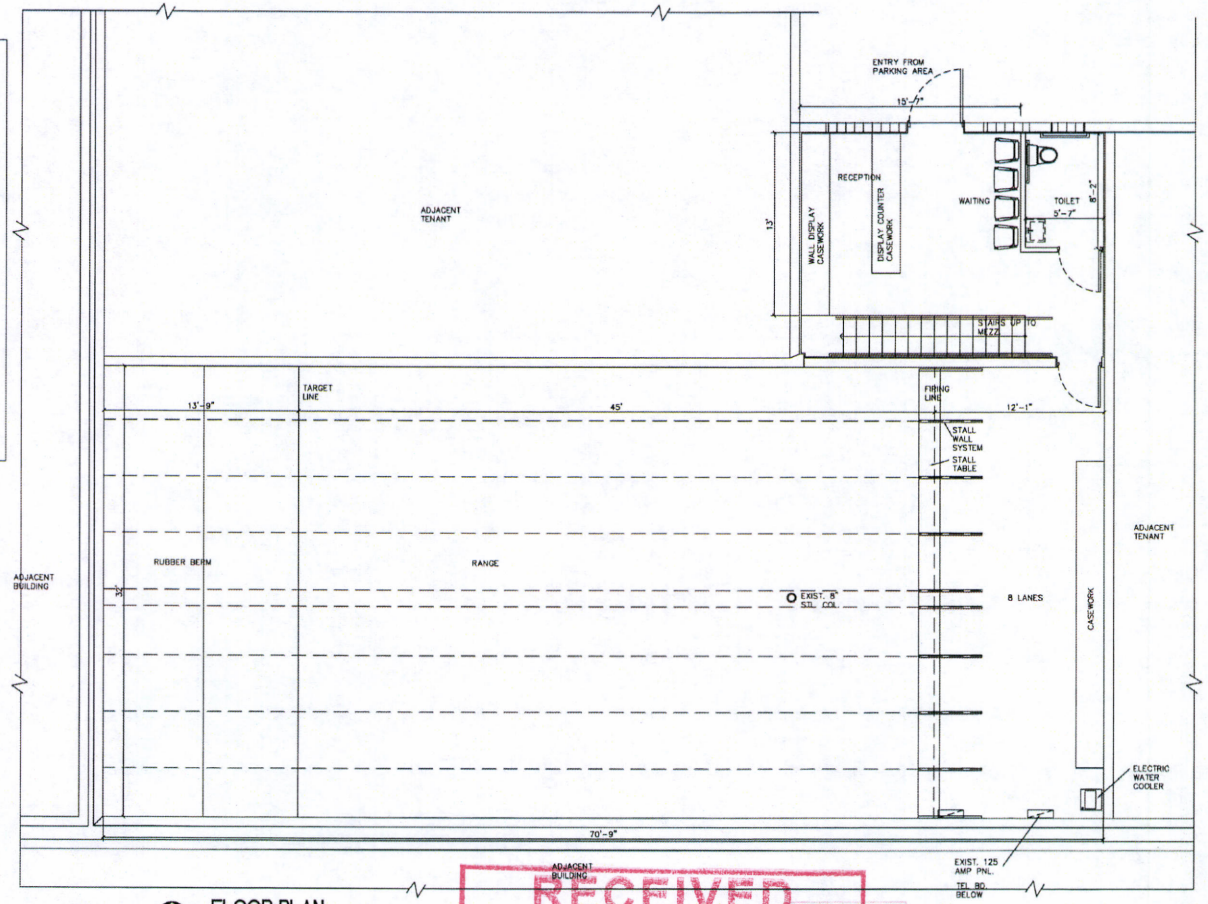



MEZZANINE FLOOR PLAN
1/4" = 1'-0" 305 SF




FLOOR PLAN
1/4" = 1'-0" 2,800 SF

EXISTING MASONRY WALL
NEW MASONRY WALL
NEW DRYWALL PARTITION

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DEVELOPMENT SERVICES
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ARMANDO DAVILA
Architect P.A.

342 Strada Drive Davenport, FL 33897
A.A.#26000844 (305)600-3306

A.R.#9336 Armando Davila


To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire safety standards as determined by the local authority in accordance with Section 166 and 633 Florida Statutes.

OWNER:
VW 7000 LLC
7000 SW 46th STREET
MIAMI, FLORIDA 33155

TENANT:
DADE COUNTY FIREARMS INC.
7004 SW 46th STREET
MIAMI, FLORIDA 33155
(305) 775-7882

INDOOR GUN RANGE
INTERIOR TENANT IMPROVEMENTS FOR:
# DADE COUNTY FIREARMS INC.

7004 S.W. 46th STREET
MIAMI DADE, FLORIDA 33155

| Date | Revisions |
|---|---|
| Checked | A.D. |
| Drawn | CAD |
| Date | 4-17-15 |
| Job no. | C-1404 |

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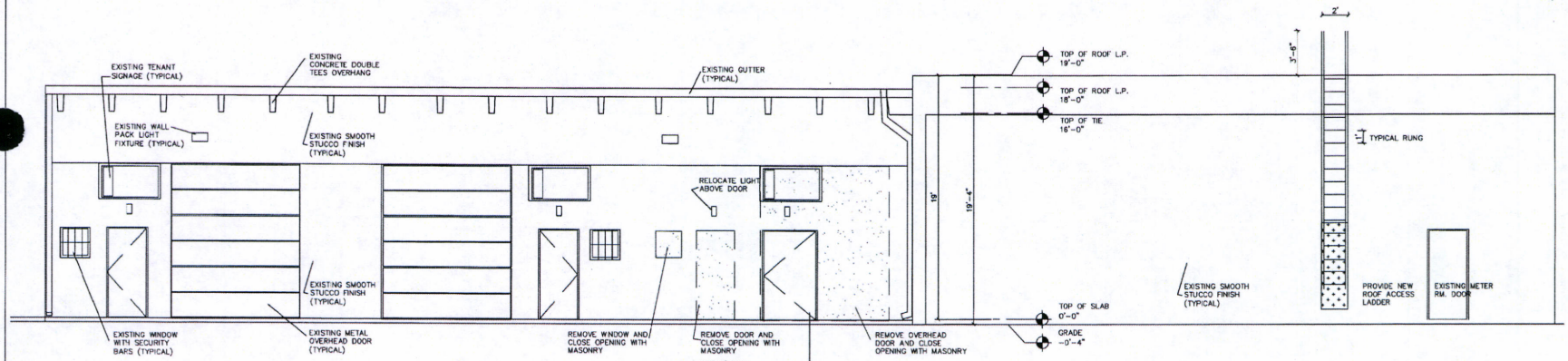
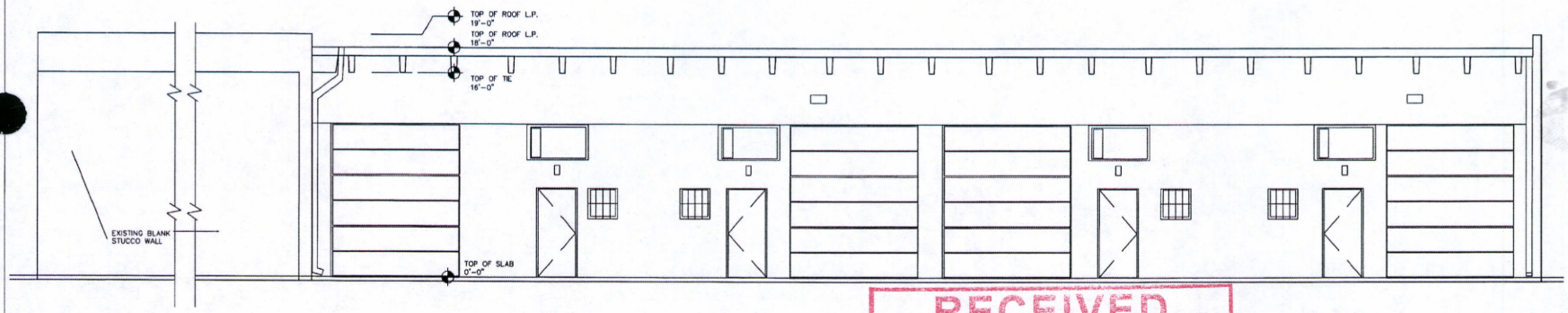



NORTH ELEVATION
1/4" = 1'-0"




EAST ELEVATION
1/4" = 1'-0"


ARMANDO DAVILA
Architect P.A.
242 Strada Drive Davenport, Fl. 33897
A.A.#26000844 (305)600-3306
A.R.#9336 Armando Davila


To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire -safety standards as determined by the local authority in accordance with Section 105 and 633 Florida Statutes.

OWNER:
VW 7000 LLC
7000 SW 46th STREET
MIAMI, FLORIDA 33155

TENANT:
DADE COUNTY FIREARMS INC.
7004 SW 46th STREET
MIAMI, FLORIDA 33155
(305) 775-7682

INDOOR GUN RANGE
INTERIOR TENANT IMPROVEMENTS FOR:
DADE COUNTY FIREARMS INC.

7004 S.W. 46th STREET
MIAMI DADE, FLORIDA 33155

| | |
|---|---|
| Date | Revisions |
| Checked | A.D. |
| Drawn | CAD |
| Date | 4-17-15 |
| Job no. | C-1404 |

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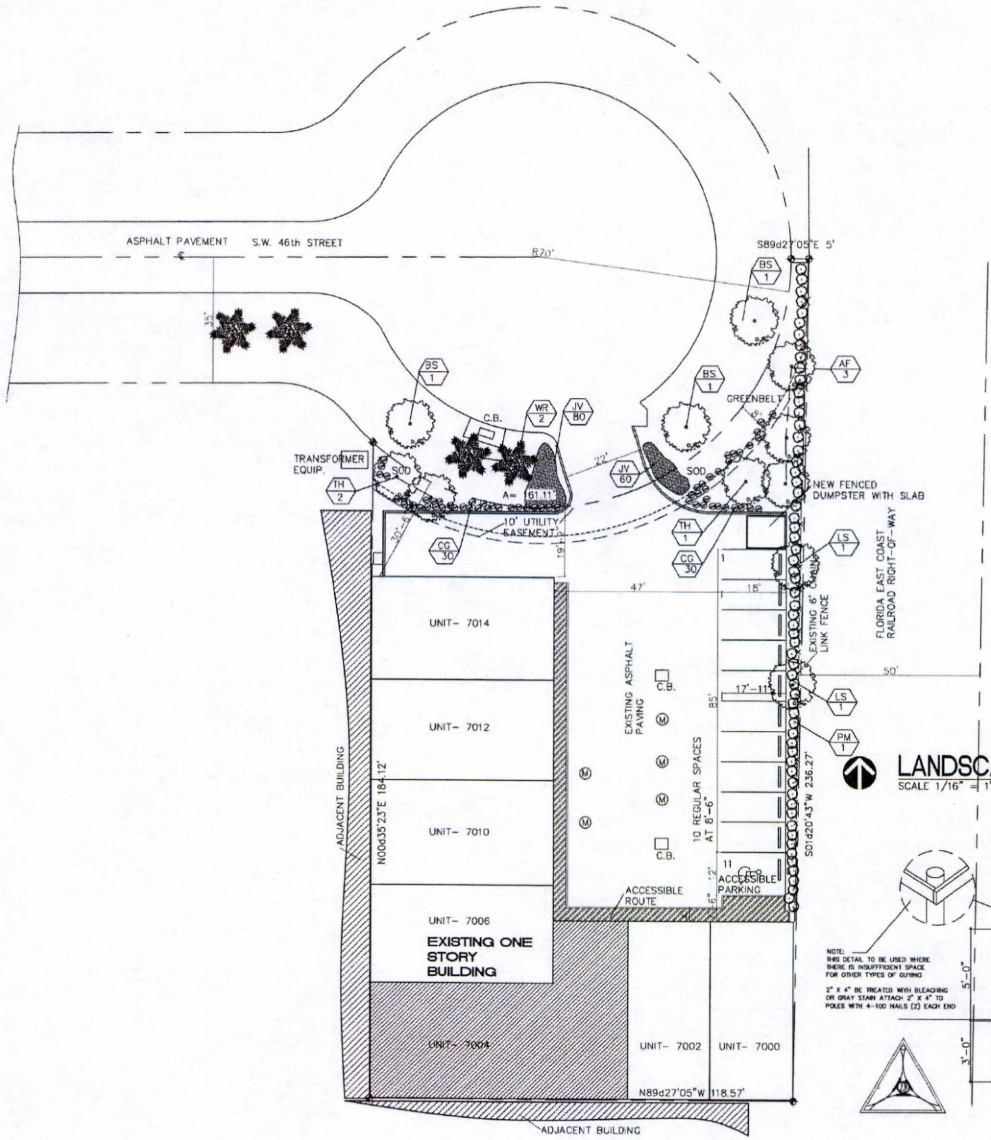
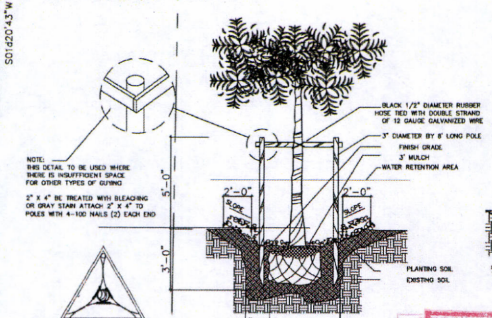
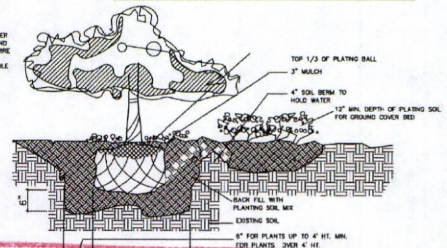



## LANDSCAPE PLAN

SCALE 1/16" = 1'-0"




TREE PLANTING DETAIL




SHRUB AND GROUND COVER DETAIL

## LANDSCAPE LEGEND

ZONING DISTRICT: BRDI NET LOT AREA: .49 acres 21,524 s.f.

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A). Square Feet of open space required by Chapter 33, as indicated on site plan. Net lot area = 21,524 s.f. x 10 % = 2152 s.f | 2152 S.F. | 2,125 S.F. |
| B). Square Feet of parking lot open space required by Chapter 18 A, as indicated on site plan: Number of parking spaces : 11 x 10 s.f. per parking space= 110 SF | 110 | 0 |
| C). Total s.f. of landscaped open space required by Chapter 33: A). + B). = | 2,262 S.F. | 2,125 S.F. |
| LAWN AREA CALCULATION | | |
| A). 2,262 total s.f. of landscaped open space required by Chapter 33 | | |
| B). Maximum lawn area (sod) permitted = 20% x 2,262 s.f. =453 s.f. | 453 | 300 |
| TREES | | |
| A). Number of trees required per net lot acre | 15 | |
| Less existing number of trees meeting minimum requirements (minus) | | 0 |
| = 15 trees x .49 net lot acres = 8 | 8 | 8 |
| B). % Palms allowed: Number of trees provided 8 x 30% 2:1 = | 2 | 0 |
| % Palms permitted to count as street trees on 1:1 basis X 30%= | 2 | 2 |
| C). % Natives required: Number of trees provided 13 x 30% = | 4 | 4 |
| D). Street trees (maximum average spacing of 35' o.c.): 161 linear feet along street / 35 =5 | 5 | 5 |
| E). Street trees located directly beneath power lines (maximum aveage spacing of 25' o.c.): linear feet along street / 25 = | 0 | 0 |
| SHRUBS | | |
| A). Number of trees required 13 x 10 = | 130 | 130 |
| B). Number of shrubs allowed x 30% = Number of native shrubs allowed | 39 | 70 |

IRRIGATION PLAN: If required by Chapter 33

TABLE: Containig information as indicated in sample below:

| SYMBOL USED ON PLANS | | | PLANT NAME | | NATIVE SPECIES | CALIPER | HEIGHT | QTY. |
|---|---|---|---|---|---|---|---|---|
| Abb. QTY | NEW | EXIST. | SCIENTIFIC | COMMON | YES/NO | INSTALLED | MINIMUM INSTALLED | |
| WR | | X | Washingtonia Robusta | Mexican Fan Palm | no | | 12' | 2 |
| BS | X | | Bursera Simaruba | Gumbo Limbo | yes | 4" | 12' | 3 |
| TH | X | | Tabebuia Heterophylla | Pink Tab | no | 4" | 10' | 3 |
| LS | X | | Lagerstroemia Speciosa | Queen's Crape Myrtle | no | 2" | 10' | 2 |
| AF | X | | Acacia Farnesiana | Sweat Acacia | yes | 2" | 10' | 3 |
| | | | | | | | | |
| | | | | | | | | |
| CG | | X | Clusia Guttifera | Small Leaf Clusia | no | | 18"H. 3 gal. 24" O.C. | 60 |
| PM | X | | Podocarpus macrophylus | Podocarpus | yes | | 24"H. 3 gal. 24" O.C. | 70 |
| JV | X | | Jasminium Volubile | Wax Jasmine | no | | 18" O.C. 3 gal. | 140 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| SOD | X | | Stenotaphrum Secundatum | St. Augustine Grass | yes | | 3" | SEE PLAN |

## LANDSCAPING NOTES:

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE # 1 OR BETTER.
2. PROVIDE A COMPLETE IRRIGATION SYSTEM WITH 100% COVERAGE
3. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF MULCH.
4. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
5. TREE WELL 5' MIN. CLEARANCE


ARMANDO DAVILA
Architect P.A.
242 Strada Drive Davenport, Fl. 33897
A.A.#26000564 (305)600-3306
A.R.#9338 Armando Davila


To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire -safety standards as determined by the local authority in accordance with Section 105 and 633 Florida Statutes.

OWNER:
VW 7000 LLC
7000 SW 46th STREET
MIAMI, FLORIDA 33155

TENANT:
DADE COUNTY FIREARMS INC.
7004 SW 46th STREET
MIAMI, FLORIDA 33155
(305) 775-7882

INDOOR GUN RANGE
INTERIOR TENANT IMPROVEMENTS FOR:
**DADE COUNTY FIREARMS INC.**

7004 S.W. 46th STREET
MIAMI DADE, FLORIDA 33155

| Date | Revisions |
|---|---|
| Checked | A.D. |
| Drawn | CAD |
| Date | 4-17-15 |
| Job no. | C-1404 |

L-1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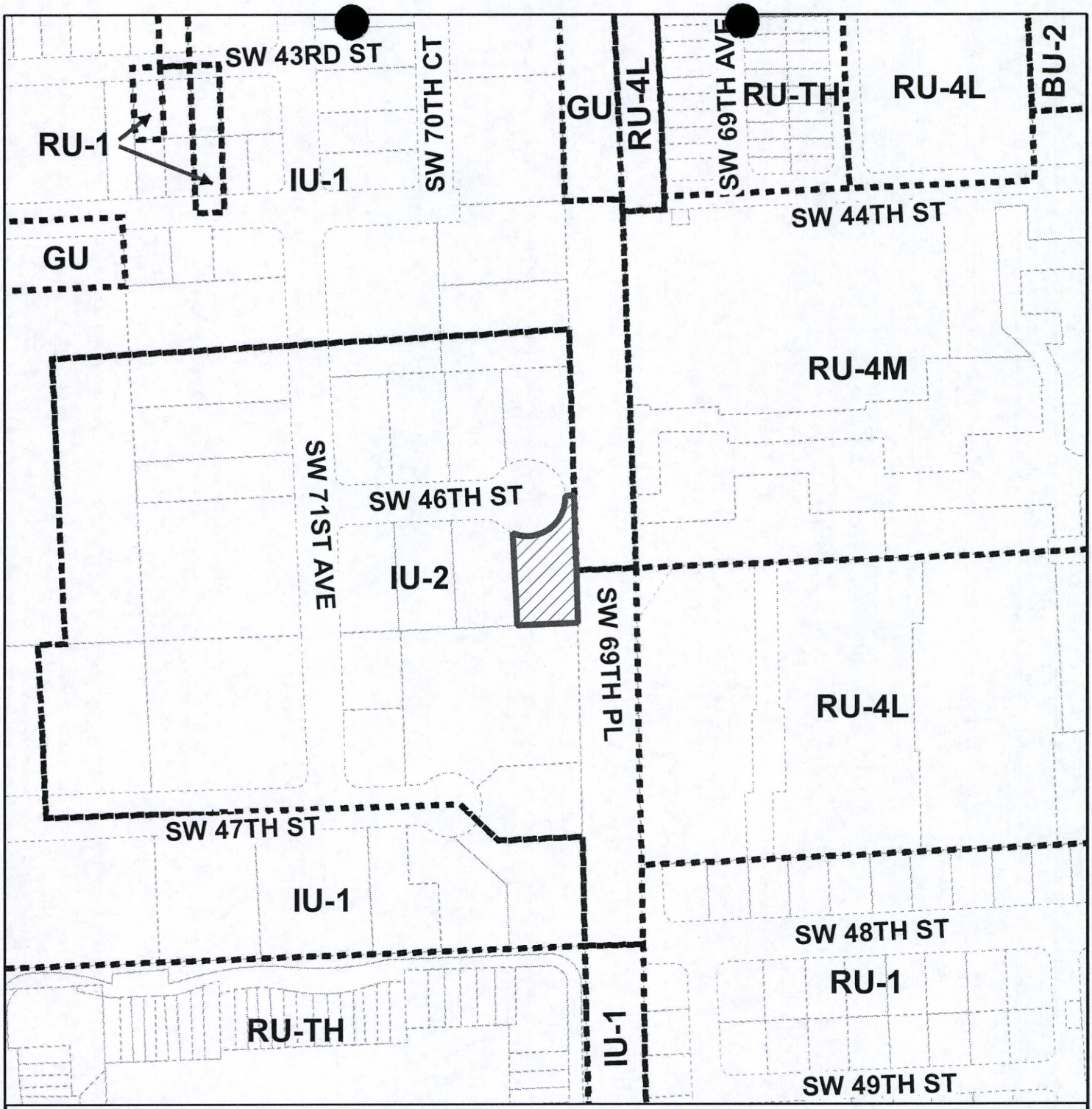
JUL 21 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

**Z2015000076**

**Legend**

Subject Property Case

Zoning

N W E S

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

| REVISION | DATE | BY |
|---|---|---|
| | | 36 |

# MIAMI-DADE COUNTY

AERIAL YEAR 2014

**Process Number**

**Z2015000076**

**Legend**

Subject Property

N W E S

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 13, 2015

| REVISION | DATE | BY |
|---|---|---|
| | | 37 |

# MIAMI-DADE COUNTY

**RADIUS MAP**

**Process Number**

**Z2015000076**

**RADIUS: 2640**

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

**Legend**

- Subject Property
- Buffer
- Property Boundaries

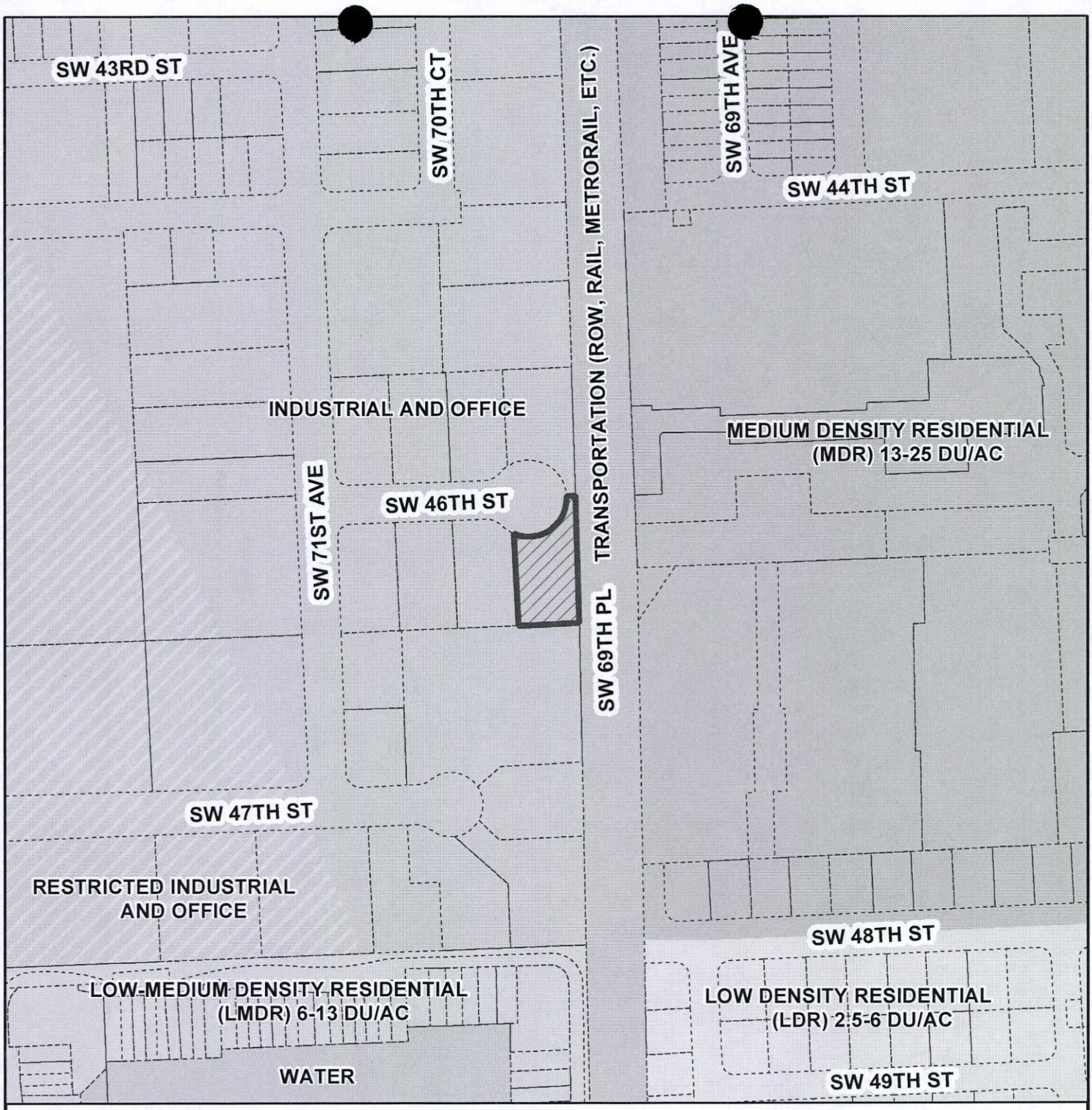
N W E S

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

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

38




# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

# Z2015000076

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

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W E
S

**Legend**

Subject Property Case

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

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

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

**PH: Z15-076 (15-11-CZ12-2)** **November 3, 2015**
**Item No. 2**

| Recommendation Summary | |
|---|---|
| **Commission District** | 7 |
| **Applicant** | Dade County Firearms |
| **Summary of Requests** | The applicant is seeking to permit an indoor shooting range and to permit the sale of firearms and firearm accessories in the IU-2 district as would be permitted in the BU-3 zoning district. Additionally, the applicant also seeks to permit the warehouse facility with variances of the setback and parking regulations. |
| **Location** | 7004 SW 46 Street, Miami-Dade County, Florida. |
| **Property Size** | 0.49-acres |
| **Existing Zoning** | IU-2, Heavy Industrial Manufacturing District |
| **Existing Land Use** | Warehouse |
| **2020-2030 CDMP Land Use Designation** | Industrial and Office *(see attached Zoning Recommendation Addendum)* |
| **Comprehensive Plan Consistency** | Consistent with objectives and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses<br>Section 33-311(A)(4)(a), Use Variance standards<br>Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations<br>*(see attached Zoning Recommendation Addendum)* |
| **Recommendation** | **Approval with conditions of requests #1, #3 and #4; and denial without prejudice of request #2.** |

**REQUESTS:**

1. UNUSUAL USE to permit an indoor shooting range.

2. USE VARIANCE to permit the sales of firearms and firearms accessories in the IU-2 zoning district, as would be permitted in the BU-3 zoning district.

3. NON-USE VARIANCE to permit the existing building setback 19'-2" (20' required) from the front (north) property line.

4. NON-USE VARIANCE to permit 11 parking spaces (20 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Dade County Firearms, Inc.", as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15, consisting of four (4) sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The subject property is a 0.49-net acre parcel, which contains seven (07) separate warehouse bays, within a one (1)-story building developed under the IU-2, Heavy Industrial Manufacturing District regulations. The site plan submitted by the applicant depicts the proposed 3,105 sq. ft.

indoor range and retail space located in the southwest corner of the "L" shaped warehouse building.

| NEIGHBORHOOD CHARATERISTICS | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | IU-2 (BRDI); warehouse | Industrial and Office |
| **North** | IU-2 (BRDI); warehouse | Industrial and Office |
| **South** | IU-2 (BRDI); warehouse | Industrial and Office |
| **East** | RU-4M; condominiums | Low-Medium Density |
| **West** | IU-2 (BRDI); warehouse | Industrial and Office |

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located within a cul-de-sac, at the eastern end of SW 46 Street, abutting the railroad easement. The area surrounding the subject property to the north, south and west are primarily made of existing industrial uses. To the west of the approximately 100 foot wide rail easement are multifamily residential uses.

**SUMMARY OF THE IMPACTS:**

Based on the staff's zoning analysis below, including the memoranda from the other departments, staff opines that approval of this application will not have any negative impacts on the surrounding industrial uses, or the existing residential uses to the east.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property, for **Industrial and Office** uses. *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.*

The application seeks to permit an indoor shooting range within an existing warehouse building, along with ancillary non-use variances of the parking and setback regulations. Ancillary to the request for the indoor shooting range, the applicant is also seeking a use variance to permit the sales of firearms and firearm accessories within the facility as would be allowed in a commercial zoning district. Staff notes that the IU-2 zoning district permits uses such as asphalt drum mixing plants, rock and sand yards, dynamite storage and other uses that are similar to or more intensive to the indoor shooting range. Further, staff notes that the CDMP Land Use Element interpretative text under the Industrial and Office category, permits limited commercial uses. Staff opines that approval of the proposed indoor shooting range and ancillary firearms sales, are similar to the industrial uses and limited commercial uses allowed under the interpretative text for the Industrial and Office category. Therefore, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text in **Industrial and Office** areas and the CDMP Land Use Plan map **Industrial and Office** designation for the subject property.

**ZONING ANALYSIS:**

When analyzing request #1 to permit the indoor shooting range under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses,** staff is of the opinion that, subject to the applicant installing appropriate soundproofing to prevent the spillage of noise across the property lines, approval of this request would be **compatible** with the primarily industrial uses that are located to the north, west and south of the subject property. Based on the memoranda from the County departments that reviewed this application, approval of request #1 would not have a negative impact on services in this area. For example, the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application meets the traffic concurrency criteria because it lies in the urban infill area where concurrency does not apply. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources indicates in its memorandum that approval meets all LOS standards for an initial development order. Additionally the memorandum from the Miami-Dade Fire Rescue Department (MDFRD) indicates that there will be no significant impact on MDFRD services in this area. Based on the aforementioned department memoranda, staff opines that the request will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, 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 the proposed facility would be located within an existing one-story warehouse building, which contains several separate bays that are leased to other tenants. Plans submitted by the applicant indicate that these bays contain ongoing warehouse and storage facilities. The facility, located within an existing building will, in staff's opinion, be adequately spaced from any residential uses, the closest of which, are located more than 100' to the east. According to the site plan submitted with this application, the proposed range will be located in the rear, southwest corner of the "L" shaped building, where it abuts similar warehouse buildings to the west and south. Furthermore, to mitigate the aural impact that is likely from the proposed use, staff recommends as a condition of approval, that the applicant installs appropriate soundproofing to prevent the spillage of noise across the property lines. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

Ancillary to the aforementioned request, the applicant also seeks to permit the sale of firearms and firearm accessories within the proposed range, as would be allowed in the BU-3, Liberal Business District. Staff notes that the underlying IU-2 zoning district regulations permits commercial uses within a building, *where the primary and permitted industrial use shall be the manufacture or assembly of the products being offered for sale; and the retail sale area shall not exceed fifteen (15) percent of the total floor area of the subject premises.* The submitted plans indicate a retail/showroom space that is approximately 6% of the total 3,105 sq. ft. area of the proposed indoor shooting range. The applicant has not indicated to staff, and the aforementioned plans do not indicate that the manufacturing or assembling of firearms or firearms accessories will take place on the proposed range site. Therefore, since the proposed use is not listed as one of the permitted uses within the IU-2, zoning district, or the uses permitted in the Bird Road Design and Industrial Overlay (BRDI) District, within which it is also located, the retail use must be analyzed under the Use Variance standards, Section 33-311(A)(4)(a).

Staff opines that the proposed retail use is minimal and would not result in a change in the character of the surrounding area. As such, if approved as an ancillary use to the proposed indoor shooting range, staff opines that this use could be **compatible** with the surrounding industrial uses. Further, based on the foregoing CDMP analysis, staff opined that the request is consistent with the Land Use Element interpretative text under the Industrial and Office category.

However, a **use variance** as provided in Section 33-311(A)(4)(a) permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in* ***unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* **To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use of, or benefit from the property in question**.

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. The applicant has not provided staff with information to indicate that the denial of this request would constitute a hardship. Therefore, staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the zoning regulations, and that the applicant has not demonstrated a loss of all reasonable use of, or benefit from the property under the existing zoning. **As such, staff recommends denial without prejudice of request #2, under the Use Variance Standards, Section 33-311(A)(4)(a).**

The applicant also seeks to permit the indoor shooting range within the existing building which is encroaching 10" (setback 19'-2", where 20' is required) into the front (north) setback area (request #3), and to permit the warehouse facility with 11 of the 20 required parking spaces (request #4). When the aforementioned requests are analyzed under the Non-Use Variances From Other Than Airport Regulations standards, Section 33-311(A)(4)(b), staff opines that approval of same would be **compatible** with the surrounding industrial uses in the area. Staff opines that the requested setback variance is very minimal, is existing, and does create any new visual impacts on the surrounding area. Further, although the applicant is only providing 55% of the required 20 parking spaces for all the uses within this industrial warehouse facility, staff opines that the proposed indoor range use, is similar to a recreational use. As such, in staff's opinion, the peak hour use of the other warehouse and storage uses, the more intensive uses within the facility, which are likely to be during the daylight hours between 7 A.M. and 5 P.M., are not likely to result in overcrowding on the parcel, that may result in spillage of parking onto the abutting roadway, SW 46 Street. However, as a condition for approval, staff recommends that the fence shown in the survey and the plans encroaching into the right-of-way, be removed prior to obtaining a Certificate of Use for the proposed shooting range. **Therefore, staff recommends approval with conditions of requests #3 and #4, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Access to the site is provided on SW 46 Street.

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

**ENVIRONMENTAL REVIEW:** Not applicable.

**OTHER:** Not applicable.

**RECOMMENDATION: Approval with conditions of requests #1, #3 and #4; and denial without prejudice of request #2.**

**CONDITIONS FOR APPROVAL:** (For requests #1, #3 and #4 only).

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Dade County Firearms, Inc.", as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15.

3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

4. That the applicants obtain a Certificate of Use for the indoor shooting range use only from 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.

5. That the use be established and maintained in accordance with the approved plan.

6. That no off-site parking for the office use be allowed along SW 46 Street.

7. That the fence encroaching into the right-of-way, SW 46 Street, be removed as indicated in the plans, prior to obtaining a Certificate of Use for the proposed indoor shooting range.

8. That the applicant installs appropriate soundproofing within the indoor range area to prevent the spillage of noise on to the abutting properties to the west and south.

NK:MW:NN:JV:CH

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

# ZONING RECOMMENDATION ADDENDUM

*Dade County Firearms*
*Z15-076*

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resource Management (RER) | No objection |
| Platting and Traffic Review Section (RER) | No objection |
| Parks | No objection |
| Fire Rescue | No objection |
| Police | No objection |
| Schools | No objection |
| *Subject to conditions in their memorandum. | |

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

| | |
|---|---|
| ***Industrial and Office (Page I-39)*** | *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.* |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|---|---|
| ***Section 33-311(A)(3) Special Exception, Unusual and New Uses.*** | *Special exceptions (for all applications other than public charter schools), unusual 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 unusual uses 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.* |

# ZONING RECOMMENDATION ADDENDUM

*Dade County Firearms*
*Z15-076*

| | |
|---|---|
| ***Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations*** | *The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.* |
| ***Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations*** | *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.* |

**2. DADE COUNTY FIREARMS**
**(Applicant)**

**15-11-CZ12-2 (15-076)**
**Area 12/District 07**
**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:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| None | | | | |

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 13, 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 #Z2015000076
Dade County FireArms, Inc.
7004 SW 46th Street, Miami, FL 33155
Unusual Use to permit a shooting range
(.49 Acres)
23-54-40

---

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

Potable Water Service and Wastewater Disposal

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

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

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

Tree Preservation

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

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

Enforcement History

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

Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 07, 2015

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

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

**Subject:** Z201500076
Name: Dade County Firearms
Location: 7000 SW 46 Street
Section 23 Township 54 South Range 40 East

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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 Lot 5 Block 1, Plat Book 93, Page 46.

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 10, 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:** Dade County Firearms, Inc. (#15_076)

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

**Application:** ***Dade County Firearms, Inc.*** requests a use variance to permit the retail sales of firearms and accessories, non-use variances, and an unusual use to permit an indoor shooting range on the property.

**Size:** The subject property is approximately .49 acres.

**Location:** The subject property is located at 7004 S.W. 46th Street, in Miami-Dade County, Florida.

**Analysis:**

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the shooting range 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.

3. Recycling

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 14, 2015

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

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

**Subject:** Zoning Application Comments- Dade County Firearms
Application No. Z2015000076 – (Pre-App. # Z15P-044)

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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.

Application Name: Dade County Firearms

Location: The proposed project is located on approximately 0.49 acres located at 7004 SW 46th Street with Folio No. 30-4023-024-0050, in unincorporated Miami-Dade County.

Proposed Development: Improvements to a vacant 3,105 sq. ft. warehouse. The space will be developed as an indoor shooting range with a waiting area, toilet facilities and storage area.

The estimate total water demands for the proposed project will be 310.5 (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. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

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 Center District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

The existing facility is connected to the sanitary sewer system. The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 599. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 1.39 hrs. to 1.48 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

MIAMI-DADE COUNTY

**Date:** July 28, 2015

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

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

**Subject:** Z2015000076: DADE COUNTY FIREARMS, PRE-APP Z15P00044

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**Application Name:** DADE COUNTY FIREARMS, PRE-APP Z15P00044

**Project Location:** The site is located at 7004 SW 46 ST, Miami-Dade County.

**Proposed Development:** The request is for an UNUSUAL USE TO PERMIT AN INDOOR SHOOTING RANGE AND A USE VARIANCE FOR SALE OF FIREARMS.

**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:** 29-JUL-15

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

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

**Subject:** Z2015000076

## Recommendation:

No objection to the site plan with a 7/21/15 RER received date.

## Service Impact/Demand

Development for the above Z2015000076
located at 7004 SW 46 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1596 is proposed as the following:

| | | | |
|---|---|---|---|
| N/A (residential) | dwelling units | N/A (industrial) | square feet |
| N/A (Office) | square feet | N/A (institutional) | square feet |
| 6,210 (Retail) | square feet | N/A (nursing home/hospitals) | square feet |

Based on this development information, estimated service impact is: No Impact. 4.15 alarms-annually.

## Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 3
The estimated average travel time is: 6:02 minutes

## Planned Service Expansions:

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

## Fire Planning Additional Comments

OK

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

| | |
|---|---|
| (2) DADE COUNTY FIREARMS | 7004 SW 46 ST,<br>MIAMI-DADE COUNTY, FLORIDA |
| APPLICANT | ADDRESS |
| NOVEMBER 3, 2015 | Z2015000076 |
| DATE | HEARING NUMBER |

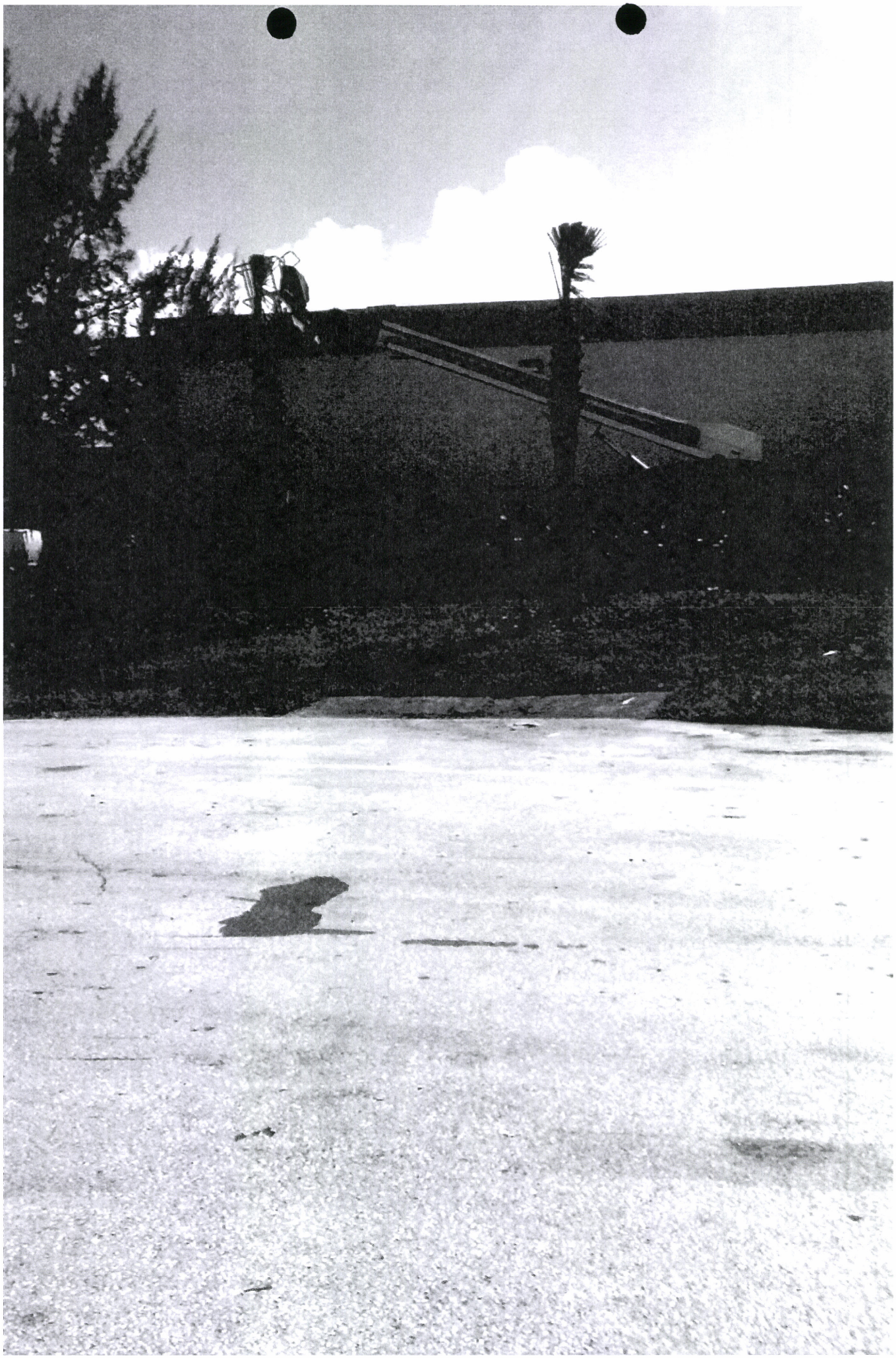
**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
SEPTEMBER 25, 2015

**NEIGHBORHOOD REGULATIONS:**
THERE ARE NO CURRENT OPEN OR CLOSED CASES

**BUILDING SUPPORT REGULATIONS:**
THERE ARE NO CURRENT OPEN OR CLOSED CASES

**VIOLATOR:**
(2) DADE COUNTY FIREARMS

**OUTSTANDING LIENS AND FINES:**
AS OF SEPTEMBER 25, 2015, THERE ARE NO OUTSTANDING LIENS OR FINES



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## 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: DADE COUNTY FIREARMS

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| Anthony Alonso | 33.3 |
| Eduardo Perez | 33.3 |
| Frank Hernandez | 33.3 |
| | |

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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
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DEVELOPMENT SERVICES

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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: VW 7000, LLC

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| Agustine Veitia - 4444 SW 71 Ave #101, MIAMI, FL. 33155 | 90% |
| John S. WESTON - 7250 SW 39 Terr, MIAMI, FLA. 33155 | 10% |
| | |
| | |
| | |

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].

33

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.

| | |
|---|---|
| N/A | |
| | |
| | |
| | |
| | |

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

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

**Signature**_____ _____
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 13th day of March, 2015. Affiant is personally know to me or has produced Personally Known as identification.

ANDREW L. DILLAR
MY COMMISSION EXPIRES 12-10-2017
NOTARY PUBLIC
#FF 75474
STATE OF FLORIDA

_____
(Notary Public)

My commission expires: 12-10-17

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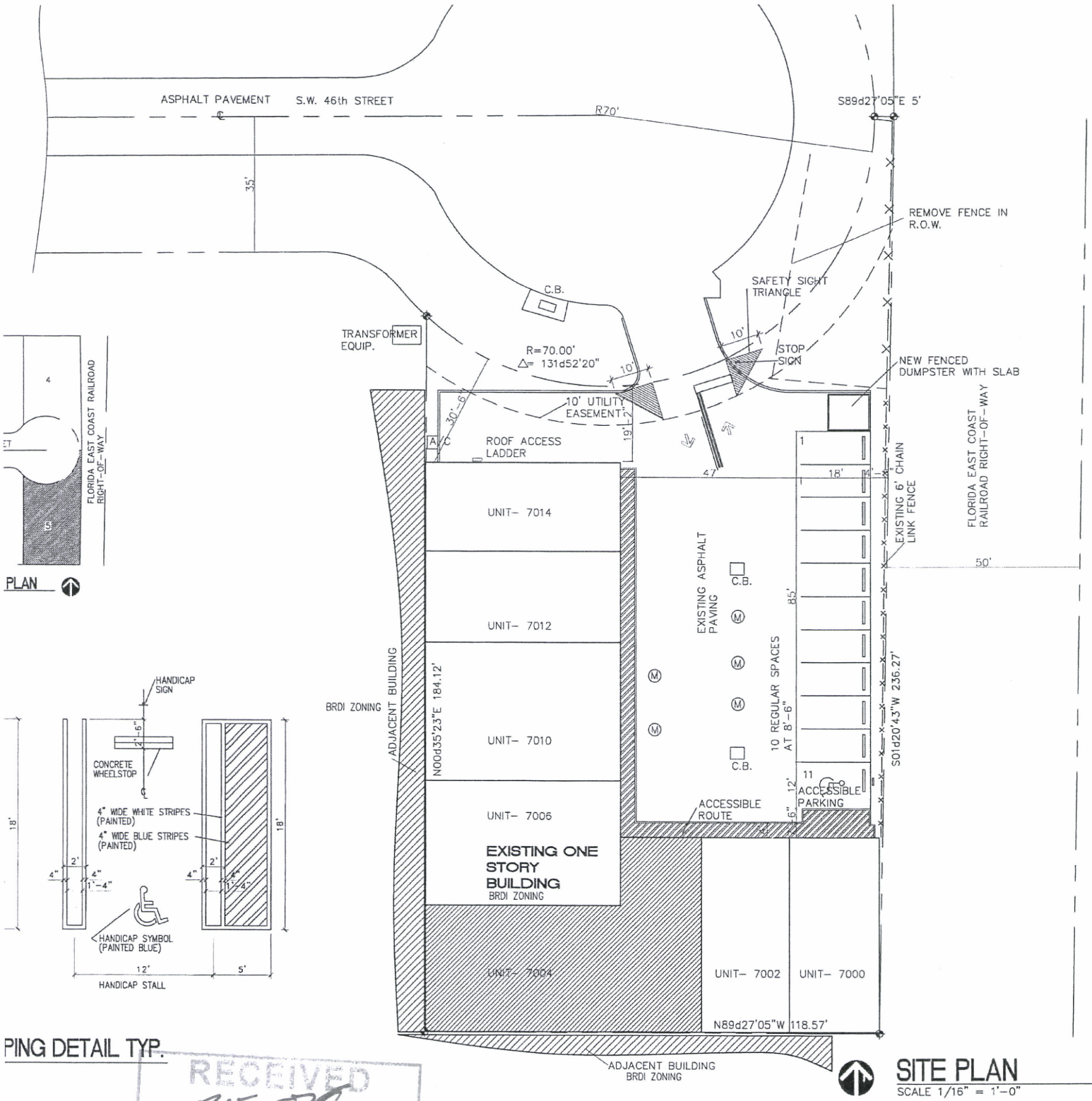
PALM BEACH COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

Seal

Per DAH

*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.

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ENLARGED SITE PLAN

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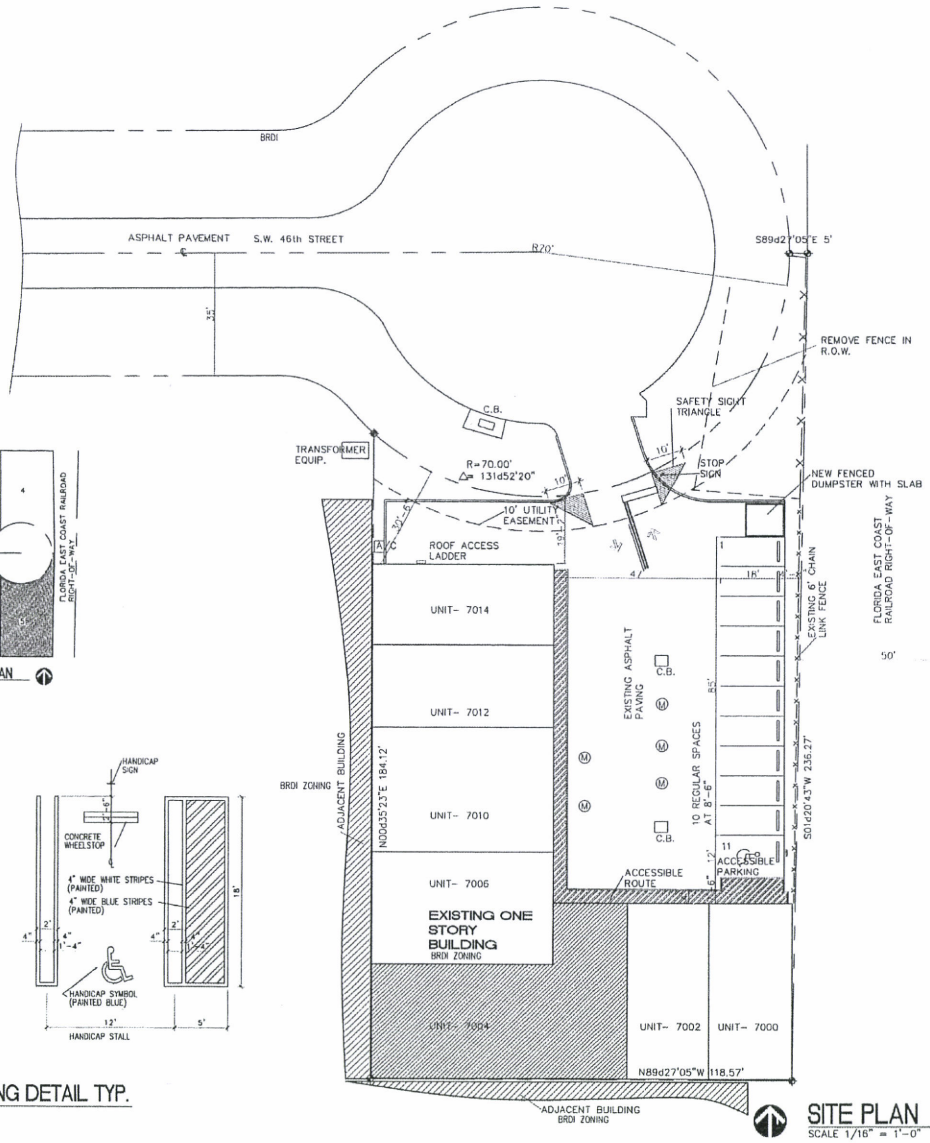
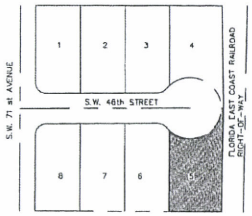
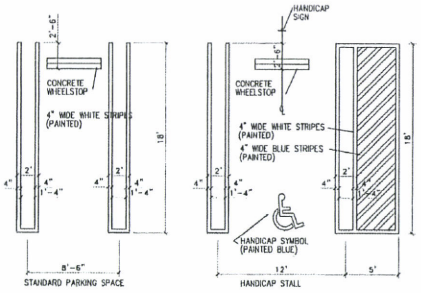



SITE PLAN
SCALE 1/16" = 1'-0"




LOCATION PLAN
SCALE = N.T.S.




PARKING STRIPPING DETAIL TYP.
SCALE = N.T.S.

## LEGAL DESCRIPTION:

LOT 5, BLOCK 1 OF "ROBERTS INDUSTRIAL SITES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO # 30- 4023-024-0050

## ZONING LEGEND

BIRD ROAD DESIGN AND INDUSTRIAL DISTRICT

ZONING: BRDI

| | REQUIRED: | PROVIDED: |
|---|---|---|
| HEIGHT ( TO RIDGE OF ROOF ) | N/A | 19'-0" |
| NET LAND AREA | | 21524 SQ.FT. =.49 ACRES |
| LOT COVERAGE ( EVERYTHING UNDER ROOF ) : | N/A | 10,800 SQ.FT = 50% |
| F.A.R. | N/A | N/A |

SET BACKS:

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT | REQ. 20'-0" | 19'-2" (EXISTING) |
| INTERIOR SIDE | REQ. 0'-0" | 0'-0" |
| SIDE STREET | N/A | N/A |
| REAR | REQ. 0'-0" | 0'-0" |

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO LAKE OR CANAL

LOT WILL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTION: _____

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THE PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 553.79(10), FLORIDA STATUTES, EFFECTIVE 7/10/87

APPLICANT: MUST COMPLY WITH SECTION 13-13. 1 OF THE MIAMI DADE COUNTY CODE, REGARDING NOTICE OF ROCK MINING OPERATIONS WHERE BLASTING IS PERMITTED, PRIOR TO STARTING CONSTRUCTION.

PARKING: OPEN PARKING LOTS, PARKING FOR NON-ENCLOSED AREAS UNDER OR WITHIN BUILDINGS, WILL BE LIGHTED AS REQUIRED BY CHAPTER "8-C" OF MIAMI-DADE COUNTY CODE.

LANDSCAPING: ALL LANDSCAPE AREA WILL BE PROVIDED WITH IRRIGATION SYSTEM.

NOTE: ALL SIGNS DELETED FROM THIS PLAN AND REQUIRE SEPERATE PLANS, APPLICATIONS AND PERMITS.

## BUILDING AREA BREAKDOWN

BUILDING TYPE A AND B:

| | |
|---|---|
| GROUND FLOOR AREA: | 10,800 S.F. |
| MEZZANINE FLOOR AREA: | 305 S.F. |
| TOTAL BUILDING AREA UNDER ROOF: | 11,105 S.F. |

## PARKING REQUIRED

REGULAR 8.5' x 18'
REQUIRED PARKING = 11,105 S.F. / 1600 S.F. = 6.9 X 1.25 = 9 SPACES

## PARKING SPACES PROVIDED

REGULAR 8.5' x 18' = 10 SPACES
ACCESSIBLE PARKING = 1 SPACE

## LANDSCAPING

LANDSCAPE AREA REQUIRED = 2262 SF = 10%
LANDSCAPE AREA PROVIDED= 2125 SF= 10%

## BUILDING TENANTS

| TENANT | USE | AREA |
|---|---|---|
| UNIT 7000- URBAN LOFT | STORAGE( FURNITURE) | 1150 S.F. |
| UNIT 7002- DOMINGO SANCHEZ | STORAGE | 1150 S.F. |
| UNIT 7004 - DADE COUNTY FIREARMS | GUN RANGE | 28005.F.+305 S.F. MEZZ.=3105 S.F. |
| UNIT 7006- CALUSA GLASS | STORAGE (GLASS) | 2200 S.F. |
| UNIT 7010- SIMONE DE CAMARGO | STORAGE | 1150 S.F. |
| UNIT 7012 - CASPER GROUP | STORAGE | 1000 S.F. |
| UNIT 7014 - BUILTEK GROUP | STORAGE (CONTRACTOR) | 1000 S.F. |
| | TOTAL AREAS: | 11105 S.F. |

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By

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for ADAH


ARMANDO DAVILA
Architect P.A.
242 Strada Drive Davenport, Fl. 33897
A.A.#26000844 (305)800-3308


A.R.#9338 Armando Davila

To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire -safety standards as determined by the local authority in accordance with Sections 105 and 633 Florida Statutes.

OWNER:
VW 7000 LLC
7000 SW 46th STREET
MIAMI, FLORIDA 33155

TENANT:
DADE COUNTY FIREARMS INC.
7004 SW 46th STREET
MIAMI, FLORIDA 33155
(305) 779-7662

INDOOR GUN RANGE
INTERIOR TENANT IMPROVEMENTS FOR:
# DADE COUNTY FIREARMS INC.

7004 S.W. 46th STREET
MIAMI DADE, FLORIDA 33155

| Date Revisions | |
|---|---|
| Checked | A.D |
| Drawn | CAD |
| Date | 4-17-15 |
| Job no. | C-1404 |

S-1

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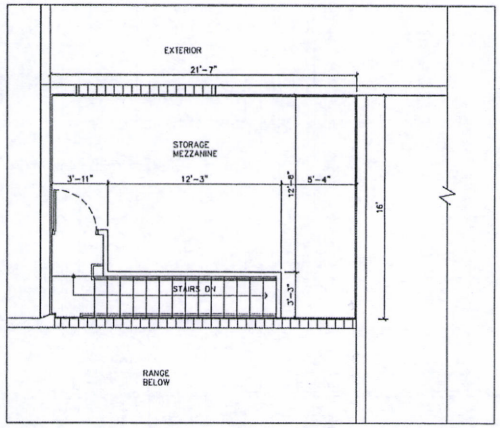
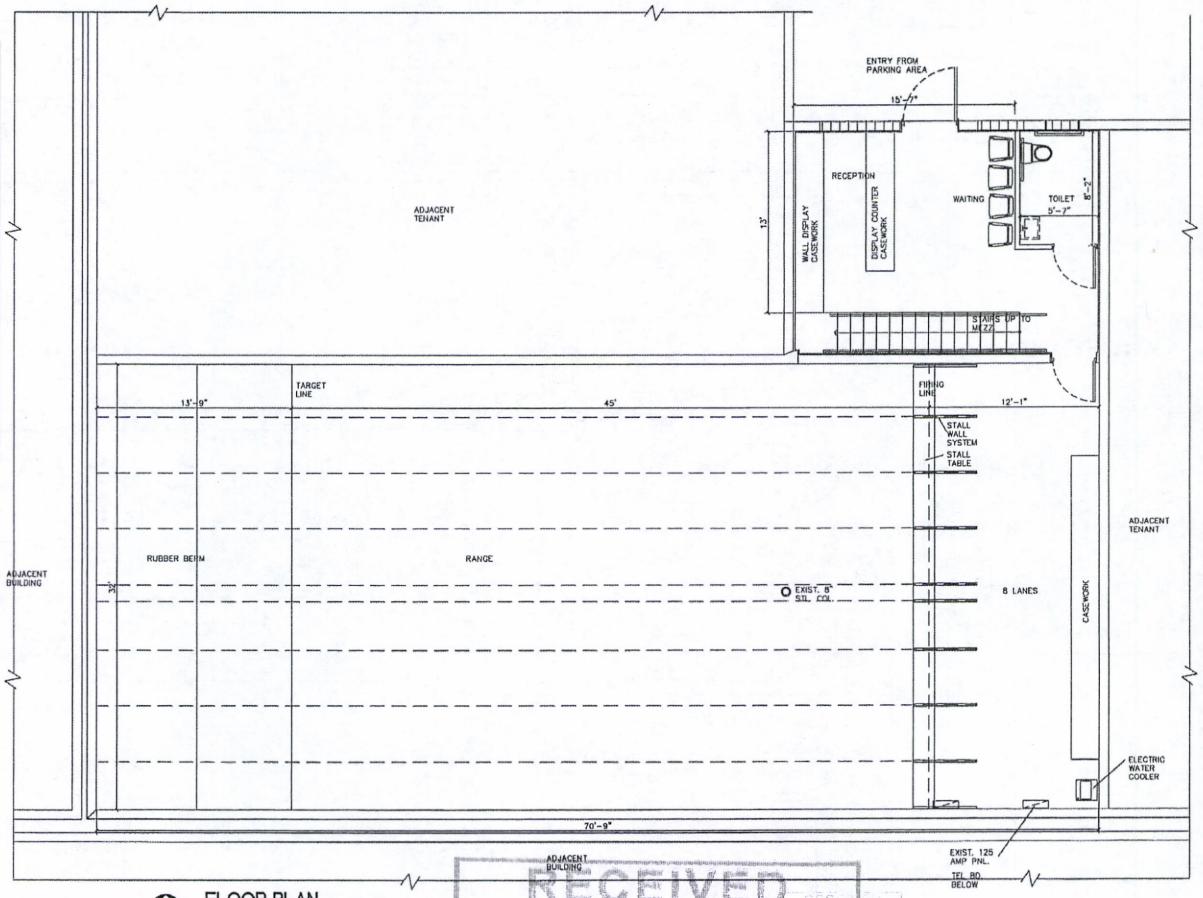



## MEZZANINE FLOOR PLAN

1/4" = 1'-0" 305 SF




## FLOOR PLAN

1/4" = 1'-0" 2,800 SF

EXISTING MASONRY WALL

NEW MASONRY WALL

NEW DRYWALL PARTITION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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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ARMANDO DAVILA
Architect P.A.

242 Strada Drive Davenport, FL 33897
A.A.#26000844 (305)800-3306

A.R.#9336 Armando Davila


To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire -safety standards as determined by the local authority in accordance with Section 105 and 633 Florida Statutes.

OWNER:
VW 7000 LLC
7000 SW 46th STREET
MIAMI, FLORIDA 33155

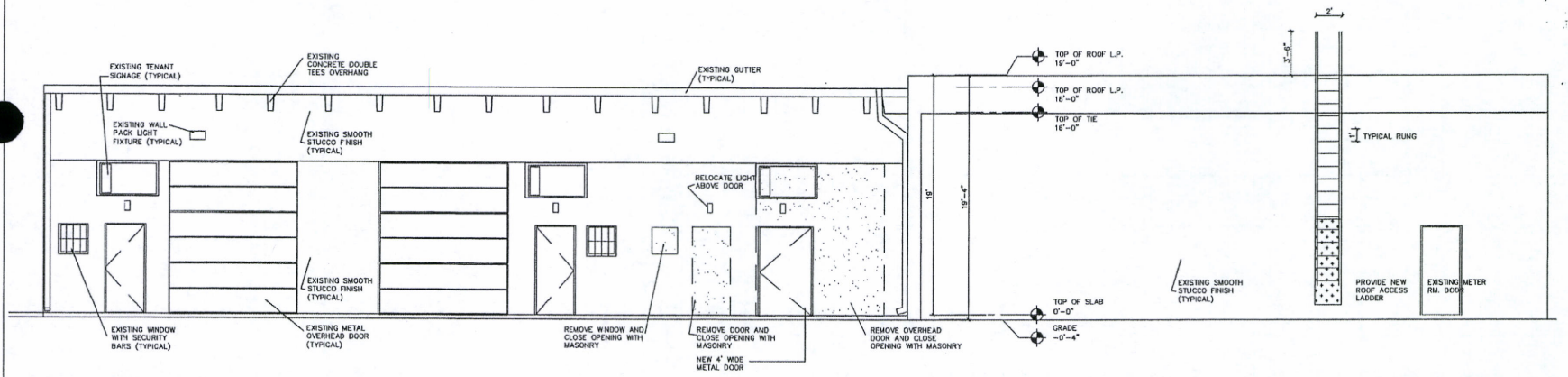
TENANT:
DADE COUNTY FIREARMS INC.
7004 SW 46th STREET
MIAMI, FLORIDA 33155
(305) 775-7682

INDOOR GUN RANGE
INTERIOR TENANT IMPROVEMENTS FOR:
# DADE COUNTY FIREARMS INC.

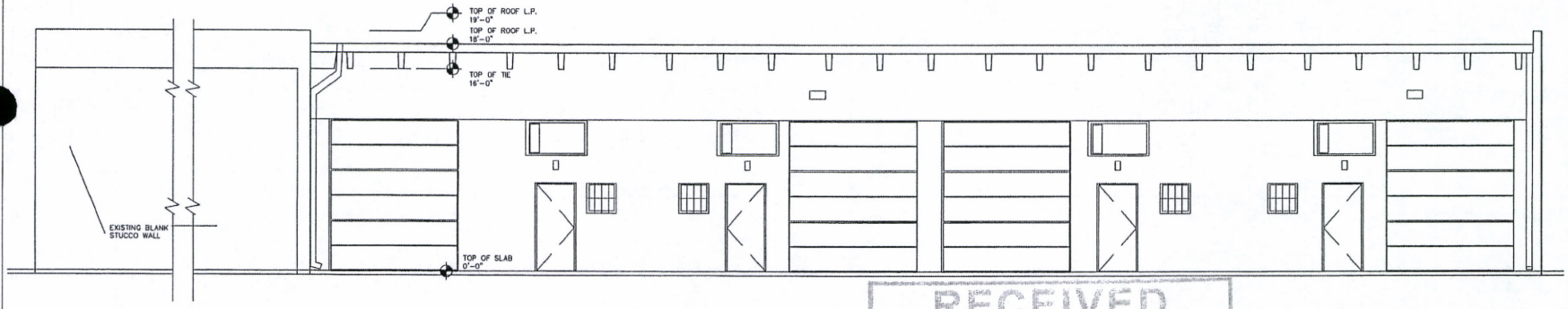
7004 S.W. 46th STREET
MIAMI DADE, FLORIDA 33155

| | |
|---|---|
| Date Revisions | |
| Checked | A.D. |
| Drawn | CAD |
| Date | 4-17-15 |
| Job no. | C-1404 |

F-1




NORTH ELEVATION
1/4" = 1'-0"




EAST ELEVATION
1/4" = 1'-0"

ARMANDO DAVILA
Architect P.A.
262 Strada Drive Davenport, FL 33897
A.A.#26000844 (305)600-3306

A.R.#9338 Armando Davila

To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire -safety standards as determined by the local authority in accordance with Section 105 and 633 Florida Statutes.

OWNER:
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INDOOR GUN RANGE
INTERIOR TENANT IMPROVEMENTS FOR:
DADE COUNTY FIREARMS INC.

7004 S.W. 46th STREET
MIAMI DADE, FLORIDA 33155

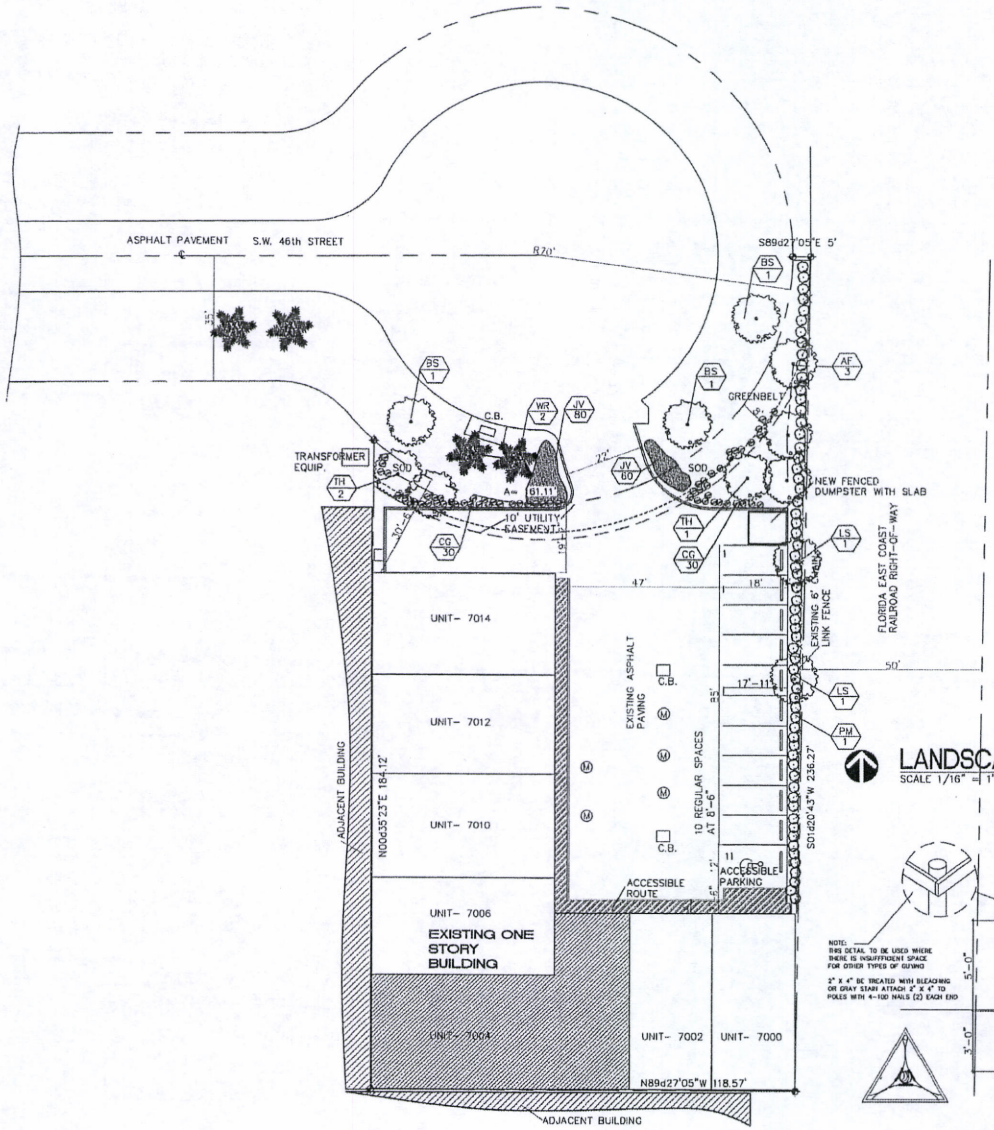
| Date | Revisions |
|---|---|
| Checked | A.D. |
| Drawn | CAD |
| Date | 6-17-15 |
| Job no. | C-1404 |

E-1

RECEIVED
Z15-076
JUL 21 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

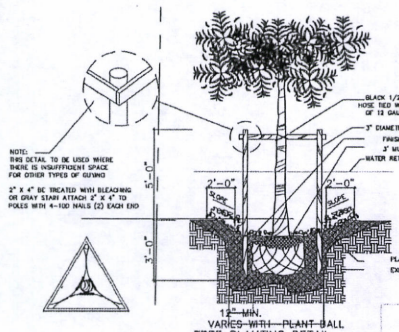
RECEIVED
Z15-076
JUL 21 2015

39

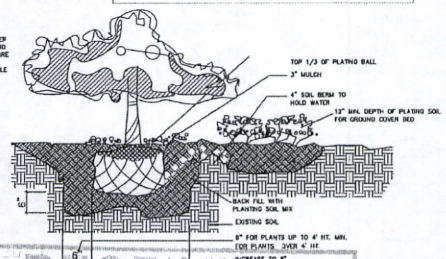



## LANDSCAPE PLAN

SCALE 1/16" = 1'-0"




TREE PLANTING DETAIL




SHRUB AND GROUND COVER DETAIL

## LANDSCAPE LEGEND

ZONING DISTRICT: BRDI NET LOT AREA: .49 acres 21,524 s.f.

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A). Square Feet of open space required by Chapter 33, as indicated on site plan. Net lot area = 21,524 s.f. x 10 % = 2152 s.f | 2152 S.F. | 2,125 S.F. |
| B). Square Feet of parking lot open space required by Chapter 18 A, as indicated on site plan: Number of parking spaces : 11 x 10 s.f. per parking space= 110 SF | 110 | 0 |
| C).Total s.f. of landscaped open space required by Chapter 33: A). + B). = | 2,262 S.F. | 2,125 S.F. |
| LAWN AREA CALCULATION | | |
| A). 2,262 total s.f. of landscaped open space required by Chapter 33 | | |
| B). Maximum lawn area (sod) permitted = 20% x 2,262 s.f. =453 s.f. | 453 | 300 |
| TREES | | |
| A). Number of trees required per net lot acre | 15 | |
| Less existing number of trees meeting minimum requirements (minus) | | 0 |
| = 15 trees x .49 net lot acres = 8 | 8 | 8 |
| B). % Palms allowed: Number of trees provided 8 x 30% 2:1 = | 2 | 0 |
| % Palms permitted to count as street trees on 1:1 basis X 30%= | 2 | 2 |
| C). % Natives required: Number of trees provided 13 x 30% = | 4 | 4 |
| D). Street trees (maximum average spacing of 35' o.c.): 161 linear feet along street / 35 =5 | 5 | 5 |
| E). Street trees located directly beneath power lines (maximum aveage spacing of 25' o.c.): linear feet along street / 25 = | 0 | 0 |
| SHRUBS | | |
| A). Number of trees required 13 x 10 = | 130 | 130 |
| B). Number of shrubs allowed x 30% = Number of native shrubs allowed | 39 | 70 |

IRRIGATION PLAN: If required by Chapter 33

TABLE: Containig information as indicated in sample below:

| SYMBOL USED ON PLANS | | | PLANT NAME | | NATIVE SPECIES | CALIPER | HEIGHT | QTY. |
|---|---|---|---|---|---|---|---|---|
| Abbr. Qty. | NEW | EXIST. | SCIENTIFIC | COMMON | YES/NO | INSTALLED | MINIMUM INSTALLED | |
| WR | | X | Washingtonia Robusta | Mexican Fan Palm | no | | 12' | 2 |
| BS | X | | Bursera Simaruba | Gumbo Limbo | yes | 4" | 12' | 3 |
| TH | X | | Tabebuia Heterophylla | Pink Tab | no | 4" | 10' | 3 |
| LS | X | | Lagerstroemia Speciosa | Queen's Crape Myrtle | no | 2" | 10' | 2 |
| AF | X | | Acacia Farnesiana | Sweet Acacia | yes | 2" | 10' | 3 |
| | | | | | | | | |
| | | | | | | | | |
| CG | | X | Clusia Guttifera | Small Leaf Clusia | no | | 18"H. 3 gal. 24" O.C | 60 |
| PM | X | | Podocarpus macrophylla | Podocarpus | yes | | 24"H. 3 gal. 24" O.C. | 70 |
| JV | X | | Jasminium Volubile | Wax Jasmine | no | | 18" O.C. 1 gal. | 140 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| SOD | X | | Stenotaphrum Secundatum | St. Augustine Grass | yes | | 3" | SEE PLAN |

## LANDSCAPING NOTES:

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE # 1 OR BETTER.
2. PROVIDE A COMPLETE IRRIGATION SYSTEM WITH 100% COVERAGE .
3. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF MULCH.
4. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
5. TREE WELL 5' MIN. CLEARANCE


ARMANDO DAVILA
Architect P.A.
242 Strada Drive Davenport, FL 33897
A.A.#26000844 (305)600-3306
A.R.#9338 Armando Davila


To the best of my knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire -safety standards as determined by the local authority in accordance with Section 105 and 633 Florida Statutes.

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MIAMI, FLORIDA 33155

TENANT:
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7004 S.W. 46th STREET
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| | |
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| Date | Revisions |
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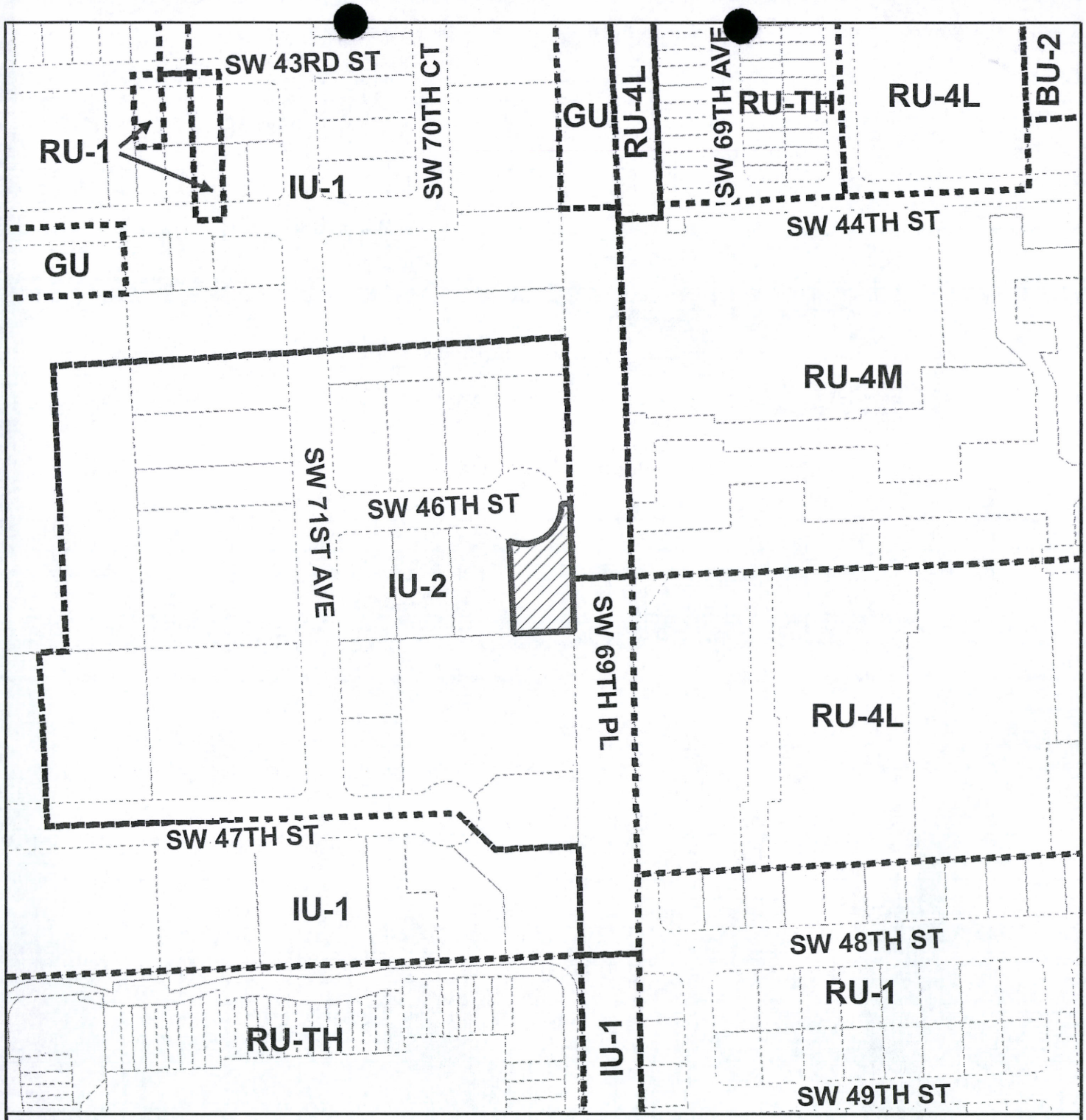
| Drawn | CAD |
| Date | 4-17-15 |
| Job no. | C-1404 |

L-1


RECEIVED
Z15-076
for PAH
Z15-076
JUL 21 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By




**MIAMI-DADE COUNTY**

**HEARING MAP**

**Process Number**

**Z2015000076**

**Legend**

Subject Property Case

Zoning

N W E S

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

| REVISION | DATE | BY |
|---|---|---|
| | | 40 |

**MIAMI-DADE COUNTY**

**AERIAL YEAR 2014**

**Process Number**

**Z2015000076**

**Legend**

Subject Property

N W E S

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
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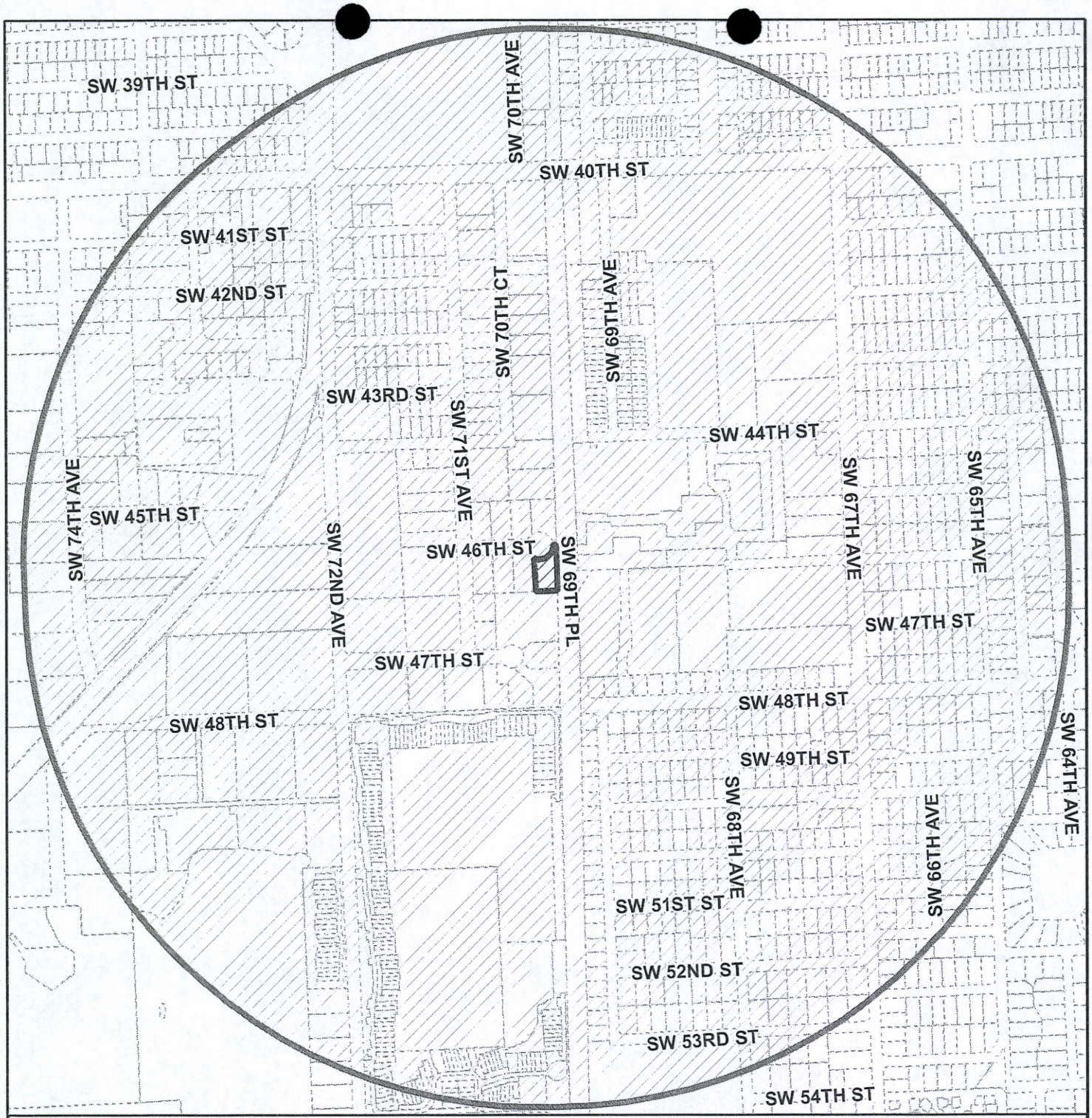
MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

| REVISION | DATE | BY |
|---|---|---|
| | | 41 |




# MIAMI-DADE COUNTY

**RADIUS MAP**

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

**Process Number**

**Z2015000076**

**RADIUS: 2640**

**Legend**

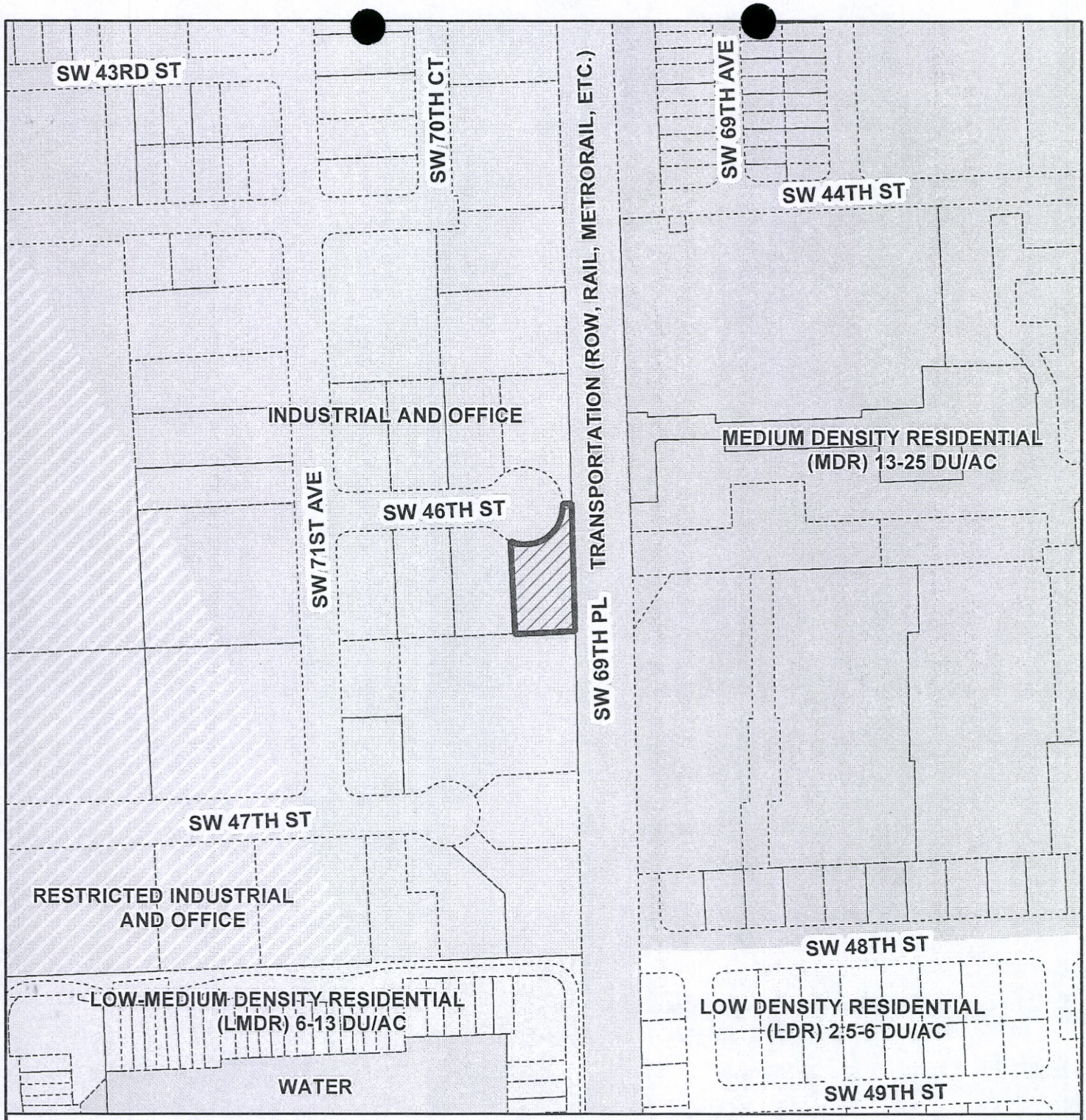
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

| REVISION | DATE | BY |
|---|---|---|
| | | 42 |




# MIAMI-DADE COUNTY

CDMP MAP

Process Number

**Z2015000076**

Section: 23 Township: 54 Range: 40
Applicant: DADE COUNTY FIREARMS.
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

N W E S

**Legend**

Subject Property Case

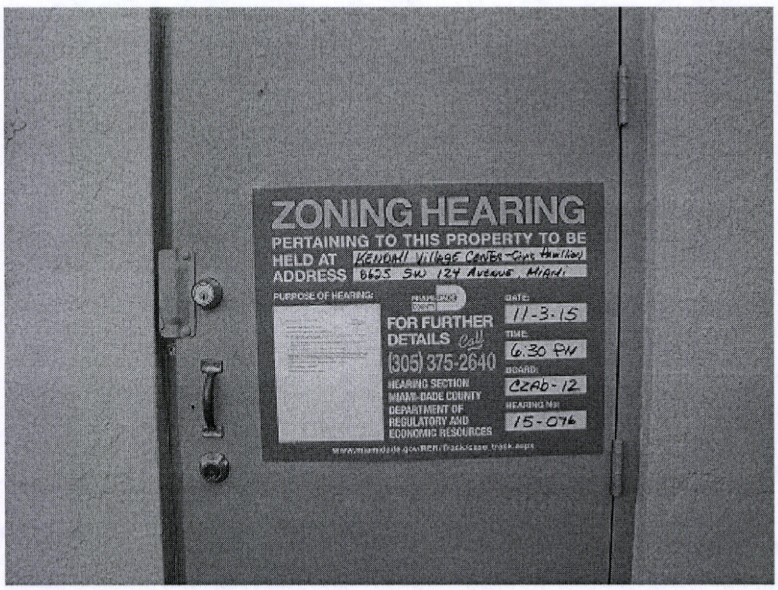
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 13, 2015

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

Miami-Dade County
Department of Regulatory and Economic Resources

# PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING




**HEARING NUMBER:** Z2015000076

**BOARD:** C12

**LOCATION OF SIGN:** 7004 SW 46 ST, 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-CZ12-2 (15-76)

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

APPLICANT: DADE COUNTY FIREARMS

(1) UNUSUAL USE to permit an indoor shooting range.

(2) USE VARIANCE to permit the sales of firearms and firearms accessories in the IU-2 zone, as would be permitted in the BU-3 zone.

(3) NON-USE VARIANCE to permit an existing building setback 19'-2" (20'-0" required) from the front (north) property line.

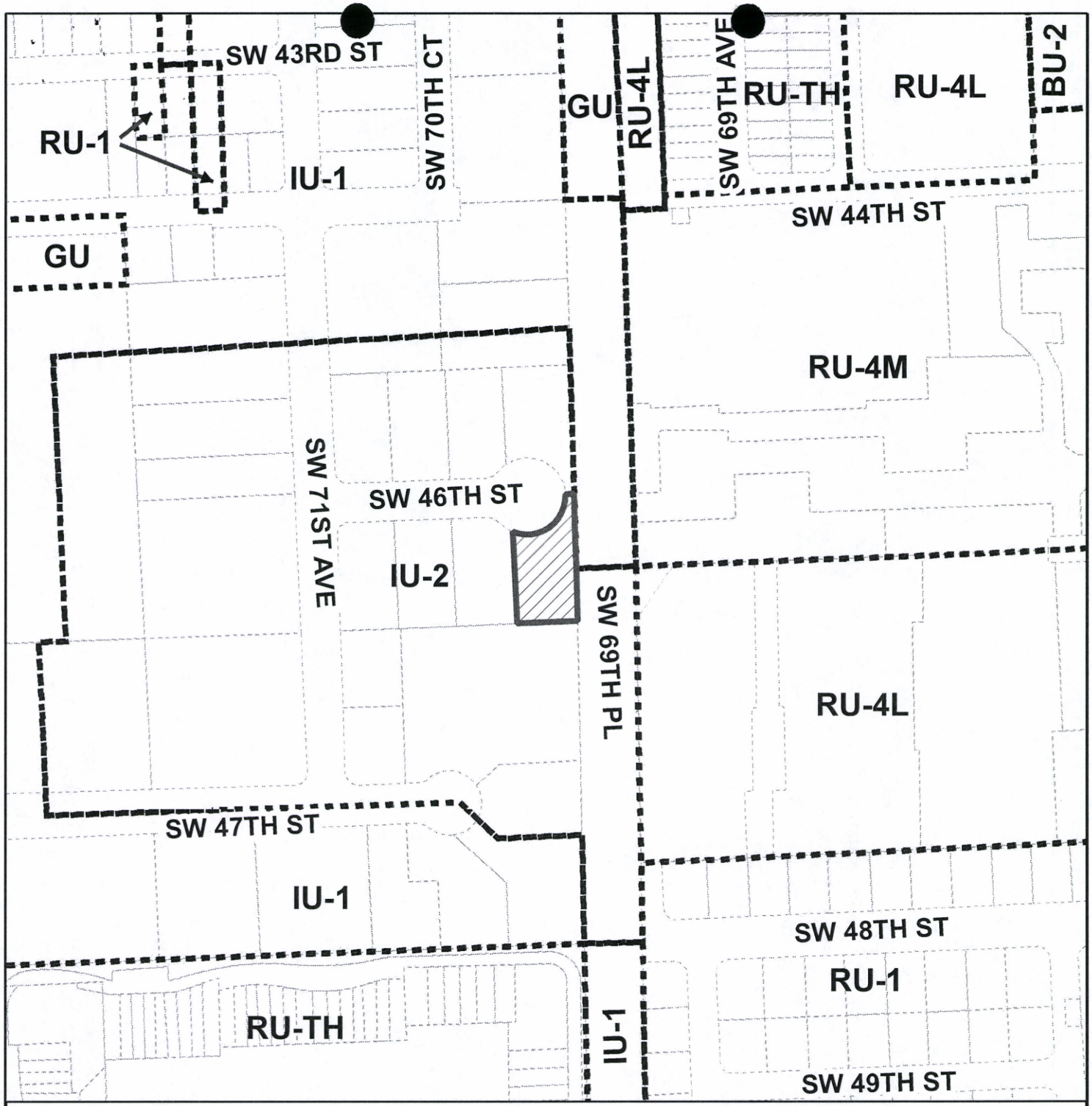
(4) NON-USE VARIANCE to permit 11 parking spaces (20 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Dade County Firearms Inc., as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15 and consisting of 4 sheets. Plans may be modified at public hearing.

LOCATION: 7004 SW 46 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.49 Acre

PRESENT ZONING: IU-2 (Industry – Heavy)




**MIAMI-DADE COUNTY**

**HEARING MAP**

**Process Number**

**Z2015000076**

**Legend**

Subject Property Case

Zoning

N W E S

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

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

# MIAMI-DADE COUNTY

**AERIAL YEAR 2014**

**Process Number**

**Z2015000076**

**Legend**

Subject Property

N W E S

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

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

# MIAMI-DADE COUNTY

**RADIUS MAP**

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

**Process Number**

**Z2015000076**

**RADIUS: 2640**

**Legend**

- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

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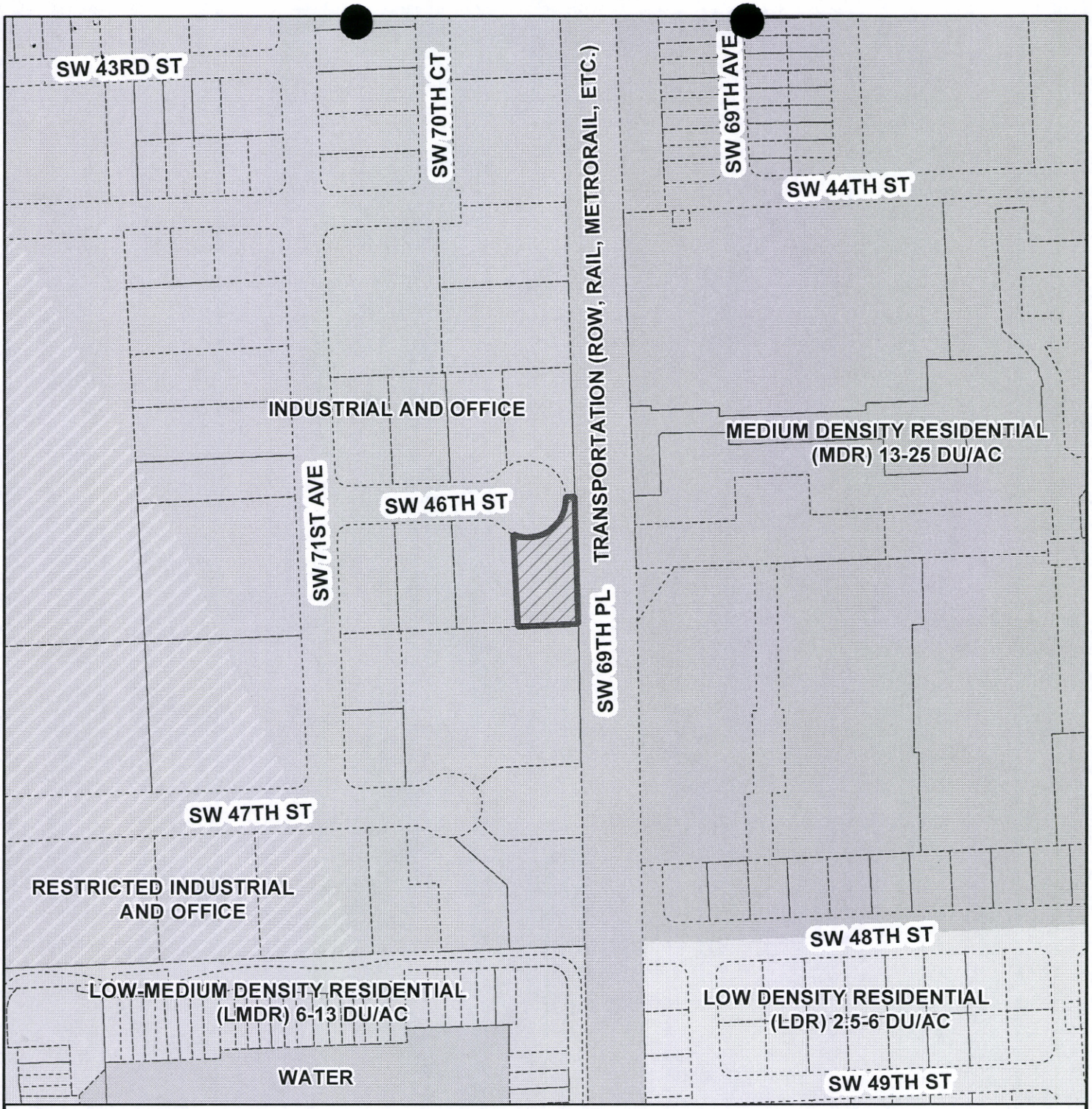


# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

# Z2015000076

**Section: 23 Township: 54 Range: 40**
**Applicant: DADE COUNTY FIREARMS.**
**Zoning Board: C12**
**Commission District: 7**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

N
W E
S

**Legend**

Subject Property Case

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, August 13, 2015**

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

# MIAMI DADE POLICE DEPARTMENT

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

### Z2015000076 - Dade County Firearms

**Complaint Date Range: Jan 1, 2014 - Jun 30, 2015**

## EMERGENCY

| Grid Code | CAD Signal Code | YTD 2014 | LYTD 2013 | P_LYTD 2012 |
|---|---|---|---|---|
| **1594** | 15 MEET AN OFFICER | 8 | 8 | 12 |
| | 17 TRAFFIC ACCIDENT | 17 | 17 | 15 |
| | 30 SHOOTING | 0 | 1 | 1 |
| | 32 ASSAULT | 0 | 2 | 2 |
| | 41 SICK OR INJURED PERSON | 23 | 23 | 22 |
| | 49 FIRE | 1 | 1 | 1 |
| **TOTAL FOR GRID 1594** | | **49** | **52** | **53** |
| **1595** | 17 TRAFFIC ACCIDENT | 1 | 0 | 2 |
| | 41 SICK OR INJURED PERSON | 4 | 6 | 4 |
| **TOTAL FOR GRID 1595** | | **5** | **6** | **6** |
| **1596** | 15 MEET AN OFFICER | 3 | 2 | 2 |
| | 17 TRAFFIC ACCIDENT | 14 | 8 | 12 |
| | 29 ROBBERY | 0 | 1 | 0 |
| | 30 SHOOTING | 1 | 1 | 0 |
| | 32 ASSAULT | 2 | 2 | 3 |
| | 41 SICK OR INJURED PERSON | 27 | 13 | 13 |
| **TOTAL FOR GRID 1596** | | **47** | **27** | **30** |
| **1597** | 15 MEET AN OFFICER | 1 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 9 | 7 | 9 |
| | 18 HIT AND RUN | 2 | 0 | 0 |
| | 32 ASSAULT | 2 | 0 | 0 |
| | 41 SICK OR INJURED PERSON | 56 | 39 | 43 |
| | 44 ATTEMPTED SUICIDE | 1 | 0 | 0 |
| | 49 FIRE | 4 | 2 | 4 |
| **TOTAL FOR GRID 1597** | | **75** | **48** | **57** |
| | | Reported: 27<br>Not Reported: 149 | Reported: 21<br>Not Reported: 112 | Reported: 25<br>Not Reported: 121 |
| **TOTAL EMERGENCY** | | **176** | **133** | **146** |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2015000076 - Dade County Firearms

### Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

**PRIORITY**

| Grid Code | CAD Signal Code | YTD 2014 | LYTD 2013 | P_LYTD 2012 |
|---|---|---|---|---|
| **1594** | 14 CONDUCT INVESTIGATION | 8 | 14 | 10 |
| | 15 MEET AN OFFICER | 4 | 2 | 2 |
| | 17 TRAFFIC ACCIDENT | 1 | 0 | 0 |
| | 32 ASSAULT | 7 | 4 | 4 |
| | 34 DISTURBANCE | 9 | 6 | 3 |
| | 44 ATTEMPTED SUICIDE | 0 | 1 | 1 |
| | 47 BOMB OR EXPLOSIVE ALERT | 1 | 1 | 0 |
| | 49 FIRE | 1 | 0 | 5 |
| **TOTAL FOR GRID 1594** | | **31** | **28** | **25** |
| **1595** | 14 CONDUCT INVESTIGATION | 0 | 1 | 1 |
| | 32 ASSAULT | 1 | 1 | 1 |
| | 49 FIRE | 1 | 0 | 0 |
| **TOTAL FOR GRID 1595** | | **2** | **2** | **2** |
| **1596** | 14 CONDUCT INVESTIGATION | 7 | 5 | 7 |
| | 15 MEET AN OFFICER | 1 | 0 | 0 |
| | 17 TRAFFIC ACCIDENT | 1 | 1 | 0 |
| | 26 BURGLARY | 1 | 0 | 2 |
| | 32 ASSAULT | 7 | 2 | 5 |
| | 34 DISTURBANCE | 7 | 5 | 6 |
| | 49 FIRE | 0 | 1 | 1 |
| **TOTAL FOR GRID 1596** | | **24** | **14** | **21** |
| **1597** | 14 CONDUCT INVESTIGATION | 20 | 13 | 10 |
| | 15 MEET AN OFFICER | 1 | 0 | 0 |
| | 26 BURGLARY | 3 | 5 | 2 |
| | 27 LARCENY | 0 | 0 | 2 |
| | 29 ROBBERY | 1 | 0 | 1 |
| | 32 ASSAULT | 11 | 11 | 14 |
| | 34 DISTURBANCE | 15 | 17 | 14 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 3 | 0 | 3 |
| **TOTAL FOR GRID 1597** | | **54** | **47** | **46** |
| | | Reported: 20<br>Not Reported: 91 | Reported: 16<br>Not Reported: 75 | Reported: 12<br>Not Reported: 82 |
| **TOTAL PRIORITY** | | **111** | **91** | **94** |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2015000076 - Dade County Firearms

### Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

**ROUTINE**

| Grid Code | CAD Signal Code | YTD 2014 | LYTD 2013 | P_LYTD 2012 |
|---|---|---|---|---|
| **1594** | 13 SPECIAL INFORMATION/ASSIGNMENT | 61 | 76 | 89 |
| | 14 CONDUCT INVESTIGATION | 66 | 87 | 105 |
| | 15 MEET AN OFFICER | 15 | 9 | 15 |
| | 16 D.U.I. | 5 | 4 | 2 |
| | 17 TRAFFIC ACCIDENT | 95 | 78 | 80 |
| | 18 HIT AND RUN | 12 | 22 | 18 |
| | 19 TRAFFIC STOP | 71 | 69 | 74 |
| | 20 TRAFFIC DETAIL | 24 | 20 | 13 |
| | 21 LOST OR STOLEN TAG | 17 | 13 | 9 |
| | 22 AUTO THEFT | 29 | 29 | 21 |
| | 25 BURGLAR ALARM RINGING | 400 | 438 | 346 |
| | 26 BURGLARY | 41 | 48 | 39 |
| | 27 LARCENY | 30 | 32 | 25 |
| | 28 VANDALISM | 8 | 7 | 9 |
| | 29 ROBBERY | 3 | 1 | 0 |
| | 32 ASSAULT | 11 | 14 | 21 |
| | 33 SEX OFFENSE | 0 | 0 | 1 |
| | 34 DISTURBANCE | 92 | 95 | 92 |
| | 36 MISSING PERSON | 1 | 0 | 3 |
| | 37 SUSPICIOUS VEHICLE | 6 | 23 | 20 |
| | 38 SUSPICIOUS PERSON | 5 | 6 | 7 |
| | 39 PRISONER | 5 | 6 | 5 |
| | 41 SICK OR INJURED PERSON | 2 | 4 | 5 |
| | 43 BAKER ACT | 2 | 4 | 5 |
| | 45 DEAD ON ARRIVAL | 0 | 0 | 1 |
| | 49 FIRE | 2 | 3 | 3 |
| | 52 NARCOTICS INVESTIGATION | 5 | 9 | 5 |
| | 54 FRAUD | 36 | 27 | 21 |
| **TOTAL FOR GRID 1594** | | **1044** | **1124** | **1034** |
| **1595** | 13 SPECIAL INFORMATION/ASSIGNMENT | 5 | 4 | 10 |
| | 14 CONDUCT INVESTIGATION | 7 | 7 | 7 |
| | 17 TRAFFIC ACCIDENT | 21 | 9 | 6 |
| | 18 HIT AND RUN | 1 | 3 | 2 |
| | 19 TRAFFIC STOP | 0 | 4 | 4 |
| | 20 TRAFFIC DETAIL | 8 | 2 | 7 |
| | 21 LOST OR STOLEN TAG | 1 | 1 | 2 |
| | 22 AUTO THEFT | 3 | 3 | 3 |
| | 25 BURGLAR ALARM RINGING | 153 | 142 | 107 |
| | 26 BURGLARY | 11 | 9 | 10 |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2015000076 - Dade County Firearms

### Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

| Grid Code | CAD Signal Code | YTD 2014 | LYTD 2013 | P_LYTD 2012 |
|---|---|---|---|---|
| **1595** | 27 LARCENY | 4 | 6 | 6 |
| | 28 VANDALISM | 1 | 0 | 0 |
| | 32 ASSAULT | 0 | 0 | 1 |
| | 34 DISTURBANCE | 16 | 7 | 15 |
| | 37 SUSPICIOUS VEHICLE | 2 | 1 | 1 |
| | 38 SUSPICIOUS PERSON | 0 | 2 | 2 |
| | 41 SICK OR INJURED PERSON | 1 | 0 | 0 |
| | 43 BAKER ACT | 0 | 0 | 1 |
| | 52 NARCOTICS INVESTIGATION | 0 | 1 | 0 |
| | 54 FRAUD | 5 | 4 | 4 |
| **TOTAL FOR GRID 1595** | | **239** | **205** | **188** |
| **1596** | 13 SPECIAL INFORMATION/ASSIGNMENT | 47 | 41 | 47 |
| | 14 CONDUCT INVESTIGATION | 72 | 59 | 58 |
| | 15 MEET AN OFFICER | 7 | 11 | 4 |
| | 16 D.U.I. | 1 | 2 | 1 |
| | 17 TRAFFIC ACCIDENT | 66 | 63 | 50 |
| | 18 HIT AND RUN | 8 | 8 | 14 |
| | 19 TRAFFIC STOP | 30 | 33 | 46 |
| | 20 TRAFFIC DETAIL | 18 | 10 | 9 |
| | 21 LOST OR STOLEN TAG | 8 | 13 | 15 |
| | 22 AUTO THEFT | 27 | 18 | 26 |
| | 25 BURGLAR ALARM RINGING | 169 | 153 | 238 |
| | 26 BURGLARY | 23 | 20 | 23 |
| | 27 LARCENY | 14 | 12 | 15 |
| | 28 VANDALISM | 6 | 6 | 8 |
| | 29 ROBBERY | 2 | 2 | 0 |
| | 32 ASSAULT | 13 | 11 | 24 |
| | 33 SEX OFFENSE | 1 | 0 | 1 |
| | 34 DISTURBANCE | 140 | 125 | 138 |
| | 36 MISSING PERSON | 16 | 12 | 6 |
| | 37 SUSPICIOUS VEHICLE | 5 | 4 | 7 |
| | 38 SUSPICIOUS PERSON | 7 | 6 | 10 |
| | 39 PRISONER | 4 | 1 | 2 |
| | 41 SICK OR INJURED PERSON | 3 | 3 | 7 |
| | 43 BAKER ACT | 3 | 4 | 4 |
| | 44 ATTEMPTED SUICIDE | 0 | 1 | 0 |
| | 45 DEAD ON ARRIVAL | 2 | 2 | 1 |
| | 49 FIRE | 0 | 1 | 3 |
| | 52 NARCOTICS INVESTIGATION | 2 | 2 | 5 |
| | 54 FRAUD | 17 | 13 | 9 |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2015000076 - Dade County Firearms

### Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

| Grid Code | CAD Signal Code | YTD 2014 | LYTD 2013 | P_LYTD 2012 |
|---|---|---|---|---|
| **TOTAL FOR GRID 1596** | | **711** | **636** | **771** |
| **1597** | 13 SPECIAL DETAIL CHRISTMAS | 1 | 0 | 0 |
| | 13 SPECIAL INFORMATION/ASSIGNMENT | 37 | 50 | 78 |
| | 14 CONDUCT INVESTIGATION | 107 | 113 | 114 |
| | 15 MEET AN OFFICER | 9 | 9 | 5 |
| | 16 D.U.I. | 2 | 3 | 0 |
| | 17 TRAFFIC ACCIDENT | 113 | 94 | 86 |
| | 18 HIT AND RUN | 25 | 22 | 28 |
| | 19 TRAFFIC STOP | 23 | 24 | 19 |
| | 20 TRAFFIC DETAIL | 26 | 21 | 29 |
| | 21 LOST OR STOLEN TAG | 13 | 10 | 13 |
| | 22 AUTO THEFT | 26 | 18 | 9 |
| | 25 BURGLAR ALARM RINGING | 153 | 205 | 209 |
| | 26 BURGLARY | 23 | 38 | 48 |
| | 27 LARCENY | 62 | 53 | 39 |
| | 28 VANDALISM | 17 | 13 | 20 |
| | 29 ROBBERY | 2 | 1 | 3 |
| | 32 ASSAULT | 21 | 31 | 39 |
| | 33 SEX OFFENSE | 6 | 6 | 8 |
| | 34 DISTURBANCE | 256 | 331 | 311 |
| | 35 INTOXICATED PERSON - MYERS ACT | 0 | 2 | 2 |
| | 36 MISSING PERSON | 3 | 5 | 8 |
| | 37 SUSPICIOUS VEHICLE | 14 | 9 | 11 |
| | 38 SUSPICIOUS PERSON | 14 | 23 | 30 |
| | 39 PRISONER | 2 | 2 | 5 |
| | 41 SICK OR INJURED PERSON | 17 | 20 | 7 |
| | 43 BAKER ACT | 13 | 13 | 7 |
| | 44 ATTEMPTED SUICIDE | 2 | 0 | 0 |
| | 45 DEAD ON ARRIVAL | 3 | 2 | 2 |
| | 47 BOMB OR EXPLOSIVE ALERT | 1 | 1 | 0 |
| | 49 FIRE | 3 | 2 | 2 |
| | 52 NARCOTICS INVESTIGATION | 2 | 4 | 6 |
| | 54 FRAUD | 40 | 33 | 47 |
| **TOTAL FOR GRID 1597** | | **1036** | **1158** | **1185** |
| | | Reported: 1483<br>Not Reported: 1547 | Reported: 1442<br>Not Reported: 1681 | Reported: 1470<br>Not Reported: 1708 |
| **TOTAL ROUTINE** | | **3030** | **3123** | **3178** |
| **GRAND TOTAL** | | **3317** | **3347** | **3418** |

# MIAMI DADE POLICE DEPARTMENT

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

Report Filters

**Complaint Date Range:** Jan 1, 2014 - Jun 30, 2015
**Grid:** 1596, 1597, 1594, 1595
**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

MIAMI-DADE COUNTY

**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

---

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 **** | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Beginning Capacity | Landfilled | Ending Capacity | Beginning Capacity | Landfilled | Ending Capacity | Beginning Capacity | Landfilled | Ending Capacity | CONTRACT DISPOSAL | TOTAL TO BE LANDFILLED |
| 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 | 984,800 |

* 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

MIAMI-DADE COUNTY

**Date:** October 1, 2015

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

**From:** ANB 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

MIAMI-DADE COUNTY

**Date:** April 21, 2005

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

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

**Subject:** Concurrency Approval

---

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

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

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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 2 7 2010

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 5, 2012

**To:** Jack Kardys, Director
Park and Recreation Department

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

**Subject:** Blanket Concurrency Approval for Recreation and Open Space

---

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

MIAMI-DADE COUNTY

**Date:** September 28, 2015

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

**From:** Maria I. Nardi
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 Population | Standard @ 2.75 Acres Per 1000 People (Acres) | Public local Park Acres | Concurrency* Acres | TOTAL LOCAL | School Acres | Private Open Space Acres | Recreation Open S Acreage | Surplus (Deficient) Acres | ercentage of Standar % |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| Total | **1,148,569** | **3,158.56** | 1311.09 | 1118.93 | 2430.02 | 752.74 | 829 | 4011.76 | 853.20 | 1.27 |

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