

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

PH: Z15-093 (16-1-CZ14-3)

**May 19, 2016
Item No. A**

Appeal Application Summary	
Commission District	8
Applicant	Team Martin, Inc., Et Al
Summary of Requests	The applicants are seeking to allow a district boundary change from AU, Agricultural District, to EU-M, Single-Family Modified Estate District.
Location	Lying west of SW 132 Avenue between SW 224 Street and SW 232 Street, Miami-Dade County, Florida
Property Size	39 gross acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 - 2.5 dua, (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)

CZAB Action

CZAB 14 January 19, 2016	Approval
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Staff Recommendation

Recommendation of the Appeal	<u>Denial</u> Sustain CZAB decision Approve the application
Previous Recommendation to the CZAB	<u>Approval</u> (Original Staff Recommendation to the CZAB is attached)

Timeline

1. On January 19, 2016, the Community Zoning Appeals Board (CZAB) #14, approved the subject application.
2. On February 8, 2016, 2015, the appellant, Michelle Markovits, appealed the CZAB #14 decision to the BCC.
3. On April 21, 2016, the application was deferred by the Board of County Commissioners (BCC) to allow the applicants to meet with the neighbors and to submit a covenant reducing the number of residential units in the development.

*ORIGINAL
5-20-16*

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appellant's request for a reversal of the CZAB #14 decision should be **denied**.

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

PH: Z15-093 (16-1-CZ14-3)

May 19, 2016
Item No. A

Recommendation Summary	
Commission District	8
Applicants	Team Martin, Inc., Et Al
Summary of Requests	The applicants are seeking to allow a district boundary change from AU, Agricultural District, to EU-M, Single-Family Modified Estate District.
Location	Lying west of SW 132 Avenue between SW 224 Street and SW 232 Street, Miami-Dade County, Florida
Property Size	39 – gross acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant lot
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 - 2.5 dua, (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Approval

On April 21, 2016, the application was deferred by the Board of County Commissioners (BCC) to allow the applicants to meet with the neighbors and to submit a covenant reducing the number of residential units in the development.

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 39 gross acre parcel from AU, Agricultural District, to EU-M, Single-family Modified Estate District.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; nursery and vacant lot	Estate Density (1 – 2.5, dua)
North	AU; single-family residence and nursery	Estate Density (1 – 2.5, dua)
South	AU; nursery	Estate Density (1 – 2.5, dua)
East	AU & EU-1; church, nurseries and vacant lots	Low-Density Residential (2.5 to 6 dua)
West	AU; farm residence and groves	Estate Density (1 – 2.5, dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located lying west of SW 132 Avenue between SW 224 Street and SW 232 Street. Staff notes that the surrounding properties are primarily comprised of nurseries, farm residences and vacant parcels, along with an existing religious facility to the southeast.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in the area, which may bring more traffic into the area. However, staff notes from the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) in their memorandum that the application meets the Level of Service (LOS) in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as *Estate Density Residential* (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of this application could allow the applicants to develop the 39-gross acre parcel with a maximum of 97 residential units under the Estate Density designation on the CDMP LUP map.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property lies within a strip of land running north to south, which is also designated as Estate Density on the CDMP LUP map, which abuts properties to the east that are designated Low-Density Residential, and properties that are designated Agriculture to the west. Staff opines that the EU-M zoning, which permits residential development within the density threshold allowed under the Estate Density designation on the LUP map, will provide a reasonable transition between the Low-Density designated properties to the east and the Agriculture designated properties and uses located to the west. As such, staff opines that the rezoning of the subject property to EU-M would be compatible with the surrounding area and **consistent** with the density threshold of the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map and the CDMP's Land Use Element the interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

When the applicants' request to rezone the subject parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County.

Staff notes that the approval of the applicants' request to rezone the property will be consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the

Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Division of Environmental Resource Management (DERM) of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

The subject parcel abuts the section line roadway, SW 232 Street to the south, abuts half-section line roadways, SW 224th Street and SW 132nd Avenue to the north and east respectively, and is approximately 0.48 miles west of the intersection of US 1/Miami-Dade Busway and SW 232nd Street. Additionally, as previously noted in the CDMP analysis of this application, the proposed development is **compatible** with the transitional trend of the development in the area, from the more intensive zoning districts that could be allowed to the east, such as RU-1, Single-Family Residential District, to the AU, Agriculturally zoned parcels that are predominant to the west. **Staff therefore, recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

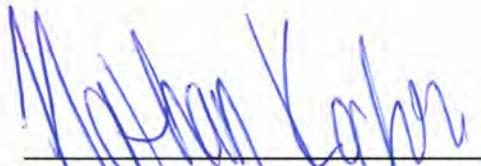
OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:EJ:CH



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

NK

ZONING RECOMMENDATION ADDENDUM

Team Martin, Inc., Et Al
Z15-093

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

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

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

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

Team Martin, Inc., Et Al
Z15-093

	<p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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PLANNING AND ZONING
AGENDA OFFICE

2011 MAY 12 A 10:44

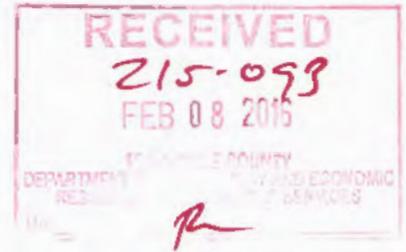
PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY R AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 1/19/16

BY CZAB # 14



DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z2015000093

Filed in the name of (Applicant) TEAM MARTIN, INC. ET AL

Name of Appellant, if other than applicant MICHELE MARKOVITS

Address/Location of APPELLANT'S property:

22490 SW 130th AVENUE, MIAMI, FL 33170

Application, or part of Application being Appealed (Explanation):

ZONE CHANGE AU to EU-M

Appellant (name): MICHELE MARKOVITS

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

- More Urban sprawl is incompatible w/ current land use
- Urban sprawl threatens our rural lifestyle and our stable, long-standing neighborhood.
- Urban sprawl costs MDC taxpayers Billions extra due to poor planning.
- Citizens want sustainable, smart-growth developments, preservation of natural resources & Ag land.
- Urban Sprawl further creates extreme negative transportation impacts for our neighborhood, local roads, & our daily commuters within our community.

Page 1

APPELLANT MUST SIGN THIS PAGE

Date: 8 day of February, year: 2016

Signed Michele Markovits

MICHELE MARKOVITS
Print Name

22490 SW 130th AVE, MIAMI, FL
Mailing Address 33170

(305) 257-4104 Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

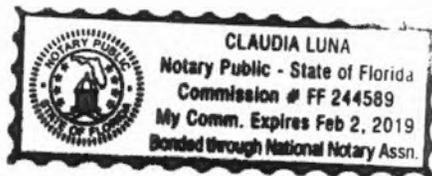
Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the 8 day of February, year 2016

Claudia Luna
Notary Public



(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE COUNTY

Before me the undersigned authority, personally appeared MICHELE MARKOVITS
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature Michele Markovits
Appellant's signature

Print Name MICHELE MARKOVITS
Print Name

Signature

Print Name

Sworn to and subscribed before me on the 8 day of February, year 2016.

Appellant is personally know to me or has produced D.L. as
identification.

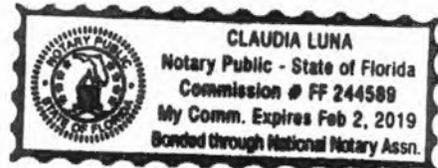
Claudia Luna

Notary

(Stamp/Seal)

Commission Expires:

[b:forms/affidapl.sam(9/08)]



A. TEAM MARTIN, INC., ET AL
(Applicant)

16-4-CC-1 (15-093)
BCC/District 08
Hearing Date: 05/19/16

Property Owner (if different from applicant) **Team Martin Inc., Aquarian Ventures, Inc. Charles F. Martin Revocable Trust, Helen C. Martin, Trustee.**

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

If so, who are the interested parties? **Palmcorp Development, LLC.**

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

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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.

BOARD OF COUNTY COMMISSIONERS
ZONING ACTION
April 21, 2016

DATE: April 21, 2016

#Z-14-3

ITEM: 1

APPLICANT: TEAM MARTIN, INC., ET AL

MOTION: To defer the Item to the May 19, 2016 Zoning Hearing for the applicant to provide covenant language, with no additional public notice provided.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Levine Cava	M	X		
Diaz				X
Edmonson		X		
Heyman		X		
Jordan	S	X		
Moss				X
Sosa		X		
Souto				X
Suarez		X		
Zapata				X
Vice Chairman Bovo		X		
Chairman Monestime				X
TOTAL		8		5

Memorandum



Date: February 16, 2016

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

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

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

Subject: C-14 #Z2015000093-1st Revision
Berger Singerman LLP
13251 SW 232nd Street
DBC from AU to EU-M
(AU) (39 Acres)
14-56-39

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.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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

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

Stormwater Management

A Surface Water Management General Permit from DERM Water Control Section shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

The subject property contains tree resources. 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.

Folio: 30-6914-000-0280 has two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: September 24, 2015

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

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

Subject: Solid Waste Disposal Concurrency Determination

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

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

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of fifteen (15) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2029-30 or ten (10) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2016), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

- c: Alina T. Hudak, Deputy Mayor and Director, PWWM
- Aneisha Daniel, Assistant Director, Administration
- Asok Ganguli, Assistant Director, Technical Services
- Michael Fernandez, Assistant Director, Disposal Operations
- Aimee Cabrera, Chief, Intergovernmental & External Affairs

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

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	
OCT. 1, 2015 TO SEPT.	1,600,000	2,460,854	168,000	2,292,854	5,751,527	381,400	5,380,427	1,555,908	185,400	1,370,508	250,000	924,800
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	924,800
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	924,800
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	924,800
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	924,800
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	924,800
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	924,800
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	924,800
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	352,692	924,800
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	924,800
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	924,800
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	924,800
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	924,800
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	924,800
OCT. 1, 2029 TO SEPT.	1,600,000	108,854	168,000	0	422,227	381,400	40,827	0	0	0	494,548	924,800
REMAINING YEARS				14			15			8		15

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	168,000
SOUTH DADE LANDFILL	381,400
NORTH DADE LANDFILL	185,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>924,800</u>

* Ashfill capacity is for Cell 70.
 ** South Dade includes Cells 4 and 5. Assumes leachate from Resources Recovery consumes capacity whether or not it is used as cover.
 *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.
 **** Maximum Contractual Tonnage per year from WMI is 1.25 million tons, 500,000 tons to the Medley Landfill, 500,000 to Okeechobee County Landfill and 250,000 tons to the Monarch Hill Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2035 and the contract contains two 5-year renewal terms.
 ***** All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by Arcadis based on the actual July 2015, survey with actual tons for July 2015 through August 2015, and projected tons for September 2015.

Memorandum



Date: October 1, 2015

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

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

Subject: FY16 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2015 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

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

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2015 to September 30, 2016, or until canceled by written notice from my office.

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

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

Memorandum



Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

c. Control File

Received by
Zoning Agenda Coordinator

JUL 27 2010

Memorandum



Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

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

MRW:NS:hab

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

Memorandum



Date: September 28, 2015

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

From: Maria I. Nardi *M-I*
Chief of Planning and Design Excellence
Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

This memorandum updates the blanket concurrency approval memo of September 18, 2014. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

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

Attachment

MN: jb

c: Helen Brown, Metropolitan Planning, RER



Miami-Dade County
 Park, Recreation and Open Spaces Department
 LOS-2016-16

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

PBD	Estimated 2016 UMSA Population	Standard (6 2.76 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space Acres	Recreation Open Space Acreage	Surplus (Deficient) Acres	Percentage of Standard %
1	382,633	1,062.24	343.88	291.00	634.88	299.82	267	1201.77	146.89	1.14
2	601,589	1,664.37	715.28	595.00	1310.28	388.2	473	2139.55	485.19	1.29
3	164,347	451.95	251.88	232.83	484.71	98.62	86	670.43	218.46	1.45
Total	1,148,569	3,158.56	1311.04	1118.83	2430.02	752.74	828	4011.76	859.20	1.27

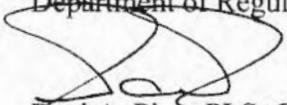
Note:
 Public Local Park Acres is Miami-Dade Parks Only
 Private Recreation Open Space Updated 10/09
 *Concurrency Acres are District park Acres utilized for local Recreation

Memorandum



Date: February 11, 2016

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

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

Subject: Z2015000093
Name: Team Martin Inc. et al
Location: NW corner of SW 132 Ave. & 232 St..
Section 14 Township 56 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject appeal application and has no objections to this application.

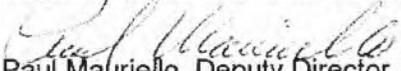
This appeal application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned.

Memorandum



Date: October 14, 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: Lakeview of the California Club Homeowner's Association (#15_092)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The applicant requests an appeal of an administrative decision that the Director erred in the approval of substantial compliance of application D2015000002. Lakeview objects to the Mazel Group, LLC.'s proposal to use a portion of the Lakeview property as their main entrance to Neighborhood #2 of the proposed Le Club Resort (DIC #10-163). The application will have no PWWM impact or any associated costs.

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

Memorandum



Date: October 2, 2015

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

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

Subject: Z201500093: TEAM MARTIN INC ET AL

Application Name: TEAM MARTIN INC ET AL

Project Location: The site is located at the NW CORNER OF SW 132 AVE & 232 ST, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EU-M.

Impact and Demand: This application proposes 90 single-family dwelling units. This total development has the potential to impact of up to .8 acres to the level of service for this park benefit district.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is located in Park Benefit District 3 (PBD3) which has a surplus of 218.48 acres of local parkland and therefore the project meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Caribbean Park	NEIGHBORHOOD PARK	5.17
Charles Burr Park	NEIGHBORHOOD PARK	3.8
Cutler Ridge Skate Park	SINGLE PURPOSE PARK	3.6
Debbie Curtin Park	NEIGHBORHOOD PARK	9.78
Goulds Park	COMMUNITY PARK	31.1
Goulds Wayside Park	NEIGHBORHOOD PARK	2.68
Kevin Broils Park	NEIGHBORHOOD PARK	5.19
Lincoln Estates Park	MINI-PARK	0.82
Losner Park	MINI-PARK	0.55
MedSouth Park	NEIGHBORHOOD PARK	4.48
Naranja Lakes Park	NEIGHBORHOOD PARK	1.55
Naranja Park	COMMUNITY PARK	12.7
Pine Island Lake Park	NEIGHBORHOOD PARK	17.44
Princetonian Park	NEIGHBORHOOD PARK	6.54
Roberta Hunter Park	NEIGHBORHOOD PARK	16.05

Sharman Park	NEIGHBORHOOD PARK	6.71
Silver Palms Park_1	NEIGHBORHOOD PARK	1.06
Silver Palms Park_2	NEIGHBORHOOD PARK	2.38
Silver Palms Park_3	NEIGHBORHOOD PARK	0.82
Silver Palms Park_4	NEIGHBORHOOD PARK	1.06
Silver Palms Park_5	NEIGHBORHOOD PARK	0.83
Silver Palms Park_6	NEIGHBORHOOD PARK	1.93
Silver Palms Park_7	NEIGHBORHOOD PARK	6.21
South Miami Heights Park	NEIGHBORHOOD PARK	5.97
William Randolph Community Park	NEIGHBORHOOD PARK	10.57

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

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor

Memorandum



Date: 14-DEC-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000093

Recommendation:

Rezone property (no site plan on file)

Service Impact/Demand

Development for the above Z2015000093
 located at LYING WEST OF SW 132 AVENUE, BETWEEN SW 224 STREET & SW 232 STREET, MIAMI-DADE
 COUNTY, FLORIDA.

in Police Grid N/A is proposed as the following:

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

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

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # N/A
 The estimated average travel time is: N/A minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

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

RESOLUTION NO. CZAB14-1-16

WHEREAS, TEAM MARTIN, INC., ET AL applied for the following:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: The South 1025' of the East ½ of the East ½ of the SE ¼ of the SW ¼, AND The SE ¼ of the NW ¼ of the SE ¼, less beginning SW corner of the SE ¼ of the NW ¼ of the SE ¼, proceeding East 334.10', then North 155.56', then NW 334.79', then South 175.79' to the Point of Beginning and less the North, South, East and West 25' for roads, AND The East 150' of the South 290.4' of the West ½ of the east ½ of the SE ¼ of the SW ¼, less the South 40', AND The North 304.20' of the East ½ of the East ½ of the SE ¼ of the SW ¼, AND The West ½ of the East ½ of the SE ¼ of the SW ¼, less the South 40' thereof for road purposes and also less the East 150' of the South 290.4' all in Section 14, Township 56 South, Range 39 East.

LOCATION: Lying West of SW 132 Avenue, between SW 224 Street & 232 Street, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would be consistent with the COMPREHENSIVE DEVELOPMENT MASTER PLAN and would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and

WHEREAS, a motion to approve the application was offered by Nehemiah Davis, seconded by Curtis Lawrence, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell	aye	Salvatore Rocco Devito	nay
Diane Coats-Davis	aye	Curtis Lawrence	aye
Nehemiah Davis	aye		

Gary J. Dufek nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 19th day of January, 2016.

Hearing No. 16-1-CZ14-3
rd

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-1-16 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of January, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of February, 2016.



Rosa Davis, Deputy Clerk (218345)
Miami-Dade Department of Department of Regulatory
and Economic Resources

SEAL



Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TEAM MARTIN, INC., ET AL

LYING WEST OF SE 132 AVENUE, BETWEEN SW
224 STREE & SW 232 STREET,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JANUARY 19, 2016

Z2015000093

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 15, 2016

FOLIO NUMBERS: 30-6914-000-0280, 30-6914-000-0360, AND 30-6914-000-0350

NEIGHBORHOOD REGULATIONS OPEN:

THERE ARE NO OPEN CASES

NEIGHBORHOOD REGULATIONS CLOSED:

FOLIO: 30-6914-000-0280

Case #201401004902, was opened on April 21, 2014, for Failure to Perform Lot Maintenance in a Non-Residential District [Overgrowth around the abandoned Nursery]. A Warning Letter was issued the same day. Civil Violation Notice #T046701, was issued on May 23, 2014, for non-compliance. The property was cleared by the County's Remediation Unit on October 17, 2014. The case was forwarded to the Lien/Collections Department for non-payment of the Citation and the Remediation fee. A Settlement was processed and the Lien was satisfied on January 14, 2016.

Case #201501006312, was opened on June, 19, 2015, for Failure to Perform Lot Maintenance in a Residential District [Grass/Weeds]. Civil Violation Notice #T054609, was issued on June 23, 2015. The property was cleared by the County's Remediation Unit, August 31, 2015. The case was forwarded to the Lien/collection Department for the non-payment of the Citation and the Remediation fee. A Settlement has been processed and the Lien was satisfied on January 14, 2016.

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

TEAM MARTIN, INC., ET AL

OUTSTANDING LIENS AND FINES:

AS OF JANUARY 16, 2016, THERE ARE NO LIENS, FINES, OR FEES.

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

TOSCA REAL ESTATE CORPORATION
↳ CARLOS TOSCA (100%)

50%

SIAMA REAL ESTATE HOLDINGS, LLC
↳ GUSTAVO DEIBEALUX (100%)

50%

Date of contract: _____

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

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

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

Signature: [Signature] Pres
(Applicant)

Sworn to and subscribed before me this 14 day of August 2015. Affiant is personally know to me or has produced _____ as identification.

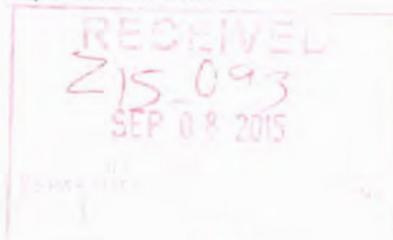
[Signature]
(Notary Public)

My commission expires: NW.15, 2017

Seal



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) person, trusts 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.



ALX

DISCLOSURE OF INTEREST*

RECEIVED
215 093
SEP 18 2015
OAH

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: _____

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

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

TRUST/ESTATE NAME Charles F Martin Revocable Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Charles F. Martin, Trustee & Beneficiary</u>	<u>100%</u>
<u>13295 SW 232 Street</u>	_____
<u>Miami, FL 33170</u>	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>TOSCA REAL ESTATE CORPORATION</u> <u>↳ CARLOS TOSCA (100%)</u>	<u>50%</u>
<u>SIAMIA REAL ESTATE HOLDINGS, LLC</u> <u>↳ GUSTAVO DERIBEAUX (100%)</u>	<u>50%</u>
_____	_____
_____	_____

Date of contract: _____

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

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

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

Signature [Signature] Trustee
(Applicant)

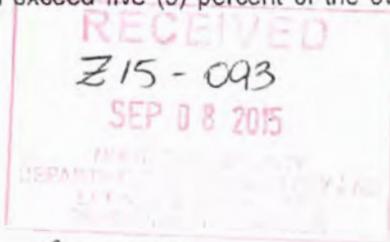
Sworn to and subscribed before me this 14 day of August 20 15. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: NOV. 15, 2017



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



for DAH

35

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: _____

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

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

TRUST/ESTATE NAME Helen C Martin Trustee

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Charles F. Martin, Co-Trustee</u>	<u>100%</u>
<u>Benjamin Martin, Co-Trustee</u>	_____
<u>13200 SW 232 Street</u>	_____
<u>Miami, FL 33170</u>	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

SEP 03 2015 215-093
for DAH

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

TOSCA REAL ESTATE CORPORATION
↳ CARLOS TOSCA (100%)

~~0%~~ 50%

GAMA REAL ESTATE HOLDINGS, LLC
↳ GUSTAVO DERIBEAUX (100%)

50%

Date of contract: _____

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

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

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

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 14 day of August 2015. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: NOV. 15, 2017



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds, 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.

RECEIVED
21500
SEP 08 2015
PAH

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: _____

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

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

TRUST/ESTATE NAME Helen C Martin Trustee _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Charles F. Martin, Co-Trustee</u>	<u>100%</u>
<u>Benjamin Martin, Co-Trustee</u>	_____
<u>13200 SW 232 Street</u>	_____
<u>Miami, FL 33170</u>	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

215-013
SEP 18 2015

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

TOSCA REAL ESTATE CORPORATION
↳ CARLOS TOSCA (100%)

50%

GAMA REAL ESTATE HOLDINGS, LLC
↳ GUSTAVO DERIBEAUX (100%)

50%

Date of contract: _____

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

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

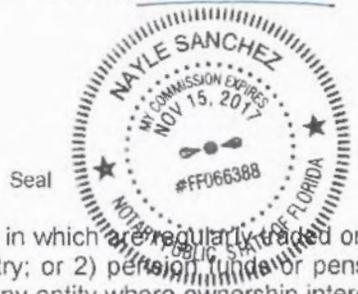
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature] Trustee
(Applicant)

Sworn to and subscribed before me this 14 day of August, 2015. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: NOV. 15, 2017



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

215.043
SEP 29 2015
PAH

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: Team Martin Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Charles F. Martin</u>	<u>100%</u>
<u>13295 SW 232 Street</u>	
<u>Miami, FL 33170</u>	

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

215-003
SEP 02 2015
PAH

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: Aquarian Ventures Inc.

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

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

TRUST/ESTATE NAME _____

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

1774
2/15/03
SEP 11 2015

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

TOSCA REAL ESTATE CORPORATION

50%

↳ CARLOS TOSCA (100%)

GAMA REAL ESTATE HOLDINGS, LLC

50%

↳ GUSTAVO DERIBEAUX (100%)

Date of contract: _____

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

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

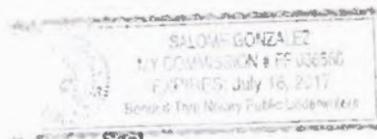
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]

(Applicant)

Sworn to and subscribed before me this 14th day of AUGUST, 2015. Affiant is personally know to me or has produced FL DRIVERS LICENSE as identification.

[Signature]
(Notary Public)



My commission expires: JULY 16, 2017

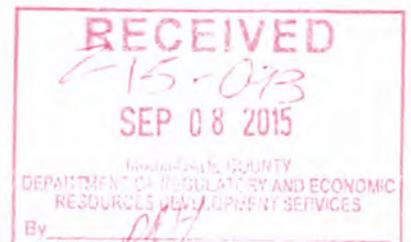
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

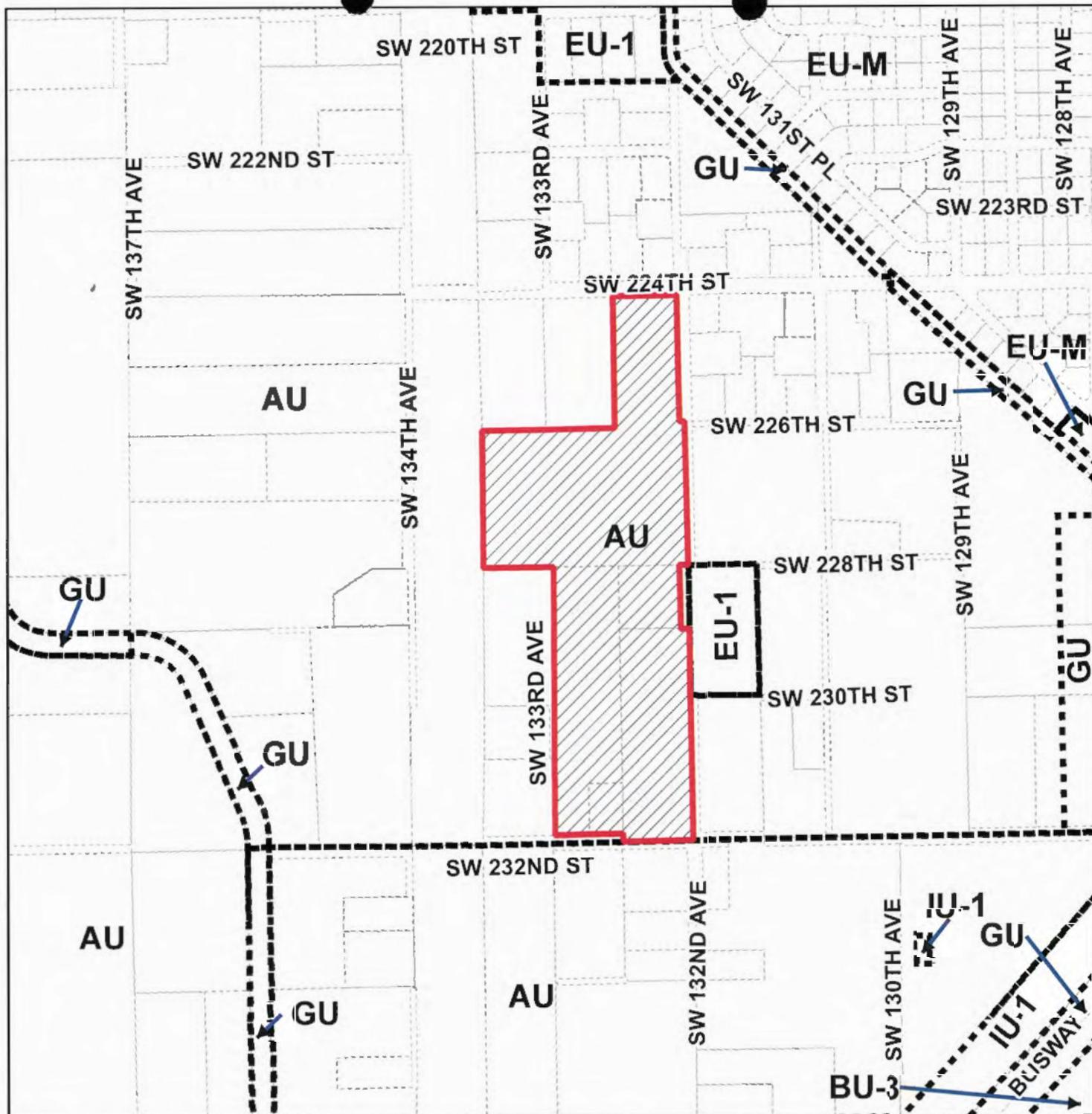
15-045
SEP 08 2015

CALL

EXHIBIT "B"

1. Folio # 30-6914-000-0351
Team Martin Inc.
13295 SW 232 Street
Miami, FL 33170
2. Folio # 30-6914-000-0280
Aquarian Ventures Inc.
P.O. Box 204
Goulds, FL 33170
3. Folio # 30-6914-000-0360
Charles F Martin Revocable Trust
13200 SW 232 Street
Miami, FL 33170
4. Folio # 30-6914-000-0350
Helen C Martin Trustee
13295 SW 232 Street
Miami, FL 33170
5. Folio # 30-6914-000-0370
Helen C Martin Trustee
13295 SW 232 Street
Miami, FL 33170





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000093

Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY
		44



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000093

Legend
 Subject Property

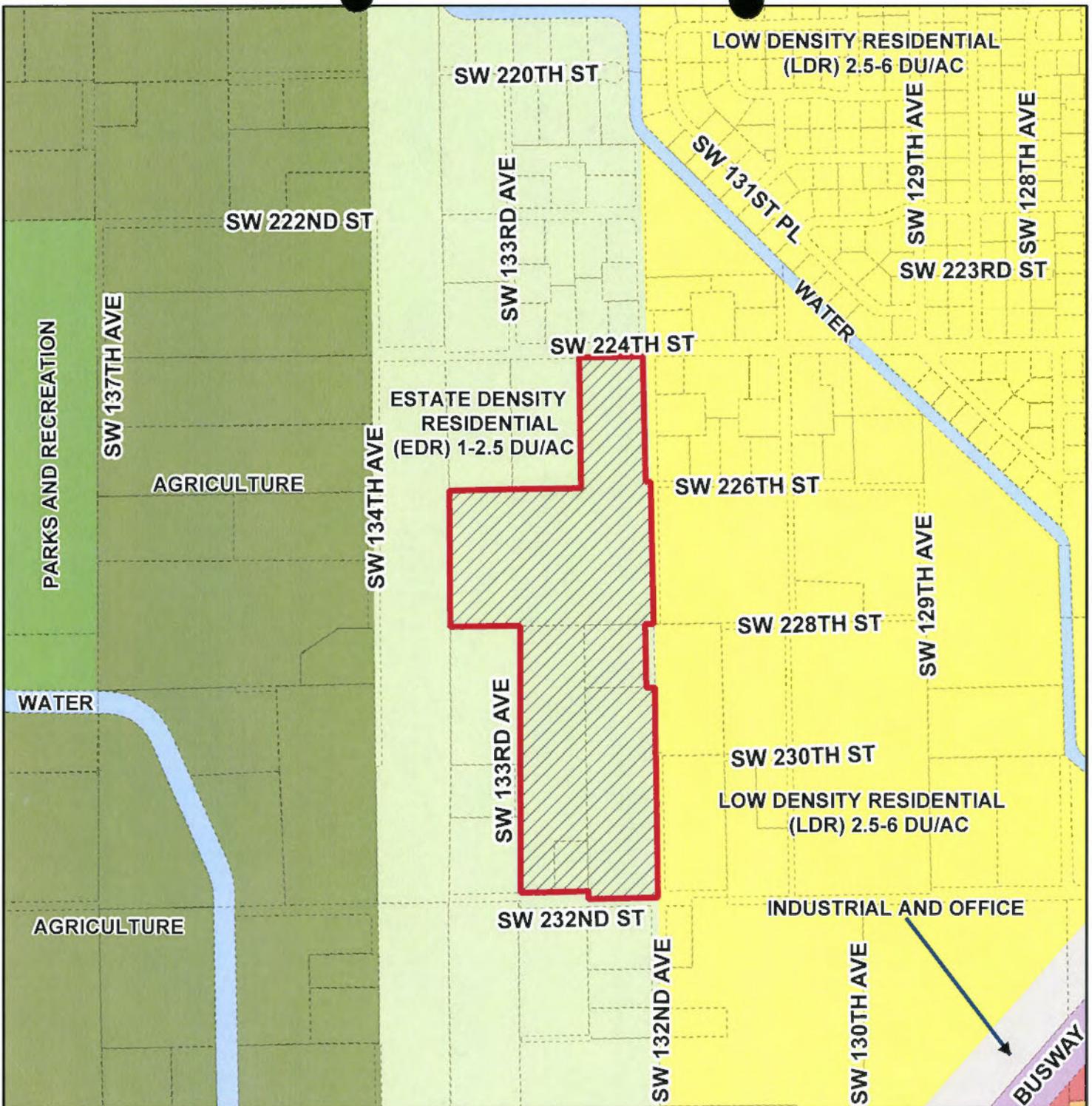


Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY
		45



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2015000093

Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY

Team Martin, Et Al
BCC 5/19/16
Z15-093

DRAFT

This instrument was prepared by:

Name:

Javier L. Vazquez, Esq.
Berger Singerman LLLP
1450 Brickell Avenue
19th Floor
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, (**Owner's Name**), holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z15-093 (Team Martin, Inc., Et Al) will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) Notwithstanding the approval of the district boundary change from AU to EU-M and EU-1, development of the subject property shall be limited to no more than 90 dwelling units.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Declaration of Restrictions

Page 2

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Declaration of Restrictions

Page 3

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

Declaration of Restrictions
Page 4

Witness

Print Name

Witness

Print Name

TEAM MARTIN, INC.

Charles F. Martin, President

STATE OF FLORIDA

)

COUNTY OF DADE

) ss.

)

The foregoing instrument was acknowledged before me, a person authorized to take oaths and affirmations, May ____, 2016, by _____, who personally known to me as identification and took an oath and swore that the foregoing was true and correct to the best of his/her/their knowledge.

_____, NOTARY PUBLIC
STATE OF FLORIDA

EXHIBIT "A"

Folio # 30-6914-000-0351

Legal Description

The South 1025 feet of the East ½ of the East ½ of the Southeast ¼ of the Southwest ¼, of Section 14, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Folio # 30-6914-000-0280

Legal Description

The Southeast ¼ of the Northwest ¼ of the Southeast ¼ less beginning Southwest corner of the Southeast ¼ of the Northwest ¼ of the Southeast ¼ proceeding East 334.10 feet, then North 155.56 feet, then Northwest 334.79 feet, then South 175.79 feet to Point of Beginning, and less the North, South, East and West 25 feet for roads, in Section 14, Township 56 South, Range 39 East, lying and being in Dade County, Florida.

Folio # 30-6914-000-0360

Legal Description

The East 150 feet of the South 290.4 feet of the West ½ of the East ½ of the SE ¼ of the SW ¼, less the South 40 feet, in Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Folio # 30-6914-000-0350

Legal Description

The North 304.20 feet of the East ½ of the East ½ of the Southeast ¼ of the Southwest ¼ of Section 14, Township 56 South, Range 39 East, lying and being in Dade County, Florida.

Folio # 30-6914-000-0370

Legal Description

The West ½ of the East ½ of the Southeast ¼ of the Southwest ¼, less the South 40 feet thereof for road purposes, and also, less the East 150 feet of the South 290.4 feet thereof, in Section 14, Township 56 South, Range 39 East, Dade County, Florida

215-0013
5/13/00

MAN

Am-5

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

PH: Z15-093 (16-1-CZ14-3)

April 21, 2016
Item No. 1

Appeal Application Summary	
Commission District	8
Applicant	Team Martin, Inc., Et Al
Summary of Requests	The applicants are seeking to allow a district boundary change from AU, Agricultural District, to EU-M, Single-Family Modified Estate District.
Location	Lying west of SW 132 Avenue between SW 224 Street and SW 232 Street, Miami-Dade County, Florida
Property Size	39 gross acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 - 2.5 dua, (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)

CZAB Action

CZAB 14 January 19, 2016	Approval
-------------------------------------	-----------------

Staff Recommendation

Recommendation of the Appeal	<u>Denial</u> Sustain CZAB decision Approve the application
Previous Recommendation to the CZAB	<u>Approval</u> (Original Staff Recommendation to the CZAB is attached)

Timeline

1. On January 19, 2016, the Community Zoning Appeals Board (CZAB) #14, approved the subject application.
2. On February 8, 2016, 2015, the appellant, Michelle Markovits, appealed the CZAB #14 decision to the BCC.

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appellant's request for a reversal of the CZAB #14 decision should be **denied**.

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

PH: Z15-093 (16-1-CZ14-3)

April 21, 2016

Item No. 1

Recommendation Summary	
Commission District	8
Applicants	Team Martin, Inc., Et Al
Summary of Requests	The applicants are seeking to allow a district boundary change from AU, Agricultural District, to EU-M, Single-Family Modified Estate District.
Location	Lying west of SW 132 Avenue between SW 224 Street and SW 232 Street, Miami-Dade County, Florida
Property Size	39 – gross acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant lot
2020-2030 CDMP Land Use Designation	Estate Density Residential, 1 - 2.5 dua, <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

PROJECT DESCRIPTION:

The applicants seek to rezone the 39 gross acre parcel from AU, Agricultural District, to EU-M, Single-family Modified Estate District.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; nursery and vacant lot	Estate Density (1 – 2.5, dua)
North	AU; single-family residence and nursery	Estate Density (1 – 2.5, dua)
South	AU; nursery	Estate Density (1 – 2.5, dua)
East	AU & EU-1; church, nurseries and vacant lots	Low-Density Residential (2.5 to 6 dua)
West	AU; farm residence and groves	Estate Density (1 – 2.5, dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located lying west of SW 132 Avenue between SW 224 Street and SW 232 Street. Staff notes that the surrounding properties are primarily comprised of nurseries, farm residences and vacant parcels, along with an existing religious facility to the southeast.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in the area, which may bring more traffic into the area. However, staff notes from the Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) in their memorandum that the application meets the Level of Service (LOS) in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as *Estate Density Residential* (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted Land Use Plan (LUP) map. *This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre.* Approval of this application could allow the applicants to develop the 39-gross acre parcel with a maximum of 97 residential units under the Estate Density designation on the CDMP LUP map.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property lies within a strip of land running north to south, which is also designated as Estate Density on the CDMP LUP map, which abuts properties to the east that are designated Low-Density Residential, and properties that are designated Agriculture to the west. Staff opines that the EU-M zoning, which permits residential development within the density threshold allowed under the Estate Density designation on the LUP map, will provide a reasonable transition between the Low-Density designated properties to the east and the Agriculture designated properties and uses located to the west. As such, staff opines that the rezoning of the subject property to EU-M would be compatible with the surrounding area and **consistent** with the density threshold of the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map and the CDMP's Land Use Element the interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

When the applicants' request to rezone the subject parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County.

Staff notes that the approval of the applicants' request to rezone the property will be consistent with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the

Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Division of Environmental Resource Management (DERM) of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

The subject parcel abuts the section line roadway, SW 232 Street to the south, abuts half-section line roadways, SW 224th Street and SW 132nd Avenue to the north and east respectively, and is approximately 0.48 miles west of the intersection of US 1/Miami-Dade Busway and SW 232nd Street. Additionally, as previously noted in the CDMP analysis of this application, the proposed development is **compatible** with the transitional trend of the development in the area, from the more intensive zoning districts that could be allowed to the east, such as RU-1, Single-Family Residential District, to the AU, Agriculturally zoned parcels that are predominant to the west. **Staff therefore, recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

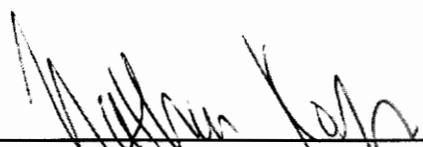
OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:EJ:CH



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

NDN

2011 APR 12 4 09 PM
PLANNING AND ZONING
MID-LEVEL CITY MANAGER

ZONING RECOMMENDATION ADDENDUM

Team Martin, Inc., Et Al
Z15-093

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

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

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

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

ZONING RECOMMENDATION ADDENDUM

Team Martin, Inc., Et Al
Z15-093

	<p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
--	---

PLANNING AND ZONING
OFFICE

APR 12 4 10:11

APR 12 4 10:11

PLANNING AND ZONING
OFFICE

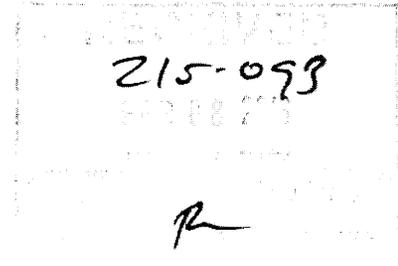
PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY R AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 1/19/16

BY CZAB # 14



DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z 2015 000093

Filed in the name of (Applicant) TEAM MARTIN, INC. ET AL

Name of Appellant, if other than applicant MICHELE MARKOVITS

Address/Location of APPELLANT'S property:

22490 SW 130th AVENUE, MIAMI, FL 33170

Application, or part of Application being Appealed (Explanation):

ZONE CHANGE AU to EU-M

Appellant (name): MICHELE MARKOVITS

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

- More Urban sprawl is incompatible w/ current land use
- Urban sprawl threatens our rural lifestyle and our stable, long-standing neighborhood.
- Urban sprawl costs MDC taxpayers Billions extra due to poor planning.
Citizens want sustainable, smart-growth developments, preservation of natural resources & Ag land.
- Urban sprawl further creates extreme negative transportation impacts for our neighborhood, local roads, & our daily commutes within our community.

Page 1

APPELLANT MUST SIGN THIS PAGE

Date: 8 day of February, year: 2016

Signed Michele Markovits

MICHELE MARKOVITS
Print Name

22490 SW 130th AVE, MIAMI, FL
Mailing Address 33170

(305) 257-4104 _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

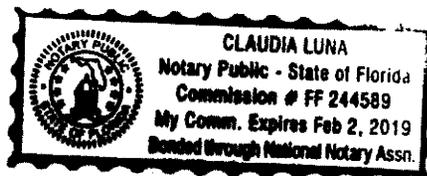
Zip

Telephone Number

Subscribed and Sworn to before me on the 8 day of February, year 2016

Claudia Luna

Notary Public



(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE COUNTY

Before me the undersigned authority, personally appeared MICHELE MARKOVITS
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Michele Markovits
Appellant's signature

Print Name

MICHELE MARKOVITS
Print Name

Signature

Print Name

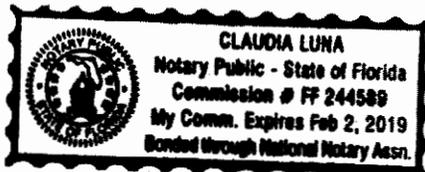
Sworn to and subscribed before me on the 8 day of February, year 2016.

Appellant is personally know to me or has produced D.L. as
identification.

Claudia Luna
Notary
(Stamp/Seal)

Commission Expires:

[b:forms/affidapl.sam(9/08)]



1. TEAM MARTIN, INC., ET AL
(Applicant)

16-4-CC-1 (15-093)
BCC/District 08
Hearing Date: 04/21/16

Property Owner (if different from applicant) **Team Martin Inc., Aquarian Ventures, Inc. Charles F. Martin Revocable Trust, Helen C. Martin, Trustee.**

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

If so, who are the interested parties? **Palmcorp Development, LLC.**

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

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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



Date: February 16, 2016

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-14 #Z2015000093-1st Revision
Berger Singerman LLP
13251 SW 232nd Street
DBC from AU to EU-M
(AU) (39 Acres)
14-56-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

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.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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

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

Stormwater Management

A Surface Water Management General Permit from DERM Water Control Section shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

The subject property contains tree resources. 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.

Folio: 30-6914-000-0280 has two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: September 24, 2015

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

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

Subject: Solid Waste Disposal Concurrency Determination

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

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 2028-30

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity		
OCT. 1, 2015 TO SEPT. 1, 2016	1,600,000	2,460,854	168,000	2,292,854	5,751,227	381,400	5,380,427	1,555,906	185,400	1,370,506	250,000	984,800
OCT. 1, 2016 TO SEPT. 1, 2017	1,600,000	2,292,854	168,000	2,124,854	5,380,427	381,400	4,999,027	1,370,506	185,400	1,185,106	250,000	984,800
OCT. 1, 2017 TO SEPT. 1, 2018	1,600,000	2,124,854	168,000	1,956,854	4,999,027	381,400	4,617,627	1,185,106	185,400	999,706	250,000	984,800
OCT. 1, 2018 TO SEPT. 1, 2019	1,600,000	1,956,854	168,000	1,788,854	4,617,627	381,400	4,236,227	999,706	185,400	814,306	250,000	984,800
OCT. 1, 2019 TO SEPT. 1, 2020	1,600,000	1,788,854	168,000	1,620,854	4,236,227	381,400	3,854,827	814,306	185,400	628,906	250,000	984,800
OCT. 1, 2020 TO SEPT. 1, 2021	1,600,000	1,620,854	168,000	1,452,854	3,854,827	381,400	3,473,427	628,906	185,400	443,506	250,000	984,800
OCT. 1, 2021 TO SEPT. 1, 2022	1,600,000	1,452,854	168,000	1,284,854	3,473,427	381,400	3,092,027	443,506	185,400	258,106	250,000	984,800
OCT. 1, 2022 TO SEPT. 1, 2023	1,600,000	1,284,854	168,000	1,116,854	3,092,027	381,400	2,710,627	258,106	185,400	72,706	250,000	984,800
OCT. 1, 2023 TO SEPT. 1, 2024	1,600,000	1,116,854	168,000	948,854	2,710,627	381,400	2,329,227	72,706	185,400	0	362,692	984,800
OCT. 1, 2024 TO SEPT. 1, 2025	1,600,000	948,854	168,000	780,854	2,329,227	381,400	1,947,827	0	185,400	0	435,400	984,800
OCT. 1, 2025 TO SEPT. 1, 2026	1,600,000	780,854	168,000	612,854	1,947,827	381,400	1,566,427	0	185,400	0	435,400	984,800
OCT. 1, 2026 TO SEPT. 1, 2027	1,600,000	612,854	168,000	444,854	1,566,427	381,400	1,185,027	0	185,400	0	435,400	984,800
OCT. 1, 2027 TO SEPT. 1, 2028	1,600,000	444,854	168,000	276,854	1,185,027	381,400	803,627	0	185,400	0	435,400	984,800
OCT. 1, 2028 TO SEPT. 1, 2029	1,600,000	276,854	168,000	108,854	803,627	381,400	422,227	0	185,400	0	435,400	984,800
OCT. 1, 2029 TO SEPT. 1, 2030	1,600,000	108,854	168,000	0	422,227	381,400	40,827	0	185,400	0	494,645	984,800
REMAINING YEARS				14			15			5		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



Date: October 1, 2015

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

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

Subject: FY16 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2015 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

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

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2015 to September 30, 2016, or until canceled by written notice from my office.

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

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

Memorandum



Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

Received by
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

Memorandum



Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

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

MRW:NS:hab

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

Memorandum



Date: September 28, 2015

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

From: Maria I. Nardi *M-I*
Chief of Planning and Design Excellence
Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

This memorandum updates the blanket concurrency approval memo of September 18, 2014. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

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

Attachment

MN: jb

c: Helen Brown, Metropolitan Planning, RER



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

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

PBD	Estimate 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 Space Acres	Surplus (Deficient) Acres	percentage of Standard
1	322,633	1,062.24	343.66	291.00	634.66	398.62	267	1231.77	148.53	1.14
2	601,589	1,654.37	715.96	595.00	1310.28	358.2	473	2139.56	-85.16	1.29
3	164,347	451.95	251.68	232.63	484.31	98.62	66	670.43	216.48	1.40
Total	1,148,569	3,158.56	1311.29	1118.63	2430.02	752.74	829	4011.76	659.50	1.27

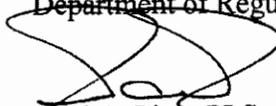
Note:
Public Local Park Acres is Miami-Dade Parks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

Memorandum



Date: February 11, 2016

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

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

Subject: Z2015000093
Name: Team Martin Inc. et al
Location: NW corner of SW 132 Ave. & 232 St..
Section 14 Township 56 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject appeal application and has no objections to this application.

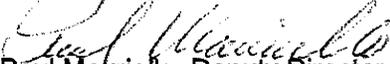
This appeal application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned.

Memorandum



Date: October 14, 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: Lakeview of the California Club Homeowner's Association (#15_092)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The applicant requests an appeal of an administrative decision that the Director erred in the approval of substantial compliance of application D2015000002. Lakeview objects to the Mazel Group, LLC's proposal to use a portion of the Lakeview property as their main entrance to Neighborhood #2 of the proposed Le Club Resort (DIC #10-163). The application will have no PWWM impact or any associated costs.

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

Memorandum



Date: October 2, 2015
To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department
From: Maria I. Nardi, Chief *W.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department
Subject: Z201500093: TEAM MARTIN INC ET AL

Application Name: TEAM MARTIN INC ET AL

Project Location: The site is located at the NW CORNER OF SW 132 AVE & 232 ST, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from AU to EU-M.

Impact and Demand: This application proposes 90 single-family dwelling units. This total development has the potential to impact of up to .8 acres to the level of service for this park benefit district.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is located in Park Benefit District 3 (PBD3) which has a surplus of 218.48 acres of local parkland and therefore the project meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Caribbean Park	NEIGHBORHOOD PARK	5.17
Charles Burr Park	NEIGHBORHOOD PARK	3.8
Cutler Ridge Skate Park	SINGLE PURPOSE PARK	3.6
Debbie Curtin Park	NEIGHBORHOOD PARK	9.78
Goulds Park	COMMUNITY PARK	31.1
Goulds Wayside Park	NEIGHBORHOOD PARK	2.68
Kevin Broils Park	NEIGHBORHOOD PARK	5.19
Lincoln Estates Park	MINI-PARK	0.82
Losner Park	MINI-PARK	0.55
MedSouth Park	NEIGHBORHOOD PARK	4.48
Naranja Lakes Park	NEIGHBORHOOD PARK	1.55
Naranja Park	COMMUNITY PARK	12.7
Pine Island Lake Park	NEIGHBORHOOD PARK	17.44
Princetonian Park	NEIGHBORHOOD PARK	6.54
Roberta Hunter Park	NEIGHBORHOOD PARK	16.05

Sharman Park	NEIGHBORHOOD PARK	6.71
Silver Palms Park_1	NEIGHBORHOOD PARK	1.06
Silver Palms Park_2	NEIGHBORHOOD PARK	2.38
Silver Palms Park_3	NEIGHBORHOOD PARK	0.82
Silver Palms Park_4	NEIGHBORHOOD PARK	1.06
Silver Palms Park_5	NEIGHBORHOOD PARK	0.83
Silver Palms Park_6	NEIGHBORHOOD PARK	1.93
Silver Palms Park_7	NEIGHBORHOOD PARK	6.21
South Miami Heights Park	NEIGHBORHOOD PARK	5.97
William Randolph Community Park	NEIGHBORHOOD PARK	10.57

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

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor

Memorandum



Date: 14-DEC-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000093

Recommendation:

Rezone property (no site plan on file)

Service Impact/Demand

Development for the above Z2015000093
 located at LYING WEST OF SW 132 AVENUE, BETWEEN SW 224 STREET & SW 232 STREET, MIAMI-DADE
 COUNTY, FLORIDA.

in Police Grid N/A is proposed as the following:

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

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

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # N/A
 The estimated average travel time is: N/A minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

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

25

RESOLUTION NO. CZAB14-1-16

WHEREAS, TEAM MARTIN, INC., ET AL applied for the following:

DISTRICT BOUNDARY CHANGE from AU to EU-M.

SUBJECT PROPERTY: The South 1025' of the East ½ of the East ½ of the SE ¼ of the SW ¼, AND The SE ¼ of the NW ¼ of the SE ¼, less beginning SW corner of the SE ¼ of the NW ¼ of the SE ¼, proceeding East 334.10', then North 155.56', then NW 334.79', then South 175.79' to the Point of Beginning and less the North, South, East and West 25' for roads, AND The East 150' of the South 290.4' of the West ½ of the east ½ of the SE ¼ of the SW ¼, less the South 40', AND The North 304.20' of the East ½ of the East ½ of the SE ¼ of the SW ¼, AND The West ½ of the East ½ of the SE ¼ of the SW ¼, less the South 40' thereof for road purposes and also less the East 150' of the South 290.4' all in Section 14, Township 56 South, Range 39 East.

LOCATION: Lying West of SW 132 Avenue, between SW 224 Street & 232 Street, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would be consistent with the COMPREHENSIVE DEVELOPMENT MASTER PLAN and would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and

WHEREAS, a motion to approve the application was offered by Nehemiah Davis, seconded by Curtis Lawrence, and upon a poll of the members present the vote was as follows:

Wilbur B. Bell	aye	Salvatore Rocco Devito	nay
Diane Coats-Davis	aye	Curtis Lawrence	aye
Nehemiah Davis	aye		

Gary J. Dufek nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 19th day of January, 2016.

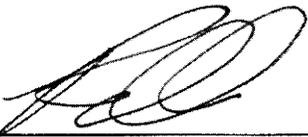
Hearing No. 16-1-CZ14-3
rd

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-1-16 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of January, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of February, 2016.



Rosa Davis, Deputy Clerk (218345)
Miami-Dade Department of Department of Regulatory
and Economic Resources

SEAL



Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TEAM MARTIN, INC., ET AL

LYING WEST OF SE 132 AVENUE, BETWEEN SW
224 STREE & SW 232 STREET,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JANUARY 19, 2016

Z2015000093

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 15, 2016

FOLIO NUMBERS: 30-6914-000-0280, 30-6914-000-0360, AND 30-6914-000-0350

NEIGHBORHOOD REGULATIONS OPEN:

THERE ARE NO OPEN CASES

NEIGHBORHOOD REGULATIONS CLOSED:

FOLIO: 30-6914-000-0280

Case #201401004902, was opened on April 21, 2014, for Failure to Perform Lot Maintenance in a Non-Residential District [Overgrowth around the abandoned Nursery]. A Warning Letter was issued the same day. Civil Violation Notice #T046701, was issued on May 23, 2014, for non-compliance. The property was cleared by the County's Remediation Unit on October 17, 2014. The case was forwarded to the Lien/Collections Department for non-payment of the Citation and the Remediation fee. A Settlement was processed and the Lien was satisfied on January 14, 2016.

Case #201501006312, was opened on June, 19, 2015, for Failure to Perform Lot Maintenance in a Residential District [Grass/Weeds]. Civil Violation Notice #T054609, was issued on June 23, 2015. The property was cleared by the County's Remediation Unit, August 31, 2015. The case was forwarded to the Lien/collection Department for the non-payment of the Citation and the Remediation fee. A Settlement has been processed and the Lien was satisfied on January 14, 2016.

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

TEAM MARTIN, INC., ET AL

OUTSTANDING LIENS AND FINES:

AS OF JANAUARY 16, 2016, THERE ARE NO LIENS, FINES, OR FEES.

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

TOSCA REAL ESTATE CORPORATION

50%

↳ CARLOS TOSCA (100%)

GRAMA REAL ESTATE HOLDINGS, LLC

50%

↳ GUSTAVO DERIBEAUX (100%)

Date of contract: _____

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

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

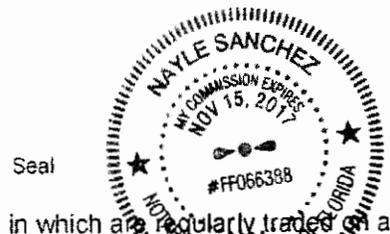
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 14 day of August 2015. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: NW. 15, 2017



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

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: _____

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

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

TRUST/ESTATE NAME Charles F Martin Revocable Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Charles F. Martin, Trustee & Beneficiary</u>	<u>100%</u>
<u>13295 SW 232 Street</u>	_____
<u>Miami, FL 33170</u>	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

TOSCA REAL ESTATE CORPORATION

50%

↳ CARLOS TOSCA (100%)

GRAMA REAL ESTATE HOLDINGS, LLC

50%

↳ GUSTAVO DERIBEAUX (100%)

Date of contract: _____

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

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

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

Signature [Signature] Trustee
(Applicant)

Sworn to and subscribed before me this 14 day of August, 2015. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: NOV. 15, 2017



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

Z15 - 093
[Stamp]

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: _____

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

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

TRUST/ESTATE NAME Helen C Martin Trustee

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Charles F. Martin, Co-Trustee</u>	<u>100%</u>
<u>Benjamin Martin, Co-Trustee</u>	_____
<u>13200 SW 232 Street</u>	_____
<u>Miami, FL 33170</u>	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

215-093

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>TOSCA REAL ESTATE CORPORATION</u>	<u>50%</u>
<u>↳ CARLOS TOSCA (100%)</u>	
<u>GANIA REAL ESTATE HOLDINGS, LLC</u>	<u>50%</u>
<u>↳ GUSTAVO DERIBEAUX (100%)</u>	

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 14 day of August 2015. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: NOV. 15, 2017



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

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: _____

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

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

TRUST/ESTATE NAME Helen C Martin Trustee _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Charles F. Martin, Co-Trustee</u>	<u>100%</u>
<u>Benjamin Martin, Co-Trustee</u>	_____
<u>13200 SW 232 Street</u>	_____
<u>Miami, FL 33170</u>	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: Palmcorp Development Group, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

TOSCA REAL ESTATE CORPORATION
↳ CARLOS TOSCA (100%)

50%

GAMA REAL ESTATE HOLDINGS, LLC
↳ GUSTAVO DERIBEALUX (100%)

50%

Date of contract: _____

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

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

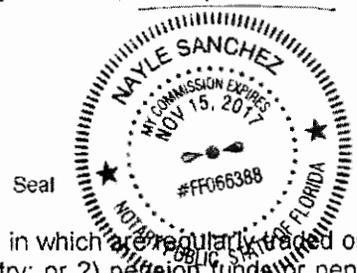
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 14 day of AUGUST 20 15. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: NOV. 15, 2017



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) personal 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.

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: Team Martin Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Charles F. Martin</u>	<u>100%</u>
<u>13295 SW 232 Street</u>	
<u>Miami, FL 33170</u>	

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

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: Aquarian Ventures Inc.

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

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: Palmcorp Development Group, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
<u>TOSCA REAL ESTATE CORPORATION</u> <u>↳ CARLOS TOSCA (100%)</u>	<u>50%</u>
<u>GAMA REAL ESTATE HOLDINGS, LLC</u> <u>↳ GUSTAVO DERIBEAUX (100%)</u>	<u>50%</u>
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

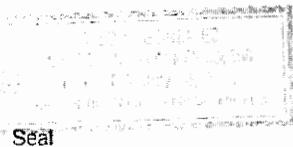
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 14th day of August 20 15. Affiant is personally know to me or has produced FL DRIVERS LICENSE as identification.

[Signature]
(Notary Public)

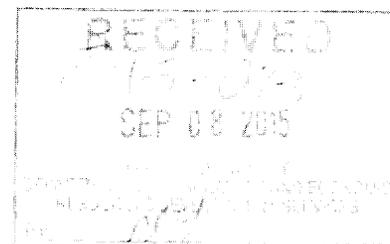


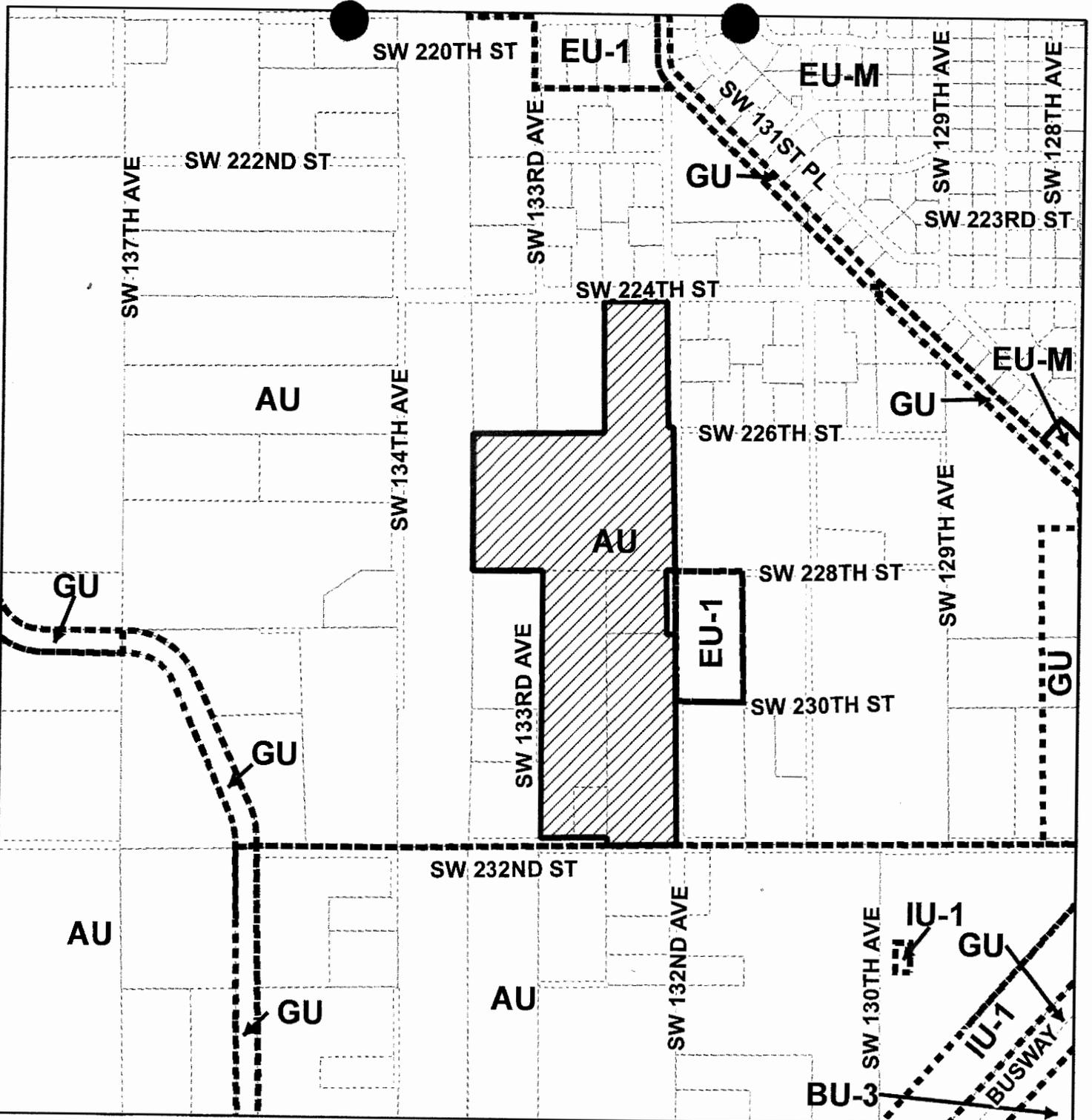
My commission expires: JULY 16, 2017

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

EXHIBIT "B"

1. Folio # 30-6914-000-0351
Team Martin Inc.
13295 SW 232 Street
Miami, FL 33170
2. Folio # 30-6914-000-0280
Aquarian Ventures Inc.
P.O. Box 204
Goulds, FL 33170
3. Folio # 30-6914-000-0360
Charles F Martin Revocable Trust
13200 SW 232 Street
Miami, FL 33170
4. Folio # 30-6914-000-0350
Helen C Martin Trustee
13295 SW 232 Street
Miami, FL 33170
5. Folio # 30-6914-000-0370
Helen C Martin Trustee
13295 SW 232 Street
Miami, FL 33170





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000093

Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

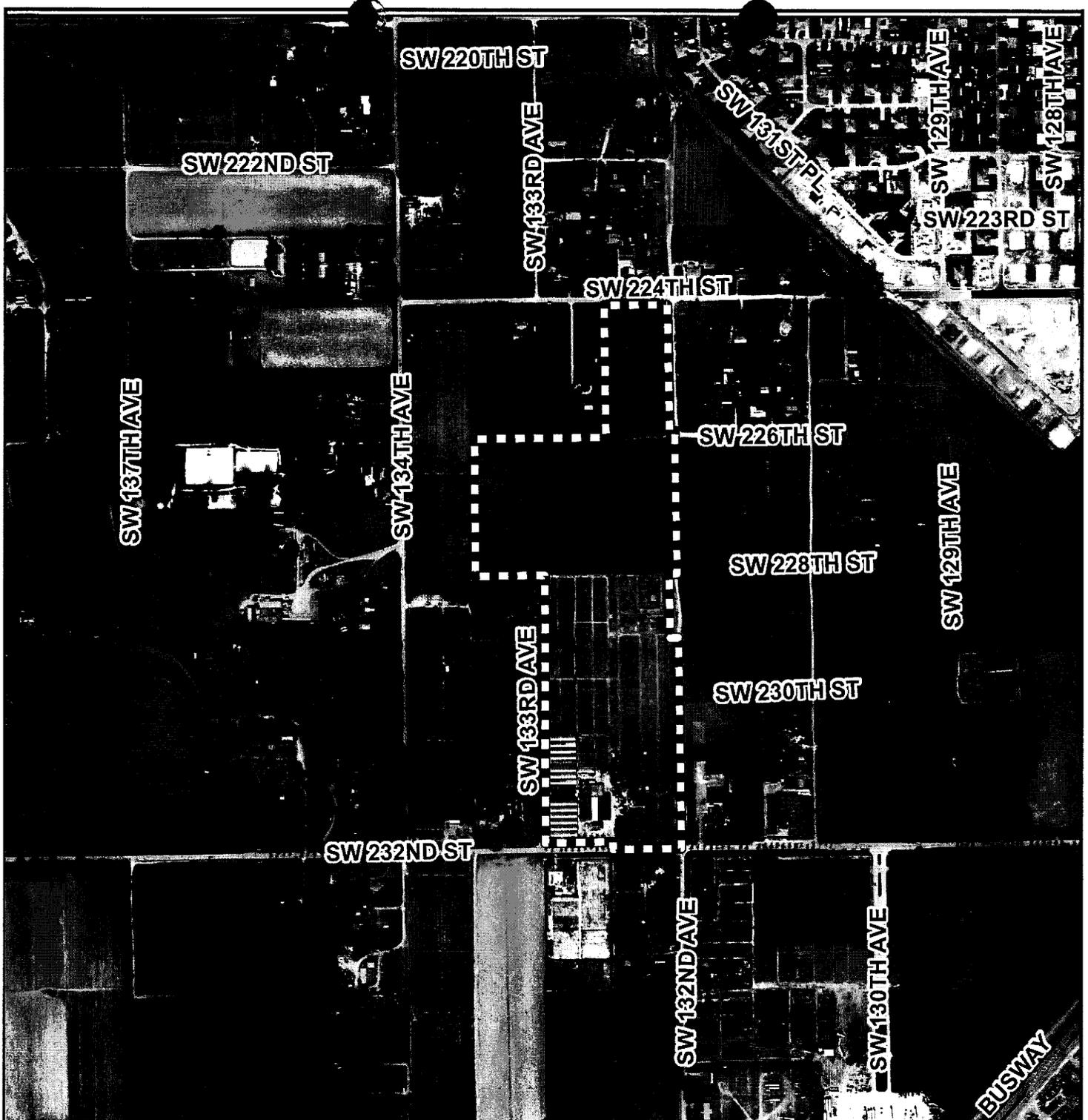
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000093

Legend
 Subject Property

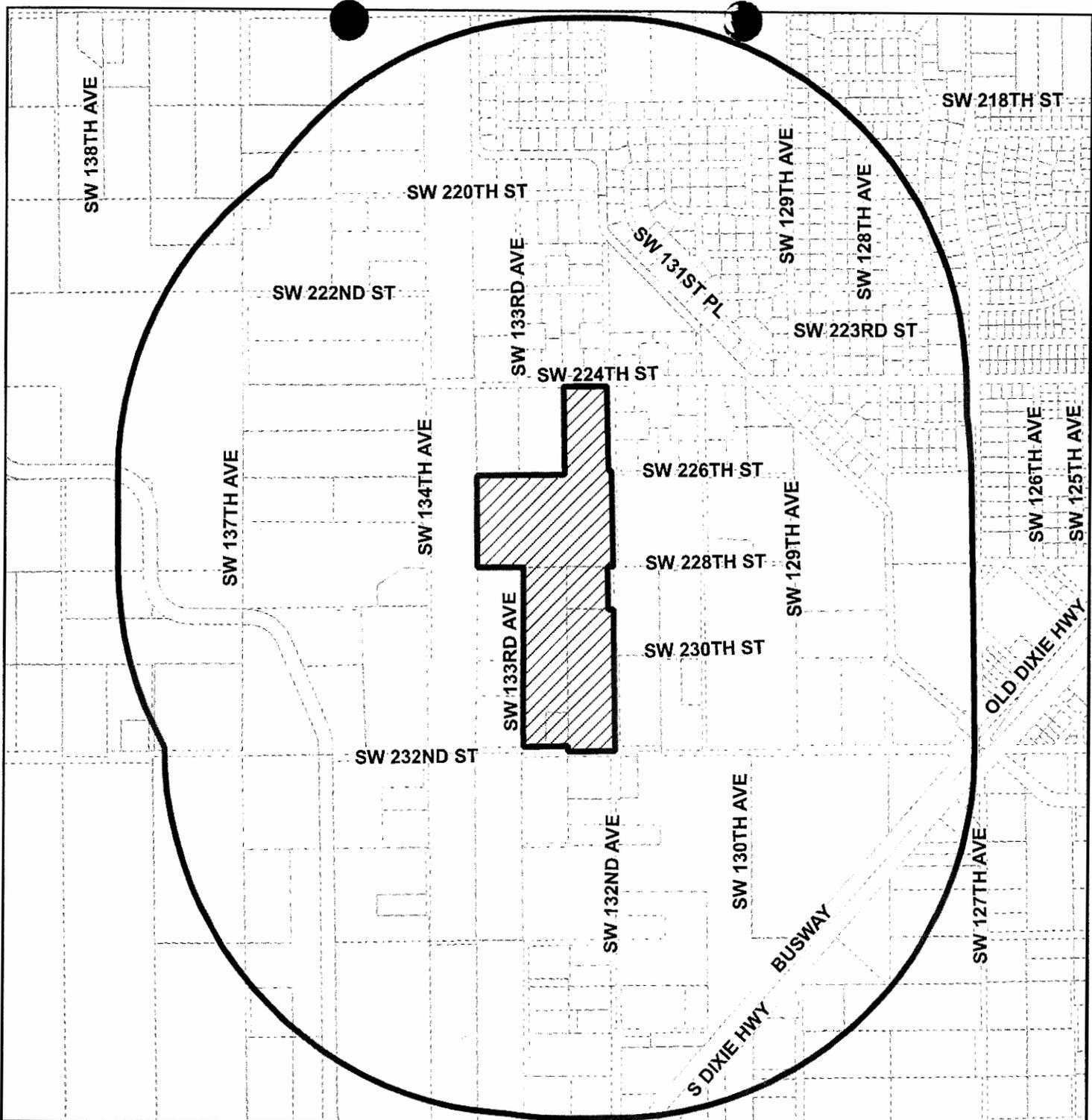


Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY
		43



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000093
 RADIUS: 2640

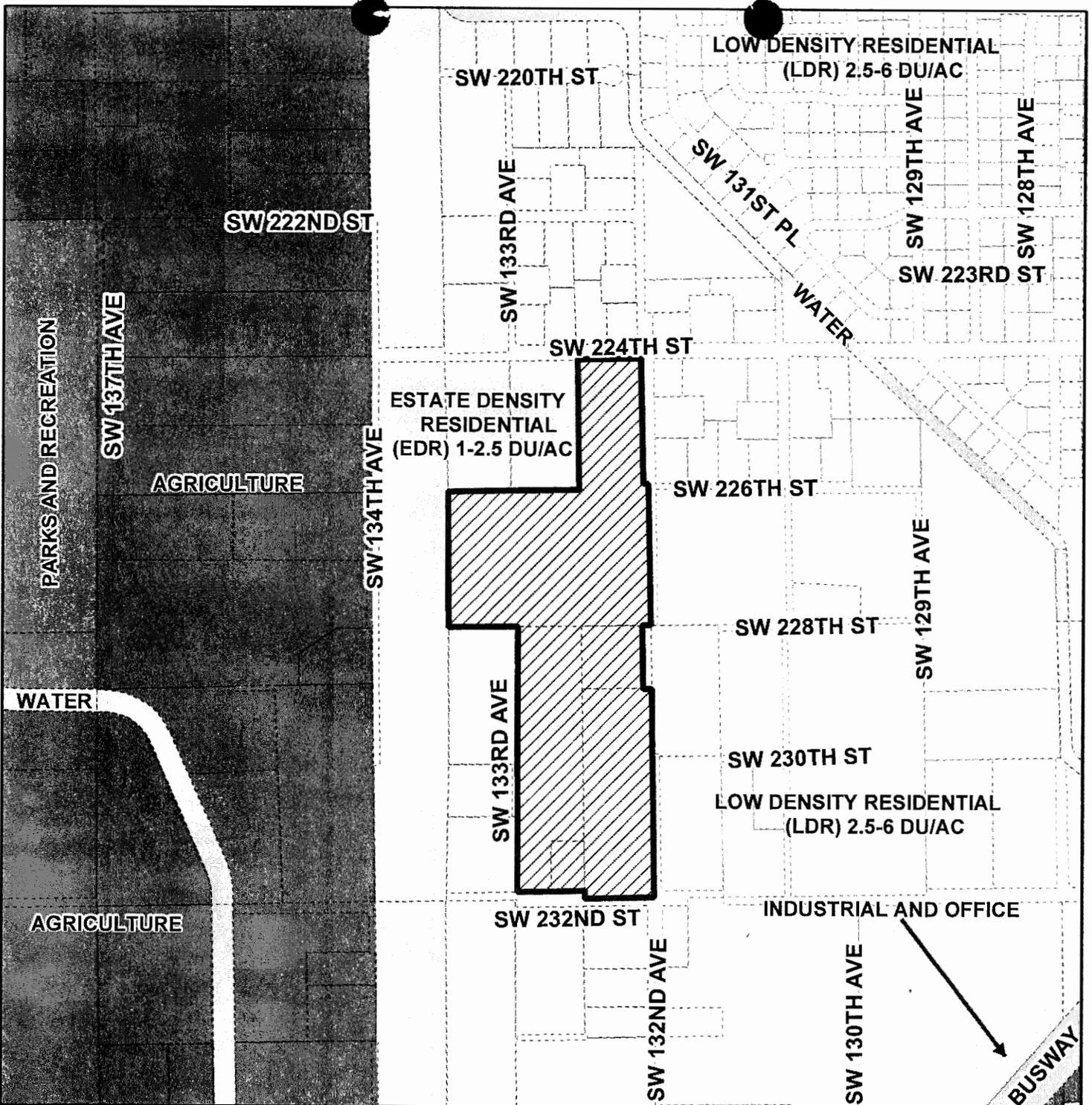
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY
		44



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2015000093

Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



1082

HEARING NUMBER: Z2015000093

BOARD: BCC

LOCATION OF SIGN: LYING WEST OF SW 132 AVENUE, BETWEEN SW 224 STREET & SW 232 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 28-MAR-16

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

SIGNATURE: *Cleveland Thompson*

PRINT NAME: CLEVELAND THOMPSON



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



2012

HEARING NUMBER: Z2015000093

BOARD: BCC

LOCATION OF SIGN: LYING WEST OF SW 132 AVENUE, BETWEEN SW 224 STREET & SW 232 STREET, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 28-MAR-16

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

SIGNATURE: *Cleveland Thompson*

PRINT NAME: CLEVELAND THOMPSON

HEARING NO. 16-1-CZ14-3 (15-93)

14-56-39
BCC
Comm. Dist. 8

APPLICANT: TEAM MARTIN, INC., ET AL

MICHELE MARKOVITS IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #14 ON TEAM MARTIN, INC., ET AL WHICH APPROVED THE FOLLOWING:

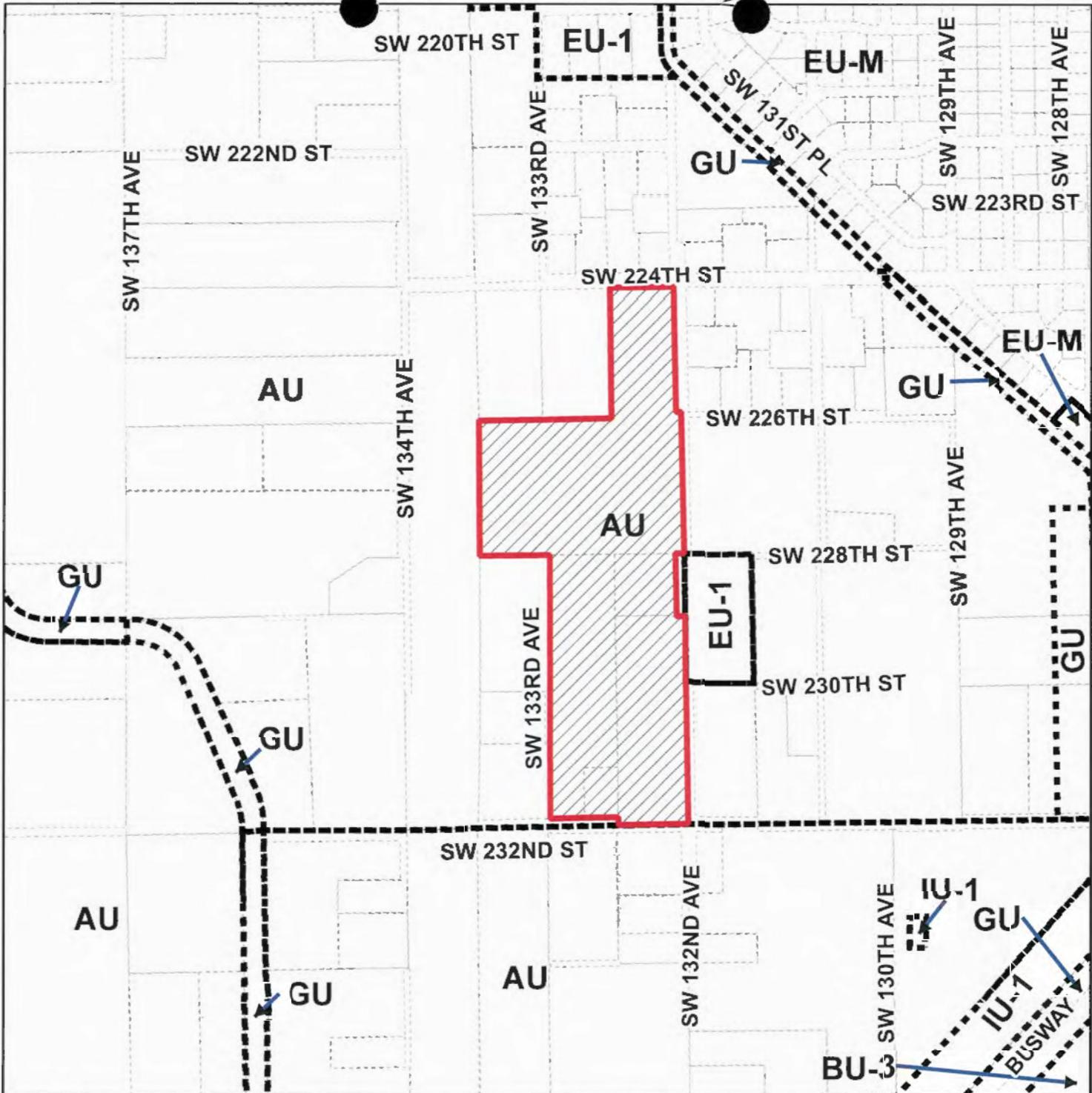
DISTRICT BOUNDARY CHANGE from AU to EU-M.

LOCATION: Lying West of SW 132 Avenue, between SW 224 Street & 232 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 39 Acres

AU (Agricultural – Residential 5 Acres Gross)
EU-M (Estates Mod. 1 Family 15,000 sq. ft. net)

✓



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000093

Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

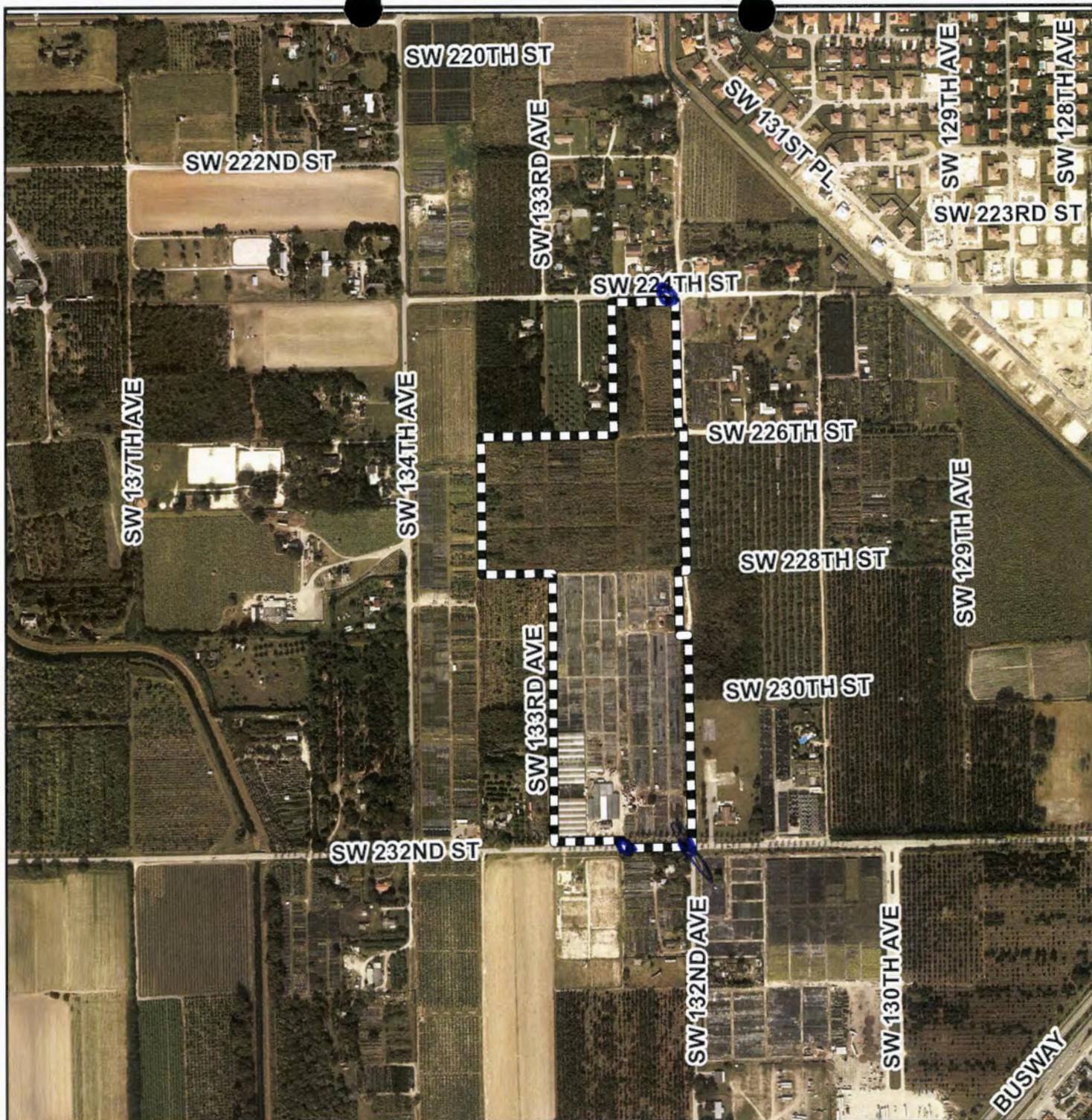
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000093

Legend
 Subject Property

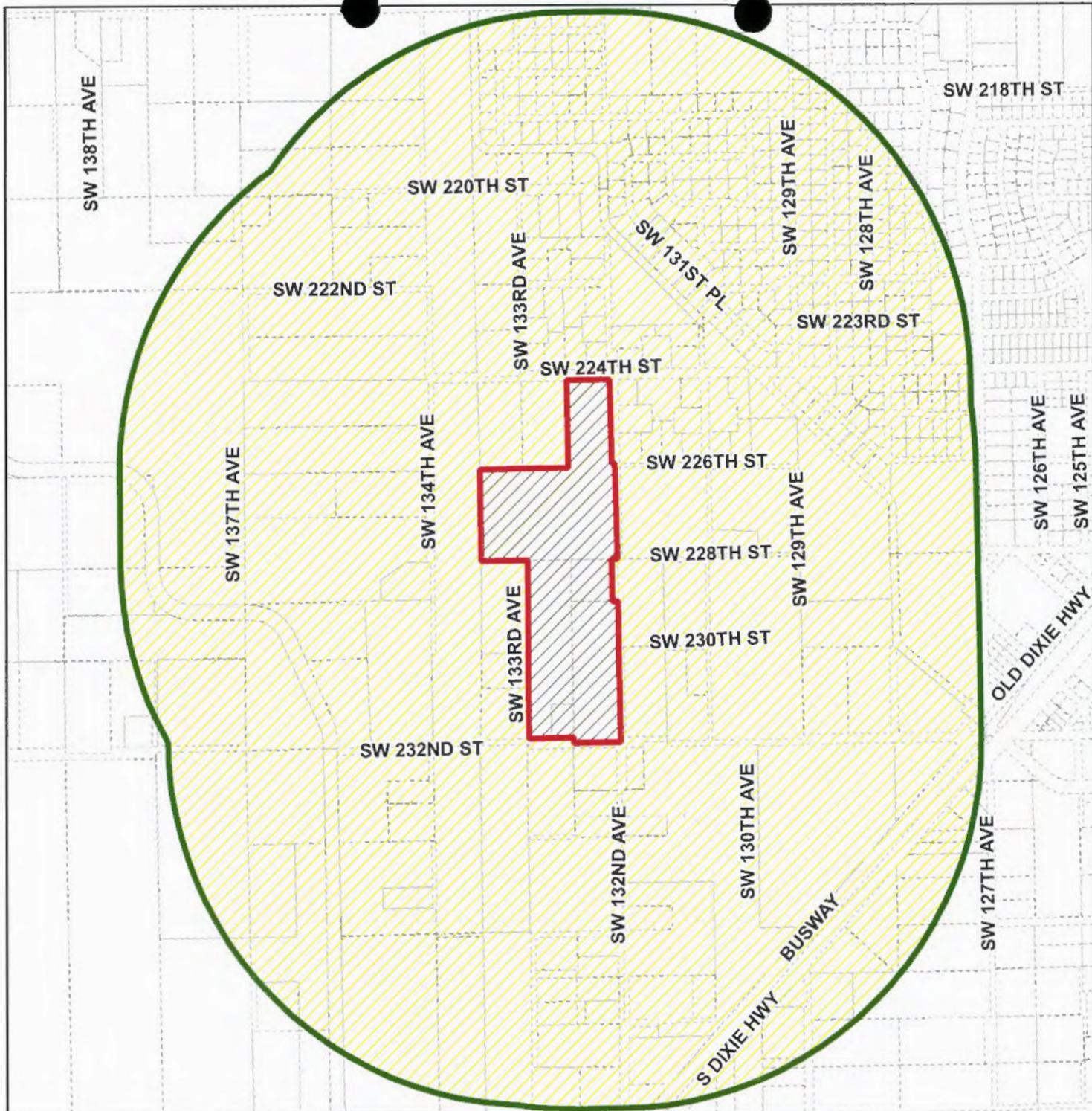


Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 56 Range: 39
 Applicant: TEAM MARTIN INC ET AL
 Zoning Board: C14
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000093
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2015000093

Section: 14 Township: 56 Range: 39
Applicant: TEAM MARTIN INC ET AL
Zoning Board: C14
Commission District: 8
Drafter ID: E.CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 25, 2015

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000093 - Team Martin Inc. Et Al
Complaint Date Range: Jan 1, 2014 - Aug 31, 2015



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2350	41 SICK OR INJURED PERSON	1	0	1
TOTAL FOR GRID 2350		1	0	1
2377	17 TRAFFIC ACCIDENT	2	0	0
	32 ASSAULT	1	1	0
	41 SICK OR INJURED PERSON	2	2	1
TOTAL FOR GRID 2377		5	3	1
2378	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	4	3	2
	29 ROBBERY	0	1	1
	32 ASSAULT	1	0	0
	41 SICK OR INJURED PERSON	3	3	6
TOTAL FOR GRID 2378		8	8	9
		Reported: 5	Reported: 2	Reported: 1
		Not Reported: 9	Not Reported: 9	Not Reported: 10
TOTAL EMERGENCY		14	11	11



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000093 - Team Martin Inc. Et Al
Complaint Date Range: Jan 1, 2014 - Aug 31, 2015



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2349	26 BURGLARY	1	0	0
TOTAL FOR GRID 2349		1	0	0
2350	14 CONDUCT INVESTIGATION	0	0	1
	49 FIRE	0	0	1
TOTAL FOR GRID 2350		0	0	2
2377	14 CONDUCT INVESTIGATION	2	0	1
	34 DISTURBANCE	1	0	0
TOTAL FOR GRID 2377		3	0	1
2378	14 CONDUCT INVESTIGATION	1	1	1
	17 TRAFFIC ACCIDENT	0	1	0
	18 HIT AND RUN	1	0	0
	32 ASSAULT	1	2	2
	34 DISTURBANCE	1	3	5
	47 BOMB OR EXPLOSIVE ALERT	0	1	0
TOTAL FOR GRID 2378		4	8	8
		Reported: 1	Reported: 0	Reported: 4
		Not Reported: 7	Not Reported: 8	Not Reported: 7
TOTAL PRIORITY		8	8	11



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000093 - Team Martin Inc. Et Al
Complaint Date Range: Jan 1, 2014 - Aug 31, 2015



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2349	13 SPECIAL INFORMATION/ASSIGNMENT	0	3	2
	14 CONDUCT INVESTIGATION	5	4	6
	15 MEET AN OFFICER	1	2	1
	17 TRAFFIC ACCIDENT	1	0	0
	19 TRAFFIC STOP	1	2	4
	21 LOST OR STOLEN TAG	0	0	1
	22 AUTO THEFT	0	0	1
	25 BURGLAR ALARM RINGING	1	2	3
	26 BURGLARY	2	4	7
	27 LARCENY	2	5	4
	34 DISTURBANCE	2	2	2
	37 SUSPICIOUS VEHICLE	2	1	0
TOTAL FOR GRID 2349		17	25	31
2350	13 SPECIAL INFORMATION/ASSIGNMENT	7	2	0
	14 CONDUCT INVESTIGATION	5	1	3
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	0	2
	18 HIT AND RUN	1	1	0
	19 TRAFFIC STOP	0	2	2
	21 LOST OR STOLEN TAG	1	1	0
	22 AUTO THEFT	0	1	1
	25 BURGLAR ALARM RINGING	8	6	5
	26 BURGLARY	4	2	1
	27 LARCENY	1	0	0
	34 DISTURBANCE	1	0	0
	37 SUSPICIOUS VEHICLE	1	2	4
	39 PRISONER	0	1	1
	41 SICK OR INJURED PERSON	1	1	0
45 DEAD ON ARRIVAL	0	1	0	
52 NARCOTICS INVESTIGATION	1	0	1	
TOTAL FOR GRID 2350		33	21	20
2377	13 SPECIAL INFORMATION/ASSIGNMENT	10	4	6
	14 CONDUCT INVESTIGATION	10	6	21
	15 MEET AN OFFICER	1	0	0
	16 D.U.I.	0	0	2
	17 TRAFFIC ACCIDENT	2	4	3
	18 HIT AND RUN	1	2	2
	19 TRAFFIC STOP	15	27	27
	20 TRAFFIC DETAIL	0	0	2



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000093 - Team Martin Inc. Et Al
Complaint Date Range: Jan 1, 2014 - Aug 31, 2015



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2377	21 LOST OR STOLEN TAG	1	0	1
	22 AUTO THEFT	3	6	4
	25 BURGLAR ALARM RINGING	8	12	17
	26 BURGLARY	2	2	1
	27 LARCENY	2	4	3
	29 ROBBERY	1	1	1
	32 ASSAULT	0	0	1
	34 DISTURBANCE	2	2	5
	37 SUSPICIOUS VEHICLE	3	3	0
	38 SUSPICIOUS PERSON	1	0	0
	39 PRISONER	1	2	2
	41 SICK OR INJURED PERSON	3	0	0
	43 BAKER ACT	1	0	0
	49 FIRE	1	0	1
	52 NARCOTICS INVESTIGATION	0	1	1
TOTAL FOR GRID 2377		68	76	100
2378	13 SPECIAL INFORMATION/ASSIGNMENT	8	17	15
	14 CONDUCT INVESTIGATION	9	19	12
	15 MEET AN OFFICER	0	7	5
	16 D.U.I.	0	1	0
	17 TRAFFIC ACCIDENT	5	12	8
	18 HIT AND RUN	0	4	2
	19 TRAFFIC STOP	25	87	49
	20 TRAFFIC DETAIL	0	1	1
	21 LOST OR STOLEN TAG	2	4	0
	22 AUTO THEFT	2	1	3
	25 BURGLAR ALARM RINGING	8	1	0
	26 BURGLARY	3	3	2
	27 LARCENY	2	4	3
	28 VANDALISM	2	0	0
	29 ROBBERY	1	2	0
	32 ASSAULT	0	0	2
	33 SEX OFFENSE	1	0	0
	34 DISTURBANCE	10	9	10
	37 SUSPICIOUS VEHICLE	2	1	0
	38 SUSPICIOUS PERSON	1	1	1
39 PRISONER	6	8	3	
41 SICK OR INJURED PERSON	2	3	3	
43 BAKER ACT	3	1	1	
52 NARCOTICS INVESTIGATION	2	2	2	

MIAMI DADE POLICE DEPARTMENT

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

Z2015000093 - Team Martin Inc. Et Al

Complaint Date Range: Jan 1, 2014 - Aug 31, 2015

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2378	54 FRAUD	0	2	3
	55 WEAPONS VIOLATION	2	0	0
TOTAL FOR GRID 2378		101	190	125
		Reported: 84	Reported: 86	Reported: 97
		Not Reported: 135	Not Reported: 226	Not Reported: 179
TOTAL ROUTINE		219	312	276
GRAND TOTAL		241	331	298



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2014 - Aug 31, 2015

Grid: 2349, 2350, 2377, 2378

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