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

PH: Z15-107 (16-2-CZ12-1) **February 2, 2016**
Item No. 1

Recommendation Summary	
Commission District	7
Applicant	Earl's Restaurant (Dadeland) Inc.
Summary of Requests	The applicant seeks approval to permit the sale of alcoholic beverages two hours earlier on Sundays and one hour later on weekdays and weekends.
Location	7535 North Kendall Drive, Unit #2510, Miami-Dade County, Florida.
Property Size	71.2-acres
Existing Zoning	DKUC, Downtown Kendall Urban Center District
Existing Land Use	Shopping Center
2020-2030 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions of request #1 and #2.**

REQUESTS:

1. NON USE VARIANCE to permit an existing restaurant to have sales of alcoholic beverages on Sunday between the hours of 11 a.m. to 2 a.m. the following day (1 p.m. to 1 a.m. the following day permitted).

2. NON USE VARIANCE to permit the existing restaurant to have sales of alcoholic beverages Monday through Saturday between the hours of 8 a.m. to 2 a.m. the following day (8 a.m. to 1 a.m. the following day permitted).

PROJECT DESCRIPTION:

This application would allow the sale of alcoholic beverages two (2) hours earlier (11 a.m.) on Sundays and one (1) hour later (2 a.m.) on weekdays and weekends.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	DKUC; shopping center	Community Urban Center
North	DKUC; condominiums	Community Urban Center
South	DKUC; US-1 (roadway)/ condominiums, shopping center and bank	Community Urban Center
East	DKUC; Metrorail station	Community Urban Center
West	DKUC; State Road 826	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property located at 7535 North Kendall Drive, in a large shopping center on a 71.2 acre parcel, which is surrounded by commercial to the south, residential to the north and south, a Metrorail station to the east and State Road 826 to the west.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the restaurant to sell alcohol beverages two hours earlier and an hour later on Sundays, and one hour later Monday through Saturday. Since the restaurant is an existing use on the subject property, staff opines that approval of the request would not create a negative impact on the surrounding area.

CDMP ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **DKUC**, Downtown Kendall Urban Center District. *Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions such as residential uses integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components have been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages.*

The subject property is currently zoned DKUC and is located at 7535 North Kendall Drive. Staff opines that approval of the requests to permit the sale of alcoholic beverages two hours earlier on Sundays and one hour later on weekdays and weekends would **consistent** with the uses allowed under the CDMP Land Use Element Community Urban Center interpretative text, and with the subject parcel's Community Urban Center LUP map designation.

ZONING ANALYSIS:

When requests #1, to permit an existing restaurant to have sales of alcoholic beverages between the hours of 11 a.m. to 2 a.m. on Sundays (1 p.m. to 1 a.m. the following day permitted), and request #2, to permit the existing restaurant to have sales of alcoholic beverages between the hours of 8 a.m. to 2 a.m. Mondays through Saturdays (8 a.m. to 1 a.m. the following day permitted) are analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that the approval of the application would be **compatible** with the surrounding area.

The existing restaurant is located inside a large shopping center with the front of the restaurant located along North Kendall Drive, which is a well-traveled section line roadway. The shopping center is surrounded by commercial to the south, residential to the north and south, a Metrorail station to the east and State Road 826 to the west. Staff has no objection to the requests. Staff opines that the requests would not create any negative aural impacts to State Road 826 to the west and the Metrorail station to the east, which staff opines are more intensive uses than the existing restaurant use with sales of alcoholic beverages. In regards to the condominium apartments to the north and south of the subject property, staff opines that requested hours for

the sale of alcoholic beverages would not create any negative aural impacts to the neighboring residences north and south of the subject property.

Staff notes from the Geographic Information System (GIS) that the restaurant is separated from the condominiums to the south by the shopping center's parking lot and north Kendall Drive, and spaced approximately 288' from said neighboring condominiums to the south. The GIS system also shows that the restaurant is separated from the condominiums to the north by the shopping center, SW 85 Street and a canal, and spaced approximately 1,018' from said condominium apartments to the north. As such, staff opines that the requested hours for the sale of alcoholic beverages (requests #1 and #2) would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and that approval of the requests would be compatible with the surrounding commercial, residential and transportation uses in the area. **Therefore, staff recommends approval with a condition of requests #1 and #2 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with a condition.

CONDITION FOR APPROVAL:

That the sale of alcoholic beverages for the restaurant be limited to 11:00 a.m. to 2:00 a.m. on Sundays, and from 8:00 a.m. to 2:00 a.m. Monday through Saturday.

NK:MW:NN:JV:EJ

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

NDN

ZONING RECOMMENDATION ADDENDUM

Earl's Restaurant (Dadeland), Inc.
Z15-107

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

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

Urban Centers (Pg. I-46-48)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the* ***Community Centers*** *shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center*

	policies established below. *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.* ***Uses and Activities.*** *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while* ***Community-scale Urban Centers*** *will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Buildings.*** *Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

1. EARL'S RESTAURANT (DADELAND), INC. **16-2-CZ12-1 (15-107)**
(Applicant) **Area 12/District 07**
Hearing Date: 02/02/16

Property Owner (if different from applicant) **SDG DADELAND ASSOCIATES, INC.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1953	Victor C. Ramsdell	- Zone change from AU to RU-1.	BCC	Approved
1956	Dade Shopping Center, Inc.	- Zone change from RU-1 and EU-1 to BU-1, BU-2 and BU-3 to permit a regional shopping center.	BCC	Approved with Condition(s)
1956	Dade Shopping Center, Inc.	- Reform of Resolution.	ZAB	Approved
1957	Dade Shopping Center, Inc.	- Modification of Resolution.	ZAB	Approved
1960	Dade Shopping Center, Inc.	- Modification of Resolution.	BCC	Approved
1960	Dade Shopping Center, Inc.	- Modification of Resolution.	BCC	Approved
1961	Federated and Kenara Center, Inc.	- Zone change from AU, RU, and BU-2 to BU-2 and BU-3.	BCC	Approved
1961	Dade Shopping Center, Inc.	- Variance of alcohol spacing.	ZAB	Approved
1961	Federated and Kenara Center, Inc.	- Zone change from GU, RU-1, and BU-2 to BU-2.	ZAB	Approved
1962	Dade Shopping Center, Inc.	- Variance of signage.	ZAB	Approved on a modified basis
1962	Dade Shopping Center, Inc.	- Unusual Use to permit a night club.	ZAB	Approved with Condition(s)

1962	Food Fair Stores	- Variance of signage.	ZAB	Approved
1962	Burdine's Tire Center	- Variance of signage.	ZAB	Approved
1962	Dade Shopping Center, Inc.	- Variance of spacing.	ZAB	Approved
1963	Dade Shopping Center, Inc.	- Variance of signage.	ZAB	
1963	First Federal Savings and Loan Association	- Variance of signage.	ZAB	Approved
1963	Dade Shopping Center, Inc.	- Variance of signage.	ZAB	Approved on a temporary basis
1963	Dade Shopping Center, Inc.	- Unusual Use to permit promotional activities.	ZAB	Approved with Condition(s)
1963	Dade Shopping Center, Inc.	- Variance of signage.	ZAB	Approved
1966	Jordan Marsh Company	- Variance of signage.	ZAB	Approved
1966	Burdines	- Variance of signage.	ZAB	Approved
1970	J.C. Penney Company, Inc.	- Variance of setback.	ZAB	Approved
1974	The Equitable Life Assurance Society of the United States	- Modification of Resolution.	ZAB	Approved with Condition(s)
1975	Coffee Etc., Inc.	- Variance for sale of wine for off premises consumption.	BCC	Approved
1976	First Federal Savings and Loan Association of Miami	- Variance of signage.	ZAB	Denied without prejudice
1977	Dadeland National Bank	- Special Exception to permit the expansion of a bank.	ZAB	Approved
1979	Victoria Station	- Special Exception to permit the expansion of a night club. - Modification of Resolution. - Non-Use Variance for zoning regulations. - Unusual Use for outdoor dining.	ZAB	Approved with Condition(s)

1979	Burdines	- Variance of zoning Regulations for alcohol sales.	ZAB	Approved with Condition(s)
1979	Victoria Station	- Special Exception of spacing for alcohol sales.	ZAB	Approved with Condition(s)
1979	Creative Restaurants, Inc.	- Special Exception of alcohol spacing for alcohol sales.	ZAB	Approved with Condition(s)
1979	Coffee Itec.,Inc.	- Variance for sale of wine for off premises consumption.	ZAB	Approved
1983	Equitable Life Assurance Society of the U.S.	- Special Exception to expand shopping center. - Unusual Use for access through a more restrictive area. - Non-Use Variance of landscaping.	ZAB	Approved with Condition(s)
1985	Equitable Life Assurance	- Non-Use Variance of signage.	ZAB	Approved with Condition(s)
1988	Dadeland Bank	- Non-Use Variance of signage.	ZAB	Approved with Condition(s)
1989	The Equitable Life Assur. Society of the U.S.A.	- Modification of resolution. - Special Exception to expand shopping center.	ZAB	Approved
1994	The Equitable Life Assurance Society of the United States	- Modification of regulation. - Variance for setback, landscaping and Right-Of-Way.	ZAB	Approved with Condition(s)
1996	Equitable Life Assurance Society of the United States	- DRI.	BCC	Approved with Condition(s)
1996	Equitable Life Assurance Society of U.S.	- Modification of resolution.	BCC	Approved with Condition(s)
1997	Cheesecake Corp. of America, Inc.	- Special Exception of alcohol spacing. - Non-Use Variance of hours of operation.	C12	Approved with Condition(s)
2000	SDB Dadeland Associates, Inc. Tr.	- Substantial Deviation & modification of Resolution.	C12	Approved with Condition(s)
2002	SDB Dadeland Associates, Inc.	- Substantial Deviation & modification of Resolution.	BCC	Approved with Condition(s)

2002	SDB Dadeland	- Substantial Deviation & modification of Resolution.	C12	Approved with Condition(s)
2010	The Department of Planning and Zoning	- Modification of Resolution.	BCC	Approved with Condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: October 15, 2015

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

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

Subject: C-12 #Z2015000107
EARL'S Restaurant
7535 North Kendall Drive, #2510, Miami, FL 33156
Non use variance to extend the sales of alcohol for a restaurant
(DKUC) (71.2 Acres)
35-54-40

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

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: October 16, 2015

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

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

Subject: Z201500107
Name: Earl's Restaurant (Dadeland), Inc.
Location: 7535 North Kendall Dr.
Section 35 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Plat Book 70, Page 47.

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

Memorandum

MIAMI-DADE COUNTY

Date: November 20, 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: Earl's Restaurant (Dadeland), Inc. (#15_107)

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

Application: ***Earl's Restaurant (Dadeland), Inc.*** is requesting a non-use variance to extend operating hours for alcohol sales. The existing restaurant on the property meets the County Code definition of commercial establishments. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: October 26, 2015

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

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

Subject: Z2015000107: EARL'S RESTAURANT (Dadeland) INC.

Application Name: EARL'S RESTAURANT (Dadeland) INC.

Project Location: The site is located at 7535 NORTH KENDALL DR., Miami-Dade County.

Proposed Development: The request is for EXTEND HRS OF OPERATION FOR ALCOHOL SALES.

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

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

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

MN:jb
Cc: John M. Bowers, Parks Planning Section Supervisor

Memorandum

Date: 10-OCT-15

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

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

Subject: Z2015000107

Recommendation:

Not applicable to MDFR review.

Service Impact/Demand

Development for the above Z2015000107
located at 7535 NORTH KENDALL DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid _____ is proposed as the following:

_____ dwelling units
residential

_____ square feet
industrial

_____ square feet
Office

_____ square feet
institutional

_____ square feet
Retail

_____ square feet
nursing home/hospitals

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

Existing services

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

Planned Service Expansions:

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

Fire Planning Additional Comments

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EARL'S RESTAURANT	7535 NORTH KENDALL DR. UNIT #2510, MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
FEBRUARY 2, 2016	Z20150000107
DATE	**HEARING NUMBER**

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
December 31, 2015

NEIGHBORHOOD REGULATIONS CASES:

FOLIO'S: 3040350210023, 3040350210021, and 3040350000950
THERE ARE NO OPEN CASES

NEIGHBORHOOD REGULATIONS CLOSED:
FOLIO: 3040350210020
Case #201303001759, open on February 28, 2013, for Failure to Maintain the required Parking Lot Striping or Pavement Markings [Parking Lot Surface and Striping has faded and Visibility is poor]. A Warning Letter was issued the same day. Civil Violation Notice #T044550, was issued for non-compliance. The permit was obtained, the Parking Lot was restriped, and the ticket was paid. The case was closed.

BUILDING SUPPORT REGULATIONS OPEN:

BSS case 20150174829-X-7535 SW 88 ST opened on 8/17/15. Notice of Violation issued for expired permit 2014051875. There are no outstanding fines as of 10/14/15, case remains open.

BSS case 20150170727-R 7491 SW 88 ST opened on 12/12/14. Notice of Violation issued for Failure to maintain a Bldg or structure or devices in safe condition. THERMOSTAT TO HOT WATER BOILER JUMPED OUT; COVER MISSING, WIRES EXPOSED. Civil Violation Notice P017220 was issued on 5/7/15 for non-compliance. Citation was paid on 6/4/15, violation still not corrected. Case remains open.

BSS case 20130158533-B 7535 SW 88 ST 1390 opened on 3/28/13. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Remodeling in serving area lighting, cameras, monitors and do not match approved plans. No permit pulled for sign. There are no outstanding fines pending for this case as of 10/14/15. Case remains open.

BSS case 20140165671-B 7535 SW 88 St opened on 3/11/14. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Electric installed for trash compactor located east side of new wing by entrance to Macys on south side. There are no outstanding fines pending for this case as of 10/14/18. Case remains open.

BSS case A2015001271-X 7491 SW 88 St opened on 2/11/15. Notice of Violation issued for expired permit 2009051750. Civil Violation Notice P017649 was issued on 7/13/15 for non-compliance. Final Notice of Intent to Lien/Demand for Payment was issued on 10/13/15. Settlement amount of $3,835.43 due as of 10/14/15. Case remains open.

BSS case A2015000900-X 7535 N Kendall Dr #A2021. Notice of Violation issued for expired permit 2013052788. Civil Violation Notice P017227 was issued on 5/7/15. Citation was paid on 6/4/15. Final Notice of Intent to Lien/Demand for Payment was issued on 7/15/15. Permit renewed, citation paid, permit has not yet been finalized. Case remains open.

BSS case A2015002474-X 7535 SW 88 St opened on 6/11/15. Citation 651630 was issued to contractor on 6/17/15 due to expired permit 2014051875. Citation was paid on 7/14/15, case is in dormant status, new case 20150174829 opened. Case remains open.

BSS case A2015002810-X 7535 SW 88 St opened on 7/11/15. Notice of Violation issued for expired permit 2013030340. There are no outstanding fines pending for this case, case remains open.

BSS case A2015003155-X 7517 SW 88 ST opened on 8/11/15. Notice of Violation issued for expired permit 2014053996. There are no outstanding fines pending for this case, case remains open.

BSS case A2015003276-X 7535 SW 88 ST opened on 8/11/15. Notice of Violation issued for expired permit 2015003244. There are no outstanding fines pending for this case, case remains open.

BSS case A2016000040-X 7535 SW 88 St opened on 10/11/15. Notice of Violation issued for expired permit case 2015016838. There are no outstanding fines pending for this case, case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

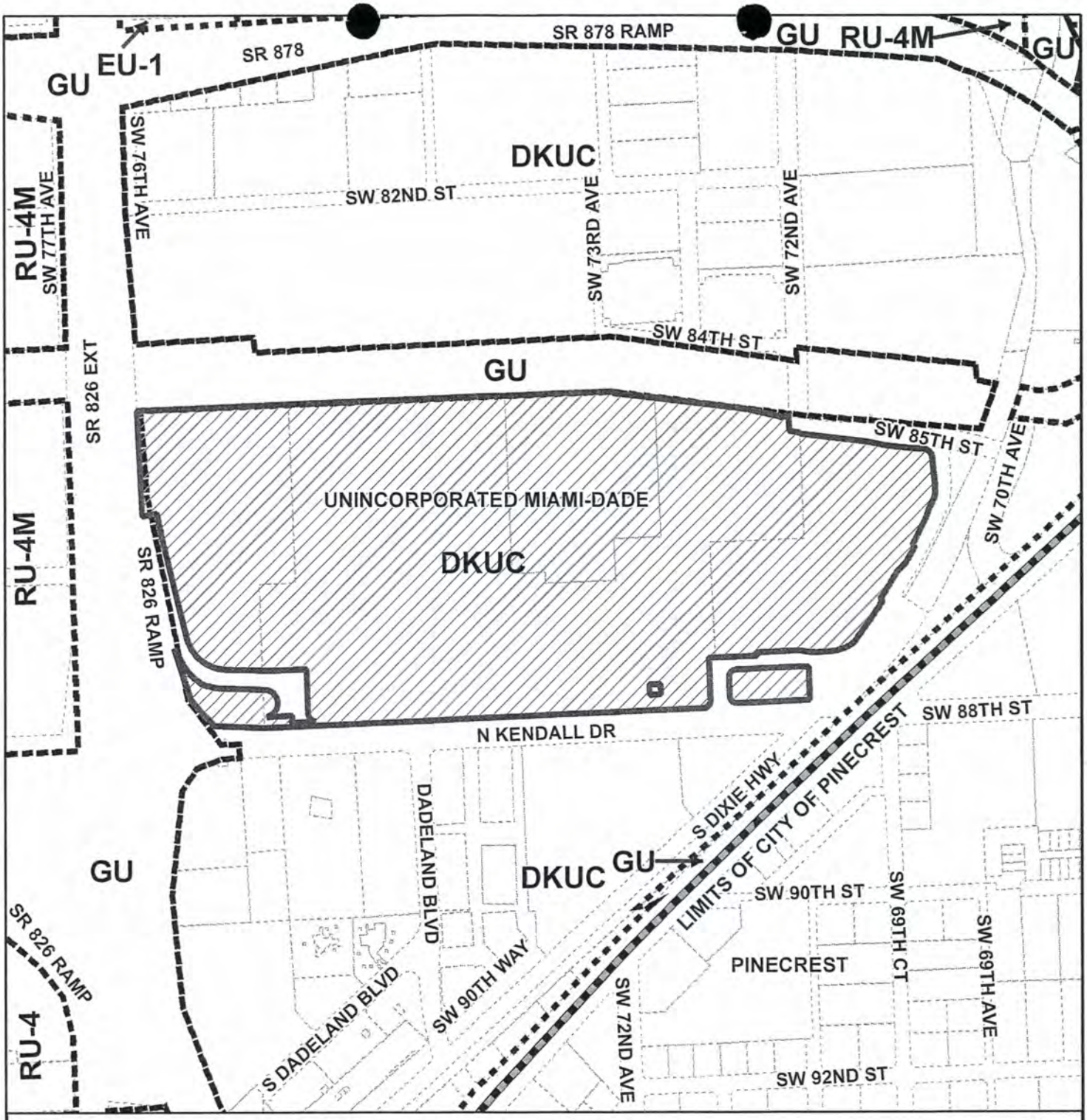
THERE ARE NO CLOSED CASES:

VIOLATOR:

EARL'S RESTAURANT

OUTSTANDING LIENS AND FINES:

As of December 31, 2015, There are no Outstanding Liens, Fines, or Fees on any of the listed cases.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000107

Section: 35 Township: 54 Range: 40
Applicant: EARL'S RESTAURANT (Dadeland) INC.
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

Legend

- Subject Property Case
- Zoning
- Municipalities

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 8, 2015

REVISION	DATE	BY
		19

MIAMI-DADE COUNTY

AERIAL YEAR 2015

Process Number

Z2015000107

Legend

Subject Property

Municipalities

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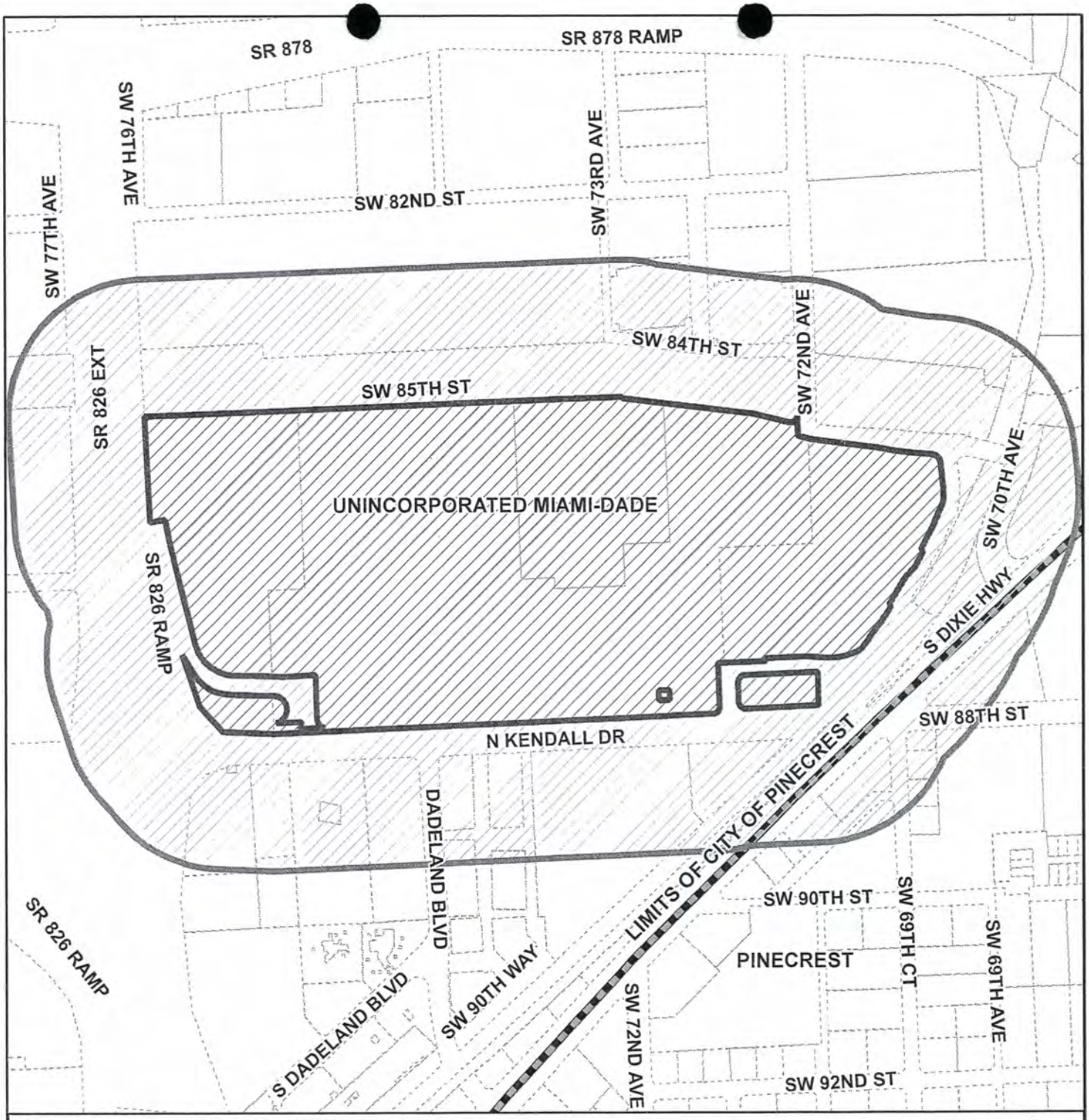
Section: 35 Township: 54 Range: 40
Applicant: EARL'S RESTAURANT (Dadeland) INC.
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 8, 2015

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000107

RADIUS: 500

Section: 35 Township: 54 Range: 40
Applicant: EARL'S RESTAURANT (Dadeland) INC.
Zoning Board: C12
Commission District: 7
Drafter ID:E.CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

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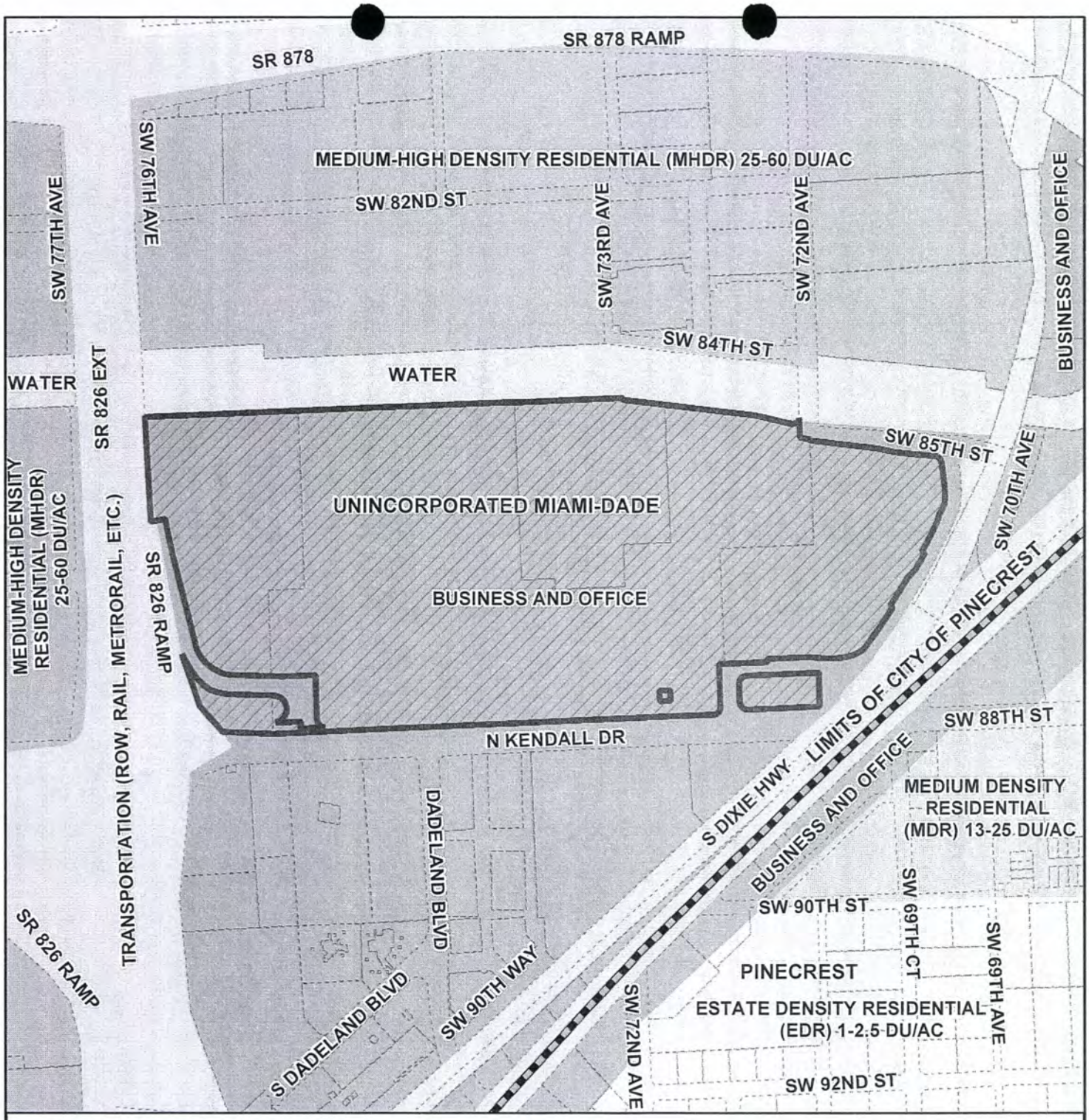
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 8, 2015

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000107

Section: 35 Township: 54 Range: 40
Applicant: EARL'S RESTAURANT (Dadeland) INC.
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

Legend

Subject Property Case

Municipalities

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 8, 2015

REVISION	DATE	BY

HEARING NO. 16-2-CZ12-1 (15-107)

35-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: EARL'S RESTAURANT (DADELAND), INC.

(1) NON USE VARIANCE to permit an existing restaurant to have sales of alcoholic beverages on Sunday between the hours of 11 a.m. to 2 a.m. the following day (1 p.m. to 1 a.m. the following day permitted).

(2) NON USE VARIANCE to permit the existing restaurant to have sales of alcoholic beverages Monday through Saturday between the hours of 8 a.m. to 2 a.m. the following day (8 a.m. to 1 a.m. the following day permitted).

SUBJECT PROPERTY:

LOCATION: 7535 North Kendall Drive, Unit: 2510, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 71.2 Acres +/-

PRESENT ZONING: DKUC (Downtown Kendall Urban Center District)

MIAMI-DADE COUNTY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2015000107

BOARD: C12

LOCATION OF SIGN: 7535 NORTH KENDALL DR, Unit #2510, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 12-JAN-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: _____

PRINT NAME: FELIX ACOSTA

MIAMI-DADE COUNTY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2015000107

BOARD: C12

LOCATION OF SIGN: 7535 NORTH KENDALL DR, Unit #2510, MIAMI-DADE COUNTY, FLORIDA.

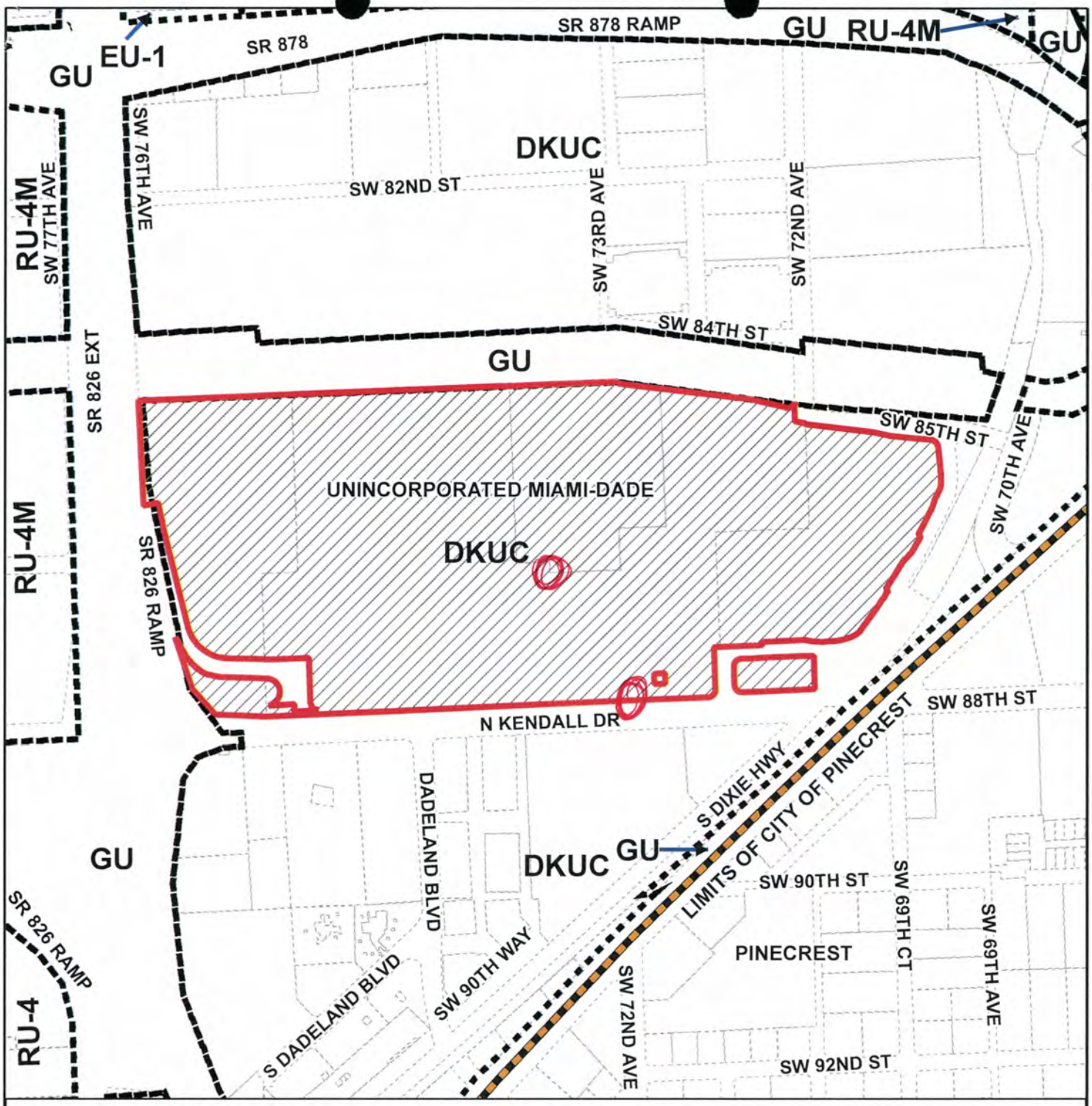
Miami Dade County, Florida

Date of Posting: 12-JAN-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: _____

PRINT NAME: FELIX ACOSTA



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000107

Section: 35 Township: 54 Range: 40
Applicant: EARL'S RESTAURANT (Dadeland) INC.
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

Legend

- Subject Property Case
- Zoning
- Municipalities

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 8, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2015

Process Number

Z2015000107

Legend

- Subject Property
- Municipalities

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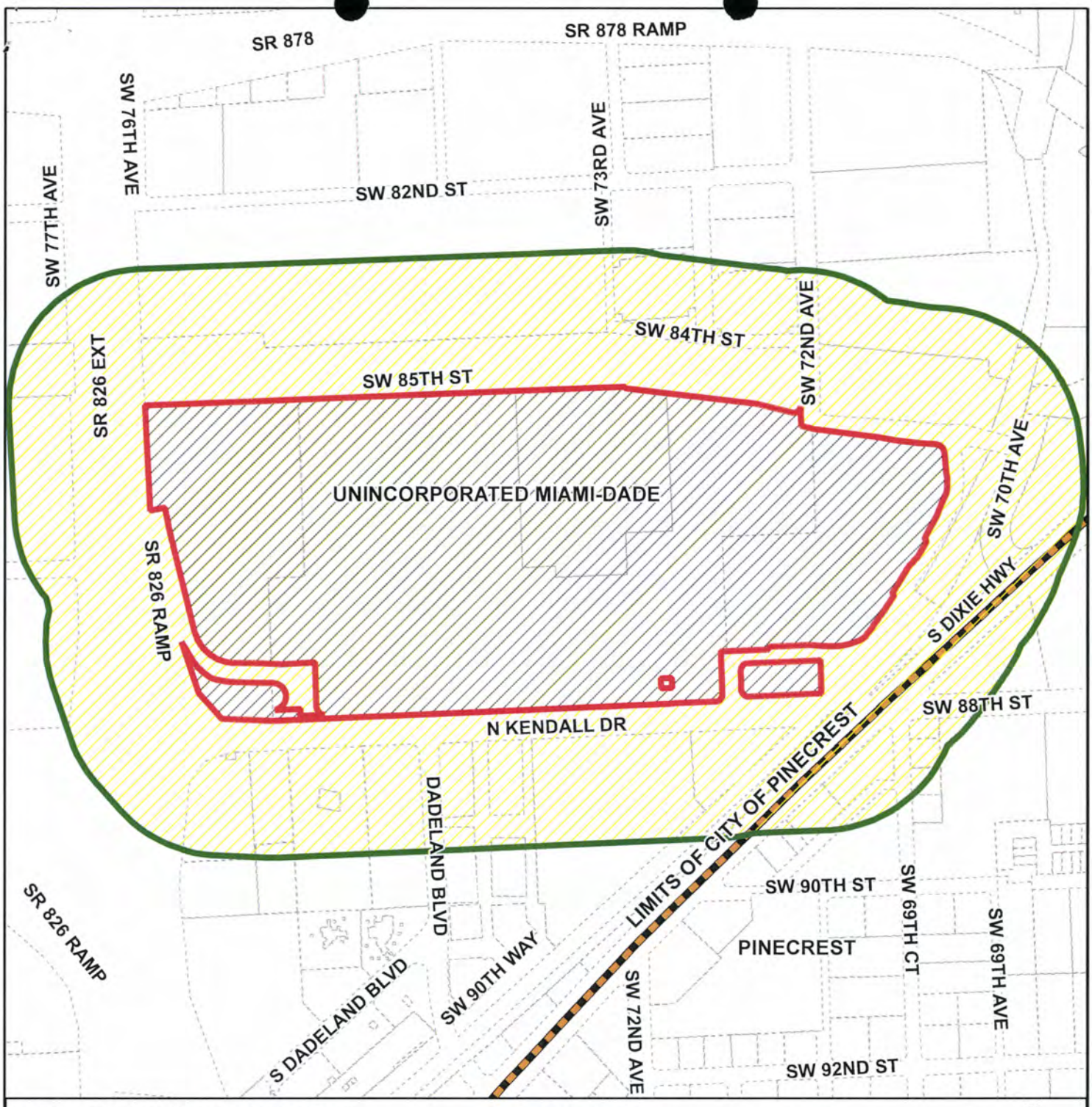
Section: 35 Township: 54 Range: 40
Applicant: EARL'S RESTAURANT (Dadeland) INC.
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 8, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000107

RADIUS: 500

Section: 35 Township: 54 Range: 40
Applicant: EARL'S RESTAURANT (Dadeland) INC.
Zoning Board: C12
Commission District: 7
Drafter ID:E.CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

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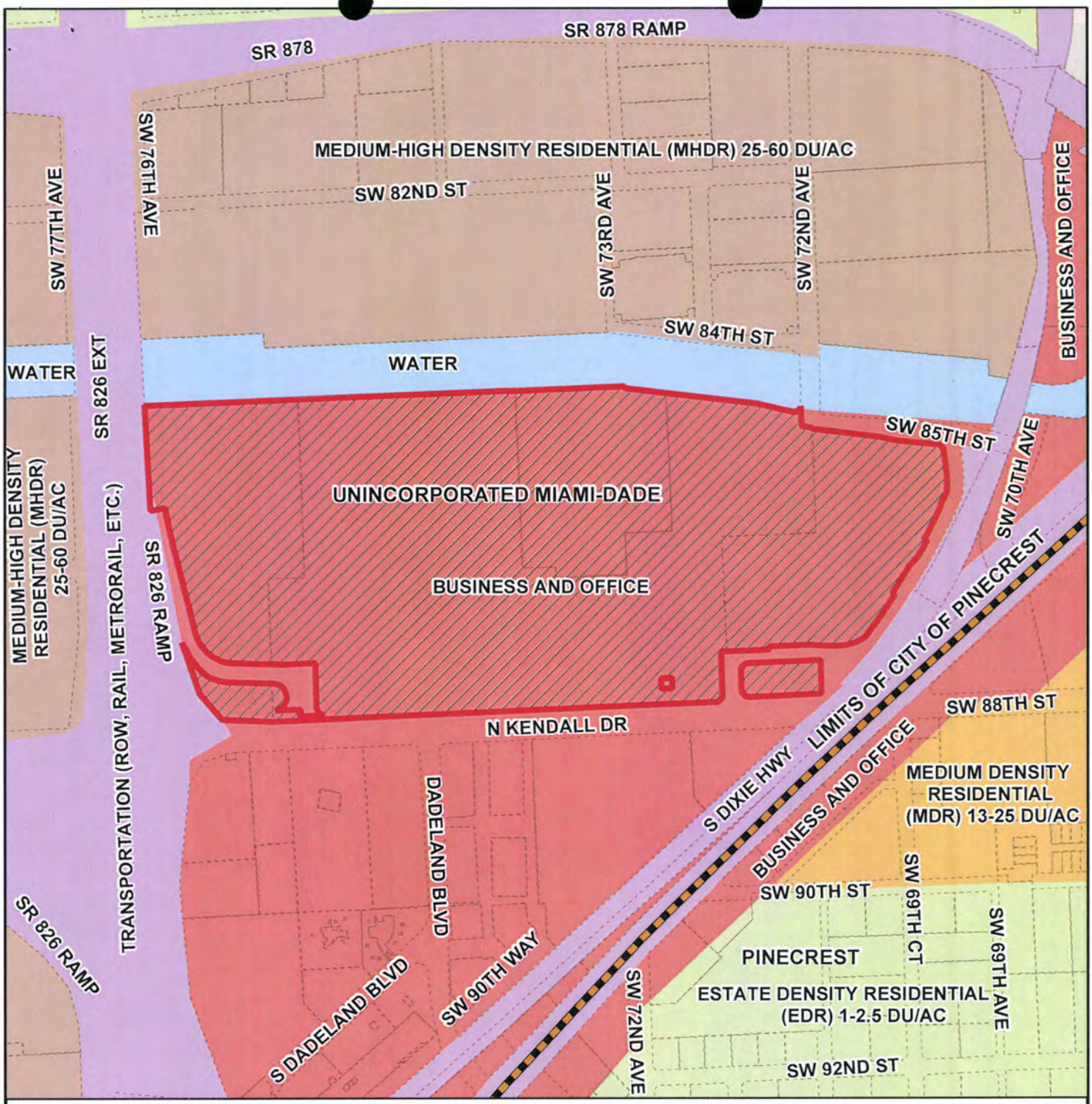
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 8, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000107

Section: 35 Township: 54 Range: 40
Applicant: EARL'S RESTAURANT (Dadeland) INC.
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
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Legend

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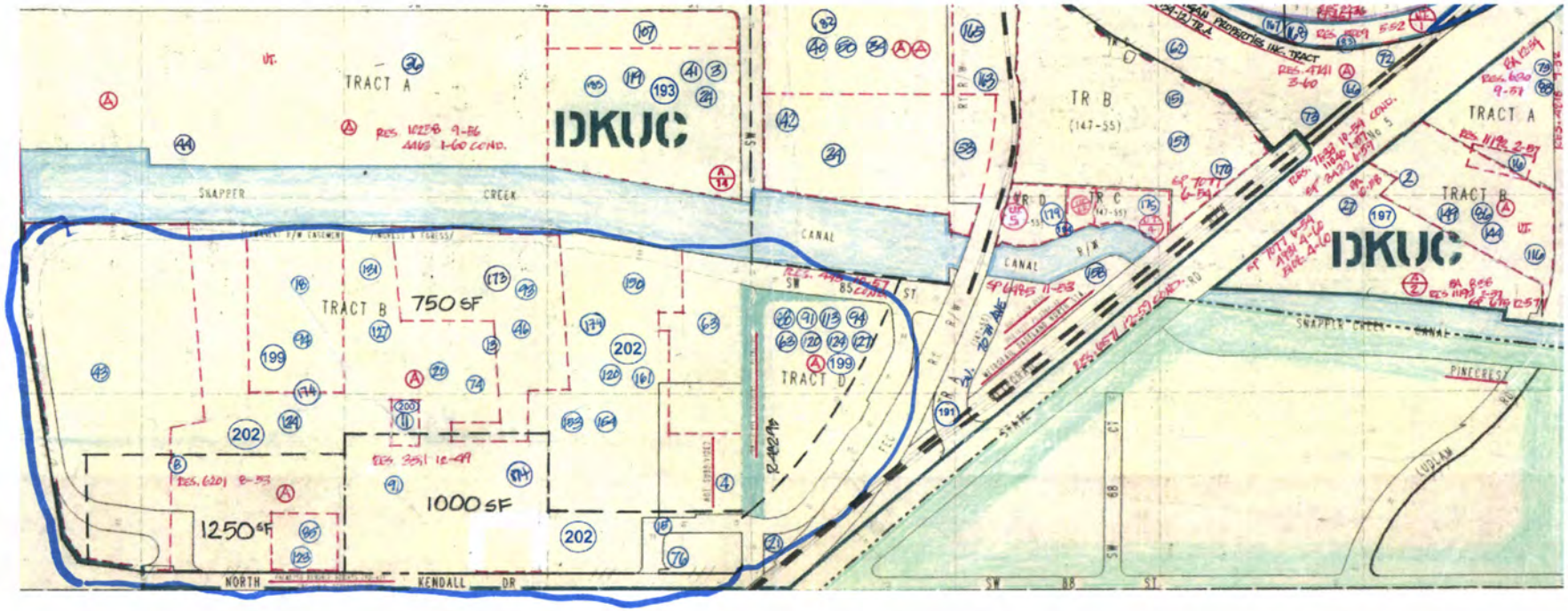
Subject Property Case

Municipalities

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 8, 2015

REVISION	DATE	BY


TRACT A
DKUC
SNAPPER CREEK
CANAL
TRACT B
750 SF
TRACT D
TR B
(147-55)
TR C
TR D
TRACT A
TRACT B
DKUC
SNAPPER CREEK CANAL
PINECREST
1250 SF
1000 SF
202
NORTH KENDALL DR
SW 85 ST
SW 88 ST
LUDLAM

MIAMI DADE POLICE DEPARTMENT

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

Z2015000107 - Earl's Restaurant Inc.

Complaint Date Range: Jan 1, 2014 - Sep 30, 2015

EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1795	15 MEET AN OFFICER	2	1	0
	17 TRAFFIC ACCIDENT	7	2	0
	29 ROBBERY	0	0	1
	41 SICK OR INJURED PERSON	44	54	47
	44 ATTEMPTED SUICIDE	0	1	2
	49 FIRE	2	3	2
TOTAL FOR GRID 1795		**55**	**61**	**52**
1831	15 MEET AN OFFICER	5	1	1
	17 TRAFFIC ACCIDENT	7	6	6
	18 HIT AND RUN	1	2	1
	32 ASSAULT	2	0	1
	41 SICK OR INJURED PERSON	37	36	40
	49 FIRE	3	3	2
TOTAL FOR GRID 1831		**55**	**48**	**51**
1832	15 MEET AN OFFICER	10	5	5
	17 TRAFFIC ACCIDENT	19	24	21
	18 HIT AND RUN	2	1	0
	29 ROBBERY	0	1	1
	32 ASSAULT	10	7	10
	41 SICK OR INJURED PERSON	177	158	182
	44 ATTEMPTED SUICIDE	5	4	5
	49 FIRE	9	10	14
TOTAL FOR GRID 1832		**232**	**210**	**238**
3797	15 MEET AN OFFICER	2	0	0
	17 TRAFFIC ACCIDENT	13	22	18
	18 HIT AND RUN	1	0	1
	32 ASSAULT	1	2	4
	41 SICK OR INJURED PERSON	99	78	69
	49 FIRE	2	4	2
TOTAL FOR GRID 3797		**118**	**106**	**94**
3832	15 MEET AN OFFICER	1	1	0
	17 TRAFFIC ACCIDENT	2	0	0
	32 ASSAULT	3	3	3
	41 SICK OR INJURED PERSON	19	26	19
TOTAL FOR GRID 3832		**25**	**30**	**22**
		Reported: 57 Not Reported: 428	Reported: 53 Not Reported: 402	Reported: 63 Not Reported: 394
TOTAL EMERGENCY		**485**	**455**	**457**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000107 - Earl's Restaurant Inc.

Complaint Date Range: Jan 1, 2014 - Sep 30, 2015

PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1795	14 CONDUCT INVESTIGATION	12	11	13
	26 BURGLARY	5	2	2
	32 ASSAULT	5	4	3
	34 DISTURBANCE	16	22	16
	44 ATTEMPTED SUICIDE	0	1	1
	47 BOMB OR EXPLOSIVE ALERT	1	1	1
	49 FIRE	0	2	2
TOTAL FOR GRID 1795		**39**	**43**	**38**
1831	14 CONDUCT INVESTIGATION	17	20	17
	18 HIT AND RUN	1	1	0
	26 BURGLARY	2	2	3
	27 LARCENY	0	1	0
	32 ASSAULT	12	10	6
	34 DISTURBANCE	9	8	10
	44 ATTEMPTED SUICIDE	1	1	0
	47 BOMB OR EXPLOSIVE ALERT	2	3	1
	49 FIRE	2	1	2
TOTAL FOR GRID 1831		**46**	**47**	**39**
1832	14 CONDUCT INVESTIGATION	70	74	69
	15 MEET AN OFFICER	5	7	3
	17 TRAFFIC ACCIDENT	2	2	1
	26 BURGLARY	1	2	3
	27 LARCENY	5	3	6
	29 ROBBERY	2	3	3
	32 ASSAULT	72	63	47
	34 DISTURBANCE	54	48	36
	44 ATTEMPTED SUICIDE	3	2	0
	47 BOMB OR EXPLOSIVE ALERT	2	3	3
	49 FIRE	5	5	4
TOTAL FOR GRID 1832		**221**	**212**	**175**
3797	14 CONDUCT INVESTIGATION	23	27	21
	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	1	0	0
	27 LARCENY	19	24	19
	29 ROBBERY	0	0	1
	32 ASSAULT	12	9	6
	34 DISTURBANCE	10	13	11
	47 BOMB OR EXPLOSIVE ALERT	1	0	2

MIAMI DADE POLICE DEPARTMENT

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

Z2015000107 - Earl's Restaurant Inc.

Complaint Date Range: Jan 1, 2014 - Sep 30, 2015

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
3797	49 FIRE	0	0	2
TOTAL FOR GRID 3797		**67**	**74**	**62**
3832	14 CONDUCT INVESTIGATION	5	2	1
	15 MEET AN OFFICER	2	2	3
	32 ASSAULT	8	7	8
	34 DISTURBANCE	4	4	6
	49 FIRE	0	0	1
TOTAL FOR GRID 3832		**19**	**15**	**19**
		Reported: 97 Not Reported: 295	Reported: 90 Not Reported: 301	Reported: 84 Not Reported: 249
TOTAL PRIORITY		**392**	**391**	**333**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000107 - Earl's Restaurant Inc.

Complaint Date Range: Jan 1, 2014 - Sep 30, 2015

ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1795	13 SPECIAL INFORMATION/ASSIGNMENT	29	45	61
	14 CONDUCT INVESTIGATION	80	93	125
	15 MEET AN OFFICER	1	3	8
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	32	35	47
	18 HIT AND RUN	10	5	4
	19 TRAFFIC STOP	15	17	9
	20 TRAFFIC DETAIL	13	10	16
	21 LOST OR STOLEN TAG	4	5	5
	22 AUTO THEFT	22	18	18
	25 BURGLAR ALARM RINGING	179	169	168
	26 BURGLARY	52	52	63
	27 LARCENY	24	25	20
	28 VANDALISM	12	17	18
	32 ASSAULT	16	24	20
	33 SEX OFFENSE	4	3	4
	34 DISTURBANCE	249	235	232
	36 MISSING PERSON	3	1	7
	37 SUSPICIOUS VEHICLE	16	13	18
	38 SUSPICIOUS PERSON	33	31	27
	39 PRISONER	1	2	2
	41 SICK OR INJURED PERSON	9	8	10
	43 BAKER ACT	8	17	17
	44 ATTEMPTED SUICIDE	0	1	2
	45 DEAD ON ARRIVAL	5	6	7
	49 FIRE	3	2	5
	52 NARCOTICS INVESTIGATION	4	8	4
	54 FRAUD	22	21	25
TOTAL FOR GRID 1795		**846**	**866**	**943**
1831	13 SPECIAL INFORMATION/ASSIGNMENT	49	51	46
	14 CONDUCT INVESTIGATION	87	92	98
	15 MEET AN OFFICER	10	11	15
	16 D.U.I.	5	4	5
	17 TRAFFIC ACCIDENT	89	74	83
	18 HIT AND RUN	10	14	14
	19 TRAFFIC STOP	52	42	45
	20 TRAFFIC DETAIL	36	32	16
	21 LOST OR STOLEN TAG	7	12	9
	22 AUTO THEFT	18	17	21

MIAMI DADE POLICE DEPARTMENT

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

Z2015000107 - Earl's Restaurant Inc.

Complaint Date Range: Jan 1, 2014 - Sep 30, 2015

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1831	25 BURGLAR ALARM RINGING	196	184	201
	26 BURGLARY	54	54	63
	27 LARCENY	40	41	48
	28 VANDALISM	19	20	13
	29 ROBBERY	2	3	6
	32 ASSAULT	27	20	24
	33 SEX OFFENSE	7	7	3
	34 DISTURBANCE	148	145	175
	36 MISSING PERSON	6	5	6
	37 SUSPICIOUS VEHICLE	28	14	16
	38 SUSPICIOUS PERSON	39	38	32
	39 PRISONER	4	3	4
	41 SICK OR INJURED PERSON	12	13	14
	43 BAKER ACT	9	6	4
	45 DEAD ON ARRIVAL	2	2	1
	49 FIRE	2	0	3
	52 NARCOTICS INVESTIGATION	9	12	16
	53 ABDUCTION	0	1	1
	54 FRAUD	28	19	16
TOTAL FOR GRID 1831		**995**	**936**	**998**
1832	13 SPECIAL INFORMATION/ASSIGNMENT	135	157	164
	14 CONDUCT INVESTIGATION	602	561	563
	15 MEET AN OFFICER	37	40	35
	16 D.U.I.	26	16	16
	17 TRAFFIC ACCIDENT	310	301	297
	18 HIT AND RUN	86	97	99
	19 TRAFFIC STOP	91	136	89
	20 TRAFFIC DETAIL	92	88	92
	21 LOST OR STOLEN TAG	15	12	17
	22 AUTO THEFT	69	68	65
	25 BURGLAR ALARM RINGING	297	313	316
	26 BURGLARY	117	109	98
	27 LARCENY	262	277	311
	28 VANDALISM	55	42	49
	29 ROBBERY	23	12	10
	32 ASSAULT	97	96	110
	33 SEX OFFENSE	16	14	13
	34 DISTURBANCE	637	616	698
	35 INTOXICATED PERSON - MYERS ACT	3	1	1
	36 MISSING PERSON	22	21	29

MIAMI DADE POLICE DEPARTMENT

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

Z2015000107 - Earl's Restaurant Inc.

Complaint Date Range: Jan 1, 2014 - Sep 30, 2015

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1832	37 SUSPICIOUS VEHICLE	18	17	27
	38 SUSPICIOUS PERSON	39	53	63
	39 PRISONER	18	17	21
	41 SICK OR INJURED PERSON	39	49	52
	43 BAKER ACT	50	44	43
	44 ATTEMPTED SUICIDE	7	8	7
	45 DEAD ON ARRIVAL	3	7	8
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	10	4	6
	52 NARCOTICS INVESTIGATION	14	17	20
	53 ABDUCTION	0	0	2
	54 FRAUD	96	98	84
	55 WEAPONS VIOLATION	0	1	1
TOTAL FOR GRID 1832		**3286**	**3292**	**3407**
3797	13 SPECIAL INFORMATION/ASSIGNMENT	288	323	338
	14 CONDUCT INVESTIGATION	263	289	289
	15 MEET AN OFFICER	14	9	10
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	324	313	279
	18 HIT AND RUN	97	96	79
	19 TRAFFIC STOP	15	12	9
	20 TRAFFIC DETAIL	15	12	18
	21 LOST OR STOLEN TAG	16	12	6
	22 AUTO THEFT	44	33	25
	25 BURGLAR ALARM RINGING	280	435	478
	26 BURGLARY	304	327	267
	27 LARCENY	1,480	1,451	1,290
	28 VANDALISM	35	36	39
	29 ROBBERY	8	7	8
	32 ASSAULT	38	45	51
	33 SEX OFFENSE	6	8	6
	34 DISTURBANCE	125	138	153
	35 INTOXICATED PERSON - MYERS ACT	1	1	0
	36 MISSING PERSON	18	20	18
	37 SUSPICIOUS VEHICLE	11	9	5
	38 SUSPICIOUS PERSON	16	18	24
	39 PRISONER	29	32	22
	41 SICK OR INJURED PERSON	14	18	15
	43 BAKER ACT	9	6	10
	45 DEAD ON ARRIVAL	0	0	1

MIAMI DADE POLICE DEPARTMENT

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

Z2015000107 - Earl's Restaurant Inc.

Complaint Date Range: Jan 1, 2014 - Sep 30, 2015

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
3797	49 FIRE	6	3	7
	52 NARCOTICS INVESTIGATION	5	12	10
	53 ABDUCTION	1	2	2
	54 FRAUD	127	128	147
TOTAL FOR GRID 3797		**3589**	**3795**	**3607**
3832	13 SPECIAL DETAIL CHRISTMAS	2	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	20	15	16
	14 CONDUCT INVESTIGATION	34	30	33
	15 MEET AN OFFICER	10	11	12
	17 TRAFFIC ACCIDENT	2	1	0
	18 HIT AND RUN	0	2	3
	19 TRAFFIC STOP	0	0	1
	21 LOST OR STOLEN TAG	1	0	0
	22 AUTO THEFT	1	1	2
	27 LARCENY	21	32	31
	28 VANDALISM	2	3	4
	29 ROBBERY	2	3	2
	32 ASSAULT	12	15	11
	33 SEX OFFENSE	1	3	2
	34 DISTURBANCE	20	14	22
	36 MISSING PERSON	3	1	2
	38 SUSPICIOUS PERSON	1	1	0
	39 PRISONER	3	1	0
	41 SICK OR INJURED PERSON	3	6	4
	43 BAKER ACT	6	4	3
	44 ATTEMPTED SUICIDE	2	0	0
	52 NARCOTICS INVESTIGATION	3	1	1
TOTAL FOR GRID 3832		**149**	**144**	**149**
		Reported: 4874 Not Reported: 3991	Reported: 4911 Not Reported: 4122	Reported: 4804 Not Reported: 4300
TOTAL ROUTINE		**8865**	**9033**	**9104**
GRAND TOTAL		**9742**	**9879**	**9894**

MIAMI DADE POLICE DEPARTMENT

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

Report Filters

Complaint Date Range: Jan 1, 2014 - Sep 30, 2015
Grid: 3797, 1795, 1831, 1832, 3832
Signal: 13 SPECIAL DETAIL CHRISTMAS, 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION
Agency:
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package

Memorandum

MIAMI-DADE COUNTY

Date: September 24, 2015

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

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

Subject: Solid Waste Disposal Concurrency Determination

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

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

Attachment

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

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

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

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	168,000
SOUTH DADE LANDFILL	381,400
NORTH DADE LANDFILL	185,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	984,800

* Ashfill capacity is for Cell 20.
** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.
*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.
**** Maximum Contractual Tonnage per year from WMI is 1.25 million tons, 500,000 tons to the Medley Landfill, 500,000 to Okeechobee County Landfill and 250,000 tons to the Monarch Hill Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2035 and the contract contains two 5-year renewal terms.
***** All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by Arcadis based on the actual July 2015, survey with actual tons for July 2015 through August 2015, and projected tons for September 2015.

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2015

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

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

Subject: FY16 Blanket Concurrency Approval for Transit

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

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

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

Subject: Concurrency Approval

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

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

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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator
JUL 2 7 2010

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

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

MRW:NS:hab

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

Memorandum

MIAMI-DADE COUNTY

Date: September 28, 2015

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

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

Subject: Blanket Concurrency Approval for Recreation and Open Space

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

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

Attachment

MN: jb

c: Helen Brown, Metropolitan Planning, RER

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

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

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

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