

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

PH: Z15-135 (16-4-CZ12-3)

April 5, 2016  
Item No. 3

Recommendation Summary	
Commission District	7
Applicant	RTG FURNITURE CORP.
Summary of Requests	The applicant seeks to permit more signage per tenant on a street frontage and to allow larger cantilever projecting signs to encroach into the right-of-ways than permitted.
Location	7360 N. Kendall Drive, Miami-Dade County, Florida
Property Size	2.6 acres
Existing Zoning	DKUC (Downtown Kendall Urban Center)
Existing Land Use	Retail
2020-2030 CDMP Land Use Designation	Metropolitan Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards, (see attached Zoning Recommendation Addendum)
Recommendation	<b>Approval with conditions.</b>

**REQUESTS:**

1. NON-USE VARIANCE to waive the zoning regulations requiring one (1) of each sign type, up to a total of three signs per street frontage per tenant; to waive same to permit four (4) of the same sign type (projecting) for the tenant and to permit each sign with an area of 55.75 sq. ft. each (8 sq. ft. maximum permitted per sign).
2. NON-USE VARIANCE to permit the proposed projecting signs to encroach into the right-of-ways (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resource entitled "Rooms To Go" as prepared by Integrated Sign Engineering & Design, consisting of 2 sheets, dated stamped received 12/22/15. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND PROJECT HISTORY:**

Staff notes that in 1995 the subject property was approved through the zoning hearings process for a district boundary change, special exceptions and variances from the zoning regulations. Significantly, in September 1995, the subject property was approved to allow a two (2) detached Class B Point of Sale signs, pursuant to Resolution #5-ZAB-367-95. Subsequently, in 1999, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Downtown Kendall Urban Center District (DKUCD), pursuant to Ordinance No. 99-166.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
<b>Subject Property</b>	DKUC; Retail	Metropolitan Urban Center
<b>North</b>	DKUC; Shopping Mall	Metropolitan Urban Center
<b>South</b>	DKUC; Retail and Residential	Metropolitan Urban Center
<b>East</b>	DKUC; Office/parking lot	Metropolitan Urban Center
<b>West</b>	DKUC; Retail	Metropolitan Urban Center

**NEIGHBORHOOD COMPATIBILITY:**

The 2.6-acre parcel is located at 7360 N. Kendall Drive. The surrounding area is characterized by commercial and residential uses.

**SUMMARY OF THE IMPACTS:**

The applicant is seeking to permit more signage per tenant and cantilever signs on a street frontage than allowed by the Downtown Kendall Urban Center (DKUC) zoning regulations and to allow larger cantilever projecting signs to encroach into the right-of way than permitted.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN 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 7360 North Kendall Drive. Staff opines that the approval of the application to permit more signage on the street frontage and to allow larger signs to encroach in the right-of-way would not change the existing retail uses on the entire subject property, which is a permitted use in the DKUC. Therefore, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated Downtown Kendall Urban Center District on the CDMP LUP map.

**ZONING ANALYSIS:**

The subject property is located south of S.W. 88 Street, between S.W. 73 Court and S.W. 73 Place, in an area which is currently being developed as a compact, mixed-use community. The subject property, which was previously zoned BU-2, Special Business District, was a part of a section of land that was rezoned from multiple zones to DKUC (Downtown Kendall Urban Center) District.

The approval of this application will permit more signage per tenant than allowed, larger cantilever signs on a street frontage than allowed, and cantilever projecting signs to encroach into the right-of-way, which is not permitted by the zoning regulations of the DKUC District. The subject property lies within the **Downtown Kendall Urban Center** (DKUC) District as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). All of the parcels within the boundaries of the approved Downtown Kendall Urban Center District Ordinance, are regulated by plans and descriptive standards described in Ordinance #99-166. Among other things, said Ordinance contains varied restrictions on signage types, size, numbers and locations within the Urban Center.

The subject property lies within the Core Sub-District of the DKUCD and is comprised of a mixed use retail and residential development. The existing retail and residential development was built in accordance with the Core Sub-District regulations of the DKUCD, which among other things require a minimum two (2) story high colonnade frontage at the build-to line and a front- 0' build-to line for structures located along an "A" street, along with a minimum frontage length of 80% for buildings. The applicant seeks to waive the zoning regulations permitting only one of each sign type, up to a total of three (3) signs per street frontage, per tenant: to permit additional cantilever projecting signs (1 permitted) per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.58 sq. ft., where only 8 sq. ft. is permitted (request #1); to permit cantilever projecting signs to encroach into the right-of-way, which is not permitted in the DKUC(request #2). Staff opines that the proposed signage will attract both vehicular and pedestrian traffic into the complex. Staff also opines that the proposed signs will help to identify the various types of facilities located inside the complex from the main vehicular access streets abutting the property, SW 88 Street (North Kendall Drive) and SW 73<sup>rd</sup> Ct. Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. However, staff opines that approval of this application would not have a negative impact on the future development of the area and would maintain the basic intent and purpose of the DKUC Master Plan, which is the citizens' vision for the future growth and the re-development of the unincorporated area of Kendall in Miami-Dade County. Staff notes that there is a similar approval on a property located to the east of the subject property that approved the same number of signs as this application pursuant to Resolution Z-14-11. Therefore, staff opines that the proposed development of the site is **compatible** with the future development of the area and is **consistent** with the DKUC designation on the LUP map of the CDMP.

When requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and would not be detrimental or have a negative effect on the appearance of the community. Staff opines that the visibility of these establishments is minimal from the abutting streets, North Kendall Drive and SW 73<sup>rd</sup> Place. Further, staff opines, that approval of the applicant's request for additional signage, larger than permitted cantilever signage and cantilever signage projecting into the right-of-way, will provide the public with better access to the businesses located within the parcel and facilitate a smoother flow of traffic in the area. In addition, staff opines that the proposed signage will allow passersby to locate and arrive at their destination within this complex faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Staff opines that the proposed signage is not excessive given the location of the subject property, which abuts multiple commercial and retail facilities to the north, east and west. Further, staff opines that the placement of the signs internally on the site would be compatible with the surrounding area and in keeping with the large retail and office component of the DKUCD. As such, staff recommends approval with conditions of this application under the Non-Use Variance Standards (NUV).

Based on the aforementioned, staff recommends approval with conditions of requests #1 and #2, under 33-311 (A)(4)(b) (NUV). **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

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

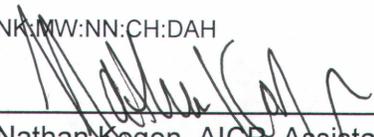
**OTHER:** Not applicable.

**RECOMMENDATION:** Approval with conditions

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rooms To Go" as prepared by Integrated Sign Engineering & Design, consisting of 2 sheets, dated stamped received 12/22/15.
3. That the use be established and maintained in accordance with the approved plan.

NK:MW:NN:CH:DAH

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

*CA*

# ZONING RECOMMENDATION ADDENDUM

RTG FURNITURE CORP.  
Z15-135

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
<i>Platting and Traffic Review Section (RER)</i>	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

<p><b>Urban Centers</b> (Pg. I-46-48)</p>	<p><i>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 <b>Community Centers</b> 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.</i></p> <p><i>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.</i></p> <p><i>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 <b>Community Centers</b> 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.</i></p> <p><i>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</i></p>
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# ZONING RECOMMENDATION ADDENDUM

RTG FURNITURE CORP.  
Z15-135

	<p>policies established below.</p> <p>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.</p> <p><b>Uses and Activities.</b> 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 <b>Community-scale Urban Centers</b> 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.</p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p>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.</p>
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**3. RTG FRNITURE CORP**  
**(Applicant)**

**16-4-CZ12-3(15-135)**  
**Area 12/District 07**  
**Hearing Date: 04/05/16**

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

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

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

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1980	Burger King Corp.	- Non-Use Variance of zoning regulation to permit floor area ratio of 1.40(1.25 permitted).	ZAB	Approved with Condition(s)
1989	Florida Holding Inc.	- Development of Regional Impact. - Declaration or Restrictions and Covenant.	BCC	Approved with Condition(s)
1989	Florida Holding Inc.	- Variance floor area ratio to permit floor area ration 1.89.	BCC	Approved with Condition(s)
2002	Centres Dadeland Ltd. Partnership & MDM Hotels, Inc.	- Deletion of a Declaration of Restrictive Covenants recorded in O.R.B. 14348 at pages 2354 thru 2364.	BCC	Approved with Condition(s)
2011	Downtown Dadeland Retail, LLC.	- Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage, per tenant.	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



**Date:** January 15, 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". The signature is written in a cursive, flowing style.

**Subject:** C-12 #Z2015000135  
RTG Furniture Corp.  
7360 N. Kendall Drive, Miami, FL  
Non-Use Variance for blade sign  
(2.6 Acres)  
02-55-40

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

#### 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.

#### Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** January 5, 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:** Z2015000135  
Name: RTG Furniture Corp.  
Location: 7360 N Kendall Dr.  
Section 02 Township 55 South Range 40 East

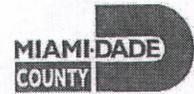
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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objection.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A, Plat Book 160, Page 99.

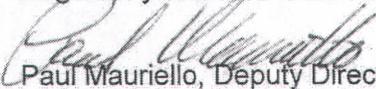
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

# Memorandum



**Date:** February 1, 2016

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

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

**Subject:** RTG Furniture Corp. (#15-135)

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

**Application:** *RTG Furniture Corp.* is requesting a non-use variance of Downtown Kendall Urban Center District zoning regulations pertaining to signage. The existing furniture store on the property meets the County Code definition of a commercial establishment. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

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

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

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

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

**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



**Date:** January 13, 2016

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

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

**Subject:** Z2015000135: RTG FURNITURE CORP

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**Application Name:** RTG FURNITURE CORP

**Project Location:** The site is located at 7360 N KENDALL DR, Miami-Dade County.

**Impact and demand:** This application for a NON-USE VARIANCE TO PERMIT A BLADE SIGN which 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.**

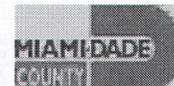
**Recommendation:** Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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:** 05-JAN-16  
**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2015000135

**Recommendation:**

This submittal regarding a sign variance is not applicable to a FD access site review.

**Service Impact/Demand**

Development for the above Z2015000135 located at 7360 N KENDALL DR, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 1832 is proposed as the following:

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

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 # 23  
The estimated average travel time is: 6.02 minutes

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

OK

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

# ***Building and Neighborhood Compliance***

## **ENFORCEMENT HISTORY**

RTG FURNITURE CORP.

7360 N KENDALL DRIVE,  
MIAMI-DADE COUNTY, FLORIDA

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APPLICANT

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ADDRESS

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APRIL 5, 2016

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Z20150000135

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DATE

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HEARING NUMBER

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

March 9, 2016

**NEIGHBORHOOD REGULATIONS:**

There are no current open or closed cases

**BUILDING SUPPORT REGULATIONS:**

There are no current open or closed cases

**VIOLATOR:**

RTG Furniture Corp

**OUTSTANDING LIENS AND FINES:**

As of March 9, 2016, There are no Outstanding Liens, Fines, or Fees

**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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

**CORPORATION NAME:** R.T.G. Furniture Corp.

NAME AND ADDRESS:	Percentage of Stock
<u>Jeffrey Seaman</u>	<u>100%</u>
<u>11540 US HWY 92 EAST, Seffner, FL 33584</u>	
_____	_____
_____	_____

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

**TRUST/ESTATE NAME:** \_\_\_\_\_

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

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

**PARTNERSHIP OR LIMITED PARTNERSHIP NAME:** \_\_\_\_\_

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____

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

**RECEIVED**  
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DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

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or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

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

NAME AND ADDRESS (if applicable)

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_

**NOTICE:**For 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.

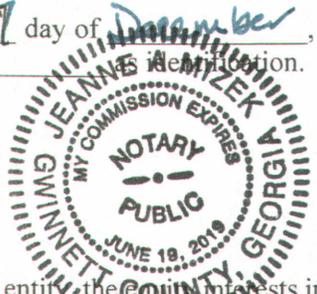
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Jeffrey H. Finkel*

Print Name : Jeffrey H. Finkel Title: U. P.

Sworn to and subscribed before me this 7 day of December, 2015. Affiant is personally known to me or has produced \_\_\_\_\_ identification.

*Jeannette Mizek*  
(Notary Public)



My commission expires 6/18/19

\*Disclosure shall not be required of: 1) any entity the ownership 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.

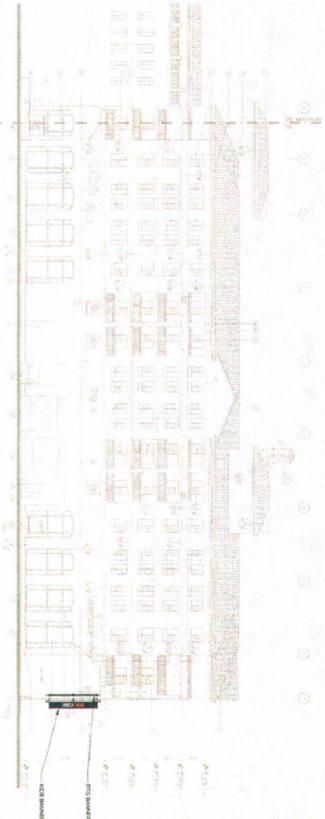


FOR DAH

17

**RECEIVED**  
 215-135  
 DEC 22 2015  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORS AND  
 ECONOMIC RESOURCES AND  
 DEVELOPMENT SERVICES  
 FOR DAH

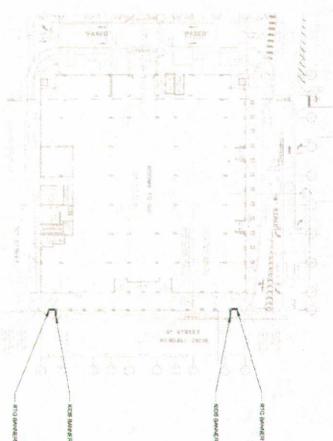
EAST ELEVATION - NORTH BUILDING



NORTH ELEVATION - NORTH BUILDING



WEST ELEVATION - NORTH BUILDING



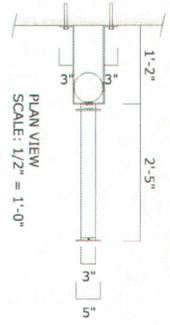
FLOOR PLAN



	<b>ROOMS TO GO</b>
	<b>ROOMS TO GO KIDS</b>
<p><b>MANUFACTURER'S &amp; RETAILER'S SIGNAGE PANELS, SIGN ILLUSTRATIONS, CONSENT</b></p> <p>THIS SIGNAGE PANEL IS A REPRESENTATION OF THE SIGNAGE THAT WILL BE INSTALLED ON THE EXTERIOR OF THE BUILDING. THE SIGNAGE IS SUBJECT TO APPROVAL BY THE CITY OF MIAMI-DADE COUNTY AND THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORS AND ECONOMIC RESOURCES AND DEVELOPMENT SERVICES. THE SIGNAGE IS SUBJECT TO THE SIGNAGE REGULATIONS OF THE CITY OF MIAMI-DADE COUNTY AND THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORS AND ECONOMIC RESOURCES AND DEVELOPMENT SERVICES. THE SIGNAGE IS SUBJECT TO THE SIGNAGE REGULATIONS OF THE CITY OF MIAMI-DADE COUNTY AND THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORS AND ECONOMIC RESOURCES AND DEVELOPMENT SERVICES.</p>	
<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NAME: ROOMS TO GO</p> <p>ADDRESS: 1200 S.W. 15TH AVENUE, MIAMI, FL 33135</p> <p>DATE: 12/22/2015</p> <p>DESIGNER: [Firm Name]</p> <p>SCALE: 1/8" = 1'-0"</p>	<p><b>CLIENT INFORMATION</b></p> <p>CLIENT NAME: ROOMS TO GO</p> <p>CONTACT: [Name]</p> <p>PHONE: [Number]</p> <p>EMAIL: [Address]</p>



**ROOMS TO GO**  
 FAIRFIELD DADELAND  
 MIAMI, FLORIDA  
 1200 SW 15



**RECEIVED**  
 215-135  
 DEC 22 2015  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES  
 For D&H

**MANUFACTURE & INSTALL FOUR DOUBLE FACED, NON ILLUMINATED CORNER BANNERS.**

13oz BANNER MATERIAL WITH PRINTED GRAPHICS APPLIED FIRST SURFACE. BANNERS TO BE ATTACHED AND CHEMICALLY BONDED BACK TO BACK WITH SEWN POCKETS AT TOP AND BOTTOM TO ACCOMMODATE 3" DIA. TUBING.

BANNERS TO ATTACH AT CORNER WALL USING CUSTOM FABRICATED .125 ALUMINUM BRACKETS WELDED TO 6" DIA ALUMINUM PIPE WITH 3" DIA. ALUMINUM HANGER ROD HAVING FABRICATED .040 ALUMINUM STOPS. TO MOUNT AT WALL USING 3/8" HARDWARE AS REQ'D.



**INTEGRATED SIGN ENGINEERING & DESIGN**  
 7007 Wabner Road Sarasota, FL 34240  
 Phone: 941.379.5911 Cell: 941.307.1745  
 Fax: 941.379.5918 Email: info@iesedesign.com

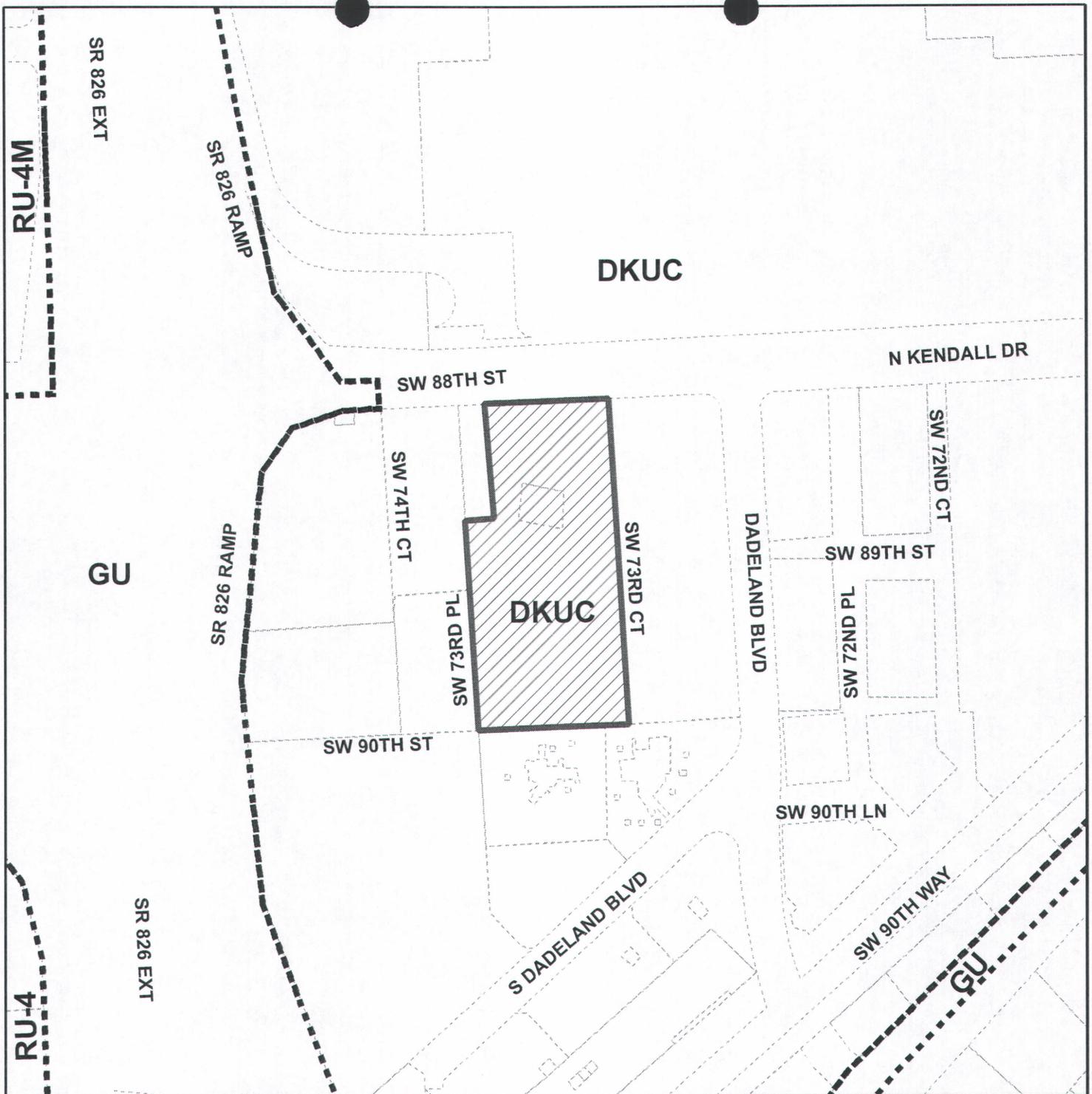
**DESIGN #14C283-RO-1/1 DATE: 9/11/14**  
**SCALE: 3/8" = 1'-0"**  
**DRAWN BY: MB**

**JOB NAME: ROOMS TO GO**  
**ADDRESS:**  
**CITY: MIAMI STATE: FL ZIP:**

**CUSTOMER APPROVAL**  
 APPROVED  APPROVED AS NOTED  
 DATE: / /

THIS DESIGN (EXCEPT REGISTERED OR EXISTING TRADEMARKS) IS THE PROPERTY OF INTEGRATED SIGN ENGINEERING & DESIGN AND SHALL NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. This sign has been designed in accordance with the Florida building code 2010.



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

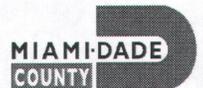
Process Number  
**Z2015000135**

**Legend**

-  Subject Property Case
-  Zoning



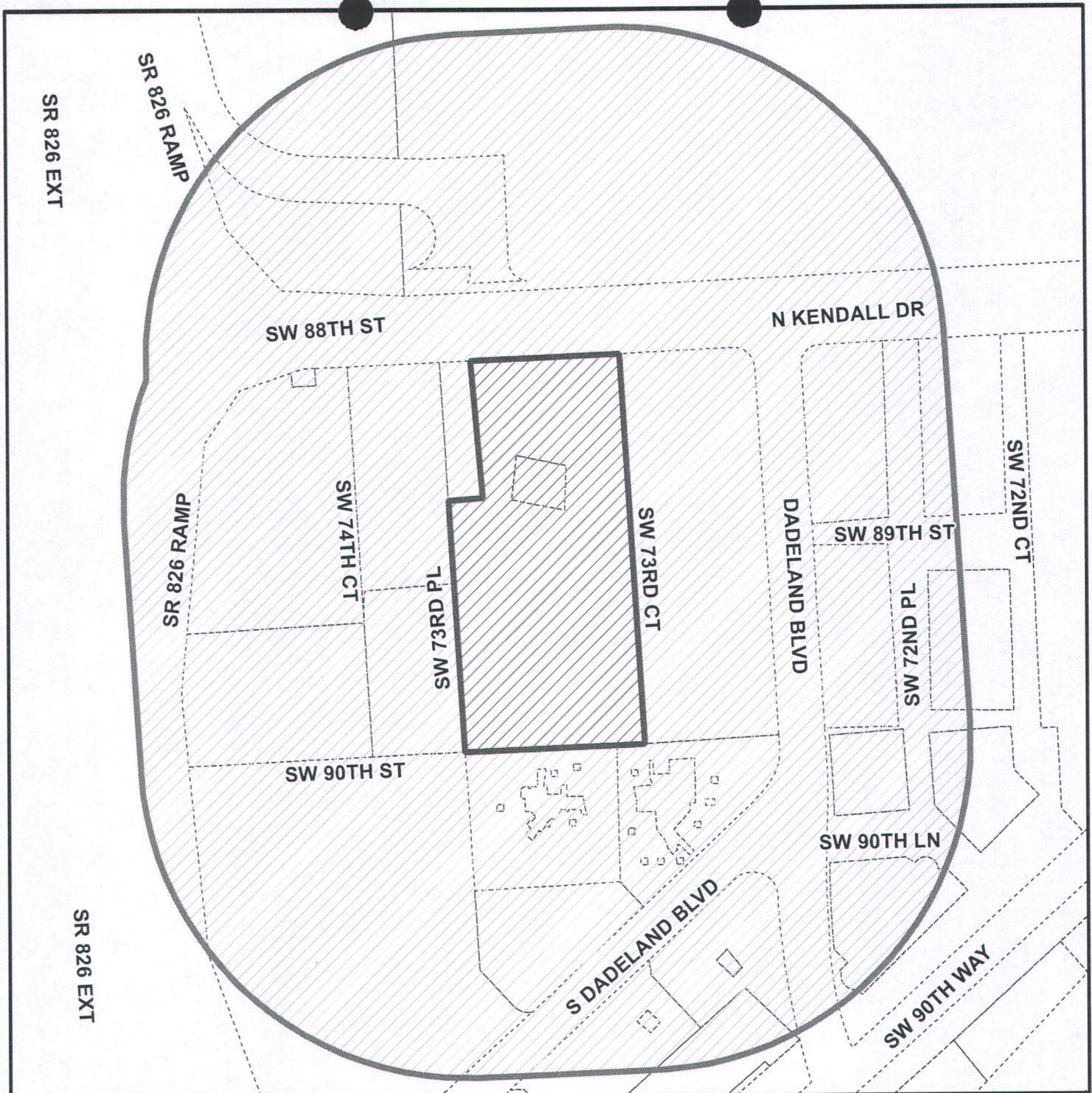
Section: 02 Township: 55 Range: 40  
 Applicant: RTG FURNITURE CORP  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 9, 2016

REVISION	DATE	BY
		20





**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number  
**Z2015000135**  
 RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries

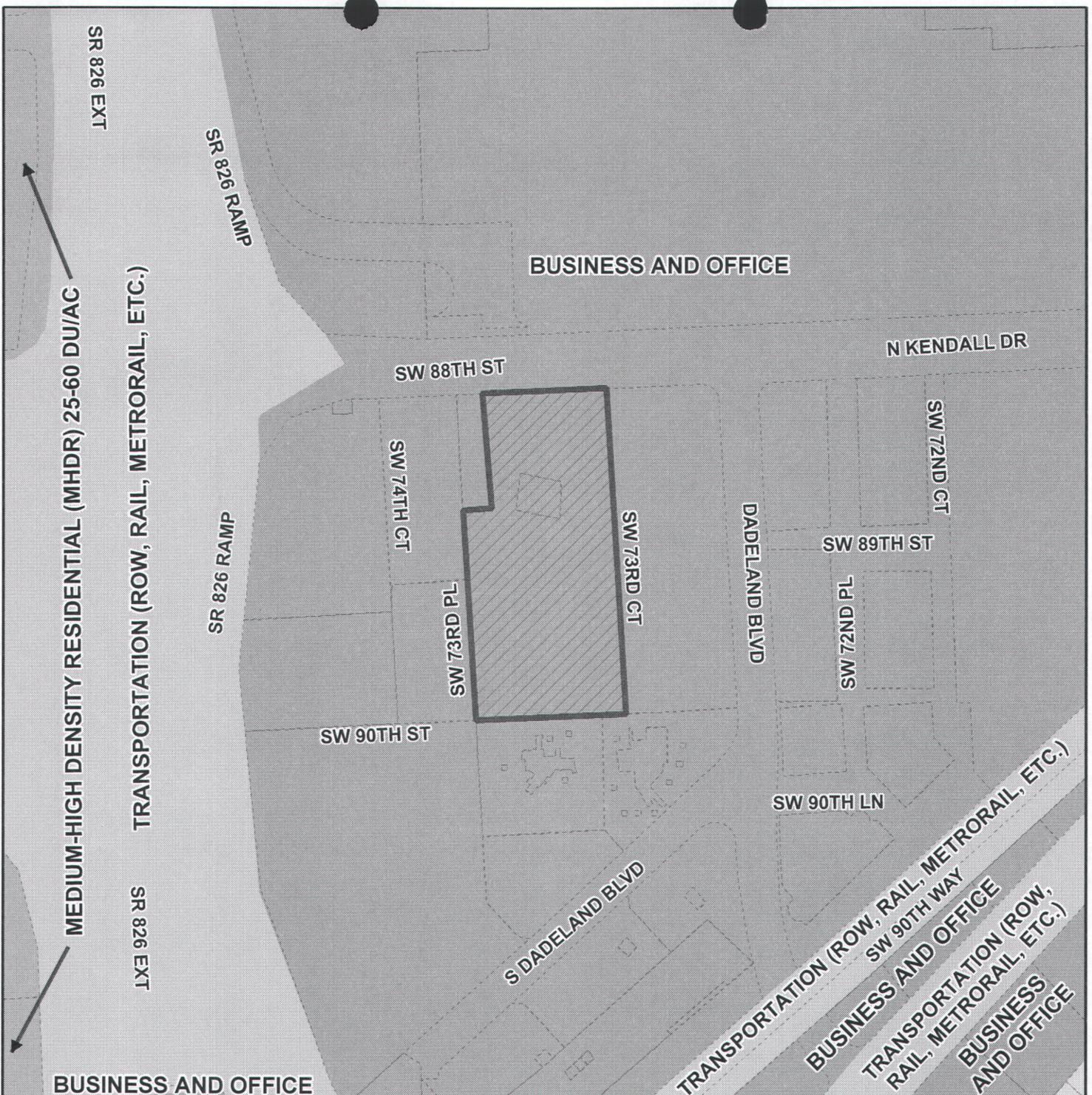


Section: 02 Township: 55 Range: 40  
 Applicant: RTG FURNITURE CORP  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 9, 2016

REVISION	DATE	BY
		22



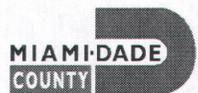
**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2015000135**

Section: 02 Township: 55 Range: 40  
 Applicant: RTG FURNITURE CORP  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, February 9, 2016

REVISION	DATE	BY



Miami-Dade County  
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2015000135

BOARD: C12

LOCATION OF SIGN: 7360 N KENDALL DR, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 14-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. 16-4-CZ12-3 (15-135)

02-55-40  
Council Area 12  
Comm. Dist. 7

APPLICANT: RTG FURNITURE CORP.

- (1) NON-USE VARIANCE to waive the zoning regulations requiring one (1) of each sign type, up to three (3) per street frontage for each tenant; to waive same to permit 4 of the same sign type (projecting) for the tenant and to permit each sign with an area of 41.59 sq. ft. each (8 sq. ft. maximum permitted per sign).
- (2) NON-USE VARIANCE to permit the proposed projecting signs to encroach into the right-of-way (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Rooms to Go" prepared by Integrated Sign Engineering & Design, dated stamped received 12/22/15 and consisting of 2 sheets. Plans may be modified at public hearing.

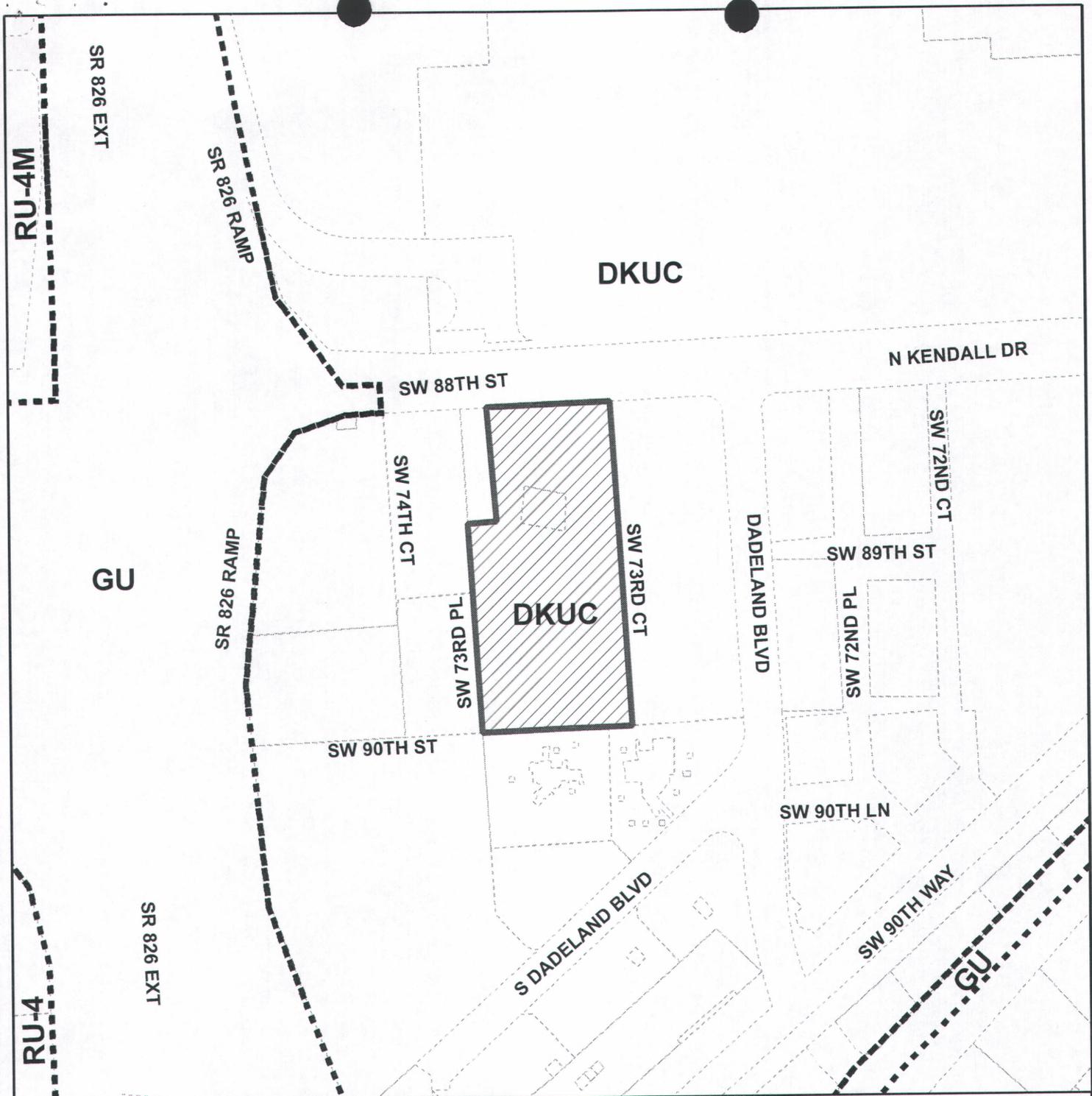
SUBJECT PROPERTY: All of Tract "A", FAIRFIELD AT DADELAND, PB 160-99.

LOCATION: 7360 N. Kendall Drive, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.6 Acres

PRESENT ZONING: DKUC (Downtown Kendall Urban Center District)

MT



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

Process Number  
**Z2015000135**

**Legend**

-  Subject Property Case
-  Zoning

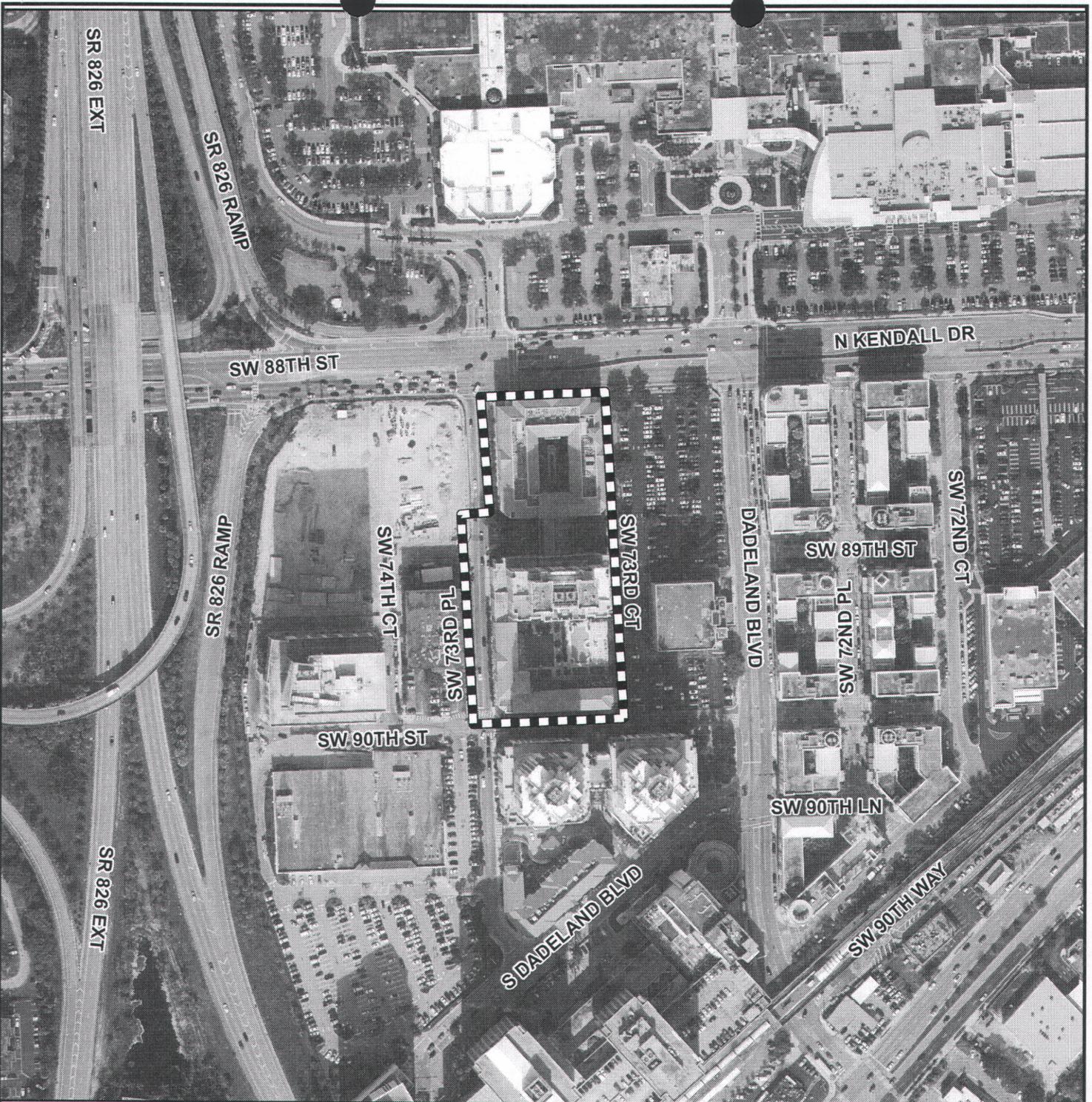


Section: 02 Township: 55 Range: 40  
 Applicant: RTG FURNITURE CORP  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 9, 2016

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2015**

Process Number  
**Z2015000135**

**Legend**  
 Subject Property

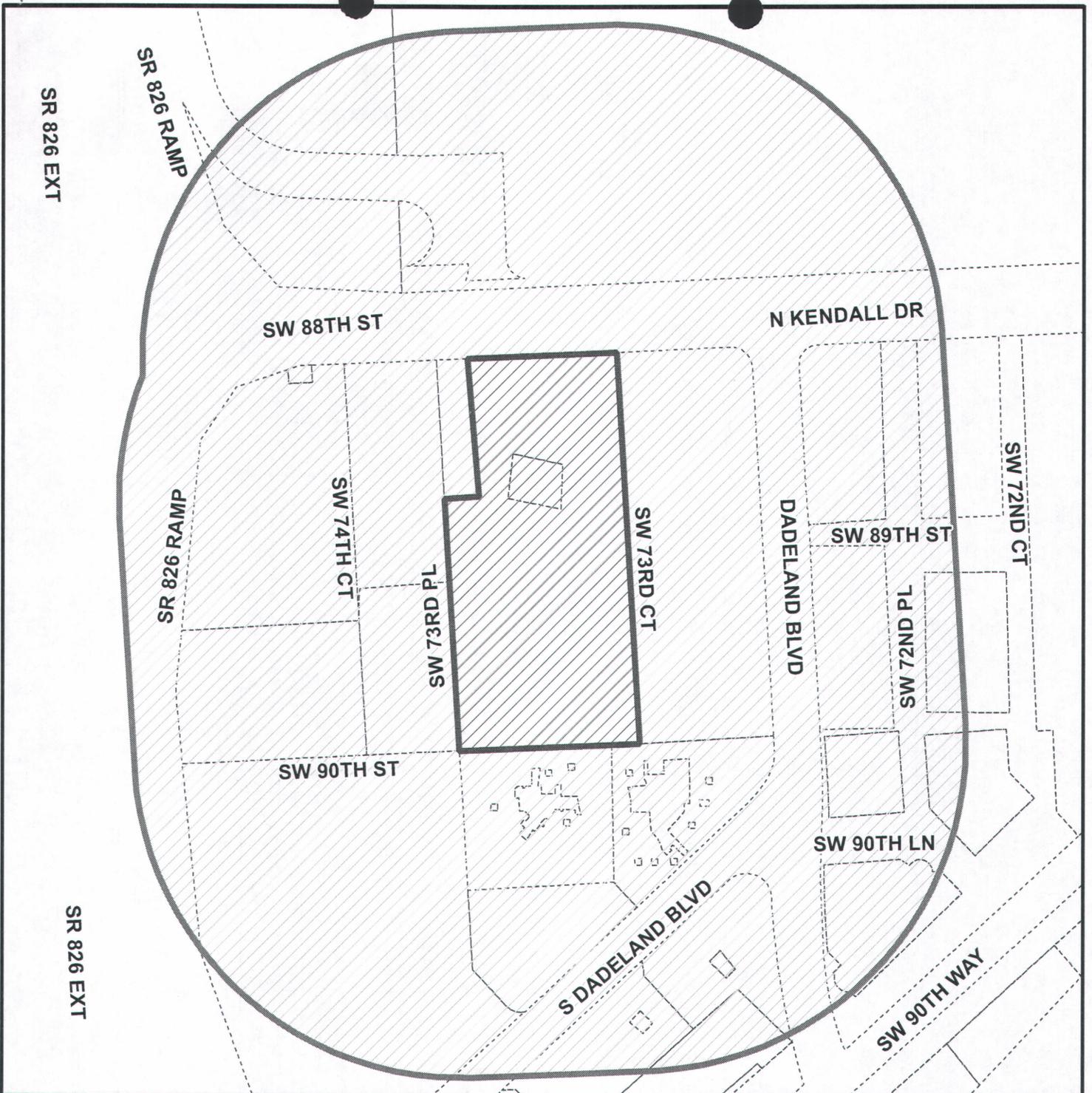


Section: 02 Township: 55 Range: 40  
 Applicant: RTG FURNITURE CORP  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 9, 2016

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
RADIUS MAP

Section: 02 Township: 55 Range: 40  
 Applicant: RTG FURNITURE CORP  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2015000135**  
 RADIUS: 500

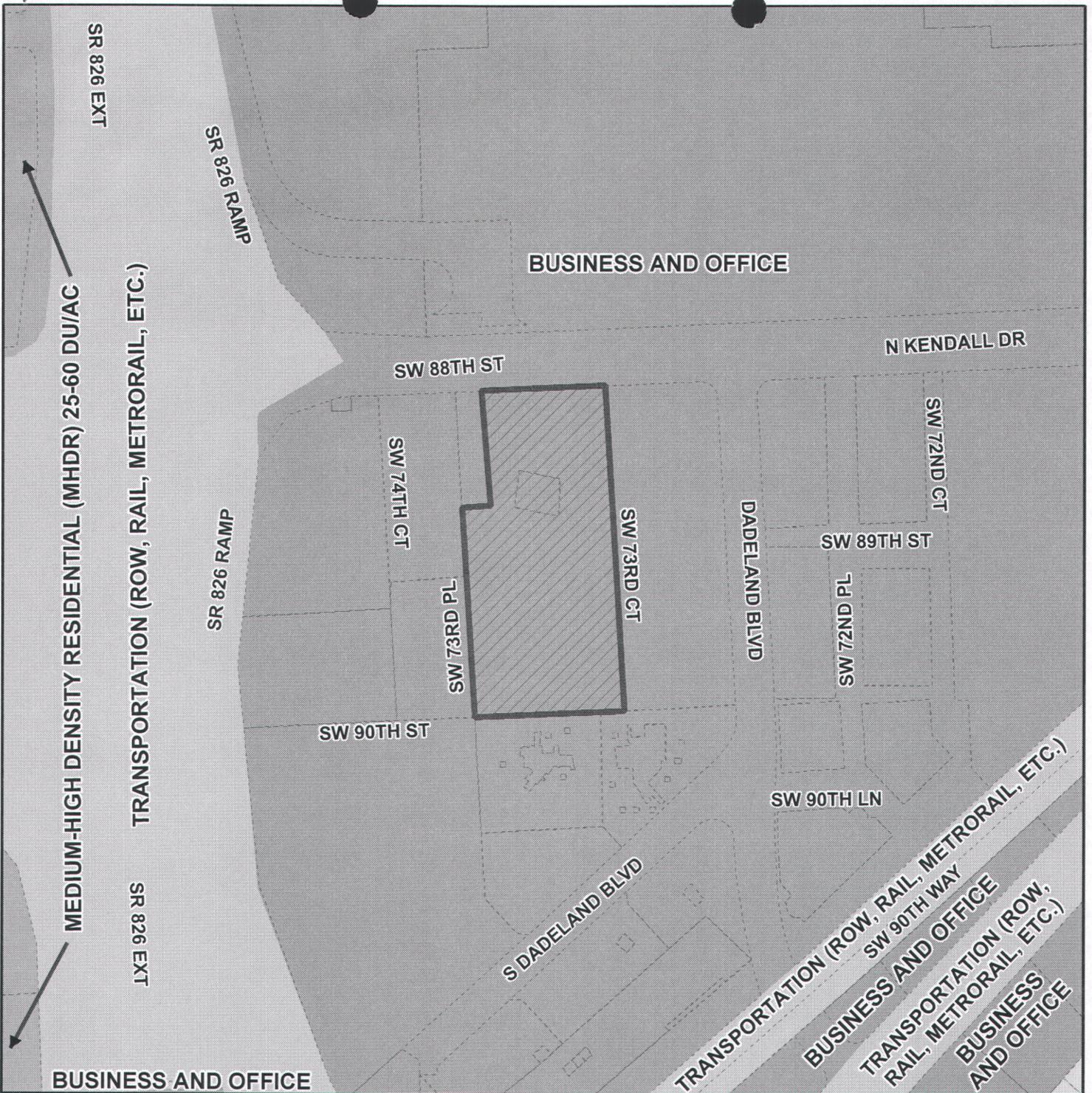
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, February 9, 2016

REVISION	DATE	BY



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

Process Number  
**Z2015000135**

**Legend**



Subject Property Case



Section: 02 Township: 55 Range: 40  
 Applicant: RTG FURNITURE CORP  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 9, 2016

REVISION	DATE	BY



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000135 - RTG Furniture Corp.**  
**Complaint Date Range: Jan 1, 2015 - Dec 31, 2015**



**EMERGENCY**

Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
<b>1797</b>	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	4	2	2
	41 SICK OR INJURED PERSON	2	1	0
<b>TOTAL FOR GRID 1797</b>		<b>6</b>	<b>4</b>	<b>2</b>
<b>1832</b>	15 MEET AN OFFICER	6	6	3
	17 TRAFFIC ACCIDENT	13	8	18
	18 HIT AND RUN	1	2	0
	29 ROBBERY	1	0	1
	32 ASSAULT	9	4	6
	41 SICK OR INJURED PERSON	116	90	93
	44 ATTEMPTED SUICIDE	2	4	1
	49 FIRE	8	2	8
<b>TOTAL FOR GRID 1832</b>		<b>156</b>	<b>116</b>	<b>130</b>
<b>1833</b>	15 MEET AN OFFICER	2	1	1
	17 TRAFFIC ACCIDENT	0	1	1
	32 ASSAULT	1	0	0
	41 SICK OR INJURED PERSON	2	0	1
	49 FIRE	0	0	1
<b>TOTAL FOR GRID 1833</b>		<b>5</b>	<b>2</b>	<b>4</b>
<b>3797</b>	15 MEET AN OFFICER	1	1	0
	17 TRAFFIC ACCIDENT	8	8	14
	18 HIT AND RUN	2	0	0
	32 ASSAULT	1	0	2
	41 SICK OR INJURED PERSON	66	60	38
	49 FIRE	0	2	2
<b>TOTAL FOR GRID 3797</b>		<b>78</b>	<b>71</b>	<b>56</b>
<b>3832</b>	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	1	1	0
	32 ASSAULT	2	1	2
	41 SICK OR INJURED PERSON	11	14	16
<b>TOTAL FOR GRID 3832</b>		<b>14</b>	<b>17</b>	<b>18</b>
		Reported: 39	Reported: 19	Reported: 37
		Not Reported: 220	Not Reported: 191	Not Reported: 173
<b>TOTAL EMERGENCY</b>		<b>259</b>	<b>210</b>	<b>210</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000135 - RTG Furniture Corp.**  
**Complaint Date Range: Jan 1, 2015 - Dec 31, 2015**



**PRIORITY**

Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
<b>1797</b>	14 CONDUCT INVESTIGATION	3	2	5
	18 HIT AND RUN	1	0	0
	27 LARCENY	1	0	0
	32 ASSAULT	2	0	1
<b>TOTAL FOR GRID 1797</b>		<b>7</b>	<b>2</b>	<b>6</b>
<b>1832</b>	14 CONDUCT INVESTIGATION	37	43	48
	15 MEET AN OFFICER	1	4	3
	17 TRAFFIC ACCIDENT	1	1	1
	26 BURGLARY	2	0	2
	27 LARCENY	4	3	2
	29 ROBBERY	1	1	2
	32 ASSAULT	33	42	31
	34 DISTURBANCE	34	29	24
	44 ATTEMPTED SUICIDE	1	2	0
	47 BOMB OR EXPLOSIVE ALERT	4	0	3
	49 FIRE	2	3	2
<b>TOTAL FOR GRID 1832</b>		<b>120</b>	<b>128</b>	<b>118</b>
<b>1833</b>	14 CONDUCT INVESTIGATION	0	0	2
	34 DISTURBANCE	1	0	0
<b>TOTAL FOR GRID 1833</b>		<b>1</b>	<b>0</b>	<b>2</b>
<b>3797</b>	14 CONDUCT INVESTIGATION	10	16	13
	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	0	1	0
	27 LARCENY	10	10	16
	29 ROBBERY	1	0	0
	32 ASSAULT	6	8	5
	34 DISTURBANCE	10	5	10
47 BOMB OR EXPLOSIVE ALERT	2	0	0	
<b>TOTAL FOR GRID 3797</b>		<b>40</b>	<b>40</b>	<b>45</b>
<b>3832</b>	14 CONDUCT INVESTIGATION	2	3	0
	15 MEET AN OFFICER	2	1	1
	32 ASSAULT	5	4	3
	34 DISTURBANCE	4	2	2
<b>TOTAL FOR GRID 3832</b>		<b>13</b>	<b>10</b>	<b>6</b>
		Reported: 48	Reported: 36	Reported: 39
		Not Reported: 133	Not Reported: 144	Not Reported: 138
<b>TOTAL PRIORITY</b>		<b>181</b>	<b>180</b>	<b>177</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000135 - RTG Furniture Corp.**  
**Complaint Date Range: Jan 1, 2015 - Dec 31, 2015**



**ROUTINE**

Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
<b>1797</b>	13 SPECIAL INFORMATION/ASSIGNMENT	2	3	3
	14 CONDUCT INVESTIGATION	5	6	11
	16 D.U.I.	1	5	3
	17 TRAFFIC ACCIDENT	30	28	18
	18 HIT AND RUN	0	3	1
	19 TRAFFIC STOP	6	8	10
	20 TRAFFIC DETAIL	1	3	1
	25 BURGLAR ALARM RINGING	0	1	1
	26 BURGLARY	1	0	1
	27 LARCENY	1	1	2
	28 VANDALISM	0	1	1
	32 ASSAULT	0	0	1
	33 SEX OFFENSE	1	0	0
	34 DISTURBANCE	2	1	7
	37 SUSPICIOUS VEHICLE	0	2	1
	39 PRISONER	0	2	1
	41 SICK OR INJURED PERSON	0	0	1
52 NARCOTICS INVESTIGATION	0	1	3	
<b>TOTAL FOR GRID 1797</b>		<b>50</b>	<b>65</b>	<b>66</b>
<b>1832</b>	13 SPECIAL INFORMATION/ASSIGNMENT	77	76	95
	14 CONDUCT INVESTIGATION	405	324	314
	15 MEET AN OFFICER	31	20	25
	16 D.U.I.	12	14	7
	17 TRAFFIC ACCIDENT	191	176	176
	18 HIT AND RUN	57	45	63
	19 TRAFFIC STOP	56	48	99
	20 TRAFFIC DETAIL	67	39	69
	21 LOST OR STOLEN TAG	8	7	7
	22 AUTO THEFT	45	35	39
	25 BURGLAR ALARM RINGING	178	171	177
	26 BURGLARY	65	71	56
	27 LARCENY	191	135	169
	28 VANDALISM	29	32	17
	29 ROBBERY	12	11	6
	32 ASSAULT	59	47	58
	33 SEX OFFENSE	11	6	11
	34 DISTURBANCE	420	332	375
35 INTOXICATED PERSON - MYERS ACT	3	1	1	
36 MISSING PERSON	16	10	15	



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000135 - RTG Furniture Corp.**  
**Complaint Date Range: Jan 1, 2015 - Dec 31, 2015**



Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
<b>1832</b>	37 SUSPICIOUS VEHICLE	<u>11</u>	7	12
	38 SUSPICIOUS PERSON	<u>23</u>	22	40
	39 PRISONER	<u>19</u>	9	10
	41 SICK OR INJURED PERSON	<u>19</u>	25	27
	43 BAKER ACT	<u>37</u>	24	26
	44 ATTEMPTED SUICIDE	<u>3</u>	4	6
	45 DEAD ON ARRIVAL	<u>1</u>	2	6
	49 FIRE	<u>15</u>	1	3
	52 NARCOTICS INVESTIGATION	<u>15</u>	6	12
	54 FRAUD	<u>47</u>	63	42
	55 WEAPONS VIOLATION	<u>0</u>	0	1
<b>TOTAL FOR GRID 1832</b>		<b>2123</b>	<b>1763</b>	<b>1964</b>
<b>1833</b>	13 SPECIAL INFORMATION/ASSIGNMENT	<u>3</u>	2	4
	14 CONDUCT INVESTIGATION	<u>1</u>	4	0
	15 MEET AN OFFICER	<u>7</u>	4	9
	16 D.U.I.	<u>1</u>	2	0
	17 TRAFFIC ACCIDENT	<u>2</u>	4	4
	18 HIT AND RUN	<u>0</u>	1	0
	19 TRAFFIC STOP	<u>3</u>	2	0
	25 BURGLAR ALARM RINGING	<u>0</u>	1	1
	26 BURGLARY	<u>1</u>	1	1
	27 LARCENY	<u>3</u>	1	1
	32 ASSAULT	<u>0</u>	1	0
	33 SEX OFFENSE	<u>0</u>	1	0
	38 SUSPICIOUS PERSON	<u>0</u>	1	0
	39 PRISONER	<u>0</u>	1	0
	52 NARCOTICS INVESTIGATION	<u>2</u>	0	0
54 FRAUD	<u>2</u>	0	1	
<b>TOTAL FOR GRID 1833</b>		<b>25</b>	<b>26</b>	<b>21</b>
<b>3797</b>	13 SPECIAL DETAIL CHRISTMAS	<u>3</u>	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	<u>278</u>	190	237
	14 CONDUCT INVESTIGATION	<u>157</u>	150	186
	15 MEET AN OFFICER	<u>12</u>	7	7
	17 TRAFFIC ACCIDENT	<u>189</u>	195	193
	18 HIT AND RUN	<u>61</u>	57	55
	19 TRAFFIC STOP	<u>13</u>	6	7
	20 TRAFFIC DETAIL	<u>8</u>	9	7
	21 LOST OR STOLEN TAG	<u>5</u>	12	4
	22 AUTO THEFT	<u>28</u>	24	16
	25 BURGLAR ALARM RINGING	<u>161</u>	172	302



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000135 - RTG Furniture Corp.**  
**Complaint Date Range: Jan 1, 2015 - Dec 31, 2015**



Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
<b>3797</b>	26 BURGLARY	147	202	174
	27 LARCENY	876	873	828
	28 VANDALISM	20	20	20
	29 ROBBERY	4	5	3
	32 ASSAULT	20	27	30
	33 SEX OFFENSE	6	4	4
	34 DISTURBANCE	75	70	87
	35 INTOXICATED PERSON - MYERS ACT	0	1	0
	36 MISSING PERSON	13	7	15
	37 SUSPICIOUS VEHICLE	7	6	6
	38 SUSPICIOUS PERSON	10	10	13
	39 PRISONER	13	20	18
	41 SICK OR INJURED PERSON	8	10	13
	43 BAKER ACT	7	4	4
	44 ATTEMPTED SUICIDE	1	0	0
	49 FIRE	6	4	2
	52 NARCOTICS INVESTIGATION	1	4	8
	53 ABDUCTION	1	0	2
54 FRAUD	114	47	93	
<b>TOTAL FOR GRID 3797</b>		<b>2244</b>	<b>2136</b>	<b>2334</b>
<b>3832</b>	13 SPECIAL DETAIL CHRISTMAS	0	2	0
	13 SPECIAL INFORMATION/ASSIGNMENT	14	9	7
	14 CONDUCT INVESTIGATION	28	15	18
	15 MEET AN OFFICER	8	3	8
	17 TRAFFIC ACCIDENT	2	1	0
	18 HIT AND RUN	0	0	2
	21 LOST OR STOLEN TAG	1	0	0
	22 AUTO THEFT	1	0	1
	27 LARCENY	13	11	23
	28 VANDALISM	1	1	2
	29 ROBBERY	1	1	2
	32 ASSAULT	6	7	8
	33 SEX OFFENSE	0	1	2
	34 DISTURBANCE	17	7	10
	36 MISSING PERSON	3	1	0
	38 SUSPICIOUS PERSON	0	1	0
	39 PRISONER	2	2	0
	41 SICK OR INJURED PERSON	2	3	3
43 BAKER ACT	5	5	1	
44 ATTEMPTED SUICIDE	2	0	0	



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000135 - RTG Furniture Corp.**  
**Complaint Date Range: Jan 1, 2015 - Dec 31, 2015**



Grid Code	CAD Signal Code	YTD 2015	LYTD 2014	P_LYTD 2013
3832	52 NARCOTICS INVESTIGATION	2	1	1
<b>TOTAL FOR GRID 3832</b>		<b>108</b>	<b>71</b>	<b>88</b>
		Reported: 2517 Not Reported: 2033	Reported: 2328 Not Reported: 1733	Reported: 2433 Not Reported: 2040
<b>TOTAL ROUTINE</b>		<b>4550</b>	<b>4061</b>	<b>4473</b>
<b>GRAND TOTAL</b>		<b>4990</b>	<b>4451</b>	<b>4860</b>



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



**Complaint Date Range:** Jan 1, 2015 - Dec 31, 2015

**Grid:** 3797, 1832, 3832, 1797, 1833

**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**