| 3 | 52 | 42 |
|---|---|---|
| Sec. | Twp. | Range |

# URBAN CENTER DISTRICTS HEARING APPLICATION
## MIAMI-DADE COUNTY
## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

LIST ALL FOLIO #S: 30-2203-020-0251 Date Received

**1. NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

OR SM Holding LLC

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:**

Mailing Address: 20221 NE 25 Ave

City: Miami State: FL. Zip: 33180

Phone# _____ Fax# _____ E-mail: _____

**3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): Same as above

Mailing Address: _____

City: _____ State: _____ Zip: _____

**4. CONTACT PERSON'S INFORMATION:**

Name: Lynn Dannheisser Company: Law Offices of Lynn Dannheisser

Mailing Address: 3154 Gifford Ln.

City: Miami State: FL Zip: 33133

Phone# 305-441-0220 Fax# _____ E-mail: Lynn@Dannheisser-law.com

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

Lot 21 Blk B of Ojus Sub, PB 3-95

**6. ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

18670 NE 25 Ct

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DEVELOPMENT SERVICES
Eg

7. **SIZE OF PROPERTY** 50 ft x 150 ft (in acres): 0.17
(divide total sq. ft. by 43,560 to obtain acreage)

8. **DATE** property X acquired ¼ leased: 05/2011 month & year)

9. **Lease term:** _____ years

10. **IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?**
No ☒ yes If yes, provide complete legal description of said contiguous property.

_____

_____

_____

11. **Is there an option to purchase** ☐ or **lease** ☐ the subject property or property contiguous thereto?
no ☒ yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

_____

12. **PRESENT ZONING CLASSIFICATION:** R ( Residential)

13. **APPLICATION REQUESTS** (Check all that apply and describe nature of the request in space provided)
☒ Urban Center District Regulating Plan Changes: MC (Mixed-Use Corridor)
☐ Text Changes: _____

14. **Do you require a translator for the actual hearing? Yes** ☐ **No** ☒
**If yes: Spanish** ☐ **Haitian Creole** ☐ **Other** ☐ **(Please specify which language)**
_____

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## APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

**********

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

_____ Signature

_____. Signature

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public:_____
Commission Expires:

**********

CORPORATION AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

_____ Authorized Signature

_____ Office Held

(Corp. Seal)

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public:_____
Commission Expires:

**********

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

_____
(Name of Partnership)

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public:_____
Commission Expires:

**********

*ATTORNEY AFFIDAVIT

I, Lynn M Dannheisser, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

_____ Signature

Sworn to and subscribed to before me

this _____ day of _____, _____

Notary Public: _____

Commission Expires _____

GERALD J. HOULIHAN
MY COMMISSION # FF938785
EXPIRES January 29, 2020
(407) 398-0153 FloridaNotary@service.com

# ACKNOWLEDGEMENT BY APPLICANT

1. Public Works Waste Management (PWWM), Environmental Resources Management (ERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before ERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any ERM or PWWM conditions and advise this office in writing if my application will be withdrawn.

2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.

3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.

4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.

5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Offer Ramin

(Print Name of Applicant)

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DEVELOPMENT SERVICES

Sworn to and subscribed before me on the

9 Day of June, 2016.

Affiant is personally known to me or has produced _____ as identification.

(Notary Public's Signature)

My commission expires Dec 17 2017

State of: Florida

Lynn M Dannheisser
Print Name

NOTARY PUBLIC STATE OF FLORIDA
LYNN M. DANNHEISSER
MY COMMISSION #FF057988
EXPIRES December 17, 2017
(407) 398-0153 FloridaNotaryService.com

**OWNERSHIP AFFIDAVIT**
**FOR**
**CORPORATION**

**STATE OF** _____ **Public Hearing No.** _____

**COUNTY OF** _____

Before me, the undersigned authority, personally appeared _____

_____ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

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1. Affiant is the president, vice-president or CEO of the Corporation hereinafter named **OR SM Holding LLC**, with the following address: **20221 NE 25 Ave, Miami, Fl. 33180**
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as: **Lot 21 Blk B Ojus Sub, PB 3-95**
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

Signature

NORMAN EDELCUP
Print Name

Signature

LYNN M DANNHEISSER
Print Name

Affiant's signature

Ofer Ramim
Print Affiant's name

Sworn to and subscribed before me on the 9 day of June 20 16.

Affiant is personally known to me or has produced _____ as identification

Notary

(Stamp/Seal)

Commission Expires:

LYNN M. DANNHEISSER
MY COMMISSION #FF057988
EXPIRES December 17, 2017
(407) 398-0153 FloridaNotaryService.com

[L:forms/afficorp.sam (1/04)]

Rev. 3/27/14

# DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **OR SM Holding LLC**

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| Offer Ramim, Managing Member<br>20221 NE 25th Avenue, Miami, Fl. 33160 | 100% |

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

TRUST/ESTATE NAME _____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

NAME OF PURCHASER: _____

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

NAME OF PURCHASER: _____

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

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

| | |
|---|---|
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| | |
| | |

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

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

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

Sworn to and subscribed before me this 9 day of June, 2016. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

My commission expires: Dec. 17, 2017

NOTARY PUBLIC STATE OF FLORIDA
LYNN M. DANNHEISSER
MY COMMISSION #FF057988
EXPIRES December 17, 2017
(407) 398-0153 FloridaNotaryService.com
Seal

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

PRSRT FCM XX03/22/2016 MIAMI FL

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U.S. POSTAGE » PITNEY BOWES

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0001382955 SEP 21 2016

MIAMI-DADE COUNTY

Miami-Dade County
Department of Regulatory & Economic Resources
111 N. W. 1st Street Suite 1110
Miami, Florida 33128-1974
http://www.miamidade.gov/zoning/

RETURN SERVICE REQUESTED

SEE REVERSE SIDE FOR OPENING INSTRUCTIONS

# ◆ ZONING HEARING NOTICE ◆

Z2016000073 BCC 4162
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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HLX-E5B 33128

## APPEALS OF COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO THE BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board decisions that may be appealed to the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Regulatory and Economic Resources.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

## APPEALS OF THE BOARD OF COUNTY COMMISSIONERS & COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit within 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCESS, PLEASE CONTACT THE ZONING HEARINGS SECTION AT (305) 375-2640.

## FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Regulatory and Economic Resources which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested and the location of the property that would be affected are contained on the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner or Community Zoning Appeals Board member individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
- Decisions of all community zoning appeals boards will become final unless appealed by an aggrieved party.
- Appeals from community zoning appeals boards are made either to the board of county commissioners or to circuit court, depending on the type of application.

WEB PAGE TO VIEW THE HEARING FILE AT:
WWW.MIAMIDADE.GOV/RER/TRACK/CASE_TRACK.ASPX

INSTRUCTIONS UNDER FLAP

# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

## PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS FOR YOUR INFORMATION ONLY.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER BELOW AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL THE ZONING HEARINGS SECTION AT (305) 375-2640 OR VISIT OUR WEB SITE AT WWW.MIAMIDADE.GOV/BUSINESS/TRACK/HOME.ASP. IF YOU ARE IN NEED OF A TRANSLATOR FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE BY CALLING (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE

REMOVE THESE EDGES FIRST ①
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE SIDE EDGES FIRST ②
THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION

HEARING NUMBER: Z16-073
APPLICANT NAME: OR SM HOLDING LLC.
THE APPLICANT IS REQUESTING TO UPDATE THE LAND USE, THE DENSITY, THE SUB-DISTRICT AND THE HEIGHT REGULATING PLANS OF THE OJUS URBAN AREA DISTRICT (OUAD) IN ORDER TO: (1) CHANGE THE DESIGNATION OF THE SUBJECT PROPERTY FROM "R" RESIDENTIAL, TO "MC", MIXED-USE CORRIDOR; (2) CHANGE THE ALLOWED DENSITY FROM A RANGE OF 6 TO 13 UNITS/ACRE NET TO A MAXIMUM DENTISTY OF 36 UNITS/ACRE NET; (3) RE-DESIGNATE THE SUBJECT PROPERTY FROM EDGE SUB-DISTRICT TO CENTER SUB-DISTRICT; AND (4) AMEND THE HEIGHT FROM TWO STORIES (MAXIMUN) TO A RANGE OF TWO STORIES (MINIMUM) TO FOUR STORIES (MAXIMUM).

LOCATION: 18470 NE 25 COURT, MIAMI-DADE COUNTY, FLORIDA.
I[illegible]URTHER INFORMATION IS NEEDED, PLEASE CALL ([illegible])375-2640, HEARING SECTION, OR VISIT OUR

HEARING WILL BE HELD AT THE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS CHAMBERS
111 NW 1ST. STREET, 2ND FLOOR
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
DATE 10/20/2016
THURSDAY
TIME 9:30 AM

BCC

**Miami-Dade County**
**Department of Regulatory and Economic Resources**

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

**Re: HEARING No. Z2016000073**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated withir

✔ **1/2 mile**

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:** _____
**Eduardo Cespedes**

**Date:** **06/23/16**

---

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:** _____
**Felix Acosta**

**Date:** **09/21/16**

---

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:** Jesus Sanchez

**Date:** 9-21-16

---

*To be retained in Hearing File*

Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1902
T 305-375-2800
www.miamidade.gov/zoning

September 23, 2016

Lynn Dannheisser
3154 Gifford Lane
Miami, FL 33133

RE: **Or Sm Holding Llc**
**Hearing No. 16-73**

**BCC**
03-52-42

Dear Lynn Dannheisser:

Please accept this letter as official notification that the above referenced application is scheduled to be heard before the Board Of County Commissioners on **Thursday, October 20, 2016 at 9:30 a.m.** The hearing will be held at the **COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER - 2ND FLOOR, 111 NW 1 Street, Miami, Florida.**

If you have submitted plans, please bring a copy to the hearing. *Large exhibits may be brought to the hearing, however, an identical letter-size copy of each exhibit must be submitted for the file.*

If you are in need of a Translator for this meeting, one can be provided for you at no charge by calling (305) 375-1244, at least two weeks in advance of the meeting date.

**The applicant and/or the applicant's attorney must be present at the hearing.** All others must have a pre-approved power of attorney to represent the applicant. Forms for the power of attorney are available in the Zoning Hearing Section. The completed power of attorney form must be submitted to Earl Jones, Zoning Hearings Processor at least seven (7) days prior to the scheduled Zoning Hearing. Processor will submit this form to be reviewed by the Legal Counsel Department a minimum of three (3) days prior to the Zoning Hearing.

Sincerely,

Franklin Gutierrez
Services Coordinator
RER Agenda Coordinator's Office

To:

Delivering Excellence Every Day

HEARING NUMBER: 16-10-CC-5 (16-073)
APPLICANT NAME: OR SM Holdings, LLC
The applicant is requesting to update the Land Use, the Density, the Sub-District and the Height regulating plans of the OJUS Urban Area District (OUAD) in order to: (1) change the designation of the subject property from R, Residential, to MC, Mixed-Use Corridor; (2) change the allowed density from a range of 6 to 13 units/acre net to a maximum density of 36 units/acre net; (3) re-designate the subject property from Edge Sub-District to Center Sub-District; and (4) amend the height from two stories (maximum) to a range of two stories (minimum) to four stories (maximum).
LOCATION: 18470 NE 25 Court, Miami-Dade County, Florida
SIZE OF THE PROPERTY: +/- 0.17 ACRES

BCC #2680033



MIAMI-DADE COUNTY

# PUBLIC HEARING

## ZONING HEARING
## BOARD OF COUNTY COMMISSIONERS
## THURSDAY, OCTOBER 20, 2016 – 9:30 A.M.
## COMMISSION CHAMBERS – 2ND FLOOR
## STEPHEN P. CLARK CENTER
## 111 NW 1 STREET, MIAMI, FLORIDA

**THE LIST BELOW CONTAINS ZONING ITEM(S) WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.**

1. **ELK CAPITAL, LLC. (16-071)**
   Location: 18801 West Dixie Highway. East side of West Dixie Highway, between NE 188th and NE 189th Streets, in northeastern, Miami-Dade County, Florida.
   Size of property: 1.2 Acres More or Less

   The applicant is requesting a modification of the Density Regulating Plan of the Ojus Urban Area District (OUAD) in order to change the density of the portion of the property designated MM on the land use regulating plan from a density range of 12 to 52 units/acre net to a maximum of 52 units/acre net, without minimum density requirement.

2. **FILLMORE & LINCOLN, LLC. (16-072)**
   Location: 18626 NE 24 Place, Miami-Dade County, Florida.
   Size of property: 0.25 Acre More or Less

   The applicant is requesting to update the Land Use and the Density regulating plans of the Ojus Urban Area District (OUAD) in order to change the designation of the subject property from RM, Residential Modified, to MC, Mixed-Use Corridor, and to change the allowed density from a range of 12 to 36 units/acre net to a maximum density of 36 units/acre net.

3. **OR SM HOLDINGS, LLC. (16-073)**
   Location: 18470 NE 25 Court, Miami-Dade County, Florida.
   Size of property: 0.17 Acre More or Less

   The applicant is requesting to update the Land Use, the Density, the Sub-District and the Height regulating plans of the Ojus Urban Area District (OUAD) in order to: (1) change the designation of the subject property from R, Residential, to MC, Mixed-Use Corridor; (2) change the allowed density from a range of 6 to 13 units/acre net to a maximum density of 36 units/acre net; (3) re-designate the subject property from Edge Sub-District to Center Sub-District; and (4) amend the height from two stories (maximum) to a range of two stories (minimum) to four stories (maximum).

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call at the Zoning Hearing Section at (305) 375-2640.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

**Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, (RER), 11TH FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, or visit our WEB page to view the hearing file at:**

**https://www.miamidade.gov/RER/Track/case_track.aspx**

**Please refer to the hearing number when making an inquiry.**

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the (RER) Development Services Division ADA Coordinator, at (305) 372-6779 at least five days in advance of the meeting.

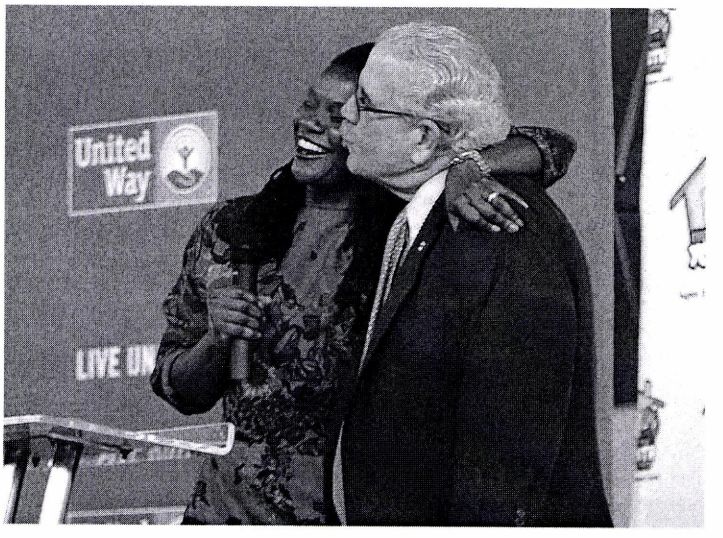
* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

**For legal ads online, go to http://legalads.miamidade.gov**

PHOTOS BY MARSHA HALPER mhalper@miamiherald.com

## UNITED WAY LAUNCHES EDEN PLACE

Family support specialist Mrs. Farah (the name she says all the kids at Overtown Youth Center know her by), above, offers literature about the new EDEN Place (Educate. Develop. Empower. Nurture.) on Saturday. Below, United Way of Miami-Dade President and CEO Harve Mogul gives a congratulatory kiss to Overtown Youth Center CEO and Executive Director Tina Brown. The United Way of Miami-Dade launched EDEN Place on Saturday at the youth center, 450 NW 14th St., Miami. The educational family resource center will provide free, comprehensive services through workshops and one-on-one counseling for the entire family.



## PLANNING & ZONING

Group, consisting of 1 sheet, for a total of 4 sheets, dated stamped received 03/16/16."

FROM: "10. That the charter school use be limited to grades Kindergarten through 1st and be limited to a maximum of 125 students."

TO: "10. That the charter school use be limited to grades Kindergarten through 3rd and be limited to a maximum of 125 students."

The purpose of the request is to revise the site plan showing the additional grades for the previously approved charter school.

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

LOCATION: 17701 NW 57 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.4 Acres

HEARING NUMBER: 16-10-CC-3 (16-071)

APPLICANT NAME: ELK Capital, LLC.

The applicant is requesting a modification of the Density Regulating Plan of the Ojus Urban Area District (OUAD) in order to change the density of the portion of the property designated MM on the land use regulating plan from a density range of 12 to 52 units/acre net to a maximum of 52 units/acre net, without minimum density requirement.

LOCATION: 18801 West Dixie Highway. East side of West Dixie Highway, between NE 188th and NE 189th Streets, in northeastern Miami-Dade County.

SIZE OF THE PROPERTY: +/- 1.2 ACRES

HEARING NUMBER: 16-10-CC-4 (16-072)

APPLICANT NAME: Fillmore & Lincoln, LLC

The applicant is requesting to update the Land Use and the Density regulating plans of the OJUS Urban Area District (OUAD) in order to change the designation of the subject property from RM, Residential Modified, to MC, Mixed-Use Corridor, and to change the allowed density from a range of 12 to 36 units/acre net to a maximum density of 36 units/acre net.

LOCATION: 18626 NE 24 Place, Miami-Dade County, Florida.

SIZE OF THE PROPERTY: +/- 0.25 ACRES

HEARING NUMBER: 16-10-CC-5 (16-073)

APPLICANT NAME: OR SM Holdings, LLC

The applicant is requesting to update the Land Use, the Density, the Sub-District and the Height regulating plans of the OJUS Urban Area District (OUAD) in order to: (1) change the designation of the subject property from R, Residential, to MC, Mixed-Use Corridor; (2) change the allowed density from a range of 6 to 13 units/acre net to a maximum density of 36 units/acre net; (3) re-designate the subject property from Edge Sub-District to Center Sub-District; and (4) amend the height from two stories (maximum) to a range of two stories (minimum) to four stories (maximum).

LOCATION: 18470 NE 25 Court, Miami-Dade County, Florida

SIZE OF THE PROPERTY: +/- 0.17 ACRES

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all **Board of County Commissioners'** decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130,** within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

9/27 16-104/0000156412M

Attention Daily Business Rev

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

**PH 16-073 (16-10-CC-5)** **October 20, 2016**
**Item No. 5**

| Recommendation Summary | |
|---|---|
| Commission District | 4 |
| Applicant | OR SM Holding, LLC |
| Summary of Requests | This application is to modify the Land Use, Density, Sub-District and the Height regulating plans of the Ojus Urban Area District (OUAD) in order to: (1) change the designation of the subject property from R, Residential, to MC, Mixed-Use Corridor; (2) change the allowed density from a range of 6 to 13 units/acre net to a maximum density of 36 units/acre net; (3) re-designate the subject property from Edge Sub-District to Center Sub-District; and (4) amend the height from two stories (maximum) to a range of two stories (minimum) to four stories (maximum). |
| Location | 18470 NE 25 Court, Miami-Dade County, Florida |
| Property Size | ±0.17 Acres |
| Existing Zoning | Ojus Urban Area District (OUAD), R, Residential |
| Existing Land Use | Residential |
| 2015-2025 CDMP Land Use Designation | Urban Center |
| Comprehensive Plan Consistency | Consistent with interpretative text, goals, objectives and policies of the CDMP |
| Applicable Zoning Code Section(s) | Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan |
| Recommendation | **Approval** |

REQUEST:

This application is requesting the following modifications to the Ojus Urban Area District (OUAD) regulating plans:

(1) Modification of the Land Use regulating plan to change the designation of the subject property from R, Residential, to MC, Mixed-Use Corridor;

(2) Modification of the Density regulating plan to change the allowed density from a range of 6 to 13 units/acre net to a maximum density of 36 units/acre net;

(3) Modification of the Sub-District regulating plan to re-designate the subject property from Edge Sub-District to Center Sub-District; and

(4) Modification of the Height regulating plan to amend the height from two stories (maximum) to a range of two stories (minimum) to four stories (maximum).

PROPERTY HISTORY & DESCRIPTION:

The subject property consists of one parcel located on the south side of NE 186 Street/Miami Gardens Drive, and east of NE 25rd Court. The subject property is located within the Ojus Urban Area District, one of the County's Urban Center Districts.

On June 6, 2006 the Board of County Commissioners adopted Ordinance No. 06-86 establishing the Ojus Urban Area District (OUAD) Regulations. The OUAD provides the regulatory framework for all development within the Ojus area of northeastern Miami-Dade County. The properties within OUAD boundaries were rezoned to OUAD on March 8, 2007, pursuant to Resolution No. Z-3-07. The OUAD regulations have subsequently been amended in

2007, 2014, 2015, and 2016. OUAD, as well as most of the other Urban Center Districts, rely on the Standard Urban Center District Regulations for the basic regulatory framework. Prior to the OUAD rezoning, the subject property was zoned RU-2, Two-Family Residential.

The subject parcel is currently designated R, Residential, on the OUAD's land use regulating plan and assigned a residential density range of 6 to a maximum of 13 dwelling units per acre. It is located in the Edge Sub-District and has a maximum height of two stories. Approval of the applicant's requests would change the designation on the subject property to MC, Mixed-Use Corridor, allowing a mix of commercial and multi-family residential. Approval of the requests would also result in a modification to the density regulating plan, increasing the maximum residential density of the subject property to 36 units per acre and eliminating the minimum density requirement. Furthermore, the allowable height would change to a range of two stories (minimum) to four stories (maximum) in order to allow the more intense development permitted under the MC designation, and the subject property would be re-designated to Center Sub-District to be consistent with the higher intensities being requested.

| NEIGHBORHOOD CHARACTERISTICS | | |
|---|---|---|
| | Zoning | Land Use Designation |
| Subject Property | OUAD – R, Residential | Community Urban Center |
| North | OUAD – MC, Retail | Community Urban Center |
| South | OUAD – R, Residential | Community Urban Center |
| East | OUAD – MC/RML, Retail/ Vacant | Community Urban Center |
| West | OUAD – MC/R, Office/Residential | Community Urban Center |

RECOMMENDATION:

In staff's opinion, the modification of the OUAD regulating plans for the subject property would provide uses similar to those permitted on properties located directly to the north, the northeast and northwest, along NE 186 Street, which are currently designated as MC, Mixed-Use Corridor, on the OUAD land use regulating plan.

The subject property is located in a residential area south of Miami Gardens Drive where the land use transitions from low density residential to more intense uses. The northern boundary of the subject site, for example, directly abuts a corridor of properties that are designated MC. This MC corridor extends along NE 186th Street from NE 24th Avenue to beyond NE 25th Place, and is intended to serve as a mixed-use commercial and multifamily corridor, with a maximum allowable density of 36 units per acre and a maximum height of four stories. Directly to the east

of subject site, on NE 25th Court, the properties are designated RML, Residential Modified Live/Work. This is also a more intense land use designation which allows a density range of 6 to 18 dwelling units per acre and a building height of two to four stories. To the south and east of the subject property is a low density residential area designated R. Whereas the majority of the R designated properties that abut the MC Corridor are oriented to the south and front NE 184 Street, away from the more intense uses to the north, the subject property is the only R designated parcel that fronts NE 25th Court. Due to the location and spatial orientation of the subject site, staff is of the opinion that the requested MC designation, the proposed density and height changes, as well as the Sub-District re-designation are in keeping with the more intense MC and RML uses to the north and east of the site.

Staff further notes the ongoing efforts to consolidate properties along the Miami Gardens Drive corridor. The redevelopment of such properties as commercial or mixed–use development make for more cohesive developments. The subject property's close proximity to commercial, and mixed-use developments make it ideal for higher density due to the transitional nature of the area. Furthermore, the subject property is located just south of NE 186th Street, Miami Gardens Drive, a four-to-six-lane, major arterial that spans east-west and connects the western suburbs with northeastern Miami-Dade County and the Biscayne Boulevard, Aventura area. Increased traffic volumes along Miami Gardens Drive render the corridor less suitable for residential uses and, given the ongoing intensification along the West Dixie Highway and Biscayne corridors just east of the subject parcel, suitability for a principally residential use is expected to diminish. Staff notes that some neighborhood-service types of uses allowed in the requested MC category may also help to internalize some of the trips within the Ojus area.

Regarding transportation facilities, the subject application is located within the County's designated Urban Infill Area and within a designated Metropolitan Urban Center. Traffic impacts for the site will be determined at the time of Administrative Site Plan Review (ASPR). It should be noted, however, that the County's Comprehensive Development Master Plan (CDMP) establishes urban centers primarily as transit-oriented, pedestrian-oriented hubs of urban development intensification around and along existing and proposed premium transit facilities. In doing so, the CDMP acknowledges the deterioration of roadway levels of service and the improvement of transit levels of service within these areas. This is also furthered in the CDMP by exempting properties within the County's designated Urban Infill Area and urban centers from the "concurrency" requirement for transportation facilities. The Ojus Urban Area District is located along one of the County's six SMART corridors, the Tri-Rail Coastal Link, and the district is designed to support the proposed premium transit facilities.

Additionally, staff notes that the approval of the request is not expected to exceed the acceptable Level of Service (LOS) standards on non-transportation County services. The memoranda from the Division of Environmental Resources Management of RER (DERM) and the Water and Sewer Department (WASD) indicate that the subject property is currently on septic and that connection to the sewage system would be required at the time of development. The latter memoranda also indicate that although there is a sewage pump moratorium within the respective drainage basin while construction of new pump and force main takes place, DERM is allowing some conditional allocations in the interim time. Based on the aforementioned memoranda and the memoranda provided by the Miami-Dade Fire Rescue Department, the Park, Recreation and Open Spaces Department, and other departments, staff opines that approval of the subject request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

Staff opines that the applicant's request for a modification to the land use, density, height, and Sub-District regulating plans of the OUAD would will not result in a negative impact on the surrounding area and would be compatible with the same. **Therefore, staff recommends approval of the request under Section 33-284.89.3.**

Staff opines that the proposed change of designation and intensification of the subject property is **compatible** with the surrounding properties, **consistent** with the CDMP urban center policies and interpretative text, and **consistent** with the Ojus Charrette Report. Therefore, staff recommends approval of the modification to the density regulating plan of the OUAD.

RECOMMENDATION: **Approval**

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

# ZONING RECOMMENDATION ADDENDUM

Miami-Dade Department of Regulatory and Economic Resources

*16-073*

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resources Management (RER) | No objection |
| Platting and Traffic Review Section (RER) | No objection |
| Public Works & Waste Management | No objection |
| Parks, Recreation and Open Space | No objection |
| Water and Sewer Department (WASD) | No objection |
| Fire Rescue | No objection |
| Police | No objection |
| Schools | No comment |
| *Subject to conditions in the Department's attached memorandum. | |

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

| | |
|---|---|
| ***Land Use Element Goal*** | *Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and the man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.* |
| ***Land Use Element Objective LU-1*** | *The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.* |
| ***Land Use Element Policy LU-1A*** | *High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.* |
| ***Land Use Element Policy LU-1C*** | *Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* |
| ***Land Use Element Policy LU-1F*** | *To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.* |
| ***Land Use Element Policy LU-1G*** | *Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.* |
| ***Land Use Element Objective LU-5*** | *All public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.* |
| ***Land Use Element Objective LU-7*** | *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.* |

# ZONING RECOMMENDATION ADDENDUM

Miami-Dade Department of Regulatory and Economic Resources

*16-073*

| | |
|---|---|
| ***Land Use Element Policy LU-7D*** | *Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable and attractive environment for pedestrians.* |
| ***Land Use Element Policy LU-8A*** | *Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.* |
| ***Land Use Element Objective LU-9*** | *Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well-designed buildings.* |
| ***Land Use Element Policy LU-9F*** | *Miami-Dade County shall formulate and adopt zoning or other regulations to implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP through individual ordinances for each urban center.* |
| ***Land Use Element Policy LU-9G*** | *Miami-Dade County shall review and revise its development regulations to promote building designs in multi-family residential zoning districts which are more compatible with, and sensitive to, surrounding neighborhoods, and to establish minimum densities for development in multifamily residential zoning districts.* |
| ***Land Use Element Policy LU-9H*** | *Miami-Dade County shall continue its special area planning program with emphasis on the preparation of physical land use and urban design plans for strategic and high-growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.* |
| ***Land Use Element Policy LU-9I*** | *Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well-designed buildings, and shall encourage and assist municipalities to do the same.* |
| ***Land Use Element Policy LU-9P*** | *Miami-Dade County shall revise land development regulations to allow work-live units in the Business and Office and Industrial and Office land use categories. The term work-live means that the needs of the work component takes precedence over the quiet expectations of residents, in that there may be noise, odors, or other impacts of the business, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is industrial or commercial work activity and residential activity is secondary.* |
| ***Land Use Element Policy LU-9Q*** | *The County shall coordinate with affected municipalities to prepare plans for areas designated as "urban centers" on the Land Use Plan Map, and other small area and neighborhood plans as needed and appropriate. These plans shall formulate a vision for the development and redevelopment of these areas in order to identify appropriate locations for higher density development, recommend area specific design requirements, and produce working and living environments that reflect community goals.* |
| ***Land Use Element Policy LU-10*** | *Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.* |
| ***Land Use Element Policy LU-10A*** | *Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.* |
| ***Land Use Element Objective LU-12*** | *Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law.* |
| ***Land Use Element Policy LU-12D*** | *The County shall consider developing strategies that promote infill development in specific areas.* |

# ZONING RECOMMENDATION ADDENDUM

Miami-Dade Department of Regulatory and Economic Resources

*16-073*

| | |
|---|---|
| ***Mass Transit Subelement Objective MT-2*** | *Coordinate the provision of efficient transit service and facilities with the location and intensity of designated future land use patterns as identified on the Land Use Plan Map, and the goal, objectives and policies of the Land Use Element.* |
| ***Mass Transit Subelement Policy MT-2A*** | *Transit system improvements shall be coordinated with, and support the staging and shaping of development as planned in the Land Use Element, through Miami-Dade County's transportation planning process.* |
| ***Mass Transit Subelement Policy MT-2B*** | *The area surrounding future rapid transit stations not yet sited or depicted on the Land Use Plan map shall be designed and developed, at a minimum, as community urban centers, containing land use and development designs that promote transit use as defined in the Land Use Element.* |
| ***Land Use Element Urban Centers*** | *Urban Centers*<br>*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.*<br><br>*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.*<br><br>*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 areawide 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.*<br><br>*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.*<br><br>***Policies for Development of Urban Centers***<br>*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.*

***Radius.*** *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.*

*Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

***Density and Intensity.*** *The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.*

*Average Floor Area Ratios (FAR)*

| | *Average Floor Area Ratios (FAR)* | *Max. Densities Dwellings per Gross Acre* |
|---|---|---|
| *Regional Activity Centers* | *greater than 4.0 in the core not less than 2.0 in the edge* | *500* |
| *Metropolitan Activity Centers* | *greater than 3.0 in the core not less than 0.75 in the edge* | *250* |
| *Community Urban Centers* | *greater than 1.5 in the core not less than 0.5 in the edge* | *125* |

*In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.*

*As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.*

**5. OR SM HOLDING LLC.**
**(Applicant)**

**16-10-CC-5 (16-073)**
**BCC/District 04**
**Hearing Date: 10/20/16**

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:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| 2007 | Director of the Department of Planning & Zoning | - Zone changes from multiple zones to OJUS district. | BCC | Approved |

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:** September 12, 2016

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

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

**Subject:** #Z2016000073-1st Revision
OR SM Holding LLC
18670 NE 25th Court
DBC from Residential Modify (RM) to Mixed Use (MC)
(0.17 Acres)
03-52-42

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

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. Public water is provided by the City of North Miami Beach Water and Sewer Department.

Wastewater Disposal
The closest public sanitary sewer is located approximately 127 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

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

Applicant is advised that receiving sanitary pump station 30-0394 is currently under Absolute Moratorium; however, improvements to this pump station have been approved by DERM and MDWASD. Applicant is advised that DERM can issue conditional sewer capacity certification for this project subject to the certification of completion of the pump station in accordance with the new USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013). DERM cannot issue Certificates of Occupancy/Certificates of Completion for any associated building permits until pump station 30-0394 has been certified complete and operating in compliance.

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

11

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Tree Preservation
The applicant has not submitted landscape plans in support of this application. However the letter of intent proposes a land use change from residential to mixed corridor. DERM recommends that the zoning application be approved conditioned that no specimen trees (trunk diameter equal to or greater than 18 inches) are impacted. Should impacts to any tree be required, substantive changes pursuant to the specimen tree standards outlined in Section 24-49.2(II)(2) of the Code shall be made.

Please note that 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 (CDMP).

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

Finally, in accordance with Section 24.49 of 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.

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

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 1, 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:** Z2016000073
Name: OR SM Holding LLC
Location: 20221 NE 25 Avenue
Section 03 Township 52 South Range 42 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 objections.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 21, Block B, Plat Book 3, Page 95.

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:** June 29, 2016

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

**From:** Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

**Subject:** OR SM Holding LLC ( Z16-073)

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The Department of Solid Waste Management (DSWM), Waste Operations, review of the above-referenced item is provided below. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental & External Affairs Division at 305-375-1354. **The DSWM has no objections to the proposed application.**

**Application:** ***OR SM Holding LLC*** is requesting an amendment to the Standard Urban Center District Regulations that would change the designation of the subject project from Residential Modified (RM) to Mixed Use (MC) within the OJUS Urban Area District.

**Size:** The subject property is .17 acres in size, and is currently vacant.

**Location:** The property is located at 18670 NE 25 Court.

**Analysis:**

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Department of Solid Waste Management Department (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 24, 2015, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Should the requested amendment to the urban center districts be approved, permitted uses on the subject property would include commercial and multi-family establishments. Chapter 15 of

the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial and multi-family developments 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." Because the DSWM typically does not service commercial or multifamily establishments located in unincorporated Miami-Dade County, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling: Multifamily Residential Units

**Section 15-2.2a** of the Code requires that "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed below."

1) Newspaper
2) Glass (flint, emerald, amber)
3) Aluminum cans
4) Steel cans
5) Plastics (PETE, HDPE-natural, HDPE-colored)

**Section 15-2.2b** of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are ***strongly*** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents to store and set out their recycling carts or bins or, in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Requests for approval of modified recycling programs must be made directly to the Department. The application for modified recycling programs may be found on the website at http://www.miamidade.gov/solidwaste/multifamily-recycling.asp.

4. Recycling: Commercial Establishments

**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 15-2.3b** of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code 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.

5. Waste Storage/Setout Considerations

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

6. Site Circulation Considerations

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

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

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 11, 2016

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

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

**Subject:** Zoning Application Comments - OR SM Holding, LLC
Application No. Z2016000073 – Revision # 2

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The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process. *The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.*

Application Name: OR SM Holding, LLC

Location: The proposed project is located at 18470 NE 25th CT with Folio No. 30-2203-020-0251, in unincorporated Miami-Dade County.

Proposed Development: District Boundary Change from Residential (R) to Mixed Use (MC) within the OJUS Urban Area Zoning District (OUAD).

Water: The proposed development is located within the City of North Miami Beach water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

Sewer: The proposed development is located within the WASD's sewer service area. The property is currently on septic. A site plan was not submitted with this application and thus the sewer loading on the sewer system cannot be calculated at this time. The closest gravity sewer system to the vicinity of this project is an 8-inch sanitary gravity sewer line located 88 feet to the north of the northeast corner of the project site along NE 25th Court, provided that there is sufficient depth and that there are no obstacles that would preclude construction of the sewer facilities.

Please note that said gravity sewer system is in another sanitary sewer basin and if connection to said basin is allowed, the sewage flow from the proposed development would be transmitted to Pump Station (P.S.) 394 and P.S. 423. Currently P.S. 423 is in OK Moratorium Status, **but P.S. 394 is currently on Absolute Moratorium (AM). Nonetheless, DERM is allowing conditional allocation as a new Pump Station and Force Main are under construction. Said new Pump Station and Force Main are scheduled to be completed by the end of November 2016.**

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the

State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

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

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

# Memorandum

MIAMI-DADE COUNTY

Date: September 9, 2016

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

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

Subject: Z2016000073: OR SM HOLDING LLC
Revised Plans Submitted Dated Through 8-18-2016

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**Application Name:** OR SM HOLDING LLC

**Project Location:** The site is located at 20221 NE 25 AVENUE, Miami-Dade County.

**Proposed Development:** The request is for a DBC FROM R TO MC IN OJUS URBAN AREA ZONING DISTRICT for consistency with adjacent commercial use.

**Impact and demand:** This application does not generate any new 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

REVISION 2

# Memorandum

**Date:** 29-AUG-16

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

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

**Subject:** Z2016000073

## Recommendation:

Fire Engineering & Water Supply Bureau reviewed and approved the above zoning applicaion.The letter of intent appears to only be a request for a change of zoning classification and at this time. there is no site plan associated with the submittal. Any future site plan submittal will require review for fire department site access. See previous comments.

## Service Impact/Demand

Development for the above Z2016000073
located at 18470 NE 25 COURT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid _____ is proposed as the following:

| | | | |
|---|---|---|---|
| _____ residential | dwelling units | _____ industrial | square feet |
| _____ Office | square feet | _____ institutional | square feet |
| _____ Retail | square feet | _____ nursing home/hospitals | square feet |

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***

| | |
|---|---|
| OR SM HOLDING, LLC | 18470 NE 25 COURT,<br>MIAMI-DADE COUNTY, FLORIDA |
| **APPLICANT** | **ADDRESS** |
| OCTOBER 20, 2016 | Z2016000073 |
| **DATE** | **HEARING NUMBER** |

**FOLIO: 30-2203-020-0251**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
September 16, 2016

**NEIGHBORHOOD REGULATIONS:**
There are no current Open or Closed cases

**BUILDING SUPPORT REGULATIONS:**
There are no current Open or Closed cases

**VIOLATOR:**
OR SM Holding, LLC

**OUTSTANDING LIENS AND FINES:**
As of September 16, 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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **OR SM Holding LLC**

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| Offer Ramim, Managing Member | 100% |
| 20221 NE 25th Avenue, Miami, Fl. 33160 | |

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

TRUST/ESTATE NAME _____

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

RECEIVED
216073
JUN 21 2018
MIAMI-DADE COUNTY
DEPARTMENT OF PERMITTING
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

NAME OF PURCHASER: _____

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

NAME OF PURCHASER: _____

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
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2016 C73
JUN - 2016
SEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

Date of contract: _____

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

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

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

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

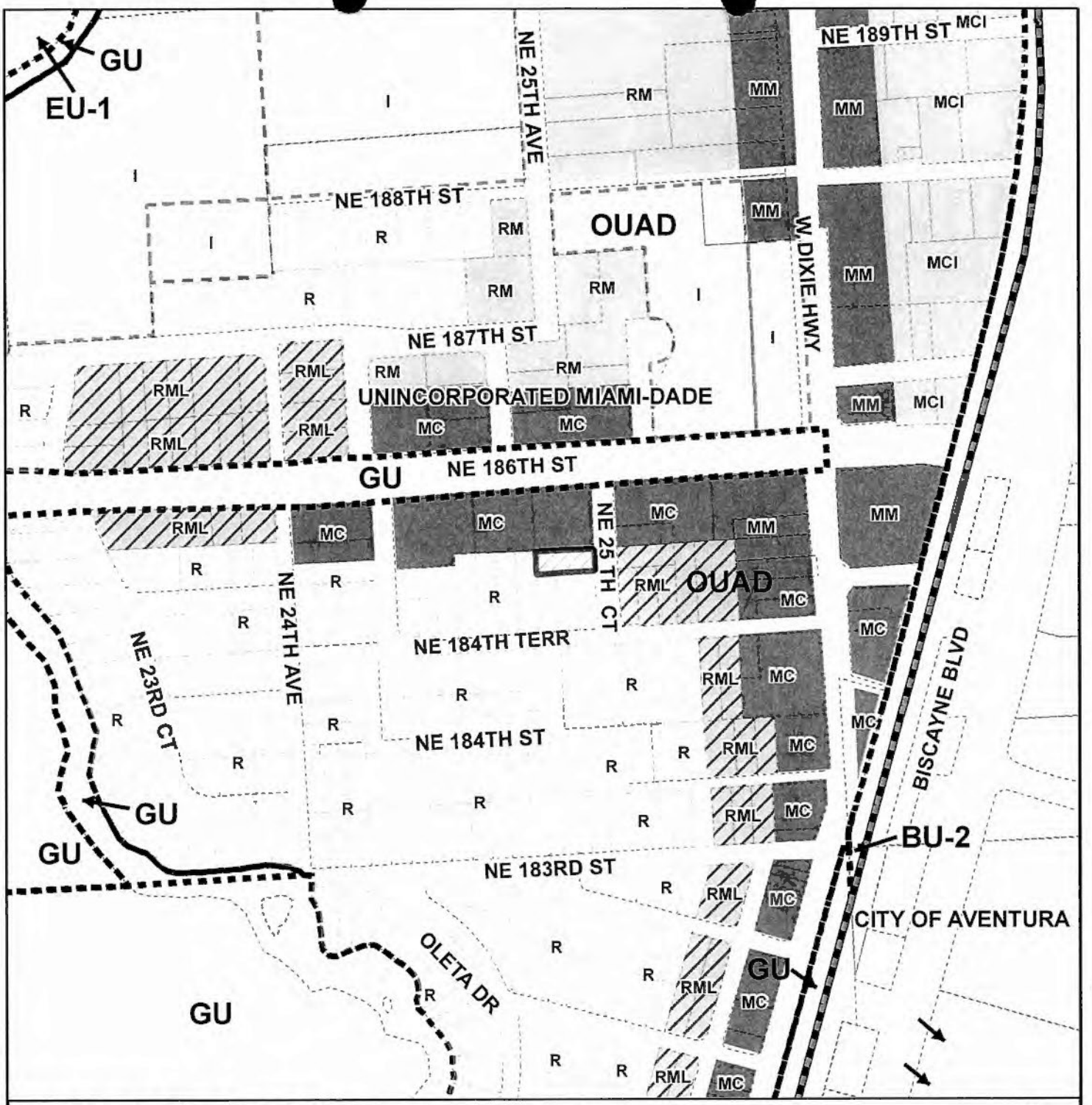
Sworn to and subscribed before me this 9 day of June, 2016. Affiant is personally know to me or has produced _____ as identification.

_____ (Notary Public)

My commission expires: Dec. 17, 2017

LYNN M. DANNHEISSER
MY COMMISSION #FF057988
EXPIRES December 17, 2017
(407) 398-0153 FloridaNotaryService.com
Seal

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




**MIAMI-DADE COUNTY**

**HEARING MAP**

**Process Number**

**Z2016000073**

**Legend**

Subject Property Case

Zoning

N W E S

**Section: 04 Township: 52 Range: 42**
**Applicant: OR SM HOLDING LLC**
**Zoning Board: C2**
**Commission District: 4**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, October 4, 2016**

| REVISION | DATE | BY |
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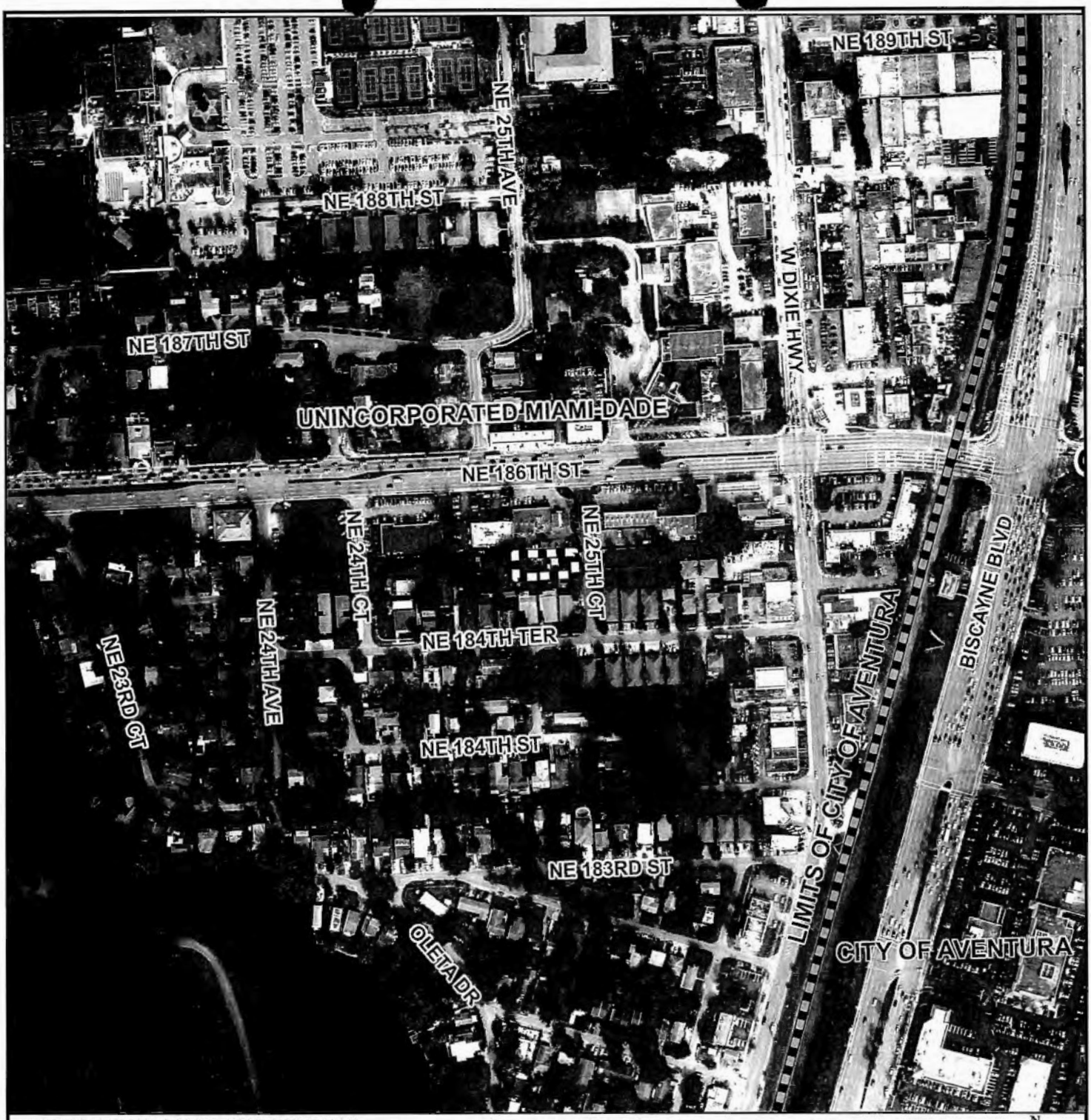
| | 24 | |




# MIAMI-DADE COUNTY

**AERIAL YEAR 2015**

**Process Number**

**Z2016000073**

**Legend**

Subject Property

Municipalities

N W E S

**Section: 04 Township: 52 Range: 42**
**Applicant: OR SM HOLDING LLC**
**Zoning Board: C2**
**Commission District: 4**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, June 23, 2016**

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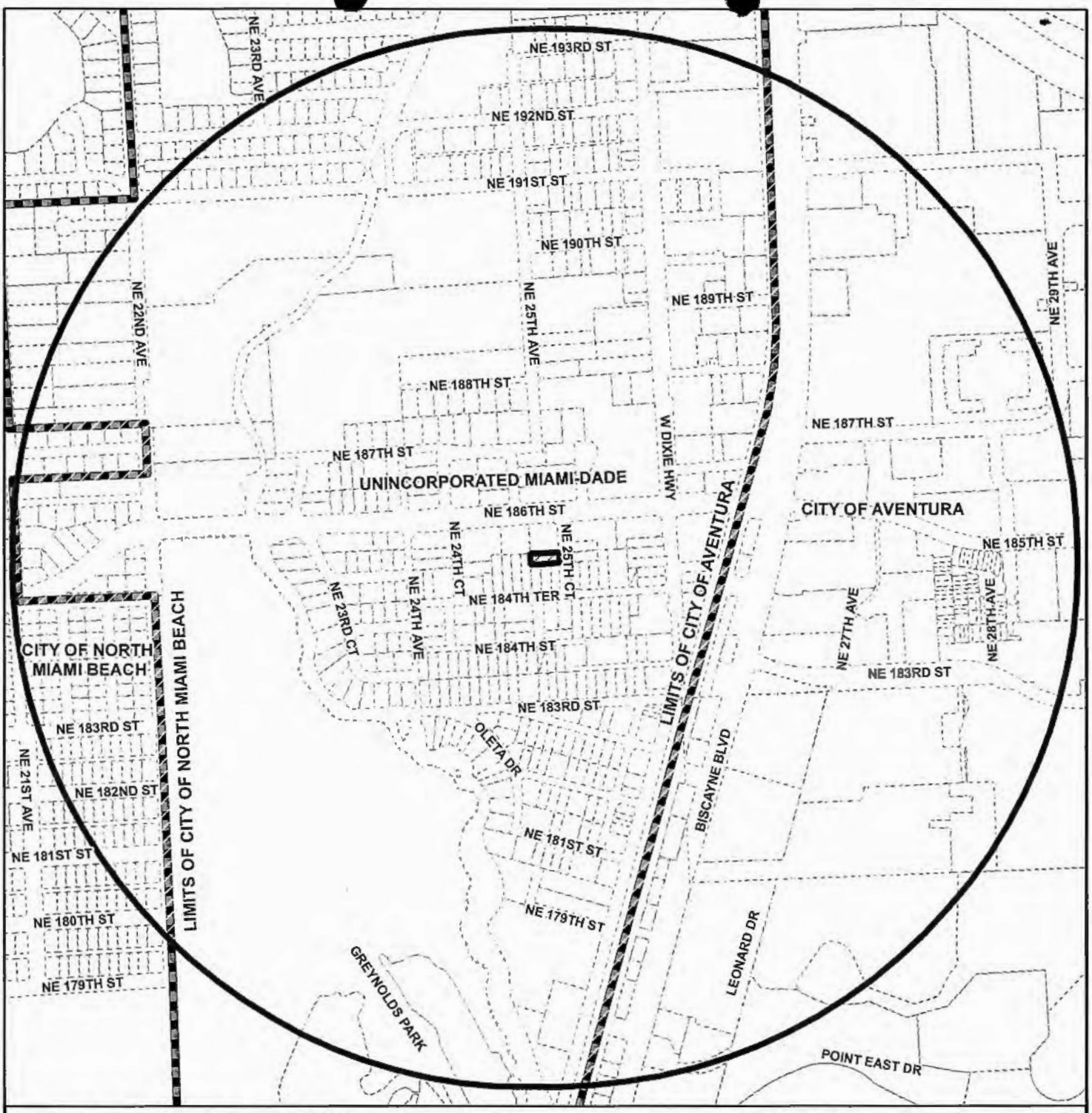



# MIAMI-DADE COUNTY

**RADIUS MAP**

**Section: 04 Township: 52 Range: 42**
**Applicant: OR SM HOLDING LLC**
**Zoning Board: C2**
**Commission District: 4**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

**Process Number**

**Z2016000073**

**RADIUS: 2640**

**Legend**

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, June 23, 2016**

| REVISION | DATE | BY |
|---|---|---|
| | 26 | |

**MIAMI-DADE COUNTY**

**CDMP MAP**

**Process Number**

**Z2016000073**

**Legend**

Subject Property Case

N W E S

**Section: 04 Township: 52 Range: 42**
**Applicant: OR SM HOLDING LLC**
**Zoning Board: C2**
**Commission District: 4**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

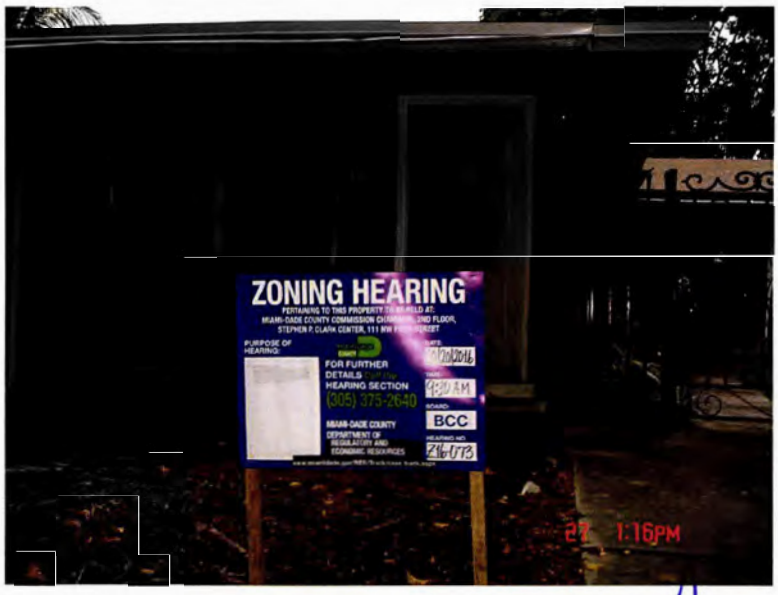
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 23, 2016

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

Miami-Dade County
Department of Regulatory and Economic Resources

# PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING




**HEARING NUMBER:** Z2016000073

**BOARD:** BCC

**LOCATION OF SIGN:** 18470 NE 25 COURT, MIAMI-DADE COUNTY, FLORIDA.

**Miami Dade County, Florida**

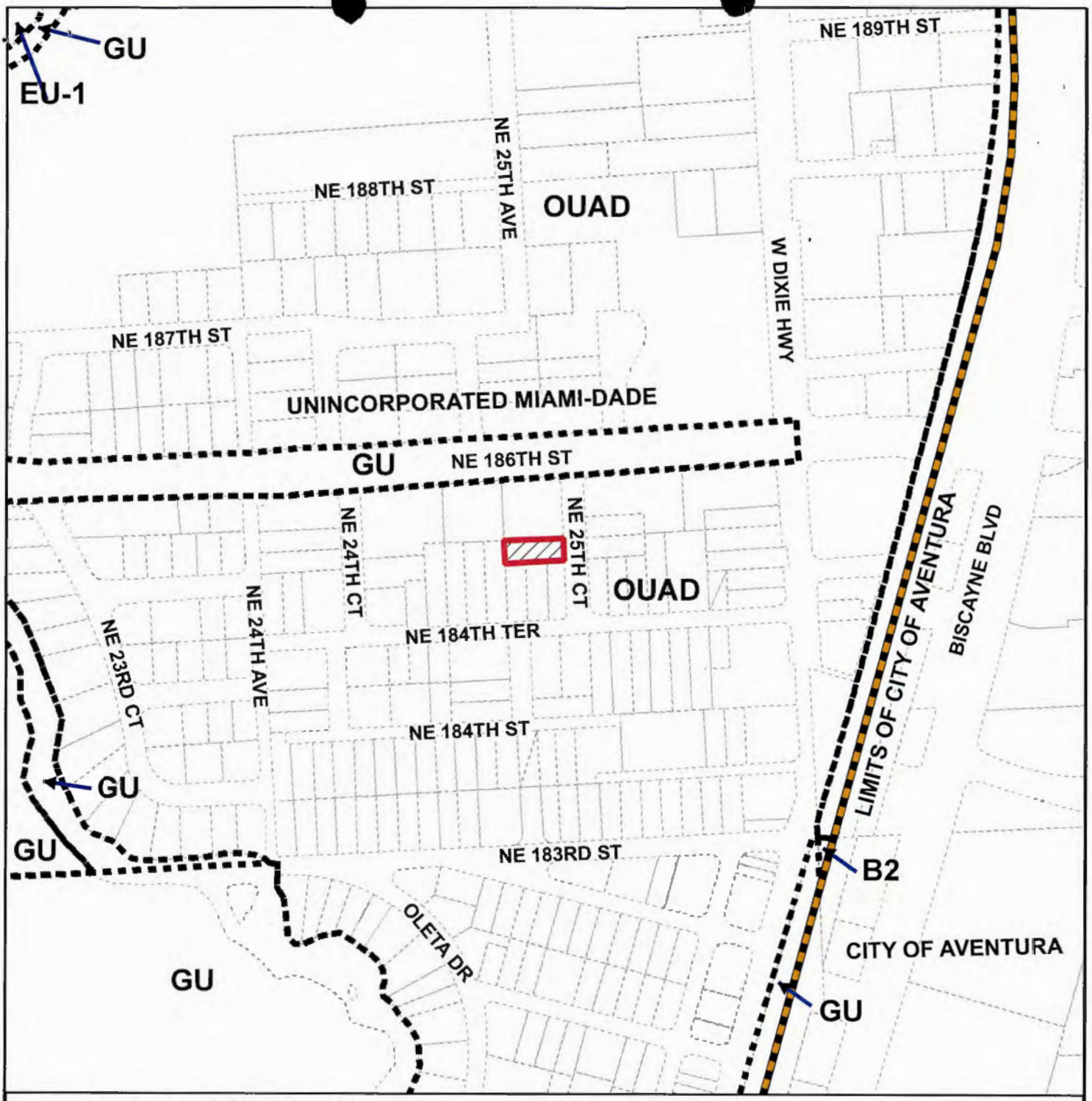
**Date of Posting:** 27-SEP-16

*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: CLEVELAND THOMPSON

HEARING NUMBER: 16-10-CC-5 (16-073)
APPLICANT NAME: OR SM Holdings, LLC
The applicant is requesting to update the Land Use, the Density, the Sub-District and the Height regulating plans of the OJUS Urban Area District (OUAD) in order to: (1) change the designation of the subject property from R, Residential, to MC, Mixed-Use Corridor; (2) change the allowed density from a range of 6 to 13 units/acre net to a maximum density of 36 units/acre net; (3) re-designate the subject property from Edge Sub-District to Center Sub-District; and (4) amend the height from two stories (maximum) to a range of two stories (minimum) to four stories (maximum).
LOCATION: 18470 NE 25 Court, Miami-Dade County, Florida
SIZE OF THE PROPERTY: +/- 0.17 ACRES




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

**Process Number**
**Z2016000073**

**Legend**
Subject Property Case
Zoning

N W E S

**Section: 04 Township: 52 Range: 42**
**Applicant: OR SM HOLDING LLC**
**Zoning Board: C2**
**Commission District: 4**
**Drafter ID: E.CESPEDES**
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 23, 2016

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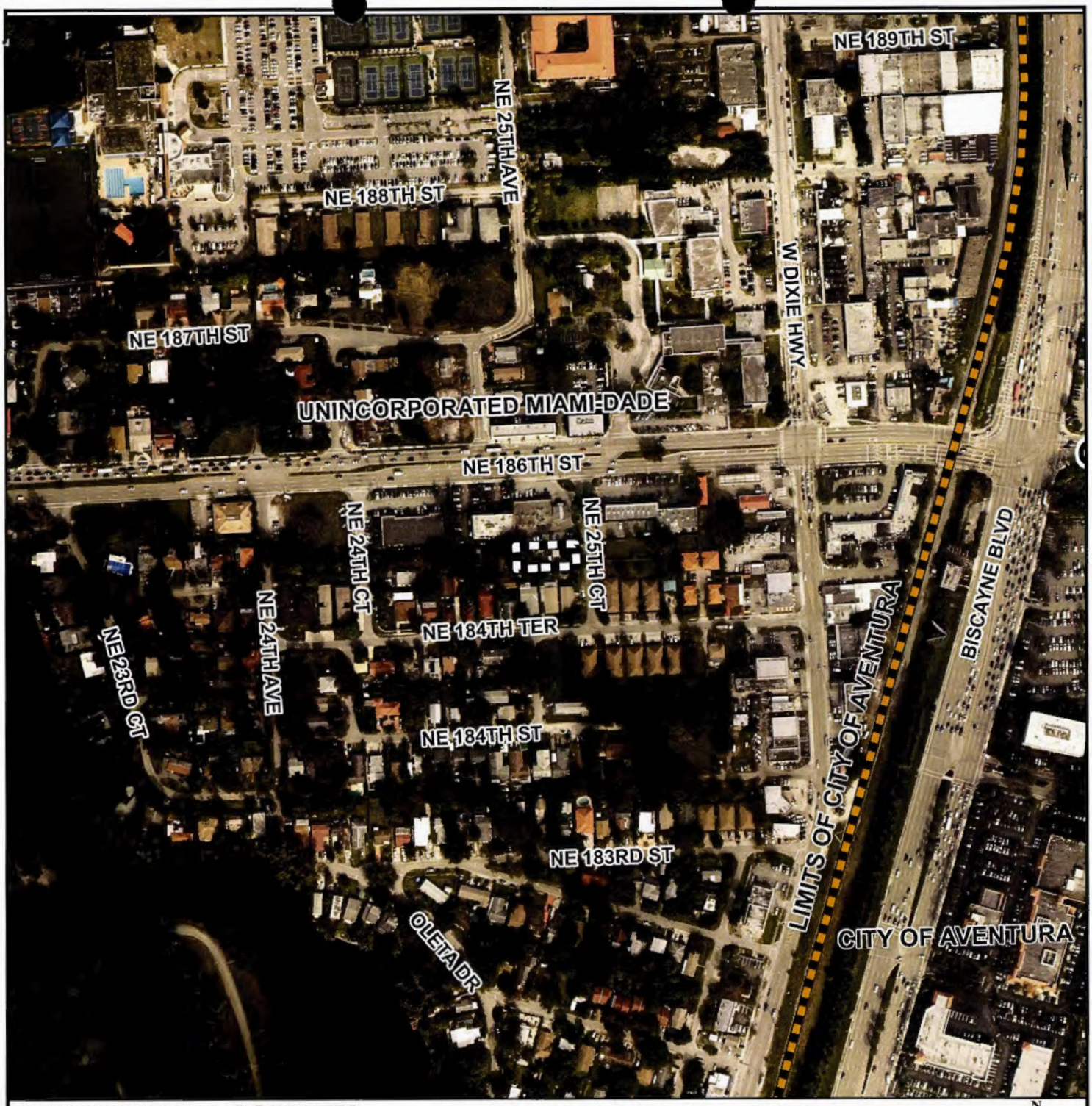


**MIAMI-DADE COUNTY**

**AERIAL YEAR 2015**

**Process Number**

**Z2016000073**

**Legend**

Subject Property

Municipalities

N W E S

**Section: 04 Township: 52 Range: 42**
**Applicant: OR SM HOLDING LLC**
**Zoning Board: C2**
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**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, June 23, 2016**

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

# MIAMI-DADE COUNTY

**RADIUS MAP**

**Section: 04 Township: 52 Range: 42**
**Applicant: OR SM HOLDING LLC**
**Zoning Board: C2**
**Commission District: 4**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

**Process Number**

**Z2016000073**

**RADIUS: 2640**

**Legend**

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, June 23, 2016**

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

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

**Process Number**
**Z2016000073**

**Legend**
Subject Property Case

N W E S

**Section: 04 Township: 52 Range: 42**
**Applicant: OR SM HOLDING LLC**
**Zoning Board: C2**
**Commission District: 4**
**Drafter ID: E.CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, June 23, 2016**

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

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

## EMERGENCY

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0051 | 15 MEET AN OFFICER | 2 | 3 | 0 |
| | 17 TRAFFIC ACCIDENT | 5 | 6 | 5 |
| | 32 ASSAULT | 0 | 0 | 1 |
| | 41 SICK OR INJURED PERSON | 13 | 13 | 5 |
| | 44 ATTEMPTED SUICIDE | 1 | 0 | 0 |
| | 49 FIRE | 3 | 5 | 2 |
| **TOTAL FOR GRID 0051** | | **24** | **27** | **13** |
| 0052 | 15 MEET AN OFFICER | 2 | 1 | 3 |
| | 17 TRAFFIC ACCIDENT | 7 | 8 | 12 |
| | 29 ROBBERY | 1 | 0 | 1 |
| | 32 ASSAULT | 3 | 0 | 2 |
| | 41 SICK OR INJURED PERSON | 19 | 15 | 26 |
| | 44 ATTEMPTED SUICIDE | 0 | 0 | 2 |
| | 49 FIRE | 1 | 1 | 0 |
| **TOTAL FOR GRID 0052** | | **33** | **25** | **46** |
| 0136 | 17 TRAFFIC ACCIDENT | 2 | 4 | 2 |
| | 32 ASSAULT | 1 | 0 | 2 |
| | 41 SICK OR INJURED PERSON | 11 | 9 | 12 |
| | 44 ATTEMPTED SUICIDE | 1 | 1 | 0 |
| | 49 FIRE | 1 | 1 | 1 |
| **TOTAL FOR GRID 0136** | | **16** | **15** | **17** |
| 0137 | 15 MEET AN OFFICER | 1 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 9 | 7 | 3 |
| | 41 SICK OR INJURED PERSON | 7 | 5 | 9 |
| | 48 EXPLOSION | 1 | 0 | 0 |
| | 49 FIRE | 1 | 2 | 0 |
| **TOTAL FOR GRID 0137** | | **19** | **14** | **13** |
| | | Reported: 19<br>Not Reported: 73 | Reported: 7<br>Not Reported: 74 | Reported: 11<br>Not Reported: 78 |
| **TOTAL EMERGENCY** | | **92** | **81** | **89** |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

**PRIORITY**

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0051 | 14 CONDUCT INVESTIGATION | 8 | 6 | 8 |
| | 15 MEET AN OFFICER | 0 | 3 | 0 |
| | 26 BURGLARY | 0 | 3 | 2 |
| | 32 ASSAULT | 3 | 1 | 1 |
| | 34 DISTURBANCE | 3 | 4 | 2 |
| | 47 BOMB OR EXPLOSIVE ALERT | 1 | 1 | 1 |
| | 49 FIRE | 2 | 3 | 2 |
| **TOTAL FOR GRID 0051** | | **17** | **21** | **16** |
| 0052 | 14 CONDUCT INVESTIGATION | 14 | 16 | 18 |
| | 15 MEET AN OFFICER | 1 | 0 | 0 |
| | 17 TRAFFIC ACCIDENT | 2 | 2 | 0 |
| | 26 BURGLARY | 3 | 1 | 1 |
| | 32 ASSAULT | 5 | 3 | 6 |
| | 34 DISTURBANCE | 19 | 5 | 7 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 0 | 0 | 1 |
| **TOTAL FOR GRID 0052** | | **44** | **28** | **33** |
| 0136 | 14 CONDUCT INVESTIGATION | 5 | 1 | 7 |
| | 18 HIT AND RUN | 1 | 0 | 0 |
| | 26 BURGLARY | 1 | 1 | 3 |
| | 32 ASSAULT | 4 | 2 | 2 |
| | 34 DISTURBANCE | 4 | 0 | 1 |
| | 44 ATTEMPTED SUICIDE | 0 | 0 | 1 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 1 | 1 | 1 |
| **TOTAL FOR GRID 0136** | | **16** | **6** | **15** |
| 0137 | 14 CONDUCT INVESTIGATION | 9 | 6 | 10 |
| | 26 BURGLARY | 4 | 1 | 1 |
| | 29 ROBBERY | 0 | 1 | 0 |
| | 32 ASSAULT | 4 | 2 | 2 |
| | 34 DISTURBANCE | 4 | 1 | 8 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 1 | 1 | 3 |
| **TOTAL FOR GRID 0137** | | **22** | **13** | **24** |
| | | Reported: 23<br>Not Reported: 76 | Reported: 12<br>Not Reported: 56 | Reported: 17<br>Not Reported: 71 |
| **TOTAL PRIORITY** | | **99** | **68** | **88** |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

**ROUTINE**

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0051 | 13 SPECIAL INFORMATION/ASSIGNMENT | 50 | 33 | 68 |
| | 14 CONDUCT INVESTIGATION | 69 | 86 | 72 |
| | 15 MEET AN OFFICER | 10 | 9 | 7 |
| | 16 D.U.I. | 0 | 1 | 1 |
| | 17 TRAFFIC ACCIDENT | 29 | 34 | 26 |
| | 18 HIT AND RUN | 2 | 4 | 4 |
| | 19 TRAFFIC STOP | 67 | 84 | 57 |
| | 20 TRAFFIC DETAIL | 25 | 19 | 16 |
| | 21 LOST OR STOLEN TAG | 2 | 1 | 4 |
| | 22 AUTO THEFT | 6 | 4 | 1 |
| | 25 BURGLAR ALARM RINGING | 239 | 298 | 300 |
| | 26 BURGLARY | 22 | 44 | 19 |
| | 27 LARCENY | 8 | 7 | 8 |
| | 28 VANDALISM | 10 | 6 | 7 |
| | 29 ROBBERY | 1 | 1 | 0 |
| | 32 ASSAULT | 4 | 1 | 9 |
| | 33 SEX OFFENSE | 0 | 1 | 0 |
| | 34 DISTURBANCE | 59 | 59 | 63 |
| | 36 MISSING PERSON | 3 | 5 | 4 |
| | 37 SUSPICIOUS VEHICLE | 21 | 31 | 46 |
| | 38 SUSPICIOUS PERSON | 45 | 52 | 27 |
| | 39 PRISONER | 2 | 4 | 0 |
| | 41 SICK OR INJURED PERSON | 2 | 3 | 2 |
| | 43 BAKER ACT | 1 | 5 | 6 |
| | 45 DEAD ON ARRIVAL | 2 | 1 | 0 |
| | 49 FIRE | 2 | 2 | 1 |
| | 52 NARCOTICS INVESTIGATION | 2 | 0 | 1 |
| | 54 FRAUD | 25 | 28 | 16 |
| | 55 WEAPONS VIOLATION | 0 | 1 | 0 |
| **TOTAL FOR GRID 0051** | | **708** | **824** | **765** |
| 0052 | 13 SPECIAL INFORMATION/ASSIGNMENT | 151 | 93 | 144 |
| | 14 CONDUCT INVESTIGATION | 88 | 65 | 62 |
| | 15 MEET AN OFFICER | 7 | 11 | 11 |
| | 16 D.U.I. | 0 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 59 | 59 | 67 |
| | 18 HIT AND RUN | 11 | 11 | 6 |
| | 19 TRAFFIC STOP | 94 | 128 | 134 |
| | 20 TRAFFIC DETAIL | 28 | 12 | 15 |
| | 21 LOST OR STOLEN TAG | 1 | 3 | 3 |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0052 | 22 AUTO THEFT | 11 | 1 | 4 |
| | 25 BURGLAR ALARM RINGING | 158 | 147 | 131 |
| | 26 BURGLARY | 50 | 40 | 57 |
| | 27 LARCENY | 20 | 20 | 14 |
| | 28 VANDALISM | 9 | 11 | 5 |
| | 29 ROBBERY | 1 | 1 | 3 |
| | 32 ASSAULT | 16 | 16 | 16 |
| | 33 SEX OFFENSE | 5 | 2 | 2 |
| | 34 DISTURBANCE | 123 | 66 | 87 |
| | 36 MISSING PERSON | 8 | 5 | 10 |
| | 37 SUSPICIOUS VEHICLE | 11 | 15 | 17 |
| | 38 SUSPICIOUS PERSON | 26 | 29 | 20 |
| | 39 PRISONER | 2 | 2 | 4 |
| | 41 SICK OR INJURED PERSON | 5 | 6 | 2 |
| | 43 BAKER ACT | 8 | 4 | 6 |
| | 44 ATTEMPTED SUICIDE | 2 | 0 | 0 |
| | 45 DEAD ON ARRIVAL | 0 | 1 | 0 |
| | 49 FIRE | 3 | 2 | 1 |
| | 52 NARCOTICS INVESTIGATION | 2 | 6 | 0 |
| | 53 ABDUCTION | 0 | 0 | 1 |
| | 54 FRAUD | 15 | 18 | 10 |
| **TOTAL FOR GRID 0052** | | **914** | **774** | **833** |
| 0136 | 13 SPECIAL INFORMATION/ASSIGNMENT | 13 | 15 | 9 |
| | 14 CONDUCT INVESTIGATION | 38 | 48 | 38 |
| | 15 MEET AN OFFICER | 4 | 2 | 1 |
| | 16 D.U.I. | 0 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 19 | 16 | 15 |
| | 18 HIT AND RUN | 4 | 1 | 1 |
| | 19 TRAFFIC STOP | 38 | 36 | 25 |
| | 20 TRAFFIC DETAIL | 6 | 8 | 3 |
| | 21 LOST OR STOLEN TAG | 1 | 1 | 0 |
| | 22 AUTO THEFT | 5 | 3 | 1 |
| | 25 BURGLAR ALARM RINGING | 133 | 137 | 122 |
| | 26 BURGLARY | 14 | 20 | 19 |
| | 27 LARCENY | 6 | 6 | 17 |
| | 28 VANDALISM | 3 | 6 | 2 |
| | 29 ROBBERY | 0 | 2 | 2 |
| | 32 ASSAULT | 5 | 4 | 2 |
| | 33 SEX OFFENSE | 0 | 1 | 0 |
| | 34 DISTURBANCE | 49 | 22 | 28 |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0136 | 36 MISSING PERSON | 2 | 5 | 3 |
| | 37 SUSPICIOUS VEHICLE | 11 | 9 | 5 |
| | 38 SUSPICIOUS PERSON | 8 | 5 | 5 |
| | 39 PRISONER | 1 | 4 | 0 |
| | 41 SICK OR INJURED PERSON | 2 | 3 | 4 |
| | 43 BAKER ACT | 3 | 2 | 2 |
| | 44 ATTEMPTED SUICIDE | 0 | 1 | 0 |
| | 45 DEAD ON ARRIVAL | 1 | 0 | 1 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 0 | 2 | 0 |
| | 52 NARCOTICS INVESTIGATION | 1 | 1 | 0 |
| | 54 FRAUD | 12 | 16 | 16 |
| **TOTAL FOR GRID 0136** | | **379** | **377** | **322** |
| 0137 | 13 SPECIAL INFORMATION/ASSIGNMENT | 19 | 22 | 17 |
| | 14 CONDUCT INVESTIGATION | 36 | 39 | 48 |
| | 15 MEET AN OFFICER | 4 | 1 | 2 |
| | 16 D.U.I. | 1 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 26 | 31 | 23 |
| | 18 HIT AND RUN | 6 | 9 | 3 |
| | 19 TRAFFIC STOP | 25 | 27 | 41 |
| | 20 TRAFFIC DETAIL | 34 | 11 | 9 |
| | 21 LOST OR STOLEN TAG | 4 | 2 | 3 |
| | 22 AUTO THEFT | 4 | 5 | 3 |
| | 25 BURGLAR ALARM RINGING | 51 | 57 | 69 |
| | 26 BURGLARY | 33 | 16 | 22 |
| | 27 LARCENY | 14 | 6 | 8 |
| | 28 VANDALISM | 10 | 8 | 9 |
| | 32 ASSAULT | 9 | 3 | 2 |
| | 33 SEX OFFENSE | 1 | 1 | 1 |
| | 34 DISTURBANCE | 75 | 64 | 60 |
| | 36 MISSING PERSON | 2 | 2 | 3 |
| | 37 SUSPICIOUS VEHICLE | 11 | 7 | 7 |
| | 38 SUSPICIOUS PERSON | 13 | 2 | 6 |
| | 39 PRISONER | 0 | 1 | 1 |
| | 41 SICK OR INJURED PERSON | 2 | 3 | 3 |
| | 43 BAKER ACT | 5 | 2 | 1 |
| | 45 DEAD ON ARRIVAL | 1 | 2 | 0 |
| | 49 FIRE | 0 | 2 | 0 |
| | 52 NARCOTICS INVESTIGATION | 1 | 4 | 4 |
| | 54 FRAUD | 10 | 10 | 8 |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| **TOTAL FOR GRID 0137** | | **397** | **337** | **354** |
| | | Reported: 992<br>Not Reported: 1406 | Reported: 984<br>Not Reported: 1328 | Reported: 880<br>Not Reported: 1394 |
| **TOTAL ROUTINE** | | **2398** | **2312** | **2274** |
| **GRAND TOTAL** | | **2589** | **2461** | **2451** |

**Complaint Date Range:** Jan 1, 2015 - Dec 31, 2015
**Grid:** 0136, 0137, 0051, 0052
**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:** ROUTINE, PRIORITY, EMERGENCY
**Primary Unit:** Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

**CDW Package**

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 24, 2015

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

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

**Subject:** Solid Waste Disposal Concurrency Determination

---

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

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

Attachment

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

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

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

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

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.

**** Maximum Contractual Tonnage per year from WMI is 1.25 million tons, 500,000 tons to the Medley Landfill, 500,000 to Okeechobee County Landfill and 250,000 tons to the Monarch Hill Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2035 and the contract contains two 5-year renewal terms.

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 1, 2015

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

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

**Subject:** FY16 Blanket Concurrency Approval for Transit

---

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

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

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

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

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** April 21, 2005

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

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

**Subject:** Concurrency Approval

---

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

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

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

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 2 7 2010

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 28, 2015

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

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

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

---

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

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

Attachment

MN: jb

c: Helen Brown, Metropolitan Planning, RER

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

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

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

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

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

**EMERGENCY**

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0051 | 15 MEET AN OFFICER | 2 | 3 | 0 |
| | 17 TRAFFIC ACCIDENT | 5 | 6 | 5 |
| | 32 ASSAULT | 0 | 0 | 1 |
| | 41 SICK OR INJURED PERSON | 13 | 13 | 5 |
| | 44 ATTEMPTED SUICIDE | 1 | 0 | 0 |
| | 49 FIRE | 3 | 5 | 2 |
| **TOTAL FOR GRID 0051** | | **24** | **27** | **13** |
| 0052 | 15 MEET AN OFFICER | 2 | 1 | 3 |
| | 17 TRAFFIC ACCIDENT | 7 | 8 | 12 |
| | 29 ROBBERY | 1 | 0 | 1 |
| | 32 ASSAULT | 3 | 0 | 2 |
| | 41 SICK OR INJURED PERSON | 19 | 15 | 26 |
| | 44 ATTEMPTED SUICIDE | 0 | 0 | 2 |
| | 49 FIRE | 1 | 1 | 0 |
| **TOTAL FOR GRID 0052** | | **33** | **25** | **46** |
| 0136 | 17 TRAFFIC ACCIDENT | 2 | 4 | 2 |
| | 32 ASSAULT | 1 | 0 | 2 |
| | 41 SICK OR INJURED PERSON | 11 | 9 | 12 |
| | 44 ATTEMPTED SUICIDE | 1 | 1 | 0 |
| | 49 FIRE | 1 | 1 | 1 |
| **TOTAL FOR GRID 0136** | | **16** | **15** | **17** |
| 0137 | 15 MEET AN OFFICER | 1 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 9 | 7 | 3 |
| | 41 SICK OR INJURED PERSON | 7 | 5 | 9 |
| | 48 EXPLOSION | 1 | 0 | 0 |
| | 49 FIRE | 1 | 2 | 0 |
| **TOTAL FOR GRID 0137** | | **19** | **14** | **13** |
| | | Reported: 19<br>Not Reported: 73 | Reported: 7<br>Not Reported: 74 | Reported: 11<br>Not Reported: 78 |
| **TOTAL EMERGENCY** | | **92** | **81** | **89** |

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

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

**PRIORITY**

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| **0051** | 14 CONDUCT INVESTIGATION | 8 | 6 | 8 |
| | 15 MEET AN OFFICER | 0 | 3 | 0 |
| | 26 BURGLARY | 0 | 3 | 2 |
| | 32 ASSAULT | 3 | 1 | 1 |
| | 34 DISTURBANCE | 3 | 4 | 2 |
| | 47 BOMB OR EXPLOSIVE ALERT | 1 | 1 | 1 |
| | 49 FIRE | 2 | 3 | 2 |
| **TOTAL FOR GRID 0051** | | **17** | **21** | **16** |
| **0052** | 14 CONDUCT INVESTIGATION | 14 | 16 | 18 |
| | 15 MEET AN OFFICER | 1 | 0 | 0 |
| | 17 TRAFFIC ACCIDENT | 2 | 2 | 0 |
| | 26 BURGLARY | 3 | 1 | 1 |
| | 32 ASSAULT | 5 | 3 | 6 |
| | 34 DISTURBANCE | 19 | 5 | 7 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 0 | 0 | 1 |
| **TOTAL FOR GRID 0052** | | **44** | **28** | **33** |
| **0136** | 14 CONDUCT INVESTIGATION | 5 | 1 | 7 |
| | 18 HIT AND RUN | 1 | 0 | 0 |
| | 26 BURGLARY | 1 | 1 | 3 |
| | 32 ASSAULT | 4 | 2 | 2 |
| | 34 DISTURBANCE | 4 | 0 | 1 |
| | 44 ATTEMPTED SUICIDE | 0 | 0 | 1 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 1 | 1 | 1 |
| **TOTAL FOR GRID 0136** | | **16** | **6** | **15** |
| **0137** | 14 CONDUCT INVESTIGATION | 9 | 6 | 10 |
| | 26 BURGLARY | 4 | 1 | 1 |
| | 29 ROBBERY | 0 | 1 | 0 |
| | 32 ASSAULT | 4 | 2 | 2 |
| | 34 DISTURBANCE | 4 | 1 | 8 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 1 | 1 | 3 |
| **TOTAL FOR GRID 0137** | | **22** | **13** | **24** |
| | | Reported: 23<br>Not Reported: 76 | Reported: 12<br>Not Reported: 56 | Reported: 17<br>Not Reported: 71 |
| **TOTAL PRIORITY** | | **99** | **68** | **88** |

# MIAMI DADE POLICE DEPARTMENT

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

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

**ROUTINE**

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0051 | 13 SPECIAL INFORMATION/ASSIGNMENT | 50 | 33 | 68 |
| | 14 CONDUCT INVESTIGATION | 69 | 86 | 72 |
| | 15 MEET AN OFFICER | 10 | 9 | 7 |
| | 16 D.U.I. | 0 | 1 | 1 |
| | 17 TRAFFIC ACCIDENT | 29 | 34 | 26 |
| | 18 HIT AND RUN | 2 | 4 | 4 |
| | 19 TRAFFIC STOP | 67 | 84 | 57 |
| | 20 TRAFFIC DETAIL | 25 | 19 | 16 |
| | 21 LOST OR STOLEN TAG | 2 | 1 | 4 |
| | 22 AUTO THEFT | 6 | 4 | 1 |
| | 25 BURGLAR ALARM RINGING | 239 | 298 | 300 |
| | 26 BURGLARY | 22 | 44 | 19 |
| | 27 LARCENY | 8 | 7 | 8 |
| | 28 VANDALISM | 10 | 6 | 7 |
| | 29 ROBBERY | 1 | 1 | 0 |
| | 32 ASSAULT | 4 | 1 | 9 |
| | 33 SEX OFFENSE | 0 | 1 | 0 |
| | 34 DISTURBANCE | 59 | 59 | 63 |
| | 36 MISSING PERSON | 3 | 5 | 4 |
| | 37 SUSPICIOUS VEHICLE | 21 | 31 | 46 |
| | 38 SUSPICIOUS PERSON | 45 | 52 | 27 |
| | 39 PRISONER | 2 | 4 | 0 |
| | 41 SICK OR INJURED PERSON | 2 | 3 | 2 |
| | 43 BAKER ACT | 1 | 5 | 6 |
| | 45 DEAD ON ARRIVAL | 2 | 1 | 0 |
| | 49 FIRE | 2 | 2 | 1 |
| | 52 NARCOTICS INVESTIGATION | 2 | 0 | 1 |
| | 54 FRAUD | 25 | 28 | 16 |
| | 55 WEAPONS VIOLATION | 0 | 1 | 0 |
| **TOTAL FOR GRID 0051** | | **708** | **824** | **765** |
| 0052 | 13 SPECIAL INFORMATION/ASSIGNMENT | 151 | 93 | 144 |
| | 14 CONDUCT INVESTIGATION | 88 | 65 | 62 |
| | 15 MEET AN OFFICER | 7 | 11 | 11 |
| | 16 D.U.I. | 0 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 59 | 59 | 67 |
| | 18 HIT AND RUN | 11 | 11 | 6 |
| | 19 TRAFFIC STOP | 94 | 128 | 134 |
| | 20 TRAFFIC DETAIL | 28 | 12 | 15 |
| | 21 LOST OR STOLEN TAG | 1 | 3 | 3 |

# MIAMI DADE POLICE DEPARTMENT

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

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

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0052 | 22 AUTO THEFT | 11 | 1 | 4 |
| | 25 BURGLAR ALARM RINGING | 158 | 147 | 131 |
| | 26 BURGLARY | 50 | 40 | 57 |
| | 27 LARCENY | 20 | 20 | 14 |
| | 28 VANDALISM | 9 | 11 | 5 |
| | 29 ROBBERY | 1 | 1 | 3 |
| | 32 ASSAULT | 16 | 16 | 16 |
| | 33 SEX OFFENSE | 5 | 2 | 2 |
| | 34 DISTURBANCE | 123 | 66 | 87 |
| | 36 MISSING PERSON | 8 | 5 | 10 |
| | 37 SUSPICIOUS VEHICLE | 11 | 15 | 17 |
| | 38 SUSPICIOUS PERSON | 26 | 29 | 20 |
| | 39 PRISONER | 2 | 2 | 4 |
| | 41 SICK OR INJURED PERSON | 5 | 6 | 2 |
| | 43 BAKER ACT | 8 | 4 | 6 |
| | 44 ATTEMPTED SUICIDE | 2 | 0 | 0 |
| | 45 DEAD ON ARRIVAL | 0 | 1 | 0 |
| | 49 FIRE | 3 | 2 | 1 |
| | 52 NARCOTICS INVESTIGATION | 2 | 6 | 0 |
| | 53 ABDUCTION | 0 | 0 | 1 |
| | 54 FRAUD | 15 | 18 | 10 |
| **TOTAL FOR GRID 0052** | | **914** | **774** | **833** |
| 0136 | 13 SPECIAL INFORMATION/ASSIGNMENT | 13 | 15 | 9 |
| | 14 CONDUCT INVESTIGATION | 38 | 48 | 38 |
| | 15 MEET AN OFFICER | 4 | 2 | 1 |
| | 16 D.U.I. | 0 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 19 | 16 | 15 |
| | 18 HIT AND RUN | 4 | 1 | 1 |
| | 19 TRAFFIC STOP | 38 | 36 | 25 |
| | 20 TRAFFIC DETAIL | 6 | 8 | 3 |
| | 21 LOST OR STOLEN TAG | 1 | 1 | 0 |
| | 22 AUTO THEFT | 5 | 3 | 1 |
| | 25 BURGLAR ALARM RINGING | 133 | 137 | 122 |
| | 26 BURGLARY | 14 | 20 | 19 |
| | 27 LARCENY | 6 | 6 | 17 |
| | 28 VANDALISM | 3 | 6 | 2 |
| | 29 ROBBERY | 0 | 2 | 2 |
| | 32 ASSAULT | 5 | 4 | 2 |
| | 33 SEX OFFENSE | 0 | 1 | 0 |
| | 34 DISTURBANCE | 49 | 22 | 28 |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| 0136 | 36 MISSING PERSON | 2 | 5 | 3 |
| | 37 SUSPICIOUS VEHICLE | 11 | 9 | 5 |
| | 38 SUSPICIOUS PERSON | 8 | 5 | 5 |
| | 39 PRISONER | 1 | 4 | 0 |
| | 41 SICK OR INJURED PERSON | 2 | 3 | 4 |
| | 43 BAKER ACT | 3 | 2 | 2 |
| | 44 ATTEMPTED SUICIDE | 0 | 1 | 0 |
| | 45 DEAD ON ARRIVAL | 1 | 0 | 1 |
| | 47 BOMB OR EXPLOSIVE ALERT | 0 | 1 | 0 |
| | 49 FIRE | 0 | 2 | 0 |
| | 52 NARCOTICS INVESTIGATION | 1 | 1 | 0 |
| | 54 FRAUD | 12 | 16 | 16 |
| **TOTAL FOR GRID 0136** | | **379** | **377** | **322** |
| 0137 | 13 SPECIAL INFORMATION/ASSIGNMENT | 19 | 22 | 17 |
| | 14 CONDUCT INVESTIGATION | 36 | 39 | 48 |
| | 15 MEET AN OFFICER | 4 | 1 | 2 |
| | 16 D.U.I. | 1 | 0 | 1 |
| | 17 TRAFFIC ACCIDENT | 26 | 31 | 23 |
| | 18 HIT AND RUN | 6 | 9 | 3 |
| | 19 TRAFFIC STOP | 25 | 27 | 41 |
| | 20 TRAFFIC DETAIL | 34 | 11 | 9 |
| | 21 LOST OR STOLEN TAG | 4 | 2 | 3 |
| | 22 AUTO THEFT | 4 | 5 | 3 |
| | 25 BURGLAR ALARM RINGING | 51 | 57 | 69 |
| | 26 BURGLARY | 33 | 16 | 22 |
| | 27 LARCENY | 14 | 6 | 8 |
| | 28 VANDALISM | 10 | 8 | 9 |
| | 32 ASSAULT | 9 | 3 | 2 |
| | 33 SEX OFFENSE | 1 | 1 | 1 |
| | 34 DISTURBANCE | 75 | 64 | 60 |
| | 36 MISSING PERSON | 2 | 2 | 3 |
| | 37 SUSPICIOUS VEHICLE | 11 | 7 | 7 |
| | 38 SUSPICIOUS PERSON | 13 | 2 | 6 |
| | 39 PRISONER | 0 | 1 | 1 |
| | 41 SICK OR INJURED PERSON | 2 | 3 | 3 |
| | 43 BAKER ACT | 5 | 2 | 1 |
| | 45 DEAD ON ARRIVAL | 1 | 2 | 0 |
| | 49 FIRE | 0 | 2 | 0 |
| | 52 NARCOTICS INVESTIGATION | 1 | 4 | 4 |
| | 54 FRAUD | 10 | 10 | 8 |

# MIAMI DADE POLICE DEPARTMENT

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

### Z2016000073 - OR SM Holding LLC

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

| Grid Code | CAD Signal Code | YTD 2015 | LYTD 2014 | P_LYTD 2013 |
|---|---|---|---|---|
| **TOTAL FOR GRID 0137** | | **397** | **337** | **354** |
| | | Reported: 992<br>Not Reported: 1406 | Reported: 984<br>Not Reported: 1328 | Reported: 880<br>Not Reported: 1394 |
| **TOTAL ROUTINE** | | **2398** | **2312** | **2274** |
| **GRAND TOTAL** | | **2589** | **2461** | **2451** |

**Complaint Date Range:** Jan 1, 2015 - Dec 31, 2015
**Grid:** 0136, 0137, 0051, 0052
**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:** ROUTINE, PRIORITY, EMERGENCY
**Primary Unit:** Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

**CDW Package**