MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS

THURSDAY, JANUARY 22, 2015

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
111 NW 1 STREET, MIAMI

DATE: JANUARY 22, 2014
TIME OF MEETING 9:30 AM

CURRENT :

		HEARING #	DISTRICT(S)
1.	**THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**	**Z14-110**	**02**

Request(s): - The applicant seeks a deletion of an agreement that restricts the development of the property to a previously approved office building, in order to allow the future development of the property in compliance with the North Central Urban Area District (NCUAD).

Location: Lying west of I-95 between NW 114 Street and NW 115 Street, Miami-Dade County, Florida.
Within the Urban Development Boundary (UDB)

Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, JANUARY 22, 2015

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

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.

SWEARING IN OF WITNESS

1. **DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES** — **15-1-CC-1 (14-110)** — **36-52-41** **BCC/District 02**

(1) DELETION of Declaration of Restriction recorded in Official Record Book 19356, Pages 2623-2636.

(2) DELETION of Declaration of Restrictions recorded in Official Record Book 24467, Pages 3151-3161.

The purpose of the above requests is to allow the applicant to delete previous agreements tying the site under a previous zoning district in order to allow the site to be developed in accordance with the North Central Urban Area District (NCUAD).

LOCATION: Lying West of I-95, East of NW 7 Avenue & between NW 114 Street & NW 115 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.8 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

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

PH: Z14-110 (15-1-CZ8-1) **January 22, 2015**
Item No. 1

Recommendation Summary	
Commission District	2
Applicant	The Director of the Department of Regulatory and Economic Resources
Summary of Requests	The applicant seeks a deletion of an agreement that restricts the development of the property to a previously approved office building, in order to allow the future development of the property in compliance with the North Central Urban Area District (NCUAD).
Location	Lying west of I-95 between NW 114 Street and NW 115 Street, Miami-Dade County, Florida.
Property Size	1.8 Acres
Existing Zoning	NCUAD, North Central Urban Area District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Community Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	**Consistent** with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval**

REQUEST:

DELETION of a Declaration of Restrictions recorded in Official Records Book 24467, Pages 3151 - 3161.

The purpose of the request is to delete the existing covenant in order to allow the applicant to develop the property in accordance with the North Central Urban Area District (NCUAD) regulations.

PROJECT DESCRIPTION AND HISTORY:

The subject property has been the subject of several zoning approvals from 1953 to 2003. Most recently, however, in October 2000, pursuant to Resolution #CZAB8-19-00, the subject property was approved for a district boundary change from BU-2, Special Business District, to BU-3, Liberal Business District along with the approval of a site plan for commercial development, a variance of the landscape regulations, and an Unusual Use to permit a recreational park facility, open to the public. At the time of this approval, the then applicant proffered a declaration of restrictions that among other things, restricted the development of the site to a specific site plan, restricted the uses on the property only to BU-2 uses and designated a portion of the property as a park, open to the public. Between 2001 and 2003, the applicant sought, and received approval of requests to modify the aforementioned resolution and covenant as it applied to the site plans as well as to remove the previously proffered restrictions to BU-2 uses on the subject parcel. Specifically, pursuant to Resolution #CZAB8-18-03, the elimination of the Declaration of Restrictions recorded under Official Record Book (ORB) 21389, Pages 4949 – 4963, as well as the modification of a condition pertaining to the site plan from the October 2000 resolution, were

approved by the Board. As a result of this approval, the property owner/applicant proffered a new Declaration of Restrictions, recorded in ORB 24467, Pages 3151 – 3161, which among other things, restricted the development of the site to a revised site plan and carried forward the restriction that required that a portion of the site be developed and maintained by the owners as a small park for public use.

Subsequently, pursuant to Resolution Z-14-12, the subject property was a part of a larger tract of land that was rezoned from multiple zoning districts to the North Central Urban Area District (NCUAD). The purpose of the current application is to delete the existing Declaration of Restrictions in order to permit the development of the property under the NCUAD regulations by current and future owners.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	NCUAD; office building and billboard	Community Urban Center
North	NCUAD; office building, repair shop	Community Urban Center
South	NCUAD; auto sales lot, warehouse building	Community Urban Center
East	GU: I-95 Expressway	Transportation
West	NCUAD; auto sales facility, religious facility	Community Urban Center

NEIGHBORHOOD CHARACTER:

The property is located along the NW 7 Avenue corridor that was recently rezoned to NCUAD and is surrounded by existing offices, auto sales lots and warehouse buildings. To the east of the subject property is the I-95 expressway.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the development of the subject property in accordance with the regulations of the NCUAD. Staff opines that the approval of the application would be consistent with the traffic and environmental impacts previously analyzed at the time of the rezoning to NCUAD and will allow the development of the parcel in conformity with the vision of the community described in Ordinance #11-65 for the NCUAD.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In July 2012, pursuant to Resolution Z-14-12, the subject property was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD).** The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **NCUAD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions such as residential uses integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components have been created to promote active pedestrian

environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved NCUAD described in Ordinance #11-65, are regulated by plans and descriptive standards which are consistent with the CDMP Land Use Element interpretative text for Urban Centers.

Approval of this application will allow the owner to delete a Declaration of Restrictions that restricted the development of the property to a previously approved site plan, that among other things, included a commercial office use and a small park for public use, which was to be maintained by the owner at no cost to the County, in order to permit the development of the property in accordance with NCUAD.

As such, staff opines that the application is **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

When the application to delete a prior Declaration of Restrictions, is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the application would not create a negative impact on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Division of Environmental Resources Management of (RER) and the Miami-Dade Fire and Rescue Department (MDFRD) have no objections to the application, and have indicated in their memoranda that approval of the application will not impact traffic or services in the area.

As previously noted, the subject property currently contains an existing office building with a billboard. Approval of this application will allow the development of the property within the guidelines of the NCUAD design standards, and therefore, would be **compatible** with vision expressed by the community for the development of properties within the NW 7 Avenue corridor in the surrounding area, through the Ordinance #11-65. **Therefore, staff recommends approval of the application under Section 33-311(A)(7), Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: NA.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval.

CONDITIONS: None

ES:MW:NN:EJ:CH

Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County
Regulatory and Economic Resources Department

ZONING RECOMMENDATION ADDENDUM

The Director of the Department of Regulatory and Economic Resources
Z14-110

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

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

Urban Centers (Pg. I-45-48)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the* ***Community Centers*** *shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time.*

ZONING RECOMMENDATION ADDENDUM

The Director of the Department of Regulatory and Economic Resources
Z14-110

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(7) Generalized Modification Standards	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*

1. DEPARTMENT OF REGULATORY AND ECONOMICE RESOURCES

15-1-CC-1 (14-110)
Area BCC/District 02
Hearing Date: 01/22/15

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1953	O. J. Tanner Estate	- Zone change from RU-1, BU-2 to BU-2A.	BCC	Approved
1992	Repossession Auction	- Unusual Use to permit Automotive auction sales From an open lot - Use variance to permit a Used car sales & display - Non-use variance of parking And landscaping	ZAB	Approved with condition(s)
2000	BKCLP LTD	- Zone change from BU-2 to BU-3 - Special Exception to permit A commercial development - Non-use variance of lawn Lawn requirement - Unusual use for a rec. center	C08	Approved with condition(s)
2001	BKCLP LTD	- Modification of resolution - Non-use variance of parking, Setback & landscape. 12432.	C08	Approved with condition(s)
2003	World Rentals and Sales, LLC.	- Deletion of declaration of Restriction, and modified of resolution	C08	Approved with condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: October 17, 2014

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

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

Subject: C-08 #Z2014000110
Deletion of Declaration of Restrictions
Lying West of I-95 between NW 114th Street and NW 115th Street
Deletion of a previous Agreement tying the site under a previous zoning district in order to allow the applicant to develop in accordance with the North Central Urban Area District.
(1.8 Acres)
36-52-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Tree Preservation
The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact staff for additional information regarding tree permitting procedures and requirements prior to site development.

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: October 14, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000110
Name: Department of Regulatory and Economic Resources
Location: Lying West of I-95, Between NW 114 Street & NW 115 Street
Section 36 Township 52 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 11 through 29, Block 2, Plat Book 19, Page 79.

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: October 13, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

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

Subject: Department of Regulatory and Economic Resources (DIC #14_110)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***The Miami-Dade County Department of Regulatory and Economic Resources (RER)*** is requesting to delete the Declaration of Restrictions recorded in the Public Records of Miami-Dade County, at Plat Book 24467 Pages 3151-3161. The deletion will allow for development of the site in accordance to the North Central Urban Area District (NCUAD). According to the Miami-Dade County Comprehensive Development Master Plan Land Use Element, Urban Centers throughout the County "contain business, employment, civic, and/or high-or moderate-density residential uses."

Size: The subject property is approximately 1.8 acres.

Location: The subject property is lying west of I-95, between NW 114th Street and NW 115th Street, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the NCUAD allows development of high-or moderate-density residential uses. This type of development meets the definition of multi-family residential establishments, while options for business, employment, and civic uses meet the County Code definition of commercial establishments.

Per the Code, the following is required of multi-family residential and commercial establishments located in unincorporated Miami-Dade County:

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

3. Recycling: Multi-family Residential Establishments

Regarding multi-family units, **Section 15-2.2a** of the Code requires "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 in Section 15-2.2 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 the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(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. Requests for approval of modified recycling programs must be made directly to the Department at 305 514-6666.

4. Recycling: Commercial Establishments

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

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

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

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. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: October 14, 2014

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

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

Subject: Z2014000110: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Application Name: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Project Location: The site is located in that area LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, Miami-Dade County.

Proposed Development: The request is for deletion of a declaration of restriction to bring the site into compliance with the NCUAD district.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

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 Property Management Supervisor

Memorandum

Date: 01-OCT-14

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

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

Subject: Z2014000110

Fire Prevention Unit:

No site plan available for analysis.

Service Impact/Demand

Development for the above Z2014000110
located at LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0592 is proposed as the following:

N/A	dwelling units	N/A	square feet
residential		**industrial**	
N/A	square feet	N/A	square feet
Office		**institutional**	
N/A	square feet	N/A	square feet
Retail		**nursing home/hospitals**	

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:18 minutes

Existing services

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

Station 19 - North Miami W - 650 NW 131 Street
Rescue, ALS 60 feet Aerial, TRT-1

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis at this stage.

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

DATE: 22-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES	LYING WEST OF 1-95, BETWEEN NW 114 STREET & NW 115 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Z2014000110	
HEARING NUMBER	

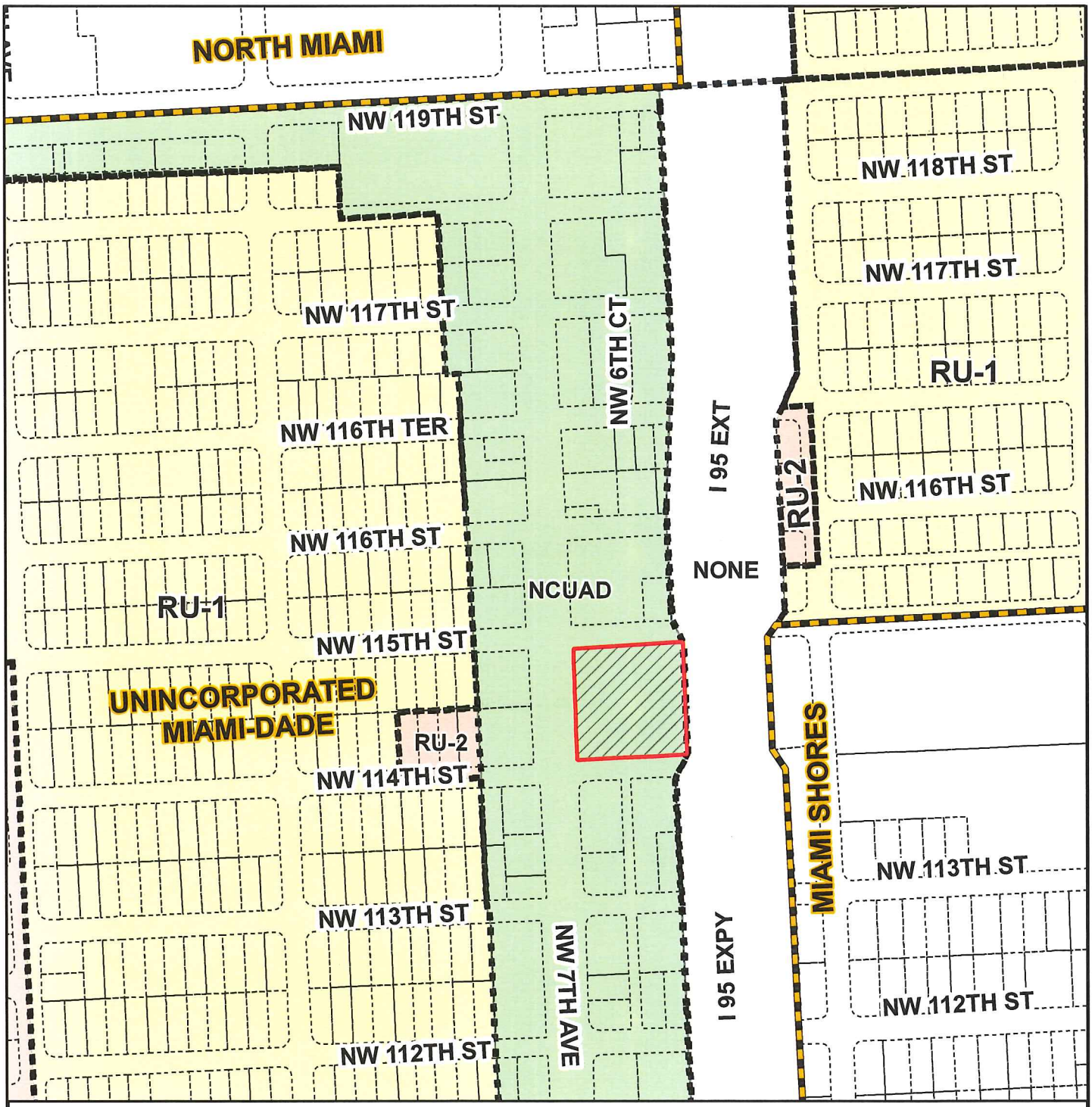
HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC:No bss cases

Department of Regulatory and Economic Resources

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Legend

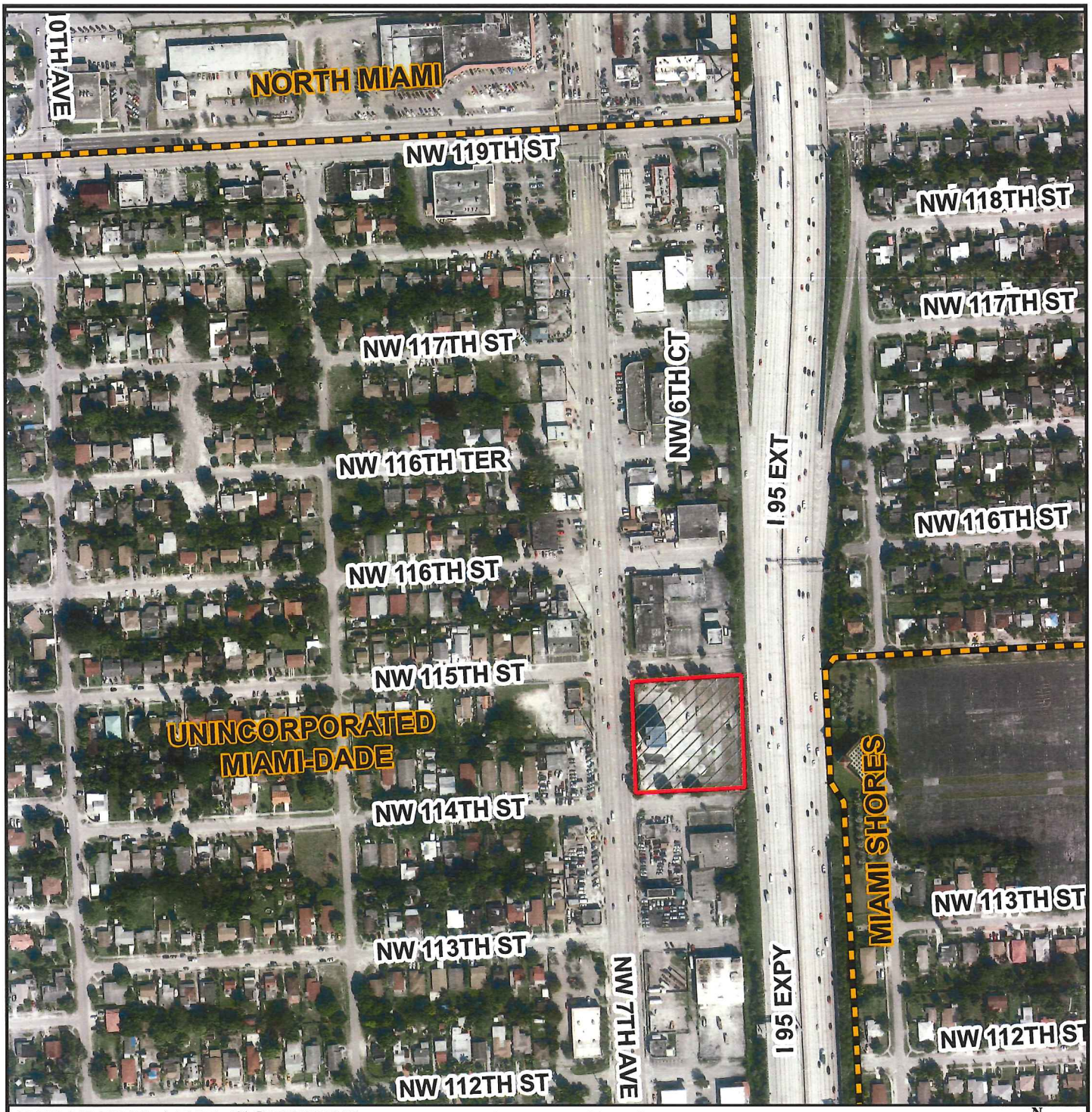
- Subject Property Case
- Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000110

Legend

Subject Property

Municipalities

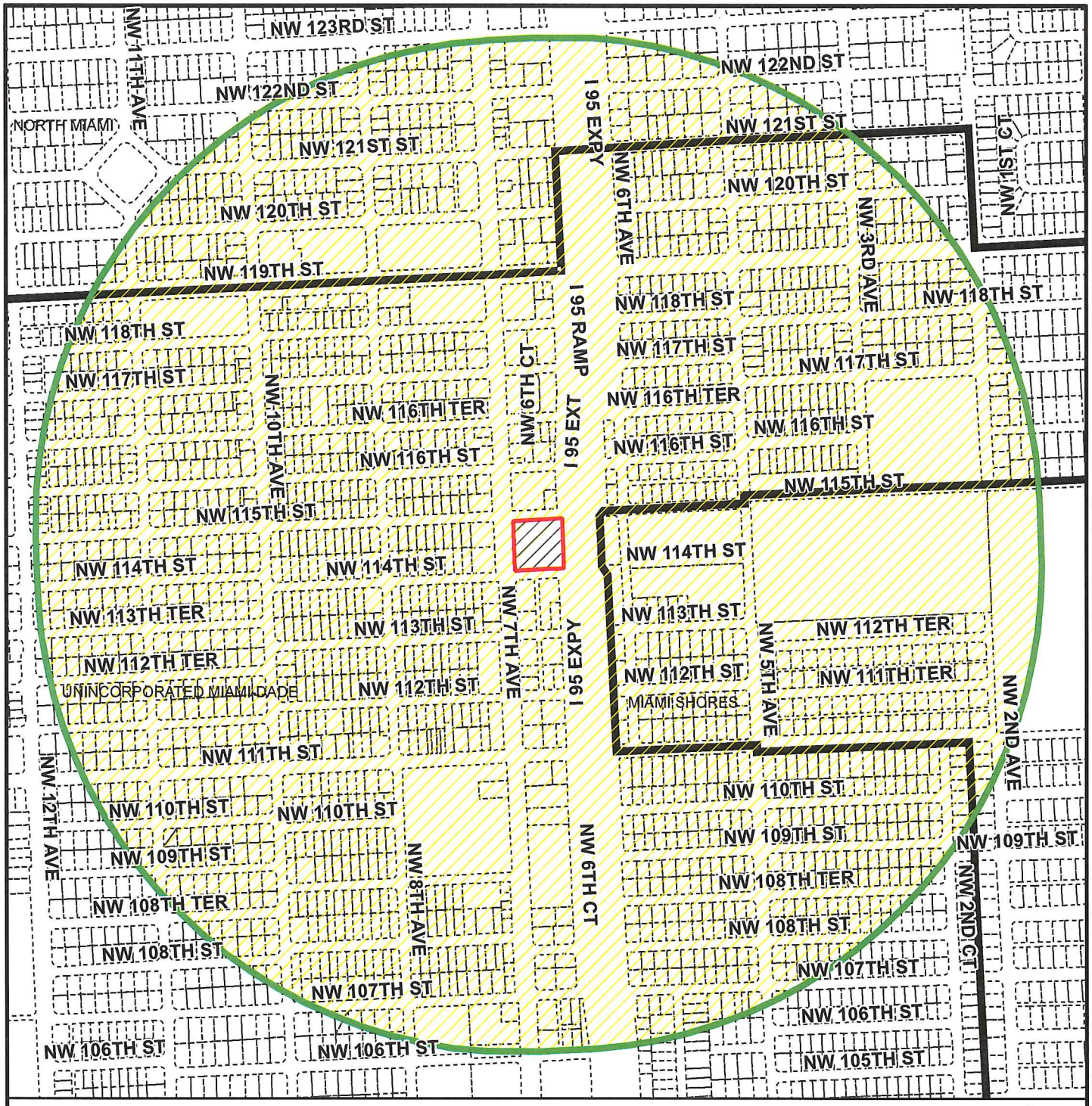
N
W E
S

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000110

RADIUS: 2640

Legend

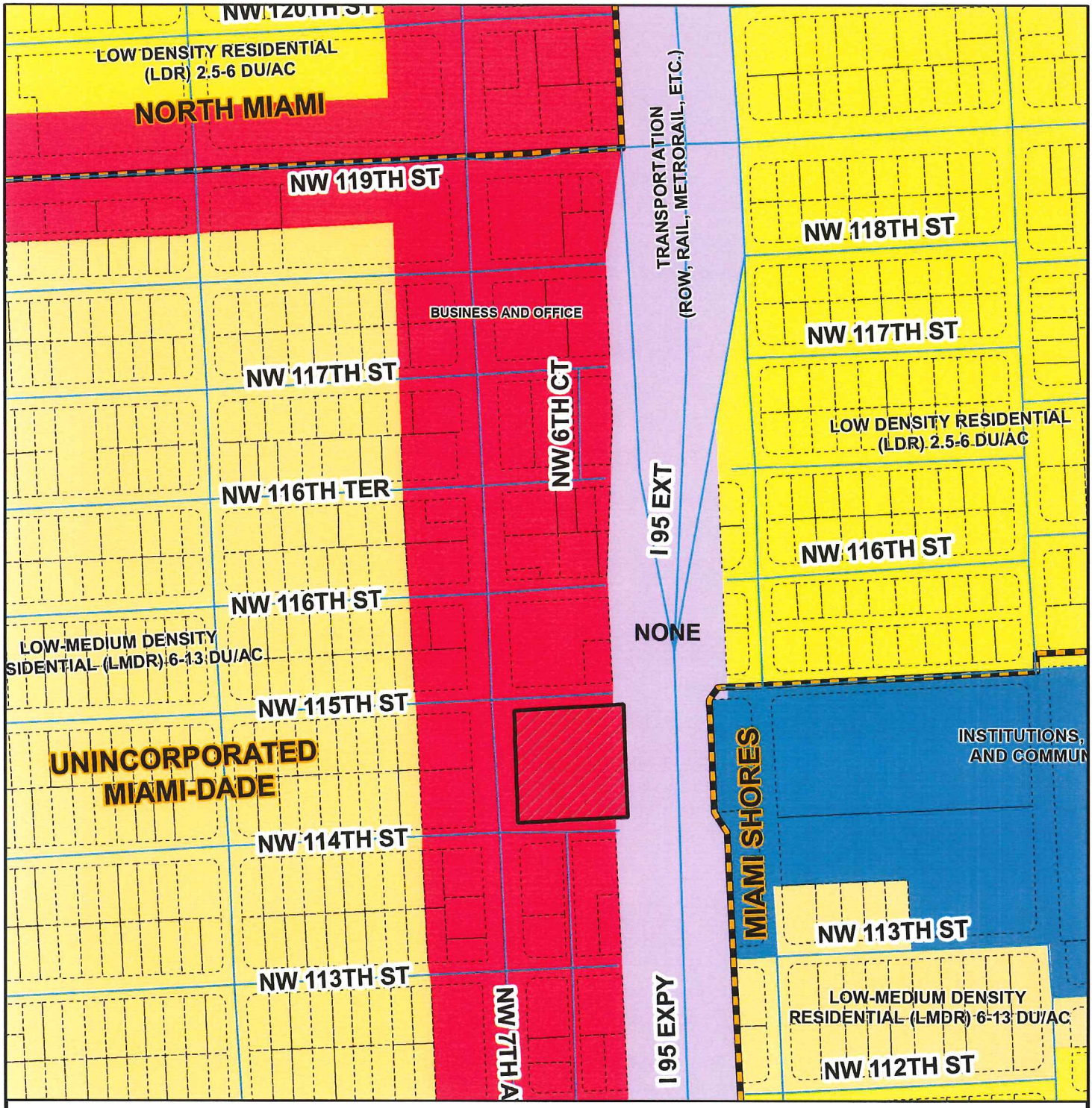
- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000110

Section: 36 Township: 52 Range: 41
Applicant: DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: BCC
Commission District: 2
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 16, 2014

REVISION	DATE	BY