FINAL AGENDA

9-15-2014 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 2

HIGHLAND OAKS PARK

20300 NE 24 Avenue, Miami

Wednesday, October 22, 2014 at 7:00 p.m.

CURRENT

1.	14-10-CZ2-1	THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES	14-93	34-51-42	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, OCTOBER 22, 2014

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD 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 MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM 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 WITNESSES

1. THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. 14-10-CZ2-1(14-093) **34-51-42 Area 2/District 04**

DELETION of a Declaration of Restrictions recorded in Official Records Book 24650, Pages 1768 - 1774.

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 Ojus Urban Area District regulations (OUAD).

LOCATION: Lying east of NE 26 Avenue, West of West Dixie Highway and South of NE 202 Street, A/K/A 20000 West Dixie Highway, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 16.35 Acres +/-

Department of Regulatory and Economic Resources Recommendation: Approval.

Protests: 1 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

****

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

Miami-Dade County Regulatory and Economic Resources Department
Staff Report to Community Council No. 2

PH: Z14-093 (14-10-CZ2-1) **October 22, 2014**
Item No. 1

Recommendation Summary	
Commission District	4
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 residential development in order to allow the applicant to build in compliance with the Ojus Urban Area District (OUAD).
Location	Lying east of NE 26 Avenue, west of West Dixie Highway and south of NW 202 Street, AKA 20000 West Dixie Highway, Miami-Dade County, Florida.
Property Size	16.35 +/- Acres
Existing Zoning	OUAD, Ojus 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 24650, Pages 1768 - 1774.

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 Ojus Urban Area District (OUAD) regulations.

PROJECT DESCRIPTION AND HISTORY:

The subject property has been the subject of several zoning approvals from 1954 to 2013. In April 2006, pursuant to Resolution #CZAB2-2-06, the subject property was approved for a district boundary change from BU-1, Neighborhood Business District, and RU-3M, Minimum Apartment House District to RU-4M, Modified Apartment District, along with other ancillary variances. At the time of approval, the applicant(s) proffered a covenant that restricted the development of the property to a 408 residence townhouse development.

In March 2007, pursuant to Resolution Z-3-07, the subject property was part of a Director's application for a larger tract of land that was approved for a district boundary change from multiple zoning districts to OUAD.

Subsequently, in December 2013, pursuant to Administrative Site Plan Review (ASPR) #A2013000013, the property was approved to allow the applicant to develop a 400 unit multi-

family mixed use development, including 4,006 sq. ft of retail area. Said approval is within the density threshold allowed under the OUAD Regulations.

The applicant now seeks the approval of a request to delete the prior Declaration of Restrictions in order to allow the applicant to develop the 16.35 +/- Acre property in accordance with OUAD regulations. The applicant is not seeking a variance of OUAD regulations or any other zoning regulations applicable to the property.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	OUAD; vacant land	Community Urban Center
North	OUAD; vacant land, office building and duplex residences	Community Urban Center
South	OUAD; vacant parcels, trailer park, apartment residences and warehouse building	Community Urban Center
East	City of Aventura (apartments and commercial retail)	Business and Office
West	OUAD; single-family residences	Community Urban Center

NEIGHBORHOOD CHARACTER:

The property is located in the Ojus Urban Area District (OUAD). The subject property is surrounded to the north, south and west by apartments, duplex residences, an office building, single-family residences, a vacant parcel of land and a warehouse building also located in the OUAD. To the East of the subject property are apartments and commercial uses located in the City of Aventura.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to develop the subject property in accordance with the regulations of the Ojus Urban Area District (OUAD). Staff opines that the approval of the application would be consistent with the traffic impacts previously analyzed at the time of the rezoning to OUAD and that no new traffic impacts are anticipated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In March 2007, pursuant to Resolution Z-3-07, the subject property was a part of a larger tract of land that was rezoned to the **Ojus Urban Area District (OUAD).** The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **OUAD**. 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 OUAD described in Ordinance #06-68, are regulated by plans and descriptive standards which are consistent with the CDMP Land Use Element interpretative text for Urban Centers.

The purpose of the this application is to allow the applicant to delete a Declaration of Restrictions which restricted the development of the property to a previously approved site plan for a 408 unit townhouse development in order to develop the property in accordance with OUAD.

As such, staff opines that the application is **compatible** with commercial and residential mixed uses allowed in the OUAD and therefore **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.

Further, staff notes that the subject property, a vacant parcel of land, is within the Core, Center and Edge Sub-Districts and is designated MC, Mixed Use Corridor and R, Residential on the regulating plans for the Ojus Urban Area District (OUAD) that were approved in March 2007. The R, designation permits a residential density of 6-13 units per net acre, and the MC, designation district permits a residential density of 52 units per net acre. Staff opines that the approval of the application will allow the development of the property within the guidelines of the aforementioned ASPR, which is within the density threshold allowed and implements the design standards of the OUAD, and therefore, would be **compatible** with the surrounding area.

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:CH:EJ

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

10/17/2014

ZONING RECOMMENDATION ADDENDUM

The Director of the Department of Regulatory and Economic Resources
Z14-093

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.*

1. THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
(Applicant)

14-10-CZ2-1(14-093)
Area 02/District 04
Hearing Date: 10/22/14

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 ☑

If so, who are the interested parties?

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2006	Aventura Crossings Joint Venture	- Zone change from BU-1 & RU-3M to RU-4M.	C02	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: August 20, 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-02 #Z2014000093
The Department of Regulatory and Economic Resources
20000 West Dixie Hwy, Miami-Dade County, Florida
Modification of a previous Resolution/Agreement
(RU-4M) (16.3 Acres)
34-51-42

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

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

Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: August 26, 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: Z2014000093
Name: The Director of the Department of Regulatory and Economic Resources
Location: 2000 West Dixie Highway
Section 34 Township 51 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application objects for the following reasons:

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A of Plat Book 168, Page 21.

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: August 28, 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_092)

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 305-514-6661. **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 Declaration of Restrictions recorded in the Public Records of Miami-Dade County, at Plat Book 24650 Pages 1768-1774. The deletion will allow for development of the site in accordance to the Ojus Urban Area District (OUAD), which allows for multi-family residential with options for mixed uses of retail, business and office.

Size: The subject property is approximately 0.67 acres.

Location: The subject property is approximately located at 20000 West Dixie Highway, 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 25, 2013, 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 proposed development of multi-family units will meet the definition of multi-family residential establishments, while options for the development retail, business and office uses will 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: August 28, 2014

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

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

Subject: Z2014000093: THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Revised Plans Submitted Stamped Date Received 8/22/14

Application Name: THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Project Location: The site is located at 20000 WEST DIXIE HWY, Miami-Dade County.

Proposed Development: The request is for deletion of declaration of restrictions in order to allow the site to be developed in accordance with the Ojus Urban Area District.

Impact and demand: The request in this application does not generate any additional 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: 10-SEP-14

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

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

Subject: Z2014000093

Fire Prevention Unit:

Zoning hearing documents contain no plans for review. Letter of intent appears to be Not Applicable to Fire review.

Service Impact/Demand

Development for the above Z2014000093
located at 20000 WEST DIXIE HWY, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0398 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: ___ minutes

Existing services

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

Station 20 - North Miami E. - 13000 NE 16 Avenue
Rescue, ALS Engine, Battalion 3.

Planned Service Expansions:

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

N/A

Fire Planning Additional Comments

N/A

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

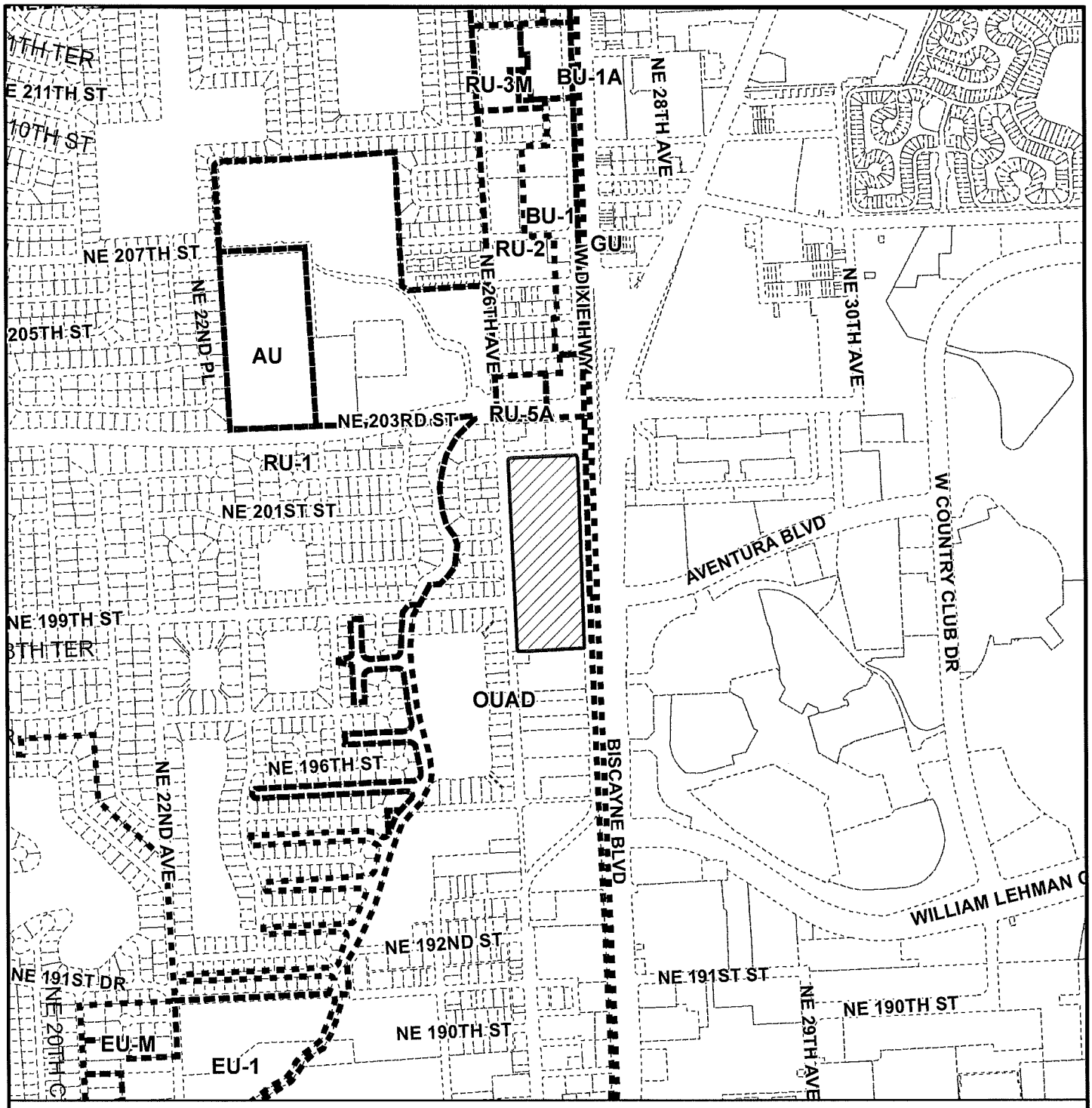
THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES	Lying east of NE 26 Avenue, west of West Dixie Highway and south of NW 202 Street, AKA 20000 WEST DIXIE HWY, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
10/17/2014 9:41:40 AM	Z2014000093
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

NC OPEN: CASE #201406004744, WAS OPENED ON SEPTEMBER 19, 2014, FOR FAILURE TO MAINTAIN AND OR REMOVE SOLID WASTE, JUNK, TRASH, AND/DEBRIS AS STATED IN 19-13 (A)(1) AND 19-13 (A) (2) [OVERGROWTH WITH JUNK AND TRASH]. CITATION #T049060, WAS ISSUED ON THE SAME DAY. THE CASE REMAINS OPEN PENDING THE RESULTS OF THECOMPLIANCE INSPECTION, WHICH IS SCHEDULED FOR OCTOBER 24, 2014. NC CLOSED: THERE ARE NO OPEN OR CLOSED NEIGHBORHOOD REGULATION CASES BLDG OPEN: THERE ARE NO OPEN BUILDING SUPPORT CASES REGULATION CASES BLDG CLOSED: BSS CASE #A2012001963-X, WAS OPENED ON MARCH 11, 2012, FOR FAILURE TO RENEW EXPIRED PERMIT #2008049217. A NOTICE OF VIOLATION WAS ISSUED THE SAME DAY. CIVIL VIOLATION NOTICE #P009046, WAS ISSUED ON September 14, 2012 FOR NON-COMPLIANCE. THE CIVIL VIOLATION NOTICE WAS PAID ON NOVEMBER 27, 2012. A FINAL NOTICE OF INTENT TO LIEN/DEMAND FOR PAYMENT WAS ISSUED ON DECEMEBER 13, 2012. THE CASE WAS SETTLED ON 10/1/13 AND CLOSED ON JANUARY 14, 2014.

VIOLATOR:

THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURECES



MIAMI-DADE COUNTY

HEARING MAP

Section: 03 Township: 52 Range: 42

Section: 34 Township: 51 Range: 42

Applicant: THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Zoning Board: C2

Commission District: 4

Drafter ID: GGARCIA

Scale: NTS

Process Number

Z2014000093

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, September 11, 2014

REVISION	DATE	BY
		15

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Section: 03 Township: 52 Range: 42
Section: 34 Township: 51 Range: 42
Applicant: THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: C2
Commission District: 4
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000093

Legend

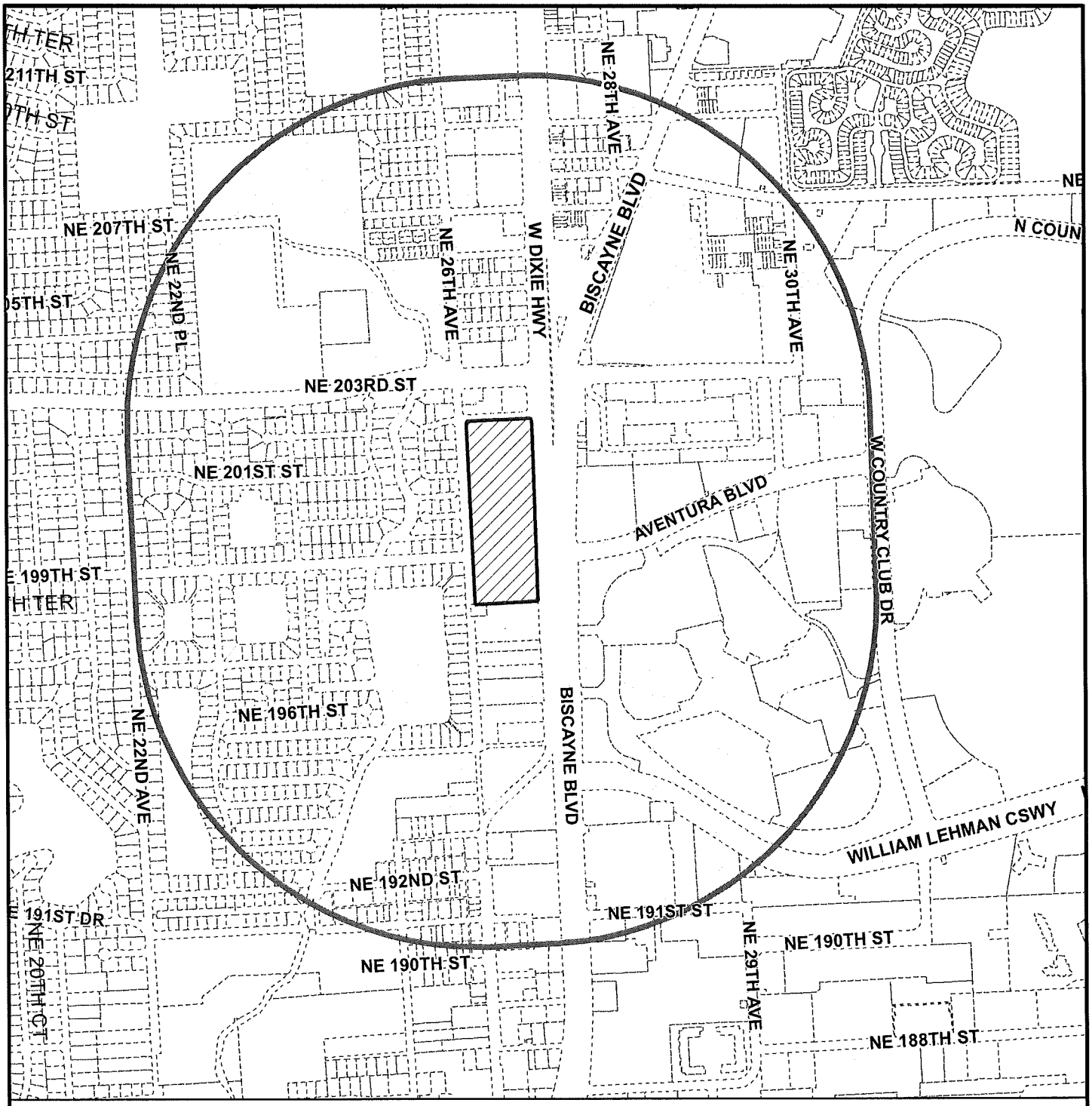
- MDC STL Index Poly
- Subject Property
- Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, September 11, 2014

REVISION	DATE	BY
		16



MIAMI-DADE COUNTY

RADIUS MAP
Section: 03 Township: 52 Range: 42
Section: 34 Township: 51 Range: 42
Applicant: THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: C2
Commission District: 4
Drafter ID: GGARCIA
Scale: NTS

Process Number

Z2014000093

RADIUS: 2640

Legend

- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, September 11, 2014

REVISION	DATE	BY
		17

MIAMI-DADE COUNTY

CDMP MAP
Section: 03 Township: 52 Range: 42
Section: 34 Township: 51 Range: 42
Applicant: THE DIRECTOR OF THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Zoning Board: C2
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N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, September 11, 2014

REVISION	DATE	BY