

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

**PH: Z15-123 (16-9-BCC-4)**

**September 15, 2016**

Item No. 4

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	Figueredo Center, LTD
<b>Summary of Requests</b>	The applicant is seeking to modify plans approved pursuant to a prior resolution, as well as a paragraph of a prior declaration of restrictions, which restricted the development of the site to said plans. Additionally, the applicant also seeks to modify the miscellaneous clause of the declaration of restrictions in order to allow the Covenant to be modified administratively as permitted by County Code.
<b>Location</b>	1551 SW 107 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	12.3 acres
<b>Existing Zoning</b>	BU-2, Special Business District
<b>Existing Land Use</b>	Shopping center
<b>2020-2030 CDMP Land Use Designation</b>	Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions of requests #1 through #3, subject to the Board's acceptance of the revised covenant.</b>

**REQUESTS:**

1. MODIFICATION of plans approved pursuant to Resolution Z-70-82, last modified by Resolution Z-7-94, passed and adopted by the Board of County Commissioners, reading as follows:

From: "That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled, "Proposed Fast Food Restaurant", as prepared by Isaak Sklar Associates and a floor plan entitled, "Pollo Tropical" as prepared by Isaac Sklar Associates and dated stamped received Nov. 13, 1993."

To: "That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled, Proposed Starbucks Coffee at University Center North" as prepared by The Architecture Group, Sheet A2.01 dated stamped received 2/18/16, Sheet A1.01 dated stamped received 6/21/16 and sheets A1.00 and L1.01 dated stamped received 5/9/16 for a total of 4 sheets."

2. MODIFICATION of Paragraph 1 of Declaration of Restrictions, recorded in Official Record Book 13354, Pages 797 - 804, reading as follows:

From: "1 Specification of Site Plans. That said property be developed substantially in accordance with the spirit and intent of the Plans previously submitted,

prepared by Salman, Jimenez, Camero entitled, "University Shopping Center North", dated 6/8/87 and consisting of three pages, said plans being on file with the Dade County Building and Zoning Department, and by reference made part of this Declaration."

To: "1 Specification of Site Plans. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled, "Proposed Starbucks Coffee at University Center North" as prepared by The Architecture Group, Sheet A2.01 dated stamped received 2/18/16, Sheet A1.01 dated stamped received 6/21/16 and sheets A1.00 and L1.01 dated stamped received 5/9/16 for a total of 4 sheets."

3. MODIFICATION of a Declaration of Restrictions recorded in Official Record Book 13354, Pages 797 – 804, to allow the Covenant to be modified administratively as permitted by County Code, to provide how the Covenant is addressed in cases of annexation of incorporation and to update other provisions to current standard "Miscellaneous" clauses.

The purpose of Request #1 through #3 is to allow the applicant to submit revised site plans showing a proposed restaurant on the outparcel and to allow future modifications of said covenant as permitted by County Code.

**PROJECT DESCRIPTION AND PROJECT HISTORY:**

The subject property was a portion of a larger tract of land that was the subject of several zoning approvals between 1974 and 1998. Among said approvals, the subject property was approved for a district boundary change pursuant to Resolution #Z-70-82, subject to the acceptance of a declarations of restrictions. Said approval also included the approval of modifications of a previously approved site plan, as well as a hotel use with a shopping center. Subsequently, the plans for the shopping center was modified on more than one occasion, the last of which, Resolution #Z-7-94, approved a restaurant on an outparcel.

The applicant now seeks to modify the previously approved plans, along with the aforementioned declaration of restrictions, in order to submit revised plans showing a proposed Starbucks restaurant in place of the previously approved Pollo Tropical restaurant on the outparcel of the existing shopping center. Additionally, the applicant also seeks to modify the Modification Clause of the aforementioned declaration of restrictions to allow future modifications as allowed by County Code. However, the modification clause of the aforementioned declaration of restrictions, required that any modification or release would require the approval of the Board of County Commissioners (BCC) at a public hearing.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-2; shopping center and offices	Business and Office
<b>North</b>	AU; assisted living facility	Business and Office
<b>South</b>	BU-1A; shopping center	Business and Office
<b>East</b>	RU-4M: multi-family apartments	Medium Density Residential (13 to 25 dua)

West	GU; university	Institutions, Utilities and Communications
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**NEIGHBORHOOD COMPATIBILITY:**

The 12.3-acre subject property contains an existing shopping center and office use. The shopping center is surrounded by commercial and residential uses as well as the Florida International University main campus to the west.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to modify the previously approved plans for the shopping center, in order to develop a portion of the out parcel with a drive-through restaurant use. Staff notes that based on the memoranda from the respective Departments, the impacts on the traffic, environmental, park and school resources will not result in a decrease in the Level of Service (LOS) for said facilities in this area. Further, staff opines that with the addition of the required street trees referred to in the zoning analysis below, the proposed modification of the plans will not have a negative visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

Staff notes that the 12.3-acre parcel that is designated for **Business and Office** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This will allow the applicants to submit revised plans for the shopping center showing the proposed restaurant use as well as to allow future modifications of the declarations of restrictions as permitted by the County Code.

The CDMP Land Use Element interpretative text states that the Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.*

Since the approval of the application, subject to the acceptance of the revised declaration of restrictions would not change the existing shopping center use on the subject property, approval with conditions of the application will be **consistent** with the CDMP Land Use Element interpretative text for the **Business and Office** use.

**ZONING ANALYSIS:**

Based on staff's analysis below, the approval of the application will not result in an intensification of the uses on the subject parcel beyond what was previously approved. Therefore, staff opines that the approval of the application will only require a simple majority of the Board.

The applicant seeks to modify a prior resolution (request #1) along with Paragraph 1 of Declaration of Restrictions, recorded in Official Record Book 13354, Pages 797 - 804 (request #2), in order to submit revised plans showing a proposed Starbucks Restaurant on the outparcel of the existing shopping center site. Additionally, the applicant seeks to modify the aforementioned declaration of restrictions to allow future modifications as now permitted by the County Code.

When the requests #1 through #3 are analyzed under Section 33-311(A)(7 Generalized Modification Standards, staff opines that approval with conditions of same would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area concerned.

Staff notes that based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the aforementioned requests meets traffic concurrency for an initial development order. Further, staff notes that based on the memoranda from the other departments that reviewed this application, including the Division of Environmental Resource Management (DERM) of RER, the Miami-Dade Fire Rescue Department (MDFRD) and the Parks, Recreation and Open Spaces (PROS) Department, approval of this application will not create an undue burden on the environmental, or parks resources, nor tend to create a fire or other equally or greater dangerous hazard.

The submitted plans indicate the proposed 2,336 sq. ft. restaurant building located along the west property line of the 12.3 acre BU-2 zoned parcel, abutting SW 107 Avenue. Although the proposed restaurant will take up some of the parking area in the existing shopping center site, staff notes that the plans indicate that it will not reduce the number of parking spaces below the number required to serve the multiple retail, restaurant and offices uses already located within the site. The plans indicate that 807 parking spaces will be provided on site, where 713 is required. Further, staff notes that the proposed development will not have a negative impact on the landscaping required on-site and that the applicant will be providing all the landscaping required, including street trees. Therefore, staff opines that approval of the requested modifications of the resolution (request #1), along with the modification of the declarations of restrictions (request #2), will not have a negative visual impact on the surrounding area.

Approval of request #3, would provide for the standard clause section in the covenant to be modified and updated in order to: (1) allow administrative modifications as allowed by Section 33-310.1 of the Miami-Dade County Code (Code); (2) include provisions on how to address the Covenant in the event of annexation or incorporation pursuant to Section 20-8.8 and Section 20-26, respectively; and (3) update the Declaration of Restrictions to reflect current standard clauses. Staff has no objections to this request and staff opines that the request would not be detrimental to the area.

**Based on the aforementioned, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(7 Generalized Modification Standards, subject to the acceptance of the proffered modification of a declaration of restrictions.**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate three (3) ingress/egress points along SW 107 Avenue and SW 16 Street The applicant has also provided 94 more parking spaces than required for the existing and proposed commercial and office uses.

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

**OTHER:** Not applicable.

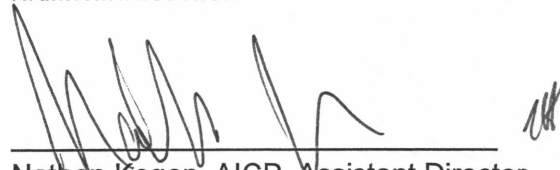
**RECOMMENDATION:**

**Approval with conditions of requests #1 through #3, subject to the Board's acceptance of the proffered modification of the declaration of restrictions.**

**CONDITIONS FOR APPROVAL:**

1. That all the other paragraphs of the Declaration of Restrictions, recorded in Official Record Book 13354, Pages 797 - 804, remain in full force and effect except as herein modified.
2. That all the other conditions of Resolution Z-70-82, last modified by Resolution Z-7-94, passed and adopted by the Board of County Commissioners, remain in full force and effect except as herein modified.

NK:MW::NN:CDH:CH



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

## ZONING RECOMMENDATION ADDENDUM

Figueredo Center, LTD  
PH: Z15-123

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

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

<p><b>Business and Office</b> (Page I-40)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
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### PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p><i>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 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.</i></p>
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<b>Location</b>	1551 SW 107 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	12.3 acres
<b>Existing Zoning</b>	BU-2, Special Business District
<b>Existing Land Use</b>	Shopping center
<b>2020-2030 CDMP Land Use Designation</b>	Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions of requests #1 through #3, subject to the Board's acceptance of the revised covenant.</b>

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

**OTHER:** Not applicable.

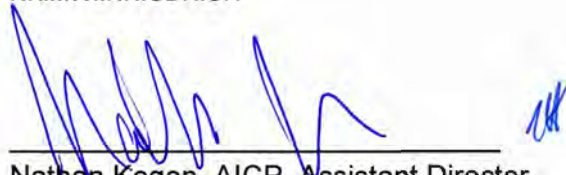
**RECOMMENDATION:**

**Approval with conditions of requests #1 through #3, subject to the Board's acceptance of the proffered modification of the declaration of restrictions.**

**CONDITIONS FOR APPROVAL:**

1. That all the other paragraphs of the Declaration of Restrictions, recorded in Official Record Book 13354, Pages 797 - 804, remain in full force and effect except as herein modified.
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NK:MW::NN:CDH:CH



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

# ZONING RECOMMENDATION ADDENDUM

Figueredo Center, LTD  
PH: Z15-123

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
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## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p><i>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 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.</i></p>
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**4. FIGUEREDO CENTER LTD.**  
**(Applicant)**

**16-9-CC-4 (15-123)**  
**BCC/District 11**  
**Hearing Date: 09/15/16**

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

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

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

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1974	Milton & Arlene Jennings	- District Boundary Changes, - Variances, - special exceptions And Unusual Uses to permit Apartment, and commercial Shopping center.	BCC	Approved with Condition(s)
1982	Dufrene, S.A. ET Al.	- District Boundary Changes, - Modifications of plans, - Special exception to permit Hotel with Shopping Center	BCC	Approved with Condition(s)
1987	Figueredo Center	- Modification of plans and Covenant approved pursuant To resolution.	BCC	Approved with Condition(s)
1989	Figueredo Center LTD.	- Special exception of spacing Requirement to permit the Property with a package Liquor store within shopping Center.	ZAB	Approved with Condition(s)
1994	Figueredo Center LTD.	- Modification of plans and Covenant(s) approved Pursuant to resolution.	BCC	Approved with condition(s)
1996	Alexis Jewels.	- Use variance & special Exception to permit a pawn Shop in conjunction with a Jewelry store in the BU-2	ZAB	Approved with Condition(s)
1998	Astornado Inc.	- Special exception to permit a Bar in conjunction with a Restaurant & billiard hall to be Spaced less than required.	C10	Approved in part With condition(s)

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

# Memorandum



**Date:** July 1, 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:** C-10 #Z2015000123-3<sup>rd</sup> Revision  
Figueredo Center Ltd.  
1551 SW 107<sup>th</sup> Avenue, Miami, Florida 33174  
Modification of previous resolution and agreement to permit a  
Starbucks restaurant.  
(BU-2) (12.3 Acres)  
08-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

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.

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.

Applicant is advised that the proposed surface water management system must be approved by the DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305) 372-6700 for additional information.

The applicant is advised that if contamination is found on the site. A Class VI Permit from DERM Water Control Section will be required for the construction of the proposed surface water management system.

#### Pollution Control

The site has records of current contamination issues under Euro Drycleaners (DERM file IW5-3497). The site is a dry-cleaning solvent contaminated site currently in a state administered cleanup program. Any construction, development, drainage, and dewatering at the subject site will also require review and approval from the Environmental Monitoring & Restoration Division of DERM as it relates to environmental contamination issues.

#### Tree Preservation

The project area contains tree resources that are subject to the Tree Preservation and Protection provisions of the Code. Please be advised tree permit application TREE #5108 was submitted to DERM however was not executed and therefore deactivated. Therefore, a new Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

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

#### Enforcement History

The subject property has four (4) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

#### Concurrency Review Summary

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

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

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

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

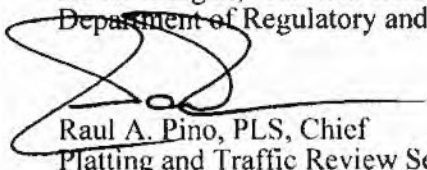
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** June 30, 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:** Z2015000123  
Name: Figueredo Center Ltd.  
Location: 1551 SW 107 Ave.  
Section 08 Township 54 South Range 40 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 100 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9128	SW 24 St W/O SW 107 Ave to SW 117 Ave	D	D
9698	SW 97 Ave S/O SW 8 St to SW 24 St	D	D
9699	SW 97 Ave S/O SW 24 St to SW 40 St	D	D
F 1090	SW 107 Ave S/O SW 8 St to SW 24 St	C	C
F 1091	SW 107 Ave N/O SW 40 St to SW 24 St	C	C

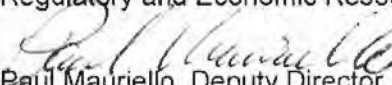
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

# Memorandum



**Date:** March 11, 2016

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

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

**Subject:** Figueredo Center Ltd. update (#15\_123)

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The Department of Solid Waste Management (DSWM), Waste Operations, review of the above-referenced item is provided below. The review of this application updates a previous response dated December 28, 2015. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

**Application:** *Figueredo Center Ltd.* is requesting modification of Condition No. 1 of Resolution No. 4-ZAB-239-87 and Condition No. 1 of the associated Declaration of Restrictive Covenants in order to create an approximately 2,336 square foot Starbucks coffee shop.

**Size:** The property is approximately 12.3 acres.

**Location:** The subject property is located at 1551 SW 107<sup>th</sup> Avenue 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 (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 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

The property as described in the application falls within the DSWM solid waste collection service area. The existing uses on the property meet the County Code definition of "commercial

establishments." Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

### 3. Recycling

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

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

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

### 4. 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."

### 5. 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:

- Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- "T" shaped turnaround 60 feet long by 10 feet wide
- 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

Figueredo Center Ltd. update  
Page 3

(between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

# Memorandum



**Date:** June 9, 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 – Figueredo Center LTD  
Application # Z2015000123 – (Pre app. # Z15P-148) – Revision # 2

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject project. 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: Figueredo Center LTD

Location: The proposed project is located on approximately 12.3 acres at 1551 S.W. 107<sup>th</sup> Avenue with Folio No. 30-4008-043-0010, within the existing parking lot of the University Center North shopping center, in unincorporated Miami-Dade County.

Proposed Development: 2,336 sq. ft. Starbucks Coffee

The estimate total water demands for the proposed project will be 1,168 (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 12-inch water main within the property to where the developer may connect to provide water service to the development. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant request connection to the water infrastructure.

A Water Supply Certification (WSC) letter will be required for all future development to ensure that adequate water supply is available. The WSC will be issued at the time the applicant request connection to the water system. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to:  
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to  
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:  
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

The proposed development may connect to an existing private sanitary sewer within the property. Please note that final points of connection and capacity approval for connection to the sewer system will be issued at the time the applicant requests connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) 539, then to PS 1. Both pump stations are in OK Moratorium Status. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 3.62 hrs. to 3.68 hrs. for PS 539 and from 8.24 hrs. to 8.24 hrs. for PS 1.

WASD will be the utility providing sewer services 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



**Date:** June 30, 2016

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

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

**Subject:** Z2015000123: FIGUEREDO CENTER LTD. (PRE APL Z15P-148)  
Revised Plans Submitted Dated Stamped Received Through 6-21-16

---

**Application Name:** FIGUEREDO CENTER LTD. (PRE APL Z15P-148)

**Project Location:** The site is located at 1551 SW 107 AVE, Miami-Dade County.

**Proposed Development:** The request is for MOD OF RESO AND COVENANT for a Starbucks Coffee shop.

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

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

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor



# Memorandum

**Date:** 30-JUN-16  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2015000123

**Recommendation:**

Fire Engineering & Water Supply Bureau reviewed and approved the site plan with a 05/09/16 RER received date. Please disregard the last M.D.F.R. memo dated on 05/11/2016 (the RER received date on site plan was incorrect).

**Service Impact/Demand**

Development for the above Z2015000123  
 located at 1551 SW 107 AVE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 1392 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
<u>residential</u>		<u>industrial</u>	square feet
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>institutional</u>	
<u>2336</u>	square feet	<u>N/A</u>	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: No Impact. 0.7 alarms-annually.

**Existing services**

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

Station # 29

The estimated average travel time is: 6.06 minutes

**Planned Service Expansions:**

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

N/A

N/A

**Fire Planning Additional Comments**

OK

# ***BUILDING AND NEIGHBORHOOD COMPLIANCE***

## ***ENFORCEMENT HISTORY***

FIGUEREDO CENTER, LTD

1551 SW 107 AVENUE,  
MIAMI-DADE COUNTY, FLORIDA

---

APPLICANT

ADDRESS

SEPTEMBER 15, 2016

Z2015000123

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DATE

HEARING NUMBER

**FOLIO: 30-4008-043-0010**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 10, 2016

**NEIGHBORHOOD REGULATIONS OPEN:**

There are no current open cases

**NEIGHBORHOOD REGULATIONS CLOSED:**

Case #201506002403, was opened on November 6, 2015, for Failure to Obtain a Certificate of Use for the Miami Shooters Club. A Warning Letter was issued the same day. The Certificate of Use was obtained. The case is closed.

**BUILDING SUPPORT REGULATIONS OPEN:**

There are no open cases

**BUILDING SUPPORT REGULATIONS CLOSED:**

**Building Support Case # A2009003009-X** was opened on April 11, 2009. Civil Violation Notice #B086202 was issued for Failure to maintain a building or structure in a safe condition for expired permit # 2008055592. A Lien was Recorded on April 15, 2011 and Satisfied on September 29, 2015. Compliance was met and the Lien was Paid. There are no outstanding fees. The case is closed.

**VIOLATOR:**

**Figueredo center LTD**

**OUTSTANDING LIENS AND FINES:**

As of August 10, 2016, There are no pending 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].

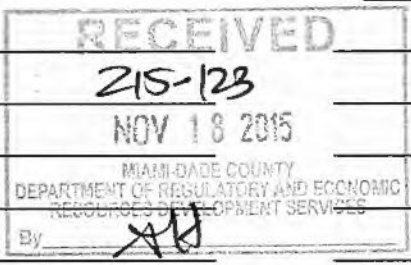
CORPORATION NAME:           N/A          

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

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           N/A          

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____



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:           Figueredo Center, Ltd.          

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>See Exhibit A, attached hereto.</u>	_____
_____	_____
_____	_____
_____	_____

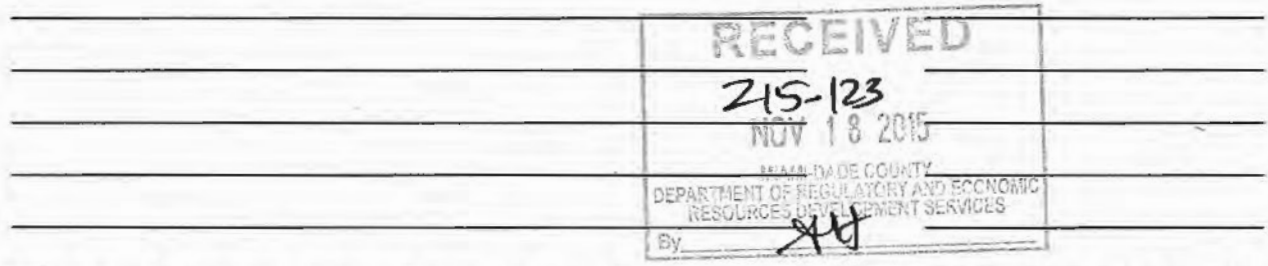
If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or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

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

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

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



**NOTICE:** For 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.

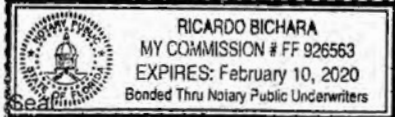
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature *[Signature]* Gudelia Salmañ, Figueredo, Ltd.  
 (Applicant) (Print Applicant name)

Sworn to and subscribed before me this 16 day of NOVEMBER 2015. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
 (Notary Public)

My commission expires: \_\_\_\_\_

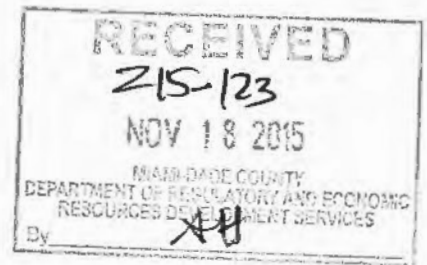


\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

# Exhibit A

## DISCLOSURE OF INTEREST

### Figueredo Center, Ltd.



<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
<u>CSR Management, Inc.</u> <u>1405 SW 107<sup>th</sup> Avenue, #301-B</u> <u>Miami, FL 33174</u>	<u>1%</u>
<u>Salman Childrens Trust</u> <u>1405 SW 107<sup>th</sup> Avenue, #301-B</u> <u>Miami, FL 33174</u>	<u>82.73%</u>
<u>Edgardo Mendez</u> <u>7507 Estrella Circle</u> <u>Boca Raton, FL 33433</u>	<u>3.67%</u>
<u>Westhill Fl Trading, Inc.</u> <u>210 174 Street</u> <u>North Miami, FL 33160</u>	<u>2.22%</u>
<u>Hencel Corporation</u> <u>3731 North Country Club Drive</u> <u>North Miami, FL 33180</u>	<u>5.48%</u>
<u>Irmina F. Gonzalez</u> <u>9011 SW 28<sup>th</sup> Terrace</u> <u>Miami, FL 33165</u>	<u>0.2950%</u>
<u>Margarita Perez Coloma</u> <u>5810 SW 14<sup>th</sup> Street</u> <u>Miami, FL 33144</u>	<u>0.2950%</u>
<u>Saysu Corporation</u> <u>444 NE 30<sup>th</sup> Street, # 706</u> <u>Miami, FL 33137</u>	<u>4.31%</u>

### CSR Management, Inc.

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
<u>Gudelia Salman</u> <u>1405 SW 107<sup>th</sup> Avenue, #301-B</u> <u>Miami, FL 33174</u>	<u>100%</u>

Salman Childrens Trust

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
<u>Gudelia Salman</u> <u>1405 SW 107<sup>th</sup> Avenue, #301-B</u> <u>Miami, FL 33174</u>	<u>100%</u>

Westhill Fl Trading, Inc.

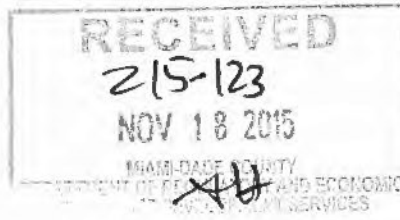
<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
<u>Jacobo Naimark</u> <u>210 174 Street</u> <u>North Miami, FL 33160</u>	<u>100%</u>

Hencel Corporation

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
<u>Henry Char</u> <u>3731 North Country Club Drive</u> <u>North Miami, FL 33180</u>	<u>100%</u>

Saysu Corporation

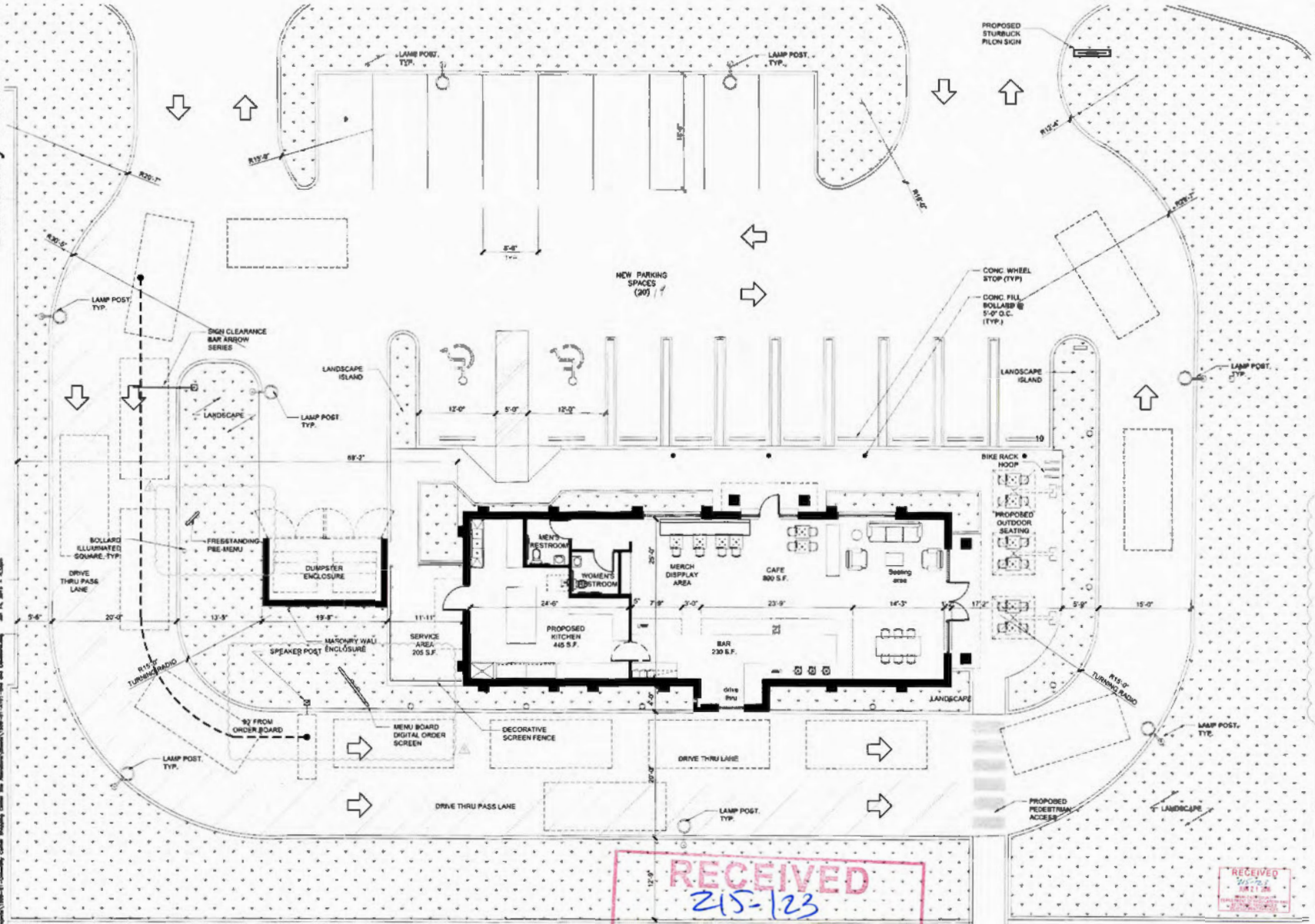
<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
<u>Roberto Saieh</u> <u>444 NE 30<sup>th</sup> Street, # 706</u> <u>Miami, FL 33137</u>	<u>50%</u>
<u>Armando Saieh</u> <u>444 NE 30<sup>th</sup> Street, # 706</u> <u>Miami, FL 33137</u>	<u>50%</u>





AE

University Center North



14 JUN 2016 4:30pm  
 The Architectural Center 1700 N.W. 17th Avenue, Suite 200, Fort Lauderdale, FL 33311-4000  
 954-561-1111  
 www.aec.com

**TAG**  
 T. J. Anderson  
 1111 N.W. 17th Avenue  
 Fort Lauderdale, FL 33311  
 954-561-1111  
 www.aec.com

PROJECT: STARBUCKS COFFEE AT UNIVERSITY CENTER NORTH  
 100%  
 100%  
 100%  
 100%  
 100%  
 100%



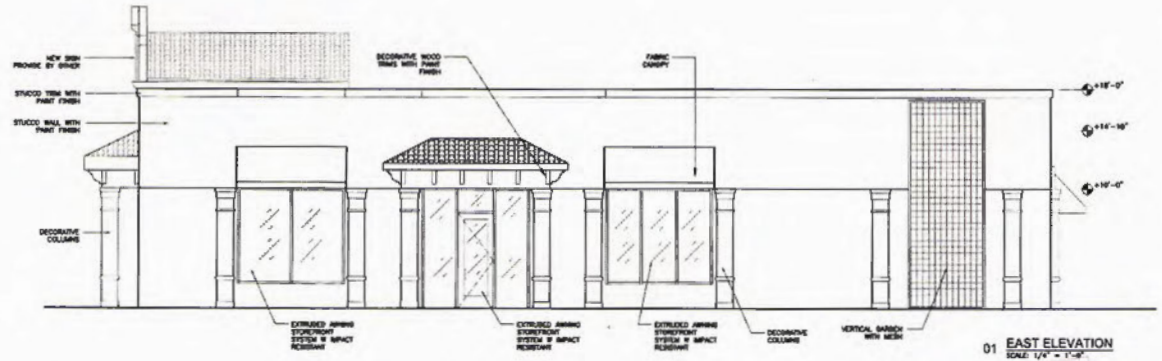
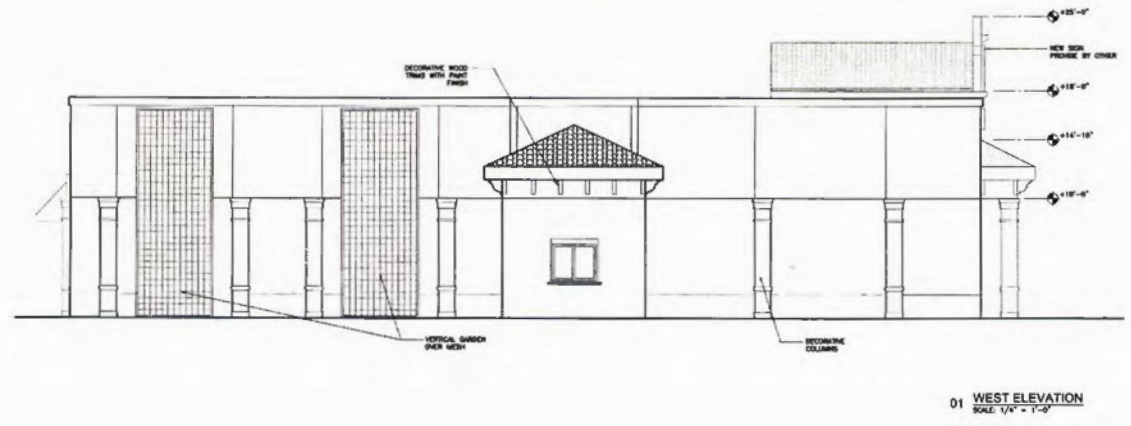
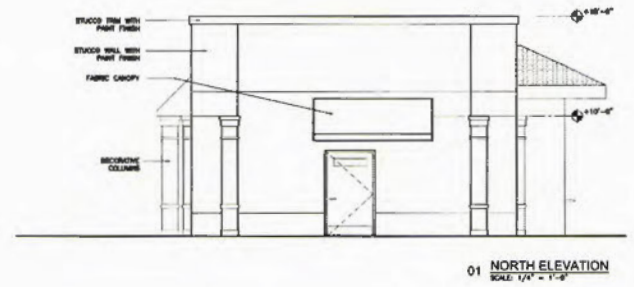
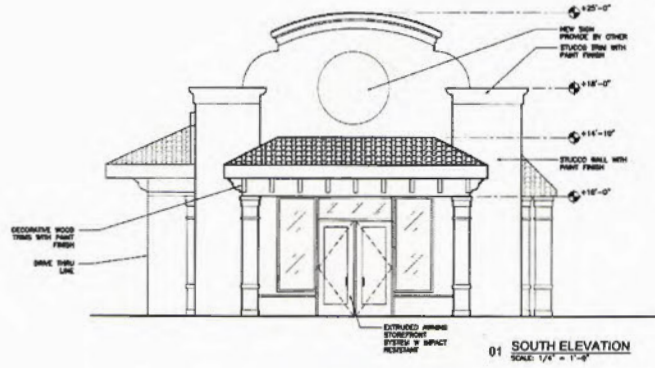
**RECEIVED**  
 215-123  
 JUN 21 2016  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES  
 By *for CH*

RECEIVED  
 215-123  
 JUN 21 2016

01 SITE PLAN  
 SCALE: 1/8" = 1'-0"

01  
 SHEET TITLE  
 FLOOR PLAN  
 SHEET NUMBER  
 A1.01

22



**RECEIVED**  
 215-123  
 FEB 18 2016  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES  
 By *for CH*



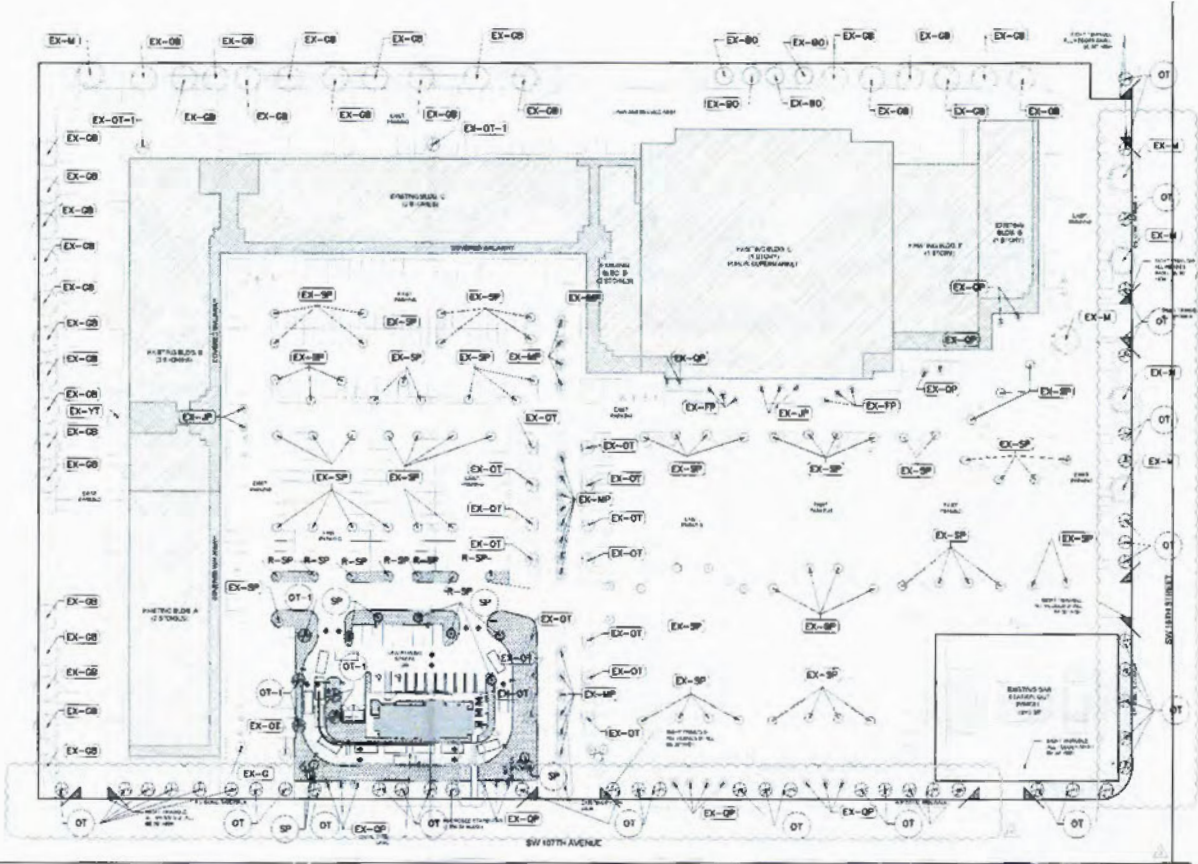
2000 SW 7 Street, Suite 101  
 Miami, Florida 33136  
 P 305.440.2118  
 F 305.440.2118  
 www.tag-arch.com

PROJECT:  
 PROPOSED STARBUCKS COFFEE AT  
 UNIVERSITY CENTER NORTH  
 10180 NW 41st Street, FL  
 33188

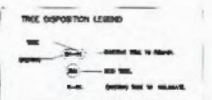
DATE: 12/15/15  
 DRAWN: JAW  
 CHECKED: JAW  
 PROJECT NO.: 15-000000  
 SHEET NO.: 22

DATE: 12/15/15  
 DRAWN: JAW  
 CHECKED: JAW  
 PROJECT NO.: 15-000000  
 SHEET NO.: 22

28

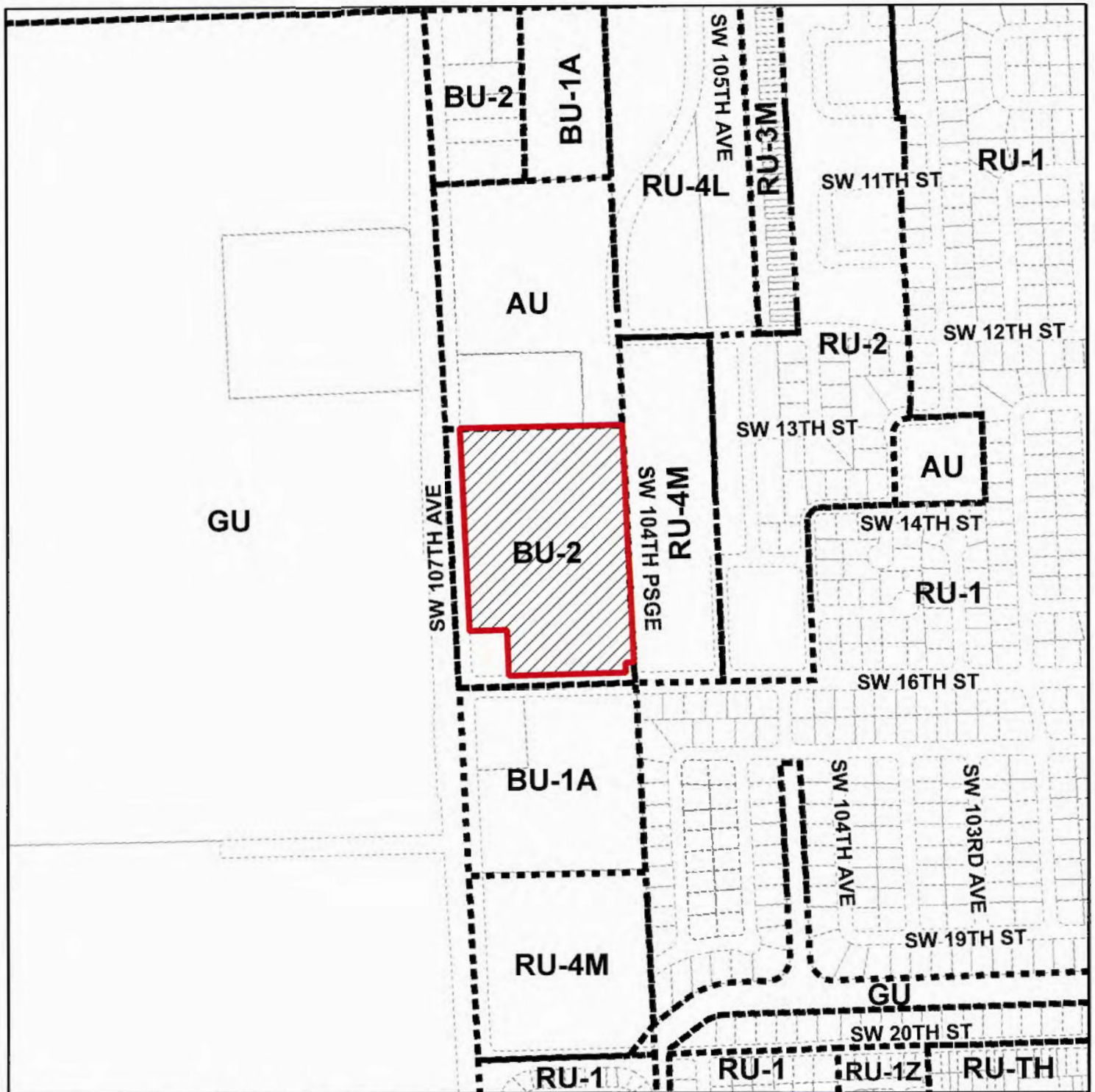


01 LANDSCAPE PLAN  
SCALE 1" = 40'



STREET TREE CALCULATIONS			
	REQUIRED	PROVIDED	
TOTAL TREE	24	30	
MINIMUM TREE	14	16	
EXTRA TREE	10	14	
TOTAL	100%	100%	



TREES					
SYMBOL	TREE	TREE NAME	HEIGHT	CANOPY	QTY
○	1"	SP	8'-10"	2'	24
○	2"	SP	10'-10"	3'	6
○	3"	SP	12'-10"	4'	4
○	4"	SP	14'-10"	5'	16
○	5"	SP	16'-10"	6'	5
○	6"	SP	18'-10"	7'	1
○	7"	SP	20'-10"	8'	1
○	8"	SP	22'-10"	9'	1
○	9"	SP	24'-10"	10'	1
○	10"	SP	26'-10"	11'	1
○	11"	SP	28'-10"	12'	1
○	12"	SP	30'-10"	13'	1
○	13"	SP	32'-10"	14'	1
○	14"	SP	34'-10"	15'	1
○	15"	SP	36'-10"	16'	1
○	16"	SP	38'-10"	17'	1
○	17"	SP	40'-10"	18'	1
○	18"	SP	42'-10"	19'	1
○	19"	SP	44'-10"	20'	1
○	20"	SP	46'-10"	21'	1
○	21"	SP	48'-10"	22'	1
○	22"	SP	50'-10"	23'	1
○	23"	SP	52'-10"	24'	1
○	24"	SP	54'-10"	25'	1
○	25"	SP	56'-10"	26'	1
○	26"	SP	58'-10"	27'	1
○	27"	SP	60'-10"	28'	1
○	28"	SP	62'-10"	29'	1
○	29"	SP	64'-10"	30'	1
○	30"	SP	66'-10"	31'	1
○	31"	SP	68'-10"	32'	1
○	32"	SP	70'-10"	33'	1
○	33"	SP	72'-10"	34'	1
○	34"	SP	74'-10"	35'	1
○	35"	SP	76'-10"	36'	1
○	36"	SP	78'-10"	37'	1
○	37"	SP	80'-10"	38'	1
○	38"	SP	82'-10"	39'	1
○	39"	SP	84'-10"	40'	1
○	40"	SP	86'-10"	41'	1
○	41"	SP	88'-10"	42'	1
○	42"	SP	90'-10"	43'	1
○	43"	SP	92'-10"	44'	1
○	44"	SP	94'-10"	45'	1
○	45"	SP	96'-10"	46'	1
○	46"	SP	98'-10"	47'	1
○	47"	SP	100'-10"	48'	1
○	48"	SP	102'-10"	49'	1
○	49"	SP	104'-10"	50'	1
○	50"	SP	106'-10"	51'	1
○	51"	SP	108'-10"	52'	1
○	52"	SP	110'-10"	53'	1
○	53"	SP	112'-10"	54'	1
○	54"	SP	114'-10"	55'	1
○	55"	SP	116'-10"	56'	1
○	56"	SP	118'-10"	57'	1
○	57"	SP	120'-10"	58'	1
○	58"	SP	122'-10"	59'	1
○	59"	SP	124'-10"	60'	1
○	60"	SP	126'-10"	61'	1
○	61"	SP	128'-10"	62'	1
○	62"	SP	130'-10"	63'	1
○	63"	SP	132'-10"	64'	1
○	64"	SP	134'-10"	65'	1
○	65"	SP	136'-10"	66'	1
○	66"	SP	138'-10"	67'	1
○	67"	SP	140'-10"	68'	1
○	68"	SP	142'-10"	69'	1
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○	85"	SP	176'-10"	86'	1
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○	90"	SP	186'-10"	91'	1
○	91"	SP	188'-10"	92'	1
○	92"	SP	190'-10"	93'	1
○	93"	SP	192'-10"	94'	1
○	94"	SP	194'-10"	95'	1
○	95"	SP	196'-10"	96'	1
○	96"	SP	198'-10"	97'	1
○	97"	SP	200'-10"	98'	1
○	98"	SP	202'-10"	99'	1
○	99"	SP	204'-10"	100'	1
○	100"	SP	206'-10"	101'	1
○	101"	SP	208'-10"	102'	1
○	102"	SP	210'-10"	103'	1
○	103"	SP	212'-10"	104'	1
○	104"	SP	214'-10"	105'	1
○	105"	SP	216'-10"	106'	1
○	106"	SP	218'-10"	107'	1
○	107"	SP	220'-10"	108'	1
○	108"	SP	222'-10"	109'	1
○	109"	SP	224'-10"	110'	1
○	110"	SP	226'-10"	111'	1
○	111"	SP	228'-10"	112'	1
○	112"	SP	230'-10"	113'	1
○	113"	SP	232'-10"	114'	1
○	114"	SP	234'-10"	115'	1
○	115"	SP	236'-10"	116'	1
○	116"	SP	238'-10"	117'	1
○	117"	SP	240'-10"	118'	1
○	118"	SP	242'-10"	119'	1
○	119"	SP	244'-10"	120'	1
○	120"	SP	246'-10"	121'	1
○	121"	SP	248'-10"	122'	1
○	122"	SP	250'-10"	123'	1
○	123"	SP	252'-10"	124'	1
○	124"	SP	254'-10"	125'	1
○	125"	SP	256'-10"	126'	1
○	126"	SP	258'-10"	127'	1
○	127"	SP	260'-10"	128'	1
○	128"	SP	262'-10"	129'	1
○	129"	SP	264'-10"	130'	1
○	130"	SP	266'-10"	131'	1
○	131"	SP	268'-10"	132'	1
○	132"	SP	270'-10"	133'	1
○	133"	SP	272'-10"	134'	1
○	134"	SP	274'-10"	135'	1
○	135"	SP	276'-10"	136'	1
○	136"	SP	278'-10"	137'	1
○	137"	SP	280'-10"	138'	1
○	138"	SP	282'-10"	139'	1
○	139"	SP	284'-10"	140'	1
○	140"	SP	286'-10"	141'	1
○	141"	SP	288'-10"	142'	1
○	142"	SP	290'-10"	143'	1
○	143"	SP	292'-10"	144'	1
○	144"	SP	294'-10"	145'	1
○	145"	SP	296'-10"	146'	1
○	146"	SP	298'-10"	147'	1
○	147"	SP	300'-10"	148'	1
○	148"	SP	302'-10"	149'	1
○	149"	SP	304'-10"	150'	1
○	150"	SP	306'-10"	151'	1
○	151"	SP	308'-10"	152'	1
○	152"	SP	310'-10"	153'	1
○	153"	SP	312'-10"	154'	1
○	154"	SP	314'-10"	155'	1
○	155"	SP	316'-10"	156'	1
○	156"	SP	318'-10"	157'	1
○	157"	SP	320'-10"	158'	1
○	158"	SP	322'-10"	159'	1
○	159"	SP	324'-10"	160'	1
○	160"	SP	326'-10"	161'	1
○	161"	SP	328'-10"	162'	1
○	162"	SP	330'-10"	163'	1
○	163"	SP	332'-10"	164'	1
○	164"	SP	334'-10"	165'	1
○	165"	SP	336'-10"	166'	1
○	166"	SP	338'-10"	167'	1
○	167"	SP	340'-10"	168'	1
○	168"	SP	342'-10"	169'	1
○	169"	SP	344'-10"	170'	1
○	170"	SP	346'-10"	171'	1
○	171"	SP	348'-10"	172'	1
○	172"	SP	350'-10"	173'	1
○	173"	SP	352'-10"	174'	1
○	174"	SP	354'-10"	175'	1
○	175"	SP	356'-10"	176'	1
○	176"	SP	358'-10"	177'	1
○	177"	SP	360'-10"	178'	1
○					



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

Process Number  
**Z2015000123**

**Legend**

-  Subject Property Case
-  Zoning

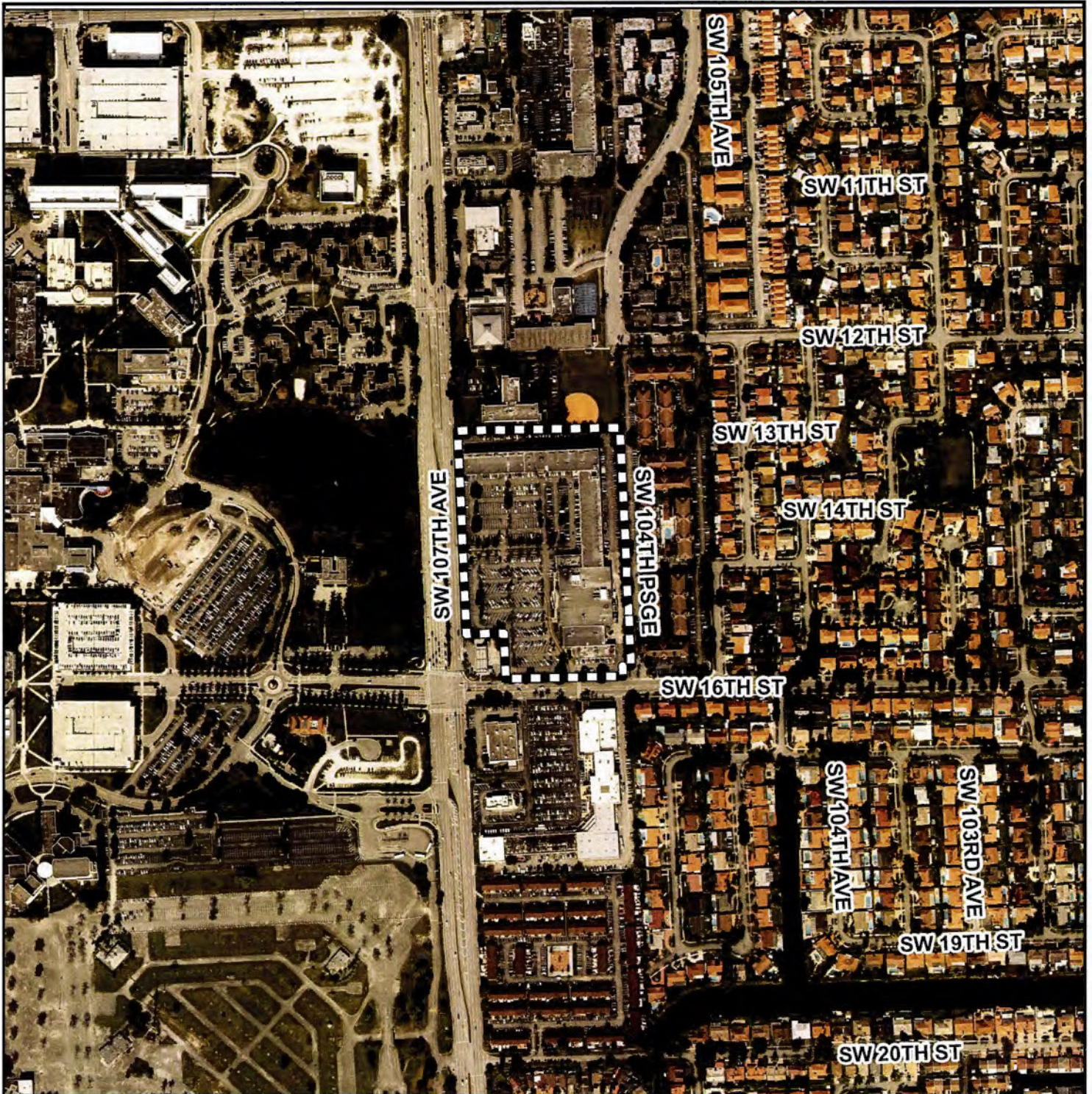


Section: 08 Township: 54 Range: 40  
 Applicant: FIGUEREDO CENTER LTD.  
 Zoning Board: C10  
 Commission District: 11  
 Drafter ID: E.CESPEDES  
 Scale: NTS




SKETCH CREATED ON: Monday, November 23, 2015

REVISION	DATE	BY
		29



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

Process Number  
**Z2015000123**

**Legend**  
 Subject Property

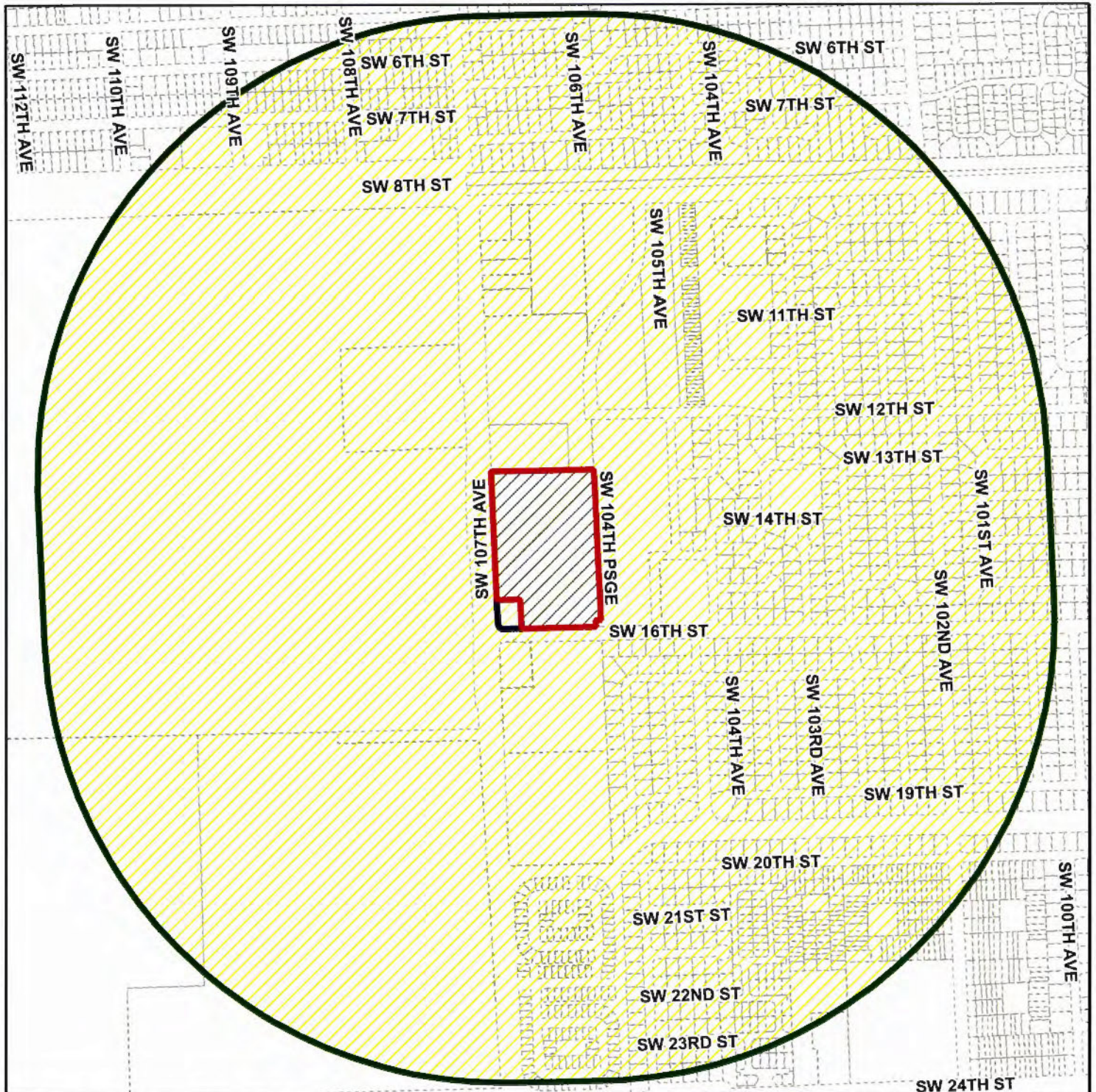


Section: 08 Township: 54 Range: 40  
 Applicant: FIGUEREDO CENTER LTD.  
 Zoning Board: C10  
 Commission District: 11  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, November 23, 2015

REVISION	DATE	BY
		30






**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 08 Township: 54 Range: 40  
 Applicant: FIGUEREDO CENTER LTD.  
 Zoning Board: C10  
 Commission District: 11  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2015000123**  
 RADIUS: 2640

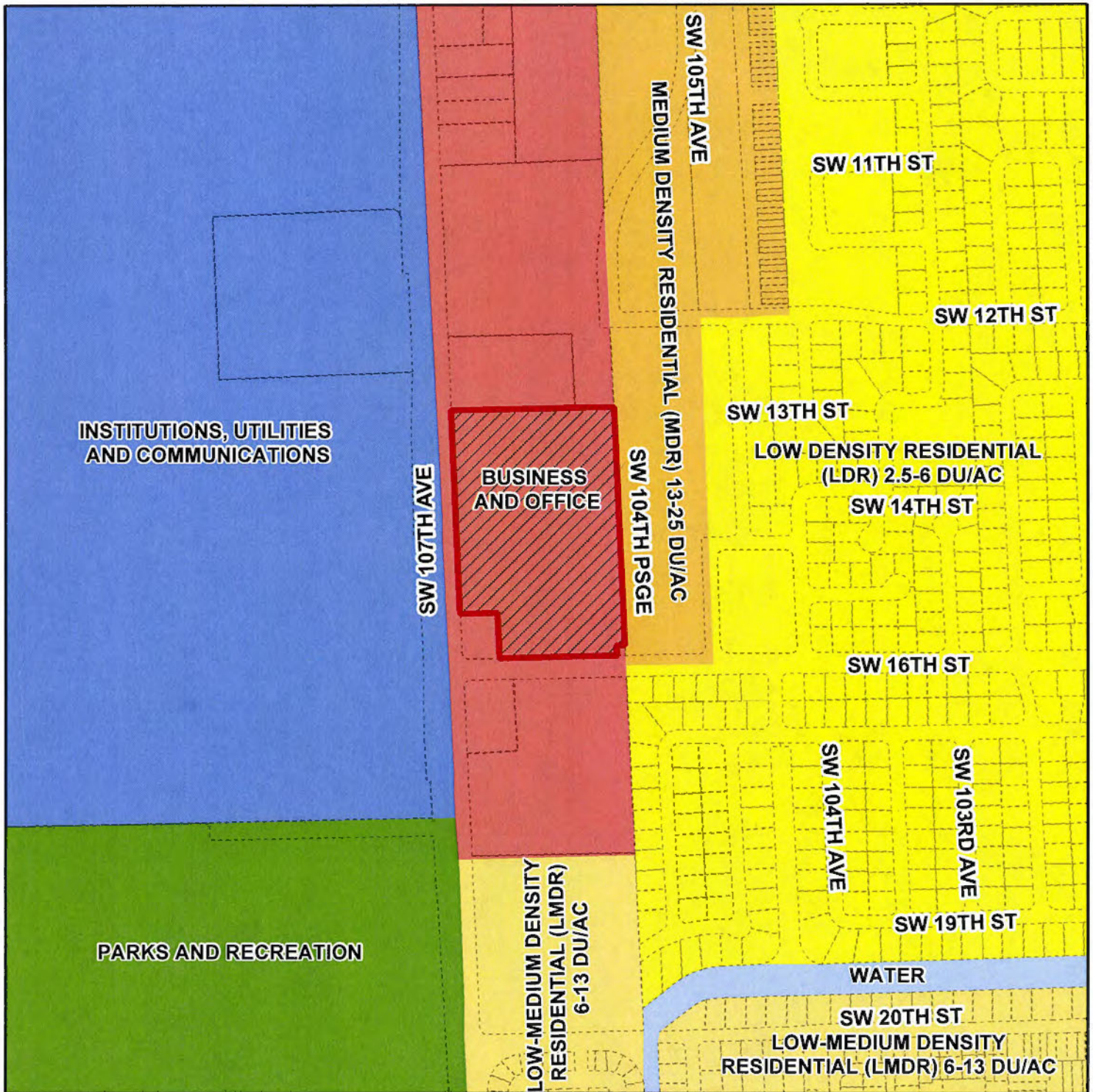
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, November 23, 2015

REVISION	DATE	BY
		31



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

Process Number  
**Z2015000123**

**Legend**

 Subject Property Case



Section: 08 Township: 54 Range: 40  
 Applicant: FIGUEREDO CENTER LTD.  
 Zoning Board: C10  
 Commission District: 11  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, November 23, 2015

REVISION	DATE	BY



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000123 - Figueredo Center Ltd.**  
**Complaint Date Range: Jan 1, 2014 - Nov 30, 2015**



**EMERGENCY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1391</b>	15 MEET AN OFFICER	12	10	7
	17 TRAFFIC ACCIDENT	38	28	30
	18 HIT AND RUN	3	3	3
	32 ASSAULT	2	0	0
	41 SICK OR INJURED PERSON	31	30	28
	44 ATTEMPTED SUICIDE	1	1	0
	49 FIRE	2	2	1
<b>TOTAL FOR GRID 1391</b>		<b>89</b>	<b>74</b>	<b>69</b>
<b>1392</b>	15 MEET AN OFFICER	2	1	1
	17 TRAFFIC ACCIDENT	14	17	19
	18 HIT AND RUN	1	1	0
	29 ROBBERY	1	1	0
	30 SHOOTING	0	1	2
	32 ASSAULT	1	4	3
	41 SICK OR INJURED PERSON	93	81	63
	44 ATTEMPTED SUICIDE	2	0	0
	49 FIRE	3	3	2
<b>TOTAL FOR GRID 1392</b>		<b>117</b>	<b>109</b>	<b>90</b>
<b>1436</b>	17 TRAFFIC ACCIDENT	9	14	14
	32 ASSAULT	0	2	2
	41 SICK OR INJURED PERSON	58	51	53
	49 FIRE	6	2	1
<b>TOTAL FOR GRID 1436</b>		<b>73</b>	<b>69</b>	<b>70</b>
<b>4391</b>	15 MEET AN OFFICER	1	2	1
	17 TRAFFIC ACCIDENT	12	18	13
	18 HIT AND RUN	0	1	1
	30 SHOOTING	1	1	0
	32 ASSAULT	3	2	1
	41 SICK OR INJURED PERSON	19	21	17
<b>TOTAL FOR GRID 4391</b>		<b>36</b>	<b>45</b>	<b>33</b>
		Reported: 67	Reported: 77	Reported: 68
		Not Reported: 248	Not Reported: 220	Not Reported: 194
<b>TOTAL EMERGENCY</b>		<b>315</b>	<b>297</b>	<b>262</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000123 - Figueredo Center Ltd.**  
**Complaint Date Range: Jan 1, 2014 - Nov 30, 2015**



**PRIORITY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1391</b>	14 CONDUCT INVESTIGATION	36	17	10
	15 MEET AN OFFICER	5	5	3
	17 TRAFFIC ACCIDENT	2	0	1
	18 HIT AND RUN	1	0	0
	29 ROBBERY	0	0	1
	32 ASSAULT	15	9	3
	34 DISTURBANCE	9	4	4
	47 BOMB OR EXPLOSIVE ALERT	2	2	1
	49 FIRE	0	1	1
<b>TOTAL FOR GRID 1391</b>		<b>70</b>	<b>38</b>	<b>24</b>
<b>1392</b>	14 CONDUCT INVESTIGATION	11	14	14
	15 MEET AN OFFICER	0	0	1
	26 BURGLARY	3	2	3
	27 LARCENY	1	3	2
	32 ASSAULT	17	24	25
	34 DISTURBANCE	23	20	16
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
	49 FIRE	1	1	4
<b>TOTAL FOR GRID 1392</b>		<b>57</b>	<b>64</b>	<b>65</b>
<b>1436</b>	14 CONDUCT INVESTIGATION	8	17	15
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	0	0	1
	26 BURGLARY	2	1	5
	32 ASSAULT	3	4	9
	34 DISTURBANCE	9	12	9
	47 BOMB OR EXPLOSIVE ALERT	3	1	1
	49 FIRE	3	1	3
<b>TOTAL FOR GRID 1436</b>		<b>29</b>	<b>36</b>	<b>43</b>
<b>4391</b>	14 CONDUCT INVESTIGATION	4	2	2
	15 MEET AN OFFICER	0	1	1
	17 TRAFFIC ACCIDENT	0	1	1
	25 BURGLAR ALARM RINGING	1	0	0
	26 BURGLARY	0	0	1
	32 ASSAULT	8	12	10
	34 DISTURBANCE	5	5	9
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
<b>TOTAL FOR GRID 4391</b>		<b>18</b>	<b>21</b>	<b>25</b>
		Reported: 40 Not Reported: 134	Reported: 39 Not Reported: 120	Reported: 40 Not Reported: 117



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000123 - Figueredo Center Ltd.**  
**Complaint Date Range: Jan 1, 2014 - Nov 30, 2015**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>TOTAL PRIORITY</b>		174	159	157



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000123 - Figueredo Center Ltd.**  
**Complaint Date Range: Jan 1, 2014 - Nov 30, 2015**



**ROUTINE**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1391</b>	13 SPECIAL DETAIL CHRISTMAS	3	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	139	80	75
	14 CONDUCT INVESTIGATION	122	116	105
	15 MEET AN OFFICER	58	52	45
	16 D.U.I.	6	6	6
	17 TRAFFIC ACCIDENT	382	299	275
	18 HIT AND RUN	55	44	47
	19 TRAFFIC STOP	362	305	246
	20 TRAFFIC DETAIL	41	28	26
	21 LOST OR STOLEN TAG	3	3	1
	22 AUTO THEFT	6	6	9
	25 BURGLAR ALARM RINGING	8	3	0
	26 BURGLARY	20	13	23
	27 LARCENY	26	22	26
	28 VANDALISM	8	3	3
	29 ROBBERY	4	0	3
	32 ASSAULT	14	8	7
	33 SEX OFFENSE	2	3	2
	34 DISTURBANCE	86	56	55
	35 INTOXICATED PERSON - MYERS ACT	0	1	1
	36 MISSING PERSON	5	2	1
	37 SUSPICIOUS VEHICLE	2	1	3
	38 SUSPICIOUS PERSON	10	7	12
	39 PRISONER	15	10	4
	41 SICK OR INJURED PERSON	11	7	10
	43 BAKER ACT	12	9	4
	44 ATTEMPTED SUICIDE	2	1	0
47 BOMB OR EXPLOSIVE ALERT	1	0	0	
49 FIRE	2	1	1	
52 NARCOTICS INVESTIGATION	20	14	10	
54 FRAUD	7	7	6	
55 WEAPONS VIOLATION	1	0	0	
<b>TOTAL FOR GRID 1391</b>		<b>1433</b>	<b>1107</b>	<b>1006</b>
<b>1392</b>	13 SPECIAL INFORMATION/ASSIGNMENT	125	129	140
	14 CONDUCT INVESTIGATION	258	223	218
	15 MEET AN OFFICER	32	29	39
	16 D.U.I.	0	2	5
	17 TRAFFIC ACCIDENT	132	238	276
	18 HIT AND RUN	39	44	49



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000123 - Figueredo Center Ltd.**  
**Complaint Date Range: Jan 1, 2014 - Nov 30, 2015**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1392</b>	19 TRAFFIC STOP	155	165	218
	20 TRAFFIC DETAIL	28	35	31
	21 LOST OR STOLEN TAG	16	13	12
	22 AUTO THEFT	25	23	22
	25 BURGLAR ALARM RINGING	238	206	258
	26 BURGLARY	69	73	61
	27 LARCENY	108	87	79
	28 VANDALISM	12	18	31
	29 ROBBERY	4	2	2
	32 ASSAULT	37	42	41
	33 SEX OFFENSE	7	7	5
	34 DISTURBANCE	406	402	357
	36 MISSING PERSON	13	18	10
	37 SUSPICIOUS VEHICLE	23	35	36
	38 SUSPICIOUS PERSON	26	24	27
	39 PRISONER	5	8	11
	41 SICK OR INJURED PERSON	85	84	74
	43 BAKER ACT	17	14	17
	44 ATTEMPTED SUICIDE	2	3	2
	45 DEAD ON ARRIVAL	8	9	6
	48 EXPLOSION	0	1	0
49 FIRE	4	2	4	
52 NARCOTICS INVESTIGATION	25	28	25	
53 ABDUCTION	0	1	1	
54 FRAUD	38	38	50	
<b>TOTAL FOR GRID 1392</b>		<b>1937</b>	<b>2003</b>	<b>2107</b>
<b>1436</b>	13 SPECIAL INFORMATION/ASSIGNMENT	79	68	79
	14 CONDUCT INVESTIGATION	133	180	203
	15 MEET AN OFFICER	9	6	13
	17 TRAFFIC ACCIDENT	72	90	99
	18 HIT AND RUN	30	32	24
	19 TRAFFIC STOP	64	63	66
	20 TRAFFIC DETAIL	48	41	28
	21 LOST OR STOLEN TAG	15	19	21
	22 AUTO THEFT	14	23	18
	25 BURGLAR ALARM RINGING	169	195	207
	26 BURGLARY	39	62	77
	27 LARCENY	43	47	44
	28 VANDALISM	15	23	25
29 ROBBERY	1	1	3	



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000123 - Figueredo Center Ltd.**  
**Complaint Date Range: Jan 1, 2014 - Nov 30, 2015**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1436</b>	30 SHOOTING	0	0	1
	32 ASSAULT	24	25	31
	33 SEX OFFENSE	5	5	2
	34 DISTURBANCE	249	246	233
	36 MISSING PERSON	8	4	7
	37 SUSPICIOUS VEHICLE	44	55	72
	38 SUSPICIOUS PERSON	17	24	25
	39 PRISONER	4	3	2
	41 SICK OR INJURED PERSON	51	60	69
	43 BAKER ACT	9	7	15
	44 ATTEMPTED SUICIDE	2	1	1
	45 DEAD ON ARRIVAL	4	7	8
	49 FIRE	7	3	1
	52 NARCOTICS INVESTIGATION	8	9	8
	53 ABDUCTION	0	1	2
54 FRAUD	32	38	37	
<b>TOTAL FOR GRID 1436</b>		<b>1195</b>	<b>1338</b>	<b>1421</b>
<b>4391</b>	13 SPECIAL INFORMATION/ASSIGNMENT	56	64	52
	14 CONDUCT INVESTIGATION	96	82	83
	15 MEET AN OFFICER	7	8	6
	16 D.U.I.	0	2	3
	17 TRAFFIC ACCIDENT	53	84	93
	18 HIT AND RUN	10	14	19
	19 TRAFFIC STOP	35	37	52
	20 TRAFFIC DETAIL	9	9	10
	21 LOST OR STOLEN TAG	8	5	3
	22 AUTO THEFT	7	8	8
	25 BURGLAR ALARM RINGING	21	20	22
	26 BURGLARY	51	80	112
	27 LARCENY	56	51	42
	28 VANDALISM	11	10	9
	29 ROBBERY	1	0	0
	32 ASSAULT	18	17	17
	33 SEX OFFENSE	2	1	0
	34 DISTURBANCE	57	60	49
	36 MISSING PERSON	11	7	2
	37 SUSPICIOUS VEHICLE	3	2	2
	38 SUSPICIOUS PERSON	1	3	5
	39 PRISONER	9	9	4
41 SICK OR INJURED PERSON	14	14	14	



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000123 - Figueredo Center Ltd.**  
**Complaint Date Range: Jan 1, 2014 - Nov 30, 2015**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>4391</b>	43 BAKER ACT	5	3	1
	49 FIRE	2	2	1
	52 NARCOTICS INVESTIGATION	11	10	2
	54 FRAUD	8	8	5
<b>TOTAL FOR GRID 4391</b>		<b>562</b>	<b>610</b>	<b>616</b>
		Reported: 2133	Reported: 2197	Reported: 2294
		Not Reported: 2994	Not Reported: 2861	Not Reported: 2856
<b>TOTAL ROUTINE</b>		<b>5127</b>	<b>5058</b>	<b>5150</b>
<b>GRAND TOTAL</b>		<b>5616</b>	<b>5514</b>	<b>5569</b>



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



**Complaint Date Range:** Jan 1, 2014 - Nov 30, 2015

**Grid:** 1392, 1391, 1436, 4391

**Signal:** 13 SPECIAL DETAIL CHRISTMAS, 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

**Agency:**

**District:**

**Call Type:** PRIORITY, ROUTINE, EMERGENCY

**Primary Unit:** Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exists

**CDW Package**

# Memorandum



**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

A handwritten signature in cursive script, appearing to read "Paul Mauriello".

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 ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	
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	<u>984,800</u>

- \* 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



**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



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

Control File

Received by  
Zoning Agenda Coordinator

JUL 27 2010

# Memorandum



**Date:** September 28, 2015

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

**From:** Maria I. Nardi *M-I.*  
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 Space Acreage	Surplus (Deficient) Acres	percentage of Standard
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
<b>Total</b>	<b>1,148,569</b>	<b>3,158.56</b>	<b>1311.09</b>	<b>1118.93</b>	<b>2430.02</b>	<b>752.74</b>	<b>829</b>	<b>4011.76</b>	<b>853.20</b>	<b>1.27</b>

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