


# Memorandum



**Date:** (Public Hearing 3-8-16)  
January 20, 2016

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Proposed Zoning Ordinance Amending the Ojus Urban Area Zoning District -- Zoning  
Hearing Application No. Z15-102, Naval West, LLC

Agenda Item No. 5(N)

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Attached please find materials related to a zoning application filed in accordance with Section 33-284.89.3 of the Code of Miami-Dade County regarding "Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan."

The material consists of a proposed ordinance containing the applicant's revisions to the Ojus Urban Area District regulating plans and related text as well as the Department of Regulatory and Economic Resources staff report. This item is quasi-judicial.

The proposed ordinance creates no fiscal impact to Miami-Dade County and is not anticipated to have a specific social equity benefit or burden as described by Ordinance No. 15-83 as it would provide uses similar to those permitted on properties located on the east and northeast.

Attachment 

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Jack Osterholt  
Deputy Mayor

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

**PH 15-102**

<b>Recommendation Summary for Ojus Urban Area District (OUAD)</b>	
<b>Commission District</b>	4
<b>Applicant</b>	Naval West LLC
<b>Summary of Requests</b>	This application is to update the land use and density regulating plans of the Ojus Urban Area District (OUAD) to change the designation of the subject property from RML, Residential Modified – Live/Work, to MC, Mixed-Use Corridor.
<b>Location</b>	South side of NE 186 <sup>th</sup> Street, Miami Gardens Drive, between NE 24 <sup>th</sup> Avenue and NE 24 <sup>th</sup> Court, Miami-Dade County, Florida.
<b>Property Size</b>	±0.7-acres (30,500 square feet)
<b>Existing Zoning</b>	Ojus Urban Area District (OUAD)
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Urban Center
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan
<b>Recommendation</b>	<b>Approval</b>

**REQUEST:**

This application is to update the land use regulating plan of the **Ojus Urban Area District (OUAD)** to change the designation of the subject property from RML, Residential Modified – Live/Work, to MC, Mixed-Use Corridor.

**PROPERTY HISTORY & DESCRIPTION:**

The subject property consists of two parcels located on the south side of NE 186 Street/Miami Gardens Drive between NE 24<sup>th</sup> Avenue and NE 24<sup>th</sup> Court. The respective folios are 30-2203-020-0270 and 30-2203-020-0300. The subject property is located within the Ojus Urban Area District, one of the County's Urban Center Districts.

On June 6, 2006 the Board of County Commissioners adopted Ordinance No. 06-86 establishing the **Ojus Urban Area District (OUAD) Regulations**. The OUAD provides the regulatory framework for all development within the Ojus area of northeastern Miami-Dade County. The properties within OUAD boundaries were rezoned to OUAD on March 8, 2007, pursuant to Resolution No. Z-3-07. The OUAD regulations have subsequently been amended in 2007, 2014, and 2015. OUAD, as well as most of the other Urban Center Districts, rely on the Standard Urban Center District Regulations for the basic regulatory framework. Prior to the OUAD rezoning, the property was zoned RU-2, Two-Family Residential.

The subject parcel is currently designated RML, Residential Modified – Live/Work, on the OUAD's land use regulating plan and assigned a residential density range of 6 to 18 dwelling units per acre. Approval of the applicant's request would change the designation on the subject property to MC, Mixed-Use Corridor, with the same residential density but with more options for non-residential development.



<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	OUAD - RML; Vacant lots	Community Urban Center
<b>North</b>	OUAD - RML; Duplex	Community Urban Center
<b>South</b>	OUAD - R; Vacant lot	Community Urban Center
<b>East</b>	OUAD - MC; Office Building	Community Urban Center
<b>West</b>	OUAD - RML; Office Building OUAD - R; Single Family Res	Community Urban Center

**RECOMMENDATION:**

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

The subject property is located in a pocket of residential properties along Miami Gardens Drive, east of NE 23<sup>rd</sup> Court, that were designated RML, Residential Modified – Live/Work, at the time of the original OUAD rezoning. Although designated RML, the property immediately to the east is currently an office use, a use permitted under that property's former zoning designation. Thus, the properties immediately to the east and west of the subject property are in non-residential use and had been zoned RU-5A, Residential—Semi-Professional Office District, prior to the OUAD rezoning. Staff also notes that the subject property is located on NE 186<sup>th</sup> Street, Miami Gardens Drive, a four-to-six-lane, major arterial that spans east-west and connects the western suburbs with northeastern Miami-Dade County and the Biscayne Boulevard, Aventura area. In staff's opinion, the requested MC designation provides for a better transition from the well-travelled major roadway to the residential uses to the south. Staff also notes that the increased traffic volumes along Miami Gardens Drive render the corridor less suitable for residential uses and that, given the ongoing intensification along the West Dixie Highway and Biscayne corridors just east of the subject parcel, suitability for principally residential use is expected to diminish. Staff notes that some neighborhood-service types of uses allowed in the requested MC category may also help to internalize some of the trips within the Ojus area. Further, as stated in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), it should be noted that the application lies within the urban infill area where traffic concurrency does not apply.

Additionally, staff notes that the approval of the request to change the designation of the subject property to MC will not exceed the acceptable Level of Service (LOS) standards on County services. The memorandum from the Division of Environmental Resources Management of RER indicates that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection given. Based on the aforementioned memoranda and the memoranda provided by the Miami-Dade Fire Rescue Department, the Park, Recreation and Open Spaces Department, and other departments, staff opines that approval of the subject request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

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

**PH 15-102**

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

Staff opines that the proposed change of designation and intensification of the subject property is **compatible** with the changing conditions of the surrounding properties and **consistent** with the intensification policies provided by the CDMP urban center text. Therefore, staff recommends approval of the modification to the land use regulating plan of the OUAD.

**RECOMMENDATION: Approval**



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



# Memorandum



**Date:** November 5, 2015

**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 #Z2015000102-1<sup>st</sup> Revision  
Naval West, LLC  
2440 NE 186<sup>th</sup> Street  
Modification of a previous Resolution to modify the land use  
designation in OUAD (Ojus)  
(OUAD) (0.70 Acres)  
03-52-42

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

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

A public water main abuts the subject property therefore connection is required pursuant to the Code. Water services are provided by North Miami Beach Sewer Department.

#### Wastewater Disposal

The closest public sanitary sewer is an 8-inch gravity main located 144 ft east on NE 24<sup>th</sup> Place, along NW 186<sup>th</sup> Street. The aforementioned sewer main discharges wastewater into pump station 30-0394, which is currently under Absolute Moratorium (AM) status. Downstream pump stations 30-0423 and the North District Wastewater Treatment Plant are operating in compliance within the requirements set forth in the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013). Consequently, no new sewer service connections can be permitted at this time.

Section 24-43.1(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by public water and a septic tank may only be approved, if among other requirements, the proposed land use complies with all the requirements of Section 24-43.1(4) of the Code.

Notwithstanding the foregoing, 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 alternative means of sewage disposal. Use of an alternative 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 Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

#### Tree Preservation

The referenced site contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible, the proposed site action does not appear to impact specimen sized trees nor does the change in land use appear to make their preservation less reasonable. The applicant is notified that the recommendation of approval is granted on the condition that the specimen trees are preserved.

Additionally, please be advised DERM may require the on-site preservation of the specimen tree resources that exist on the property. Furthermore, the owner/applicant is advised that pursuant to the Code, the approval by DERM of future development orders for the subject property may be contingent upon the submittal of a properly executed covenant running with the land in favor of Miami-Dade County for the preservation of specimen tree resources.

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

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

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

#### Enforcement History

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



Concurrency Review Summary

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

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

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

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


cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** October 05, 2015

**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:** Z2015000102  
Name: Naval West, LLC  
Location: 2440 NE Miami Gardens Dr.  
Section 03 Township 52 South Range 42 East

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

This land may require 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 project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

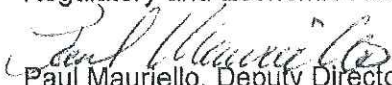


# Memorandum



**Date:** October 27, 2015

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

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

**Subject:** Naval West, LLC (#15\_102)

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The Department of Solid Waste Management's (DSWM) 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, Intergovernmental and External Affairs, at 305-375-1354. **The DSWM has no objections to the proposed application.**

**Application:** *Naval West, LLC* is requesting a modification of a previous resolution to modify the land use designation in the Ojus Urban Area District (OUAD) from Residential Modified Live/Work (RML) to Mixed Use Corridor (MC). The land is vacant, and the applicant intends to construct a small commercial building for retail and office use.

**Location:** The subject property is approximately located at 2440 NE Miami Gardens Drive, in Miami-Dade County, Florida.

**Size:** the subject property is approximately 0.70 acres in size.

## **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 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 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 mentioned in the application falls within the DSWM solid waste collection service area. The applicant proposes development of small office building in the OUAD which

meets the County Code definition of commercial establishments. Pursuant to Chapter 15 of the Code, commercial establishments must meet the following requirements:

"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." The property is on residential waste collection route 1101A. Therefore, the landlord or property owner may fulfill the requirement, either through the DSWM, which can provide commercial waste cart service or through a private hauler to provide waste and recycling collection service.

### 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                                       |

**Section 15-2.3b** 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 (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:** November 13, 2015

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

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

**Subject:** Z2015000102: NAVAL WEST, LLC  
Revised Plans Submitted Dated Stamped Received 11/02/2015

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**Application Name:** NAVAL WEST, LLC

**Project Location:** The site is located at 2440 NE MIAMI GARDENS DR., Miami-Dade County.

**Proposed Development:** The request is for MOD OF LAND USE IN THE (Ojus Urban Center District) OUAD ZONE.

**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:** 02-OCT-15  
**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2015000102

**Recommendation:**

The subject application does not include a site plan subject to review by MDR.

**Service Impact/Demand**

Development for the above Z2015000102  
located at 2440 NE MIAMI GARDENS DR, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 5196 is proposed as the following:

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

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

**Existing services**

The Fire station responding to an alarm in the proposed development will be: Station # 33  
The estimated average travel time is: 5:00 minutes

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

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





**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000102 - Naval West LLC**  
**Complaint Date Range: Jan 1, 2014 - Aug 31, 2015**



**EMERGENCY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0114	15 MEET AN OFFICER	1	0	0
	41 SICK OR INJURED PERSON	0	0	1
<b>TOTAL FOR GRID 0114</b>		<b>1</b>	<b>0</b>	<b>1</b>
0182	41 SICK OR INJURED PERSON	0	0	1
<b>TOTAL FOR GRID 0182</b>		<b>0</b>	<b>0</b>	<b>1</b>
3114	17 TRAFFIC ACCIDENT	0	0	1
	41 SICK OR INJURED PERSON	0	0	2
<b>TOTAL FOR GRID 3114</b>		<b>0</b>	<b>0</b>	<b>3</b>
		Reported: 0	Reported: 0	Reported: 1
		Not Reported: 1	Not Reported: 0	Not Reported: 4
<b>TOTAL EMERGENCY</b>		<b>1</b>	<b>0</b>	<b>5</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000102 - Naval West LLC**  
**Complaint Date Range: Jan 1, 2014 - Aug 31, 2015**



**PRIORITY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0182	32 ASSAULT	0	0	1
	34 DISTURBANCE	1	1	0
<b>TOTAL FOR GRID 0182</b>		<b>1</b>	<b>1</b>	<b>1</b>
		Reported: 0	Reported: 0	Reported: 0
		Not Reported: 1	Not Reported: 1	Not Reported: 1
<b>TOTAL PRIORITY</b>		<b>1</b>	<b>1</b>	<b>1</b>





**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000102 - Naval West LLC**  
**Complaint Date Range: Jan 1, 2014 - Aug 31, 2015**



**ROUTINE**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>0114</b>	13 SPECIAL INFORMATION/ASSIGNMENT	10	13	19
	14 CONDUCT INVESTIGATION	3	4	10
	15 MEET AN OFFICER	13	13	13
	18 HIT AND RUN	0	1	1
	19 TRAFFIC STOP	0	1	2
	22 AUTO THEFT	1	0	0
	27 LARCENY	1	3	1
	29 ROBBERY	0	1	1
	32 ASSAULT	1	1	0
	34 DISTURBANCE	1	0	0
	36 MISSING PERSON	0	1	1
	39 PRISONER	2	3	2
	41 SICK OR INJURED PERSON	0	0	3
	52 NARCOTICS INVESTIGATION	2	1	1
	54 FRAUD	0	0	1
<b>TOTAL FOR GRID 0114</b>		<b>34</b>	<b>42</b>	<b>55</b>
<b>0182</b>	13 SPECIAL INFORMATION/ASSIGNMENT	8	20	32
	14 CONDUCT INVESTIGATION	5	4	8
	15 MEET AN OFFICER	12	15	23
	17 TRAFFIC ACCIDENT	1	0	0
	19 TRAFFIC STOP	5	4	1
	32 ASSAULT	1	0	1
	34 DISTURBANCE	1	1	1
	36 MISSING PERSON	1	1	0
	39 PRISONER	4	4	9
	52 NARCOTICS INVESTIGATION	3	4	3
55 WEAPONS VIOLATION	2	2	0	
<b>TOTAL FOR GRID 0182</b>		<b>48</b>	<b>55</b>	<b>78</b>
<b>3114</b>	13 SPECIAL INFORMATION/ASSIGNMENT	8	7	10
	14 CONDUCT INVESTIGATION	6	8	7
	15 MEET AN OFFICER	2	1	0
	17 TRAFFIC ACCIDENT	2	0	0
	19 TRAFFIC STOP	0	0	1
	25 BURGLAR ALARM RINGING	0	2	0
	27 LARCENY	0	0	1
	39 PRISONER	0	2	2
41 SICK OR INJURED PERSON	1	1	0	
<b>TOTAL FOR GRID 3114</b>		<b>19</b>	<b>21</b>	<b>21</b>
		Reported: 28	Reported: 35	Reported: 33

15



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2015000102 - Naval West LLC**  
**Complaint Date Range: Jan 1, 2014 - Aug 31, 2015**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
		Not Reported: 73	Not Reported: 83	Not Reported: 121
<b>TOTAL ROUTINE</b>		<b>101</b>	<b>118</b>	<b>154</b>
<b>GRAND TOTAL</b>		<b>103</b>	<b>119</b>	<b>160</b>



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



**Complaint Date Range:** Jan 1, 2014 - Aug 31, 2015

**Grid:** 3114, 0114, 0182

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

**Agency:**

**District:**

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

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

**CDW Package**



RECEIVED  
 215-102  
 NOV 02 2015 DAH

215-102  
 DAH

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: Naval West LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>David Mendal</u>	<u>50%</u>
<u>Debbie Mendal</u>	<u>50%</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 \_\_\_\_\_

<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: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</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: \_\_\_\_\_

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

*[Handwritten Signature]*

David Mendel

(Applicant)

(Print Applicant name)

Sworn to and subscribed before me this 11 day of Nov, 2015. Affiant is personally know to me or has produced PL # 17519-100 63 2720 as identification.

*[Handwritten Signature]*  
(Notary Public)



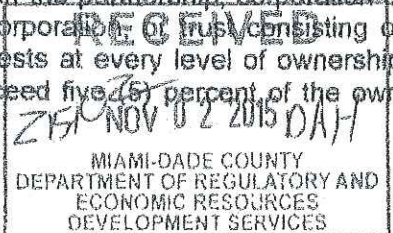
215-102

DAH

My commission expires: 11/11/2018

Seal

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





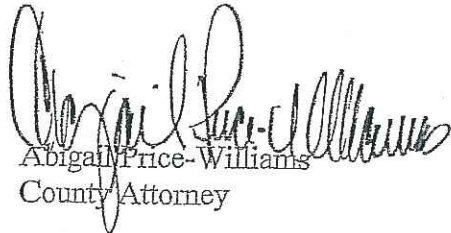


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** March 8, 2016

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 5(N)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required



Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(N)  
3-8-16

Veto \_\_\_\_\_

Override \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; UPDATING THE OJUS URBAN AREA DISTRICT REGULATIONS AS REQUESTED BY NAVAL WEST, LLC, FOR REAL PROPERTY LOCATED ON THE SOUTH SIDE OF NE 186TH STREET/MIAMI GARDENS DRIVE BETWEEN NE 24<sup>TH</sup> AVENUE AND NE 24<sup>TH</sup> COURT; AMENDING SECTION 33-284.99.18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

**WHEREAS**, in Ordinance No. 13-119, adopted on December 3, 2013, the Board of County Commissioners created a procedure to amend Urban Center District regulating plans; and

**WHEREAS**, 'Naval West, LLC' has applied for an amendment to the Ojus Urban Area District (OUAD) Land Use Regulating Plan to change the land use designation of a parcel located on the south side of Miami Gardens Drive between NE 24th Avenue and NE 24th Court from "RML, Residential Modified – Live/Work" to "MC, Mixed-Use Corridor"; and

**WHEREAS**, it is necessary to amend the OUAD Land Use Regulating Plan to effectuate the requested amendments,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

Section 1. Section 33-284.99.18 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:<sup>1</sup>

<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

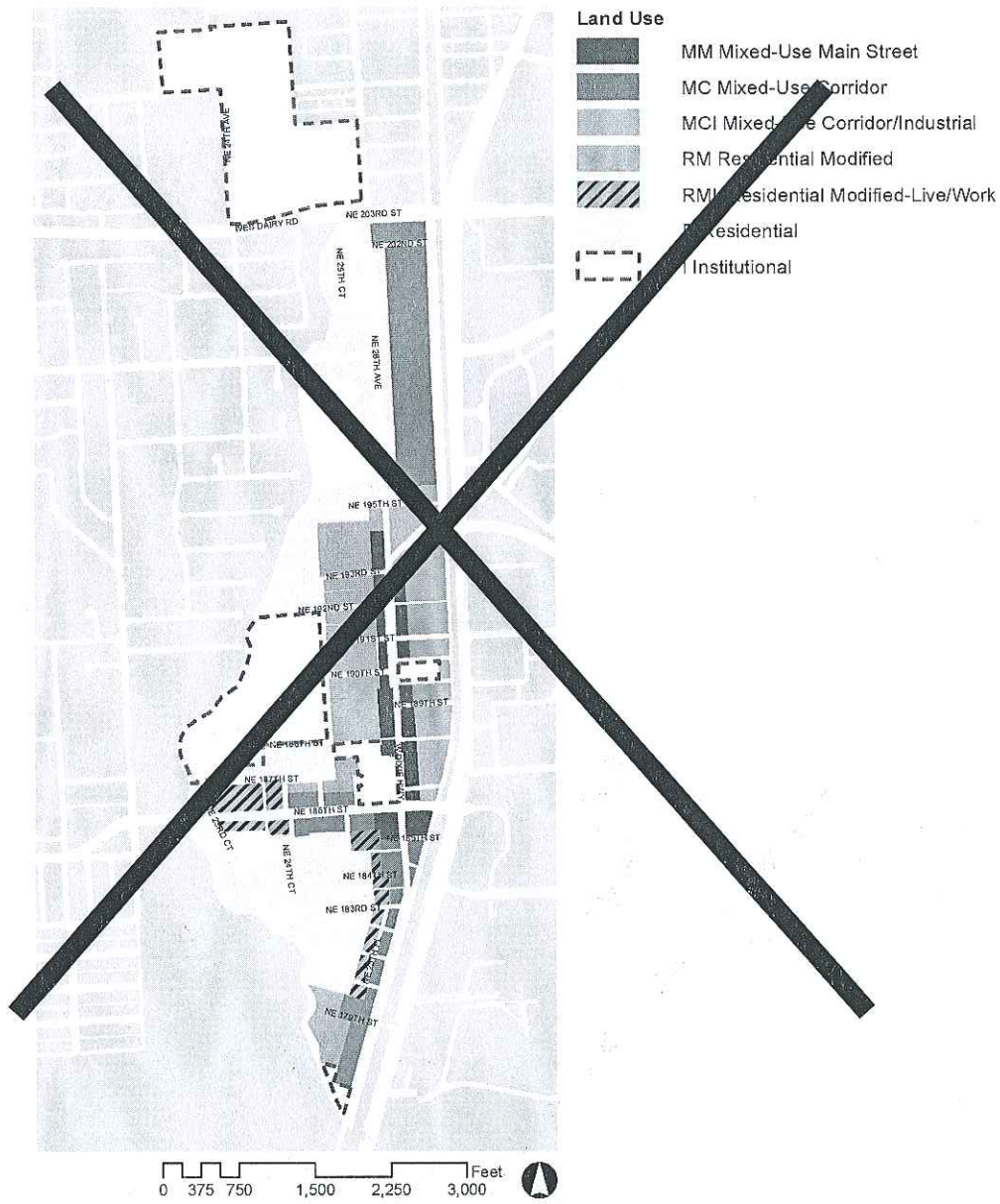
**Sec. 33-284.99.18. The Regulating Plans.**

The Regulating Plans shall consist of the following controlling plans, as defined and graphically depicted in this section.

\* \* \*

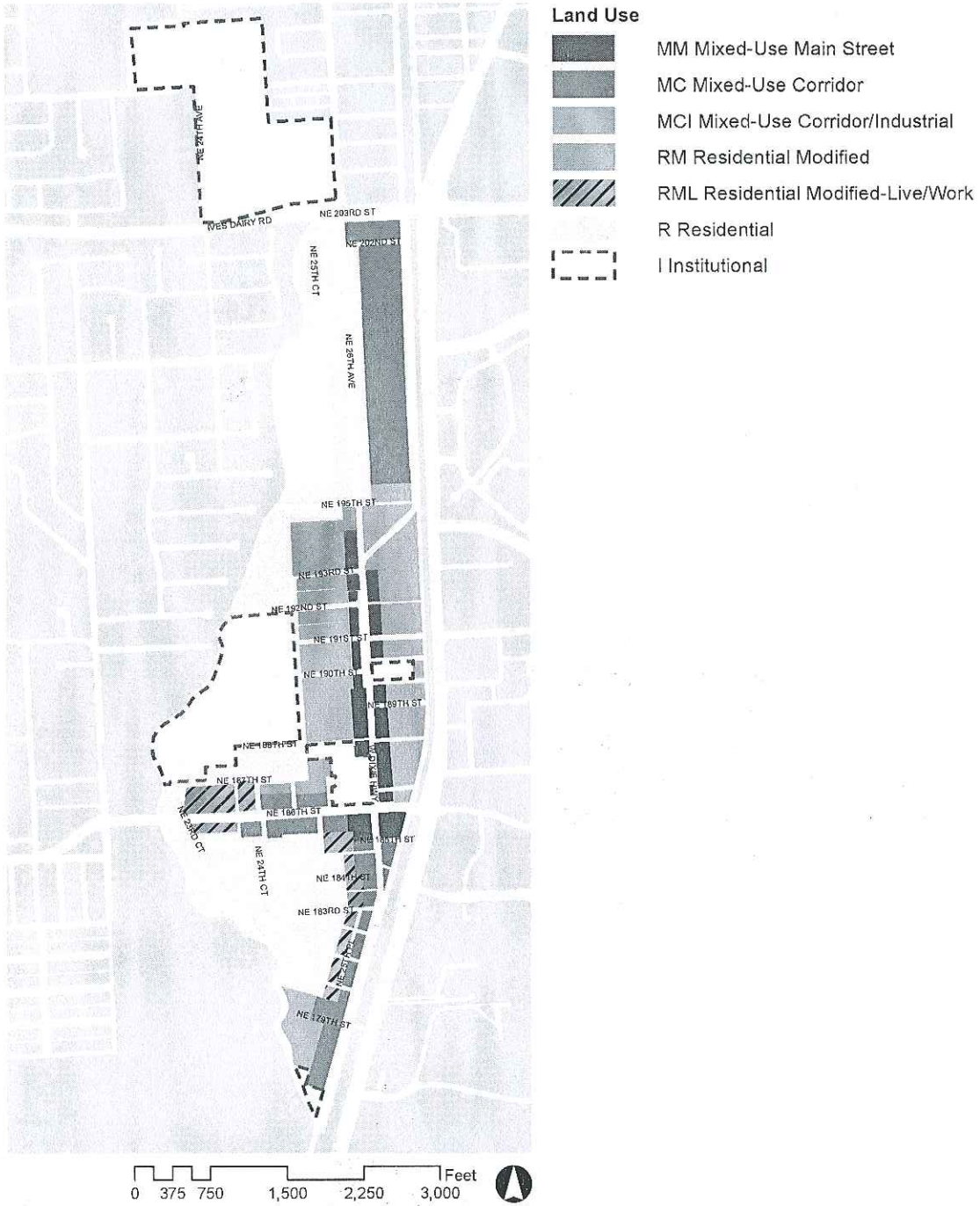
C. Land Use Plan

[[



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Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article" or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

Prepared by:

Dennis A. Kerbel

APW  
DAK