

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

PH: Z18-126

July 25, 2019

Item No. 2

Appeal Application Summary	
Commission District	9
Applicants	The George C. Busher Living Trust, Dated July 8, 1999
Summary of Requests	The applicant is seeking approval of a district boundary change from AU, Agricultural District, to RU-3M, Minimum Apartment House District, in order to develop the subject parcel with 89 townhouse residential units. Additionally, the applicant is seeking to permit buildings spaced less than required from each other, and to permit a higher Floor Area Ratio.
Location	Lying at the southeast corner of SW 286 Street and SW 132 Avenue, Miami-Dade County, Florida, Miami-Dade County, Florida.
Property Size	9.74 Acres.
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential, 6-13 Dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP

CZAB Action

CZAB 15 May 30, 2019	Denied With Prejudice (Resolution #CZAB15-4-19)
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Staff Recommendation

Recommendation of the Appeal	<u>Approval of the appeal, approval of request #1, subject to the Board's acceptance of the proffered covenant; and approval with conditions of requests #2 and #3.</u> (Overrule CZAB decision – requires a 2/3 vote of the BCC members present)
Previous Recommendation to the CZAB	<u>Approval of request #1, subject to the Board's acceptance of the proffered covenant; and approval with conditions of requests #2 and #3.</u> (Original Staff Recommendation to the CZAB is attached)

Timeline

1. On May 30, 2019, the Community Zoning Appeals Board (CZAB) #15, denied with prejudice the subject application (Resolution #CZAB15-4-19).
2. On June 5, 2019, the applicant, The George C. Busher Living Trust, Dated July 8, 1999, appealed the CZAB #15 decision to the BCC.

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and Zoning analysis of the attached staff recommendation, staff opines that the appellants' request for a reversal of the CZAB #15 decision should be **approved**.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 15**

PH: Z18-126

May 30, 2019

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	George C. Busher, Jr., Co-Trustee Of The George C. Busher Living Trust
Summary of Requests	The applicant is seeking approval of a district boundary change from AU, Agricultural District, to RU-3M, Minimum Apartment House District, in order to develop the subject parcel with 89 townhouse residential units. Additionally, the applicant is seeking to permit buildings spaced less than required from each other, and to permit a higher Floor Area Ratio.
Location	Lying at the southeast corner of SW 286 Street and SW 132 Avenue, Miami-Dade County, Florida, Miami-Dade County, Florida.
Property Size	9.74 Acres.
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential, 6-13 Dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant; and approval with conditions of requests #2 and #3.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from AU (Agricultural District) to RU-3M (Minimum Apartment House 12.9 units / net acre).
- (2) NON-USE VARIANCE of spacing requirements to permit a distance between townhouse buildings of 20' (30' required).
- (3) NON-USE VARIANCE of Floor Area Ratio requirements to permit a Floor Area Ratio of 194,258 sq. ft. (185,663 sq. ft. maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Lake Victoria Townhouses", as prepared by Octavio A. Santurio Architect, with one sheet (SP-1) dated stamped received 10/9/18, and the rest of the sheets as prepared by Pascual Perez Kiliddjian & Associates, and Witkin Hults Design Group, dated stamped received 7/17/18, for a total of 23 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to rezone the 9.74 acre parcel from AU, Agricultural District to RU-3M, Minimum Apartment House District. With the aforementioned request, the applicant also seeks two variances to permit buildings spaced less than required from each other, and to permit a higher Floor Area Ratio on the subject property. A new zoning covenant is being proffered by the applicant that will require the development of the property to be in substantial compliance with the submitted plans. The applicant has submitted plans that depict the 9.74-acre site being developed under the RU-TH zoning district requirements with a 89-unit, two (2)-story townhouse residential development and having direct vehicular and pedestrian access to both SW 286 Street and SW 132 Avenue roadways. The said plans show the required number of parking spaces being provided for the individual townhouses, including visitors parking, with ample landscaping in the form of street trees, shrubs and open spaces provided all around the proposed residential development.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
Zoning and Existing Use		Land Use Designation
Subject Property	AU; vacant	Low-Medium Density Residential (6 to 13 dua)
North	RU-1M(a); single-family residences	Low Density Residential (2.5 to 6 dua)
South	AU and IU-2; vacant and warehouses	Low Density Residential (2.5 to 6 dua) and Institutions, Utility and Communication
East	RU-1; vacant	Institutions, Utility and Communication
West	RU-1; mobile homes	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 9.74-acre subject parcel is currently vacant and is located at the southeast corner of SW 286 Street and SW 132 Avenue. Apart from the warehouses located to the southwestern portion of the subject site, there are RU-1 zoned districts situated on both east and west sides of the subject property. The area north of the subject parcel consists of RU-1M(a) zoned single-family residences, and there is an AU zoned property to the southeast portion of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property to RU-3M in order to develop the parcel with additional townhouse residential uses in this area. However, since the site is currently vacant, the proposed development for a residential site may have an impact on traffic on the abutting roadways and schools. Notwithstanding, staff notes that based on comments from different Departments, any impacts will be within the Level of Services (LOS).

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Low-Medium Density Residential** use. The CDMP Land Use Element interpretative text *allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments.* This would allow the applicant to develop the 9.74-acre parcel with a maximum of 126 residential units. The applicant is seeking a district boundary change from AU to RU-3M. Staff notes that the RU-3M zoning district allows development at a maximum of 12.9 units per net acre. Approval of the district boundary change to RU-3M would allow the applicant to develop the property with a maximum of 125 residential units, which is consistent with the maximum numerical density threshold permitted for Low-Medium Density Residential on the CDMP Land Use Plan (LUP) map. The applicant has proffered a declaration of restrictions that ties the development of the subject property to the submitted site plans, which show said proposed residential development with a maximum of 89 residential townhouse units.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable. The approval of the request for rezoning will allow development of a townhouse residential project on the subject parcel that is located between residential RU-1M(a) zoned property to the north and industrial IU-2 zoned property to the south, which in staff's opinion, will act as a natural transition between these two properties. The submitted plans indicate that the proposed 89-unit, two (2)-story single-family townhouse residential development will meet the setback requirements and will be adequately buffered by ample landscaping in the form of street trees and shrubs, including a decorative wall, provided all around the proposed residential development, which staff opines, will mitigate the visual impact of the proposed two (2)-story townhouse development from the abutting properties.

Based on the foregoing analysis, staff opines that the proposed townhouse development abutting higher industrial density to the south and surrounded on three sides by less intensive residential zoning will be adequately buffered and will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element, **Policy LU-4A**. Therefore, subject to the Board's acceptance of the proffered covenant, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text, the CDMP covenant and the maximum numerical density threshold permitted for **Low-Medium Density Residential** on the CDMP Land Use Plan (LUP) map.

ZONING ANALYSIS:

The applicant seeks approval of a request for a zone change from AU, Agricultural District to RU-3M (Minimum Apartment House District) (request #1) on the subject parcel. For the reasons stated in the CDMP Analysis and below, staff opines that when the request to rezone the 9.74-acre parcel to RU-3M in order to develop it under the RU-TH zoning district requirements with a 89-unit, two (2)-story townhouse residential development is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the

highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change in request #1 to RU-3M. The letter of intent and submitted site plan indicates that the applicant intends to develop the 9.74-acre subject property with a 89-unit townhouse residential development under the RU-TH zoning district requirements, which is equivalent to approximately 10.10 residential units per acre, and has proffered a covenant to that regard. Staff also opines that based on the Comprehensive Development Master Plan land use designation of Low-Medium Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to a RU-3M is consistent with the CDMP designation and **compatible** with the surrounding area.

Staff notes that the subject parcel is currently vacant and is located at the southeast corner of SW 286 Street and SW 132 Avenue, within the Urban Development Boundary (UDB). The submitted plans depict the 9.74-acre site being developed under the RU-TH zoning district requirements with a 89-unit, two (2)-story townhouse residential development and having direct vehicular and pedestrian access to both SW 286 Street and SW 132 Avenue roadways. The said plans show the required number of parking spaces being provided for the individual townhouses, including visitors parking, with ample landscaping in the form of street trees, shrubs and open spaces provided all around the proposed residential development. All of the two (2)-story townhouse buildings are organized along a block structure allocating buildings following the periphery of the property lines with parking towards the front of the proposed homes. Along the perimeter of these frontages are sidewalks and landscape strips that will be fitted with street trees to attain a level of pedestrian comfort at street level. Staff notes that pedestrians will be able to walk to all areas of the site through a system of interconnected sidewalks. Likewise, auto traffic is freely dispersed through a system of the looping driveway leading to the guest parking, the residential units, and the adjacent street network allowing for seamless connectivity to all areas of the development for pedestrians and autos alike. As designed, the proposed townhouse development, with the pedestrian and auto connectivity, buildings with an intensity similar in scale to the single-family residences located to the north and with the proposed landscaping, will produce a development that will be compatible with the neighborhood. Additionally, the proposed 34' high two-story townhouse development is compatible to the maximum 35' height allowed in the abutting single-family zoned residential districts.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff opines that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda dated October 25, 2018 from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum indicates that the application will meet the traffic concurrency criteria for an Initial Development Order. Said memorandum also indicates that the application will generate 55 PM daily peak hour vehicle trips, which does not exceed the acceptable Level of Service (LOS) on the surrounding roadways. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or storm water management. In addition, the other departments reviewing the application including the Miami-Dade Fire Rescue Department and the Water and Sewer

Department, do not object to the application. **Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, under Section 33-311, District Boundary Change.**

When request #2, to permit a distance between townhouse buildings of 20' (30' required), and request #3, to permit a Floor Area Ratio of 194,258 sq. ft. (185,663 sq. ft. maximum permitted), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff opines that although the proposed development will not meet the spacing between buildings and will exceed the Floor Area Ratio requirement, the requests are internal to the site, and minimal in nature. Staff further notes that according to the submitted plans, ample landscaping with an abundance of trees and shrubs, is being provided along all of the property lines, of which staff is supportive, and will create a visual perception of continuous greenery within the proposed development and will enhance the views of passersby along the abutting roadways, SW 132 Avenue and SW 286 Street. Staff, therefore, opines that the approval of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **As such, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted plans indicate an ingress/egress point of direct vehicular and pedestrian access to the proposed townhouse development from both SW 286 Street and SW 132 Avenue roadways. The applicant has provided 35 more parking spaces than the required 178 parking spaces for a total of 213 parking spaces, which includes parking for the individual townhouses and for the visitors. The applicant has also provided adequate drives to facilitate the flow of traffic within the proposed townhouse development.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

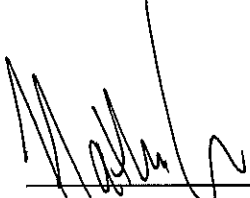
Approval of request #1, subject to the Board's acceptance of the proffered covenant; and approval with conditions of requests #2 and #3.

CONDITIONS FOR APPROVAL: For requests #2 & #3 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Lake Victoria Townhouses", as prepared by Octavio A. Santurio Architect, with one sheet (SP-1) dated stamped received 10/9/18, and the rest of the sheets as prepared by Pascual Perez Kiliddjian & Associates, and Witkin Hults Design Group, dated stamped received 7/17/18, for a total of 23 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit.
5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM) of the Department of Regulatory and Economics in their memoranda dated October 29, 2018.
6. That the applicants comply with all applicable conditions and requirements from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated October 25, 2018.

NK:JB:NN:SS:JV



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

ZONING RECOMMENDATION ADDENDUM

George C. Busher, Jr., Co-Trustee Of The George C. Busher Living Trust
Z18-126

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental and Regulatory Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection*
Water and Sewer Department (WASD)	No objection
Fire Rescue	No objection
Building and Neighborhood Compliance	No objection
*Subject to conditions in their memorandum.	

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

Low-Medium Density Residential (Pg. I-29)	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Land Use Element LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i> (F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which: (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i>
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ZONING RECOMMENDATION ADDENDUM

George C. Busher, Jr., Co-Trustee Of The George C. Busher Living Trust
Z18-126

	(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 05 / 30 / 2019

BY CZAB # 15



DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z2018000126

Filed in the name of (Applicant) The George C. Busher Living Trust, Dated July 8, 1999.

Name of Appellant, if other than applicant N/A

Address/Location of APPELLANT'S property: Southeast corner of SW 286 Street and SW 132 Avenue,
Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): Entire appealable application.

Appellant (name): The George C. Busher Living Trust, Dated July 8, 1999
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The decision by the Community Zoning Appeals Board 15 (CZAB 15) was not based on substantial competent evidence. Instead, the decision by the CZAB 15 was arbitrary and capricious.

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

James R. Williams Jr., Esq.
(305) 789-7413
james.williams@hklaw.com

June 6, 2019

VIA HAND DELIVERY

Susan Furney
Special Projects Administrator II
Department of Regulatory and Economic Resources
Miami-Dade County
111 NW 1st Street, 11th Floor
Miami, FL 33128



**RE: Submittal of Replacement Cover Letter for Petition of Appeal / George C. Busher
Living Trust, Dated July 8, 1999 / Z2018000126**

Dear Ms. Furney,

Enclosed please find the revised cover letter for the Petition of Appeal we filed on June 6, 2019, on behalf of the Applicant/Appellant for the application referenced above. We respectfully request the replacement of the original cover letter to the Petition of Appeals with the one enclosed.

Thank you for your help and consideration, should you have any questions or require any additional information, please do not hesitate to contact me directly at 305-789-7413.

Respectfully yours,

HOLLAND & KNIGHT LLP


James R. Williams Jr., Esq.

Enclosures

Cc: Juan J. Mayol Jr., Esq.
Hugo P. Arza., Esq.
Alejandro Arias, Esq.
Alberto J. Torres

RESOLUTION NO. CZAB15-4-19

WHEREAS, THE **GEORGE C. BUSHER LIVING TRUST** applied for the following:

- (1) DISTRICT BOUNDARY CHANGE from AU (Agricultural District) to RU-3M (Minimum Apartment House 12.9 units / net acre).
- (2) NON-USE VARIANCE of spacing requirements to permit a distance between townhouse buildings of 20' (30' required).
- (3) NON-USE VARIANCE of Floor Area Ratio requirements to permit a Floor Area Ratio of 194,258 sq. ft. (185,663 sq. ft. maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Lake Victoria Townhouses", as prepared by Octavio A. Santurio Architect, with one sheet (SP-1) dated stamped received 10/9/18, and the rest of the sheets as prepared by Pascual Perez Kiliddjian & Associates, and Witkin Hults Design Group, dated stamped received 7/17/18, for a total of 23 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The North ½ of the South ½ of the SW ¼ of the NE ¼ of Section 2, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the South 17.5 feet thereof.

LOCATION: The southeast corner of SW 286 Street and SW 132 Avenue, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested DISTRICT BOUNDARY CHANGE from AU (Agricultural District) to RU-3M (Minimum Apartment House 12.9 units / net acre) (Request #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, the requested NON-USE VARIANCE of spacing requirements to permit a distance between townhouse buildings of 20' (30' required) (Request #2) and the requested NON-USE VARIANCE of Floor Area Ratio requirements to permit a Floor Area

Ratio of 194,258 sq. ft. (185,663 sq. ft. maximum permitted) (Request #3) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and should be denied, and

WHEREAS, a motion to deny the application with prejudice was offered by Ricardo Torres, seconded by Marva Williams, and upon a poll of the members present, the vote was as follows:

John Farias	absent	Ricardo Torres	aye
Paul J. Morrow	absent	Marva Williams	aye
Marjorie Murillo	nay	Marvin D. Wilson	aye

Enid Washington Demps aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15 that the requested DISTRICT BOUNDARY CHANGE from AU (Agricultural District) to RU-3M (Minimum Apartment House 12.9 units / net acre) (Request #1) be and the same is hereby denied with prejudice.

BE IT FURTHER RESOLVED that the requested NON-USE VARIANCE of spacing requirements to permit a distance between townhouse buildings of 20' (30' required) (Request #2) and the requested NON-USE VARIANCE of Floor Area Ratio requirements to permit a Floor Area Ratio of 194,258 sq. ft. (185,663 sq. ft. maximum permitted) (Request #3) be and the same are hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 30th day of May, 2019.

cl

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Claudia Luna, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-4-19 adopted by said Community Zoning Appeals Board at its meeting held on the 30th day of May, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of June, 2019.



Claudia Luna, Deputy Clerk (160446)
Miami-Dade Department of Regulatory and Economic
Resources



SEAL



Department of Regulatory and Economic Resources

Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1902
T 305-375-2640
www.miamidade.gov/economy

June 5, 2019

The George C. Busher Living Trust
c/o Alejandro Arias
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Re: Hearing No. Z18-126
Location: The southeast corner of SW 286 Street and SW 132 Avenue, Miami-Dade
County, Florida

Dear Applicant:

Enclosed herewith is **Resolution No. CZAB15-4-19**, adopted by the Community Zoning Appeals Board 15, which denied your application with prejudice.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is June 3, 2019. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

Sincerely,

A handwritten signature in blue ink that reads "Claudia Luna".

Claudia Luna
Deputy Clerk

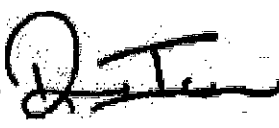
Enclosure

Memorandum



Date: October 29, 2018

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources 

Subject: Z2018000126-1st Revision
D.R. Horton, Inc. / Lake Victoria Townhouses
SW 286th Street and SW 132nd Avenue
DBC from AU to RU-3M; Site Plan Approval for Proposed
Townhomes Development; NUV for Distance Requirements; Minor
NUV for FAR Requirements.
(AU) (10.1 Acres)
02-57-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

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

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future

development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing 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 shall provide for the full retention of the 25-year/3-day storm event and shall also 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.

Pollution Remediation

DERM does not have records of current contamination issues on the subject site. However, based on the past/current agricultural use of the property, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted on the property prior to site development. Prior DERM review and approval shall be required.

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. DERM has no objections provided that the applicant obtains a Miami-Dade County Tree Removal Permit and that no specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) are impacted.

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 and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Should the applicant require impacts to specimen trees, substantive changes to the site plan pursuant to the specimen tree standards outlined in Section 24-49.2(II)(2) of the Code shall be made. The applicant is advised that a tree survey that includes a tree disposition table may be required prior to reviewing the tree removal permit application.

It is advised that pursuant to Policy Con-8I of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact the DERM Tree and Forest Resources Section 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 DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMF for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

The memorandum shall constitute written approval of the application to the extent required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE
COUNTY

Date: October 25, 2018

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: Z2018000126
Name: George C. Busher, Jr. and Rosemary C. Busher
Location: Southeast Corner of SW 286 Street and SW 132 Avenue
Section 02 Township 57 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 with the condition below.

1. Applicant must contact the United States Postal Service (USPS) for mailbox requirements. Contact Dalila de la Torre at 954-527-2923 or Dalila.m.delatorre@usps.gov.
2. Obtain release prior to final plat for the railroad spur tract and oil pipe line easement.
3. 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 55 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
9922	SW 268 Street w/o SW 127 Avenue	C	C
9824	SW 137 Avenue n/o SW 288 Street	C	C
9928	SW 288 Street w/o SW 137 Avenue	D	D

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.

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: August 3, 2018

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments- Lake Victoria Townhouses.
Application No. Z2018000126 - (Pre- App. Z18P-103)

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

Application Name: Lake Victoria Townhouses

Location: The proposed project is located on approximately 10.0 Acres on the east side of SW 132nd Avenue and south of SW 286th Street and with Folio No. 30-7902-000-0051, in unincorporated Miami-Dade County.

Proposed Development: 89 Townhouses.

The estimate total water demands for the proposed project will be 14,685 (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 located along SW 132nd Avenue abutting the western boundary of the property or an existing 8-inch water main along SW 286th Street to where the developer may connect to provide water service for the project. Any public water main extensions within the property shall be 8-inch minimum diameter. 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 of the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. 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 Water Supply Certification 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 and with landscape standards in accordance with Sections 8-31, 32-84, 8A-38.1 and 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

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. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch sanitary gravity sewer system abutting the property in SW 286th Street and / or in SW 132nd Avenue respectively abutting the northern and western boundary of the property that may be available for connection provided that there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted to P.S. 1019 or P.S. 1129 depending on to where the developer connects. Both pump stations are currently in OK Moratorium Status.

P.S. 1019

Existing NAPOT: 4.50 hrs.
Proposed Development: 14,685 gpd
Proposed Projected NAPOT: 4.80 hrs.

P.S. 1129

Existing NAPOT: 2.01 hrs.
Proposed Development: 14,685 gpd
Proposed Projected NAPOT: 2.43 hrs.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

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

Below please find additional links to the Miami-Dade County 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: July 31, 2018

To: Nathan Kogon, Assistant Director
Development Services Division
Director, Regulatory and Economic Resources Department

From: Alejandro Zizold, PROS Master Plan Manager **AZ**
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2018000126 Lake Victoria Townhomes

Applicant Name: George C. Busher, Jr. and Rosemary C. Busher, as Co-Trustees of The George C. Busher Living Trust, Dated July 8, 1999.

Project Location: The property consists of $\pm$ 10.1 acres and it is located on the SE corner of SW 286 Street and SW 132 Avenue in unincorporated Miami-Dade County (folio: 30-7902-000-0051).

Proposed Development: The applicant seeks to rezone the property from Agriculture (AU) to Minimum Apartment House District (RU-3M), site plan approval, a non-use variance in order to permit a rear yard setback of 10 feet where 20 feet are required, and to permit a FAR non-use variance of 194,258 square feet where 185,663 square feet are permitted. The proposed development consists of 89 townhouses.

Current Park Benefit District Area Conditions: County owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A.

Table A – County Parks (Local)
Within a 3 Mile Radius of Application Area

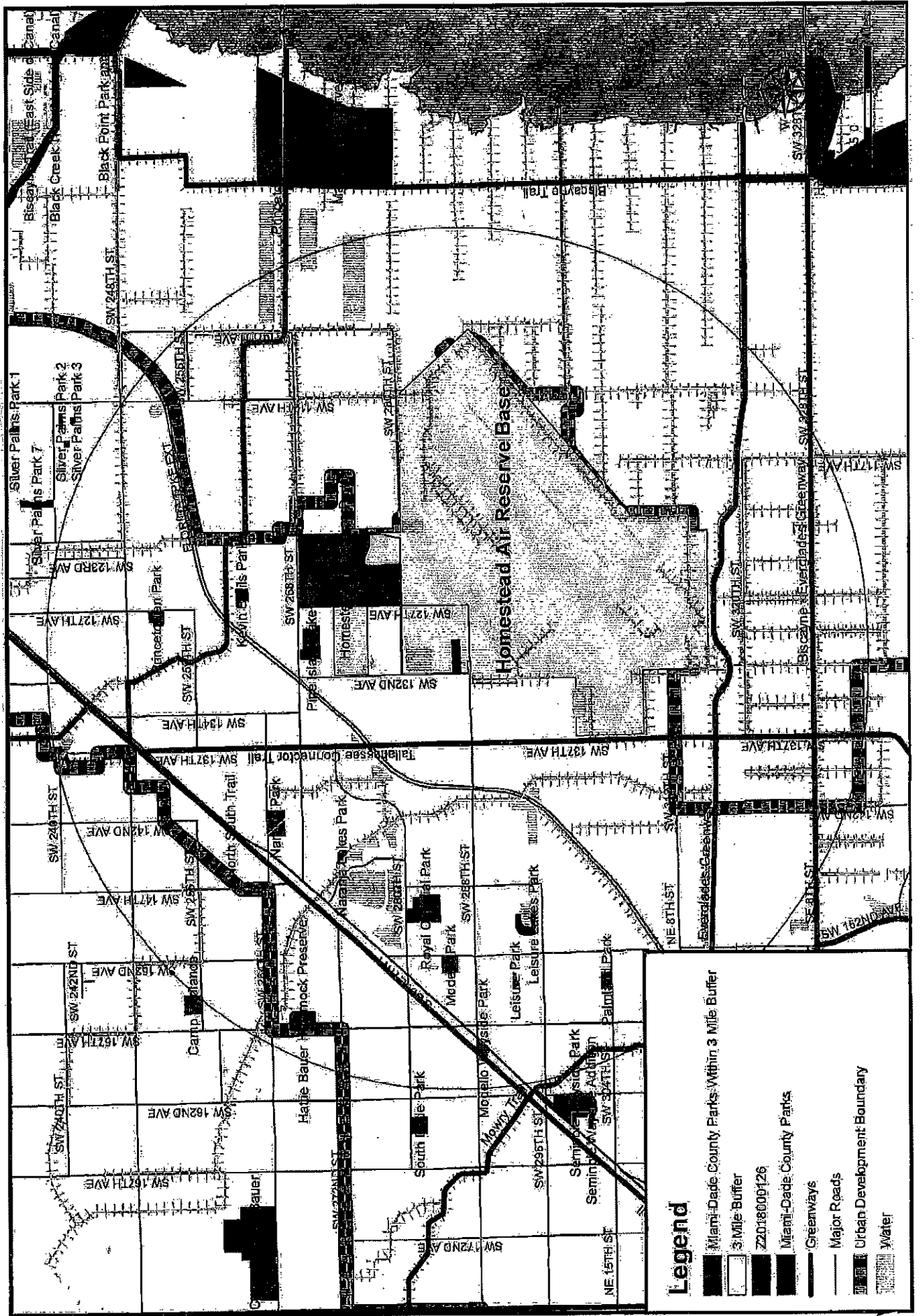
PARK NAME	ADDRESS	CLASSIFICATION	ACREAGE	TYPE
Kevin Brolis Park	28150 SW 125TH AVE	NEIGHBORHOOD PARK	5.19	Local
Leisure Lakes Park	29305 ILLINOIS RD	COMMUNITY PARK	8.3	Local
Leisure Park	15355 HARDING LN	NEIGHBORHOOD PARK	1.86	Local
Modello Park	28450 SW 152ND AVE	COMMUNITY PARK	8.23	Local
Modello Wayside Park	28850 S DIXIE HWY	NEIGHBORHOOD PARK	2.5	Local
Naranja Lakes Park	14410 SW 272 ST	NEIGHBORHOOD PARK	1.55	Local
Naranja Park	14150 SW 264 ST	COMMUNITY PARK	12.7	Local
Palmland Park	15351 SW 304TH ST	NEIGHBORHOOD PARK	5.09	Local
Pine Island Lake Park	12970 SW 268TH ST	NEIGHBORHOOD PARK	17.45	Local
Princetonian Park	12755 SW 252ND TER	NEIGHBORHOOD PARK	6.54	Local
Royal Colonial Park	14850 SW 280TH ST	COMMUNITY PARK	26.27	Local

Impact and Demand: This proposed development of 89 single-family attached would generate a residential population of 261 resulting in an impact of 0.72 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is in Park Benefit District 3 (PBD 3) which has a surplus of 180.21 acres of local parkland and therefore the project meets concurrency when analyzed in terms of 2.75 acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recommendation: Based on our findings and recommendations described herein PROS has no objection to this application. If you need additional information or clarification on this matter, please contact Stephanie Cornejo at (305) 755-7957.

AZ:sc

FIGURE 1 - Z2018000126 GEORGE C. BUSH, JR. AND ROSEMARY C. BUSH, AS CO-TRUSTEES OF THE GEORGE C. BUSH TRUST, DATED JULY 8, 1999 MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES ANALYSIS



Memorandum



Date: October 26, 2018

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2018000126

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "Energov" on 10/10/18.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GEORGE C. BUSHNER JR. & ROSEMARY
C./BUSHNER, CO, TRUSTEES

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2018000126

DATE

HEARING NUMBER

FOLIO: 30-7902-000-0051

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 16, 2018

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

GEORGE C. BUSHNER JR. & ROSEMARY C./BUSHNER, CO, TRUSTEES

OUTSTANDING LIENS AND FINES:

There are an outstanding lien under case no. 090713-S in the amount of \$67,247.44. Please contact the Lien Unit at 786-315-2777.

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: _____

NAME AND ADDRESS

Percentage of Stock

RECEIVED
218-126
JUL 17 2000
DEPARTMENT OF REVENUE
STATE OF NEW YORK
PROPERTY TAX SERVICES

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 The George C. Busher Living Trust, Dated July 8, 1999

NAME AND ADDRESS

See Exhibit "B"

Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

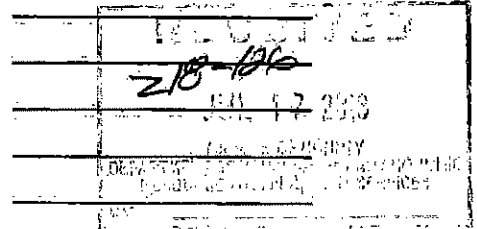
If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other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

NAME OF PURCHASER: DR Horton, Inc. *

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Entity is regularly traded on an established securities market in the United States*



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 *George C. Busher*
(Applicant)

GEORGE C. BUSHER (TRUSTEE)
(Print Applicant name)

Sworn to and subscribed before me this 4 day of JULY, 2018. Affiant is personally known to me or has produced Driver License as identification.

Marlene Claro
(Notary Public)



My commission expires: 5/31/21

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.

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: _____

NAME AND ADDRESS

Percentage of Stock

RECEIVED
218-126
JUL 17 2013
UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK
CLERK OF COURT

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 The George C. Busher Living Trust, Dated July 8, 1999

NAME AND ADDRESS

Percentage of Interest

See Exhibit "B"

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

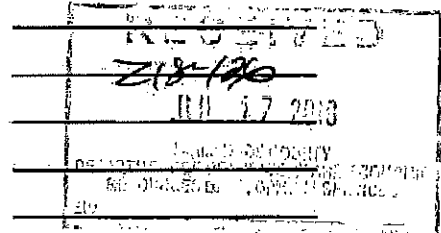
If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or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

NAME OF PURCHASER: DR Horton, Inc. *

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Entity is regularly traded on an established securities market in the United States*



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 Rosemary C. Metal Rosemary C. Metal
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 2nd day of JULY, 2018. Affiant is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.

(Notary Public)

COLEEN GOTTLLOB
My commission expires: 2/20/2022

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.

EXHIBIT "A"

LEGAL DESCRIPTION

The North ½ of the South ½ of the SW ¼ of the NE ¼ of Section 2, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the South 17.5 feet thereof.

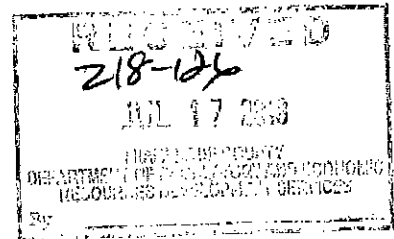


EXHIBIT "B"

DISCLOSURE OF INTEREST

Disclosure of Interest for The George C. Busher Living Trust, dated July 8, 1999:

Antoinette Fischer

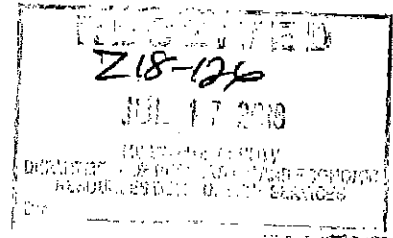
Marianne Busher

George Busher

Virginia Billia

Rosemary Metal

Genna Hoffmann



***All the beneficiaries listed above have an equal interest in the trust.**

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: DR Horton, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Publicly Traded Company (DHE)</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></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>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></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>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></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: DR Horton, Inc. *

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Entity is regularly traded on an established securities market in the United States*

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 _____

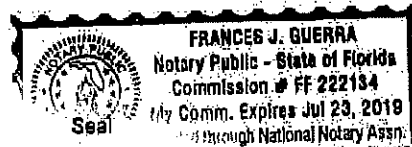
(Applicant)

Karl Albertson, Asst Sec.
(Print Applicant name)

Sworn to and subscribed before me this 30th day of August 2018. Affiant is personally known to me or has produced _____ as identification.

Frances J. Guerra
(Notary Public)

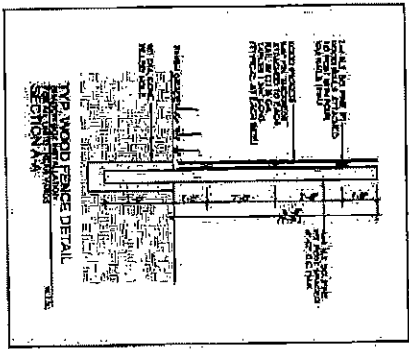
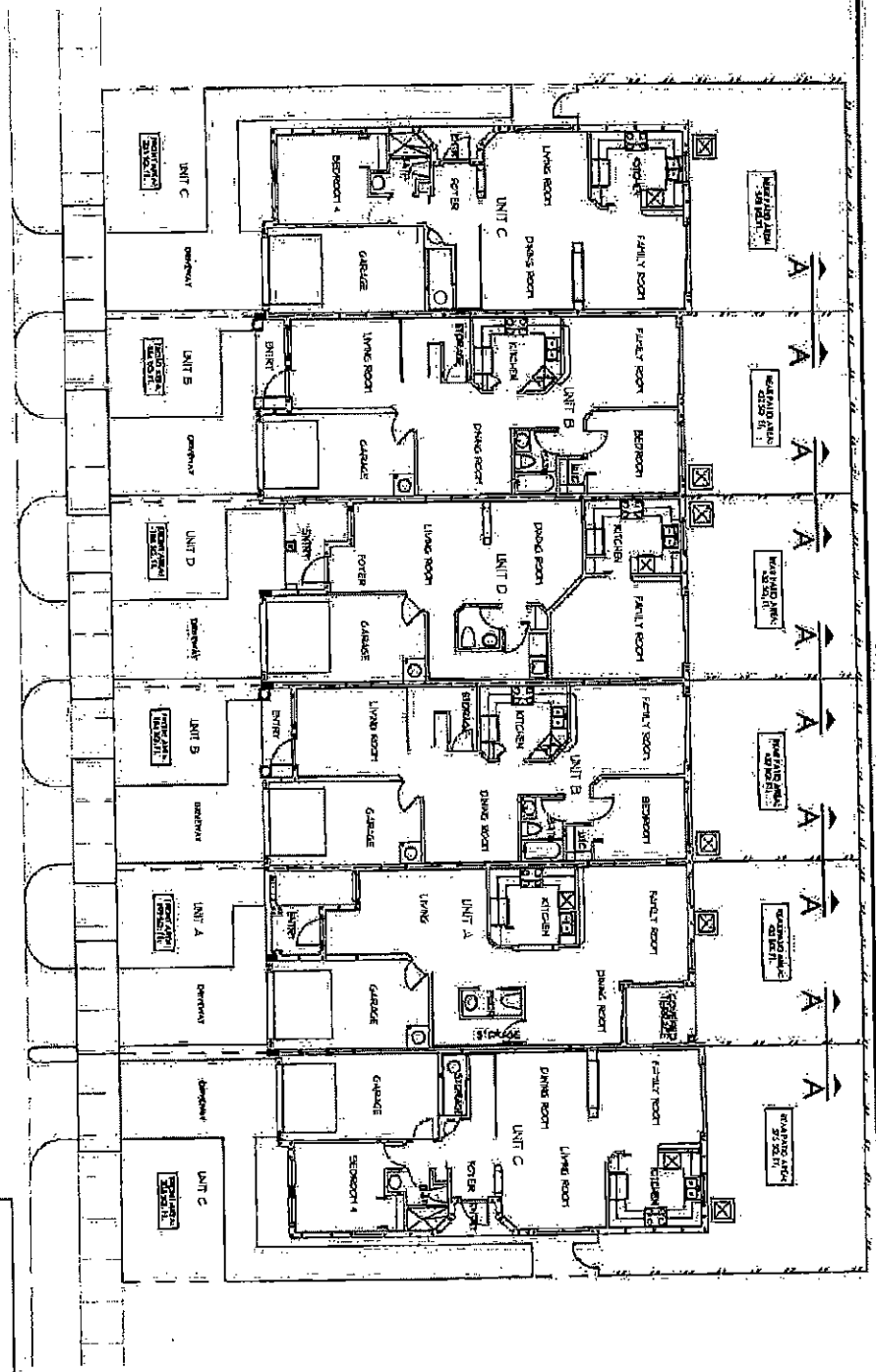
My commission expires: 7/23/19

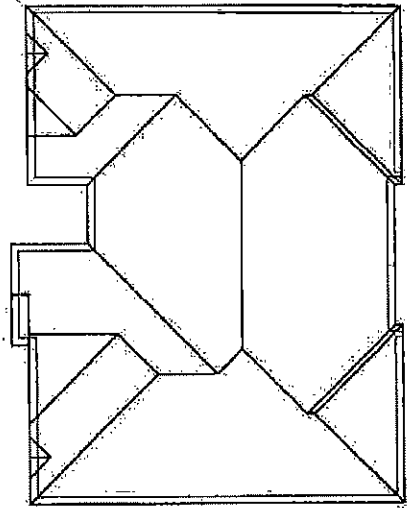


*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

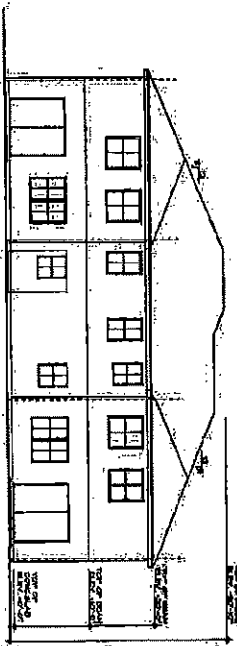
TOTAL FINISH AREAS PER UNIT TYPE IV:	
UNIT C	919 SQ. FT.
UNIT B	414 SQ. FT.
UNIT D	414 SQ. FT.
UNIT A	414 SQ. FT.
UNIT C	414 SQ. FT.
UNIT B	414 SQ. FT.
UNIT D	414 SQ. FT.
UNIT A	414 SQ. FT.
UNIT C	414 SQ. FT.

TYPICAL BUILDING TYPE IV

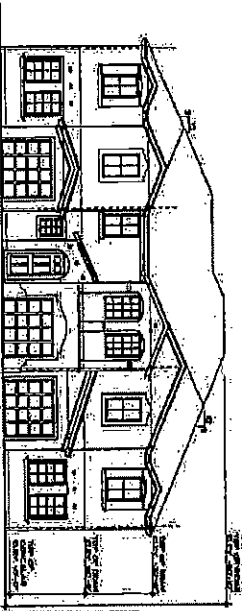




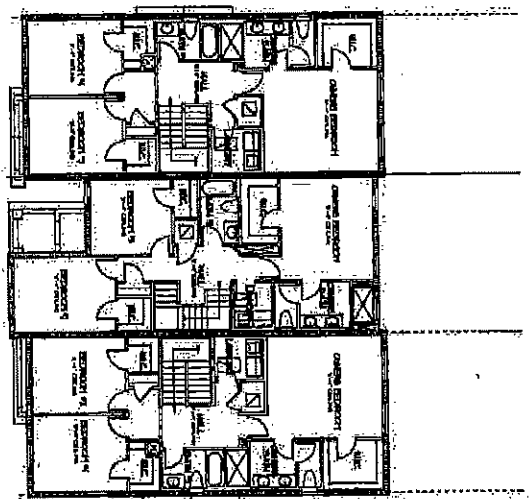
ROOF PLAN
SCALE: 1/8" = 1'



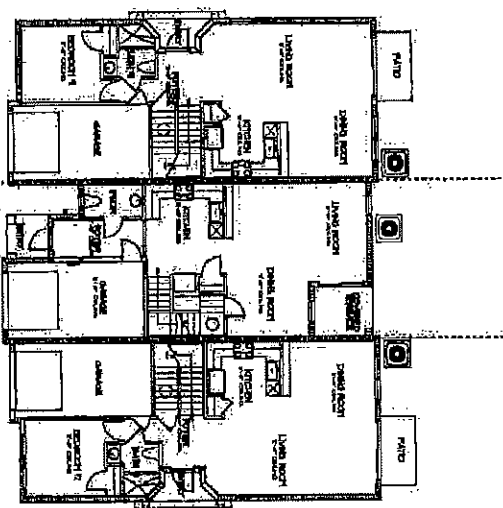
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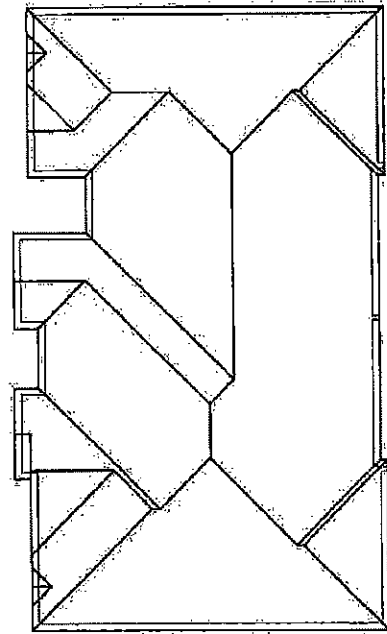
FRONT ELEVATION
SCALE: 1/8" = 1'



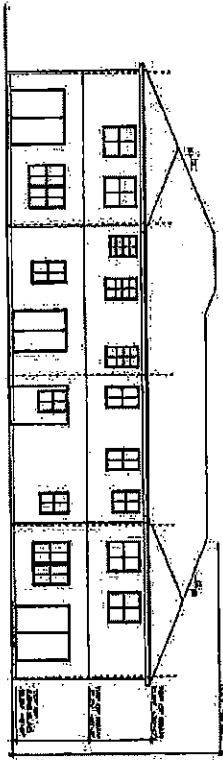
SECOND FLOOR PLAN
SCALE: 1/8" = 1'



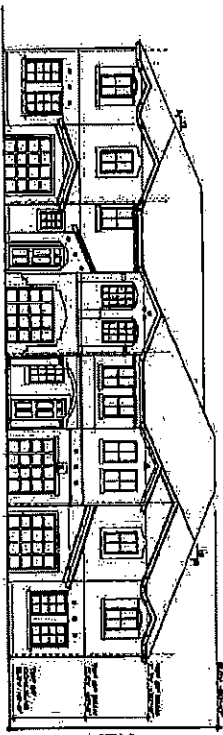
FIRST FLOOR PLAN
SCALE: 1/8" = 1'



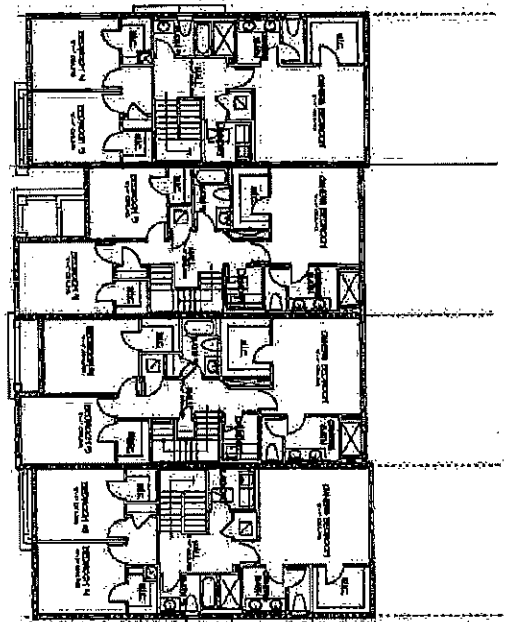
ROOF PLAN
SCALE: 1/8" = 1'



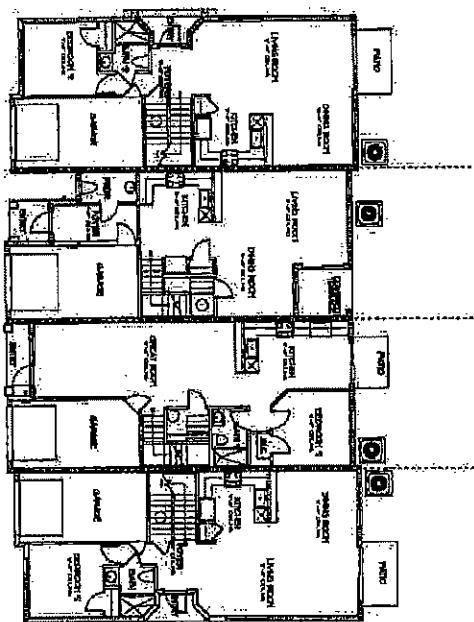
REAR ELEVATION
SCALE: 1/8" = 1'



FRONT ELEVATION
SCALE: 1/8" = 1'



SECOND FLOOR PLAN
SCALE: 1/8" = 1'



FIRST FLOOR PLAN
SCALE: 1/8" = 1'

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C-2

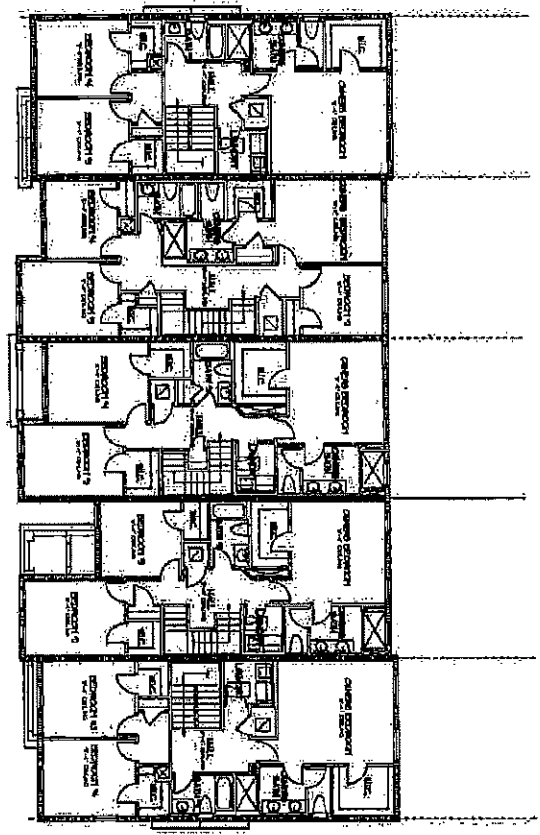


LAKE VICTORIA TOWNHOMES
BY DR. HORTON
MIAMI-DADE COUNTY, FLORIDA

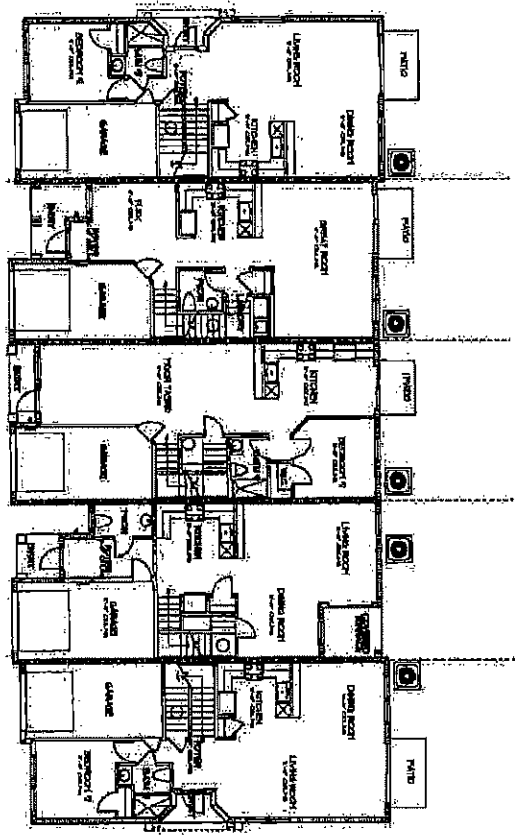
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THIS SET OF PLANS
WAS PREPARED BY
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ASSOCIATES
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FAX: 375-1112

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KINDIGIAN
& ASSOCIATES
ARCHITECTS
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FAX: 375-1112



SECOND FLOOR PLAN
SCALE: 1/8" = 1'



FIRST FLOOR PLAN
SCALE: 1/8" = 1'

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COUNTY OF MIAMI
DEPARTMENT OF PERMITS

C-3
DATE: 06/15/11

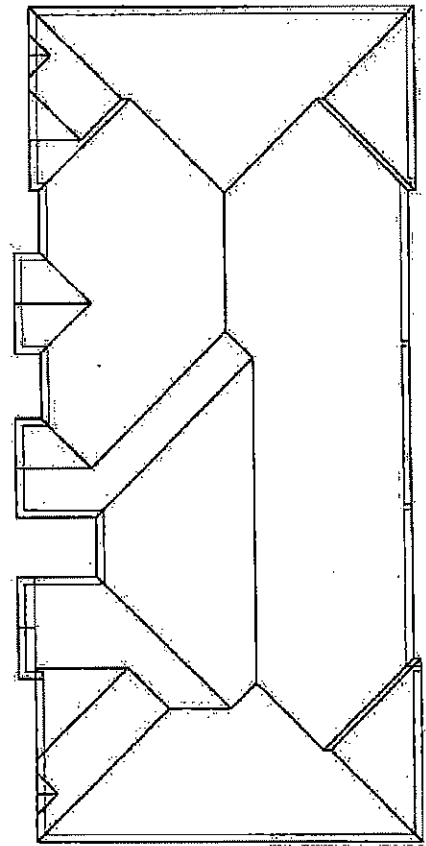
STATE BUILDING
DEPARTMENT
DATE: 06/15/11
SCALE: AS SHOWN
DRAWN: J. HORTON
CHECKED: J. HORTON
DATE: 06/15/11



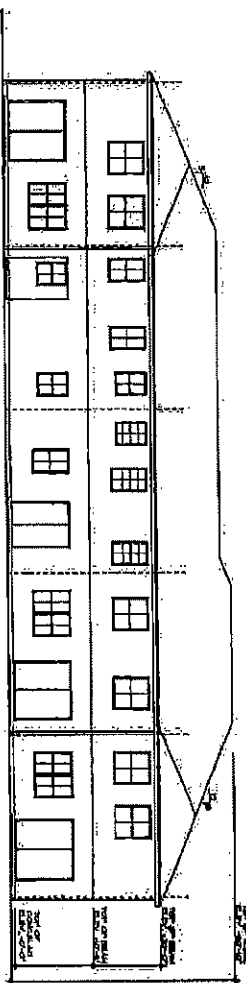
LAKE VICTORIA TOWNHOMES
BY DR. HORTON
MIAMI-DADE COUNTY, FLORIDA

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FOR CONSTRUCTION

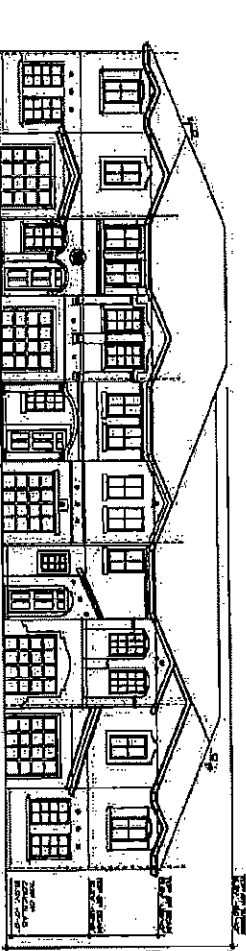
PASQUAL PEREZ KILBIDJIAN & ASSOCIATES
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1000 N. MIAMI AVE., SUITE 1000
MIAMI, FL 33132
TEL: 305.571.1111
FAX: 305.571.1112
WWW.PASQUALPEREZKILBIDJIAN.COM



ROOF PLAN
SCALE: 1/8" = 1'



REAR ELEVATION
SCALE: 1/8" = 1'



FRONT ELEVATION
SCALE: 1/8" = 1'

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APR 17
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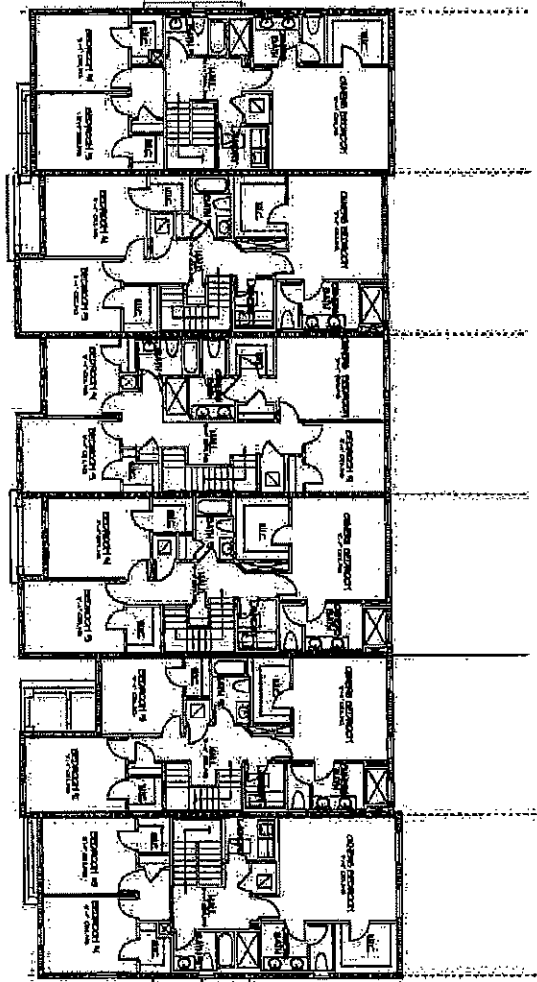
C-4
SHEET NO. 1



LAKE VICTORIA TOWNHOMES
BY DR. HORTON
MIAMI-DADE COUNTY, FLORIDA

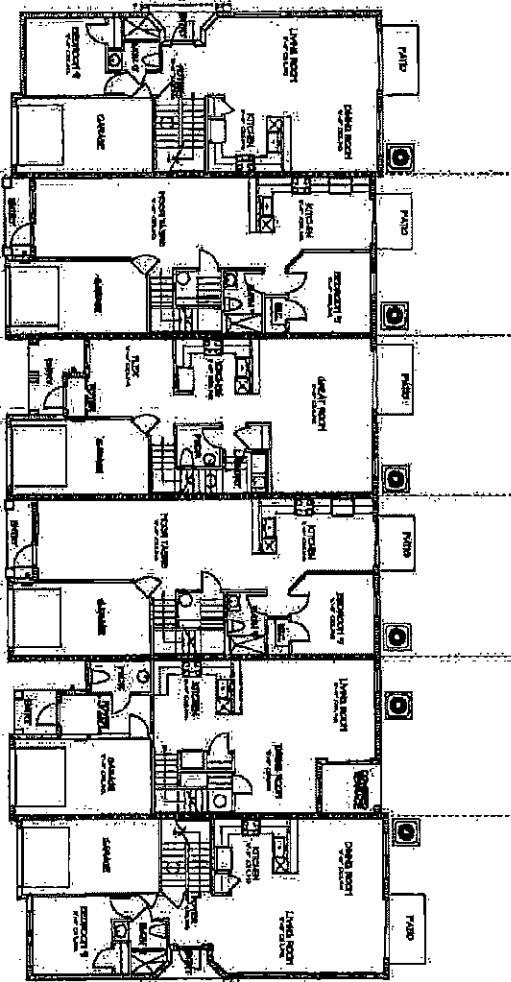
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SECOND FLOOR PLAN

SCALE: 1/8" = 1'



FIRST FLOOR PLAN

SCALE: 1/8" = 1'

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2/17/01
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www.pascalperez.com

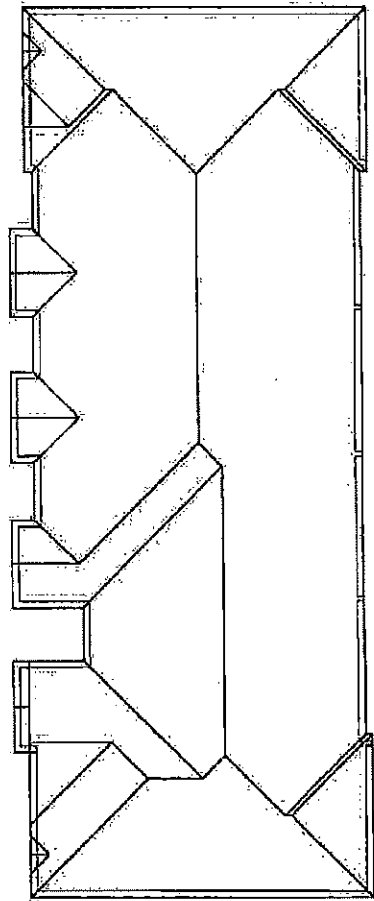
NOTES
1. SEE ALL NOTES ON ALL SHEETS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

LAKE VICTORIA TOWNHOMES
BY DR. HORTON
MIAMI-DADE COUNTY, FLORIDA

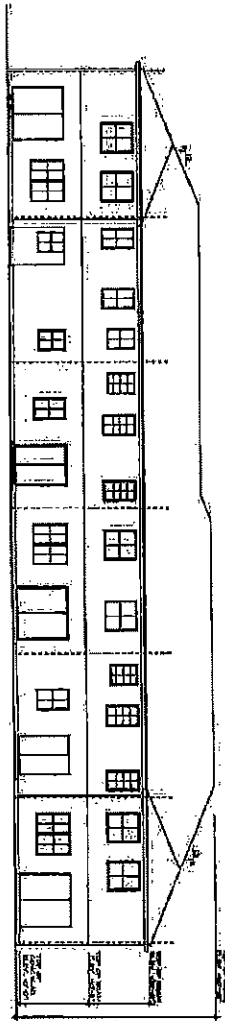


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PHONE: (954) 561-1111
FAX: (954) 561-1112
E-MAIL: drhorton@drhorton.com

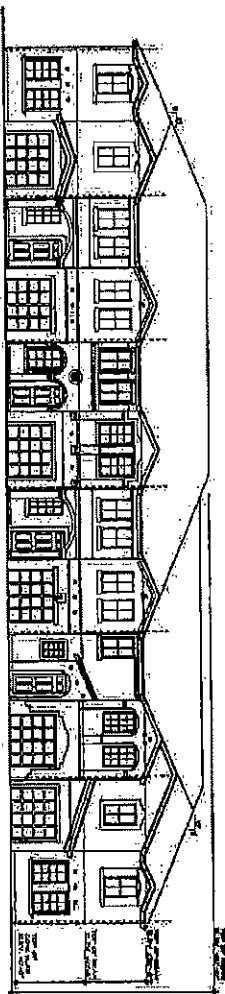
C-5
SHEET NO.



ROOF PLAN
SCALE: 1/8" = 1'



REAR ELEVATION
SCALE: 1/8" = 1'



FRONT ELEVATION
SCALE: 1/8" = 1'



C-6

SECTION 1

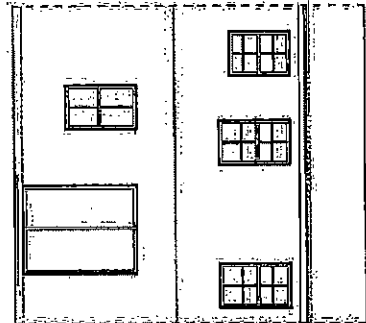
DATE: 11/17/94
BY: DR. HORTON
FOR: C-6



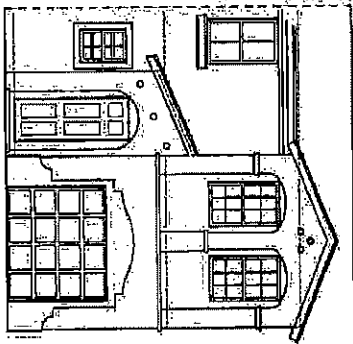
LAKE VICTORIA TOWNHOMES
BY DR. HORTON
MIAMI-DADE COUNTY, FLORIDA

DATE: 11/17/94
BY: DR. HORTON
FOR: C-6

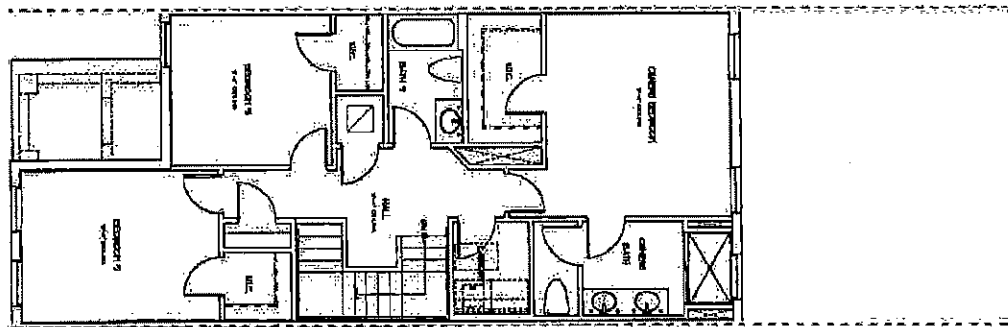
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MIAMI, FL 33136
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FAX: 305/371-1112



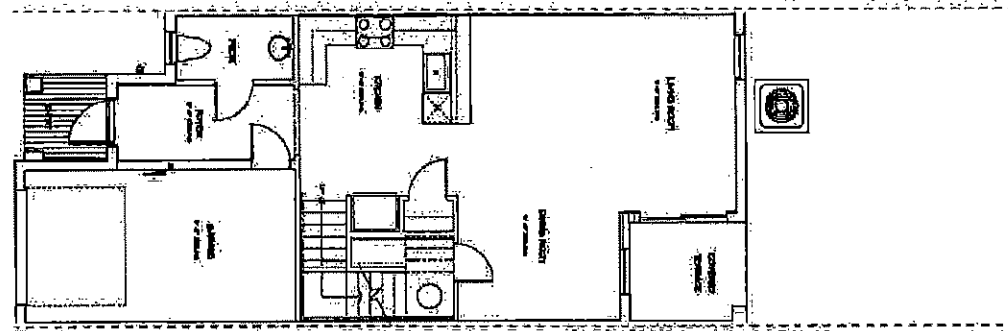
REAR ELEVATION
SCALE: 1/4" = 1'



FRONT ELEVATION
SCALE: 1/4" = 1'



SECOND FLOOR PLAN
SCALE: 1/4" = 1'



FIRST FLOOR PLAN
SCALE: 1/4" = 1'

AREA CALCULATION

DESCRIPTION	AREA	UNIT
1st FLOOR AREA	1,200	SQ. FT.
2nd FLOOR AREA	1,200	SQ. FT.
TOTAL AREA	2,400	SQ. FT.
COVERED PORCH	100	SQ. FT.
SCREENED PORCH	100	SQ. FT.
TOTAL COVERED AREA	2,600	SQ. FT.



LAKE VICTORIA TOWNHOMES BY DR. HORTON MIAMI-DADE COUNTY, FLORIDA

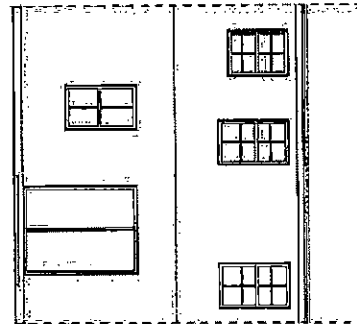


OWNER
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1000 N. MIAMI AVENUE
MIAMI, FL 33136

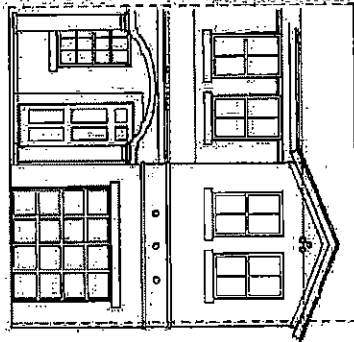
PASQUAL
PEREZ
KUDDIJIAN
P.A. ASSOCIATES
ARCHITECTS, PLANNERS
DESIGNERS & ENGINEERS
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TEL: 305.555.1234
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DESIGNER
ARCHITECT
PLANNING
ENGINEER
DATE
BY
CHECKED
DATE

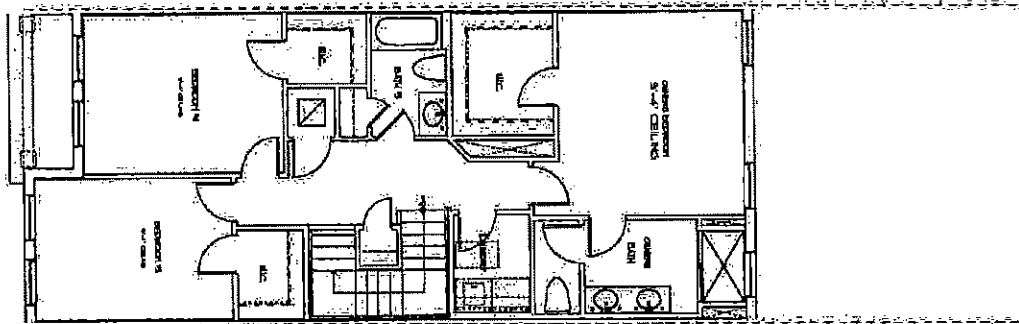
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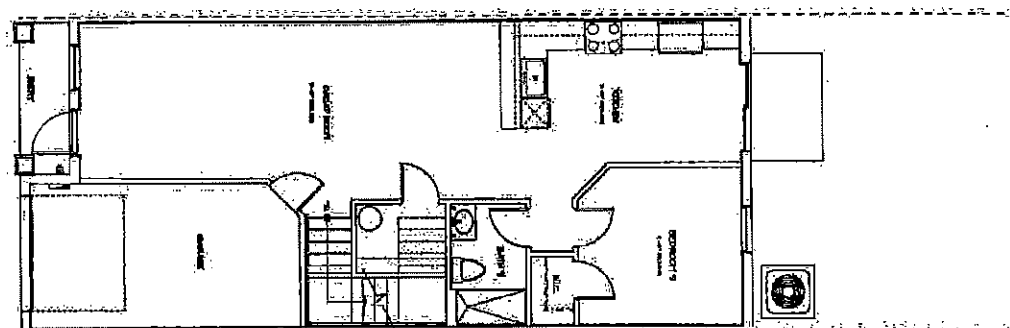
REAR ELEVATION
SCALE: 1/4" = 1'



FRONT ELEVATION
SCALE = 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'



FIRST FLOOR PLAN
SCALE: 1/4" = 1'

AREA	COLLECTED MONTH	NO. COLLARS	NO. COLLARS	NO. COLLARS	NO. COLLARS
1961	1962	1963	1964	1965	1966
1967	1968	1969	1970	1971	1972
1973	1974	1975	1976	1977	1978
1979	1980	1981	1982	1983	1984
1985	1986	1987	1988	1989	1990
1991	1992	1993	1994	1995	1996
1997	1998	1999	2000	2001	2002
2003	2004	2005	2006	2007	2008
2009	2010	2011	2012	2013	2014
2015	2016	2017	2018	2019	2020
2021	2022	2023	2024	2025	2026
2027	2028	2029	2030	2031	2032
2033	2034	2035	2036	2037	2038
2039	2040	2041	2042	2043	2044
2045	2046	2047	2048	2049	2050
2051	2052	2053	2054	2055	2056
2057	2058	2059	2060	2061	2062
2063	2064	2065	2066	2067	2068
2069	2070	2071	2072	2073	2074
2075	2076	2077	2078	2079	2080
2081	2082	2083	2084	2085	2086
2087	2088	2089	2090	2091	2092
2093	2094	2095	2096	2097	2098
2099	2100	2101	2102	2103	2104
2105	2106	2107	2108	2109	2110
2111	2112	2113	2114	2115	2116
2117	2118	2119	2120	2121	2122
2123	2124	2125	2126	2127	2128
2129	2130	2131	2132	2133	2134
2135	2136	2137	2138	2139	2140
2141	2142	2143	2144	2145	2146
2147	2148	2149	2150	2151	2152
2153	2154	2155	2156	2157	2158
2159	2160	2161	2162	2163	2164
2165	2166	2167	2168	2169	2170
2171	2172	2173	2174	2175	2176
2177	2178	2179	2180	2181	2182
2183	2184	2185	2186	2187	2188
2189	2190	2191	2192	2193	2194
2195	2196	2197	2198	2199	2200
2201	2202	2203	2204	2205	2206
2207	2208	2209	2210	2211	2212
2213	2214	2215	2216	2217	2218
2219	2220	2221	2222	2223	2224
2225	2226	2227	2228	2229	2230
2231	2232	2233	2234	2235	2236
2237	2238	2239	2240	2241	2242
2243	2244	2245	2246	2247	2248
2249	2250	2251	2252	2253	2254
2255	2256	2257	2258	2259	2260
2261	2262	2263	2264	2265	2266
2267	2268	2269	2270	2271	2272
2273	2274	2275	2276	2277	2278
2279	2280	2281	2282	2283	2284
2285	2286	2287	2288	2289	2290
2291	2292	2293	2294	2295	2296
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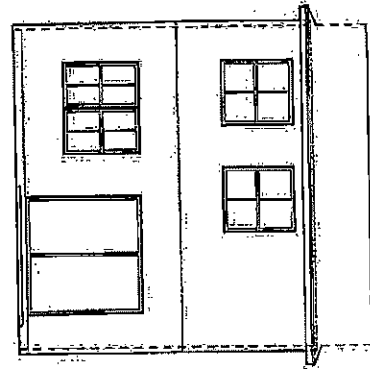

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MIAMI-DADE COUNTY, FLORIDA

BY DA HORTON

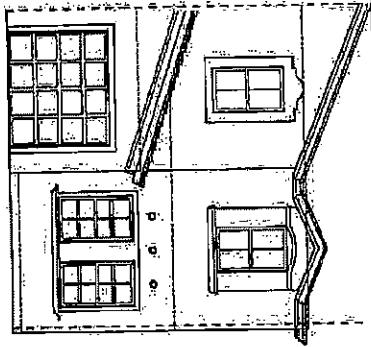
MIAMI-DADE COUNTY, FLORIDA

PASOAL
PRIZ
KUDDIJIAN
& ASSOCIATES
ARCHITECTS, PLANNERS,
INTERIORS, LANDSCAPE
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E-MAIL: info@pascoal.com
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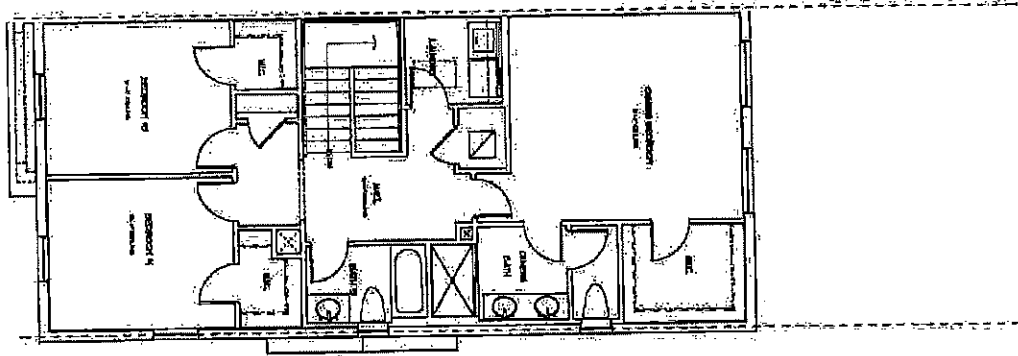
CONTACT:
Pat Johnson
 4127 Lynd Road
 Suite 700
 Quakam, PA 20094
 770.662.7810
<http://www.4thwv.com/>



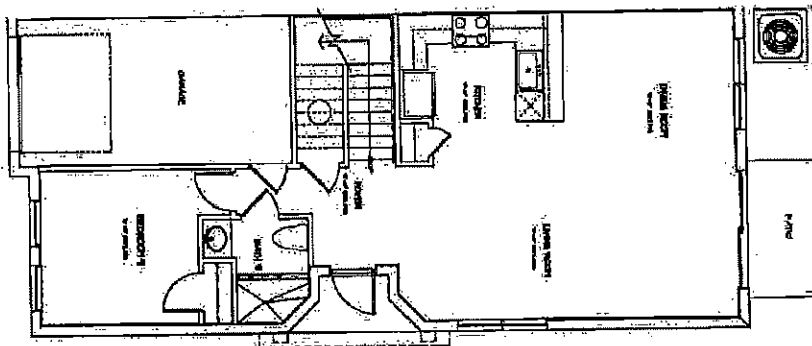
REAR ELEVATION
SCALE: 1/4" = 1'



FRONT ELEVATION
SCALE: 1/4" = 1'



SECOND FLOOR PLAN
SCALE: 1/4" = 1'



FIRST FLOOR PLAN
SCALE: 1/4" = 1'

AREA CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
1ST FLOOR	1,100.00	55.00%
2ND FLOOR	1,100.00	55.00%
TOTAL	2,200.00	100.00%

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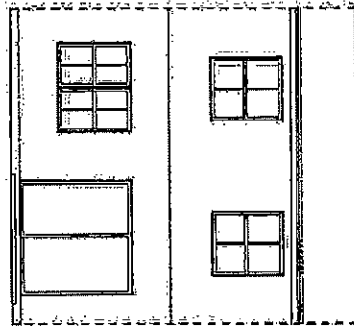


LAKE VICTORIA TOWNHOMES

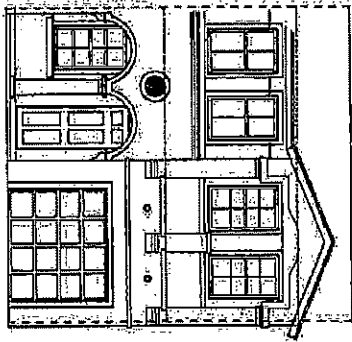
BY DR. HORTON
MIAMI-DADE COUNTY, FLORIDA

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Fax: 305-371-1002

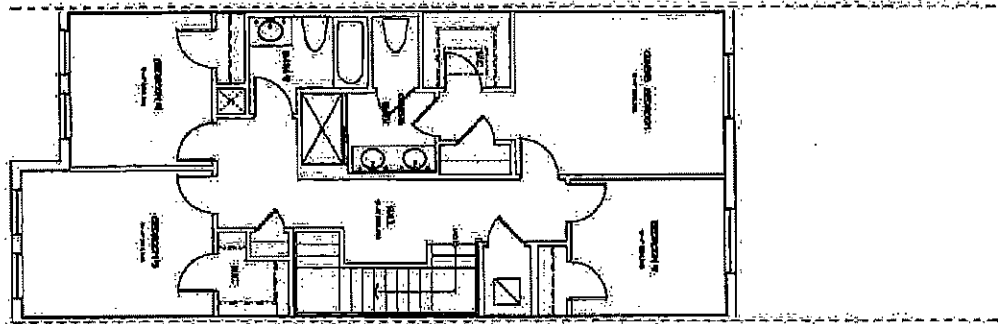
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ARCHITECTS
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Fax: 305-371-1002



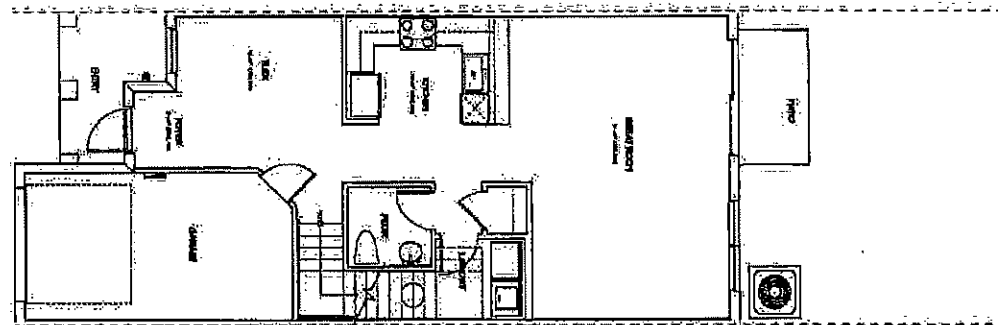
REAR ELEVATION
SCALE: 1/4" = 1'



FRONT ELEVATION
SCALE: 1/4" = 1'



SECOND FLOOR PLAN
SCALE: 1/4" = 1'



FIRST FLOOR PLAN
SCALE: 1/4" = 1'

AREA CALCULATION

1st FLOOR AREA	200	2nd FLOOR AREA	200
2nd FLOOR AREA	200	3rd FLOOR AREA	200
3rd FLOOR AREA	200	4th FLOOR AREA	200
4th FLOOR AREA	200	5th FLOOR AREA	200
5th FLOOR AREA	200	6th FLOOR AREA	200
6th FLOOR AREA	200	7th FLOOR AREA	200
7th FLOOR AREA	200	8th FLOOR AREA	200
8th FLOOR AREA	200	9th FLOOR AREA	200
9th FLOOR AREA	200	10th FLOOR AREA	200
10th FLOOR AREA	200	11th FLOOR AREA	200
11th FLOOR AREA	200	12th FLOOR AREA	200
12th FLOOR AREA	200	13th FLOOR AREA	200
13th FLOOR AREA	200	14th FLOOR AREA	200
14th FLOOR AREA	200	15th FLOOR AREA	200
15th FLOOR AREA	200	16th FLOOR AREA	200
16th FLOOR AREA	200	17th FLOOR AREA	200
17th FLOOR AREA	200	18th FLOOR AREA	200
18th FLOOR AREA	200	19th FLOOR AREA	200
19th FLOOR AREA	200	20th FLOOR AREA	200
20th FLOOR AREA	200	21st FLOOR AREA	200
21st FLOOR AREA	200	22nd FLOOR AREA	200
22nd FLOOR AREA	200	23rd FLOOR AREA	200
23rd FLOOR AREA	200	24th FLOOR AREA	200
24th FLOOR AREA	200	25th FLOOR AREA	200
25th FLOOR AREA	200	26th FLOOR AREA	200
26th FLOOR AREA	200	27th FLOOR AREA	200
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28th FLOOR AREA	200	29th FLOOR AREA	200
29th FLOOR AREA	200	30th FLOOR AREA	200
30th FLOOR AREA	200	31st FLOOR AREA	200
31st FLOOR AREA	200	32nd FLOOR AREA	200
32nd FLOOR AREA	200	33rd FLOOR AREA	200
33rd FLOOR AREA	200	34th FLOOR AREA	200
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39th FLOOR AREA	200	40th FLOOR AREA	200
40th FLOOR AREA	200	41st FLOOR AREA	200
41st FLOOR AREA	200	42nd FLOOR AREA	200
42nd FLOOR AREA	200	43rd FLOOR AREA	200
43rd FLOOR AREA	200	44th FLOOR AREA	200
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52nd FLOOR AREA	200	53rd FLOOR AREA	200
53rd FLOOR AREA	200	54th FLOOR AREA	200
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81st FLOOR AREA	200	82nd FLOOR AREA	200
82nd FLOOR AREA	200	83rd FLOOR AREA	200
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84th FLOOR AREA	200	85th FLOOR AREA	200
85th FLOOR AREA	200	86th FLOOR AREA	200
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88th FLOOR AREA	200	89th FLOOR AREA	200
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90th FLOOR AREA	200	91st FLOOR AREA	200
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92nd FLOOR AREA	200	93rd FLOOR AREA	200
93rd FLOOR AREA	200	94th FLOOR AREA	200
94th FLOOR AREA	200	95th FLOOR AREA	200
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RECEIVED
2/1/00
2/1/00

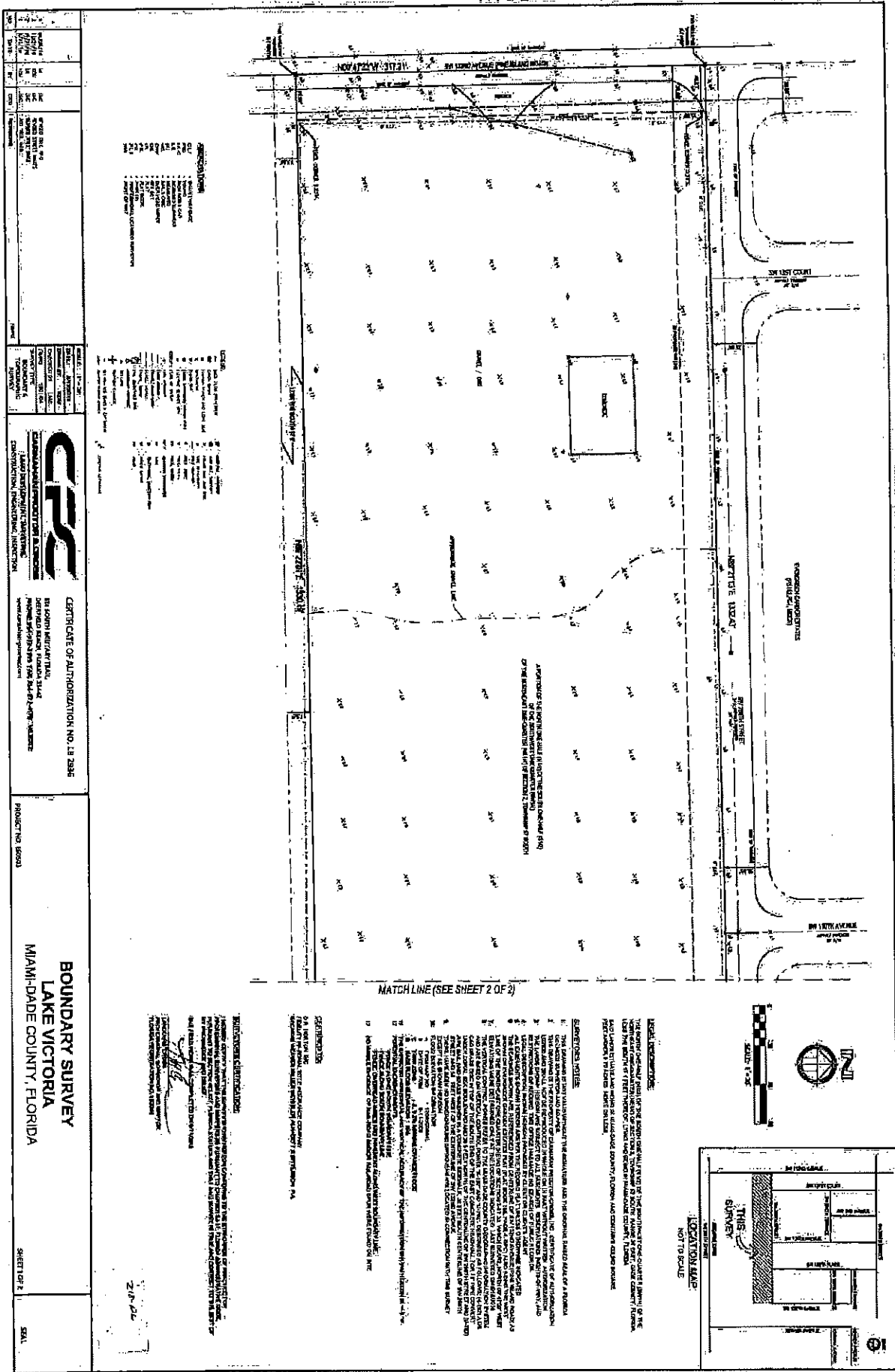
D-A-1



LAKE VICTORIA TOWNHOMES
BY DR. HORTON
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DATE	11-20-20
BY	ALBERT J. BROWN
CHECKED BY	ALBERT J. BROWN
DATE	11-20-20
PROJECT NO.	20000
DATE	11-20-20
BY	ALBERT J. BROWN
CHECKED BY	ALBERT J. BROWN
DATE	11-20-20

CERTIFICATE OF AUTHORIZATION NO. 12 2000

ALBERT J. BROWN, SURVEYOR

STATE OF FLORIDA

MIAMI-DADE COUNTY

LAKE VICTORIA

BOUNDARY SURVEY

PROJECT NO. 20000

SHEET 1 OF 2

SEAL

MATCH LINE (SEE SHEET 1 OF 2)

A PORTION OF THE MONTHLY BILLING OF THE BIRTH CONTROL DIVISION OF THE BUREAU OF CHILDREN'S SERVICES

800-281-076 347-54

LOCATION
NOT TO SCALE

THIS SURVEY

NOT TO SCALE

[illegible]

Q	Q	Q	Q
1. Which of the following is not a type of bond?	2. Which of the following is not a type of bond?	3. Which of the following is not a type of bond?	4. Which of the following is not a type of bond?
a. Coupon bond	a. Coupon bond	a. Coupon bond	a. Coupon bond
b. Zero coupon bond	b. Zero coupon bond	b. Zero coupon bond	b. Zero coupon bond
c. Convertible bond	c. Convertible bond	c. Convertible bond	c. Convertible bond
d. Callable bond	d. Callable bond	d. Callable bond	d. Callable bond
e. Puttable bond	e. Puttable bond	e. Puttable bond	e. Puttable bond
f. None of the above	f. None of the above	f. None of the above	f. None of the above
5. Which of the following is not a type of bond?	6. Which of the following is not a type of bond?	7. Which of the following is not a type of bond?	8. Which of the following is not a type of bond?
a. Coupon bond	a. Coupon bond	a. Coupon bond	a. Coupon bond
b. Zero coupon bond	b. Zero coupon bond	b. Zero coupon bond	b. Zero coupon bond
c. Convertible bond	c. Convertible bond	c. Convertible bond	c. Convertible bond
d. Callable bond	d. Callable bond	d. Callable bond	d. Callable bond
e. Puttable bond	e. Puttable bond	e. Puttable bond	e. Puttable bond
f. None of the above	f. None of the above	f. None of the above	f. None of the above
9. Which of the following is not a type of bond?	10. Which of the following is not a type of bond?	11. Which of the following is not a type of bond?	12. Which of the following is not a type of bond?
a. Coupon bond	a. Coupon bond	a. Coupon bond	a. Coupon bond
b. Zero coupon bond	b. Zero coupon bond	b. Zero coupon bond	b. Zero coupon bond
c. Convertible bond	c. Convertible bond	c. Convertible bond	c. Convertible bond
d. Callable bond	d. Callable bond	d. Callable bond	d. Callable bond
e. Puttable bond	e. Puttable bond	e. Puttable bond	e. Puttable bond
f. None of the above	f. None of the above	f. None of the above	f. None of the above

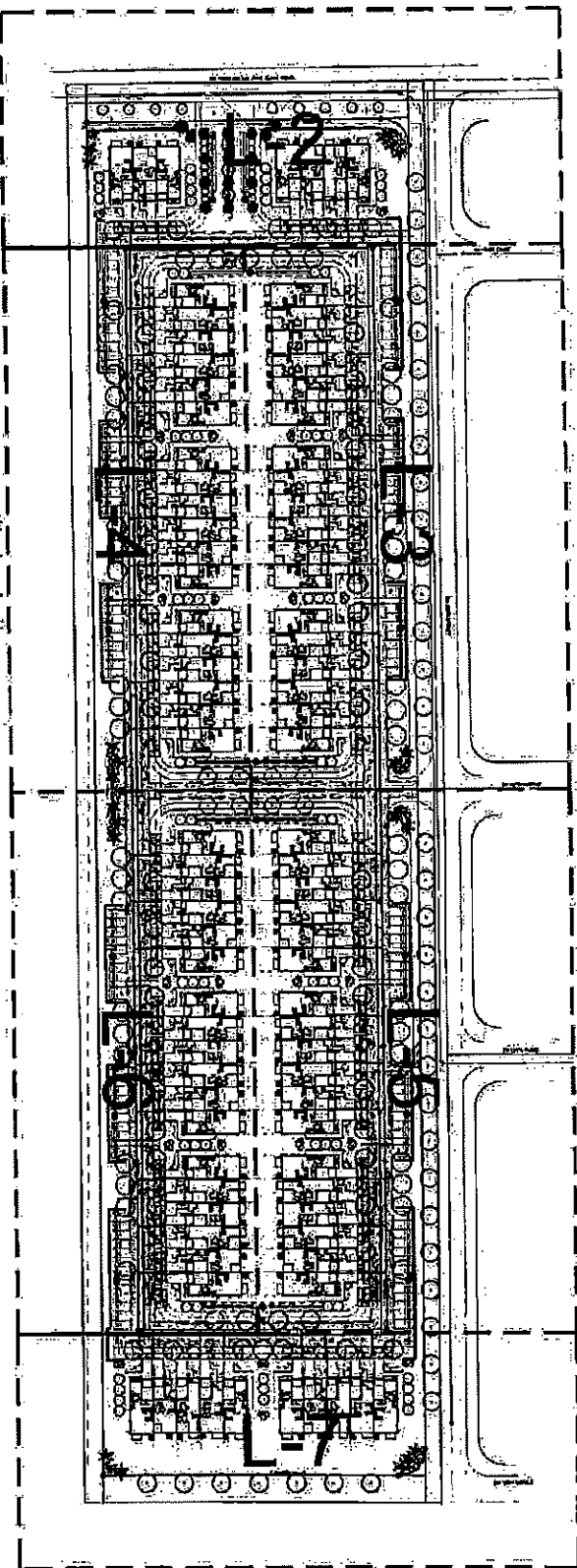
QUESTIONS

1. Which of the following is NOT a type of business?
2. Which of the following is NOT a type of business?
3. Which of the following is NOT a type of business?
4. Which of the following is NOT a type of business?
5. Which of the following is NOT a type of business?
6. Which of the following is NOT a type of business?
7. Which of the following is NOT a type of business?
8. Which of the following is NOT a type of business?
9. Which of the following is NOT a type of business?
10. Which of the following is NOT a type of business?

**BOUNDARY SURVEY
LAKE VICTORIA
MIAMI-DADE COUNTY, FLORIDA**

RECEIVED
MAY 17 1964

SEA



KEY PLAN
Scale: 1" = 50'-0"



SHEET INDEX:

- L-1 INDEX
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE PLAN
- L-5 LANDSCAPE PLAN
- L-6 LANDSCAPE PLAN
- L-7 LANDSCAPE PLAN
- L-8 BLDG. TYPE I LANDSCAPE PLAN
- L-9 BLDG. TYPE II LANDSCAPE PLAN
- L-10 BLDG. TYPE III LANDSCAPE PLAN
- L-11 BLDG. TYPE IV LANDSCAPE PLAN
- L-12 LANDSCAPE DETAILS

LANDSCAPE NOTES:

- 1. NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO ROADSIDE DRIVEWAYS OR INLETS.
- 2. ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO ROADSIDE DRIVEWAYS SHALL BE PLANTED TO MEET THE REQUIREMENTS OF THE FLORIDA COUNTY CODE WITHIN 60 DAYS.
- 3. SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN 60 DAYS.
- 4. LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH THE STANDARD D.S.I.
- 5. DRAWINGS AND APPROVALS MUST ADHERE TO ALL DETAILS, MUST BE PLANTED ON 1/4" X 3/4" INCHES, AND SHALL NOT BE WHEN TYPED 2000.

Public R.O.W. Planting Setback

PLANTING SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK
1. TREES	10'	10'	10'
2. SHRUBS	5'	5'	5'
3. FLOWERING SHRUBS	5'	5'	5'
4. PALMS	5'	5'	5'

TREES		SHRUBS		FLOWERING SHRUBS		PALMS	
PLANT	PLANT	PLANT	PLANT	PLANT	PLANT	PLANT	PLANT
1. TREES	2. TREES	3. TREES	4. TREES	5. TREES	6. TREES	7. TREES	8. TREES
9. TREES	10. TREES	11. TREES	12. TREES	13. TREES	14. TREES	15. TREES	16. TREES
17. TREES	18. TREES	19. TREES	20. TREES	21. TREES	22. TREES	23. TREES	24. TREES
25. TREES	26. TREES	27. TREES	28. TREES	29. TREES	30. TREES	31. TREES	32. TREES
33. TREES	34. TREES	35. TREES	36. TREES	37. TREES	38. TREES	39. TREES	40. TREES
41. TREES	42. TREES	43. TREES	44. TREES	45. TREES	46. TREES	47. TREES	48. TREES
49. TREES	50. TREES	51. TREES	52. TREES	53. TREES	54. TREES	55. TREES	56. TREES
57. TREES	58. TREES	59. TREES	60. TREES	61. TREES	62. TREES	63. TREES	64. TREES
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193. TREES	194. TREES	195. TREES	196. TREES	197. TREES	198. TREES	199. TREES	200. TREES

TREES		SHRUBS		FLOWERING SHRUBS		PALMS	
PLANT	PLANT	PLANT	PLANT	PLANT	PLANT	PLANT	PLANT
1. TREES	2. TREES	3. TREES	4. TREES	5. TREES	6. TREES	7. TREES	8. TREES
9. TREES	10. TREES	11. TREES	12. TREES	13. TREES	14. TREES	15. TREES	16. TREES
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193. TREES	194. TREES	195. TREES	196. TREES	197. TREES	198. TREES	199. TREES	200. TREES

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
INDEX

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Miami, FL 33134
Phone: 305.372.3467
Fax: 305.372.3468
www.witkinhults.com

L-1

L-2

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L-9

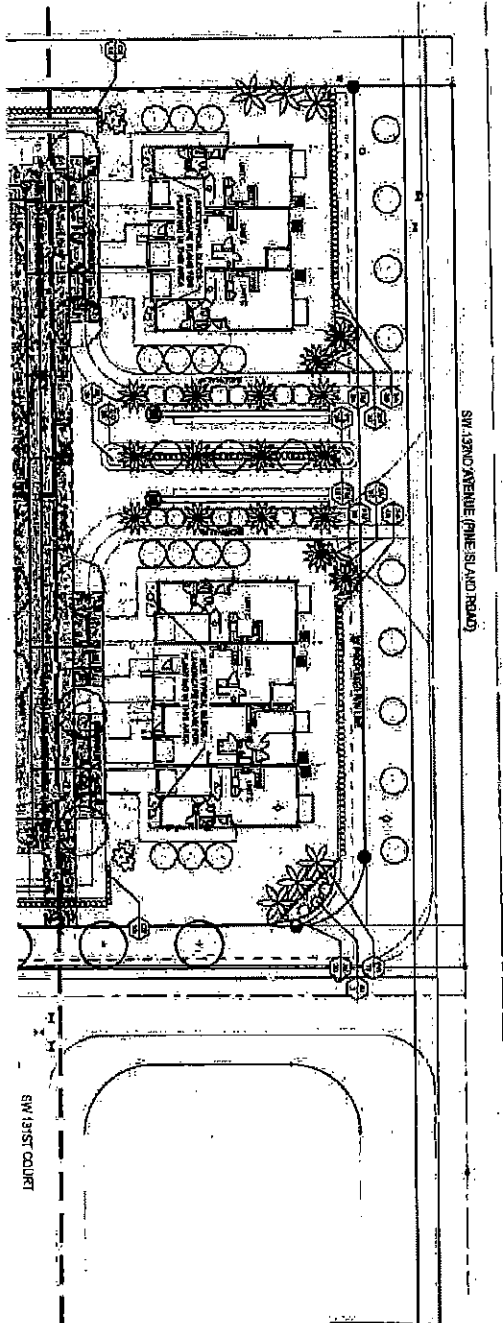
L-10

L-11

L-12

LANDSCAPE PLAN

Scale: 1"=20'-0"



LANDSCAPE LIST

NO.	SYMBOL	PLANT NAME	QUANTITY
1	(Symbol)	1.0' x 1.0' x 1.0' x 1.0'	100
2	(Symbol)	2.0' x 2.0' x 2.0' x 2.0'	50
3	(Symbol)	3.0' x 3.0' x 3.0' x 3.0'	25
4	(Symbol)	4.0' x 4.0' x 4.0' x 4.0'	10
5	(Symbol)	5.0' x 5.0' x 5.0' x 5.0'	5
6	(Symbol)	6.0' x 6.0' x 6.0' x 6.0'	2
7	(Symbol)	7.0' x 7.0' x 7.0' x 7.0'	1
8	(Symbol)	8.0' x 8.0' x 8.0' x 8.0'	1
9	(Symbol)	9.0' x 9.0' x 9.0' x 9.0'	1
10	(Symbol)	10.0' x 10.0' x 10.0' x 10.0'	1
11	(Symbol)	11.0' x 11.0' x 11.0' x 11.0'	1
12	(Symbol)	12.0' x 12.0' x 12.0' x 12.0'	1
13	(Symbol)	13.0' x 13.0' x 13.0' x 13.0'	1
14	(Symbol)	14.0' x 14.0' x 14.0' x 14.0'	1
15	(Symbol)	15.0' x 15.0' x 15.0' x 15.0'	1
16	(Symbol)	16.0' x 16.0' x 16.0' x 16.0'	1
17	(Symbol)	17.0' x 17.0' x 17.0' x 17.0'	1
18	(Symbol)	18.0' x 18.0' x 18.0' x 18.0'	1
19	(Symbol)	19.0' x 19.0' x 19.0' x 19.0'	1
20	(Symbol)	20.0' x 20.0' x 20.0' x 20.0'	1
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22	(Symbol)	22.0' x 22.0' x 22.0' x 22.0'	1
23	(Symbol)	23.0' x 23.0' x 23.0' x 23.0'	1
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28	(Symbol)	28.0' x 28.0' x 28.0' x 28.0'	1
29	(Symbol)	29.0' x 29.0' x 29.0' x 29.0'	1
30	(Symbol)	30.0' x 30.0' x 30.0' x 30.0'	1
31	(Symbol)	31.0' x 31.0' x 31.0' x 31.0'	1
32	(Symbol)	32.0' x 32.0' x 32.0' x 32.0'	1
33	(Symbol)	33.0' x 33.0' x 33.0' x 33.0'	1
34	(Symbol)	34.0' x 34.0' x 34.0' x 34.0'	1
35	(Symbol)	35.0' x 35.0' x 35.0' x 35.0'	1
36	(Symbol)	36.0' x 36.0' x 36.0' x 36.0'	1
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41	(Symbol)	41.0' x 41.0' x 41.0' x 41.0'	1
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44	(Symbol)	44.0' x 44.0' x 44.0' x 44.0'	1
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51	(Symbol)	51.0' x 51.0' x 51.0' x 51.0'	1
52	(Symbol)	52.0' x 52.0' x 52.0' x 52.0'	1
53	(Symbol)	53.0' x 53.0' x 53.0' x 53.0'	1
54	(Symbol)	54.0' x 54.0' x 54.0' x 54.0'	1
55	(Symbol)	55.0' x 55.0' x 55.0' x 55.0'	1
56	(Symbol)	56.0' x 56.0' x 56.0' x 56.0'	1
57	(Symbol)	57.0' x 57.0' x 57.0' x 57.0'	1
58	(Symbol)	58.0' x 58.0' x 58.0' x 58.0'	1
59	(Symbol)	59.0' x 59.0' x 59.0' x 59.0'	1
60	(Symbol)	60.0' x 60.0' x 60.0' x 60.0'	1
61	(Symbol)	61.0' x 61.0' x 61.0' x 61.0'	1
62	(Symbol)	62.0' x 62.0' x 62.0' x 62.0'	1
63	(Symbol)	63.0' x 63.0' x 63.0' x 63.0'	1
64	(Symbol)	64.0' x 64.0' x 64.0' x 64.0'	1
65	(Symbol)	65.0' x 65.0' x 65.0' x 65.0'	1
66	(Symbol)	66.0' x 66.0' x 66.0' x 66.0'	1
67	(Symbol)	67.0' x 67.0' x 67.0' x 67.0'	1
68	(Symbol)	68.0' x 68.0' x 68.0' x 68.0'	1
69	(Symbol)	69.0' x 69.0' x 69.0' x 69.0'	1
70	(Symbol)	70.0' x 70.0' x 70.0' x 70.0'	1
71	(Symbol)	71.0' x 71.0' x 71.0' x 71.0'	1
72	(Symbol)	72.0' x 72.0' x 72.0' x 72.0'	1
73	(Symbol)	73.0' x 73.0' x 73.0' x 73.0'	1
74	(Symbol)	74.0' x 74.0' x 74.0' x 74.0'	1
75	(Symbol)	75.0' x 75.0' x 75.0' x 75.0'	1
76	(Symbol)	76.0' x 76.0' x 76.0' x 76.0'	1
77	(Symbol)	77.0' x 77.0' x 77.0' x 77.0'	1
78	(Symbol)	78.0' x 78.0' x 78.0' x 78.0'	1
79	(Symbol)	79.0' x 79.0' x 79.0' x 79.0'	1
80	(Symbol)	80.0' x 80.0' x 80.0' x 80.0'	1
81	(Symbol)	81.0' x 81.0' x 81.0' x 81.0'	1
82	(Symbol)	82.0' x 82.0' x 82.0' x 82.0'	1
83	(Symbol)	83.0' x 83.0' x 83.0' x 83.0'	1
84	(Symbol)	84.0' x 84.0' x 84.0' x 84.0'	1
85	(Symbol)	85.0' x 85.0' x 85.0' x 85.0'	1
86	(Symbol)	86.0' x 86.0' x 86.0' x 86.0'	1
87	(Symbol)	87.0' x 87.0' x 87.0' x 87.0'	1
88	(Symbol)	88.0' x 88.0' x 88.0' x 88.0'	1
89	(Symbol)	89.0' x 89.0' x 89.0' x 89.0'	1
90	(Symbol)	90.0' x 90.0' x 90.0' x 90.0'	1
91	(Symbol)	91.0' x 91.0' x 91.0' x 91.0'	1
92	(Symbol)	92.0' x 92.0' x 92.0' x 92.0'	1
93	(Symbol)	93.0' x 93.0' x 93.0' x 93.0'	1
94	(Symbol)	94.0' x 94.0' x 94.0' x 94.0'	1
95	(Symbol)	95.0' x 95.0' x 95.0' x 95.0'	1
96	(Symbol)	96.0' x 96.0' x 96.0' x 96.0'	1
97	(Symbol)	97.0' x 97.0' x 97.0' x 97.0'	1
98	(Symbol)	98.0' x 98.0' x 98.0' x 98.0'	1
99	(Symbol)	99.0' x 99.0' x 99.0' x 99.0'	1
100	(Symbol)	100.0' x 100.0' x 100.0' x 100.0'	1

LANDSCAPE LIST	LANDSCAPE LIST	LANDSCAPE LIST	LANDSCAPE LIST
1.0' x 1.0' x 1.0' x 1.0'	2.0' x 2.0' x 2.0' x 2.0'	3.0' x 3.0' x 3.0' x 3.0'	4.0' x 4.0' x 4.0' x 4.0'
5.0' x 5.0' x 5.0' x 5.0'	6.0' x 6.0' x 6.0' x 6.0'	7.0' x 7.0' x 7.0' x 7.0'	8.0' x 8.0' x 8.0' x 8.0'
9.0' x 9.0' x 9.0' x 9.0'	10.0' x 10.0' x 10.0' x 10.0'	11.0' x 11.0' x 11.0' x 11.0'	12.0' x 12.0' x 12.0' x 12.0'
13.0' x 13.0' x 13.0' x 13.0'	14.0' x 14.0' x 14.0' x 14.0'	15.0' x 15.0' x 15.0' x 15.0'	16.0' x 16.0' x 16.0' x 16.0'
17.0' x 17.0' x 17.0' x 17.0'	18.0' x 18.0' x 18.0' x 18.0'	19.0' x 19.0' x 19.0' x 19.0'	20.0' x 20.0' x 20.0' x 20.0'
21.0' x 21.0' x 21.0' x 21.0'	22.0' x 22.0' x 22.0' x 22.0'	23.0' x 23.0' x 23.0' x 23.0'	24.0' x 24.0' x 24.0' x 24.0'
25.0' x 25.0' x 25.0' x 25.0'	26.0' x 26.0' x 26.0' x 26.0'	27.0' x 27.0' x 27.0' x 27.0'	28.0' x 28.0' x 28.0' x 28.0'
29.0' x 29.0' x 29.0' x 29.0'	30.0' x 30.0' x 30.0' x 30.0'	31.0' x 31.0' x 31.0' x 31.0'	32.0' x 32.0' x 32.0' x 32.0'
33.0' x 33.0' x 33.0' x 33.0'	34.0' x 34.0' x 34.0' x 34.0'	35.0' x 35.0' x 35.0' x 35.0'	36.0' x 36.0' x 36.0' x 36.0'
37.0' x 37.0' x 37.0' x 37.0'	38.0' x 38.0' x 38.0' x 38.0'	39.0' x 39.0' x 39.0' x 39.0'	40.0' x 40.0' x 40.0' x 40.0'
41.0' x 41.0' x 41.0' x 41.0'	42.0' x 42.0' x 42.0' x 42.0'	43.0' x 43.0' x 43.0' x 43.0'	44.0' x 44.0' x 44.0' x 44.0'
45.0' x 45.0' x 45.0' x 45.0'	46.0' x 46.0' x 46.0' x 46.0'	47.0' x 47.0' x 47.0' x 47.0'	48.0' x 48.0' x 48.0' x 48.0'
49.0' x 49.0' x 49.0' x 49.0'	50.0' x 50.0' x 50.0' x 50.0'	51.0' x 51.0' x 51.0' x 51.0'	52.0' x 52.0' x 52.0' x 52.0'
53.0' x 53.0' x 53.0' x 53.0'	54.0' x 54.0' x 54.0' x 54.0'	55.0' x 55.0' x 55.0' x 55.0'	56.0' x 56.0' x 56.0' x 56.0'
57.0' x 57.0' x 57.0' x 57.0'	58.0' x 58.0' x 58.0' x 58.0'	59.0' x 59.0' x 59.0' x 59.0'	60.0' x 60.0' x 60.0' x 60.0'
61.0' x 61.0' x 61.0' x 61.0'	62.0' x 62.0' x 62.0' x 62.0'	63.0' x 63.0' x 63.0' x 63.0'	64.0' x 64.0' x 64.0' x 64.0'
65.0' x 65.0' x 65.0' x 65.0'	66.0' x 66.0' x 66.0' x 66.0'	67.0' x 67.0' x 67.0' x 67.0'	68.0' x 68.0' x 68.0' x 68.0'
69.0' x 69.0' x 69.0' x 69.0'	70.0' x 70.0' x 70.0' x 70.0'	71.0' x 71.0' x 71.0' x 71.0'	72.0' x 72.0' x 72.0' x 72.0'
73.0' x 73.0' x 73.0' x 73.0'	74.0' x 74.0' x 74.0' x 74.0'	75.0' x 75.0' x 75.0' x 75.0'	76.0' x 76.0' x 76.0' x 76.0'
77.0' x 77.0' x 77.0' x 77.0'	78.0' x 78.0' x 78.0' x 78.0'	79.0' x 79.0' x 79.0' x 79.0'	80.0' x 80.0' x 80.0' x 80.0'
81.0' x 81.0' x 81.0' x 81.0'	82.0' x 82.0' x 82.0' x 82.0'	83.0' x 83.0' x 83.0' x 83.0'	84.0' x 84.0' x 84.0' x 84.0'
85.0' x 85.0' x 85.0' x 85.0'	86.0' x 86.0' x 86.0' x 86.0'	87.0' x 87.0' x 87.0' x 87.0'	88.0' x 88.0' x 88.0' x 88.0'
89.0' x 89.0' x 89.0' x 89.0'	90.0' x 90.0' x 90.0' x 90.0'	91.0' x 91.0' x 91.0' x 91.0'	92.0' x 92.0' x 92.0' x 92.0'
93.0' x 93.0' x 93.0' x 93.0'	94.0' x 94.0' x 94.0' x 94.0'	95.0' x 95.0' x 95.0' x 95.0'	96.0' x 96.0' x 96.0' x 96.0'
97.0' x 97.0' x 97.0' x 97.0'	98.0' x 98.0' x 98.0' x 98.0'	99.0' x 99.0' x 99.0' x 99.0'	100.0' x 100.0' x 100.0' x 100.0'

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JUL 11 PM
2006

1-2

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE PLAN

WITKIN HULTS
DESIGN GROUP

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE PLAN

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MIAMI-DADE, FL
LANDSCAPE PLAN

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MIAMI-DADE, FL
LANDSCAPE PLAN

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE PLAN

Scale: 1"=20'-0"



ONLINE (SEE SHEET 6.)

154151 COURT

SW 286TH STREET

SW 130TH AVENUE

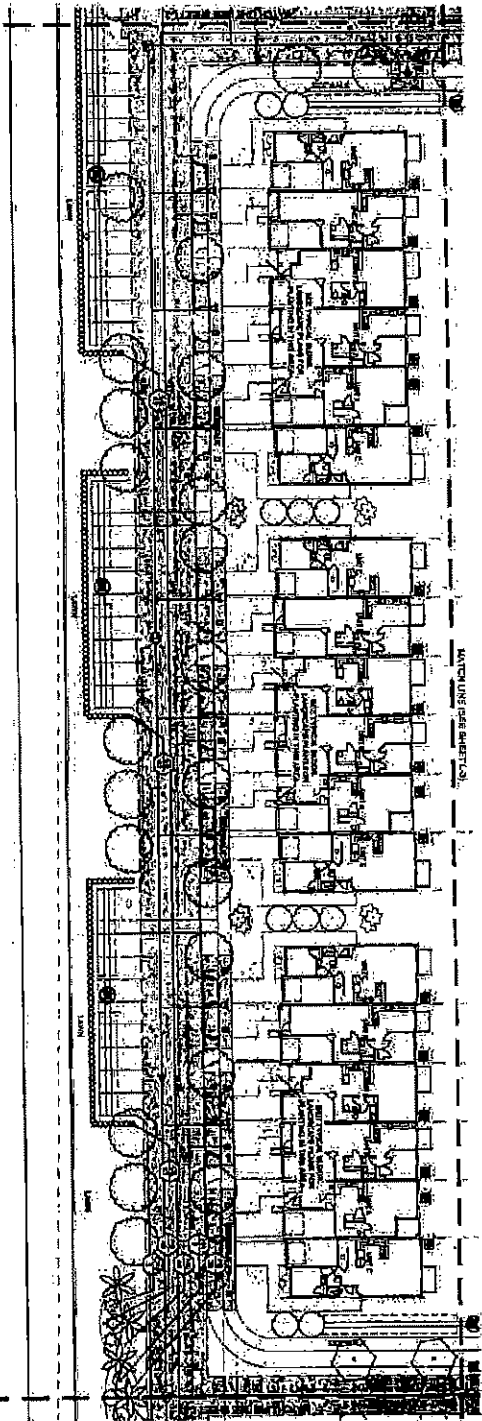
[illegible][illegible]

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE PLAN



5

LANDSCAPE PLAN NORTH
Scale: 1"=20'-0"



NO.	SYMBOL	DESCRIPTION	QUANTITY
1	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
2	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
3	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
4	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
5	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
6	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
7	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
8	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
9	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
10	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
11	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
12	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
13	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
14	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
15	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
16	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
17	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
18	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
19	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
20	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
21	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
22	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
23	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
24	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
25	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
26	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
27	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
28	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
29	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
30	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
31	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
32	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
33	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
34	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
35	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
36	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
37	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
38	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
39	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
40	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
41	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
42	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
43	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
44	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
45	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
46	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
47	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
48	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
49	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
50	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000

NO.	SYMBOL	DESCRIPTION	QUANTITY
51	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
52	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
53	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
54	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
55	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
56	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
57	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
58	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
59	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
60	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
61	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
62	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
63	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
64	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
65	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
66	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
67	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
68	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
69	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
70	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
71	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
72	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
73	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
74	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
75	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
76	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
77	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
78	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
79	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
80	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000

RECEIVED
2005
JAN 11 2005

PROJECT: Lake Victoria Townhomes
DATE: 10/20/04
DRAWN BY: LDC
CHECKED BY: [Signature]
L-4

DATE: 10/20/04
DRAWN BY: LDC
CHECKED BY: [Signature]

NO.	SYMBOL	DESCRIPTION	QUANTITY
81	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
82	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
83	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
84	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
85	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
86	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
87	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
88	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
89	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
90	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
91	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
92	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
93	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
94	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
95	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
96	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
97	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
98	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
99	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000
100	(Symbol)	1" DBL. CROWN MOISTURE PROOFING	1000

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE PLAN

W H
D WITKIN HULTS
DESIGN GROUP
201 South 2nd Street, Suite 200
Miami, FL 33131
Phone: (305) 371-1111
Fax: (305) 371-1112
www.witkinhults.com

Scale: 1"=20'-0"



WATCH LINE (SEE SHEET 1A)

SW 130TH AVENUE

SW 129TH PLACE

姓名	性别	年龄	籍贯	民族	职业	文化程度	政治面貌	宗教信仰	婚姻状况	健康状况	其他
王德胜	男	45	山东	汉族	教师	高中	中共党员	无	已婚	良好	
李小红	女	32	河南	汉族	护士	初中	共青团员	无	已婚	良好	
张小明	男	28	江苏	汉族	工程师	大学	中共党员	无	已婚	良好	
刘小华	女	25	四川	汉族	会计	高中	共青团员	无	未婚	良好	
陈大伟	男	38	广东	汉族	经理	大学	中共党员	无	已婚	良好	
赵小芳	女	22	湖南	汉族	文员	高中	共青团员	无	未婚	良好	
孙大刚	男	42	湖北	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	35	浙江	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	30	安徽	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	27	江西	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	40	福建	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	24	广西	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	33	云南	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	29	贵州	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	37	海南	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	26	重庆	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	41	四川	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	34	湖南	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	31	湖北	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	28	广东	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	39	广西	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	23	云南	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	36	贵州	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	30	海南	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	43	重庆	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	25	四川	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	44	湖南	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	36	湖北	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	32	广东	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	29	广西	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	40	云南	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	24	海南	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	37	重庆	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	31	四川	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	42	湖南	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	26	湖北	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	45	广东	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	37	广西	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	33	云南	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	30	海南	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	41	重庆	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	25	四川	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	38	湖南	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	32	湖北	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	35	广东	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	27	广西	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	40	云南	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	38	海南	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	34	重庆	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	31	四川	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	42	湖南	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	26	湖北	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	39	广东	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	33	广西	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	36	云南	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	28	海南	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	43	重庆	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	40	四川	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	37	湖南	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	34	湖北	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	44	广东	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	27	广西	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	40	云南	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	36	海南	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	41	重庆	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	32	四川	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	45	湖南	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	42	湖北	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	38	广东	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	35	广西	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	43	云南	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	29	海南	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	42	重庆	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	37	四川	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	44	湖南	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	33	湖北	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	46	广东	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	44	广西	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	40	云南	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	36	海南	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	45	重庆	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	30	四川	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	43	湖南	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	38	湖北	汉族	护士	高中	共青团员	无	已婚	良好	
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罗小芳	女	34	广西	汉族	文员	高中	共青团员	无	未婚	良好	
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周小丽	女	46	海南	汉族	医生	大学	中共党员	无	已婚	良好	
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郑小娟	女	37	四川	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	46	湖南	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	31	湖北	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	44	广东	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	39	广西	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	47	云南	汉族	工程师	大学	中共党员	无	已婚	良好	
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孙大伟	男	48	重庆	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	47	四川	汉族	医生	大学	中共党员	无	已婚	良好	
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罗小芳	女	36	四川	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	49	湖南	汉族	工人	初中	中共党员	无	已婚	良好	
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郑小娟	女	39	广西	汉族	销售	高中	共青团员	无	未婚	良好	
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曹小华	女	41	四川	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	49	湖南	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	37	湖北	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	50	广东	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	49	广西	汉族	医生	大学	中共党员	无	已婚	良好	
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郑小娟	女	40	海南	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	49	重庆	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	34	四川	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	47	湖南	汉族	司机	初中	中共党员	无	已婚	良好	
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罗小芳	女	38	广西	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	51	云南	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	50	海南	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	45	重庆	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	41	四川	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	50	湖南	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	35	湖北	汉族	教师	大学	共青团员	无	未婚	良好	
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林大刚	男	51	云南	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	39	海南	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	52	重庆	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	51	四川	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	46	湖南	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	42	湖北	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	51	广东	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	36	广西	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	49	云南	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	44	海南	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	52	重庆	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	40	四川	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	53	湖南	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	52	湖北	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	47	广东	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女	43	广西	汉族	销售	高中	共青团员	无	未婚	良好	
冯大强	男	52	云南	汉族	老板	高中	中共党员	无	已婚	良好	
何小梅	女	37	海南	汉族	教师	大学	共青团员	无	未婚	良好	
徐大伟	男	50	重庆	汉族	司机	初中	中共党员	无	已婚	良好	
曹小华	女	45	四川	汉族	护士	高中	共青团员	无	已婚	良好	
林大刚	男	53	湖南	汉族	工程师	大学	中共党员	无	已婚	良好	
罗小芳	女	41	湖北	汉族	文员	高中	共青团员	无	未婚	良好	
孙大伟	男	54	广东	汉族	工人	初中	中共党员	无	已婚	良好	
周小丽	女	53	广西	汉族	医生	大学	中共党员	无	已婚	良好	
吴大明	男	48	云南	汉族	程序员	大学	中共党员	无	已婚	良好	
郑小娟	女										

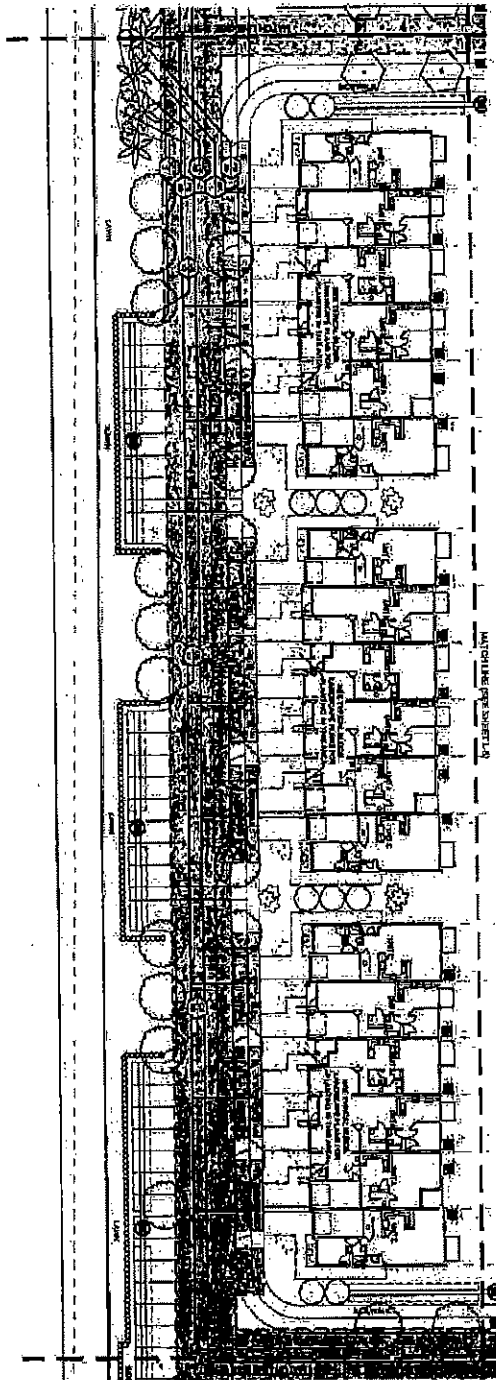
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LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE PLAN



5

LANDSCAPE PLAN
Scale: 1"=20'-0"



PLANT LIST	
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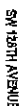


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89. 1"=20'-0"	90. 1"=20'-0"
91. 1"=20'-0"	92. 1"=20'-0"
93. 1"=20'-0"	94. 1"=20'-0"
95. 1"=20'-0"	96. 1"=20'-0"
97. 1"=20'-0"	98. 1"=20'-0"
99. 1"=20'-0"	100. 1"=20'-0"

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE PLAN

WITKIN HULTS
DESIGN GROUP
1111 S.W. 15th Ave., Suite 200
Miami, FL 33135
Tel: 305.371.1111
Fax: 305.371.1112
www.witkinhults.com

NORTH

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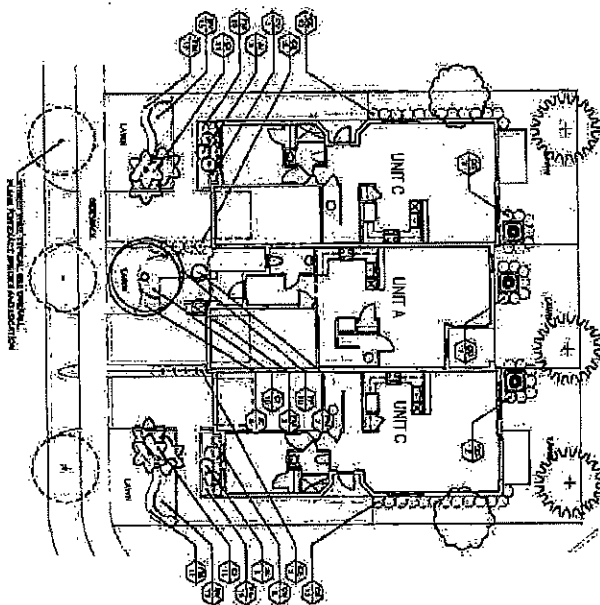


WITKIN HULST
DESIGN GROUP

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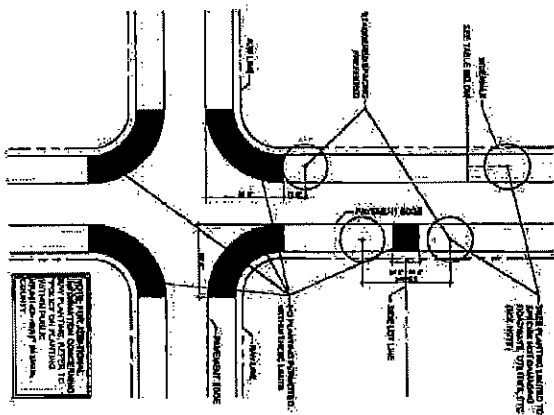
55

Scale: $1'' = 10^3$ ft



- LANDSCAPE NOTES:
- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FIREBOX, DRINKS OR TABLE.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE CITY OF BUREN SPECIFICATIONS, PER BE 12-11 OF WASHINGTON COUNTY CODE.
- SEE PLAT 12.0 N.W. 1/4 PLANNED DEVELOPMENT FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CONNECTIONS SHALL BE IN COMPLIANCE WITH PWD STANDARD C-51
- PAVEMENT AND PROPOSED DRIVEWAY ADJACENT TO JOINT DETAILS SHALL BE FLARED OR WIDEN 5' SIDE RADIUS, AND SHALL NOT BE WIDER THAN 20'.

CHAPTER 18A

[illegible]

Public R.O.W. Planting Setback

2. -2000-2000			
STATION	NO. OF STATIONS	NO. OF STATIONS	NO. OF STATIONS
STATION 1	1	1	1
STATION 2	1	1	1
STATION 3	1	1	1
STATION 4	1	1	1
STATION 5	1	1	1
STATION 6	1	1	1
STATION 7	1	1	1
STATION 8	1	1	1
STATION 9	1	1	1
STATION 10	1	1	1
STATION 11	1	1	1
STATION 12	1	1	1
STATION 13	1	1	1
STATION 14	1	1	1
STATION 15	1	1	1
STATION 16	1	1	1
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STATION 100	1	1	1

UNITED STATES DEPARTMENT OF AGRICULTURE									
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PLANT INDUSTRY REPORT									
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BLDG. TYPE I LANDSCAPE PLAN



RECEIVED
215-103
JUL 17 1964

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Scale: $1''=10^3-0''$



NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR VENTS.

- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 70' X 19' SLATE SIGN-TRIMMING, PER SE, D-11 OF MAINTENANCE COUNTY CODES.
- 6"X6 PULBLOW PLANTING SETBACK DETAILS FOR TREES WITHIN ROW.
- LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PWD STANDARD 65.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO HCD DETAILS. MUST BE PAVED OR MIN. 9"X SPALLS, AND SHALL NOT BE WIDER THAN 20'.

Landmark Court Spoke Of Revolution
Critics View It as Symbol
Lined Area Was Defined in Constitution

[illegible]

PERSONAL DATA			
NAME	DATE OF BIRTH	DATE OF DEATH	DATE OF INTERVIEW
NAME			
DATE OF BIRTH			
DATE OF DEATH			
DATE OF INTERVIEW			

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[illegible]

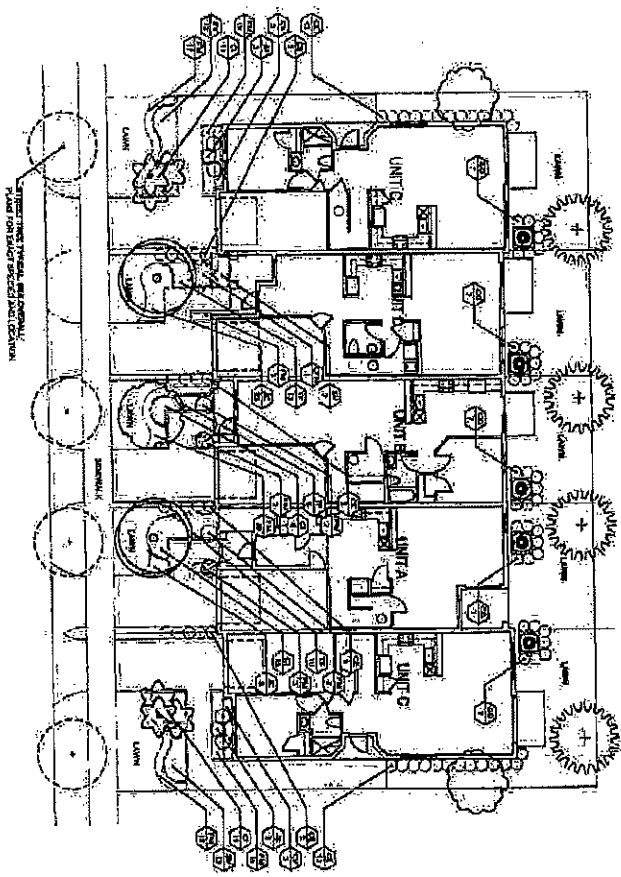
6-7

BLDG. TYPE II LANDSCAPE PLAN



BLDG. TYPE III LANDSCAPE PLAN

Scale: 1"=10'-0"



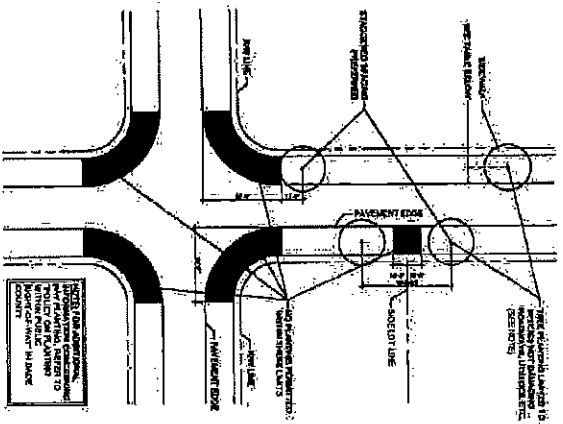
- LANDSCAPE NOTES:**
- NO TREES SHALL BE PLANTED ON TOP OF ADJACENT TO PROPOSED DRIVEWAYS OR ALLEYS.
 - ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE CITY OF MIAMI'S PLANTING SCHEDULE, PER SE 22-11 OF MIAMI-DADE COUNTY CODE, SEE PUBLIC ROW, PLANTING SETBACK DETAILS FOR TREES WITHIN ROW.
 - LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH FORD STANDARD SET.
 - DRIVEWAYS AND APPROACHES MUST ADHERE TO ADC DETAILS, MUST BE FLOARED OR MAX 5% RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".

LANDSCAPE LEGEND
CHAPTER 18A

ZONE DISTRICT	PLANT (MULTI-FAMILY HOMES)	MIN. #	MAX. #
Zone 1	1' - 4'	11	201
Zone 2	1' - 4'	11	201

TOTAL NUMBER OF TREES:
11

SHRUBS: (10' plant for each tree and 10' plant for each shrub)



Public Row, Planting Setback
SECTION 18-02

PLANT TYPE	MIN. SETBACK	MAX. SETBACK
TREE	10'	20'
SHRUB	5'	10'
LAWN	5'	10'

LANDSCAPE LIST

NO.	PLANT NAME	QUANTITY	REMARKS
1	FLORIDA PALM	11	11' - 4' PLANT
2	FLORIDA PALM	11	11' - 4' PLANT
3	FLORIDA PALM	11	11' - 4' PLANT
4	FLORIDA PALM	11	11' - 4' PLANT
5	FLORIDA PALM	11	11' - 4' PLANT
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99	FLORIDA PALM	11	11' - 4' PLANT
100	FLORIDA PALM	11	11' - 4' PLANT

RECEIVED
2/8/2024
2/8/2024

DATE: 2/8/2024

BY: [Signature]

PROJECT: LAKE VICTORIA TOWNHOMES

DATE: 2/8/2024

BY: [Signature]

LAKE VICTORIA TOWNHOMES

MIAMI-DADE, FL

BLDG. TYPE III LANDSCAPE PLAN

WITKIN HULTS

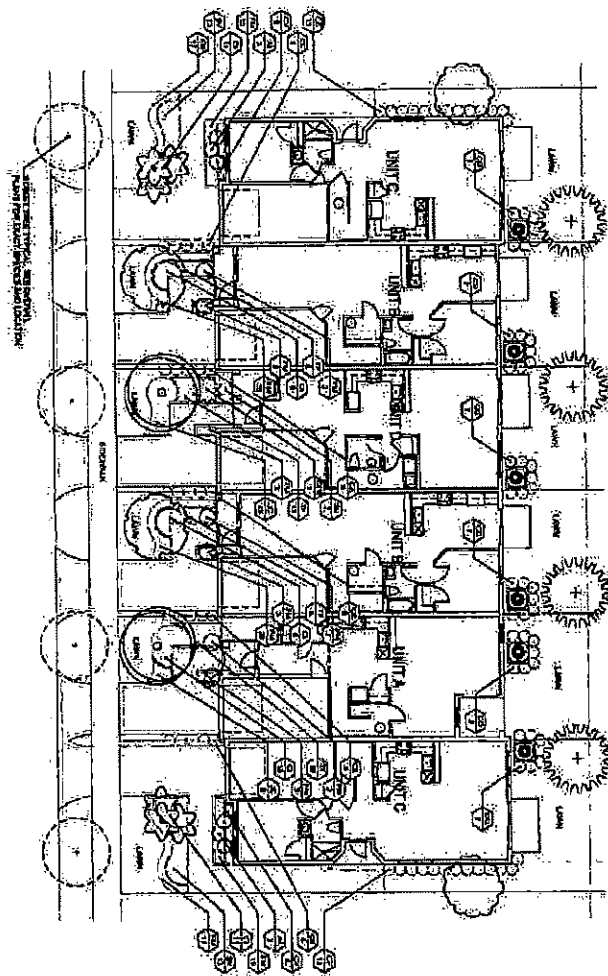
DESIGN GROUP

2000 N. MIAMI AVENUE, SUITE 200

MIAMI, FL 33136

TEL: 305.555.1234

WWW.WITKINHULTS.COM



BLDG. TYPE IV LANDSCAPE PLAN

Scale: 1"=10'-0"

- LANDSCAPE NOTES:**
- NOTES SHALL BE PLACED ON TOP OR ADJACENT TO PROPOSED TREES OR PLANTS OR INLETS.
 - ALL PLANTINGS SHALL BE PLACED WITHIN THE 10' BAYE DISTANCE FROM THE PROPERTY LINE.
 - SEE PLANTING SCHEDULE FOR PLANTING DETAILS FOR TREES WITHIN ROW.
 - LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STRIPING AND 5'0" PLANTING AND SHALL NOT BE WIDER THAN 20'-0".

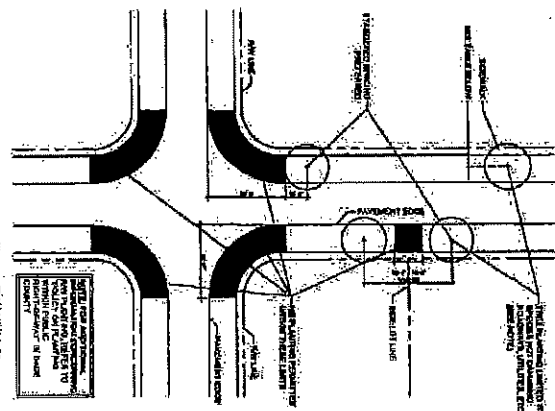
LANDSCAPE LEGEND	
ZONE	PLANTING
1	10' BAYE DISTANCE FROM THE PROPERTY LINE
2	10' BAYE DISTANCE FROM THE PROPERTY LINE
3	10' BAYE DISTANCE FROM THE PROPERTY LINE
4	10' BAYE DISTANCE FROM THE PROPERTY LINE
5	10' BAYE DISTANCE FROM THE PROPERTY LINE
6	10' BAYE DISTANCE FROM THE PROPERTY LINE
7	10' BAYE DISTANCE FROM THE PROPERTY LINE
8	10' BAYE DISTANCE FROM THE PROPERTY LINE
9	10' BAYE DISTANCE FROM THE PROPERTY LINE
10	10' BAYE DISTANCE FROM THE PROPERTY LINE
11	10' BAYE DISTANCE FROM THE PROPERTY LINE
12	10' BAYE DISTANCE FROM THE PROPERTY LINE
13	10' BAYE DISTANCE FROM THE PROPERTY LINE

Public R.O.W. Planting Schedule

Scale: 1"=4'-0"

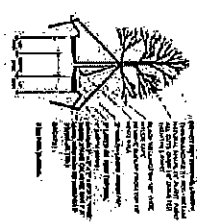
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1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
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45	46	47	48
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77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

PLANTING	PLANTING	PLANTING	PLANTING
1	2	3	4
5	6	7	8
9	10	11	12
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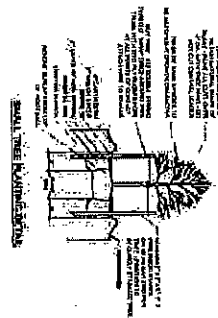


LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
BLDG. TYPE IV LANDSCAPE PLAN

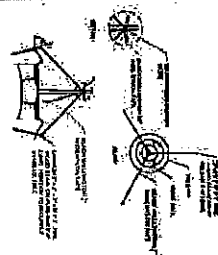
WITKIN HULTS
DESIGN GROUP
201 South Biscayne Avenue, Suite 100
Miami, FL 33133
Phone: 305.577.8888
Fax: 305.577.8889



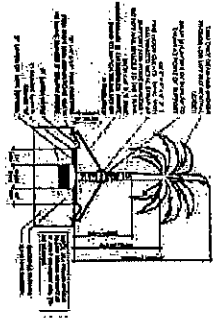
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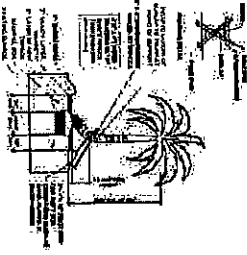
TYPICAL TREE PLANTING DETAIL



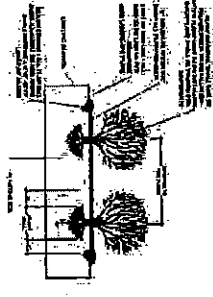
TYPICAL TREE PLANTING DETAIL



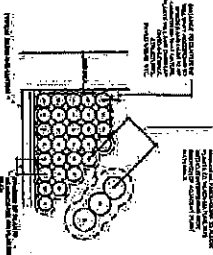
TYPICAL TREE PLANTING DETAIL



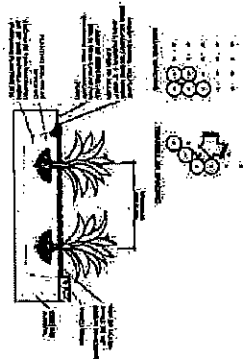
TYPICAL TREE PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better (permanently to the Florida Department of Agriculture's Grades and Standards for Nursery Plants).
- All plants are to be top dressed with a minimum 2" layer of Mulch or similar material.
- Planting plans shall show spacings over plant bed in case of discrepancies.
- All changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage, labels and verification for 100% and coverage for all areas specified.
- All landscape areas are to be provided with automatic watering system which provides 100% coverage, and 50% coverage.
- All trees in lawn areas are to receive a 24" diameter mulched surface at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and landfill shall be 60/30 mix, topsoil free. Planting soil for annual beds to be completed of 50% Canadian peat moss, 25% soil and 25% compost.
- Tree and shrub pits will be supplemented with "Agiform Plus", 21 gram liter with a 20-10-5 analysis, or equivalent application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade 1/2" yield line.
- All areas marked "LAWN" shall be sodded with St. Augustine "Peanut" sod. See link on plan. All areas marked "Grass" shall be sodded with Paspalum.
- Provide a 2" deep layer of planting soil as described in planting notes (1/2" above, 1/2" below). Remove excess, retain 1/2" from the top and bottom. Excess sod should be removed so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent soil in the case of sod patching.
- Patches and on masonry wall, with edges tightly jointed. In staggered rows at right angles to adjacent.
- Along edge of sod bed a minimum of 1/2" away from gradehouse beds and 24" away from edge of curb beds and 36" away from beds, maintained from center of plant.
- Sod shall be delivered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod and immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod and immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact property owner, utility companies and/or other agencies for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or other lines from removal of trees or other structures.
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unexcused and unpermitted law jobs are to be properly barricaded and flagged during installation.
- All planting plans are to be used as a guide for site layout. Any deviations, omissions, omissions are to be brought to the attention of the Landscape Architect for confirmation prior to installation.

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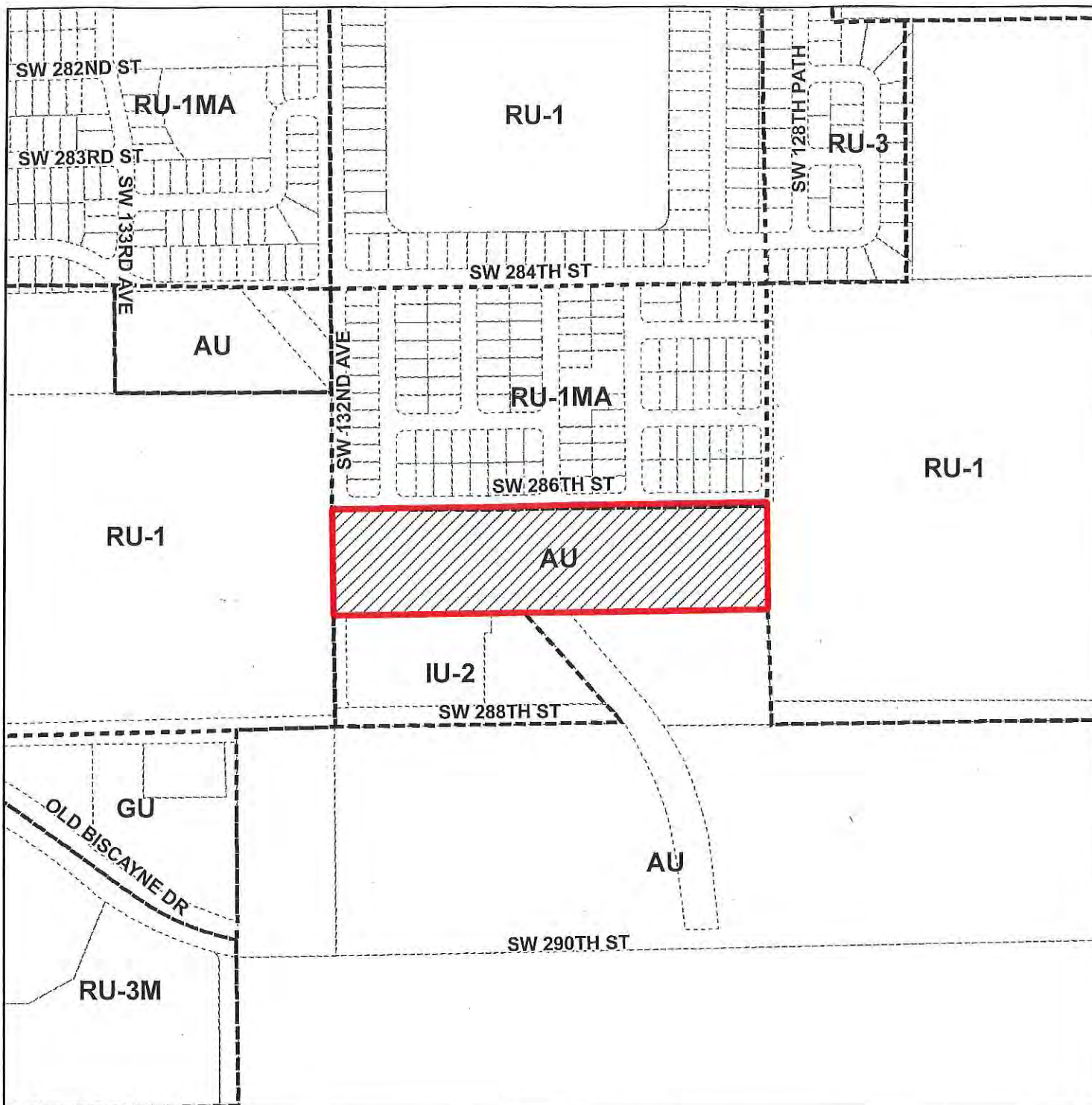
LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE DETAILS
L-12

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE DETAILS
L-12

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE DETAILS
L-12

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE DETAILS
L-12

LAKE VICTORIA TOWNHOMES
MIAMI-DADE, FL
LANDSCAPE DETAILS
L-12



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2018000126

Section: 02 Township: 57 Range: 39
 Applicant: George and Rosemary Bushner
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

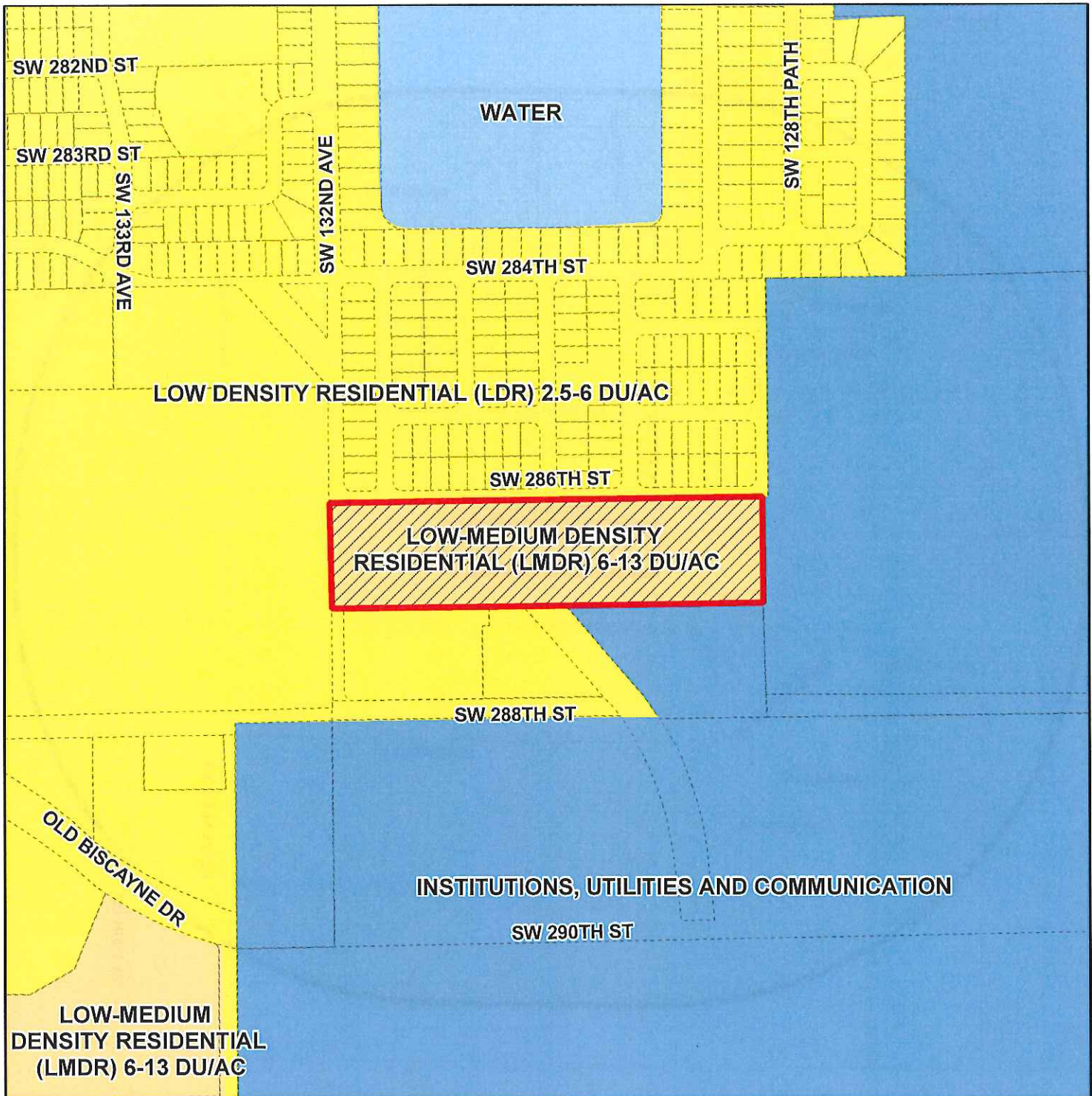
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, July 19, 2018

REVISION	DATE	BY
		61



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2018000126

Section: 02 Township: 57 Range: 39
Applicant: George and Rosemary Bushner
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, July 19, 2018

REVISION	DATE	BY
		62



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2018000126

Legend
 Subject Property



Section: 02 Township: 57 Range: 39
Applicant: George and Rosemary Bushner
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, July 19, 2018

REVISION	DATE	BY
		63



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2018000126

RADIUS: 2640

Section: 02 Township: 57 Range: 39

Applicant: George and Rosemary Bushner

Zoning Board: C15

Commission District: 9

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend

 Subject Property

 Buffer

 Property Boundaries



SKETCH CREATED ON: Thursday, July 19, 2018

REVISION	DATE	BY

This instrument was prepared by:

Name: Alejandro J. Arias, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3300
Miami, Florida 33131

2019 JUL 25 11:55
BCC July 25, 2019
Item 2 Appeals
Z2018000126
The George C. Busher Living Trust.

(Space reserved for Clerk of Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owners, George C. Busher, Jr. and Rosemary C. Metal, as Co-Trustees of the George C. Busher Living Trust, dated July 8, 1999 (the "Owners"), hold the fee simple title to that certain parcel of land in unincorporated Miami-Dade County (the "County"), which is legally described in Exhibit "A" to this Declaration (the "Property"); and

WHEREAS, the Owners have filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. **Z2018000126** (the "Application") for the purpose of seeking a rezoning of the Property, site plan approval, and minor non-use variances, to facilitate the future development of the Property;

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owners during its consideration of the Application will be abided by, the Owners freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

1. **Controlling Site Plan.** The Property shall be developed substantially in accordance with the plans entitled "Lake Victoria Townhouses", as prepared by Octavio A. Santurio Architect, with one sheet (SP-1) dated stamped received 10/9/18, and the rest of the

sheets as prepared by Pascual Perez Kiliddjian & Associates, and Witkin Hults Design Group, dated stamped received 7/17/18, for a total of 23 sheets.

2. **Density Restriction.** The proposed development of the Property shall be limited to no more than 89 residential dwelling units.

3. **Miscellaneous.**

A. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners' expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, their heirs, successors and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded

agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County as provided in Paragraph 3 (D) below.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of all of the property covered by the modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, that in the event the Property is annexed to an existing municipality or if the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with the applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the

particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the

Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term "Owners" shall include the Owners, and their heirs, successors and assigns.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, THE GEORGE C. BUSER LIVING TRUST, has caused these present to be signed in its name on this 13 day of May, 2019.

WITNESSES:

Jesse Hayes

Signature

Jesse Hayes

Print Name

G. C. Buser

Signature

Andrea Buser

Print Name

**The George C. Buser Living Trust, dated
July 8, 1999**

By: [Signature]

Name: George C. Buser Jr.

Title: Co-Trustee

STATE OF FLORIDA

)

) SS:

COUNTY OF MIAMI-DADE

)

The foregoing instrument was acknowledged before me this 13 day of May, 2019, by George C. Buser, as Co-Trustee of The George C. Buser Living Trust, dated July 8, 1999, on behalf of said trust, who is personally known to me or has produced Driver License as identification.

My Commission Expires:

MARLENE CLARO

Notary Public – State of Florida

Printed Name



[Signature]

IN WITNESS WHEREOF, THE GEORGE C. BUSER LIVING TRUST, has caused
these present to be signed in its name on this 13TH day of MAY, 2019.

WITNESSES:

Merry Soellner
Signature

MERRY SOELLNER
Print Name

Wayne Monday
Signature

WAYNE MONDAY
Print Name

The George C. Buser Living Trust, dated
July 8, 1999

By: Rosemary C. Metal

Name: Rosemary C. Metal
(f/k/a Rosemary C. Buser)

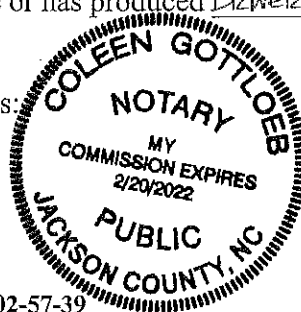
Title: Co-Trustee

CG STATE OF FLORIDA- NORTH CAROLINA)

CG) SS:
COUNTY OF MIAMI-DADE- JACKSON)

The foregoing instrument was acknowledged before me this 13TH day of
MAY, 2019, by Rosemary C. Metal (f/k/a Rosemary C. Buser), as Co-Trustee
of The George C. Buser Living Trust, dated July 8, 1999, on behalf of said trust, who is
personally known to me or has produced DRIVERS LICENSE as identification.

My Commission Expires:



Coleen Gottlob
Notary Public – State of Florida NORTH CAROLINA
Printed Name COLEEN GOTTLÖB CG

EXHIBIT "A"

LEGAL DESCRIPTION

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the South 17.5 feet thereof.

Parcel Identification Number: 30-7902-000-0051

Section-Township-Range: 02-57-39

Folio Number: 30-7902-000-0051

#67721075_v1

2019-07-10 10:35

OPINION OF TITLE

To: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Restrictions pursuant to Application Hearing No. Z218000126, it is hereby certified that we have examined Fidelity National Title Insurance Company Title Commitment No. 7038949 covering the period from the beginning to the May 18, 2018 at 11:00 PM; and Fidelity National Title Insurance Company Bringdown Report covering the period from May 18, 2018 at 11:00 PM through April 18, 2019 at 11:00 PM; and Fidelity National Title Insurance Company Bringdown Report covering the period from April 18, 2019 at 11:00 PM through April 30, 2019 at 11:00 PM (collectively, the "Title Evidence"), inclusive, of the real property described on **Exhibit "A"** (the "Property") attached hereto. I know of no reason that the Title Evidence is inaccurate or incomplete.

I am of the opinion, based on my review of the Title Evidence, that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Fee Simple: George C. Busher, Jr., and Rosemary C. Metal f/k/a Rosemary C. Busher, Co-Trustees of The George C. Busher Living Trust dated July 8, 1999

Subject to the following encumbrances, liens and other exceptions:

RECORDED MORTGAGES: NONE

RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS: NONE

GENERAL EXCEPTIONS:

1. All taxes for the year in which this opinion is rendered and subsequent years.
2. Rights of parties in possession other than the above owner(s).
3. Facts that would be disclosed by an accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority

SPECIAL EXCEPTIONS:

1. Terms, conditions, and covenants appearing in Covenant Running with the Land in favor of Metropolitan Dade County recorded June 14, 1984, in Official Records Book 12177, Page 3204.
2. Reservation contained in the Release of Easement from the Administrator of General Services Appearing in Release of Easement recorded October 15, 2003, in Official Records Book 21742, Page 3147.
3. Terms, conditions, obligations, restrictions and covenants appearing in Declaration of Restrictions recorded March 16, 2015, in Official Records Book 29538, Page 1355.
4. Terms, conditions, covenants, obligations and restrictions appearing in Declaration of Restrictions recorded appearing in Declaration of Restrictive Covenants in favor of Homestead Air Reserve Base recorded March 16, 2015, in Official Records Book 29538, Page 1363.
5. The following matters as shown on that certain survey prepared by Carnahan Proctor and Cross, dated June 17, 2016, under Job No. 160503:
 - 1) Fence encroaching over South boundary line.
 - 2) Fence encroaching over East boundary line.
 - 3) Overhead utility lines encroaching over North and South boundary lines on Western half of subject property and not within an easement area.
6. Rights of the public and any municipality for use of that portion of SW 132 Avenue (Pine Island Road) lying within the subject Property.

ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

Therefore, it is my opinion that the following party (ies) must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception</u>
GEORGE C. BUSER, JR., CO-TRUSTEE	Fee Simple	N/A
ROSEMARY C. METAL F/K/A ROSEMARY C. BUSER, CO-TRUSTEE	Fee Simple	N/A

The following is a description of the aforementioned Title Report and its continuations:

<u>No.</u>	<u>Company Certifying</u>	<u># of Entries</u>	<u>Period Covered</u>
703894	Fidelity National Title Insurance Company Title Commitment	6	Beginning to May 18, 2018
703894	Fidelity National Title Insurance Company Bringdown Report	1	May 18, 2018 to April 18, 2019
703894	Fidelity National Title Insurance Company Bringdown Report		April 18, 2019 to April 30, 2019

I *HEREBY CERTIFY* that the legal description contained in this Opinion of Title coincides with, as is the same as, the legal description in the proffered recordable instrument(s).

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 21st day of May, 2019.

**STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.**

By: Maria A. Gralia

Maria A. Gralia, Esq.
Florida Bar No. 178225
150 West Flagler Street
Museum Tower-Suite 2200
Miami, Florida 33130

STATE OF FLORIDA)
): SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21 day of May, 2019, by Maria A. Gralia, who is personally known to me.

Linda Christian
Notary Public



EXHIBIT "A"

Legal Description

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 57 South, Range 39 East, Miami-Dade County, Florida, less the South 17.5 feet thereof, lying and being in Miami-Dade County, Florida.

1 COMMUNITY ZONING APPEALS BOARD - AREA 15

2 SOUTH DADE REGIONAL LIBRARY - 2ND FLOOR

3 10750 SW 211 STREET - MIAMI

4 Thursday, May 30, 2019

5 7:00 p.m.

6
7
8 E X C E R P T

9 ITEM NO:

10 THE GEORGE C. BUSER
11 18-126

12
13
14 BOARD MEMBERS

15 PRESENT:

16
17 Enid Washington Demps, Chairwoman
18 Marjorie Murillo
19 Ricardo Torres
20 Marva Williams
21 Marvin D. Wilson, Sr.

22 STAFF PRESENT:

23 Earl Jones
24 Abbie Schwaderer Raurell, Assistant County Attorney
25

I N D E X

BOARD MEMBERSPAGE

Chairman Washington Dempo 4,5,6,8,10,11,12,13,14,18,
19,22,23,26,28,29,30,32,37,38,40,41,42,43

Council Member Ms. Williams 23,24,25,37,38,42

Council Member Mr. Wilson 41,42

Council Member Mr. Torres 6,8,10,14,15,16,17,18,19,
20,21,22,37,38,39,40,41,42

Council Member Ms. Murillo 36,37,40,41,42

STAFF

Mr. Jones 3,4,5,41,42

The Court Reporter 4

Ms. Schwaderer-Raurell 5,8,18,23,24,26,31,37,41

APPLICANT/SUPPORTERS

Mr. Arza 6-22,24,25,26,32,33,34,35,
36,38,39,40,43

OPPOSERS

Ms. Padrini 26-27

Ms. Rudy 28-29

Unidentified speaker 29-30

Mr. Sabular 30-32

* * * * *

MR. JONES: In accordance with the Code of Miami-Dade County, all items to be heard today have been legally advertised in the newspaper, notices have been mailed and the properties have been posted. Additional copies of the agenda are available here at the meeting. Items will be called up to be heard by agenda number and name of applicant. The record of the hearing on each application will include the records of the Department of Regulatory and Economic Resources. All these items are physically present today and available to all Board Members during the hearing, and they may examine these items.

Parties have the right of Cross-Examination. This statement, along with the fact that all witnesses have been sworn, should be included in any transcript of all or any part of these proceedings. In addition, the following departments have staff present here to address any questions; the Zoning Evaluation and Platting and Traffic Review sections of the Department of Regulatory and Economic Resources, and the

1 County Attorney's Office.

2 * * * * *

3 THE COURT REPORTER: Do you swear or
4 affirm the testimony you're about to give
5 will be the truth, the whole truth, and
6 nothing but the truth, so help you God?

7 (All witnesses present responded
8 affirmatively.)

9 * * * * *

10 CHAIRWOMAN WASHINGTON DEMPS: Is there
11 anyone present this evening who wishes to
12 defer or withdraw an application? Please
13 come forward at this time and state your name
14 and address for the record.

15 The Chair recognizes there are no
16 deferrals or withdrawals at this time.

17 When I call your item, please step up to
18 the podium, state your name and address
19 clearly for the record. I will then proceed
20 to call those of you in support of the
21 application, and then I will call for
22 objectors. Those of you here who wish to
23 speak will state your name and address. For
24 those of you speaking, I will ask that you
25 make your presentation short and

1 non-repetitive as we are limited on time.

2 staff, please call the first item.

3 MR. JONES: First item is Item No. 1,
4 Z2018 000126, The George C. Busher Living
5 Trust, 18-126, zero written objectors, zero
6 waivers.

7 And, Madam Chair, before the applicant
8 begins, on Page 20 of your package for the
9 B&C comment, we have an updated copy that was
10 not included in your kit. So, the applicant
11 is current, his fees have been paid. So,
12 there is no --

13 CHAIRWOMAN WASHINGTON DEMPS: Can I see
14 it, because that was my question.

15 MR. JONES: Yes. The copy in your
16 packet was dated October 16. This one is
17 February.

18 CHAIRWOMAN WASHINGTON DEMPS: Can we see
19 it? Page 20, it had an outstanding lien.
20 This says it was paid. Page 20.

21 MS. SCHWADERER RAURELL: To all the
22 Board Members, just so that the Court
23 Reporter can accurately take down your
24 comments, you may want to move the
25 microphones closer to you.

1 CHAIRWOMAN WASHINGTON DEMPS: Page 20,
2 Application No. 2, where it says liens.

3 COUNCIL MEMBER MR. TORRES: I'm there,
4 I just don't see what you are talking about
5 here. Oh, the liens have been paid.

6 CHAIRWOMAN WASHINGTON DEMPS: You may
7 proceed.

8 MR. ARZA: Madam Chair, Members of the
9 Council, Hugo Arza, 701 Brickell Avenue. I'm
10 joined here this evening by George Busher of
11 The George Busher Trust, land owners, as well
12 as Anne Hathaway of D.R. Horton, the contract
13 purchaser for this property.

14 I will be brief this evening. We enjoy
15 a recommendation of approval from your Staff
16 today. We've been working with them closely
17 to develop this townhome community.

18 It is an approximately 10-acre parcel.
19 And if it seems at all somewhat familiar to
20 some of you who have been sitting on this
21 Board for some time, it is a parcel that went
22 through a land use change approximately five
23 years ago. This Board recommended approval,
24 in its capacity as a recommending body,
25 ultimately was approved unanimously for

1 low-medium density. And this is basically
2 the second step, the re-zoning of the
3 property, in order to allow a townhouse
4 development.

5 We are building an 89 -- we are building
6 an 89 or proposing an 89 townhome unit
7 development on the ten acres, and we are --
8 which, if you do the math, and obviously a
9 ten-acre parcel would yield -- in this case
10 it's a little under ten acres, it will
11 actually yield 126 units.

12 We are only coming in and proposing 89
13 of the units. So, we are not even fully
14 maximizing or able to fully maximize up to
15 the density capacity.

16 Nevertheless, we are proffering a
17 Declaration of Restrictions that will cap it
18 at 89 units, as well as a site plan, which
19 I'm happy to show up or put up if you have
20 any questions.

21 But, otherwise, as I said, we meet -- we
22 will have all of your staff recommendations.
23 All of the departments are recommending
24 approval of this item this evening.

25 In the interest of time, a long evening

1 ahead, I would be happy to just answer some
2 questions. Obviously there is no one here --

3 CHAIRWOMAN WASHINGTON DEMPS: No. I
4 would like to see the site plan.

5 MR. ARZA: You would like to see the
6 site plan?

7 COUNCIL MEMBER MR. TORRES: I can't
8 hear anything he's saying.

9 CHAIRWOMAN WASHINGTON DEMPS: Just a
10 minute, please. Mr. Torres is saying he
11 can't hear.

12 COUNCIL MEMBER MR. TORRES: I can't
13 hear over the machine. Shut it off.

14 CHAIRWOMAN WASHINGTON DEMPS: Can you
15 speak a little louder?

16 MR. ARZA: Yes. This is the first time
17 I'm accused of not speaking loudly.

18 MS. SCHWADERER RAURELL: Mr. Arza, I
19 think that the microphone is not close enough
20 to you.

21 MR. ARZA: I can get closer.
22 Absolutely.

23 Here is the property in the aerial.
24 This is 132nd Avenue. This is 288 Street.
25 This is 286 street. Rectangular property.

1 If you look at the site plan, you will
2 notice, you know, fairly standard layout for
3 a townhome community. Some of the things
4 that staff noted was the internalization of
5 the project, so that the units are on the
6 inside and the entire surrounding perimeter
7 has a substantial landscaping buffer, you
8 know, to blend in with the community.

9 As you can see, just to the north of
10 this parcel, D.R. Horton has been developing
11 units and homes here over the last several
12 years, so it's an area that they are very
13 familiar with.

14 We have two points of ingress and egress
15 on 132nd Avenue, which is on the left side of
16 the screen that you see there. And then on
17 the top, Southwest 286th Street. The ingress
18 and egress point on the top connects to the
19 community to the north, providing for
20 connectivity and allowing for the flow of
21 traffic. This is not a gated community. So,
22 this is an open community that folks will be
23 able to drive-through. Sidewalks,
24 landscaping, everything, of course, that the
25 Code requires.

1 So, we have some renderings. Since you
2 asked about the site plan, I will just show
3 you a couple of the renderings, what the
4 townhomes look like.

5 You know, units approximately 2,000
6 square feet, townhomes, and I'll just put up
7 a couple of them for you to see the types of
8 units; townhomes with one car garages.
9 Here's just a little bit of a mix for you all
10 to see what is being proposed.

11 COUNCIL MEMBER MR. TORRES: Are you
12 taking questions?

13 MR. ARZA: I'd be happy to.

14 CHAIRWOMAN WASHINGTON DEMPS: Not yet,
15 Mr. Torres.

16 COUNCIL MEMBER MR. TORRES: All right.

17 CHAIRWOMAN WASHINGTON DEMPS: Go ahead.
18 Continue.

19 MR. ARZA: Again, we enjoy your Staff's
20 recommendation with respect to all the
21 requests. You have three requests before you
22 today: The rezoning that is necessary, you
23 know, this property has been utilized for
24 decades, mostly as a truck storage location.
25 So, we are rezoning to RU-3M in order to

1 allow a townhome development.

2 And then we are seeking two minor
3 variances that staff is in support of,
4 neither of which impacts density, we are well
5 below the cap, both of which we believe
6 enhance the project. Staff agrees with us.

7 I'm happy to answer questions that you
8 may have. Otherwise, I thank you for your
9 time. I will urge you to follow staff's
10 recommendation and vote favorably this
11 evening on all three of the requests. And
12 I'm happy to answer questions.

13 CHAIRWOMAN WASHINGTON DEMPS: Okay. I
14 have two questions.

15 MR. ARZA: Yes, ma'am.

16 CHAIRWOMAN WASHINGTON DEMPS: How many
17 buildings is that?

18 MR. ARZA: Sixteen.

19 CHAIRWOMAN WASHINGTON DEMPS: Sixteen?

20 MR. ARZA: Sixteen total buildings, yes,
21 ma'am.

22 CHAIRWOMAN WASHINGTON DEMPS: Okay. And
23 why are you asking for 20 feet instead of the
24 30 feet?

25 MR. ARZA: So, that request is simply

1 the distance between the buildings. It is
2 not the setback to the boundaries.

3 CHAIRWOMAN WASHINGTON DEMPS: I know.

4 MR. ARZA: In essence, so that we don't
5 have to build longer buildings. We are
6 actually at about half the size of the
7 buildings. We could have buildings up to 240
8 feet. Our average building is more, like,
9 120 feet. So, we could have avoided that
10 variance by providing 30 feet, but Staff, in
11 talking to them, really preferred to have
12 some of the smaller buildings with only five
13 or six townhome buildings rather than the
14 very long townhome buildings.

15 So, really, just in conversations with
16 Staff, same number of units we would have
17 achieved the same number of units, wouldn't
18 have had to ask for that request, but the
19 alternative would have been much bigger
20 buildings. From a massing standpoint, Staff
21 felt it was preferable to go down this road.

22 CHAIRWOMAN WASHINGTON DEMPS: Okay. By
23 Staff you mean Dade County Staff?

24 MR. ARZA: Yes, ma'am. We worked with
25 Zoning Staff, and they are recommending

1 approval of that variance.

2 CHAIRWOMAN WASHINGTON DEMPS: Okay. Can
3 you explain what the floor area ratio is?

4 MR. ARZA: Yes. It is the amount of,
5 basically, square footage that you have of
6 buildings. And, again, we are -- it's about
7 a 9,000 square foot -- I think it's 185,000
8 is permitted and we are at 184,000.

9 When we laid out -- after laying it all
10 out, you know, units have gotten bigger, you
11 know, just sort of the trend in home
12 building. There aren't any more of the
13 units, but the units average about 2,000
14 square feet. When you do the math with the
15 89 units, we were just slightly above, and we
16 felt that it merited -- and, again, staff's
17 words, it was a very minor or minimal
18 variances, and they were able to support it.

19 We tend not to come before you unless we
20 have a recommendation of approval for
21 variances. We recognize that those special
22 circumstances, but in this case since they
23 were recommending approval, we felt
24 comfortable that for such a small amount,
25 less than five percent, we could hopefully

1 enjoy your support.

2 CHAIRWOMAN WASHINGTON DEMPS: All right,
3 thank you. Okay, Mr. Torres.

4 COUNCIL MEMBER MR. TORRES: Are you
5 guys going to bring in any gas infrastructure
6 into the facility?

7 MR. ARZA: Why do you ask?

8 Until this evening, I didn't anticipate
9 that question, or I guess maybe I should
10 have.

11 We have representatives from D.R. Horton
12 here today. I can ask them. In a lot of,
13 obviously, engineering aspects like this,
14 they are not all fully done yet. I mean, we
15 are going through a site plan and zoning
16 approval.

17 Anne Hathaway -- I joined today by Anne
18 Hathaway of D.R. Horton.

19 Mr. Torres, we can certainly research
20 and look into the availability or possibility
21 of including connections and hook-ups.

22 COUNCIL MEMBER MR. TORRES: The people
23 that you need to ask are here.

24 MR. ARZA: Yeah, I got it, but we are
25 obviously -- it is an engineering question.

1 We don't --

2 COUNCIL MEMBER MR. TORRES: It's not.
3 It is really an affordability issue and a
4 cost of living issue. We are really cutting
5 these people's power bills down by half, if
6 not more.

7 MR. ARZA: Right.

8 COUNCIL MEMBER MR. TORRES: And, you
9 know, FP&L is going to be here to ask for
10 upgrades, and more infrastructure, and more,
11 and more, and more, and more. It would help
12 if the developers, if anyone else is here,
13 you guys start look at sustainability things
14 and resiliency things. We are only relying
15 on electrical for power needs. And a bus --
16 we've got a bigger problem because now we
17 want more density.

18 MR. ARZA: Right, right, right. Well,
19 absolutely. I can certainly pass along the
20 request and the conversation. I have no
21 doubt they will look into it.

22 COUNCIL MEMBER MR. TORRES: How big are
23 the units?

24 MR. ARZA: Approximately 2,000 square
25 feet. There are various models. They are

1 all in the same 1,900 or 2,100, 2,200 square
2 foot.

3 COUNCIL MEMBER MR. TORRES: How big are
4 the driveways?

5 MR. ARZA: I would have to look at the
6 plans. Give me one second. You mean how
7 wide?

8 COUNCIL MEMBER MR. TORRES: How long?

9 MR. ARZA: How deep?

10 COUNCIL MEMBER MR. TORRES: How many
11 cars do you anticipate fitting in a driveway?

12 MR. ARZA: So, the driveway is one car.
13 There is a garage, and then there is the spot
14 behind it.

15 we actually exceed the amount of parking
16 that is required by 35 spaces. We've also
17 put parking into the community and streets
18 designated and left parking areas in
19 recognition of the fact that obviously folks
20 come, have visitors, may have three cars, all
21 possibilities.

22 COUNCIL MEMBER MR. TORRES: How deep is
23 the driveway?

24 MR. ARZA: The driveway is -- hold on a
25 second. I've got to find the right sheet.

1 Give me one second. Unfortunately this plan
2 doesn't have the dimensions, so I'm trying to
3 see if I can --

4 COUNCIL MEMBER MR. TORRES: Is it going
5 to be, like, one car deep? Or two car deeps?
6 One car wide? Two cars wide?

7 MR. ARZA: It is one -- it is certainly
8 one car wide and one car deep.

9 COUNCIL MEMBER MR. TORRES: Is that
10 going to create a condition where you have
11 three or four cars trying to park in the same
12 spot, and then create a condition where you
13 might have kids riding their bike and, you
14 know, mothers walking their children, having
15 to walk around those cars in the street?

16 MR. ARZA: I mean, obviously, there is a
17 garage, there is a parking space behind it.

18 COUNCIL MEMBER MR. TORRES: Nobody is
19 going to use the garage to park their car.

20 MR. ARZA: I recognize that. But
21 obviously the Code calls for considering and
22 accounting those. That is why we added the
23 35 additional spaces, you know, the 178
24 spaces are required, and we are providing
25 213. So, on a percentage basis we are

1 providing 20 percent more parking. I think
2 we are trying to address concerns such as
3 that one of the excess cars having a place to
4 go. I mean, 20 percent is a pretty robust
5 number having to add in addition to what the
6 Code requires.

7 COUNCIL MEMBER MR. TORRES: I don't
8 think so.

9 CHAIRWOMAN WASHINGTON DEMPS: Thank you,
10 Mr. Torres. As the County Attorney pointed
11 out, there has been some more people that
12 have arrived.

13 Is there anyone for or against Item No.
14 2, Southwest 286th Street and 132nd Avenue,
15 No. Z2018 000126? Is there any objectors or
16 any in favor that have come into the room?

17 MS. SCHWADERER RAURELL: Madam Chair,
18 for the record, if no one is approaching the
19 podium, you can say, "Seeing none," so that
20 the Court Reporter can mark it down.

21 CHAIRWOMAN WASHINGTON DEMPS: Okay.
22 Thank you.

23 Council, is there anybody else that have
24 any questions?

25 COUNCIL MEMBER MR. TORRES: Yes.

1 CHAIRWOMAN WASHINGTON DEMPS: Okay.

2 Mr. Torres, I'm going to limit you to
3 two more minutes.

4 COUNCIL MEMBER MR. TORRES: All right.

5 Nothing in here spoke to you, like,
6 lighting, the type of lights you would use.
7 I'm not really satisfied with the parking
8 thing, because I think, I mean, the Board
9 just had an item where the -- Commissioners
10 had an item where they were talking about the
11 very specific thing about, you know, four or
12 five cars parking in the driveway that is
13 designed for maybe one or two cars. And I
14 think this kind of helps -- it speaks to that
15 very issue.

16 MR. ARZA: Right, right.

17 COUNCIL MEMBER MR. TORRES: What could
18 you do -- how could you change the floor plan
19 to create either a wider or a longer
20 driveway?

21 MR. ARZA: Well --

22 COUNCIL MEMBER MR. TORRES: To allow
23 for maybe the four cars that are probably
24 going to be parked in this thing.

25 MR. ARZA: Yeah. The issue we would

1 have in that case is that rather than having
2 sort of the landscaping that you see in the
3 front, I mean, it's a balancing act, right.
4 I respect your opinion that 20 percent in
5 excess of Code isn't sufficient for you, but
6 the balancing act that Staff would like for
7 us is to provide some additional parking,
8 which is what we're doing, to the tune of
9 20 percent, but still maintain those strips
10 of landscaping that you see in the front,
11 still maintain esthetic value to the project.

12 If we just paved the entire front, and I
13 recognize that folks have a lot of cars,
14 then, you know, you lose all of that, you end
15 up with a loss of that esthetic sensibility,
16 that compatibility that Staff wants us to
17 balance.

18 And, so, you know, 35 additional parking
19 spaces to try and address parking concerns
20 but still maintain and keep the project as
21 one that is esthetically and compatible with
22 the community. That's the balancing act,
23 Councilman.

24 COUNCIL MEMBER MR. TORRES: There is no
25 townhouses in this vicinity. You have

1 warehouse/office park immediately adjacent to
2 it.

3 MR. ARZA: Correct.

4 COUNCIL MEMBER MR. TORRES: You have
5 single family houses that D.R. Horton has
6 been developing in over the course of ten
7 plus years or so, and you have a trailer park
8 that has been there since way back when. I
9 don't think it fits the neighborhood. Why
10 not just build single family homes there and
11 follow what the neighborhoods are already
12 doing? Or why not make it a business park,
13 which is probably what that area needs?

14 MR. ARZA: Right. Well, so the question
15 of whether it should have been a business
16 park or anything else? We discussed in some
17 length in 2014, this property has been -- was
18 low density on the Comprehensive Development
19 Master Plan for 40 years. Staff's support of
20 the increase to low/medium density in 2014
21 was principally because Staff seeks to find
22 transition, to your point, industrial park
23 to the south with a slightly more dense
24 development to the north.

25 I respect you shake your head, but from

1 a planning standpoint, that is the answer for
2 why.

3 The other issue is cost and
4 affordability. Land prices, sticks costs are
5 all much higher these days. Single family
6 homes would sell at a more expensive -- will
7 be more expensive. These townhomes are going
8 to be approximately \$250,000 to \$300,000
9 which would allow --

10 COUNCIL MEMBER MR. TORRES: I get your
11 point.

12 How long has this trust owned this
13 parcel of land?

14 MR. ARZA: Oh, the family has owned it
15 for 50 years, I venture to guess. At least
16 50 years.

17 CHAIRWOMAN WASHINGTON DEMPS:

18 Mr. Torres, I'm sorry, but we have to
19 cut you off.

20 Are you finished with your presentation,
21 sir?

22 MR. ARZA: I was finished. I'm just
23 answering question.

24 CHAIRWOMAN WASHINGTON DEMPS: Seeing
25 that we have no objectors.

1 COUNCIL MEMBER MS. WILLIAMS: I have a
2 question, through the chair -- uh-uh --

3 CHAIRWOMAN WASHINGTON DEMPS: Hold on a
4 second, ma'am. You are out of order. Raise
5 your hand and I'll recognize you. You're out
6 of order.

7 MS. SCHWADERER RAURELL: Just to be
8 clear, we did call for speakers on this item.
9 Are you talking about the other item, because
10 there are two items on the agenda.

11 Madam Chair, I'm not sure if she
12 misunderstood.

13 UNIDENTIFIED SPEAKER: There is three of
14 us that came.

15 CHAIRWOMAN WASHINGTON DEMPS: Speak into
16 the microphone. I want to ask you a
17 question.

18 Hold on. Are you against this item?

19 UNIDENTIFIED SPEAKER: Yes.

20 MS. SCHWADERER RAURELL: For anyone who
21 is here to speak on this item --

22 UNIDENTIFIED SPEAKER: The traffic.

23 CHAIRWOMAN WASHINGTON DEMPS: Hold on a
24 second.

25 MS. SCHWADERER RAURELL: There should be

1 folks who line-up behind, not near the Board
2 Members.

3 UNIDENTIFIED SPEAKER: Okay.

4 CHAIRWOMAN WASHINGTON DEMPS: We know it
5 is quite noisy in here. So, you can't hear.

6 MR. ARZA: Madam Chair --

7 MS. SCHWADERER RAURELL: It's up to the
8 Chair, if Ms. Williams has a question, you
9 can take the question now, or you can take
10 the members of the public who wish to speak.
11 It's up to the Chair, your order.

12 COUNCIL MEMBER MS. WILLIAMS: I just
13 wanted to ask you. You mentioned earlier
14 that I guess back in 2014 there was a
15 unanimous vote by the Council?

16 MR. ARZA: Not on this one. You voted
17 against it.

18 COUNCIL MEMBER MS. WILLIAMS: Exactly.
19 I wanted to make sure that was clear.

20 MR. ARZA: I was unanimous by the BCC,
21 yes.

22 COUNCIL MEMBER MS. WILLIAMS: Okay. I
23 just wanted to make sure that that was
24 understood for the record. Okay.

25 MR. ARZA: But I hope we've maybe

1 addressed some of the concerns. I remember
2 you expressing about the full density. We
3 are really coming in at the midway point.

4 COUNCIL MEMBER MS. WILLIAMS: I was
5 concerned about the number of people, the
6 traffic, and now on 132nd Avenue, you barely
7 can get -- it takes half an hour to get from
8 288 Street to 268 Street, just those blocks.
9 It takes about half an hour to 40 minutes.
10 And that's prior to you putting these
11 townhomes up. And I was against it then.

12 MR. ARZA: Yes, and I remember.

13 Your Staff, the Traffic Engineering
14 Division, has evaluated this project. The
15 levels of service in this area are acceptable
16 for a project like this. It is compatible.
17 Otherwise, your Staff would have --

18 COUNCIL MEMBER MS. WILLIAMS: I just
19 wanted, for the record, to note -- you
20 mentioned unanimous, I knew that I had --

21 MR. ARZA: The Board of County
22 Commissioners voted unanimously to change it.

23 COUNCIL MEMBER MS. WILLIAMS: Okay.

24 MR. ARZA: Madam Chairwoman, if you are
25 going to open public comment -- I'm not sure

1 if you're going to open it again -- I'm going
2 to ask for some rebuttal time. I'll be happy
3 for them to speak. I will ask for some
4 rebuttal time.

5 CHAIRWOMAN WASHINGTON DEMPS: Order,
6 please. We can't have two or three
7 conversations. We didn't hear them. We'll
8 give you a chance for rebuttal.

9 For the record, the public comment is
10 back open.

11 MS. SCHWADERER RAURELL: Yes.

12 CHAIRWOMAN WASHINGTON DEMPS: Okay.

13 So, when you come to the podium, state
14 your name and address for the record. And
15 you will have two minutes. Can you keep
16 time? Two minutes only.

17 MS. PADRINI: My name is Maria Padrini.
18 And my address is 12853 Southwest 282nd
19 Terrace, Homestead, Florida 33033.

20 I'm here to address the traffic that
21 that's going to provide. He is talking about
22 89 townhomes. That is going to be at least
23 three cars per house, if you are talking
24 about a teenager driving. And, I, myself,
25 have three kids, and I live in the Lake

1 Victoria community, and right now I cannot
2 let me kids go out on the street, because
3 with 132nd Avenue only open to traffic to 288
4 and 280, with 127 being closed off by the Air
5 Base, traffic is crazy, and they go through
6 the community to avoid the four-way stop on
7 280 and 132.

8 So, eventually you're going to have kids
9 that might be injured by cars, drivers from
10 other communities going by, Country Star,
11 Evergreen. That's one of the things that I'm
12 here to address.

13 If they are going to put a light on 288
14 to 132, by where the warehouses are, or speed
15 bumps, or where is the city going to address,
16 because that's a worry we have.

17 And, also, I think -- I mean, they are
18 here to make money. But, like he stated, you
19 know, homes are more appropriate with the
20 developments around, and they are already
21 building at least 300 homes towards 268th,
22 which is north. So, that's all I'm here to
23 say. Thank you.

24 CHAIRWOMAN WASHINGTON DEMPS: All right.
25 Thank you very much.

1 Ma'am, please state your name and
2 address for the record.

3 MS. RUDY: Yes. I'm Mary Rudy, 28600
4 Southwest 132nd Avenue, Lot 15-B. I'm in the
5 mobile home park in Homestead, 33033.

6 I agree totally what that lady. And,
7 also, the people that own our home, our
8 mobile home park, closed it, evicted us, so
9 they can do the same thing to us, and we have
10 no affordable housing in Homestead.

11 So, they are making us homeless because
12 we are from 55 to the oldest lady is 92. And
13 there is about 30 of us left. They have
14 scared enough of us off, but there is a lot
15 of us that we can't move because our houses
16 can't move, or we are not financially able to
17 move.

18 And with all the traffic, all the stress
19 that these builders, programmers, or whatever
20 they are called, are causing us seniors, it's
21 not good. Please reconsider about all this
22 zoning that is going on, because we are
23 evicted, and we have to get out by October.

24 So, it's just not right that they can do
25 this to us. And Homestead will be losing a

1 lot of us seniors because it is not
2 affordable here, because of what they are
3 doing with the zoning.

4 So, please try to reconsider what
5 your -- what you're rezoning. Thank you.

6 CHAIRWOMAN WASHINGTON DEMPS: All right.
7 Thank you, ma'am.

8 UNIDENTIFIED SPEAKER: Good evening. I
9 live at 28600 132 Avenue, Lot B52.

10 I have been at Pine Island Mobile Home
11 Park for 30 years. We were told we could
12 retire there.

13 First owner died, the son has sold it to
14 these people who have turned around and doing
15 it right away, trying to kick us all out.
16 And it's unbelievable because every thing --
17 most of us seniors have is tied up in our
18 mobile homes that we have put together and
19 had for our dying days, or live there until
20 then; doctors and everything in the Homestead
21 area.

22 And this is just -- I would like you to
23 keep the zoning mobile homes and not give
24 them this thing they want to add condos at
25 200,000. They have already got houses all up

1 and down the road over there. And since I've
2 moved there 30 years ago, they put up
3 restaurants and all of that, just built up
4 around us. And that's why the traffic is
5 busy. Big shopping center and everything
6 else.

7 But as per our homes, it was quiet, it
8 was peaceful, and we've lived there for a
9 long time. And we have nowhere to go. And
10 that's putting us, like she said, homeless
11 and on the streets, as far as I'm concerned.
12 And they don't want to give us anything to
13 move or do anything to help us. But they
14 talk about people living on the street coming
15 into our park.

16 what do they expect? When you kick
17 people out like that? And if they do it to
18 us, they could do it to all of you if you
19 have a home there. That's all I have to say.
20 Just block it if you can. I'm begging you,
21 because this is ridiculous. Thank you.

22 CHAIRWOMAN WASHINGTON DEMPS: Thank you.

23 MR. SABULAR: Good evening. My name is
24 Douglas Sabular. I live at 28439 Southwest
25 130 Avenue, Homestead, Florida 33033.

1 I agree with Maria --

2 MS. SCHWADERER RAURELL: Excuse me, sir,
3 if you can speak a little more into the
4 microphone.

5 MR. SABULAR: I agree with Maria. The
6 traffic there for the past year is worse
7 between 288 and 132nd, especially that 127th
8 is close now. Now cars are going through the
9 community, high speed. Also bumped up a
10 little bit.

11 Just about two weeks ago, my wife was
12 about to go to work and her car got hijacked.
13 Luckily Miami-Dade County Police found the
14 car an hour and a half later. They found the
15 car, you know, in another community near my
16 house on 127th and 268th, more or less, a
17 community there where they found my car.

18 It was kind of scary for the family, you
19 know, because that could have turned ugly.

20 So, that kind of community has -- it was
21 peaceful, but now it has raced. There is
22 also another community being built on 268th
23 and 132nd, so there is more houses there.

24 We are concerned with the amount of
25 cars, the traffic. So, if they can build,

1 you know, single home houses, that will be, I
2 guess, that will be okay. But definitely
3 they have to look at the traffic there
4 because it's not -- it's getting out of
5 control. For me to take the kids to school,
6 I mean, I got to get up earlier, or take
7 another route, and the other routes are
8 getting heavier, as well.

9 So, that's all I have to say.

10 CHAIRWOMAN WASHINGTON DEMPS: Thank you.

11 MR. ARZA: Madam Chairwoman, just to
12 clarify, we are not here today on the Pine
13 Island Mobile Home Park. Two of the four
14 speakers live in that Pine Island Mobile Home
15 community. This is the property across the
16 street. No action taken here tonight impacts
17 their homes, their property. That's not the
18 item that is before you this evening. I just
19 want to make sure that the record is very
20 clear. Certainly, I empathize with their
21 position.

22 CHAIRWOMAN WASHINGTON DEMPS: And you do
23 have a vacant lot.

24 MR. ARZA: Our property is completely
25 vacant. It is -- the aerial, if you can pan

1 out the aerial.

2 This is the vacant lot. This is the
3 Pine Island community where two of your
4 residents -- two of the speakers live. This
5 is the vacant lot that has been in the Busher
6 family for 50-plus years, principally
7 utilized for the last 20, 25 years as truck
8 storage. This is not displacing anyone.
9 This rezoning this evening is not displacing
10 anyone. It is not impacting anyone's homes.

11 And, so, again, I just would encourage
12 you to consider that.

13 As far as the traffic, as far as the
14 traffic, the other two speakers spoke about
15 traffic. It is obviously a very common
16 concern with any development in our
17 community, in any part of our community;
18 South Dade, North Dade, West Dade, you hear
19 the same refrain.

20 You have professional staff that is
21 giving you their review, in your packets,
22 that the levels of service are met.

23 You also have design elements. You
24 know, with 89 units, you oftentimes can have
25 just one ingress and egress point, with one

1 entrance and one exit. We do two here just
2 to defray some of the traffic. And that was
3 a direct request of Traffic and the Platting
4 Division. We originally were considering
5 just coming in off of 132nd. Because, again,
6 the number of units did not require a second
7 entrance from a traffic analysis standpoint.
8 It was professional staff's belief that a
9 second entrance point, and one that connects
10 directly to the community to the north, so we
11 lined it up. Those were all discussions,
12 analysis and changes that we made to this
13 project while we were doing it.

14 One final point on the single family
15 versus the townhomes. Single family homes in
16 this area would typically be closer to 2,800
17 to 3,000 or 3,100 square feet.

18 So, at the end of the day, they
19 typically would be more, like, four and five
20 bedrooms homes. That is what gets built.
21 That is what is in the market.

22 Assume for a minute that you had a magic
23 wand and you could put 66 family homes on
24 there, keep it the low density amount, those
25 homes would be larger, which would, in

1 essence, give you approximately the same
2 amount of building space, more bedrooms,
3 actually encouraging more cars than townhomes
4 units.

5 And, so, you know, I just would urge
6 you -- I mean, we have these conversations
7 often before these Boards. It is not a
8 direct comparison -- it is not quite apples
9 to apples sometimes, and so, again, we enjoy
10 staff's recommendation.

11 A lot of the questions about
12 compatibility and the viability of townhomes
13 in this area were discussed during the CDMP
14 process where we were discussing going from
15 low to low/medium. This is the
16 implementation of that. And we are at
17 basically the middle point. We are not at
18 the maximum 126 units that this property
19 would yield. We are at 89 units. So, we
20 started at 60 in a land use change and we are
21 adding 29 units. When the land use would
22 allow us to add all the way up to 126.
23 Again, a recognition that you want to build a
24 project that works, you don't want to cram in
25 the -- you want to provide that second

1 entrance. We want to do those things. We
2 want to work with Staff on that.

3 So, again, I would urge you to take your
4 Staff's recommendation, rely on their
5 professional expert opinions and favorably
6 vote for this project this evening. Thank
7 you.

8 COUNCIL MEMBER MS. MURILLO: Maybe the
9 Staff can clarify this. The traffic that we
10 have in 288 and 132 right now, with the
11 people who live there, it's 3,000 children
12 that they host in the Air Base, which they
13 have more than 1,000 employees. So, that is
14 traffic.

15 And, also, they are building something
16 on the Air Base and they close 127, which is,
17 I think that's one of the problems that we
18 have. 127th, where the Air Base is building
19 something for the Air Base, and more than
20 1,000 employees that they have for 3,000
21 children that they have in the Air Base.

22 So, you know, I think for the people who
23 is complaining, who live on the park, you
24 should go to somewhere else to talk about
25 this situation, because it's very tough.

1 COUNCIL MEMBER MS. WILLIAMS: One more.

2 CHAIRWOMAN WASHINGTON DEMPS: Go ahead.

3 COUNCIL MEMBER MS. WILLIAMS: I just
4 wanted to clarify, make sure I fully
5 understood --

6 MS. SCHWADERER RAURELL: I just was
7 going to say, I think all of the Board
8 Members need to speak into the microphone so
9 we can hear all of the discussion, and that's
10 for the benefit of the Court reporter.

11 COUNCIL MEMBER MR. TORRES: I was
12 clarifying for Marvin what the floor area
13 ratio meant, they are looking to build bigger
14 units. You know --

15 COUNCIL MEMBER MS. WILLIAMS: Can I
16 finish my statement, please?

17 COUNCIL MEMBER MR. TORRES: Yeah.

18 COUNCIL MEMBER MS. WILLIAMS: The
19 entrance that you mentioned, that is actually
20 for your residents, right? That is not an
21 entrance -- there is one lane up and one lane
22 down on 132nd Avenue. So, for the 89
23 buildings that you are now proposing to
24 build, those entrances that you are going to
25 add are actually for those 89 residents,

1 correct, within that development?

2 MR. ARZA: Sure, because it is not a
3 gated community, anyone can use them.

4 COUNCIL MEMBER MS. WILLIAMS: So, that
5 one lane up and one lane down will remain one
6 lane up and one lane down, and you are now
7 adding these 89 units on that same street?

8 MR. ARZA: Correct. There is nothing
9 there today. There is no way to cross.

10 COUNCIL MEMBER MS. WILLIAMS: I know.
11 All right.

12 CHAIRWOMAN WASHINGTON DEMPS: Did you
13 have a question Mr. Wilson? Go ahead.

14 Mr. Wilson, did you have a question?

15 COUNCIL MEMBER MR. WILSON: No.

16 CHAIRWOMAN WASHINGTON DEMPS:

17 Mr. Torres?

18 COUNCIL MEMBER MR. TORRES: Yeah. I'm
19 just kind of taken aback with the exception
20 with the lack of humanity, the lack of the
21 grossly sick egos that you're showing here,
22 right. To say that it is not going to affect
23 that neighboring mobile home where these
24 people are basically living out their bucket
25 list lives, that is not going to have an

1 affect, what we are doing, fellow Board
2 Members, is allowing a trend. And on the
3 tail end of that, we are looking for
4 affordable housing situations in Florida
5 City, Homestead, Leisure City, Naranja, and
6 we are allowing -- by allowing this to go
7 through, I think we are -- we are letting the
8 rope slip right out of our hands when we are
9 trying to pull a big rope with affordable
10 housing and then, you know, allowing it to go
11 through. That neighborhood just to the north
12 is next. Obviously they already sold the
13 land, but we are just creating a bigger
14 problem for ourselves later on down the road,
15 is my opinion about it.

16 MR. ARZA: Madam Chairwoman, if I may.

17 I meant no disrespect, no egos,
18 Mr. Councilman. I was merely pointing out
19 from a legal standpoint, that is not the
20 property. The speaker said, if you do this,
21 you will be rezoning my property. That is an
22 incorrect statement. Your County Attorney
23 can tell you that's incorrect.

24 COUNCIL MEMBER MR. TORRES: All right,
25 she misspoke, but she's trying to express how

1 this is going to affect her personal life.

2 MR. ARZA: And I understand that.

3 COUNCIL MEMBER MR. TORRES: She's
4 within her right to express that.

5 MR. ARZA: Absolutely. But, for the
6 record, I thought it was important to note
7 that your vote this evening does not impact
8 their property. That is all I wanted. I did
9 not mean for that to be egotistical.

10 COUNCIL MEMBER MR. TORRES: It is a
11 blurred line, you know.

12 CHAIRWOMAN WASHINGTON DEMPS: Okay. I'm
13 going close the public meeting. Thank you
14 very much.

15 MR. ARZA: Thank you.

16 CHAIRWOMAN WASHINGTON DEMPS: Can I get
17 a motion?

18 COUNCIL MEMBER MS. MURILLO: I make a
19 motion --

20 CHAIRWOMAN WASHINGTON DEMPS: Second?
21 Can you state your motion?

22 COUNCIL MEMBER MS. MURILLO: My motion
23 is to approve this project with the
24 conditions.

25 MS. SCHWADERER RAURELL: And is that

1 with the acceptance of the proffered
2 covenant?

3 COUNCIL MEMBER MS. MURILLO: Yes.

4 CHAIRWOMAN WASHINGTON DEMPS: Is there a
5 second?

6 Being no second, is there another
7 motion?

8 COUNCIL MEMBER MR. TORRES: I would
9 like to make a motion that we decline this
10 application with prejudice.

11 CHAIRWOMAN WASHINGTON DEMPS: Is there a
12 second?

13 COUNCIL MEMBER MS. WILLIAMS: I second
14 it.

15 COUNCIL MEMBER MR. WILSON: I second it.

16 COUNCIL MEMBER MS. WILLIAMS: I was the
17 sole no vote last time.

18 CHAIRWOMAN WASHINGTON DEMPS: Go ahead,
19 staff.

20 MR. JONES: Who made the motion?

21 CHAIRWOMAN WASHINGTON DEMPS: Mr. Torres
22 made the motion, Mr. Wilson second.

23 MR. JONES: Will this motion be with
24 prejudice or without prejudice?

25 COUNCIL MEMBER MR. TORRES: With

1 prejudice. With extreme prejudice.

2 MR. JONES: Motion to deny the
3 application with prejudice. Motion made by
4 Council Member Torres, seconded by Council
5 Member Williams.

6 Council Member Murillo?

7 COUNCIL MEMBER MS. MURILLO: No.

8 MR. JONES: Council Member Torres?

9 COUNCIL MEMBER MR. TORRES: No -- yes,
10 I'm sorry.

11 MR. JONES: Council Member Williams?

12 COUNCIL MEMBER MS. WILLIAMS: Yes.

13 MR. JONES: Council Member Wilson?

14 COUNCIL MEMBER MR. WILSON: Yes.

15 MR. JONES: Chair Member Demps?

16 CHAIRWOMAN WASHINGTON DEMPS: Yes.

17 Can you please explain what prejudice
18 means so the audience knows?

19 MR. JONES: Okay. With prejudice means
20 that he cannot come back with this
21 application. He has to wait 18 months. If
22 it is without prejudice, he can wait 12
23 months. He's has to wait 18 months.

24 CHAIRWOMAN WASHINGTON DEMPS: Thank you
25 very much.

1 MR. ARZA: Thank you all. Have a great
2 evening.

3 (Item adjourned.)

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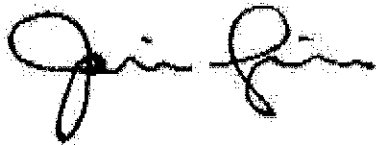
1 CERTIFICATE OF OATH

2 STATE OF FLORIDA

3 COUNTY OF DADE

4
5 I, Janice Aguirre, Registered
6 Professional Reporter, Notary Public, State of
7 Florida, certify that the following witnesses
8 personally appeared before me on May 30, 2019 and
9 were duly sworn.

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Witness my hand and official
seal this 13th day of June, 2019.



JANICE AGUIRRE

Registered Professional Reporter
Notary Public, State of Florida
Commission No. GG 160089
My Commission Expires: December 8, 2021

1 CERTIFICATE OF REPORTER

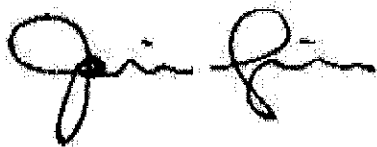
2 STATE OF FLORIDA

3 COUNTY OF DADE

4 I, JANICE AGUIRRE, Registered
5 Professional Reporter, do hereby certify that I was
6 authorized to and did stenographically report the
7 CZAB Board 15 Meeting of May 30, 2019; that a
8 review of the transcript was requested; and that the
9 foregoing transcript, pages 1 through 43, is a true
10 record of my stenographic notes.

11 I FURTHER CERTIFY that I am not a
12 relative, employee, or attorney, or counsel of any of
13 the parties; nor am I a relative or employee of any
14 of the parties' attorney or counsel connected with the
15 action, nor am I financially interested in the action.

16 DATED this 13th day of June,
17 2019 at Miami, Dade County, Florida.

18 

19 _____
20 JANICE AGUIRRE

21 Registered Professional Reporter
22 Notary Public, State of Florida
23 Commission No. GG 160089
24 My Commission Expires: December 8, 2021
25

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