

MEMORANDUM

Agenda Item No. 5(G)

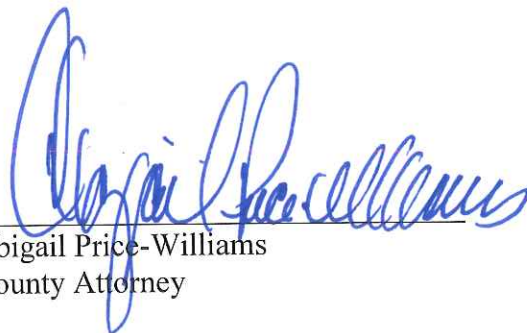
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: December 17, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving as a governmental facility the plan for the Miami-Dade Public Housing and Community Development Department Lincoln Gardens project located at 4771 NW 24 Court, in compliance with section 33-303 of the Code of Miami-Dade County

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Chairwoman Audrey M. Edmonson.




Abigail Price-Williams
County Attorney

APW/cp

Date: December 17, 2019

To: Honorable Chairwoman Audrey M. Edmonson and Members, Board of County Commissioners

From: Carlos A. Gimenez Mayor 

Subject: Governmental Facilities Hearing Application
GF 19-02 Miami-Dade County Public Housing and Community Development Department–
Lincoln Gardens Project

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the plan for the Lincoln Gardens project of the Miami-Dade County Public Housing and Community Development Department (PHCD) as a Governmental Facility, in compliance with Section 33-303 of the Code of Miami-Dade County (Code).

This Governmental Facility item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the PHCD.

Scope

The Lincoln Gardens project is located in Commission District 3, which is represented by Chairwoman Audrey M. Edmonson. The subject property consists of approximately nine acres that would be developed with 221 residential units and the amenities described in the project description section provided herein. The site is being developed in partnership with Related Urban Development Group and with significant input from the local Brownsville area community.

Fiscal Impact/Funding Source

The Lincoln Gardens project is being funded through a mixed-finance approach. The funding sources for the project include a combination of Low-Income Housing Tax Credit (LIHTC) Equity, Bonds, HOPE VI, County GOB and Deferred Developer Fees.

Track Record/Monitor

Michael Liu, Director of the Public Housing and Community Development Department.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Code. Specifically, this item requests Board approval for the construction of the Lincoln Gardens project.

LOCATION: 4771 NW 24 Court, Miami-Dade County, Florida. The subject property lies north of NW 46th Street, east of NW 24th Avenue, west of NW 25th Avenue and south of NW 48 Street.

COMMISSION DISTRICT: 3

COMMISSION DISTRICTS IMPACTED: 3

FOLIO NUMBER(S): 30-3122-004-0010 - (See Exhibit A to attached Site Review Committee recommendation for Legal Description).

- SIZE:** The lot size is 394,658 sq. ft. (9.06 acres).
- BACKGROUND:** The subject property consists of a full block that is currently vacant and that was home to the former Lincoln Gardens housing complex. The subject property is adjacent to the Annie Coleman 14 housing project and, among others, it will accommodate 82 public housing families currently residing at Annie Coleman 14.
- ZONING:** RU-4, High Density Apartment House District, and RU-2, Two-Family Residential District. (See Exhibit C to attached Site Review Committee recommendation).
- JUSTIFICATION:** This application is being processed as a Governmental Facility to allow the construction of the PHCD Lincoln Gardens project in the Brownsville area in Commission District 3.
- PROJECT DESCRIPTION:** The proposed project consists of the following:
- 221 residential units divided as follows:
 - 203 multi-family units (including senior apartment units)
 - 18 townhomes (including 10 for homeownership)
 - 357 parking spaces;
 - Community center;
 - Pavilion/picnic area; and
 - Playground.
- (See Exhibit B to attached Site Review Committee recommendation).
- DEVELOPMENT:** Site work is expected to begin in March 2020.
- FUNDING:** The Lincoln Gardens project is being funded through a mixed-finance approach. The funding sources for the project include a combination of Low-Income Housing Tax Credit (LIHTC) Equity, Bonds, HOPE VI, County GOB and Deferred Developer Fees.
- SITE REVIEW COMMITTEE:** The Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed this project on October 3, 2019 and recommends approval.
- PUBLIC HEARING:** Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a governmental facility in the unincorporated areas of Miami-Dade County, a public hearing before the Board is required. The Board may only authorize the use, construction, and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties.

The attached report from the Miami-Dade County Site Review Committee addresses these factors.

REVIEWER: Carl Harrison, Governmental Facilities Coordinator

DELEGATED AUTHORITY: This resolution approves the Miami-Dade Public Housing and Community Development Department, Lincoln Gardens project as a Governmental Facility. Pursuant to Section 33-303(b)(6) of the Miami-Dade County Code, the RER Director is thereafter delegated the authority to approve non-substantial changes to the approved plans.



Jack Osterholt
Deputy Mayor

Memorandum



Date: October 3, 2019

To: Honorable Carlos A. Gimenez
Mayor

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF 19-02 Miami-Dade County Public Housing and Community Development
Department– Lincoln Gardens Project

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the plan for the Miami-Dade County Public Housing and Community Development Department– Lincoln Gardens project in compliance with Section 33-303 of the Code of Miami-Dade County (Code). The site is legally described in Exhibit A attached hereto. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of Miami-Dade County Public Housing and Community Development Department (PHCD). The Miami-Dade Site Review Committee’s task is to review projects subject to Section 33-303 of the Code with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed the application on October 3, 2019, and **recommends approval.**

STAFF REPORTS

Department of Regulatory and Economic Resources

Development Services Division:

Background: The subject property was originally home of the former Lincoln Gardens public housing and it is surrounded by other public housing properties including the Annie Coleman housing project located along the east side of the property. PHCD is proposing the redevelopment of the site with a mix of public, affordable and workforce housing along with community amenities.

Project Description: The subject property consists of approximately 9 acres currently vacant located north of NW 46th Street and west of NW 24th Avenue. As depicted in the plans provided in Exhibit B, the proposed Lincoln Gardens project consists of the following:

- 221 residential units divided as follows:
 - 203 multi-family units (including senior apartment units)
 - 18 townhomes (including 10 for homeownership)
- 357 parking spaces;
- Community center;
- Pavilion/picnic area; and
- Playground.

The residential units are provided in three different types of buildings that include two-story

townhomes, three-story garden-style apartment building and a four-story senior living apartment building. These buildings are primarily located along the fringes of the properties surrounding the different parking courts and the communal facilities – community center, playground and pavilion. Residents of the proposed Lincoln Gardens project would also benefit from the recreational facilities located at Marva Y. Bannerman Park and Pool directly north of the subject property. It should be noted that the subject property is located across the street from the Brownsville Middle School and two blocks to the west of the Earlington Heights Elementary School. The subject property is also located within walking distance of the Brownsville Metrorail Station on NW 27th Avenue.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4, RU-2; vacant	Medium Density Residential (13-25 dua)
North	RU-2, RU-4; multi-family residences, park	Medium Density Residential (13-25 dua)
South	ID (Model City UCD); Industrial light warehousing	Low-Medium Density Residential (6-13 dua)
East	RU-4; multi-family residences	Low-Medium Density Residential (6-13 dua)
West	RU-2, RU-4; single- and multi-family residences	Medium Density Residential (13-25 dua)

The **Development Services Division** finds that the proposed development will be consistent with and in keeping with the character of the surrounding neighborhood and recommends **approval** of the Governmental Facilities application subject to the following conditions:

Metropolitan Planning Division:

The Adopted 2020 and 2030 Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property as “Medium Density Residential (13 to 25 Dwelling Units per Acre; DU/Ac)”, which would allow up to 226 units on the property. Areas designated “Medium Density Residential” are generally characterized by townhomes, low-rise and medium-rise apartments. The subject property is also located within ¼-mile of the existing Metrorail Corridor, and within ½ -mile of the Model City/Brownsville Metrorail Station, a Land Use Plan map designated Community Urban Center. Therefore, the subject property could also be developed in accordance with the CDMP provisions for urban centers that allows residential densities up to 125 DU/ac in such urban centers.

Based upon a review of the information provided, the uses described in the Department of Public Housing and Community Development’s application, and the CDMP Goals, Objectives and Policies, the Planning Division finds that the proposed redevelopment of the former Lincoln Gardens public housing site **is consistent** with the CDMP.

Office of Resilience:

Summary: In compliance with Resolution No. R-451-14 and Ordinance No. 14-79, all County infrastructure projects that come before the Board of County Commissioners must consider sea level rise in their planning, design, and construction. This resolution requires that,

“all County infrastructure projects... shall consider sea level rise projections at potential impacts as best estimated at the time of the project, using the regionally consistent unified sea level rise projections, during all project phases including but not limited to planning, design, and construction, in order to ensure that infrastructure projects will function properly for fifty (50) years or the design life of the project, whichever is greater.”

Furthermore, the County requires that all agenda items pertaining to planning, design and construction of County infrastructure include a statement that the impact of sea level rise has been considered. The applicant has stated that the development will comply with Resolution No. R-451-14 and will include resiliency features within the development. While the proposed location is not projected to be directly impacted tidal flooding due to sea level rise over the next 50 years, it is always recommended to take steps to limit potential flood damage. The Office of Resilience recommends working with the project design team to integrate best management practices to reduce flooding risks. Many measures to reduce flooding such as use of pervious materials or additional shade trees can also reduce heat stress, improve the beauty of the area, the health of residents, and improve water quality.

In addition, all County buildings, including those proposed in the Lincoln Gardens application, must comply with the requirements of the County's Sustainable Buildings Program Resolution No. R-1200-05, Ordinance No. 07-65, and Resolution No. R-1309-07. Implementing Order (IO) 8-8 requires a minimum rating of LEED Silver for new construction projects. These standards ensure an integrated approach to design, construction, and operations. The Sustainable Buildings Program and associated legislation are not prescriptive, understanding that each project is unique and there are many paths to achieving the required certification level. When properly constructed and maintained per the Sustainable Buildings Program, buildings and facilities that incorporate high performance features and best management sustainability and resiliency practices have resulted in electricity and water use efficiencies and greater occupant productivity and satisfaction, while maintenance costs, utility costs, and climate carbon pollution have decreased. The Sustainable Buildings Program therefore promotes long-term capital asset value and cost savings, economic vitality, environmental quality, and social and health benefits through integrated design, construction, and operation of the County's built environment. Building efficiency is particularly important for this project since the Southeast U.S. has the highest energy burden in the nation. Ensuring low-income households have access to homes that operate efficiently is imperative because these families spend an average of three times more on utility bills.

A request for a substitution of standard with another third-party, verifiable standard can be submitted to the Office of Resilience's Sustainability Manager (see below) for the express purpose of ensuring the use of a more appropriate or relevant rating standard. Please be advised that the substitution of standard cannot be requested due to financial constraints or due to the difficulty of achieving the standard. Please note that substitution of standard is made on a case by case basis and there should be no expectation of setting precedence

because a substitution of standard was granted in a particular case. The particular decision to allow for a substitution of standard for any project in no way implies that future similar projects will be able to use the same substitution.

While the project's submitted application materials seem to have included required Electric Vehicle components, the application does not mention Cool Roof nor EnergyStar appliances (including washers and driers) and other green procurement items for the housing units. Therefore, please be advised of the additional Board of County Commissioner requirements which appear to apply to your project.

Cool Roof (Resolution R-1103-10 and Resolution R-54-18): A high reflective roof, a roof made of highly reflective and emissive materials that remain significantly cooler than traditional materials during peak summer weather and where roofing material is certified by the U.S. EPA Energy Star Cool Roof Rating Council (ES-CRRC), is required for County Projects covered by the Sustainable Buildings Program and specifically for new construction of public and affordable housing.

Benchmarking Energy and Water Use and use of Energy Star Certified products when available (Resolution R-228-09 and Resolution R-918-12, and Resolution R-795-12): All product types qualified by and incorporated into an Energy Star certification category that are procured for a project shall have an EnergyStar certification. In addition, once occupied/functional, County projects must continuously track energy and water consumption using the County's existing ECAP software platform which can be used to transmit data to the free federal benchmarking tool known as EnergyStar Portfolio Manager. These systems help the County strategically manage electricity and water usage and bills, obtain energy and water use intensity values (and in some cases ENERGY STAR ratings), and help with other functions for County facilities. Office of Resilience has been working with Florida Power and Light (FPL) to obtain whole-building data for some multi-family residential buildings in the County's PHCD portfolio. We will continue to work with FPL so the required monthly energy and water usage data at the whole-building data becomes available to all projects. Energy and water usage for individual residential units is not required to be reported.

Water Submeters Required for New Multifamily Residential Developments (Ordinance 08-14 and Section 8A-381(c) of the Miami-Dade County Code): Per County Ordinance and of the Code of Miami-Dade County, all permit applications for new multifamily residential developments require water efficient fixtures. In addition, Section 8A-381(c) requires a water submeter for each individual dwelling unit in a new multifamily residential development.

Electric Vehicle (EV) Charging Stations (O-19-17): Outlines zoning requirements for both community and County projects in UMSA that involve parking or parking facilities for both parking spaces with charging equipment for electric vehicles and EV-ready parking spaces. In particular, please review the table included within the Ordinance which outlines requirements for EV-ready spaces based on the total number of off-street parking spaces.

Life Cycle Cost Analysis (LCCA) (County Administrative Order AO 11-3): Life Cycle Cost Analysis (LCCA) of specific equipment for the County Project is required. LCCA is an analysis that determines the most cost-effective option among different competing alternatives by including all direct and externalized costs associated with processes,

materials, and goods (more than initial costs are considered) when estimating the actual total cost of an investment.

Green Procurement Preference Program (Resolution 1053-09): Resulted in Miami-Dade County "Buy Green" Purchasing Policy and associated 11/2/2010 Memorandum to all Department Directors specifying the following 17 green commodity priority categories:

- o Janitorial Services – shall require contractors to use Green Seal or EcoLogo certified products
- o Carpet – shall contain the highest level of recycled content practical
- o Computers and Electronic Equipment – shall have EnergyStar and EPEAT certifications as applicable
- o Pest Control – shall use an Integrated Pest Management process
- o Paint – shall be VOC and lead-free
- o Energy using systems and appliances - all product types that are incorporated into an Energy Star certification category shall have an EnergyStar certification.
- o Furniture – shall be low VOC
- o Lighting – all lighting shall be energy efficient and lower-mercury lighting must replace older lighting
- o Landscaping – shall follow xeriscaping guidelines with native species preferred.

In addition to the requirements per BCC legislation listed above, there are many other Best Practices to strongly consider for this project such as utilizing solar hot water which is a proven technology with a quick return on investment that has been used successfully at other public and affordable housing sites nationally. In addition, it is strongly recommended that at least some buildings for this project, such as the community center, be constructed "solar ready" for future installation of a limited number of solar photovoltaic panels and battery backup. Making the structure solar ready will reduce up-front costs when a solar system is installed in the future. An on-site solar + battery system would help facilitate resilience during disaster recovery times, which is particularly important considering that many elderly residents shelter in place. Department design staff and consultants are encouraged to contact OOR to further discuss best practices.

Recommendation: The Office of Resilience **has no objections** to this project provided that it complies with legislative requirements mentioned above. For questions about sea level rise and flood risks, applicants should contact Katherine Hagemann, Resilience Program Manager for Adaptation, at Katherine.hagemann@miamidade.gov

Project designers, architects, and consultants should contact Patricia Gomez, Resilience Manager with the Office of Resilience, at gomezp@miamidade.gov before project design starts to obtain the most current guidance related to the requirements of the Sustainable Buildings Ordinance and Program mentioned above, LEED and Envision project registration, EnergyCAP, EV-ready and solar requirements, and building performance in general.

Please contact Patrick Martin, Water Use Efficiency Manager with the Water and Sewer Department at Patrick.Martin2@miamidade.gov to obtain the most current guidance regarding water efficiency and submetering requirements.

Platting and Traffic Review Section:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections subject to the conditions outlined in their attached memorandum dated September 24, 2019.

Environmental Resources Management Division (DERM):

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced government facilities 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 24-43.1 of 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 Supply 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. Public water and sewer services in the area are provided by the City of North Miami. Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

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

Stormwater Management and Environmental Resource Permit from the South Florida Water Management District (1-800-4322045) is 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. It is the applicant's responsibility to contact the above-mentioned agency 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/1day storm event.

Site grading and development plans 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.

Tree Preservation DERM has reviewed the subject application to determine whether the proposed site action is in accordance with the specimen tree (trunk diameter 18 inches or greater) protection standards contained in Section 24-49.2 of the Code and in CON-8A of the Miami-Dade County CDMP. A review of the supporting materials submitted with the subject application indicates the presence of tree resources. The submitted rendering site plan with the boundary tree survey indicates impacts to existing tree resources, including specimen trees (trunk diameter equal to or greater than 18 inches). Furthermore, a site inspection conducted by staff on 9/17/2019 verified the presence of specimen tree resources.

Please be advised that Section 24-49 of the Code requires the preservation of tree resources whenever feasible possible. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, including compliance with the specimen tree preservation requirements of the code as well as CON 8A of the CDMP. 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.

The applicant is advised to contact the Tree and Forest Resources Section at (305)372-6574 or via email at TFRS@miamidade.gov for additional information regarding tree permitting procedures and requirements.

Please be advised that Section 24-49.9 of the Code and Objective CON8I of the CDMP will require the removal of all prohibited species listed in Section 24-49 of the Code that exist on any development site prior to development or redevelopment and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

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 CDMP 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.

Water and Sewer Department

The Water and Sewer Department 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 engineers and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Miami-Dade Public Housing and Community Development

Location: The proposed project is located in approximately 9 Acres at 4751 NW 24 Court, with Folio No. 30-3122-004-0010, in unincorporated Miami-Dade County.

Proposed Development: 203 Apartments and 18 Townhouses.

The total estimated water demand for the proposed project will be 30,375 gallons per day (gpd).

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

This project site is connected to water. If a new connection is required, then the developer may connect to an existing 12-inch water main (E8435-65) in NW 46th Street, abutting the southern boundary of the property and/or an existing 8-inch water main (E8435-102) in NW 24th Avenue, abutting the eastern boundary of the property, to provide service to the proposed project. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

Any public water main extension 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 (2) points of connections.

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 is required 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, 18-A and, 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively. Also, please note that Section 8A-381 (c) of the Miami-Dade County Code states that, effective January 1, 2009; all permit applications

Honorable Carlos A. Gimenez
Mayor
Page No. 9

for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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>

Please note that there is an active Water and Sewer account for the subject property which appears to be associated to a parcel owned by Public Housing and Community Development located north of the subject application site. Please contact Ms. Addys Lafargue with WASD's Retail Customer Service to correct the account information accordingly. Ms. Lafargue can be reached at 305-552-8514 or by e-mail at Addys.Lafargue@miamidade.gov.

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 Central District Wastewater Treatment Plant (CDWWTP) 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.

This project site is connected to sewer. If a new connection is required, then the developer may connect to an existing 12-inch gravity sewer system in NW 25th Avenue (ES 118-3), abutting the western boundary of the property and/or an existing 8-inch gravity sewer system (ES124-4) in NW 48th Street, abutting the northern boundary of the property, and/or an existing 8-inch gravity sewer system in NW 46th Street (ES118-4) (partially abutting the southwestern boundary of the property), to provide service for the proposed development. *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 flows from the proposed development will be transmitted to Pump Station (P.S.) No. 18 and P.S. No. 001. Currently, both pump stations are in OK Moratorium Status. At this time, the Nominal Average Pump Operating Time (NAPOT) for P.S. No. 18 will increase from 7.53 hours to 8.02 hours, and for P.S. No. 001, the NAPOT will increase from 8.20 hours to 8.21 hours.

If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

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

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

Honorable Carlos A. Gimenez
Mayor
Page No. 10

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>

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.

In addition, below please find links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

For additional information, please contact Maria A. Valdes, Chief Planning & Water Certification Section at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

Department of Transportation and Public Works

Roadway Engineering and Right-of-Way Division:

The Department of Transportation and Public Works (DTPW), Roadway Engineering and Right-of-Way Division has reviewed the application and provides the following comments:

- Currently, DTPW has nor proposed roadway project adjacent to the subject site in the 2020 Transportation Improvement Program (TIP), nor in the 2040 Long Range Transportation Plan (LRTP).
- Please be advised that a DTPW permit will be required for this project. Contact DTPW Permit Section at 305-375-2142, for more information.

For further information,, please contact Javier Heredia, P.E., at 305-375-1901.

Traffic Engineering Division:

The Traffic Engineering Division (TED) has reviewed the subject application and **no objections** subject to the conditions outlined in their attached memorandum dated September 26, 2019.

For additional information, please contact TED at (305) 375-2030.

Fire Rescue Department

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to “Energov” on 09/09/19.

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

Aviation Department

The Miami-Dade Aviation Department has no objection to the proposed project. Any temporary or permanent structure on this site reaching 114 feet Above Ground Level (AGL) must be filed by the construction contractor using FAA form 7460-1.

For additional information, please contact Ammad Riaz at 305-876-7036.

Parks, Recreation and Open Spaces Department

Current Park Benefit District Area Conditions: County-owned park and recreation facilities (both Areawide and Local) serving Park Benefit District 1 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	Type	Classification	Total Acres
AREA 226	875 NW 70 ST	LOCAL	Mini Park	0.5
AREA 227	NW 59 ST AND 15 AV	LOCAL	Mini Park	0.5
CLAIRE ROSICHAN PARK	2450 NW 57 ST	LOCAL	Mini Park	0.38
NORTHWEST HIGHLANDS PARK	NW 67 ST AND 23 CT	LOCAL	Mini Park	0.8
FERNVILLE PARK	NW 83 ST AND 14 CT	LOCAL	Mini Park	0.48
OLINDA PARK	2101 NW 51 ST	LOCAL	Community Park	6.4
BROADMOOR PARK	NW 87 ST AND 35 CT	LOCAL	Neighborhood Park	1.88
AREA 222	769 NW 73 ST	LOCAL	Mini Park	0.5
ARCOLA LAKES PARK	1301 NW 83 ST	LOCAL	Community Park	18.81
ALONZO KELLY PARK	1455 NW 67 ST	LOCAL	Mini Park	0.5
JEFFERSON REAVES SR PARK	3100 NW 50 ST	LOCAL	Community Park	1.67
ROCKY CREEK PARK	NW 48 TERR AND 33 AV	LOCAL	Mini Park	0.25

DREW PARK	NW 60 ST AND 17 AV	LOCAL	Neighborhood Park	4.13
PARTNERS PARK	5536 NW 21 AV	LOCAL	Neighborhood Park	5.8
MARTIN LUTHER KING MEMORIAL PARK	6160 NW 32 CT	LOCAL	Community Park	10.13
AREA 225	3023 NW 58 ST	LOCAL	Mini Park	0.39
GLADEVIEW PARK	6815 NW 31 AV	LOCAL	Mini Park	0.92
GLENWOOD PARK	3155 NW 43 ST	LOCAL	Mini Park	0.55
27TH AVENUE TEEN CENTER (BOXING)	6940 NW 27 AV	LOCAL	Single Purpose	1.44
MARVA Y BANNERMAN PARK AND POOL	4830 NW 24 AV	LOCAL	Community Park	3.92
WEST LITTLE RIVER ELEMENTARY	2450 NW 84 ST	LOCAL	Single Purpose	3.29
GWEN CHERRY PARK	7090 NW 22ND AV	LOCAL	Community Park	38.55
SIDNEY WYNN PARK AT ARCOLA	1680 NW 87 ST	LOCAL	Community Park	4.02
BROADWAY PARK	6920 NW 18TH AVE	LOCAL	Mini Park	0.5
WEST LITTLE RIVER PARK	2450 NW 84TH ST	LOCAL	Neighborhood	4.46
MELROSE PARK	3050 NW 35TH ST	LOCAL	Neighborhood	3.39

Impact and Demand: This proposed development of 18 single family attached homes and 203 multifamily units totaling 221 residential units would generate a residential population of 497 resulting in an impact of 1.36 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 1 (PBD 1) which has a surplus of 96.14 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.

Recommendations: Please coordinate with PROS regarding the plans to facilitate access to Marva Bannerman Park from the north side of the development as agreed in the *Community Engagement and Planning Process* charrette done between 2016 and 2018 and for the agreed upon Community Center and Park Improvements at the aforementioned park per R-595-19. Based on our findings described herein, PROS has **no objection** to this application.

For additional information, please contact Natalia Neira at (305) 755-7997.

Internal Services Department

Internal Services Department (ISD) takes no exceptions to the further development of the above mentioned Government Facility application and recommends consideration and integration of the following items:

1. R-1101-15 - EV Charging Stations (Sections 33-122.5 and 30-243 of the Code of Miami-Dade County) – Provide parking spaces specifically designed for charging of Electric Vehicles in accordance with the provisions of referenced ordinance. Verify quantity of proposed charging stations, types of charging stations and duration, free

or paid charging to promote user turnover, signage and provisions for future increase in quantities required. The provision to install infrastructure needed to enable EV charging stations, on a prospective basis, at multi-family residential buildings, offices and businesses as part of the parking requirements for new construction is considered to be more cost-effective than having to retro-fit. 2. R-63-16 – Designated Parking Program for Veterans – follow recommendations outlined in the report – Directive No. 152796.

For additional information, please contact Francisco Suarez at 305-375-1112.

Department of Cultural Affairs

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from the Miami-Dade Public Housing and Community Development for the Lincoln Garden Project, in regard to the applicability of the Art in Public Places (APP) requirement, reference GF 19-02 – Folio NO. 30-3122-004-0010 proposed at 4771 NW 24th Court Miami FL 33142, and offers the following comments in accordance with Section 1/ Section 2-11.15 (2) (a), of the Miami-Dade County Code:

The Art in Public Places Ordinance of the Miami-Dade County Code is a requirement of this project.

In regard to Art in Public Places, the Miami-Dade County Department of Cultural Affairs has **no objections** to this application **provided that** the project complies with the Art in Public Places Ordinance. Project team must contact Art in Public Places for ordinance implementation.

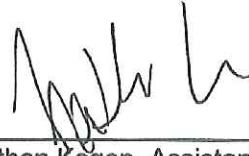
For project implementation and additional information, please contact Patricia Romeu from the Department of Cultural Affairs at patricia.romeu@miamidade.gov or 305-375-5920.

APPLICATION GF19-02

MIAMI-DADE PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
LINCOLN GARDENS



Alice N. Bravo, P.E., Director
Department of Transportation
and Public Works



Nathan Kogon, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources



Arthur L. Holmes, Jr.
Acting Fire Chief
Miami-Dade Fire Rescue Department



Lee Hefty, Assistant Director
Environmental Resources Management
Division of the Department of Regulatory
and Economic Resources



Lester Sola, Director
Miami-Dade County
Aviation Department



Kevin Lynskey, Director
Miami-Dade Water and Sewer
Department



Michael Spring, Director
Cultural Affairs Department



Tara C. Smith, Director
Internal Services Department



Jerry H. Bell, Assistant Director
Planning Division of the Department of
Regulatory and Economic Resources

EXHIBIT "A"

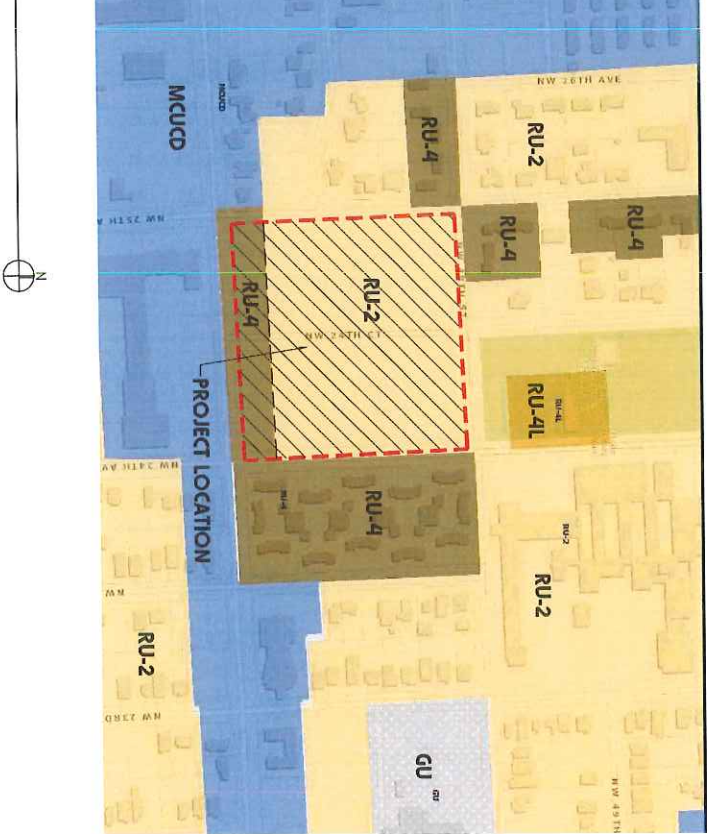
LEGAL DESCRIPTION

TRACTS 1,3,3 and 4, Lincoln Gardens, according to the plat thereof as recorded in Plat Book 48 at Page 56 of the Public Records of Miami-Dade County, Florida. Together with these portions of the platted alleys and NW 24th Court as vacated pursuant to Resolution R-1059-66. And together with that portion of NW 48th Street vacated pursuant to Resolution R-636-73.

EXHIBIT B

O1 Zoning Map

SCALE: 1/8" = 1'-0"



Overall Development Unit Mix

Unit Type	Total Units	Gross SF	% Totals
Garden Style Apartments (Bldg Types B & C)	60 units	30,015 sf	48%
2BD	48 units	13,344 sf	38%
3BD	12 units	16,671 sf	16%
Senior Apartments (Bldg Type A)	18 units	71,304 sf	100%
1BD	73 units	44,184 sf	95%
2BD	4 units	3,644 sf	5%
Townhouses (Bldg Type D)	77 units	48,028 sf	100%
Subtotal	77 units	48,028 sf	100%
Grand Total	221 units	144,894 sf	100%

Property Information	Zoning Data
File#: 30-112-004-0010 Property Address: 4771 NW 24th Ct Miami, FL 33142 Gross Area: 394,547 sq ft Net Area: 362,353 sq ft Existing Zoning: RU-2 Proposed Zoning: RU-4 Required Density: (based on Net Area) 50.0 du / 417 units Proposed Density: (based on Net Area) 26.5 du / 211 units Proposed Density: (based on Net Area) 26.5 du / 211 units	394,547 sq ft 362,353 sq ft 50.0 du / 417 units 26.5 du / 211 units 26.5 du / 211 units
REGULATORY GUIDELINES	Required
Building setbacks North front (NW 24th Street) 27' for buildings exceeding 35' in height, increased 40% of the setback height, 27' above 35' for buildings exceeding 35' in height, increased 40% of the setback height, 27' above 35' East side Street (NW 24th Avenue) West side Street (NW 25th Avenue)	25'-0" + 1'-0" 25'-0" + 1'-0" 25'-0" Min. 25'-0" Min.
Site calculations: Lot Coverage (based on Net Area) F.A.B. - 4 story (based on Net Area) Open Space (based on Net Area)	Required 40% 40% 40%
Building Height Bldg Type A - Senior Apartments (1 Bldg) Bldg Type B1, B2 & B3 - Garden Style (3 Bldgs) Bldg Type C - Garden Style (1 Bldg) Bldg Type D1 & D2 - Townhouses (5 (2 Bldgs)) Bldg Type D3 - Townhouses or 8 (1 Bldg)	Required 55'-0" TO 60' (3/4 Stories) 37'-5" TO 60' (3 Stories) 37'-5" TO 60' (3 Stories) 27'-4" TO 60' (2 Stories) 27'-4" TO 60' (2 Stories)
Residential Uses Garden Style Apartments (Bldg Types B1, B2, B3 & C) 2BD Units @ 1.75 sp/unit 1BD Units @ 2.0 sp/unit 4BD Units @ 2.0 sp/unit Sub-Total Senior Apartments (Bldg Type A) 1BD Units @ 1sp/unit 2BD Units @ 1sp/unit Townhouses (Bldg Type D1, D2 & D3) Townhouse Unit @ 2 sp/unit Visitor 25sp Sub-Total Grand total required:	# DU or #ft # Spaces 60 units 48 units 18 units 126 units 73 units 4 units 18 units 36.0 sp 4.5 sp 41 sp 221 units Standard 318 sp 8 sp 338 sp 18 sp 356 sp 18 units 36.0 sp 4.5 sp 41 sp 221 units Standard 318 sp 8 sp 338 sp 18 sp 356 sp
Other Information Provided (Off-Street Parking) Proposed (Surface Standard) Proposed (Surface Parallel) Sub-total Provided (On-Street Parking) Grand Total Provided:	Required 1201 31.4 EUSE sp 32.0 EUSE sp 101 to 500 sq ft space in lot 12 Zone Pkg sp 12 Zone Pkg sp

ASPR RESUBMITTAL #3
 sheet number: **A002**

LINCOLN GARDENS
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Garden Style Apartments Building Type B (Total 3 Bldg)

Unit Breakdown	SF/Unit Required	SF/Unit Provided	Level 1	Levels 2-3 (Per Level)	Total Units	Gross SF per Bldg	% of Totals
1BD	653 sf	653 sf	units	units	units	sf	0%
2BD	836 sf	836 sf	4 units	4 units	8 units	10,033 sf	40%
3BD	1,112 sf	1,112 sf	4 units	4 units	8 units	13,344 sf	40%
Sub-Total	1,068 sf	1,068 sf	4 units	4 units	8 units	13,344 sf	40%
4BD	1,300 sf	1,300 sf	2 units	2 units	4 units	7,400 sf	20%
Sub-Total	2 units	2 units	2 units	2 units	4 units	31,176 sf	20%
Grand Total	10 units	10 units	10 units	30 units	30 units	1,039 avg./unit	100%
Total # of Bldg (3)		30 units	30 units	90 units	90 units	134,796 sf	

Garden Style Apartments Building Type C (Total 1 Bldg)

Unit Breakdown	SF/Unit Required	SF/Unit Provided	Level 1	Levels 2-3 (Per Level)	Total Units	Gross SF	% of Totals
1BD	653 sf	653 sf	units	units	units	sf	0%
2BD	836 sf	836 sf	8 units	8 units	16 units	20,064 sf	67%
3BD	1,112 sf	1,112 sf	4 units	4 units	8 units	12,816 sf	39%
Sub-Total	1,068 sf	1,068 sf	4 units	4 units	8 units	12,816 sf	39%
4BD	1,300 sf	1,300 sf	4 units	4 units	8 units	10,400 sf	32%
Sub-Total	4 units	4 units	4 units	4 units	8 units	20,664 sf	63%
Grand Total	12 units	12 units	12 units	36 units	36 units	527 avg./unit	100%
Total # of Bldg (1)		12 units	12 units	36 units	36 units	80,256 sf	

Building Type B Parking Required

Parking Ratio	# of Units	# of spaces
1BD Units @ 1.5 sp/unit	36 units	63.0 sp
2BD Units @ 1.75 sp/unit	36 units	72.0 sp
3BD Units @ 2.0 sp/unit	18 units	36.0 sp
4BD Units @ 2.0 sp/unit	50 units	171.0 sp
Total		

Building Type C Parking Required

Parking Ratio	# of Units	# of spaces
1BD Units @ 1.5 sp/unit	36 units	63.0 sp
2BD Units @ 1.75 sp/unit	24 units	42.0 sp
3BD Units @ 2.0 sp/unit	12 units	24.0 sp
4BD Units @ 2.0 sp/unit	35 units	105.0 sp
Total		

Townhouses Building Type D (Total 3 Bldg - 2 nos. 5 Cluster TH and 1 no. 8 Cluster TH)

Unit Breakdown	SF/Unit Required	SF/Unit Provided	# of units	Gross SF per Bldg	% of Totals
1BD	673 sf	673 sf	18 units	25,362 sf	100%
Level 1		736 sf	18 units	25,362 sf	100%
Level 2			18 units	25,362 sf	100%
Grand Total			18 units	25,362 sf	100%

Building Type D Parking Required

Parking Ratio	# of Units	# of spaces
2 sp/unit	18 units	36.0 sp
Visitor (.25) per townhouses	18 units	4.5 sp
Total		

Senior Apartments Building Type A (Total 1 Bldg)

Unit Breakdown	SF/Unit Required	SF/Unit Provided	Level 1	Levels 2-3 (Per Level)	Levels 4	Total Unit	Gross SF per Bldg	% of Totals
1BD	608 sf	608 sf	14 units	23 units	13 units	73 units	44,384 sf	95%
2BD	844 sf	844 sf	14 units	23 units	13 units	73 units	44,384 sf	95%
3BD	911 sf	911 sf	1 unit	1 unit	1 unit	4 units	3,644 sf	5%
Sub-Total	1 units	1 units	1 units	1 units	1 units	4 units	3,644 sf	5%
Grand Total	15 units	15 units	15 units	24 units	14 units	77 units	48,808 sf	100%
Total # of Bldg (1)		15 units	15 units	24 units	14 units	77 units	182,212 sf	

Building Type A Parking Required

Parking Ratio	# of Units	# of spaces
1BD Units @ 1.5 sp/unit	73 units	73.0 sp
2BD Units @ 1.5 sp/unit	4 units	7.0 sp
Total		

Lincoln Gardens
 New Construction
 4771 NW 24th Court
 Miami, Florida 33142

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 MODIS@MODISarchitects.com

Project Info:
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 sheet number: A003

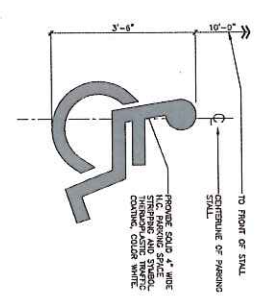
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 2. 10/15/2019 ASPR RESUBMITTAL #2
 3. 11/20/2019 ASPR RESUBMITTAL #3

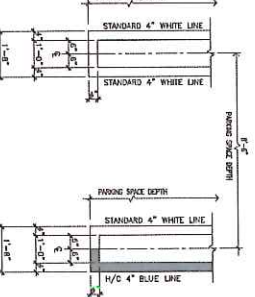
Architects:
 KIMBERLY A. MONTGOMERY, AIA, NCMA, LEED AP
 JENNIFER M. WOOD, LEED AP
 JESSICA L. WOOD, LEED AP
 JESSICA L. WOOD, LEED AP



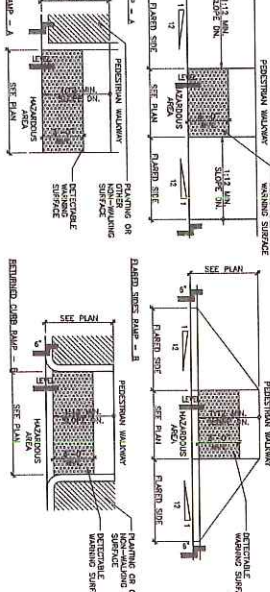
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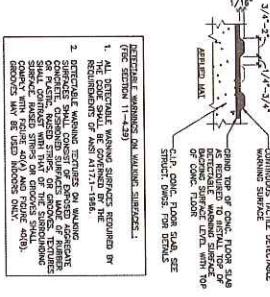
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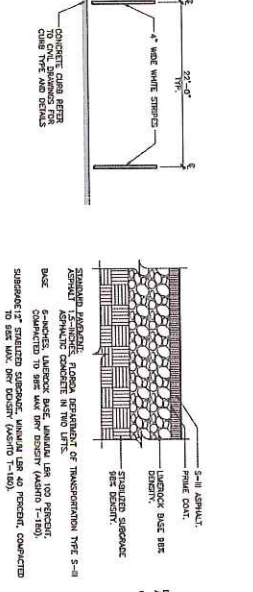
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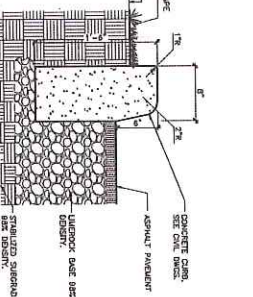
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13 6" Curb Detail / Asphalt
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11 Parallel Parking Stall
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12 Asphalt Pavement Detail
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19 Railing-Upper Landing
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20 Railing-Lower Landing
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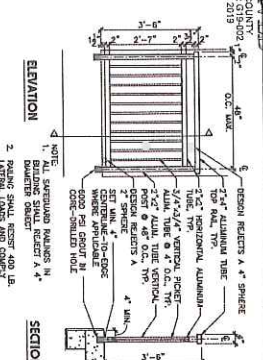
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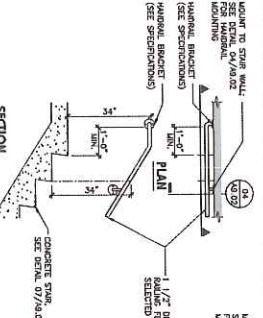
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 drawing date:
SITE DETAILS

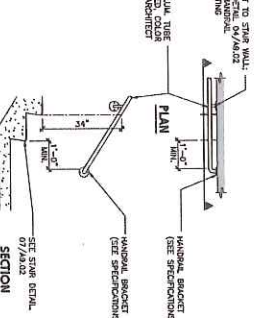
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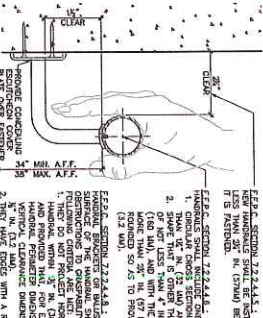
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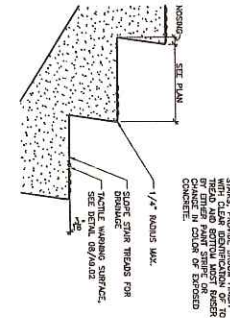
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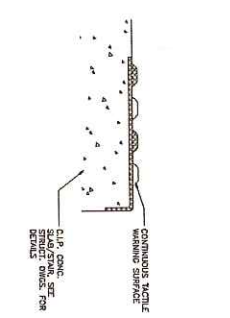
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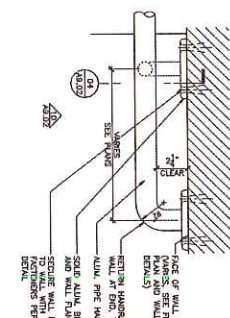
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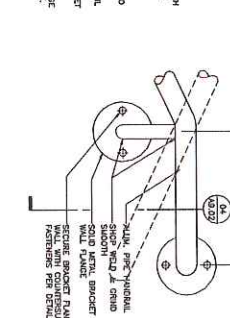
07 Tread & Riser
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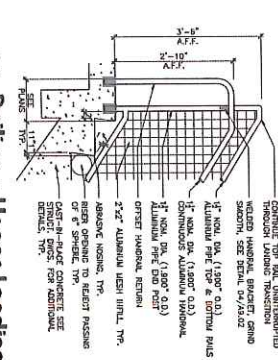
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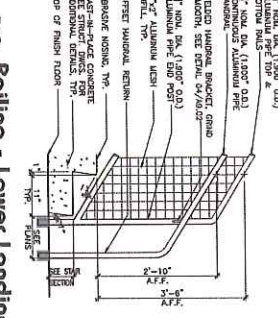
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10 Handrail Elevation
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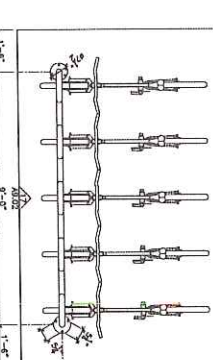
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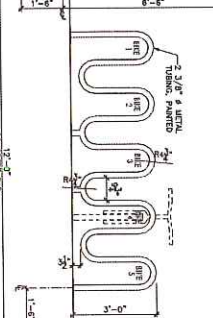
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14 Handrail Notes
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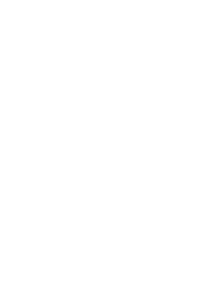
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2. FINISHES MUST BE DESIGNED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE. THE FINISHES MUST BE DESIGNED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE. THE FINISHES MUST BE DESIGNED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE.
3. ALL HANDRAILS & GUARDRAILS TO BE E.S.P. FINISHED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE. THE FINISHES MUST BE DESIGNED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE.
4. ALL HANDRAILS & GUARDRAILS TO BE E.S.P. FINISHED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE. THE FINISHES MUST BE DESIGNED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE.



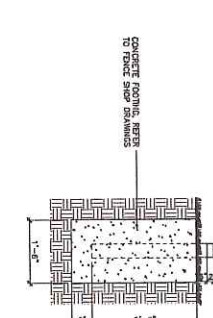
16 Bike Rack Top View
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17 Bike Rack Front View
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19 Security Fence Detail
SCALE: 1/2" = 1'-0"



20 Security Fence Detail
SCALE: 1/2" = 1'-0"

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Miami, Florida 33142

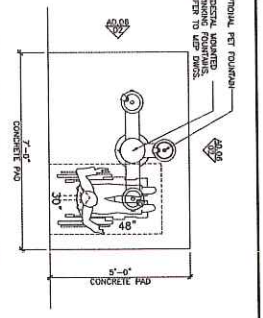
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PROJ. MANAGER:
DRAWING SCALE: drawing date
As Shown 10/15/2015
PHASE:
ASPR RESUBMITTAL #3

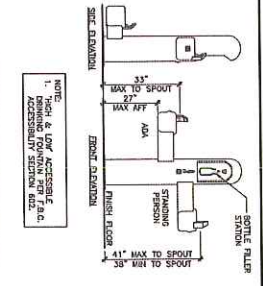
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STAIR RAILING & HANDRAIL DETAILS

REVISIONS:
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2. 10/15/2015 ASPR RESUBMITTAL #2
3. 11/23/2015 ASPR RESUBMITTAL #3

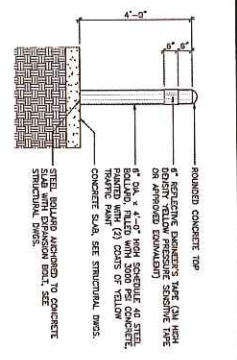
NOTES:
1. ALL SPECIFICATIONS AND FINISHES TO BE PROVIDED BY THE MANUFACTURER.
2. FINISHES MUST BE DESIGNED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE.
3. ALL HANDRAILS & GUARDRAILS TO BE E.S.P. FINISHED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE.
4. ALL HANDRAILS & GUARDRAILS TO BE E.S.P. FINISHED TO MEET REQUIREMENTS OF THE 2015 ALABAMA ANNOTATED BUILDING CODE AND THE 2015 INTERNATIONAL BUILDING CODE.



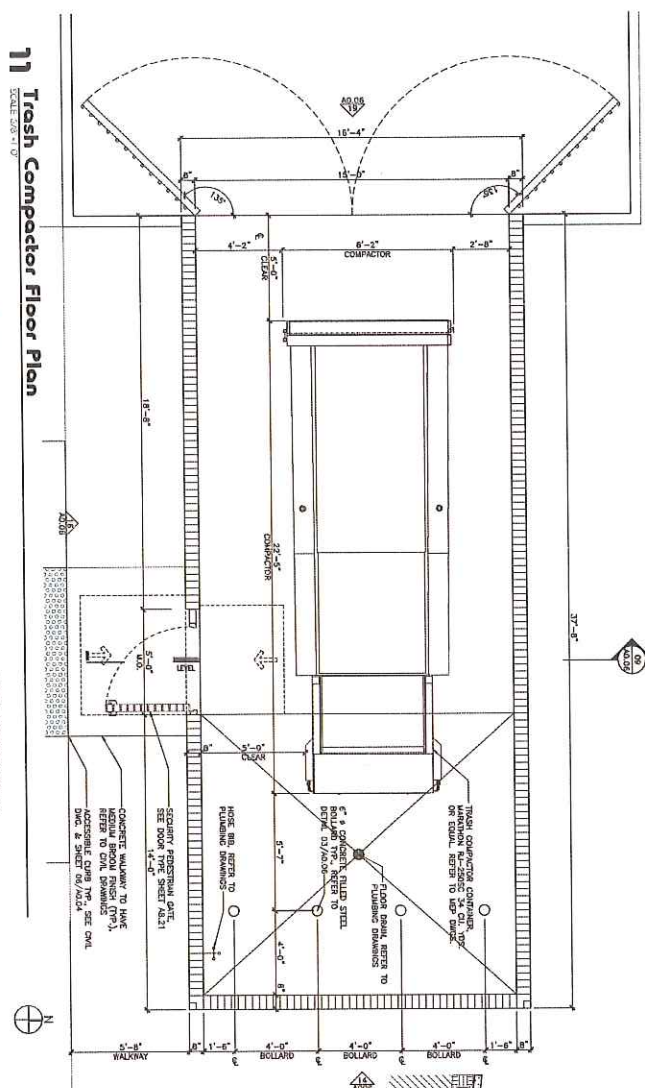
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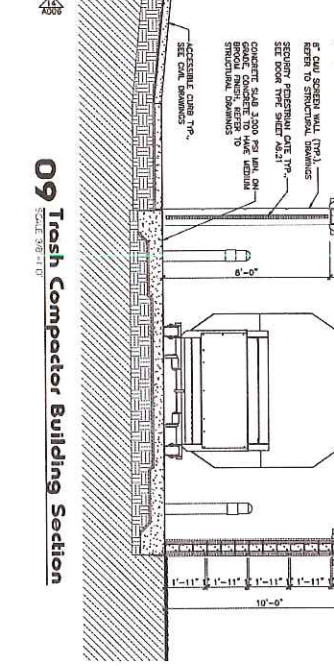
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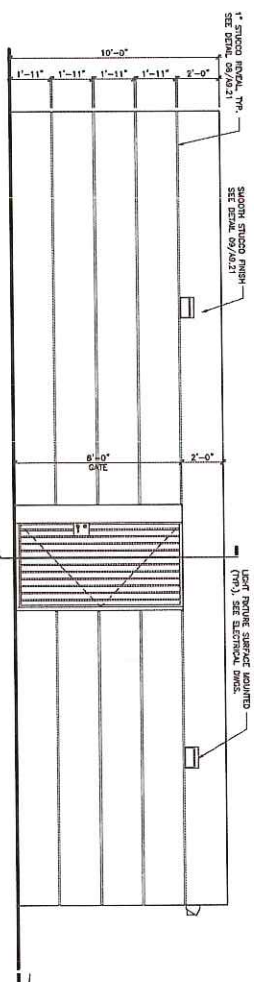
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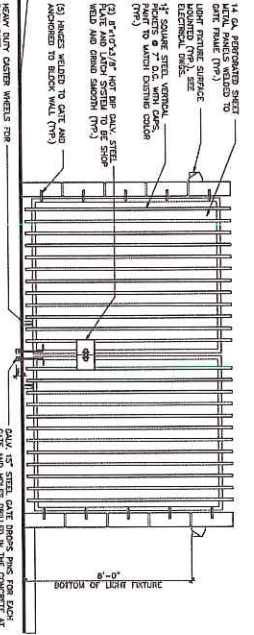
11 Trash Compactor Floor Plan
 SCALE: 1/8"=1'-0"



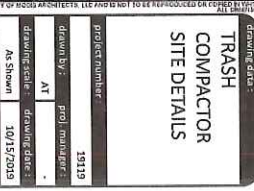
09 Trash Compactor Building Section
 SCALE: 3/8"=1'-0"



16 Trash Compactor Side Elevation
 SCALE: 3/8"=1'-0"



19 Trash Compactor Front Elevation
 SCALE: 3/8"=1'-0"



14 Trash Compactor Rear Elevation
 SCALE: 3/8"=1'-0"

LINCOLN GARDENS
 New Construction
 4771 NW 24th Court
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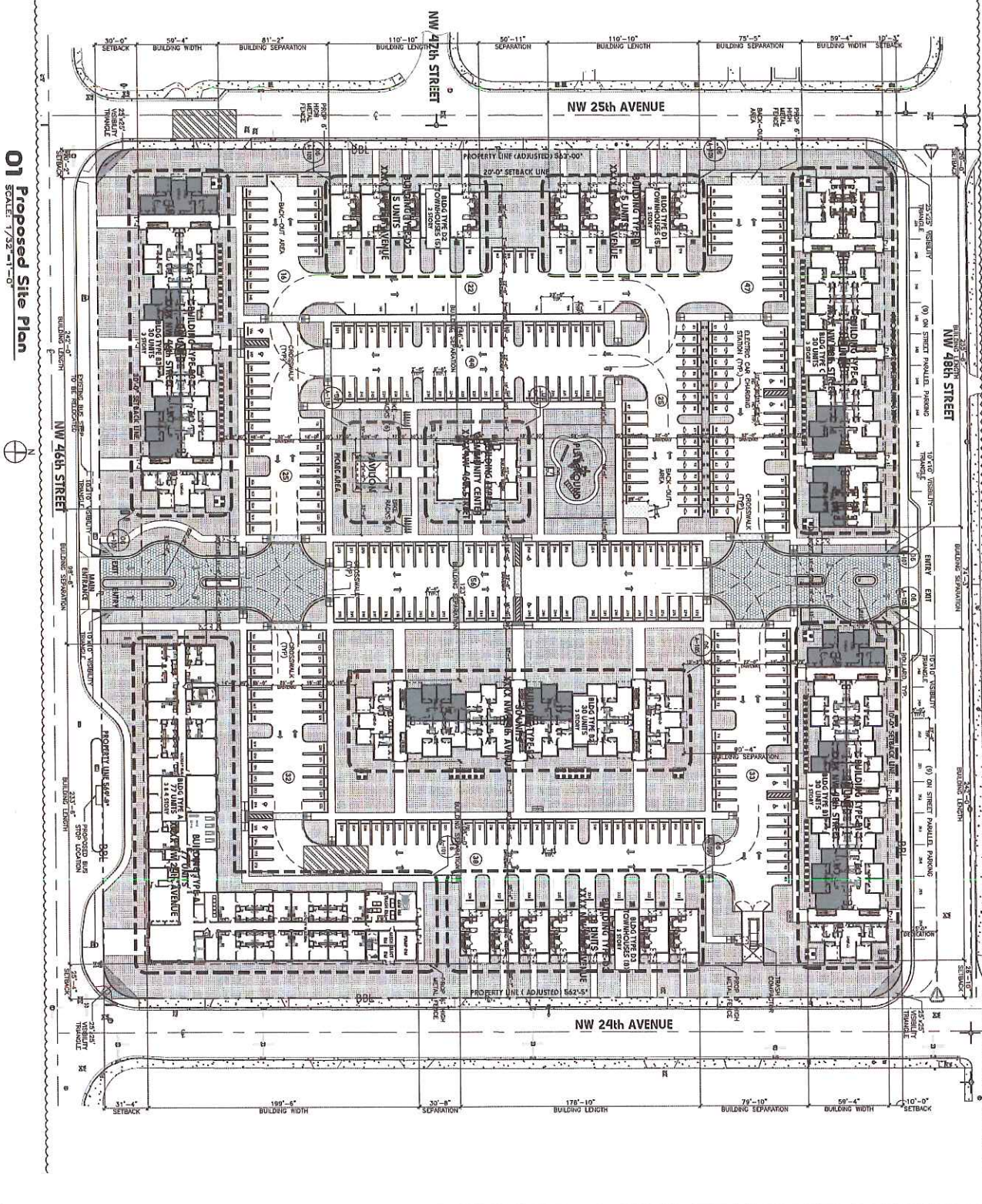
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 4955 SW 75th Avenue
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 f. 786.350.1515
 AA#26001777

sheet no:	15-1
drawing date:	09/10/2018
drawing title:	TRASH COMPACTOR SITE DETAILS
product number:	15419
drawn by:	AT
prol. number:	15419
drawing scale:	As shown
phase:	10/15/2018
sheet number:	A006

ASPK RESUBMITTAL #3

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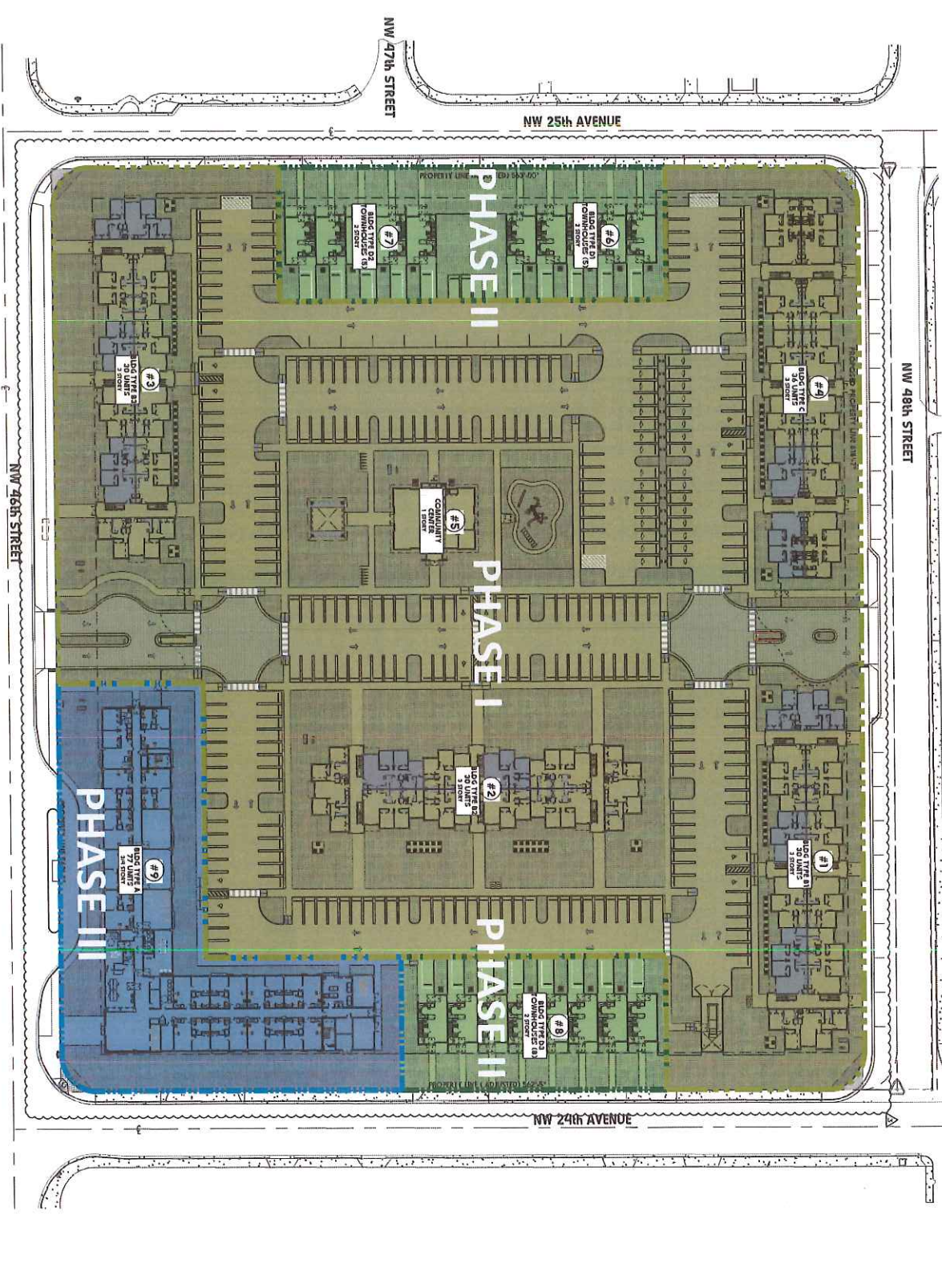
01 Proposed Site Plan
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sheet no.	01
project name	LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142
project info	modis architects 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com
client	MODIS ARCHITECTS, INC. (MODIS) 4955 SW 75th Avenue, Miami, Florida 33155
architects	1. 09/07/2018 ASPR RESUBMITTAL #1 2. 10/12/2018 ASPR RESUBMITTAL #2 3. 11/12/2018 ASPR RESUBMITTAL #3
drawing date	10/15/2018
drawing title	SITE PLAN
grid sheet number	19119
drawn by	AT
prof. number	10/15/2018
drawing scale	As Shown
phase	10/15/2018
sheet number	ASPR RESUBMITTAL #3 A100-A

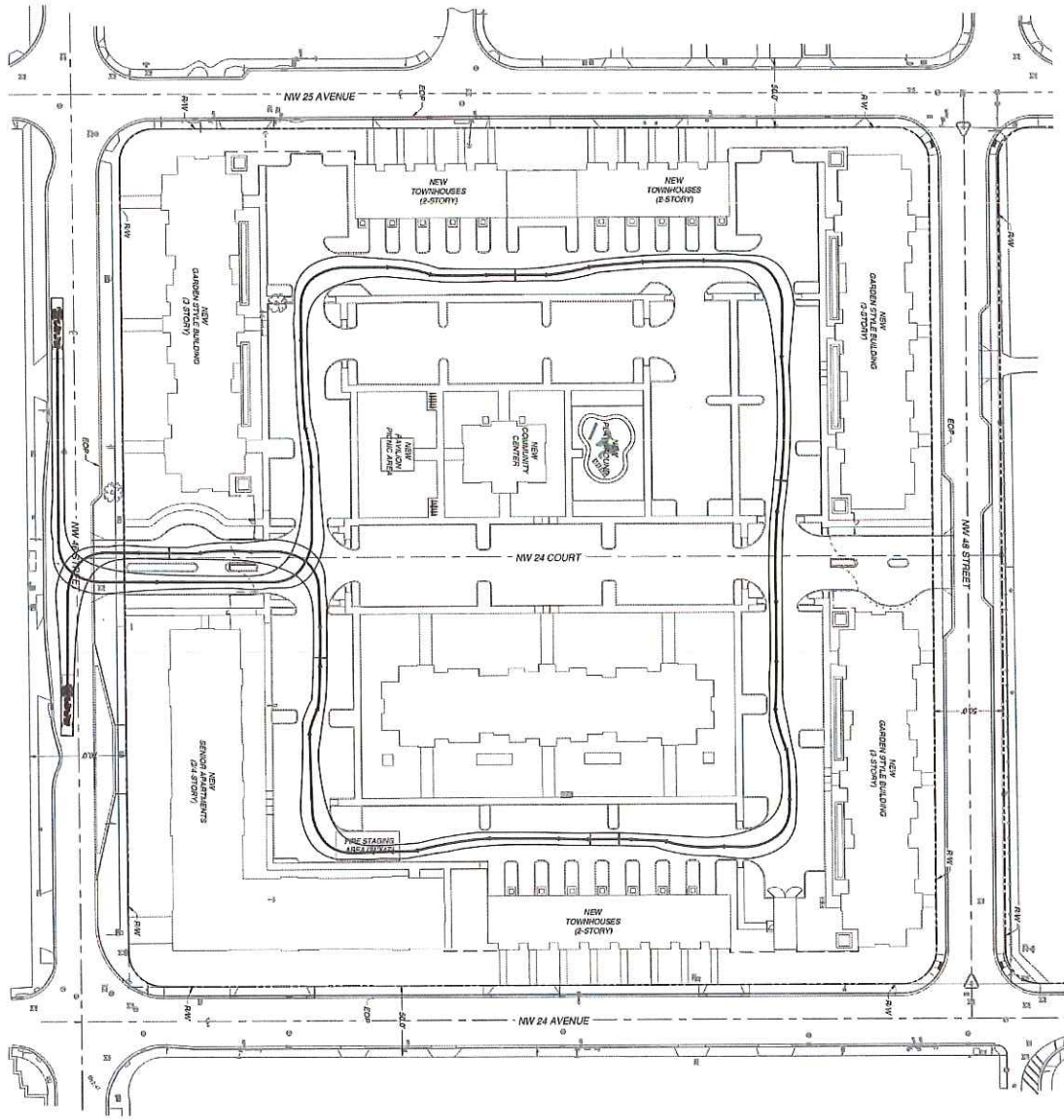
75



01 Phasing Diagram
 SCALE: 1/32" = 1'-0"

<p>project info:</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>project info:</p> <p>MODIS architects 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p>	<p>drawn by:</p> <p>AT</p>	<p>drawing scale:</p> <p>As Shown</p>	<p>drawing date:</p> <p>10/15/2019</p>
		<p>phase:</p> <p>ASPR RESUBMITTAL #3</p>	<p>sheet number:</p> <p>A100-B</p>	<p>project number:</p> <p>15119</p>
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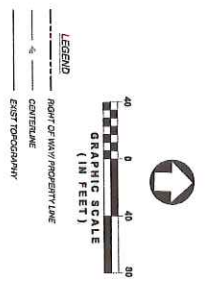
26



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 Website: www.sunshineeng.com

PROJECT INFO:
 Project Name: LINCOLN GARDENS
 Address: 4771 NW 24th Court, Miami, Florida 33142
 Project Number: 18-018
 Drawn By: [Name]
 Checked By: [Name]
 Date: 11/14/2018

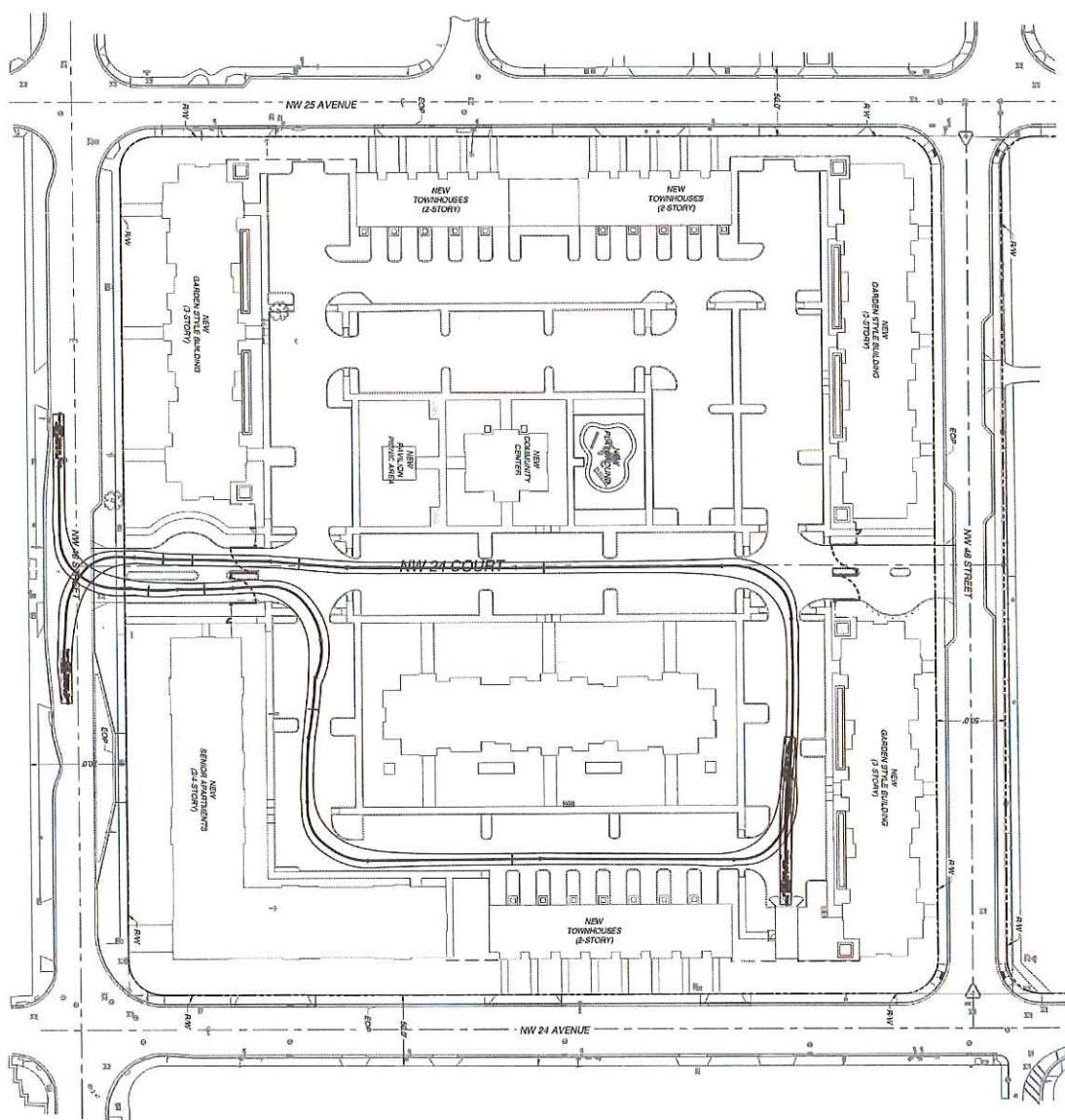
PERMIT SET
 Sheet Number: G-10

NO.	REVISIONS

SCALE: AS SHOWN
 DATE: 11/14/2018

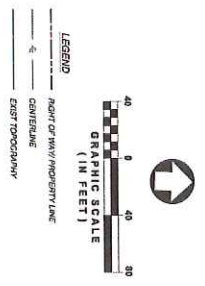
LINCOLN GARDENS
 New Construction
 4771 NW 24th Court
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EAC
 EAC Consulting, Inc.
 CA #7011
 5959 BLUE LAGOON DR, SUITE 410
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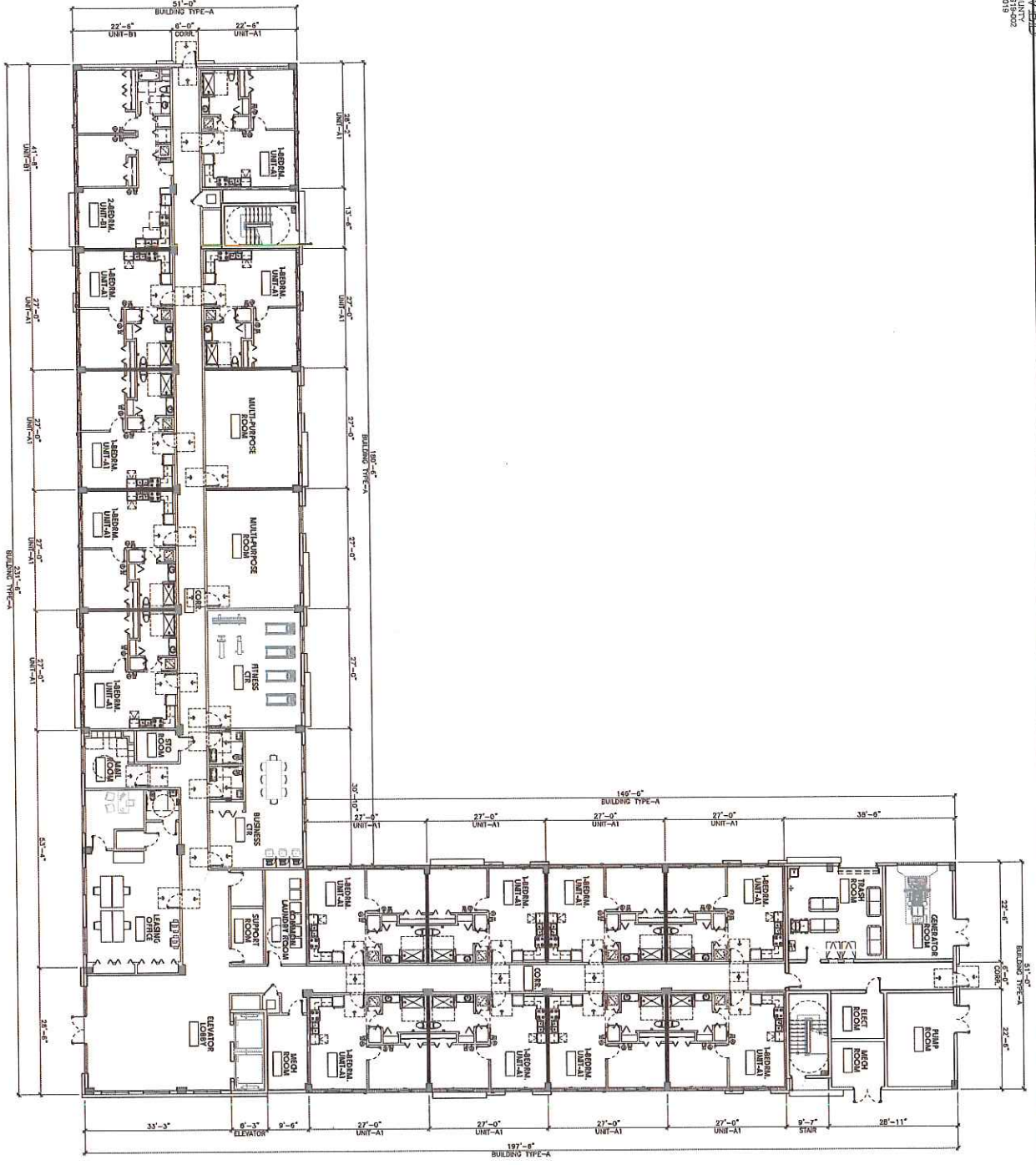
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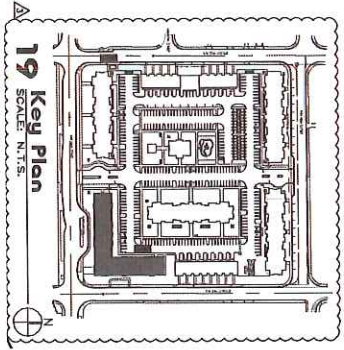
Call 311 or www.311.miamidade.gov
 SunShine 311
 311 is a free service that allows you to report non-emergency issues such as potholes, downed trees, and other city services.

<p>PROJECT INFO:</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>EAC EAC Consulting, Inc. CA #7011 5059 BLUE LAGOON DR, SUITE 410 MIAMI, FL 33126 305-265-3400</p>
<p>DRAWING DATA:</p> <p>DATE: 11/14/2018 DRAWN BY: ER CHECKED BY: AS PROJECT NUMBER: 18086-LD01-01 PERMIT NUMBER: G-2.0</p>	<p>PERMITS:</p> <p>PERMIT SET G-2.0</p>

28



16 Reference Floor Plan - Ground Level - Building Type-A
 SCALE: 3/32"=1'-0"



19 Key Plan
 SCALE: N.T.S.

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sheet number: **A101**
 ASPR RESUBMITTAL #3

drawing date: 10/15/2019
 drawing scale: AS SHOWN

drawn by: AT
 project number: 19119

BUILDING FLOOR PLANS TYPE A ELDERLY

revisions:

1. 09/05/2019 ASPR RESUBMITTAL #1
2. 10/15/2019 ASPR RESUBMITTAL #2
3. 11/20/2019 ASPR RESUBMITTAL #3

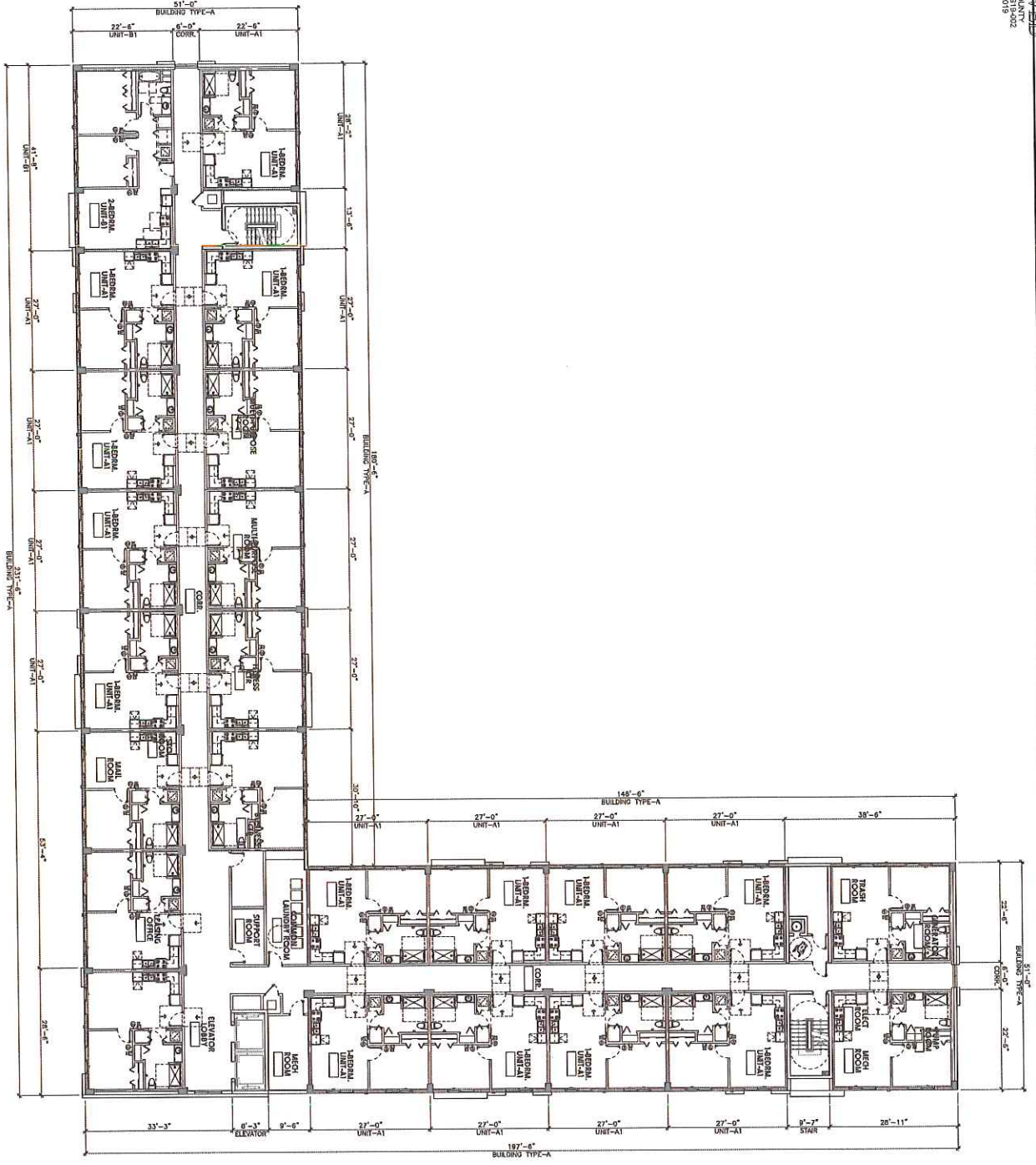
OWNER: LINCOLN GARDENS, L.L.C. 4771 NW 24th Court, Miami, FL 33142
 ARCHITECT: MODIS ARCHITECTS, L.L.C. 4955 SW 75th Avenue, Miami, FL 33155

LINCOLN GARDENS
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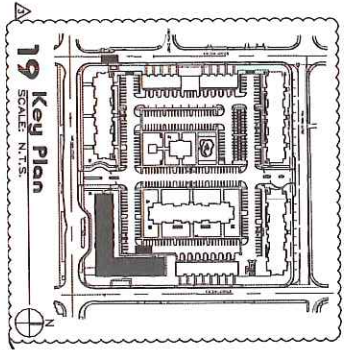
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 Florida Corp. AA#26001777
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79



16 Reference Floor Plan - Second/Third Level - Building Type-A
 SCALE: 3/32"=1'-0"



19 Key Plan
 SCALE: N.T.S.

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BUILDING FLOOR PLANS TYPE A ELDERLY

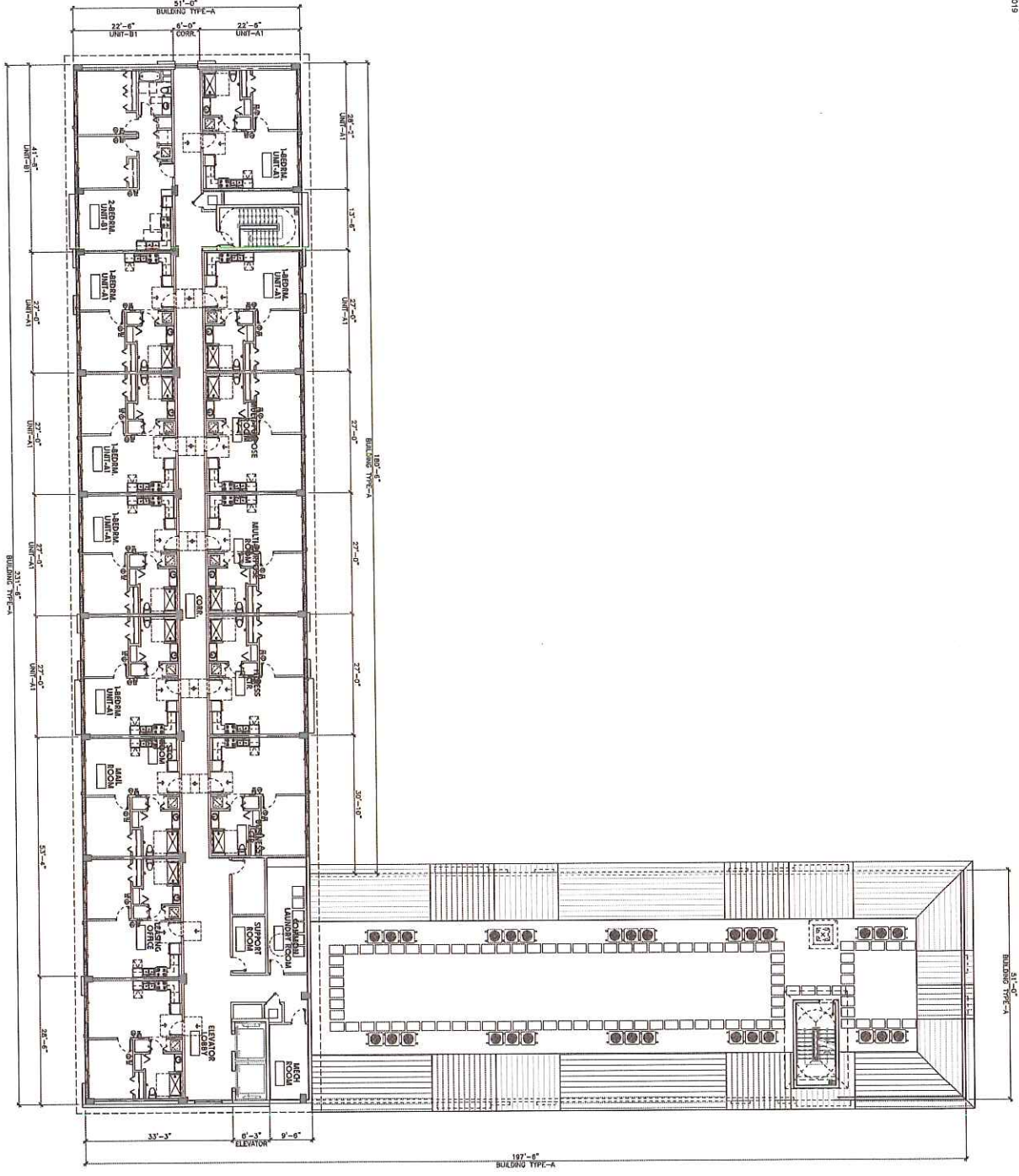
drawing date: 10/15/2019
 project number: 19113
 station by: AT
 drawing scale: As Shown
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 New Construction
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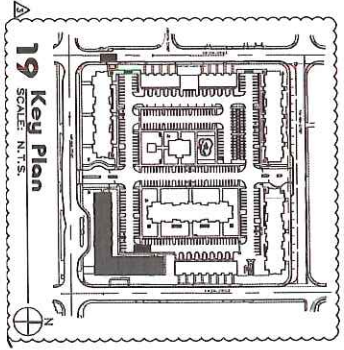
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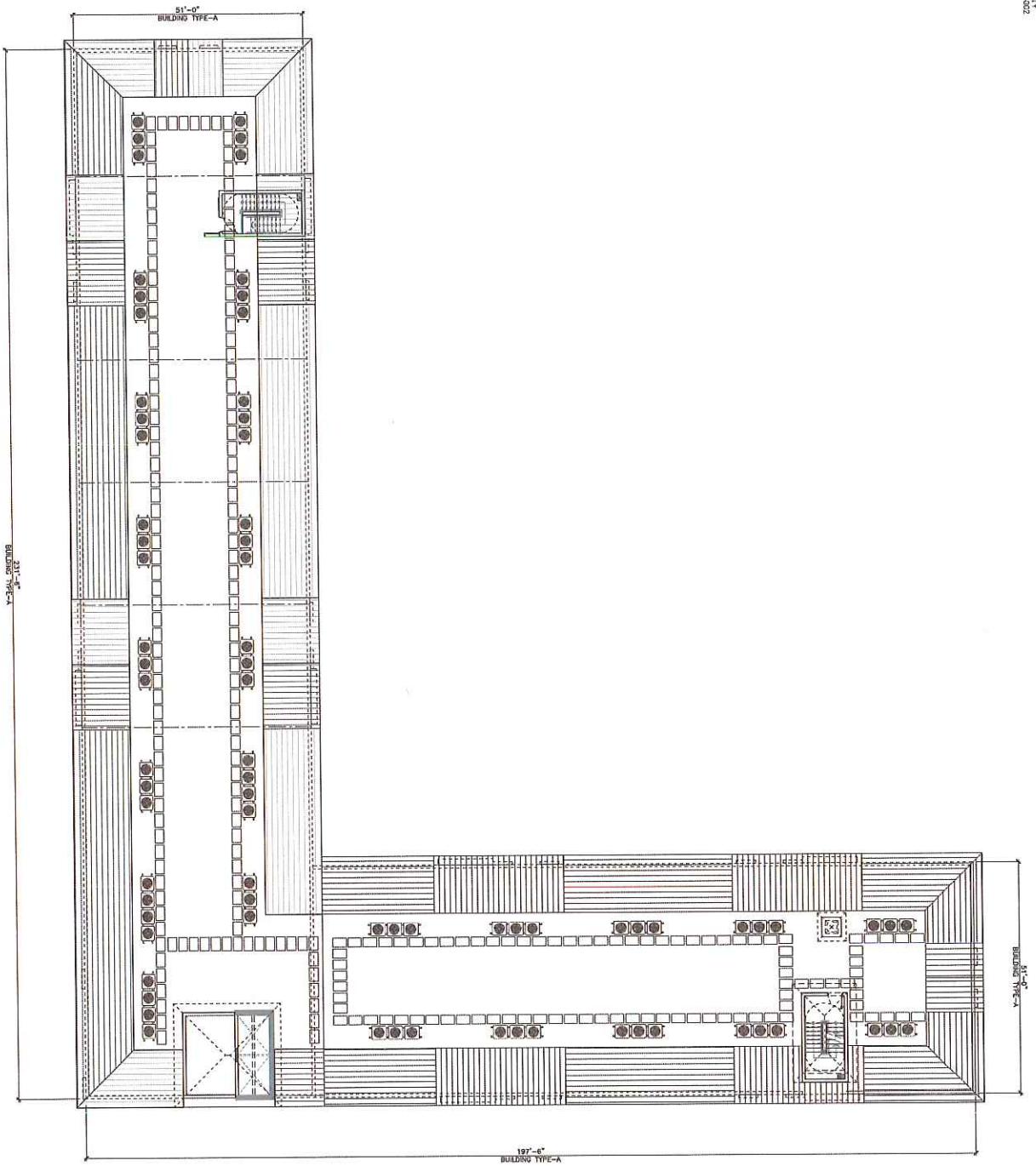
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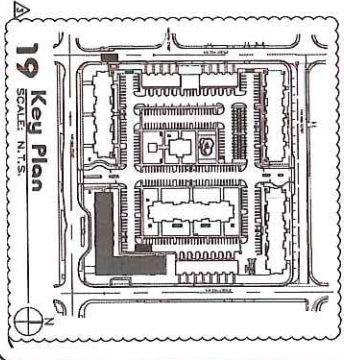
16 Reference Floor Plan - Fourth Level - Building Type-A
 SCALE: 3/32"=1'-0"



<p>ASPR RESUBMITTAL #3 A103</p>	<p>sheet number: A103</p>	<p>project number: 19119</p>	<p>building data: BUILDING FLOOR PLANS TYPE A ELDERLY</p>	<p>drawn by: AT</p>	<p>project manager: AT</p>	<p>MODIS architects 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p>	
	<p>drawings scale: As Shown</p>		<p>drawing date: 10/15/2019</p>	<p>revisions:</p> <ol style="list-style-type: none"> 1. 09/20/19 ASPR RESUBMITTAL #1 2. 10/15/2019 ASPR RESUBMITTAL #2 3. 11/20/2019 ASPR RESUBMITTAL #3 	<p>check by: ASPR</p>		<p>date: 10/15/2019</p>
	<p>project info:</p>		<p>product info:</p>				
	<p>Lincoln Gardens New Construction 4771 NW 24th Court Miami, Florida 33142</p>		<p>product info: 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p>				
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16 Reference Floor Plan - Roof Level - Building Type-A
 SCALE: 3/32"=1'-0"

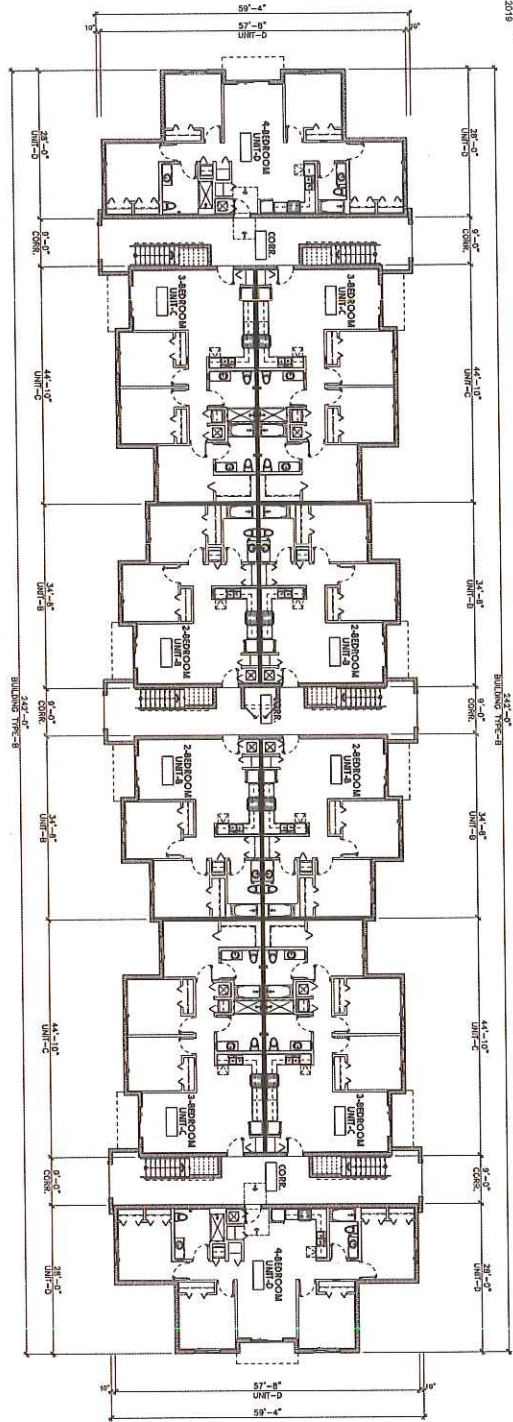


19 Key Plan
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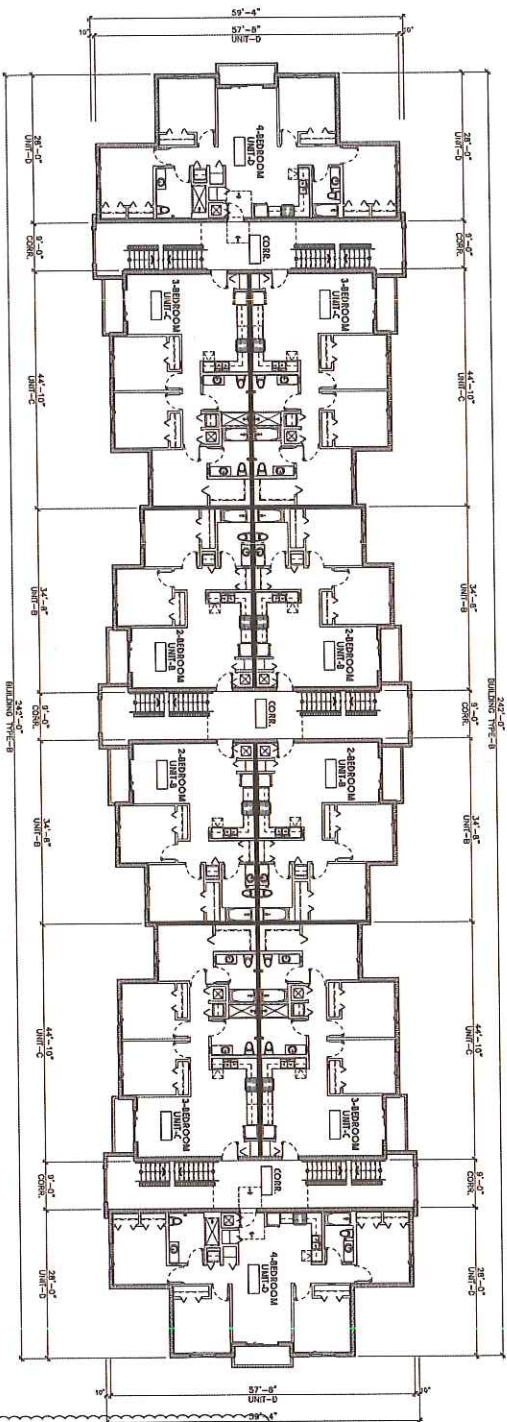
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drawing data:	product info:
BUILDING FLOOR PLANS TYPE A ELDERLY	LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142
project number: 19119	product info: 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. AA#2600177 e. MODIS@MODISarchitects.com
drawn by: AT	t. 786.879.8882
checked by: AT	f. 786.350.1515
drawing scale: As Shown	AA#2600177
drawing date: 10/15/2019	
phase: ASPR RESUBMITTAL #3	
sheet number: A104	

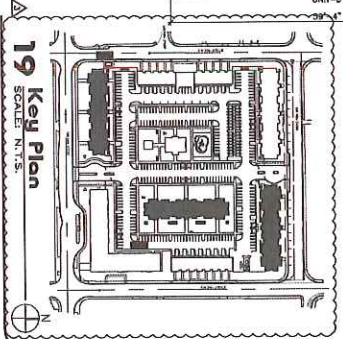
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06 Reference Floor Plan - Ground Level - Building Type-B1, B2 & B3
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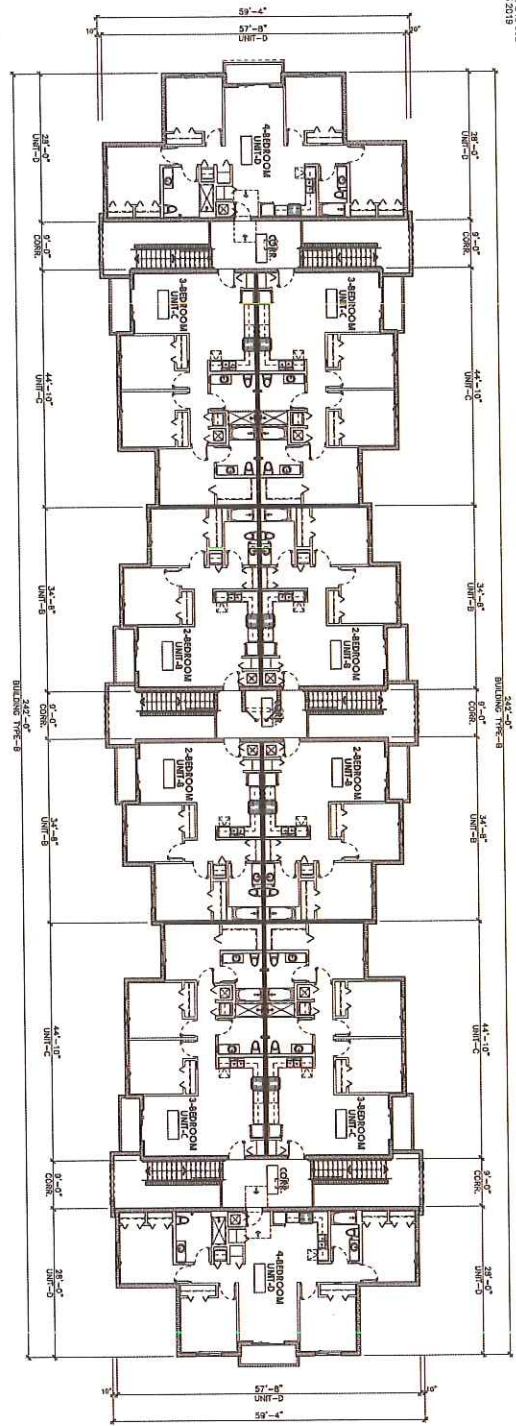


16 Reference Floor Plan - Second Level - Building Type-B1, B2 & B3
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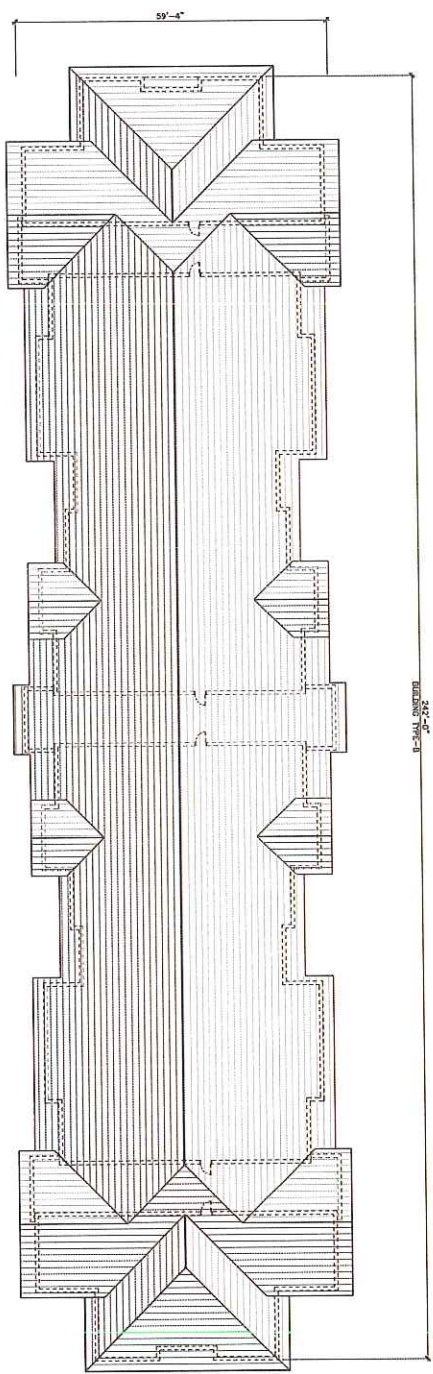


19 Key Plan
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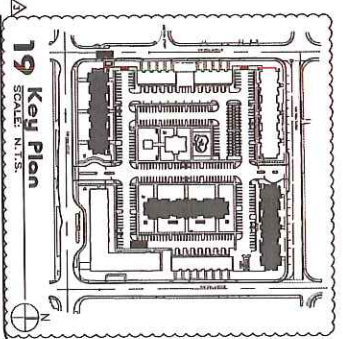
<p>BUILDING FLOOR PLANS TYPE B GARDEN STYLE</p> <p>Project Number: 19113</p> <p>Drawn by: AT</p> <p>As Shown: 10/15/2019</p> <p>ASPR RESUBMITTAL #3</p> <p>Sheet Number: A105</p>		<p>Revisions:</p> <ol style="list-style-type: none"> 1. 09/02/19 ASPR RESUBMITTAL #1 2. 10/02/19 ASPR RESUBMITTAL #2 3. 11/13/2019 ASPR RESUBMITTAL #3 	<p>Lincoln Gardens New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>modis architects</p> <p>4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p> <p>t. 786.879.8882 f. 786.350.1515 AA#26001777</p>
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06 Reference Floor Plan - Third Level - Building Type-B1, B2 & B3
 SCALE: 3/32"=1'-0"



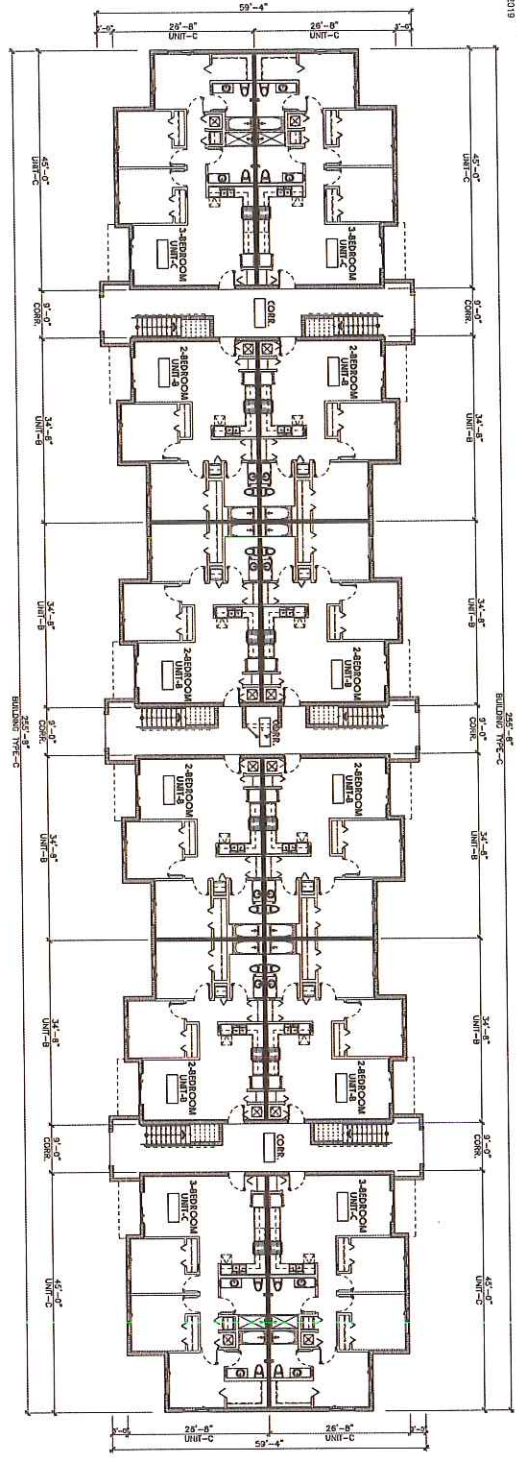
16 Reference Floor Plan - Roof Level - Building Type-B1, B2 & B3
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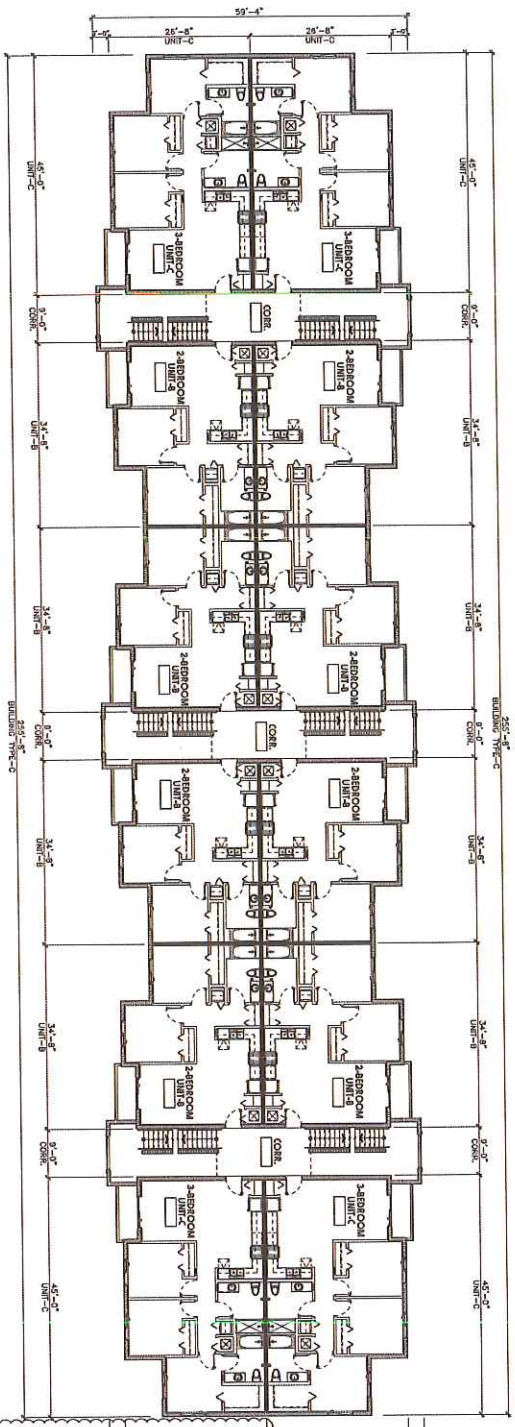
19 Key Plan
 SCALE: N.T.S.

<p>building data:</p> <p>BUILDING FLOOR PLANS TYPE B GARDEN STYLE</p> <p>Project number: 19113</p> <p>Drawn by: 2001 modis/arc</p> <p>drawing scale: "N"</p> <p>As Shown 10/15/2019</p> <p>Phase: ASPR RESUBMITTAL #3</p> <p>Sheet number: A106</p>	<p>revisions:</p> <ol style="list-style-type: none"> 09/25/2019 ASPR RESUBMITTAL 10/15/2019 ASPR RESUBMITTAL 11/12/2019 ASPR RESUBMITTAL 	<p>product info:</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>modis architects</p> <p>4955 SW 75th Avenue t. 786.879.8882 Miami, Florida 33155 f. 786.350.1515 Florida Corp. AA#26001777 e. MODIS@MODISarchitects.com</p>
	<p>Client: A. WINTER, J.A. WOOD, J. VITO & BROS. CO. 10000 SW 10th Street, Suite 200, Miami, FL 33156</p>		

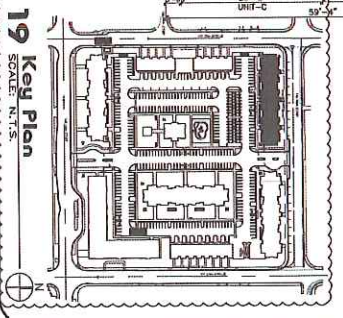
34



06 Reference Floor Plan - Ground Level - Building Type-C
 SCALE: 3/32"=1'-0"



16 Reference Floor Plan - Second Level - Building Type-C
 SCALE: 3/32"=1'-0"



19 Key Plan
 SCALE: 1/8"=1'-0"

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Project Name:	Lincoln Gardens
Project Number:	19119
Drawn By:	AT
Checked By:	AS
Drawn Date:	10/15/2019
Drawn Scale:	As Shown
ASPR RESUBMITTAL #3	
Sheet Number:	A107

Building Data:

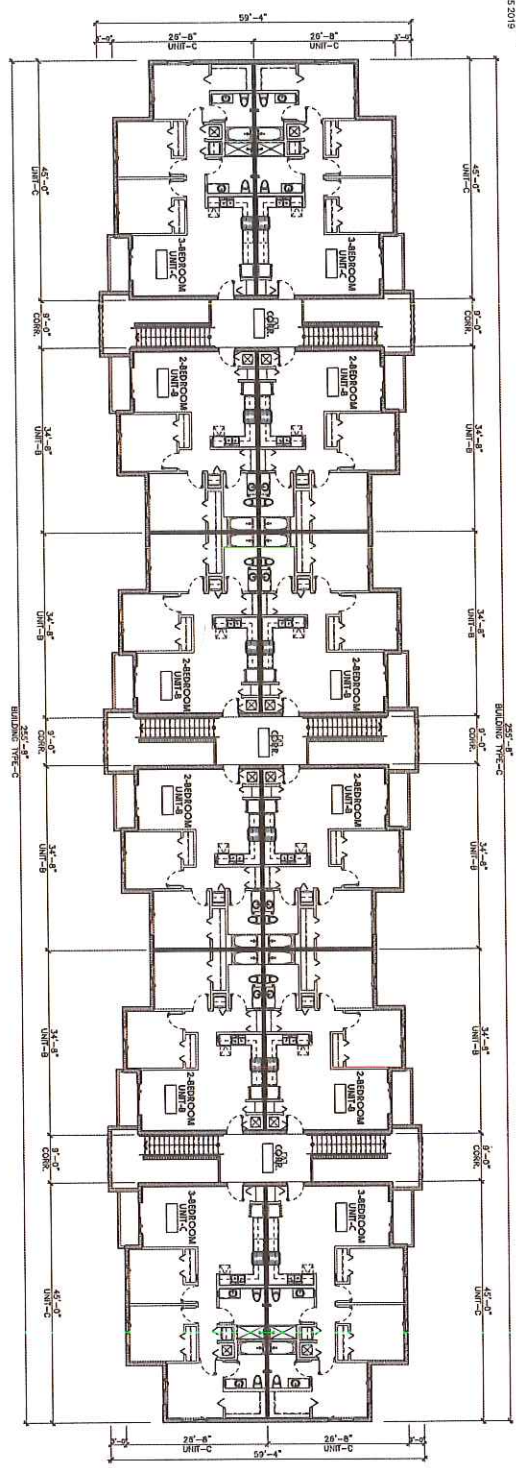
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FLOOR PLANS: TYPE C
GARDEN STYLE:

Architect: MODIS ARCHITECTS, LLC
 11217259 AMR RESUBMITTAL #3

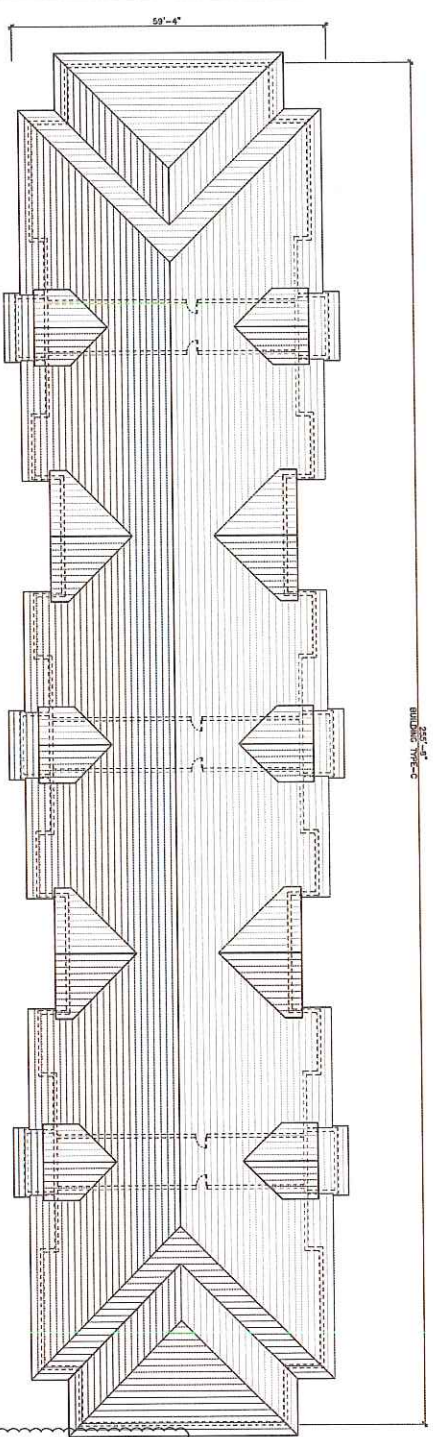
LINCOLN GARDENS
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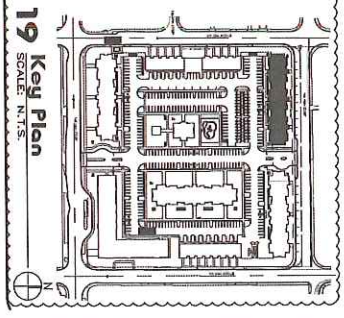
4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
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06 Reference Floor Plan - Third Level - Building Type-C
 SCALE: 3/32"=1'-0"



16 Reference Floor Plan - Roof Level - Building Type-C
 SCALE: 3/32"=1'-0"

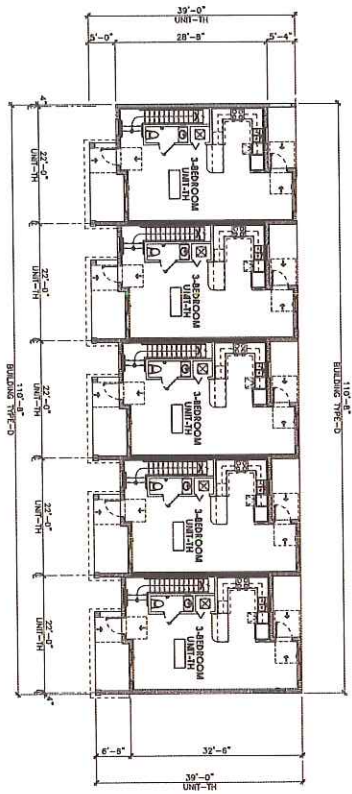


19 Key Plan
 SCALE: N.T.S.

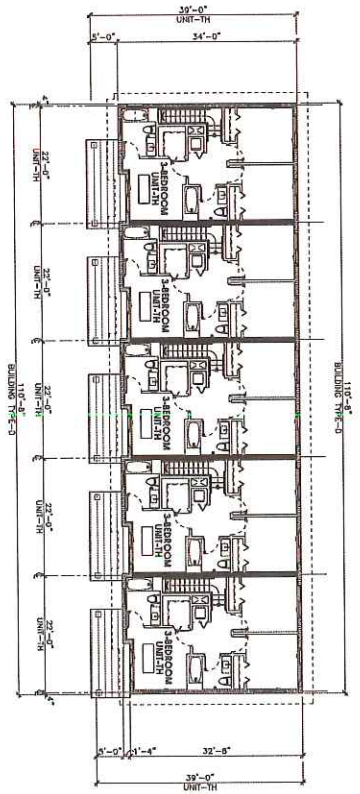
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PROJECT info:	PROJECT info:
Project name: LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142	Project name: modis architects 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com
building data: BUILDING FLOOR PLANS TYPE C GARDEN STYLE	Project number: 19119
conditions:	Drawn by: AT
1. 09/28/19 ASR RESUBMITTAL #1	Drawing scale: drawing date
2. 10/07/2019 ASR RESUBMITTAL #2	As Shown 10/15/2019
3. 11/13/2019 ASR RESUBMITTAL #3	Phase:
OWNER: LINCOLN GARDENS LLC 4771 NW 24th Court Miami, Florida 33142	Sheet number: A108

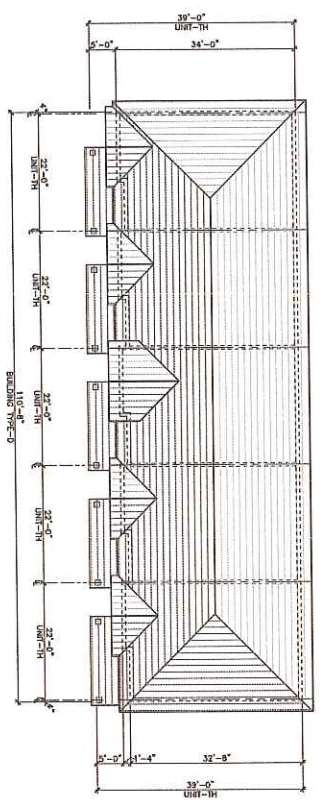
36



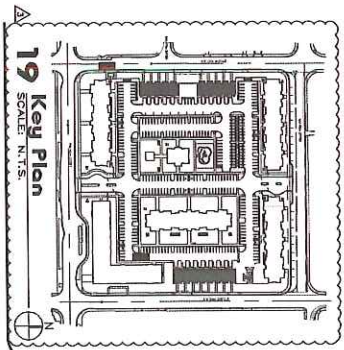
06 Reference Floor Plan - Ground Level - Building Type-D1 & D2
 SCALE: 3/32"=1'-0"



09 Reference Floor Plan - Second Level - Building Type-D1 & D2
 SCALE: 3/32"=1'-0"

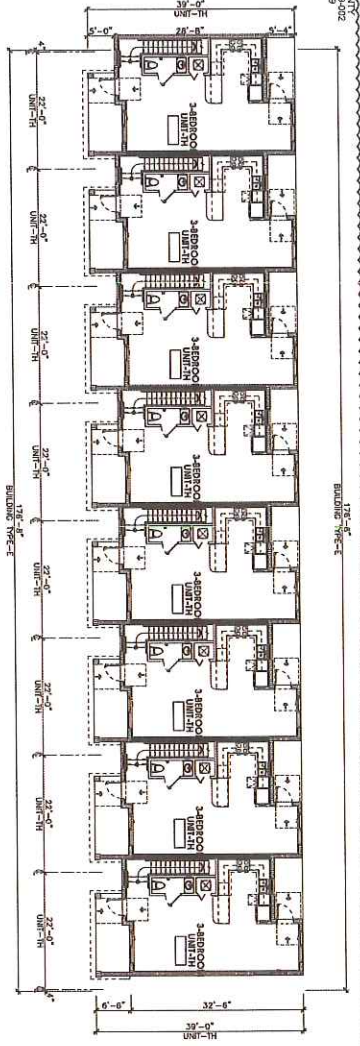


16 Reference Floor Plan - Roof Level - Building Type-D1 & D2
 SCALE: 3/32"=1'-0"

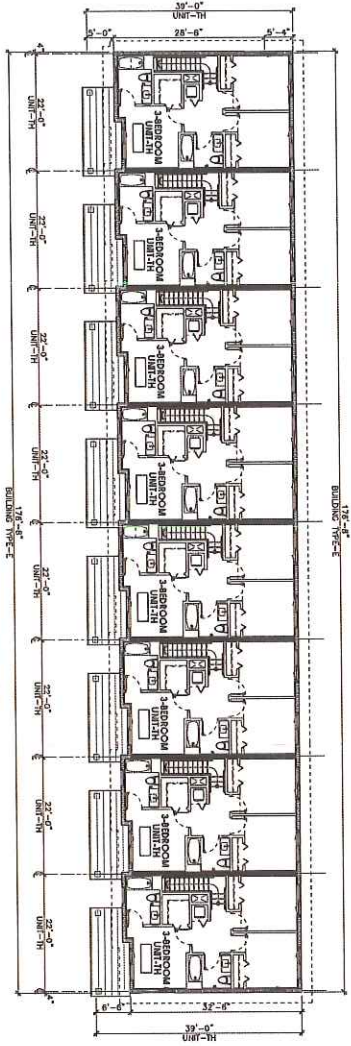


<p>19 Key Plan SCALE: 1/8"=1'-0"</p>	<p>drawing data: BUILDING FLOOR PLANS TYPE D1 & D2 TOWNHOME</p>	<p>CONTRACTOR: LINCOLN GARDENS, LLC ARCHITECT: MODIS ARCHITECTS, LLC PROJECT NO: ASPR RESUBMITTAL #3</p>	<p>MODIS architects</p> <p>4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p> <p>t. 786.879.8882 f. 786.350.1515 AA#26001777</p>
	<p>project number: 19119</p> <p>drawn by: AT</p> <p>drawing scale: As Shown</p> <p>drawing date: 10/15/2019</p> <p>phase: ASPR RESUBMITTAL #3</p> <p>sheet number: A109</p>	<p>revision:</p> <ol style="list-style-type: none"> 09/29/2019 ASPR RESUBMITTAL #1 10/07/2019 ASPR RESUBMITTAL #2 11/20/2019 ASPR RESUBMITTAL #3 	

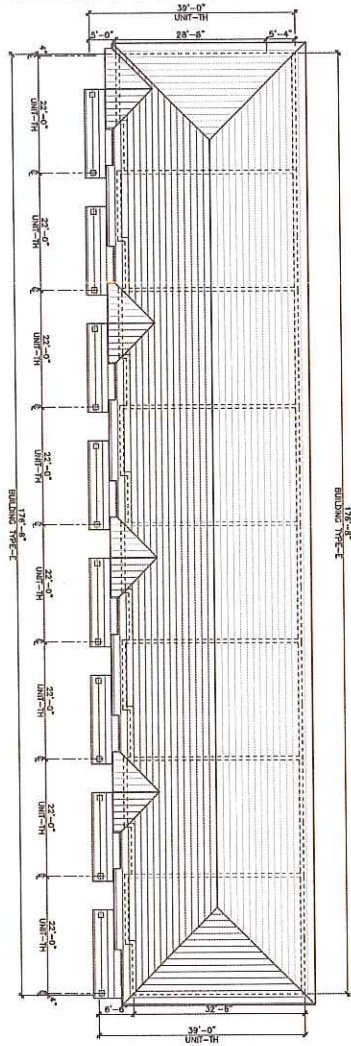
RECEIVED
 MANUPELL CORP
 PROJECT NO. 241810
 DATE 10/15/2018
 BY: ISM



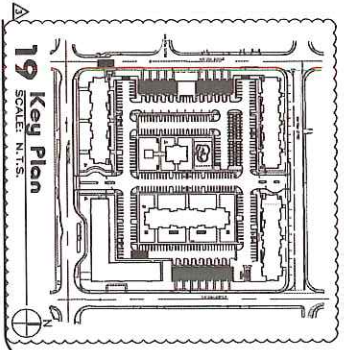
06 Reference Floor Plan - Ground Level - Building Type-D3
 SCALE: 3/32"=1'-0"



09 Reference Floor Plan - Second Level - Building Type-D3
 SCALE: 3/32"=1'-0"



16 Reference Floor Plan - Roof Level - Building Type-D3
 SCALE: 3/32"=1'-0"

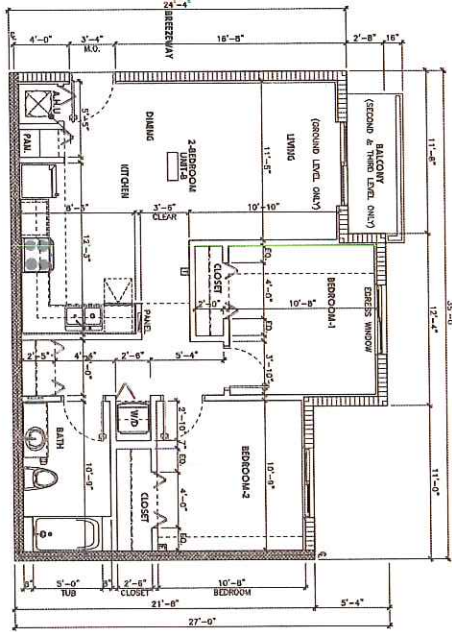


19 Key Plan
 SCALE: 1/8"=1'-0"

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<p>project info:</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>project info:</p> <p>modis architects 4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p>
<p>drawn by: AT</p> <p>project manager: AT</p> <p>drawing scale: drawing date: As Shown 10/15/2018</p> <p>phase: ASPR RESUBMITTAL #3</p> <p>sheet number: A109A</p>	<p>drawn by: AT</p> <p>project manager: AT</p> <p>drawing scale: drawing date: As Shown 10/15/2018</p> <p>phase: ASPR RESUBMITTAL #3</p>
<p>revisions:</p> <ol style="list-style-type: none"> 1. 08/01/2018 ASPR RESUBMITTAL #1 2. 10/15/2018 ASPR RESUBMITTAL #2 3. 11/12/2018 ASPR RESUBMITTAL #3 	<p>check: MANUPELL, AN, KODAL, TERRY & DICK, C/P</p> <p>notes: REVIEW COMMENTS AND REVISIONS: * AS SHOWN</p>

38



06 Enlarged - Floor Plan - Unit-B
 SCALE: 1/4" = 1'-0"



11 3D - Unit-B
 SCALE: 1/4" = 1'-0"

area calculations:
 2-BEDROOM UNIT-B
 A/C SPACE INCL. MAIN
 833 SQUARE FEET

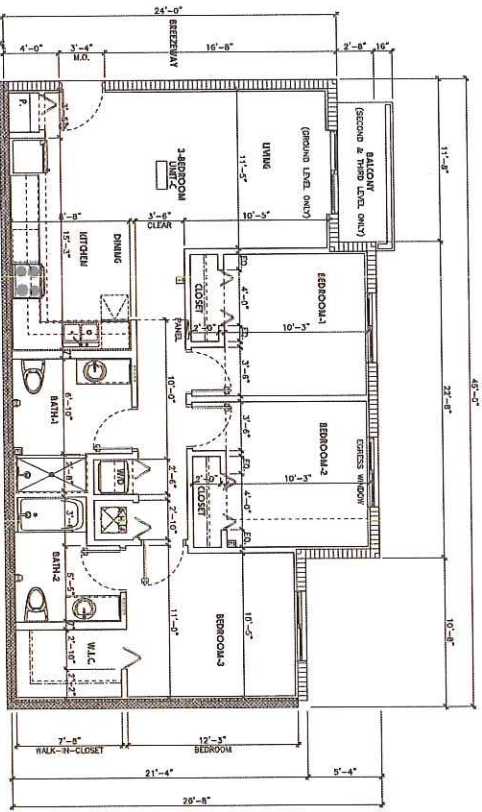


15 Key Plan Typ. Level - Type B
 SCALE: 1/8" = 1'-0"



19 Key Plan Typ. Level - Type C
 SCALE: 1/8" = 1'-0"

<p>project info:</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>drawn by: SPR</p> <p>drawing scale: A1</p> <p>drawing date: 10/15/2019</p> <p>printer: ASPR RESUBMITTAL #3</p>	<p>revisions:</p> <ol style="list-style-type: none"> 1. 09/25/2019 ASPR RESUBMITTAL 2. 10/15/2019 ASPR RESUBMITTAL #2 3. 11/12/2019 ASPR RESUBMITTAL #3 	<p>project info:</p> <p>modis architects</p> <p>4955 SW 75th Avenue t. 786.879.8882 Miami, Florida 33155 f. 786.350.1515 Florida Corp. AA#26001777 e. MODIS@MODISarchitects.com</p>
	<p>proposed: FLOOR PLANS GARDEN STYLE UNITS</p> <p>project number: 19119</p>	<p>sheet number: A110</p>	<p>client & consultant: AAA VICTAL USA AP BLDG. CO. 1400 NW 10TH AVENUE SUITE 200 MIAMI, FL 33136</p>

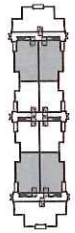


06 Enlarged - Floor Plan - Unit-C
 SCALE: 1/8" = 1'-0"

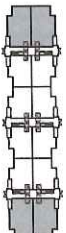


11 3D - Unit-C
 SCALE: 1/8" = 1'-0"

area calculations:
 3-BEDROOM UNIT-C
 476 SQUAD FLOOR PLAN
 1,112 SQUARE FEET

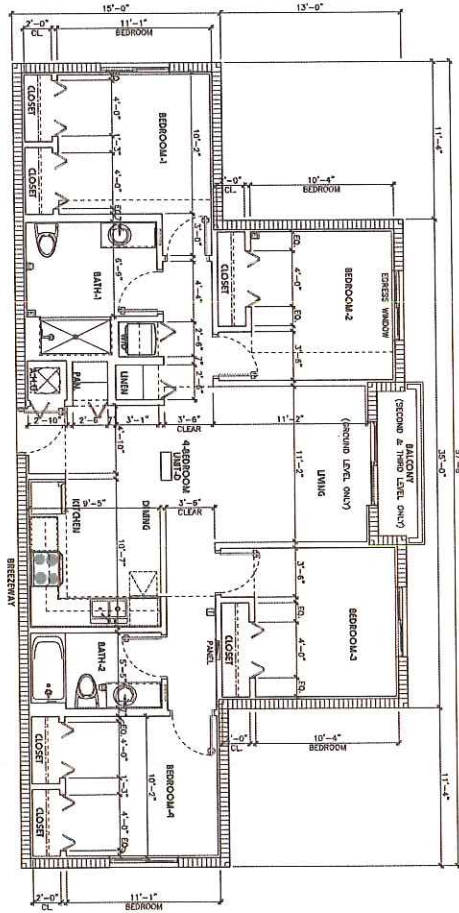


15 Key Plan Typ. Level - Type B
 SCALE: 1/8" = 1'-0"



19 Key Plan Typ. Level - Type C
 SCALE: 1/8" = 1'-0"

<p>drawing data:</p> <p>PROPOSED FLOOR PLANS GARDEN STYLE UNITS</p>	<p>1. consultant: MODIS ARCHITECTS</p> <p>2. JOBSETTER: ASPR RESUBMITTAL #3</p> <p>3. 11/23/2019: ASPR RESUBMITTAL #3</p>	<p>project files:</p> <p>modis architects</p> <p>4955 SW 75th Avenue t. 786.879.8882 Miami, Florida 33155 f. 786.350.1515 Florida Corp. AA#26001777 e. MODIS@MODISarchitects.com</p>
	<p>revisions:</p> <p>1. 10/25/2019: ASPR RESUBMITTAL #3</p> <p>2. 11/23/2019: ASPR RESUBMITTAL #3</p>	
<p>drawn by: PROJ. MANAGER</p> <p>AT</p> <p>drawing scale: drawing date:</p> <p>As Shown 10/15/2019</p> <p>phase:</p> <p>ASPR RESUBMITTAL #3</p> <p>sheet number:</p> <p>A111</p>	<p>project files:</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>40</p>

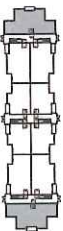


06 Enlarged - Floor Plan - Unit-D
 SCALE: 1/8" = 1'-0"



11 3D - Unit-D
 SCALE: 1/8" = 1'-0"

area calculations:
 4-BEDROOM UNIT-D
 1,200 SQUARE FEET

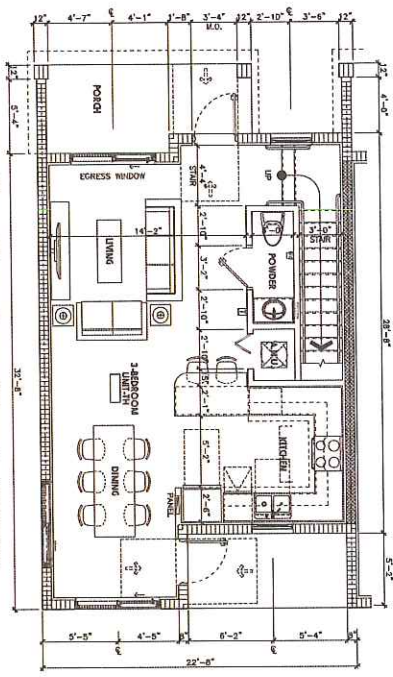


19 Key Plan Typ. Level - Type B
 SCALE: 1/8" = 1'-0"

<p>project info</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>project info</p> <p>modis architects</p> <p>4955 SW 75th Avenue t. 786.879.8882 Miami, Florida 33155 f. 786.350.1515 Florida Corp. AA#26001777 e. MODIS@MODISarchitects.com</p>
<p>drawn by: AT</p> <p>drawing scale: As Shown</p> <p>phase: ASPR RESUBMITTAL #3</p> <p>sheet number: A112</p>	<p>proposed FLOOR PLANS GARDEN STYLE UNITS</p> <p>project number: 19119</p> <p>drawing date: 10/15/2019</p>
<p>revisions:</p> <ol style="list-style-type: none"> 1. 09/15/2019 ASPR RESUBMITTAL #1 2. 10/15/2019 ASPR RESUBMITTAL #2 3. 11/27/2019 ASPR RESUBMITTAL #3 	<p>NOTED: ALL INFORMATION, AND LOCAL, STATE OR FEDERAL CODES, RULES AND REGULATIONS, TO BE USED FOR THIS PROJECT, SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p>

41

06 Enlarged - Floor Plan - Ground Level - Unit-T1
 SCALE: 1/8"=1'-0"



area calculations:
 3-BEDROOM UNIT-TOWNHOUSE
 A/C SPACE - FLOOR PLAN 673 SQUARE FEET
 INDIC A/C SPACE - FLOOR PLAN 424 SQUARE FEET

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PROPOSED FLOOR PLANS TOWNHOME UNITS

drawing date: 30/15/2019
 sheet number: ASPR RESUBMITTAL #3
A113

drawing date: 30/15/2019

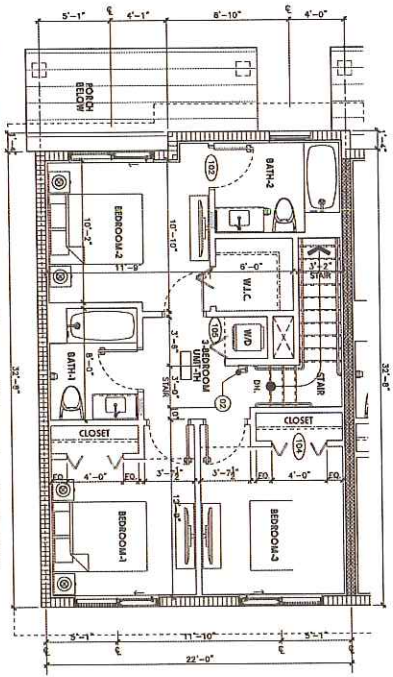
1	06/2019	ASPR RESUBMITTAL #1
2	07/2019	ASPR RESUBMITTAL #2
3	11/2019	ASPR RESUBMITTAL #3

LINCOLN GARDENS
 New Construction
 4771 NW 24th Court
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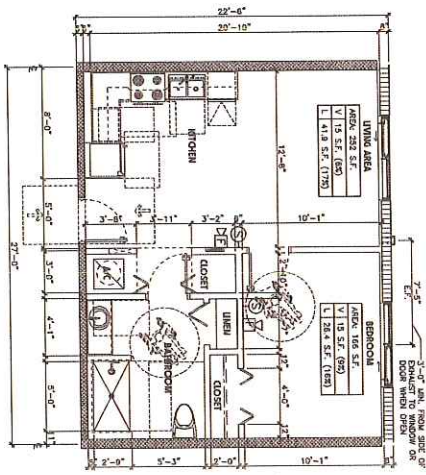
06 Enlarged - Floor Plan - Second Level - Unit-T1H



area calculations:
 2-BEDROOM UNIT-TOWNHOUSE
 A/C SPACE - FLOOR PLAN
 736 SQUARE FEET

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drawing data:	project files:
PROPOSED FLOOR PLANS TOWNHOME UNITS	LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142
drawing date: 10/15/2019 drawing scale: AS SHOWN sheet number: ASPR RESUBMITTAL #3	4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com t. 786.879.8882 f. 786.350.1515 AA#26001777
revision: 1. 09/23/2019 ASPR RESUBMITTAL #1 2. 10/23/2019 ASPR RESUBMITTAL #2 3. 11/13/2019 ASPR RESUBMITTAL #3	43



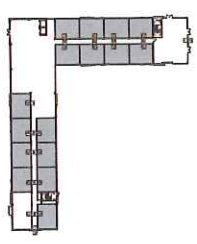
06 Enlarged - Floor Plan - Typical Level - Unit-A1
 SCALE: 1/8"=1'-0"



11 3D - Unit-A1
 SCALE: 3/4"=1'-0"

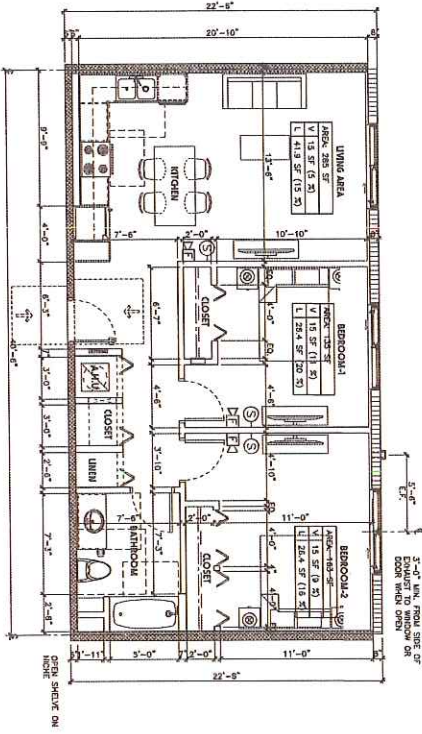
area calculations:
 1-BEDROOM UNIT-A1
 A/C SPAC - FLOOR PLAN
 GSA SQUARE FEET

19 Key Plan Typical Level
 SCALE: 1/8"=1'-0"



<p>PROPOSED FLOOR PLANS ELDERLY APTS. UNITS</p> <p>drawing date: 10/15/2019 project number: 19119</p>	<p>drawn by: 301/mas/mst</p>	<p>MODIS architects</p> <p>4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p> <p>t. 786.879.8882 f. 786.350.1515 AAM26001777</p>
	<p>drawing scale: As Shown</p>	
	<p>phase: ASPR RESUBMITTAL #3</p>	
<p>sheet number: A115</p>	<p>relations:</p> <ol style="list-style-type: none"> 1. 09/03/2019 ASPR RESUBMITTAL #1 2. 10/02/2019 ASPR RESUBMITTAL #2 3. 11/27/2019 ASPR RESUBMITTAL #3 	<p>project info:</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>

44

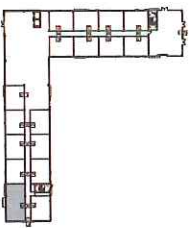


06 Enlarged - Floor Plan - Typical Level - Unit-B1
 SCALE: 1/8"=1'-0"



11 3D - Unit-B1
 SCALE: 1/8"=1'-0"

Area calculations:
 2-BEDROOM UNIT-B1
 1/4 SHEET - FLOOR PLAN
 911 SQUARE FEET

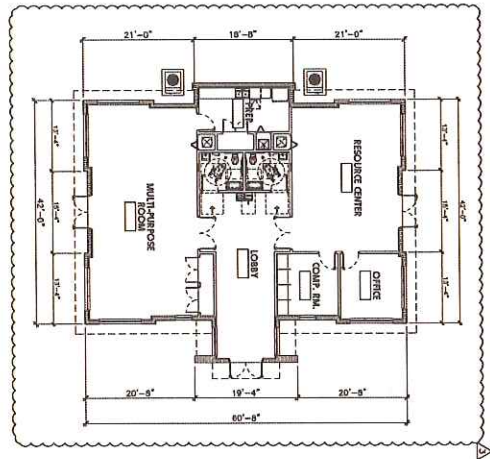


19 Key Plan Typical Level
 SCALE: 1/8"=1'-0"

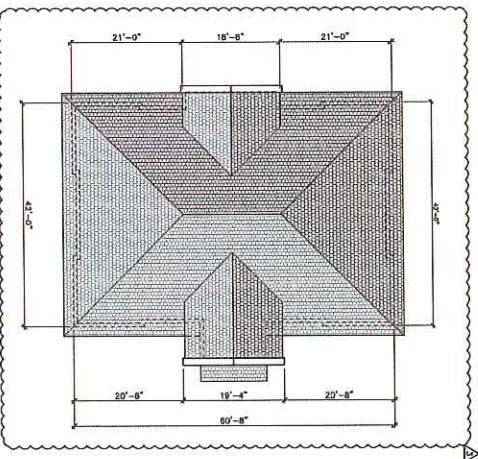
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<p>drawing data:</p> <p>PROPOSED FLOOR PLANS ELDERLY APTS. UNITS</p>	<p>revisions:</p> <ol style="list-style-type: none"> 1. 08/28/2019 ADAM RESUBMITTAL #1 2. 10/15/2019 ADAM RESUBMITTAL #2 3. 11/20/2019 ADAM RESUBMITTAL #3
<p>drawing by: AT</p> <p>project number: 19119</p> <p>drawing date: 10/15/2019</p> <p>sheet number: A116</p>	<p>drawing title: ASRP RESUBMITTAL #3</p>

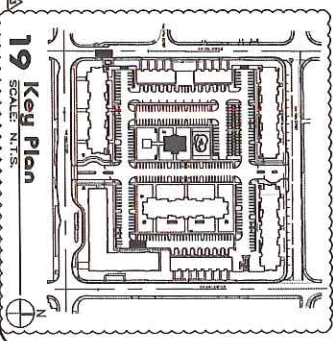
45



06 Reference Floor Plan - Ground Level Community Center
 SCALE: 3/32"=1'-0"



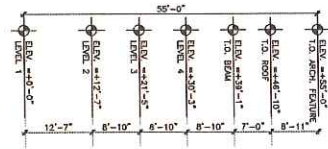
16 Reference Roof Plan - Community Center
 SCALE: 3/32"=1'-0"



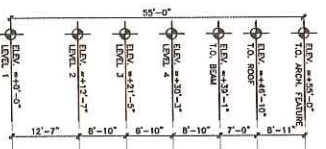
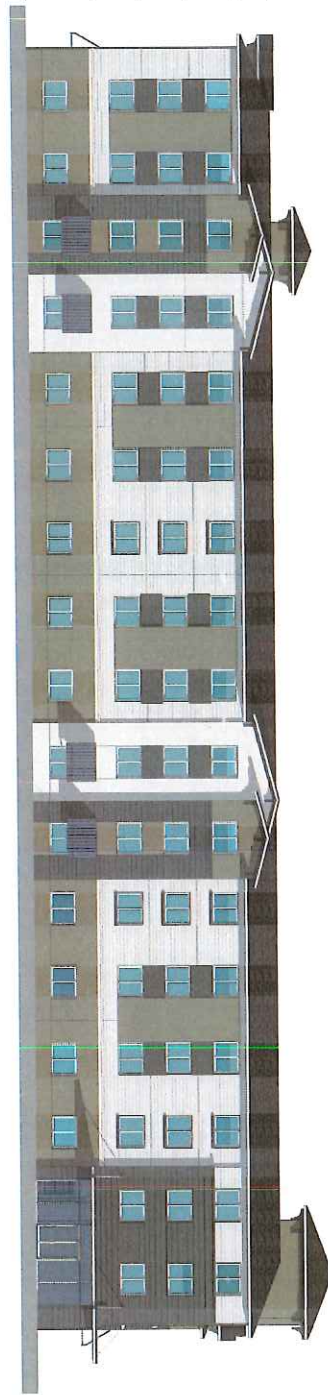
19 Key Plan
 SCALE: N.T.S.

<p>drawing data:</p> <p>BUILDING FLOOR PLAN COMMUNITY CENTER</p>	<p>project number: 19119</p>
	<p>drawn by: AN</p> <p>drawing scale: As Shown</p> <p>date: 10/15/2019</p> <p>client: ASPR RESUBMITTAL #3</p> <p>sheet number: A117</p>
<p>revisions:</p> <ol style="list-style-type: none"> 1 09/26/19 ASPR RESUBMITTAL #1 2 10/15/2019 ASPR RESUBMITTAL #2 3 10/20/2019 ASPR RESUBMITTAL #3 	<p>client: LINCOLN GARDENS, AN ASPR RESUBMITTAL #3</p> <p>architect: MODIS ARCHITECTS, P.A. AIA 8339</p>
<p>scale:</p>	<p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>
<p>project info:</p>	<p>modis architects</p> <p>4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p> <p>t. 786.879.8882 f. 786.350.1515 AA#26001777</p>

46



01 Proposed Front Elevation (Bldg Type A)
 SCALE: 1/8" = 1'-0"



02 Proposed Side Elevation (Bldg Type A)
 SCALE: 1/8" = 1'-0"



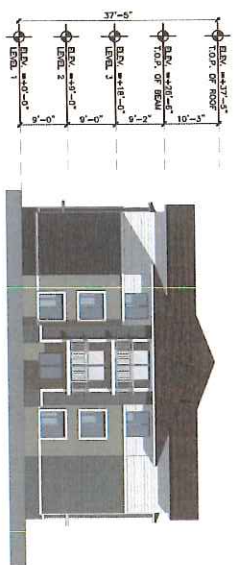
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project info:	<p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>
drawing date:	<p>PROPOSED SENIOR APTS ELEVATIONS BUILDING TYPE A</p>
project number:	19119
drawn by:	AT
checked by:	AT
drawing scale:	AS SHOWN
drawing date:	10/15/2018
sheet number:	A201

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 4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com



01 Proposed Front & Rear Elevation (Bldgs Type B)
 SCALE: 3/8"=1'-0"



02 Proposed Side Elevation (Bldgs Type B)
 SCALE: 3/8"=1'-0"

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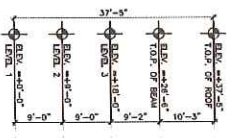
MODIS ARCHITECTS
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 f. 786.350.1515
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PROPOSED
 GARDEN STYLE
 ELEVATIONS
 BUILDING TYPE
 B

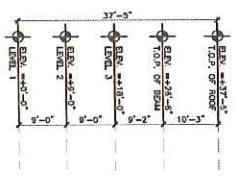
REVISIONS:

1	08/29/2019	ASPR RESUBMITTAL #1
2	10/17/2019	ASPR RESUBMITTAL #2
3	11/12/2019	ASPR RESUBMITTAL #3

PROJECT NUMBER: 19119
drawn by: AT
drawing scale: 3/8"=1'-0"
As Shown | 10/15/2019
ASPR RESUBMITTAL #3
sheet number
A203



01 Proposed Front & Rear Elevation (Bldg Type C)
 SCALE: 3/32" = 1'-0"



02 Proposed Side Elevation (Bldg Type C)
 SCALE: 3/32" = 1'-0"



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PROJECT: LINCOLN GARDENS
 4771 NW 24th Court
 Miami, Florida 33142

OWNER: ASHLEY T. & MICHAEL L. ASHLEY
 4771 NW 24th Court
 Miami, Florida 33142

DESIGNER: MODIS ARCHITECTS, LLC
 4955 SW 75th Avenue
 Miami, Florida 33155
 t. 786.879.8882
 f. 786.350.1515
 e. MODIS@MODISarchitects.com

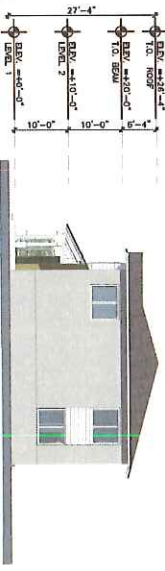
DATE: 10/15/2019
 DRAWING: 01 - PROPOSED FRONT & REAR ELEVATION (BLDG TYPE C)
 1. 10/15/2019 ASHLEY T. ASHLEY
 2. 10/15/2019 ASHLEY T. ASHLEY
 3. 10/15/2019 ASHLEY T. ASHLEY

DRAWING DATE: 10/15/2019
 PROJECT NUMBER: 190119
 DRAWN BY: AT
 PROJECT MANAGER: AS
 DRAWING SCALE: AS SHOWN
 DATE: 10/15/2019
 PHASE: ASPR RESUBMITTAL #3
 SHEET NUMBER: A204

PROPOSED GARDEN STYLE ELEVATIONS BUILDING TYPE C



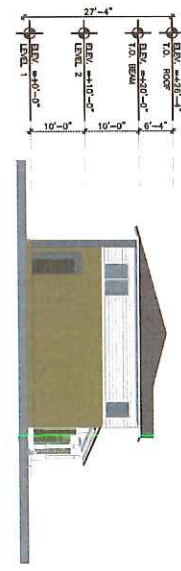
01 Proposed Front Elevation (Townhouse Type D1 & D2)
 SCALE: 3/8"=1'-0"



03 Proposed Side Elevation (Townhouse Type D1 & D2)
 SCALE: 3/8"=1'-0"



02 Proposed Rear Elevation (Townhouse Type D1 & D2)
 SCALE: 3/8"=1'-0"



04 Proposed Side Elevation (Townhouse Type D1 & D2)
 SCALE: 3/8"=1'-0"

revisions:

1	09/02/2019	ASH RESUBMITTAL #1
2	10/12/2019	ASH RESUBMITTAL #2
3	11/12/2019	ASH RESUBMITTAL #3

LINCOLN GARDENS
 New Construction
 4771 NW 24th Court
 Miami, Florida 33142

modis
 architects

4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com

drawing date: **PROPOSED**

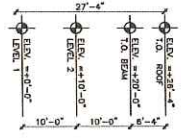
TOWNHOMES
ELEVATIONS
BUILDING
TYPE D1 & D2

project number: 39119

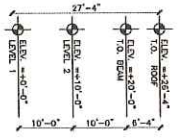
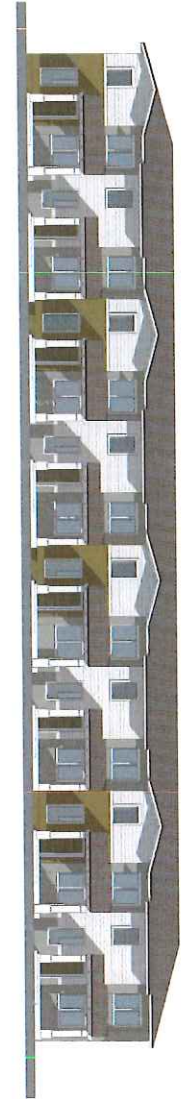
drawn by: AT
 drawing scale: As Shown
 date: 10/15/2019

ASPR RESUBMITTAL #3
A205

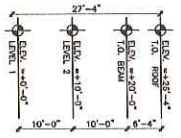
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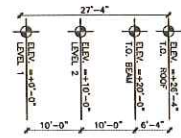
01 Proposed Front Elevation (Townhouse Type D3)
 SCALE: 3/32" = 1'-0"



02 Proposed Rear Elevation (Townhouse Type D3)
 SCALE: 3/32" = 1'-0"



03 Proposed Side Elevation (Townhouse Type D3)
 SCALE: 3/32" = 1'-0"

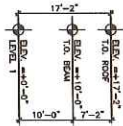


04 Proposed Side Elevation (Townhouse Type D3)
 SCALE: 3/32" = 1'-0"

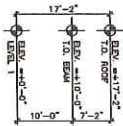


<p>PROPOSED TOWNHOMES ELEVATIONS BUILDING TYPE D3</p>		<p>modis architects</p> <p>4955 SW 75th Avenue t. 786.879.8882 Miami, Florida 33155 f. 786.350.1515 Florida Corp. AA#26001777 e. MODIS@MODISarchitects.com</p>										
<p>ASPR RESUBMITTAL #3</p> <p>Sheet number: A205A</p>		<p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>										
<p>project number: 19119</p> <p>drawn by: AT</p> <p>project manager: AS Shum</p> <p>drawing scale: 10/15/2019</p> <p>phase: ASPR RESUBMITTAL #3</p>		<p>revisions:</p> <table border="1"> <tr> <td>1</td> <td>08/29/2019</td> <td>ASPR RESUBMITTAL #2</td> </tr> <tr> <td>2</td> <td>10/15/2019</td> <td>ASPR RESUBMITTAL #3</td> </tr> <tr> <td>3</td> <td>11/12/2019</td> <td>ASPR RESUBMITTAL #3</td> </tr> </table>		1	08/29/2019	ASPR RESUBMITTAL #2	2	10/15/2019	ASPR RESUBMITTAL #3	3	11/12/2019	ASPR RESUBMITTAL #3
1	08/29/2019	ASPR RESUBMITTAL #2										
2	10/15/2019	ASPR RESUBMITTAL #3										
3	11/12/2019	ASPR RESUBMITTAL #3										

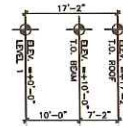
52



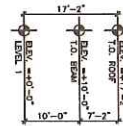
01 Proposed Front Elevation (Community Center Bldg)
 SCALE: 3/8" = 1'-0"



02 Proposed Side Elevation (Community Center Bldg)
 SCALE: 3/8" = 1'-0"



03 Proposed Rear Elevation (Community Center Bldg)
 SCALE: 3/8" = 1'-0"



04 Proposed Side Elevation (Community Center Bldg)
 SCALE: 3/8" = 1'-0"

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 Miami, Florida 33155
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 e. MODIS@MODISarchitects.com

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 f. 786.350.1515
 AA#26001777

LINCOLN GARDENS
 New Construction
 4771 NW 24th Court
 Miami, Florida 33142

project info:

1 2019/02/28 ASPR RESUBMITTAL #1
 2 2019/02/28 ASPR RESUBMITTAL #2
 3 2019/02/28 ASPR RESUBMITTAL #3

client: LINCOLN GARDENS, 4771 NW 24th Court, Miami, FL 33142
 phone: (786) 350-1515
 email: info@lincolngardens.com

designations:

1 2019/02/28 ASPR RESUBMITTAL #1
 2 2019/02/28 ASPR RESUBMITTAL #2
 3 2019/02/28 ASPR RESUBMITTAL #3

drawing date:

19119

drawn by: AT
 project manager: -
 drawing scale: drawing date:
 As Shown 10/15/2019

DATE: 10/15/2019

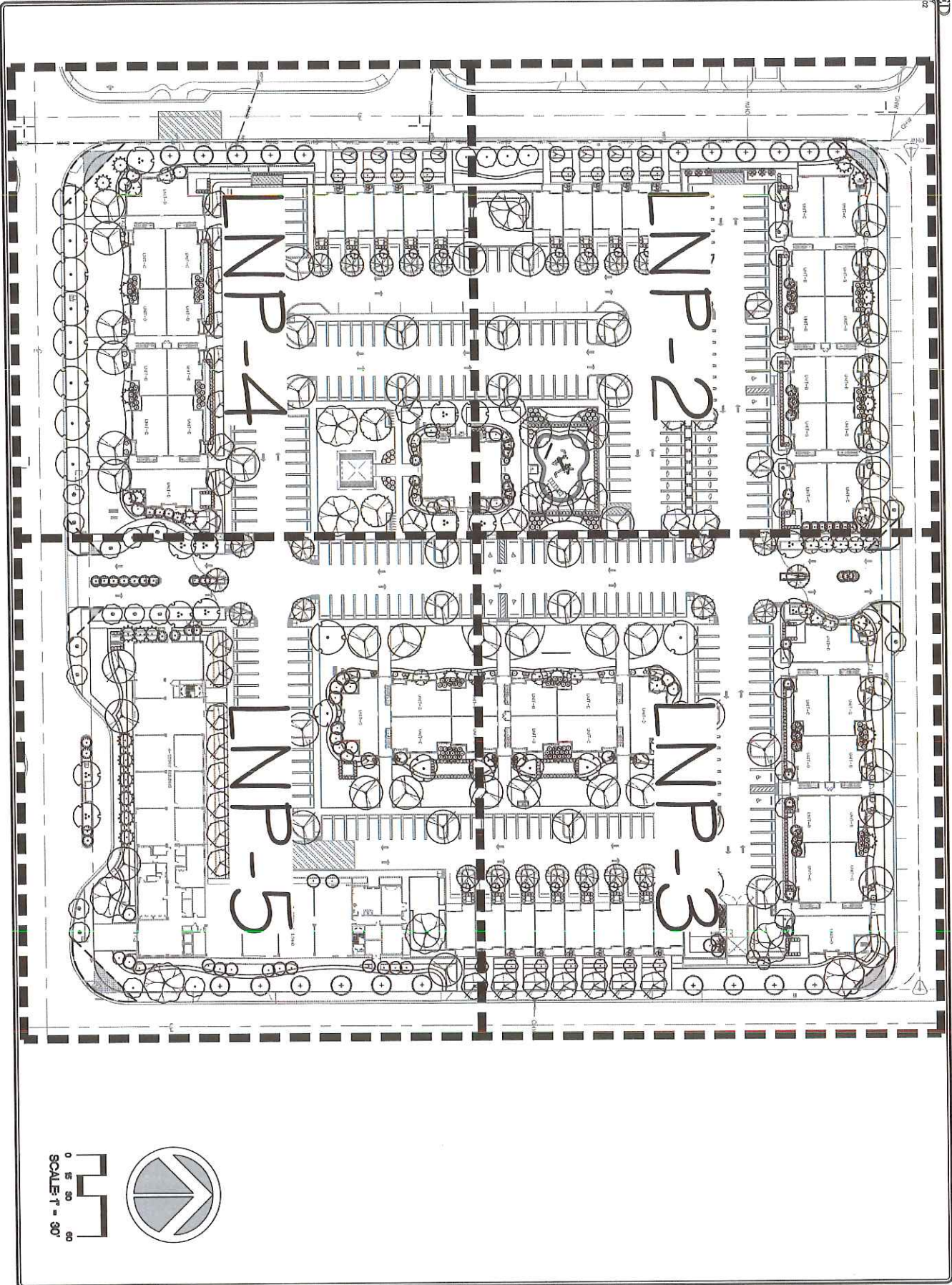
ASPR RESUBMITTAL #3

sheet number: **A206**

53

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PROCESS NO. 0193
DATE: NOV. 13, 2013

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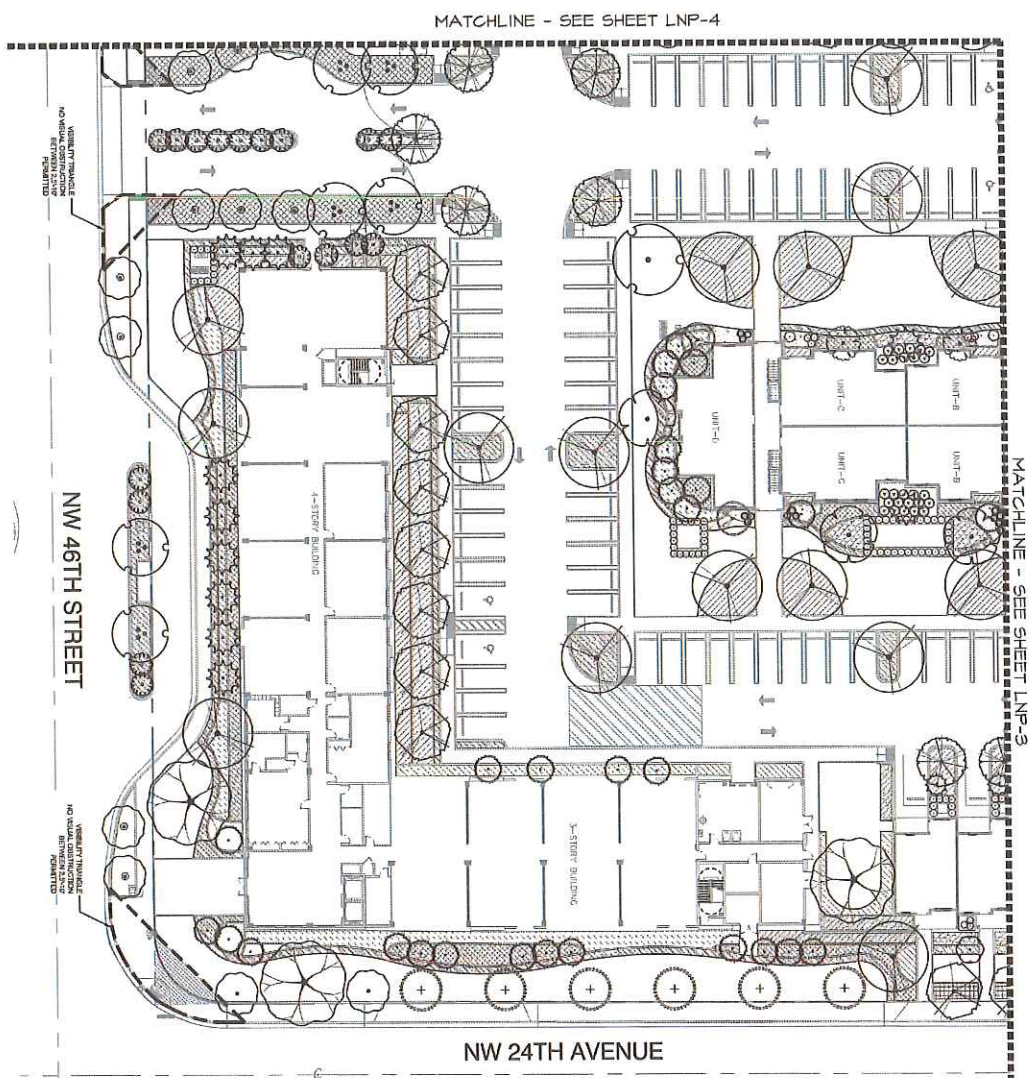


	Sheet Title	LINCOLN GARDENS LANDSCAPE PLAN
	Sheet Number	
Date OCTOBER 2013	Revision Dates	
LP-1		

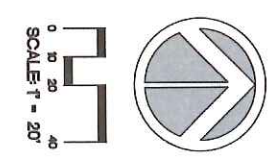
LINCOLN GARDENS
 4771 NW 24TH CT
 MIAMI, FL 33142

planning & design
 planning, landscape architecture & sustainable design
 1212 Highway Terrace Weston, Florida 33327
 (954) 802-4192 www.plgdesign.com

54



PLANT SCHEDULE	
SYMBOL	DESCRIPTION
	Decorative Palm
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PLANT SCHEDULE

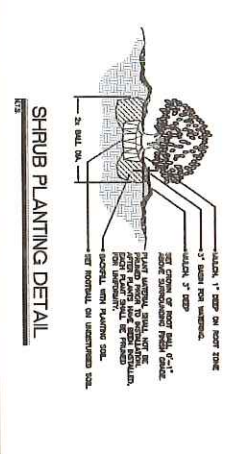
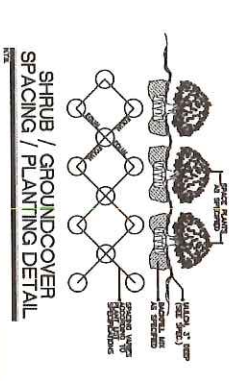
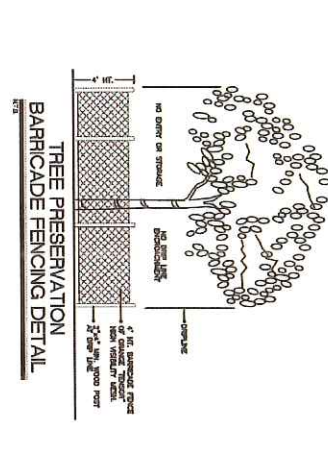
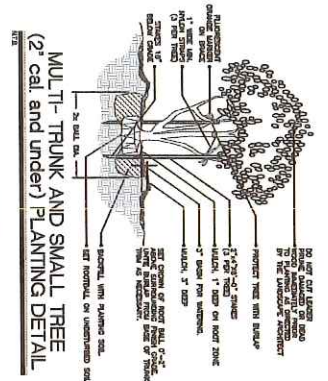
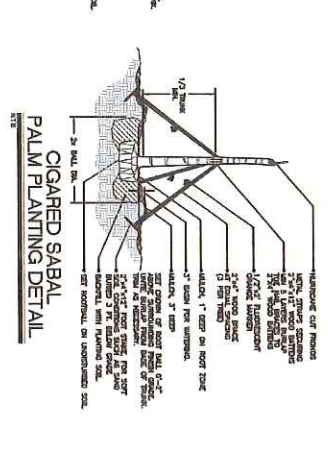
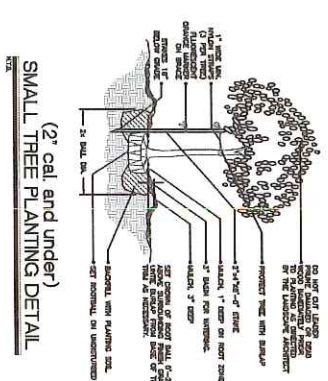
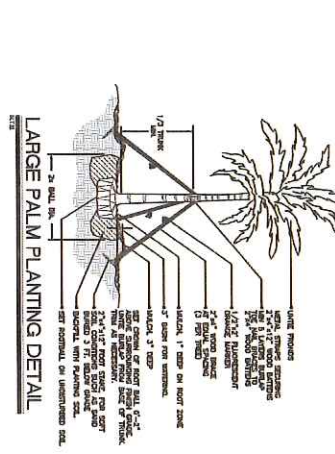
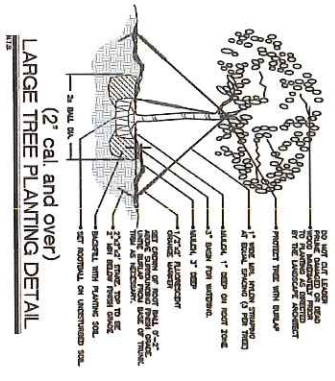
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LINCOLN GARDENS

LINCOLN GARDENS
 4771 NW 24TH CT
 MIAMI, FL 33142

lbc planning & design
 planning, landscape architecture & sustainable design
 1312 City Terrace West, Florida 33327
 (954) 602-4292 www.lbcplanning.com

59



GENERAL NOTES:

1. All work shall be in accordance with the specifications for the project and shall be subject to the approval of the City of Miami.
2. All work shall be completed within the time schedule set forth in the contract.
3. All work shall be completed within the time schedule set forth in the contract.
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50. All work shall be completed within the time schedule set forth in the contract.

LINCOLN GARDENS LANDSCAPE REQUIREMENTS

Zoning District: RUL	Net Area:	824 Acres	393,339 SF
OPEN SPACE	Required		Provided
A. Square feet of open space required as indicated on this plan:	141,771		132,458
B. Square feet of parking in open space required, as indicated on this plan:	3,610		3,610
C. Total square feet of landscaped open space required = A + B =	145,381		136,068
D. Total square feet of landscaped open space provided =	145,381		136,068
E. Total square feet of landscaped open space provided =	145,381		136,068

LAND AREA CALCULATIONS


Item	Area	Area
A. Total area of site	824.00	393,339
B. Total area of site	824.00	393,339
C. Total area of site	824.00	393,339
D. Total area of site	824.00	393,339
E. Total area of site	824.00	393,339
F. Total area of site	824.00	393,339
G. Total area of site	824.00	393,339
H. Total area of site	824.00	393,339
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J. Total area of site	824.00	393,339
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L. Total area of site	824.00	393,339
M. Total area of site	824.00	393,339
N. Total area of site	824.00	393,339
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P. Total area of site	824.00	393,339
Q. Total area of site	824.00	393,339
R. Total area of site	824.00	393,339
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T. Total area of site	824.00	393,339
U. Total area of site	824.00	393,339
V. Total area of site	824.00	393,339
W. Total area of site	824.00	393,339
X. Total area of site	824.00	393,339
Y. Total area of site	824.00	393,339
Z. Total area of site	824.00	393,339

SHRUBS:

Item	Area	Area
A. No. of shrubs: Required No. of Trees 1'0" 311 x 10 =	3,110	6,421
B. 1/2" Minimum Required 310 x 20% =	62	1,010
C. 1/4" Diameter Trees Required 310 x 20% =	1,565	4,389

NOTES:

1. All shrubs shall be in accordance with the specifications for the project.
2. All shrubs shall be in accordance with the specifications for the project.
3. All shrubs shall be in accordance with the specifications for the project.
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49. All shrubs shall be in accordance with the specifications for the project.
50. All shrubs shall be in accordance with the specifications for the project.



 Sheet Title: LINCOLN GARDENS LANDSCAPE DETAILS

LINCOLN GARDENS

 4771 NW 24TH COURT

 MIAMI, FL 33142


 jbc planning & design

 planning, landscape architecture & sustainable design

 1112 Highway Terrace Weston, Florida 33327

 (954) 602-4292 www.jbcplanning.com

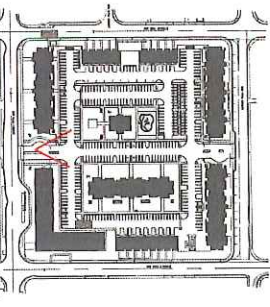
600



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<p>project number: 19119</p> <p>drawn by: 3001/modis/arc</p> <p>drawing scale: drawing date: As Shown 10/15/2019</p> <p>phase: ASPR RESUBMITTAL #3</p> <p>sheet number: A100</p>	<p>drawing date: SITE PLAN - COLORED</p>	<p>revisions:</p> <ol style="list-style-type: none"> 1. 10/15/2019 ASPR RESUBMITTAL #1 2. 10/15/2019 ASPR RESUBMITTAL #2 3. 11/20/2019 ASPR RESUBMITTAL #3 	<p>modis architects, llc 4955 SW 75th Avenue Miami, Florida 33155 t. 786.879.8882 f. 786.350.1515 Florida Corp. AAR26001777 e. MODIS@MODISarchitects.com</p>	<p>product file:</p>	<p>MODIS architects</p> <p>4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. AAR26001777 e. MODIS@MODISarchitects.com</p>	<p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>
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61



20 Key Plan
 SCALE: N.T.S.

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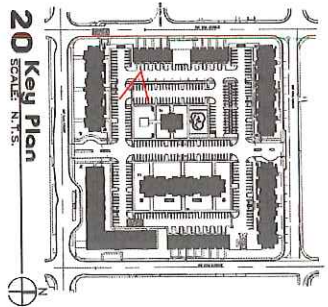
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project number:	39319
drawn by:	proj manager
checked by:	AM
drawing scale:	As Shown
date:	10/17/2019
sheet number:	ASPR RESUMMITAL #3
sheet number:	A402

revisions:	1. 08/27/19 ASPR RESUMMITAL #1
	2. 08/27/19 ASPR RESUMMITAL #2
	3. 10/17/2019 ASPR RESUMMITAL #3

product info:	<p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>
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product info:	<p>modis architects</p> <p>4955 SW 75th Avenue t. 786.879.8882 Miami, Florida 33155 f. 786.350.1515 Florida Corp. AA#26001777 e. MODIS@MODISarchitects.com</p>
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62



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MODEL IMAGE

drawing data:

PROJECT NUMBER:	39139
DRAWN BY:	2501 PROJECT
DRAWING SCALE:	AS SHOWN
DATE:	10/15/2019
PROJECT NAME:	ASPR RESUBMITTAL #3
SHEET NUMBER:	A403

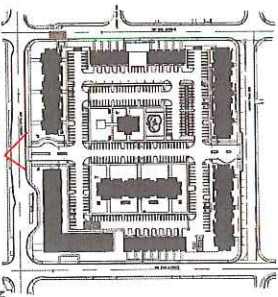
NO.	REVISIONS
1	09/07/2019 ASPR RESUBMITTAL #1
2	09/10/2019 ASPR RESUBMITTAL #2
3	12/17/2019 ASPR RESUBMITTAL #3

LINCOLN GARDENS
 New Construction
 4771 NW 24th Court
 Miami, Florida 33142

modis architects

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 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com

63

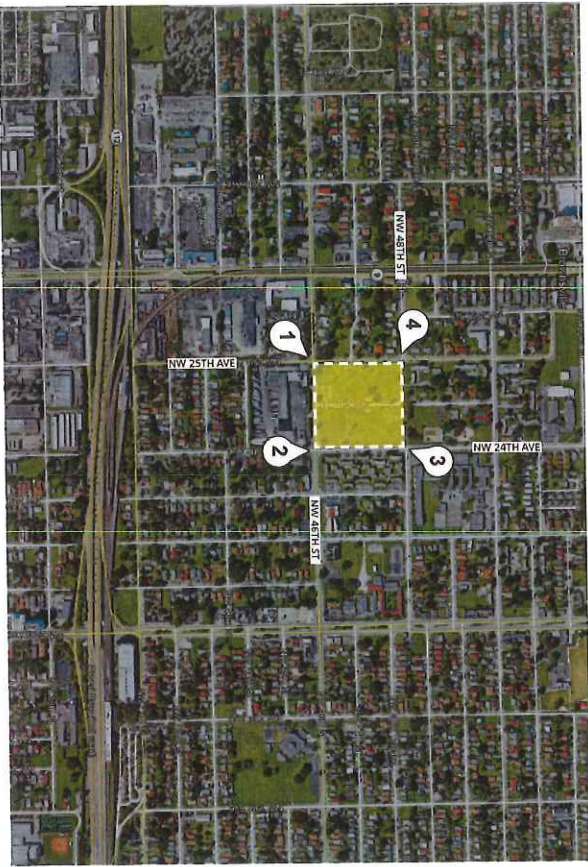


20 Key Plan
 SCALE: N.T.S.

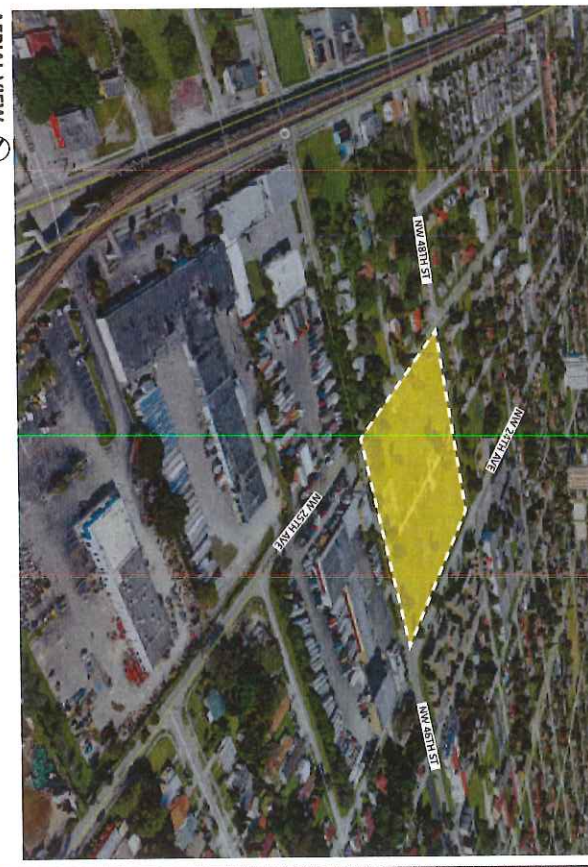
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<p>project number: 18119</p> <p>drawn by: AS</p> <p>drawing scale: AS SHOWN</p> <p>phase: ASPR RESUBMITTAL #3</p> <p>sheet number: A401</p>	<p>drawing data:</p> <p>AERIAL VIEW</p>	<p>revisions:</p> <ol style="list-style-type: none"> 1. 10/15/2019 ASPR RESUBMITTAL #1 2. 10/22/2019 ASPR RESUBMITTAL #2 3. 11/01/2019 ASPR RESUBMITTAL #3 	<p>modis architects</p> <p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>project no:</p> <p>4955 SW 75th Avenue t. 786.879.8882 Miami, Florida 33155 f. 786.350.1515 Florida Corp. AA#26001777 e. MODIS@MODISarchitects.com</p>
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64



PROJECT LOCATION ①



AERIAL VIEW ②



IMAGE 1



IMAGE 2



IMAGE 3



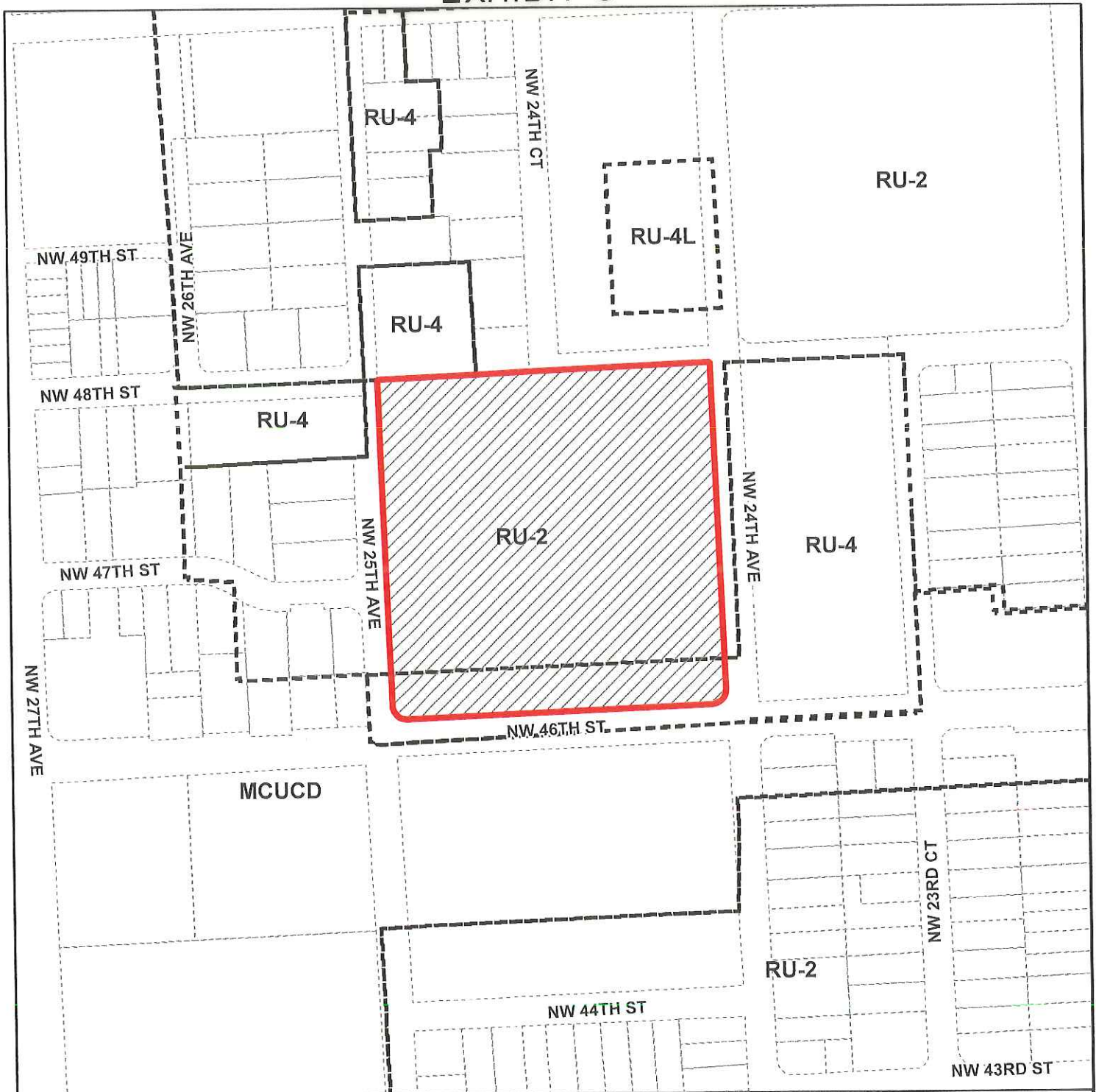
IMAGE 4

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<p>drawing data</p> <p>SITE IMAGES & CONTEXT MAP</p>	<p>project number: 19119</p> <p>drawn by: AT</p> <p>drawing scale: AS SHOWN</p> <p>date: 10/15/2019</p> <p>ASPR RESUBMITTAL #3</p> <p>sheet number: A0001</p>	<p>revisions:</p> <ol style="list-style-type: none"> 1. 09/25/19 ASH/MS/KM/AT/AL 1. 10/22/19 ASH/MS/KM/AT/AL 3. 11/13/19 ASH/MS/KM/AT/AL 	<p>scale:</p>	<p>LINCOLN GARDENS New Construction 4771 NW 24th Court Miami, Florida 33142</p>	<p>project file:</p> <p>modis architects</p> <p>4955 SW 75th Avenue Miami, Florida 33155 Florida Corp. e. MODIS@MODISarchitects.com</p> <p>t. 786.879.8882 f. 786.350.1515 AA#26001777</p>
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65

EXHIBIT C





MIAMI-DADE COUNTY
HEARING MAP

Process Number
G2019000002

Section: 22 Township: 53 Range: 41
 Applicant: Miami-Dade Public Housing and Community Development
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

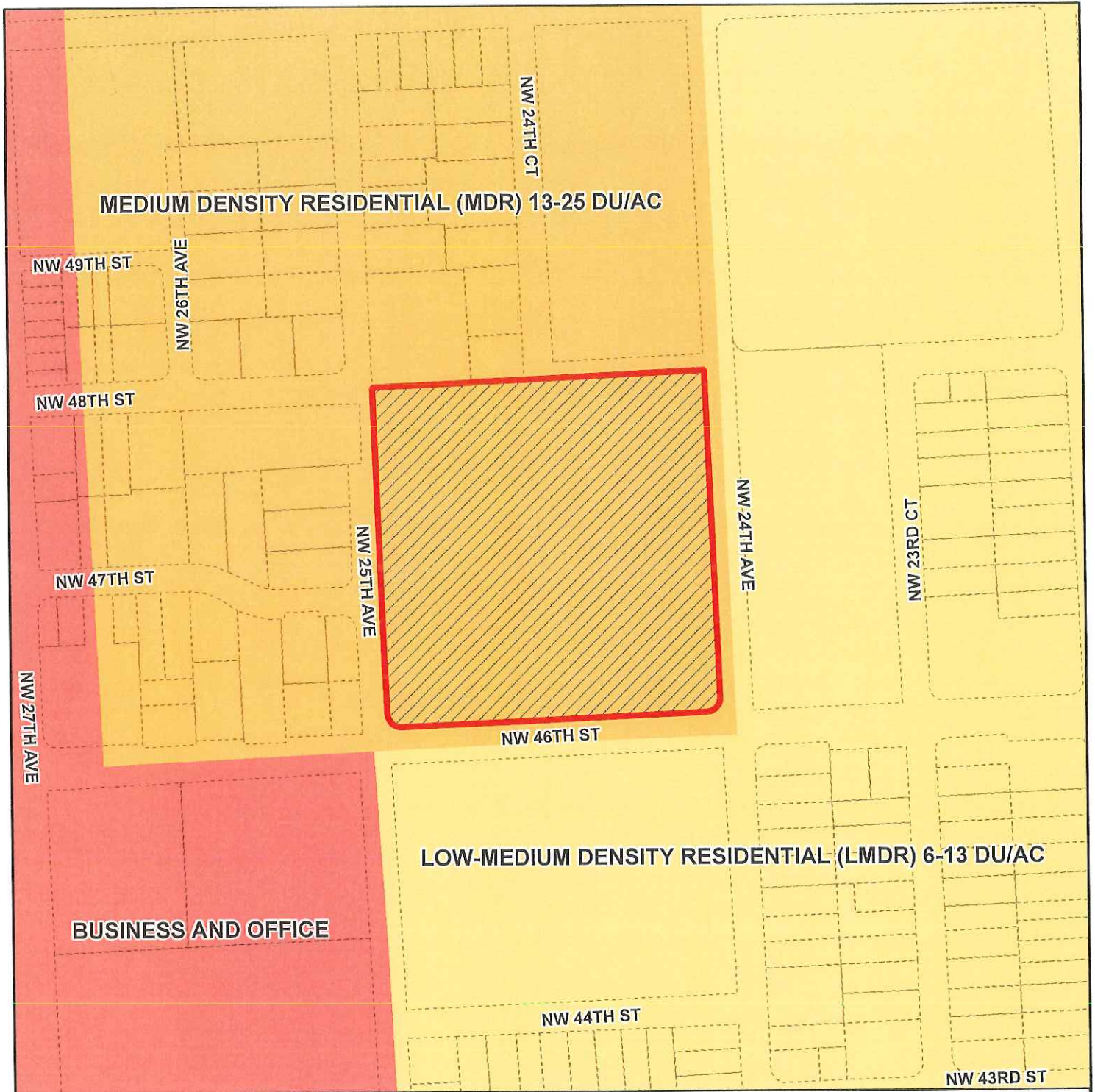
-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 6, 2019

66

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
G2019000002

Legend

 Subject Property Case



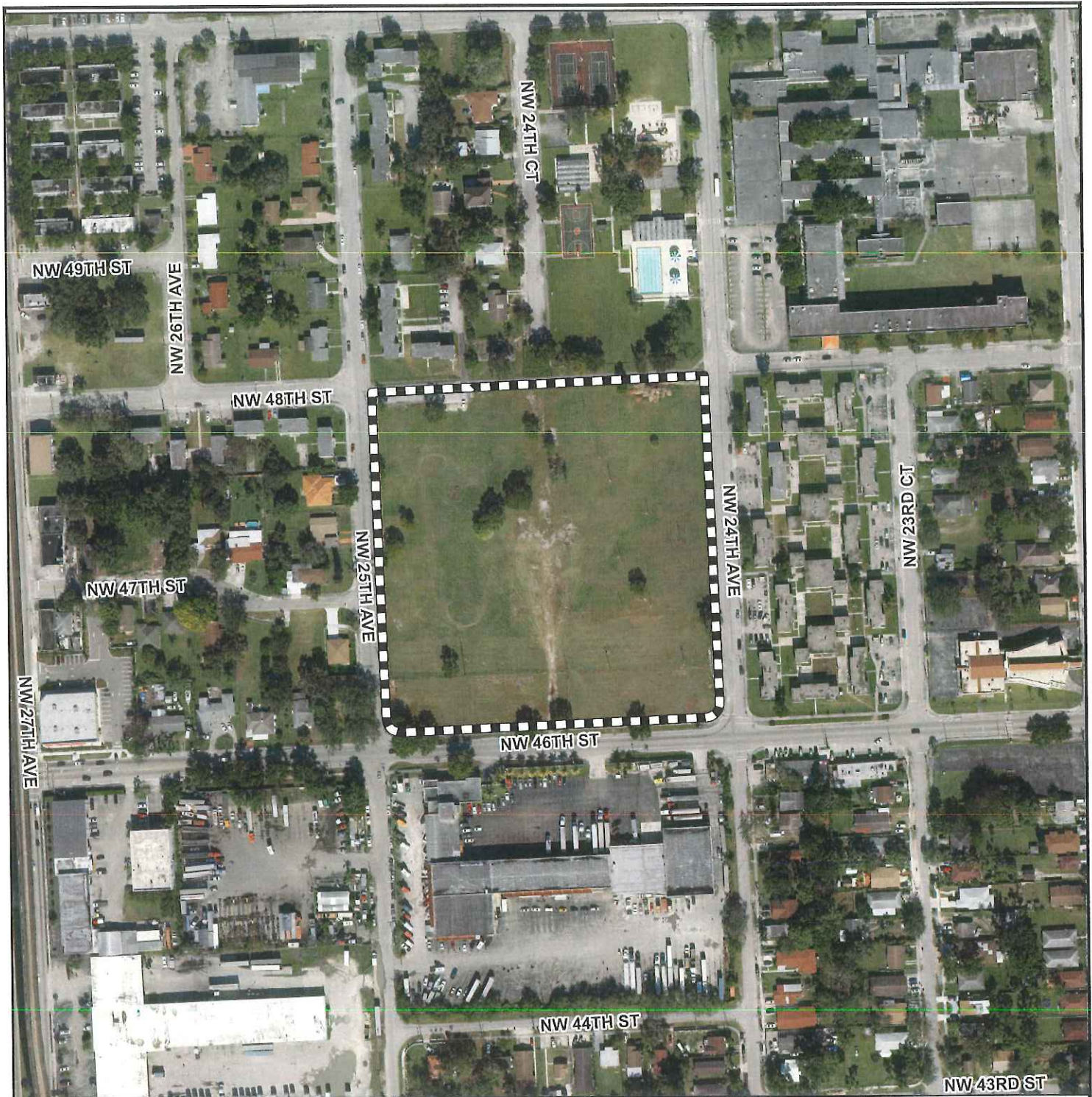
Section: 22 Township: 53 Range: 41
 Applicant: Miami-Dade Public Housing and Community Development
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, September 6, 2019


07

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2018

Process Number
G201900002

Legend
 Subject Property



Section: 22 Township: 53 Range: 41
 Applicant: Miami-Dade Public Housing and Community Development
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, September 6, 2019

68

REVISION	DATE	BY



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: December 17, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(G)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(G)
12-17-19

RESOLUTION NO. _____

RESOLUTION APPROVING AS A GOVERNMENTAL FACILITY THE PLAN FOR THE MIAMI-DADE PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT LINCOLN GARDENS PROJECT LOCATED AT 4771 NW 24 COURT, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memoranda, copies of which are incorporated herein by reference; and

WHEREAS, notice has been provided and this Board has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida; and

WHEREAS, the Miami-Dade Public Housing and Community Development Department (PHCD) is pursuing the development/redevelopment of former public housing or underutilized housing properties; and

WHEREAS, the plans for the proposed Lincoln Gardens project were developed with significant input from the Brownsville neighboring community; and

WHEREAS, the proposed redevelopment of the Lincoln Gardens property would serve as a catalyst for the development efforts in the Brownsville-Model City area of unincorporated Miami-Dade County,

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

Section 1. The foregoing recitals are hereby incorporated into this resolution and approved.

Section 2. Having considered, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, and the nature of the impact on the surrounding property, this Board hereby finds that the proposed Miami-Dade Public Housing and Community Development Department's Lincoln Gardens project, as more specifically described in the Site Review Committee recommendation incorporated herein, will provide for the public health, safety, and welfare of the residents of Miami-Dade County, Florida, and this Board approves the development of the governmental facility in substantial accordance with the submitted plans and subject to the conditions set forth in the Site Review Committee recommendation.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman

Rebeca Sosa, Vice Chairwoman

Esteban L. Bovo, Jr.

Jose "Pepe" Diaz

Eileen Higgins

Joe A. Martinez

Dennis C. Moss

Xavier L. Suarez

Daniella Levine Cava

Sally A. Heyman

Barbara J. Jordan

Jean Monestime

Sen. Javier D. Souto

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of December, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse