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

PH: Z20-043 **July 21, 2021**
Item No. 2A

Appeal Recommendation Summary	
Commission District	2
Applicant	BHI Montebella, LLC
Summary of Requests	The applicant is seeking approval of a district boundary change from RU-3 to PAD in order to develop the property with 588 multi-family units). In addition, the applicant is also seeking to permit less parking spaces, parking and drives with 25' of a right-of-way and delete a prior declaration of restrictions.
Location	Northeast corner of the intersection of NW 159th Street and NW 6th, Miami-Dade County, Florida
Property Size	8.2-acres
Existing Zoning	RU-3M (Minimum Apartment House District)
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Medium-High Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b) Non-Use Variances from other than airport regulations

CZAB Action

CZAB 8 May 19, 2021	**Denied the application without prejudice.**

Staff Recommendation

Recommendation of the Appeal	**Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement and Approval with conditions of request #2 through #5. (Overrule the CZAB decision – requires a 2/3 vote of the BCC members present)**
Previous Recommendation to the CZAB	**Approval of Request #1, subject to the Board's acceptance of the proffered PAD agreement and Approval with conditions of Requests #2 through #5.** **(Original Staff Recommendation to the CZAB is attached)**

Timeline

1. On May 19, 2021, the application was denied without prejudice by the Community Zoning Appeals Board (CZAB 8).

2. On May 25, 2021, the applicant, BHI Montebella, LLC, appealed the CZAB #8 decision to the BCC.

Analysis

For the reasons outlined in the Comprehensive Development Master Plan and zoning analysis of the attached staff recommendation, staff opines that the appellants' request for a reversal of the CZAB 8 decision should be **approved**.

Nathan Kogon

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

ORIGINAL STAFF RECOMMENDATION/REPORT TO THE COMMUNITY ZONING APPEALS BOARD (CZAB) 08

Miami-Dade County Department of Regulatory and Economic Development
Staff Report to Community Zoning Appeals Board No. 8

Z20-043 **May 19, 2021**
Item No. 4

Recommendation Summary	
Commission District	2
Applicant	BHI Montebella, LLC
Summary of Requests	The applicant is seeking approval of a district boundary change from RU-3 to PAD in order to develop the property with 588 multi-family units). In addition, the applicant is also seeking to permit less parking spaces, parking and drives with 25' of a right-of-way and delete a prior declaration of restrictions.
Location	Northeast corner of the intersection of NW 159th Street and NW 6th, Miami-Dade County, Florida
Property Size	8.2-acres
Existing Zoning	RU-3M (Minimum Apartment House District)
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Medium-High Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b) Non-Use Variances from other than airport regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of Request #1, subject to the Board's acceptance of the proffered PAD agreement and Approval with conditions of Requests #2 through #5.**

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from RU-3M, Minimum Apartment House District, to PAD, Planned Area Development District.

(2) DELETION of a Declaration of Restrictions recorded in Official Records Book 23541 Pages 1624 - 1632.

The purpose of request #2 is to allow the applicant to delete a prior covenant in order to allow the applicant to develop the subject property with a multi-family residential use under the proposed zoning district.

(3) NON-USE VARIANCE to permit a total of 886 parking spaces (1008 parking spaces required).

(4) NON-USE VARIANCE to permit a total of 5 Electrical Vehicle Supply Equipment (EVSE) parking spaces (101 EVSE parking spaces required).

(5) NON-USE VARIANCE to permit off-street parking and driveways to be located within 25' of the right-of-way (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources with one cover sheet dated stamped received May 11, 2021 entitled “Stellar Golden Glades” and plans prepared by Dorsky + Yue International, LLC. a consisting of twenty-five sheets dated stamped received May 11, 2021, one sheet dated February 9, 2021, and one sheet dated September 18, 2020, as well as two sheets as prepared by Langan dated December 22, 2020, and with landscaping plans by Witkin Hults Design Group consisting of six sheets dated stamped received May 11, 2021 for a total of thirty-six sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The applicant seeks to rezone the 8.2-acre subject property from RU-3M, Minimum Apartment House District, to PAD, Planned Area Development in order to develop the property with 588 multi-family units. With the aforementioned request the applicant also seeks to delete a prior declaration of restriction, provide reduced parking spaces and to permit parking and drives within 25’ of an official right-of-way.

The Property was previously the subject of CDMP Application No. CDMP20180017, which re-designated the property to Medium-High Density Residential. Pursuant to the approval of the CDMP Application, the Applicant provided a Declaration of Restrictions that requires that, among other things, (1) a minimum of 20 percent of the units be developed as Workforce Housing Units and shall be developed on-site in accordance with Chapter 33; (2) the Applicant utilize sustainable building practices and (3) the Applicant incorporate a variety of Urban design guidelines. The applicant is proposing 20% of Workforce housing on the property and is entitled to obtain a 25 percent density bonus which would yield a total of 615 multifamily units on the Property. The applicant is developing only 588 multifamily units and indicated they will be seeking a Certificate of Portability of the excess units in the amount of 27 units pursuant to Section 33-193.8 (1)(v).

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Properties	RU-3M; Vacant	Medium-High Density Residential, (25 to 60 dua)
North	BU-3; Hospital, office	Medium-High Density Residential, (25 to 60 dua)
South	EU-S; House of worship	Low Density Residential (2.5 to 6 DU/AC)
East	RU-1 and EU-S; single-family residences	Low Density Residential (2.5 to 6 DU/AC)
West	None; Highways/expressways	Transportation

NEIGHBORHOOD COMPATIBILITY:

The area surrounding the 8.2-acre subject property is primary characterized by multi-family apartments to the north, a religious facility to the south, vacant land to the east and interstate I-95 to the west. The property is also w

SUMMARY OF IMPACT:

The approval of this application will allow the applicant to develop the property with a PAD development that will incorporate multi-family apartments. The proposed development will bring additional traffic to the surrounding area. However, based on the memoranda submitted by the departments, these impacts will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Medium-High Density Residential.** Said density designation would allow the applicant to develop the 8.2- gross acre parcel with a maximum four hundred ninety-two (492) units, which staff notes is within the maximum allowed under the density threshold of the CDMP Medium High Density designation on the LUP map. However, the applicant is designating 20% of the proposed units as workforce housing, resulting in a 25% increase of available density. This allows the maximum number of units to be six hundred fifteen (615). The applicant is proposing to develop five hundred eighty-eight (588) units on the property, which is less than the maximum allowed by code. Staff notes that the applicant has also provided a PAD agreement detailing the site data, types of units, and development schedule.

As previously mentioned, the property was previously the subject of CDMP Application No. CDMP20180017, which re-designated the Property to Medium-High Density subject to a Declaration of Restrictions that requires that, among other things, (1) a minimum of 20 percent of the units be developed as Workforce Housing Units and shall be developed on-site in accordance with Chapter 33; (2) the Applicant utilize sustainable building practices and (3) the Applicant incorporate a variety of Urban design guidelines. The applicant is proposing 20% of Workforce housing on the property and is entitled to obtain a 25 percent density bonus which would yield a total of 615 multifamily units on the property. The applicant is developing only 588 multifamily units, which is consistent with the CDMP covenant and the maximum density from the land use

Staff opines that the requested proposal is compatible with the surrounding community for the reasons that will be explained in the Zoning Analysis section below. Therefore, subject to the Board's acceptance of the proffered covenant, approval of the application will be **consistent** with the CDMP covenant and the CDMP Land Use Element interpretative text for properties designated Medium-High Density Residential on the LUP map.

ZONING ANALYSIS:

The applicant is seeking approval to permit a district boundary change from RU-3M, Minimum Apartment House District, to PAD, Planned Area Development District. Staff notes the subject property is located at the northeast corner of the intersection of Northwest 159th Street and Northwest 6th Avenue. The subject property is bounded by EU-S to the south and east, as well as RU-1 to the East, BU-3 to the north and, Interstate 95 to the West. Therefore when the request to rezone the 8.2-acre parcel to PAD is analyzed under Section 33-311, District Boundary Change, staff opines the approval of this request would be **compatible** with the surrounding area.

Staff notes that the approval of the applicants' request to rezone the property will be consistent with the Medium-High Density Residential designation of the parcel on the CDMP Land Use Plan map. The plans submitted by the applicant show 588 dwelling units with workforce housing. The development will provide a pool. playground area, fitness area, parking facility, and multipurpose room. Open spaces and landscaped areas are also shown throughout the site. Further, staff opines approval of this request will not have a significant negative impact on the surrounding roadways or

transportation facilities and will generate 243 PM peak hour trips based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Division of Environmental Resource Management (DERM) of RER indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. As such, staff opines the approval of PAD zoning would be consistent with the character of the surrounding area, would be compatible with same and consistent with the Medium-High Density Residential designation of the parcel on the CDMP Land Use Plan map**. As such, staff recommends approval of this application under Section 33-311, District Boundary Change subject to the Board's acceptance of the proffered PAD agreement.**

The applicant is seeking to delete of a Declaration of Restrictions recorded in Official Records Book 23541 Pages 1624 – 1632 (request #2) for the purpose of developing the subject property with a multi-family residential use under the proposed zoning district. Staff notes this request will allow the applicant to develop workforce housing units on the property and allow for an increase of dwelling units for this site. As previously mentioned, the total number of proposed dwelling units (588) is under the maximum number of units allowed (615). The addition of workforce housing does not create any negative visual or noise impacts within the surrounding communities. Additional, approval of this request will allow for the development of this site to be in accordance of the site plan provided with this application. Therefore, when analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of request #2 would be **compatible** with the area concerned**,** when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval with conditions of request #2 under Section 33-311(A)(7) Generalized Modification Standards.**

When the requests to permit a total of 886 parking spaces (1008 parking spaces required) (request #3) and to permit a total of 5 Electrical Vehicle Supply Equipment (EVSE) parking spaces (101 EVSE parking spaces required) (request #4) are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests would be **compatible** with the surrounding area, and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the community. Staff notes, however that after request #4 was advertised, the applicant notified staff on April 27, 2021 that they would be increasing the total number of EVSE parking spaces from the advertised 5 spaces to 51 parking spaces. In addition, the applicant has revised PAD agreement to include 51 EVSE spaces in lieu of the originally provided 5. Even though this increase still requires a variance, it is within the scope of the variance originally advertised.

Further, staff notes that the site is located within the Urban Infill Area and the Golden Glades Expressway and the Golden Glades Park and Ride are within close proximity. Staff opines that approval of the request to permit the residential development with 51 EVSE ready parking spaces when 101 spaces are required and to permit 886 parking spaces when 1008 parking spaces are required will not negatively impact the appearance of the community and will not have a detrimental impact that may cause the spillage of parking onto abutting roadways. Staff notes this property is well situated to be serviced by mass transit. In addition, staff notes that the Platting and Traffic Review Section does not object to the application.

When request to permit off-street parking and driveways to be located within 25' of the right-of-way (request #5) is analyzed under the same section of the Code, staff is of the opinion that approval of this request would be **compatible** with the surrounding area. As previously mentioned, the applicant

has submitted landscaping plans detailing adequate landscaping located in the areas between the parking locations and the abutting roadways. In addition, given the location of interstate 95 to the West, any visual impacts caused from the location of parking will be minimal to the surrounding area. Given the proposed plans, this request would protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the community. Staff also notes a similar request and approval to a property located at 171 NW 164th Street. Pursuant to Resolution No. 4-ZAB-81-82, the mentioned property was approved to permit parking within 25' of an official right-of-way (NW 164th Street) (none permitted). In addition, the abutting southern property to this application was also approved for the same request pursuant to Resolution No. Z-21-04.

Based on the foregoing analysis, staff opines that approval of these requests would not be an obvious departure from the aesthetic character of the immediate vicinity and are not likely to have a major visual impact on the abutting properties. **Therefore, staff recommends approval with conditions of requests #3 through #5 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of Request #1, subject to the Board's acceptance of the proffered PAD agreement and Approval with conditions of Requests #2 through #5.

CONDITIONS FOR APPROVAL:

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

2. That the use be established and maintained in accordance with the approved plan.

3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

4. That the applicant provide no less than 51 EVSE parking spaces.

NK:JB:NN:CH::EK

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

5/12/2021

ZONING RECOMMENDATION ADDENDUM

BHI Montebella, LLC

Z20-043

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Public Works and Waste Management	No objection
Water and Sewer	No objection
Fire Rescue	No objection
*Subject to conditions in their memorandum.	

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

Medium-High Density Residential (Pg. I-30)	*This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas. The provisions of the section below entitled "Density Increase with Urban Design" are not applicable to this density category. At such time as Miami-Dade County's land development regulations are amended pursuant to Policy LU-9O, a density bonus can be added to each residential zoning district that falls within the Medium-High Density range of 25 to 60 dwelling units per gross acre. When land development regulations are amended, this density bonus may allow a maximum of 60 dwelling units per gross acre on properties that are designated Medium-High Density on the Land Use Plan map. These density bonuses shall not apply to existing or proposed developments with vehicular entrances that are controlled or have entry gates or existing or proposed developments with private streets.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*

	(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
33-311(A)(7) Generalized Modification Standards	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*
33-311(A)(4)(b) Non-Use Variances from other than airport regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*
Policy LU-4A (Page I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

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

CHECKED BY: _____ AMOUNT OF FEE: $_____

RECEIPT # _____

DATE HEARD: 05/19/2021

BY CZAB # 8

_____
DATE RECEIVED STAMP

****

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

RE: Hearing No. Z2020000043

Filed in the name of (Applicant): BHI Montebella, LLC

Name of Appellant, if other than applicant: _____

Address / Location of property: Lying east of N.W. 6th Avenue, between N.W. 159th Street and N.W. 161st Street, aka 15900 N.W. 6th Avenue, in Miami-Dade County, Florida.

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

Appellant (name): BHI Montebella, LLC hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board 8 with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The decision by Community Zoning Appeals Board 8 (CZAB 8) was not supported by substantial competent evidence on the record. Instead, the decision by the CZAB 8 was arbitrary and capricious.

APPELLANT MUST SIGN THIS PAGE

Date: 25 day of May, 2021

Signed _____

Alberto Peisach as Manager for BHI Montebella, LLC
Print Name

2980 N.E. 207th St, Suite 705, Aventura, Florida 33180
Mailing Address

c/o 305-789-7430 Phone

c/o 305-789-7799 Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

_____
Representing

_____
Signature

_____
Print Name

_____
Address

_____
City State Zip

_____
Telephone Number

Subscribed and Sworn to before me on the 25 day of May, 2021

SANDRA PATRICIA NINO
Notary Public - State of Florida
Commission # GG 311796
My Comm. Expires Jul 12, 2023
Bonded through National Notary Assn.

_____
Notary Public

(stamp/seal)

Commission expires: Jul. 12, 2023

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Alberto Peisach as Manager for BHI Montebella, LLC, (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

____ 1. Participation at the hearing
_X_ 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

ED KOPETMAN
Print Name

Signature

JOAQUIN ODIE
Print Name

Appellant's signature

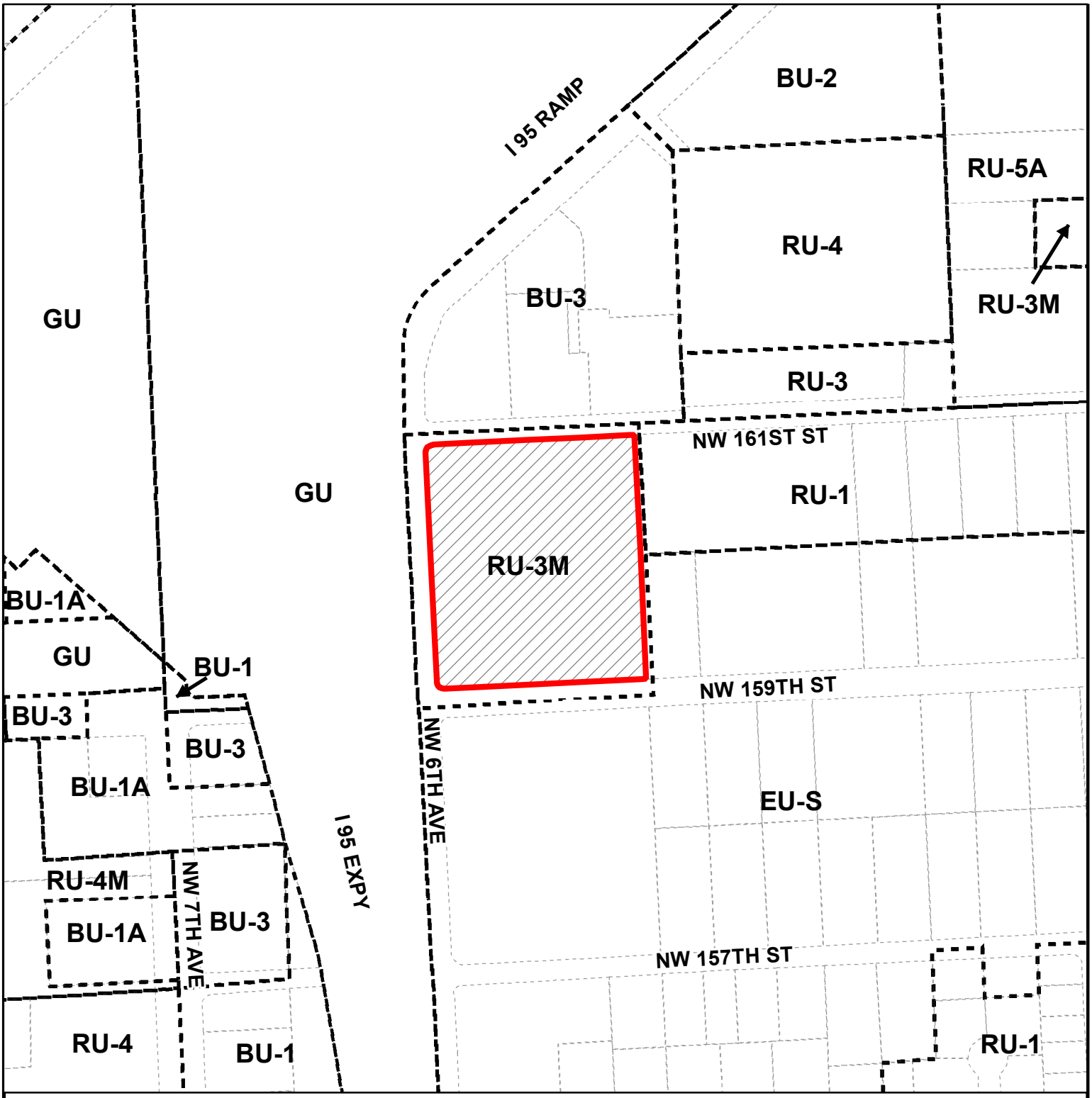
Alberto Peisach as Manager for BHI Montebella, LLC

SANDRA PATRICIA NINO
Notary Public - State of Florida
Commission # GG 311796
My Comm. Expires Jul 12, 2023
Bonded through National Notary Assn.

Sworn to and subscribed before me on the 25th day of May, 2021.

Appellant is personally know to me or has produced _____ as identification.

Notary
(Stamp/Seal)
Commission Expires: July. 12, 2023



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2020000043

Section: 13 Township: 52 Range: 41
Applicant: BHI Montebella
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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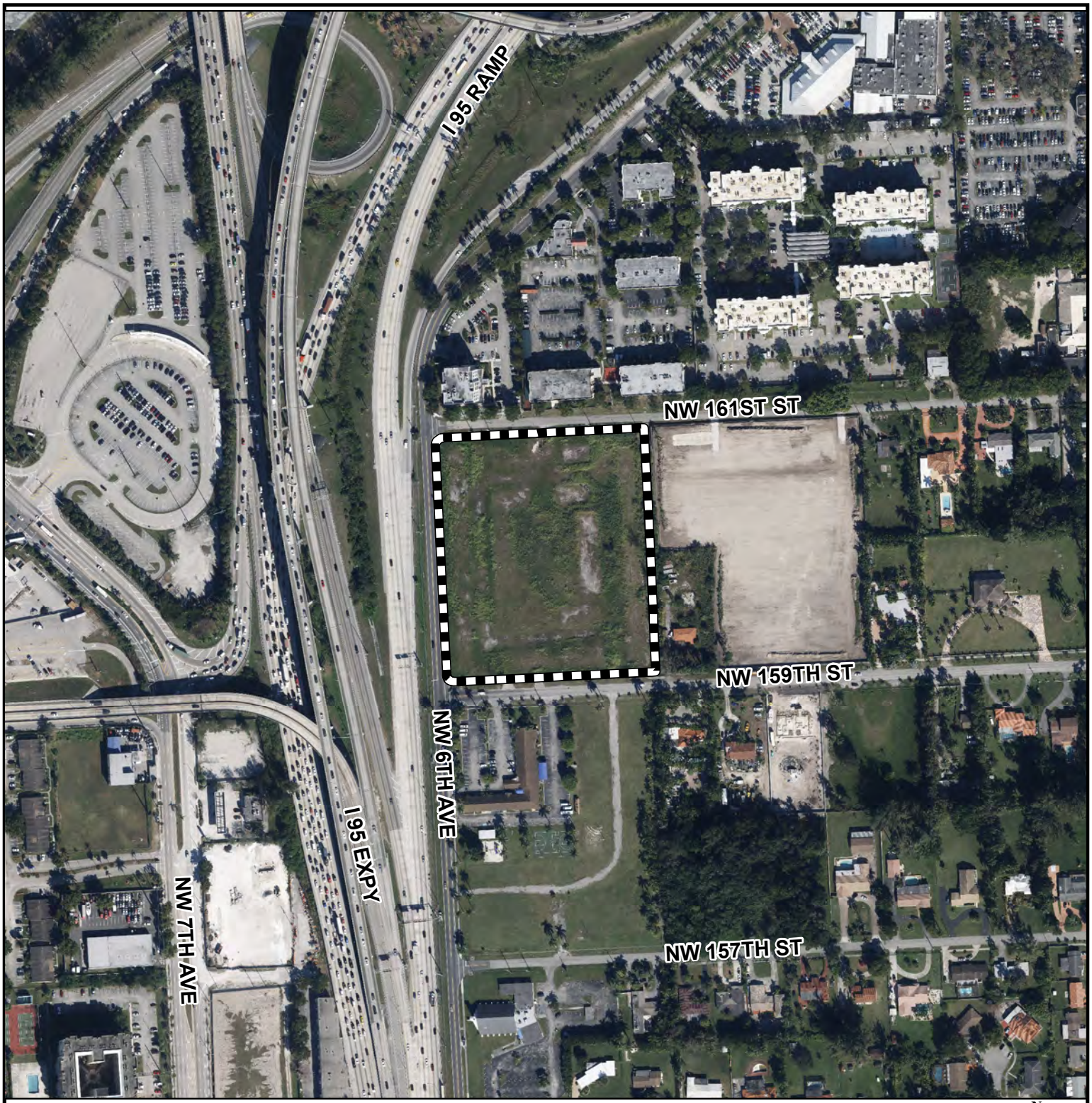
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 28, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2019

Process Number

Z2020000043

Legend

Subject Property

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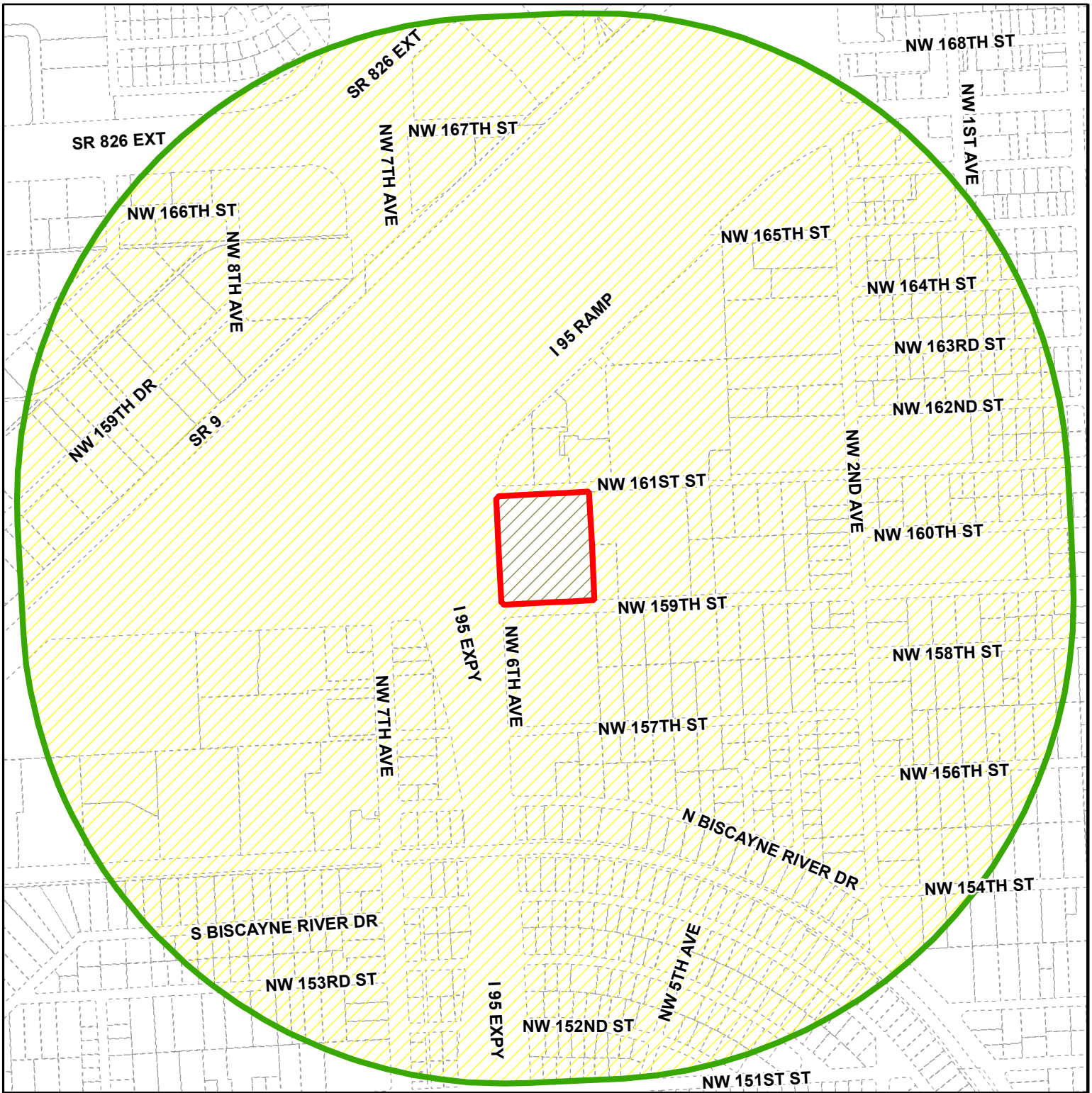
Section: 13 Township: 52 Range: 41
Applicant: BHI Montebella
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 28, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 13 Township: 52 Range: 41
Applicant: BHI Montebella
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2020000043

RADIUS: 2640

Legend

- Subject Property
- Buffer
- Property Boundaries

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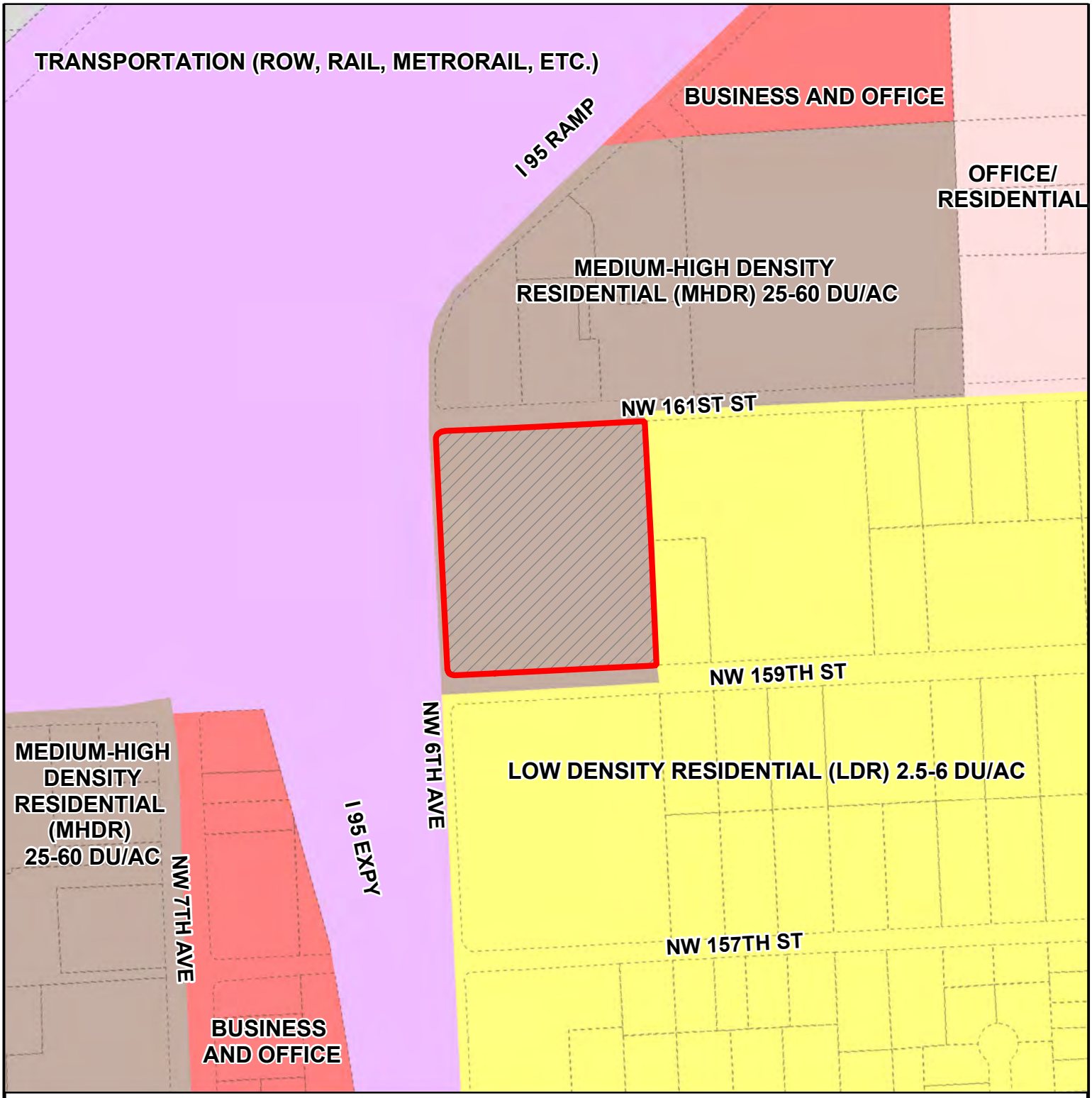
MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 28, 2020

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2020000043

Section: 13 Township: 52 Range: 41
Applicant: BHI Montebella
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 28, 2020

REVISION	DATE	BY

DEPARTMENTAL MEMOS

Memorandum

Date: May 13, 2021

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

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

Subject: Z2020000043-3rd Revision
BHI Montebella, LLC
Northeast Corner of NW 159th Street and NW 6th Avenue
DBC from RU-3M to PAD for new Workforce Housing Development
(RU-3M) (8.201 Acres)
13-52-41

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 of the Code.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

According to MDWASD the point of connection to the public sewer system is a 4-inch force main located east of the property at NW 2nd Avenue and NW 159th Street. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. 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.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer

certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

A Surface Water Management General Permit from DERM, Water Control Section, shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

Pursuant to Section 24-48.1(1)(c) of the Code, the applicant is advised that a Class IIII Permit shall be required for any work within the 15-foot wide easement.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "Stellar Golden Glades", and digitally signed and sealed on February 2, 2021 by Andrew Witkin, R.L.A., was submitted in support of the subject application and indicates the removal/relocation of these tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the trees on site.

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 that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with Section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

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

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted 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.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: August 11, 2020

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

Subject: DIC 20-043
Name: BHI Montebella, LLC
Section 13 Township 52 South Range 41 East

I. PROJECT LOCATION:

The property is located at the northeast corner of NW 159 Street and NW 6 Avenue.

II. APPLICATION REQUEST:

This application is requesting to rezone the property to PAD and develop 588 multifamily units.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by NW 6 Avenue and from the east and the west by NW 161 Street and NW 159 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition)

243 PM Peak Hour trips are generated by this application.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

B. Cardinal Distribution

North	29 %	East	24 %
South	29 %	West	18 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9326 located on NW 2 Avenue south of NW 167 Street, has a maximum LOS **"E+20"** of **3283** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1344** vehicles and **16** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9326** with its PHP and assigned vehicles is at LOS **"D"**. The **69** vehicle trips generated by this development when combined with the **1344** and those previously approved through Development Orders, **16**, equal **1429** and will cause this segment to remain at LOS **"D"** whose range is from 1180 to 2628.

Station F 366 located on NE 167 Street east of N Miami Avenue, has a maximum LOS **"E+50"** of **6750** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3045** vehicles and **12** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 366** with its PHP and assigned vehicles is at LOS **"D"**. The **59** vehicle trips generated by this development when combined with the **3045** and those previously approved through Development Orders, **12**, equal **3116** and will cause this segment to remain at LOS **"D"** whose range is from 2091 to 4500.

Station 9316 located on N Miami Avenue north of NE 159 Street, has a maximum LOS **"E+20"** of **1522** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **563** vehicles and **25** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9316** with its PHP and assigned vehicles is at LOS **"C"**. The **20** vehicle trips generated by this development when combined with the **563** and those previously approved through Development Orders, **25**, equal **608** and will cause this segment to have LOS **"D"** whose range is from 595 to 1197.

Station 9249 located on Memorial Highway north of NE 135 Street, has a maximum LOS **"E+20"** of **1522** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **704** vehicles and **5** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9249** with its PHP and assigned vehicles is at LOS **"D"**. The **95** vehicle trips generated by this development when combined with the **704** and those previously approved through Development Orders, **5**, equal **804** and will cause this segment to remain at LOS **"D"** whose range is from 595 to 1197.

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

VII. SITE PLAN CRITIQUE:

The land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A, Plat Book 165, Page 94.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum

MIAMI-DADE COUNTY

Date: August 31, 2020

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

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

Subject: DIC Zoning Hearing Application No. 20-043
BHI Montebella LLC
MDAD DN-20-08-3115

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for a DIC zoning hearing to change the zoning designation from Minimum Apartment House District (RU-3M) to Planned Area Development (PAD). The proposed site plan includes six (6) seven-story residential buildings with a total of 588 multi-family residential dwelling units. The proposed development also includes a six-story parking structure, bicycle storage, playground area, fitness area, multipurpose room, and a pool. The applicant is proposing to develop 20 percent of dwelling units as workforce housing. The applicant also seeks the deletion of a previously recorded declaration recorded at Official Records Book 23541 Page 1624, which was recorded as part of a previous rezoning on the property. The property consists of ± 8.2 acres and is located at the northeast corner of the intersection of NW 159th Street and NW 6th Avenue in unincorporated Miami-Dade County (Folio no.:30-2113-036-0010).

MDAD does not object to the proposed request provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning. Please be advised that in accordance with the Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and/or permanent structure on this property reaching or exceeding 180 feet Above Ground Level (AGL). If this is the case, the applicant must e-file FAA form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov). An MDAD-issued Airspace/Land Use Letter of Determination is required for any permanent structure exceeding 180' AGL. An MDAD-issued Permissible Crane Height Determination is required for any construction cranes exceeding 180' AGL. All airport zoning resources, including the "MDAD Permissible Crane Height Determination Form" are available on our website, http://www.miami-airport.com/planning_forms_maps.asp.

Memorandum

Date: August 7, 2020

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

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

Subject: Zoning Application Comments - BHI Montebella, LLC
Application No. Z2020000043 - (Pre-App. No. Z19P-259)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: BHI Montebella, LLC

Location: The proposed project is located on approximately 8.2 Acres at the northeast corner of the intersection of NW 159th Street and NW 6th Avenue with Folio No. 30-2113-036-0010, in unincorporated Miami-Dade County.

Proposed Development: New construction of 588 apartments. Rezone the property from RU-3M (Minimum Apartment House 12.9 units/net acre) to PAD (Planned Area Development).

The total estimated water demand for the proposed project will be 79,380 gallons per day (gpd).

Water: The proposed development is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

Water Conservation: All future developments 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 estates that, effective January 1, 2009; all permit applications 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/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant

(NDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch force main approximately 1,400 feet away from the application site in NW 2nd Avenue and NW 159th Street to where the developer may connect and extend the same westerly in NW 159th Street to a point as required to provide service to the proposed development. A private sewage pump station will be required. Please note that 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.

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

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

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

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov or Benita Ramirez at (786) 552-8121 or Benita.Ramirez@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: August 12, 2020

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

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

Subject: Z2020000043 Stellar Golden Glades

Applicant Name: Pedro Gassant on behalf of BHI Montebella, LLC.

Project Location: The property consists of ± 8.2 acres and is located at the northeast corner of the intersection of NW 159th Street and NW 6th Avenue in unincorporated Miami-Dade County (Folio no.: 30-2113-036-0010).

Proposed Development: The applicant seeks a DIC zoning hearing to change the zoning designation from Minimum Apartment House District (RU-3M) to Planned Area Development (PAD). The proposed site plan includes six (6) seven-story residential buildings with a total of 588 multi-family residential dwelling units. The proposed development also includes a six-story parking structure, bicycle storage, playground area, fitness area, multipurpose room, and a pool. The applicant is proposing to develop 20 percent of dwelling units as workforce housing. The applicant also seeks the deletion of a previously recorded declaration recorded at Official Records Book 23541 Page 1624, which was recorded as part of a previous rezoning on the property.

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 which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

PARK NAME	ADDRESS	CLASSIFICATION	TOTAL ACRES	TYPE
BISCAYNE GARDENS PARK	15951 NW 2nd Avenue	Neighborhood Park	3.53	Local
GRATIGNY PLATEAU PARK	885 NW 117th Street	Mini-Park	0.97	Local
JEB ESTATES PARK	14541 NW 16th Court	Mini-Park	1.61	Local
OAK GROVE PARK	690 NE 159th Street	Community Park	21.85	Local
OAK PARK	620 NW 117th Street	Mini-Park	0.29	Local
SIERRA PARK	19601 NE 1st Place	Neighborhood Park	1.95	Local

Impact and Demand: This proposed development will produce a total number of 588 multi-family residential dwelling units which would generate a residential population of 1,241 resulting in an impact of 3.41 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. There is one Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in Park Benefit District 1 (PBD) which has a surplus of 96.14 acres of local parkland and therefore the project meets concurrency when analyzed in terms of Miami-Dade County's minimum Level of Service standard for the provision of recreation open space.

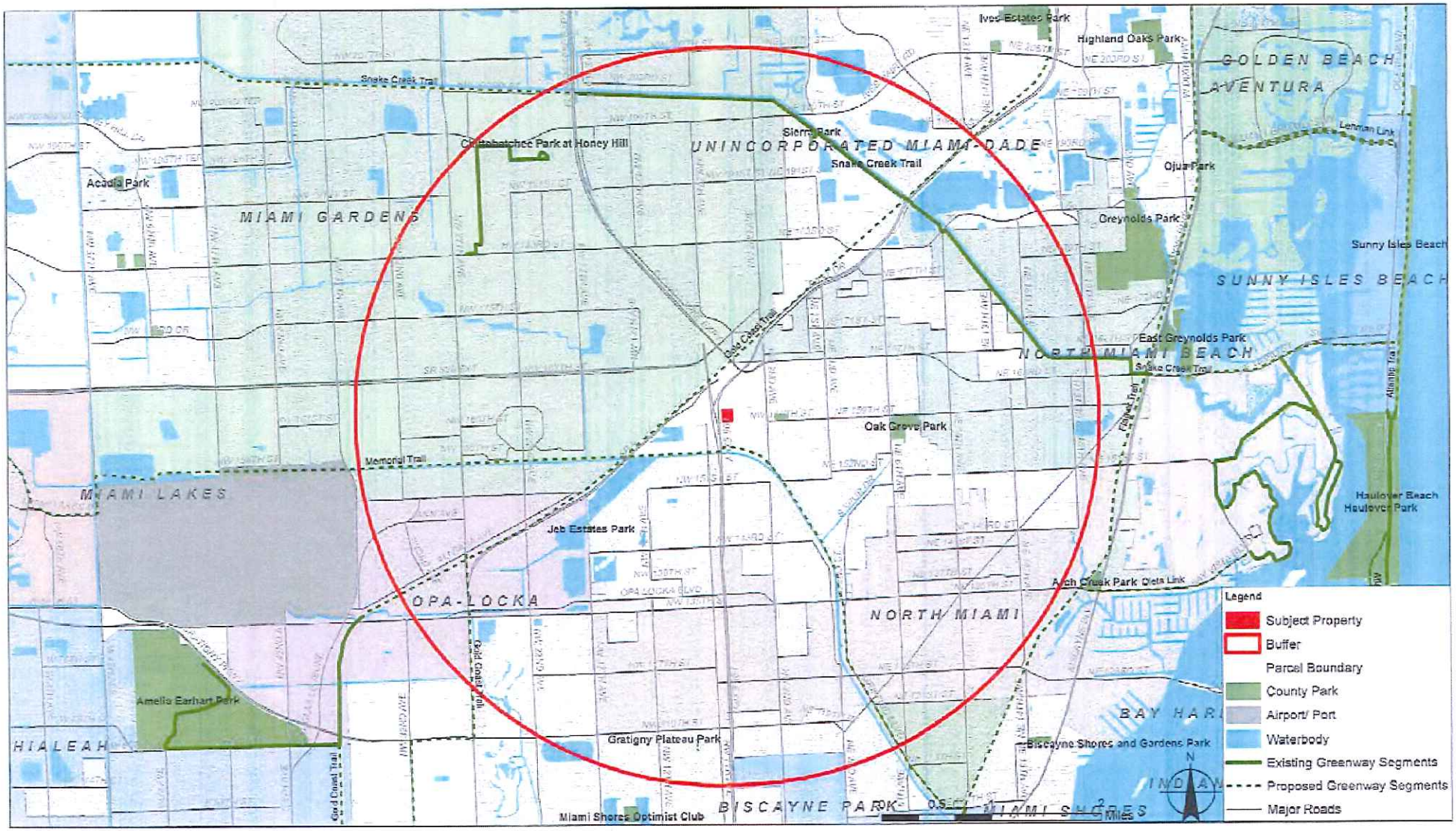
Recommendation: PROS recommends that the applicant work with the department to convey or provide a partial conveyance of 3.41 acres for local recreation open space for park impact fee credits. Based on our findings described herein, **PROS has no objection to this application.**

Should you need additional information or clarification on this review, please contact Carlos Lopez, Park Planner 2, by e-mail at carlos.lopez6@miamidade.gov.

AZ: cl

Attachment

FIGURE 1: Z2020000043 - STELLAR GOLDEN GLADES
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

Date: October 13, 2020

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

From: Michael J. Fernandez, Director
Department of Solid Waste Management

Subject: BHI Montebella, LLC (Z202000043)

The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: BHI Montebella, LLC is requesting to rezone the property as PAD in order to develop a premiere workforce housing multi-family residential development. The proposed community will include approximately 588 multi-family residential units.

Size: The subject property is approximately 8.2 gross acres in size.

Location: The property is located at the northeast corner of the intersection of NW 159th Street and NW 6th avenue in unincorporated Miami-Dade County, approximately .8 miles travel distance to the Golden Glades Trash & Recycling Center (.54 miles direct linear distance).

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 26, 2019, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The 588 apartments proposed in this application meet the definition of a "multi-family establishment". Per the Code, the following is required of multi-family establishments located in unincorporated Miami-Dade County: "Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to

perform such services by the Director of the Department." Because the DSWM typically does not service multi-family establishments located in unincorporated Miami-Dade County, the landlord or property owner is required to contract with a permitted private hauler to provide waste and recycling collection service.

3. Recycling

Section 15-2.2b of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation. Applicants are required to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store recycling containers).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste and recycling be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste and recyclable materials collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste and recyclable materials are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

All alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no “dead-end” alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

DATE: August 18, 2020

TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)

FROM: Francisco Arbelaez, AICP FAA
Principal Planner
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2020000043
BHI Montebella, LLC
DTPW Project No. OSP173

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for an Administrative Site Plan Review of the subject property. Data and information were updated as of December 2018 and is current to the proposed start of fiscal year 2020-2029, as presented in the FY 2019 Transit Development Plan Major Update (TDP).

Project Description

The applicant, BHI Montebella, LLC, seeks an Administrative Site Plan Review on a property totaling +/- 8.2 acres located at located at the northeast corner of the intersection of NW 6th Avenue and NW 159th Street. The applicant is also requesting to change the zoning designation of the subject property from "RU-3M" Minimum Apartment House District to "PAD" Planned Area Development. The property is currently vacant. The applicant is planning to develop a residential complex with six seven-story residential towers consisting of 588 units with an affordable housing component. The project will include a seven-story parking structure with 889 parking spaces (21 accessible parking spaces), a playground and a pool. The subject property is located 1.3 miles away east of I-95 of the Golden Glades Multimodal Facility (GGMF). The subject property is in Miami-Dade County, Florida, and is located within the Urban Development Boundary and falls within the County's Urban Infill Area.

Existing Service

The subject property is located 160 feet away (one-minute walk) from the nearest bus stop along NW 6th Avenue at NW 159th Street which is served by Metrobus Route 105. The property is also served by Metrobus Routes 22, 77, 95, 155, 246 and 277 at the Golden Glades Multimodal Transportation Facility (GGMTF) located approximately 1.3 miles away west of the I-95. The GGMTF is west of the application site and across I-95, located within one linear mile, and approximately two miles via transit Route 105, and provides access to several Metrobus routes and the Tri-Rail station.

The table below details the service headways (in minutes) for above-referenced routes:

Metrobus Route Service Summary DIC Project No. Z2020000043							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
22 (Coconut Grove Station)	30	60	60	n/a	60	60	L/F
77 (NW 199 Street)	15	40	30	n/a	40	60	L/F
95 (Express Downtown)	5	n/a	n/a	n/a	n/a	n/a	E/F
105 (Route E)	30	45	30	n/a	60	60	L
155 (Biscayne Gardens Circulator)	30	30	n/a	n/a	n/a	n/a	L
246 (Night Owl)	n/a	n/a	n/a	60	60	60	L/F
277 (NW 7 Avenue MAX)	24	n/a	n/a	n/a	n/a	n/a	E/F
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

Source: Miami Dade Department of Transportation and Public Works, Dec. 2018 Line Up
While the service above is in place, the operation of the system at the time of the review is scaled back to meet the current demands, due to COVID-19 pandemic.
The property is also served by the Golden Glades Tri-Rail station located approximate 1.3 miles away (27-minute walk through the existing pedestrian network) west of State Road 9.

Recent Service Adjustments

According to the TDP, Route 77 experienced a reduction in service – weekday off-peak and Saturday headways increased to 20 minutes, and weekday running times were adjusted after 6:00 PM.

Future Transportation/Transit Needs and Planned Improvements

The TDP identifies one funded capital project near the proposed development, the Golden Glades Multimodal Transportation Facility (GGMTF), which is approximately 0.7 miles away (straight path),1.4 miles away (following the roadway system) from project site. The project will consolidate existing bus transit services into a single facility adjacent to the Tri-Rail Station. Construction is ongoing and when completed It will include a 5-story parking garage with 2,150 parking spaces,

a 4,500 square foot transit hub, 10,450 square foot retail space, bicycle parking and lockers. The exiting pedestrian network to the facility is not complete and there is no existing bicycle infrastructure. It takes four minutes to drive (using limited access/highway facilities), eight minutes to bike and 27 minutes to walk to the GGMTF from the subject property.

According to the TDP, There are also two unfunded capital projects, the first project is the Golden Glades Multimodal Transportation Facility (IT Component) improvement which includes the implementation of technological components for GGMTF, to include features such as wi-fi, security access control system, CCTV real time signage, and ticket vending machines. The second project is the Sunshine State Industrial Park Kiss-and-Ride / Transit Terminal Facility (BERT) which is approximately 1.9 miles away. The proposed- kiss-and-ride/ transit terminal facility on the west side of the South Florida Rail Corridor north of the Golden Glades Tri-Rail Station with a connection via a fully covered and illuminated bicycle/pedestrian overpass. Since the approval of the 2019 TDP funding has been identified for these two projects.

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Therefore, **DTPW has no objections to this application, subject to the following conditions. However, additional comments may be provided at the time that the application is formally submitted.**

1. The Applicant shall ensure that the sidewalk along NW 6th Avenue and NW 159th Street be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impeded public access to the existing bus stops along the along NW 6th Avenue.
2. The Applicant shall ensure that a sidewalk be installed along NW 161st Street along the property line.
3. The applicant shall provide bicycle and pedestrian access to the existing sidewalk network. This shall be clearly shown on plans. Access must be provided to NW 6th Avenue and NW 159th, SW 127th Avenue and NW 161st Street from the nearest building entrances and bicycle parking areas.
4. Due to the proposed density of the project, the applicant should provide space for the addition of a bicycle and micro-mobility device parking near the entrance of the residential complex.
5. Given nature of the project being Affordable Housing, and the proximity of this area to the GGMF, The Applicant should coordinate with DTPW, as the project advances, to adequately address infrastructure needs for transit-on-demand services.

6. The applicant should work closely with DTPW's staff to ensure that the pedestrian network to the GGMF is completed, including, but not limited to, exploring overpasses and tunnels to cross I-95.

c: Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW
Jie Bian, Chief, Planning and System Development, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW

Memorandum

Date: November 05, 2020

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

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

Subject: Z2020000043

The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in “Energov” on 11/03/20.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

BHI MONTEBELLA	15900 NW 6 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2020000043
DATE	**HEARING NUMBER**

FOLIO: 30-2113-036-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 2, 2021

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
BHI MONTEBELLA

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

PROFFERED PAD COVENANT

This instrument was prepared by:

Name: **Pedro Gassant, Esq.**
Address: **Holland & Knight, LLP**
701 Brickell Avenue, Suite 3300
Miami, FL 33131

(Space reserved for Clerk)

PLANNED AREA DEVELOPMENT AGREEMENT

WHEREAS, the undersigned Owner, the BHI Montebella, LLC (the "Owner"), holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property";

WHEREAS, the Owner filed Public Hearing Application No. Z2020000043 (the "Application") with Miami-Dade County, FL (the "County"), for the approval of a Planned Area Development ("PAD") district, pursuant to Article XXXIIID of the County's Code (the "Code") on the Property;

WHEREAS, the Property was the subject of Comprehensive Development Master Plan ("CDMP") Amendment Application No. 20180017 of the October 2018 Amendment Cycle (the "CDMP Amendment");

WHEREAS, as part of the CDMP Amendment the Owner committed to developing the Property with, among other things, 20 percent of its units with Workforce Housing Units;

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of the Application will be abided by the Owner freely, voluntarily and without duress makes the following Planned Area Development Agreement covering and running with the Property:

1. **Site Plan**. That in the approval of the plan, the same be substantially in accordance with that submitted for Public Hearing entitled "Stellar Golden Glades," as prepared by Dorsky + Yue International, consisting of _____ (____) sheets dated stamped received _____; for a total of _____ (_____) sheets.

2. **Workforce Housing Restriction.** The Property shall be developed with 20 percent of its units as Workforce Housing Units, pursuant to the provisions of Article XIIA of Chapter 33 of the Miami-Dade County Code.

3. **Development Schedule.** Development of the Property is projected to commence no later than 24 months following the final approval of the Application. Completion of the project is estimated to be no less than 10 years from the date of commencement.

4. **Additional Quantitative Data.**

a. Total Number of Bedrooms. The total number of bedrooms on the Property shall not exceed 1,092 bedrooms.

b. Total Building Coverage. The total coverage of building at ground level for the Property shall not exceed ± 3.22 acres, or 45 percent of the PAD Property.

c. Open Space. The area of common open space for the Property shall consist of at least ±3.05 acres, or 43 percent of the PAD Property.

d. Total Nonresidential Construction. The total nonresidential construction shall not exceed 346,338 sq. ft.

e. Private Roads. The area of those private roadways and parking area shown as private on the Plans shall be no less than ± 36,355 Acres.

f. Population Projection.The estimated population projection resulting from the development of the Property is 1,211 people or an average of 2.06 persons per unit.

5. **Types of Dwelling Units**. The Owner agrees that the Property shall be developed with multi-family dwelling units. The dwelling units will range between 525 to 1,000 sq. ft. and one (1) two (2), and three (3) bedroom units.
6. **Electrical Vehicle Supply Equipment Ready Parking Spaces**. The Owner agrees to provide 51 Electrical Vehicle Supply Equipment (EVSE) Ready parking spaces on the Property.
7. **Accessory Uses**.The Owner agrees that the accessory uses on the Property shall include entrance features, guard houses, swimming pool, fitness center, and all other uses related and incidental thereto shall be in substantial compliance with the Plan.
8. **Pedestrian and Vehicular Access.** The Owner agrees to provide permanent and safe access for pedestrian and vehicular traffic within the Property at all times. Access shall also be provided at all times to fire, police, health, sanitation, and other public service personnel and vehicles. Furthermore, all streets or accessways within the Property shall be installed by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, subject to the approval of the appropriate departments of Miami-Dade County
9. **Entrance Features**. The Owner agrees that all entrance features depicted on the Plans shall require the submittal of a separate entrance feature application(s) in accordance with Article VI, Division 4, Chapter 33, of the Code of Miami-Dade County.
10. **Water and Sewer Provider**. Water and sewer utility services shall be provided to the Property by the Miami-Dade Water and Sewer Department or its successor entity in accordance with Miami-Dade County Code requirements.

11. **Environmental Mitigation**. In the event environmental mitigation is required on the Property, any said mitigation shall be completed at the Owner's expense. This obligation shall not apply to future individual lot or unit owners.

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

13. **Covenant Running with the Land**. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

14. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

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

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

17. **Authorization for Miami-Dade County to Withhold Permits and Inspections**. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

18. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute

an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

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

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

21. **Recording**. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

22. **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

23. Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Page Follows]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2020.

WITNESSES:

BHI Montebella, LLC
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, ____, by _____, as _____ of _____, a _____, on behalf of the _____, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

_____
Print Name:_____
Notary Public, State of Florida
Commission #:_____
My Commission Expires:_____

COVENANT TO BE RELEASED

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: 220-043
DATE: JUL 24 2020
BY: GONGOL

CFN 2005R0695843
OR Bk 23541 Pgs 1624 - 1632; (9pgs
RECORDED 07/06/2005 11:21:32
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Name: Melissa Tapanes Llahues, Esq,
Address: Bercow & Radell, PA
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131

7/13

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing No. 04-364 (the "Application") will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. The Property shall be developed substantially in accordance with the plans previously submitted, prepared by GGB Engineering, Inc. entitled, Biscayne Gardens Condominiums, dated April 2004, and signed and sealed the 18th day of January, 2005, said plans (the "Plans") being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
2. The Property shall be developed with a maximum of 94 dwelling units.
3. The Owner shall purchase and apply two (2) Severable Use Rights (SURs) to the Property prior to final plat approval to develop the Property with the 94 dwelling units.

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

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DATE: JUL 24 2020
BY: GONGOL

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Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to

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recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

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

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the Miami-Dade County Board of County Commissioners or Community Zoning Appeals Board of a resolution approving the application.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the

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(Space reserved for Clerk)

Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z20-043
DATE: JUL 24 2020
BY: GONGOL

ACKNOWLEDGMENT
INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 23rd day of March, 2005.

WITNESSES:

Signature — **Individual Signature**

Michael Kohl — St Petersburg, Fl
Print Name — Print Name

Address:

Signature

Print Name

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by Michael J. Kohl, who is personally known to me or has produced ——, as identification.

Witness my signature and official seal this 23rd day of March, 2005, in the County and State aforesaid.

Lisa M. Pilgrim
Commission #DD166480
Expires: Dec 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Lisa M. Pilgrim
Notary Public-State of Florida

Lisa M. Pilgrim
Print Name

My Commission Expires:

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PROCESS NO: Z20-043
DATE: JUL 24 2020
BY: GONGOL

ACKNOWLEDGMENT
INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 11th day of April, 2005.

WITNESSES:

Signature

Gerald L. Valenti
Print Name

Signature

Yessenia Salomon
Print Name

Esther Kohl
Individual Signature

Esther Kohl
Print Name

Address:
575 NW 159th St
Miami Florida
33169-6648

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by ESTHER KOHL, who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 11th day of APRIL, 2005, in the County and State aforesaid.

Leyani Roman
Commission #DD312446
Expires: Apr 23, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Public-State of FLORIDA

Print Name

My Commission Expires:

[c:forms/ac-in.sam (2/98)]

MIAMI-DADE COUNTY
PROCESS NO: Z20-043
DATE: JUL 24 2020
BY: GONGOL

(Space reserved for Clerk)

JOINDER BY MORTGAGEE CORPORATION

The undersigned Select Portfolio Servicing, Inc., a Utah (state) corporation and Mortgagee under that certain mortgage from Equicredit Corporation/Select Portfolio Services dated the 8th day of April, 2005, and recorded in Official Records Book 18145, Page 2508, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 8th day of April, 2005.

Witnesses:

Signature

Douglas Morgensen
Print Name

Kassie Sanner
Signature

Kassie Sanner
Print Name

Select Portfolio Servicing, Inc.
Name of Corporation
Address:
3815 West Temple
Salt Lake City, Utah 84115-4412

By Vice President
(President, Vice-President or CEO*)

Print Name: Diane Mitchell

[*Note: All others require attachment of original corporate resolution of authorization]

MIAMI-DADE COUNTY
PROCESS NO: Z20-043
DATE: JUL 24 2020
BY: GONGOL

(Space reserved for Clerk)

STATE OF Utah

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me by Diane Mitchell (Name) the Vice President (Title) of Select Portfolio Servicing (Name) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 8th day of April, 2005, in the County and State aforesaid.

NOTARY PUBLIC
ERIC G. NELSON
6955 N. Bayshore Drive
Stansbury Park, Utah 84074
My Commission Expires
November 2, 2008
STATE OF UTAH

Eric G. Nelson
Notary Public-State of Utah

Eric G. Nelson
Print Name

My Commission Expires: 11/2/08

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DATE: JUL 24 2020
BY: GONGOL

EXHIBIT A

Tracts 406, 407, 408, 409, 431, 432, 433, and 434, of BISCAYNE GARDENS SECTION "B," according to the map or plat thereof, as recorded in Plat Book 40, Page 49, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT that portion of Lots 406 and 434 set forth in that Order of Taking filed in Dade County Circuit Court and recorded in Circuit Court Minute Book 544, Page 615.

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on 6 day of July, A.D. 20 20
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By _____ D.C.

DISCLOURE OF INTEREST

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MIAMI-DADE COUNTY
PROCESS NO: Z20-043
DATE: JUL 24 2020
BY: GONGOL

BHI Montebella, LLC Percentage of Ownership

BHI Montebella Holdings, LLC 100%

DISCLOSURE OF BHI Montebella Holdings, LLC

SCHEDULE OF OWNERSHIP INTERESTS

NAME	PERCENTAGE	
Alberto Peisach	32.22%	
Gay Peisach	4.65%	
Tatiana Peisach	1.33%	
Mike Peisach	1.33%	
Leon Peisach	1.33%	
		40.85%
Monica Peisach	28.05%	
Isaac Peisach	2.12%	
Ivette Peisach	2.12%	
Alberto Sasson	1.38%	
Jacobo Sasson	0.42%	
Sarita Sasson	0.42%	
Paulette Sasson	0.42%	
		34.95%
Jaime Peisach	15.35%	15.35%
Jaime Lederman	6.62%	6.62%
Ed Kopetman	2.22%	2.22%
		100.00%

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BHI Montebella, LLC Ownership		Percentage
Grandprix		33.25%
Galby LTD. (BVI)	16.49%	
Alberto Peisach	4.65%	
Gay Peisach	4.65%	
Tatiana Peisach	1.33%	
Mike Peisach	1.33%	
Leon Peisach	1.33%	
		29.76%
Isimo Capital LTD. (BVI)	10.60%	
Monica Peisach	6.37%	
Isaac Peisach	2.12%	
Ivette Peisach	2.12%	
Alberto Sasson	1.38%	
Jacobo Peisach	0.42%	
Sarita Peisach	0.42%	
Paulette Peisach	0.42%	
		23.87%
Jaime Peisach		4.27%
Jaime Lederman		6.63%
Ed Kopetman		2.22%
		100.00%

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DATE: JUL 24 2020
BY: CONGOL

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: BHI Montebella, LLC, a Delaware limited liability company

NAME AND ADDRESS	Percentage of Stock
See Attached.	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OF LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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PROCESS NO. Z20-043
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BY: GONGOL

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
Date of contract: _____	_____

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

_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of zoning approval, a supplemental disclosure of interest is required.

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

Signature: _____
Manager

Sworn to and subscribed before me this 26 day of February, 2020. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

SANDRA PATRICIA NINO
Notary Public - State of Florida
Commission # GG 311796
My Comm. Expires Jul 12, 2023
Bonded through National Notary Assn.

My commission expires: Jul. 12, 2023

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

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MIAMI-DADE COUNTY
PROCESS NO: Z20-043
DATE: JUL 24 2020
BY: GONGOL

CFN 2007R0696533
OR Bk 25777 Pgs 0552 - 558; (7pgs)
RECORDED 07/13/2007 16:07:55
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by/Return to:
Michael B. Denberg, Esquire
Fieldstone Lester Shear & Denberg, LLP
201 Alhambra Circle, Suite 601
Coral Gables, Florida 33134

AFFIDAVIT OF STATUS OF MERGER

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

The undersigned, being first duly sworn, upon my oath, deposes and says:

1. That I am the attorney for BHI Montebella, LLC, a Delaware limited liability company.

2. That a deed conveying the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference, was **executed and delivered** by Beacon Square Associates, Ltd., a Florida limited partnership in favor of Beacon Square Revocable Statutory Trust, a Delaware statutory trust **prior to** the Trust Merger.

3. That Beacon Square Associates, Ltd., a Florida limited partnership, as management trustee for Beacon Square Revocable Statutory Trust, has the exclusive authority to authorize the merger (the "**Trust Merger**") of the Beacon Square Revocable Statutory Trust with BHI Montebella, LLC, a Delaware limited liability company, and has authorized the Trust Merger on behalf of Beacon Square Revocable Statutory Trust.

4. That on July 12, 2007, at 5:01 PM the Beacon Square Beach Revocable Statutory Trust was merged with and into BHI Montebella, LLC, a Delaware limited liability company, with BHI Montebella, LLC, a Delaware limited liability company as the surviving entity, pursuant to Section 3815 of the Delaware Statutory Trust Act.

5. That attached hereto, as **Exhibit B**, is a true and correct copy of that certain Certificate of Merger of the Beacon Square Revocable Statutory Trust, with and into BHI Montebella, LLC, a Delaware limited liability company filed on July 12, 2007, with the Secretary of State of Delaware effectuating the Trust Merger.

6. That pursuant to Section 3815 of the Delaware Statutory Trust Act, all property, real, personal and mixed, of the Beacon Square Revocable Statutory Trust is vested in BHI Montebella ,

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EXHIBIT "A"

LEGAL DESCRIPTION

Tract A, of BEACON SQUARE, according to the Plat thereof, as recorded in Plat Book 165, at Page 94, of the Public Records of Miami-Dade County, Florida.

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State of Delaware
Secretary of State
Division of Corporations
Delivered 05:01 PM 07/12/2007
Filed 05:01 PM 07/12/2007
SRV 070809273 - 4372241 FILE

CERTIFICATE OF MERGER
OF
BEACON SQUARE REVOCABLE STATUTORY TRUST,
a Delaware Statutory Trust,
with and into
BHI MONTEBELLA, LLC,
a Delaware limited liability company

Pursuant to Section 3815 of the Delaware Statutory Trust Act (12 Del. C. Sec. 3815) and Section 18-209 of the Delaware Limited Liability Company Act (6 Del. C. Sec. 18-209), BEACON SQUARE REVOCABLE STATUTORY TRUST (the "Trust"), and BHI MONTEBELLA, LLC, a Delaware limited liability company (the "Company"), hereby adopt the following Certificate of Merger for the purpose of merging the Trust with and into the Company.

1. The Trust shall be merged with and into the Company, and the Company shall be the surviving entity of the merger, pursuant to that certain Agreement and Plan of Merger by and between the parties dated July 12, 2007 (the "Plan of Merger").

2. The name of the surviving entity shall be "BHI MONTEBELLA, LLC."

3. The Plan of Merger was properly approved, adopted, certified, executed and acknowledged by all trustees and beneficiaries of the Trust, and by all shareholders of the Company.

4. The executed Plan of Merger is on file at the principal place of business of the Company, the address of which is c/o 201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134.

5. A copy of the Plan of Merger will be furnished by the Company on request and without cost to any beneficiary of the Trust and any member of the Company.

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IN WITNESS WHEREOF, this Certificate of Merger having been executed on behalf of the Trust and the Company by their authorized representatives on July 12, 2007.

BEACON SQUARE REVOCABLE STATUTORY TRUST, a Delaware statutory trust

Administrative Trustee:

BEACON SQUARE ADMINISTRATIVE, INC., a Delaware corporation

By: _____
Name: Emmanuel G. Fournaris
Title: President

Management Trustee:

BEACON SQUARE ASSOCIATES, LTD., a Florida limited partnership

By: CORNERSTONE BEACON SQUARE, INC, a Florida corporation, its General Partner

By: _____
Name: TOMAS LOPEZ
Title: TREASURER AND SECRETARY

PROPOSED DEVELOPMENT PLANS

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DATE: MAY 11 2021
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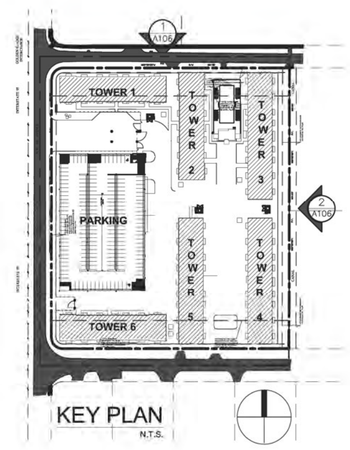
1 / A106 NORTH ELEVATION
SCALE: 1" = 20' - 0"

2 / A106 EAST ELEVATION
SCALE: 1" = 20' - 0"

KEY NOTES:

1A STUCCO FINISH (BABY BLUE PAINT)	3A STUCCO FINISH (GREY OLIVE PAINT)	8 ALUMINUM GUARDRAIL
1B STUCCO FINISH (LIGHT YELLOW PAINT)	4 STUCCO FINISH (DOMINO PAINT)	9 CONTROL JOINT
1C STUCCO FINISH (DARK ORANGE PAINT)	4A STUCCO FINISH (TIDE PAINT)	10 EXTERIOR LIGHTING FIXTURE
1D STUCCO FINISH (LIGHT GREEN PAINT)	4B STUCCO FINISH (MAKARA PAINT)	11 6'-0' TALL WHITE PERIMETER WALL
2A STUCCO FINISH (ELEC. PURPLE PAINT)	5 CANOPY	12 ALUMINUM GATE
2B STUCCO FINISH (DARK GRAY PAINT)	6 IMPACT RESISTANT SLIDING GLASS DOOR (BLUE-GREEN GLAZING)	13 OVERHEAD ALUMINUM SERVICE DOOR
2C STUCCO FINISH (WHITE PAINT)	7 IMPACT RESISTANT WINDOW (BLUE-GREEN GLAZING)	14 ALUMINUM LOUVER
3 STUCCO FINISH (MAROON PAINT)		15 MONUMENT SIGN



KEY PLAN
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STATE OF FLORIDA
VICTOR K. YUE
REGISTERED ARCHITECT
AR0013087
Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE
CLEVELAND P: 216.455.1950 F: 216.444.3010
FORT LAUDERDALE P: 954.703.7630 F: 954.524.8836

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

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NORTH AND EAST ELEVATIONS

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Checked:
Date: 09/09/2020

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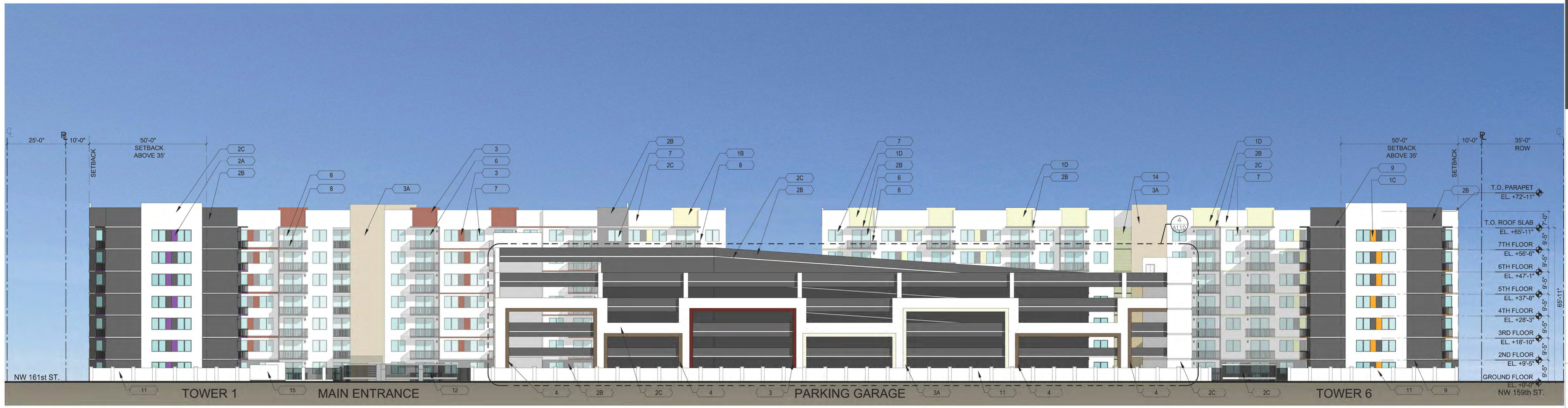
1 A107 SOUTH ELEVATION

SCALE: 1" = 20' - 0"

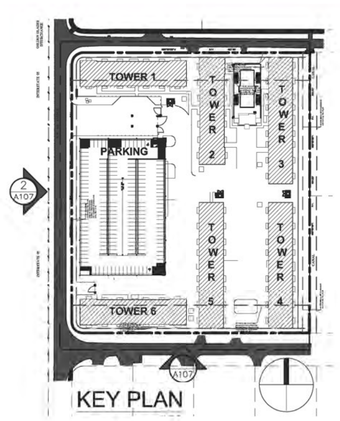


2 A107 WEST ELEVATION

SCALE: 1" = 20' - 0"

KEY NOTES:

1A STUCCO FINISH (BABY BLUE PAINT)	3A STUCCO FINISH (GREY OLIVE PAINT)	8 ALUMINUM GUARDRAIL
1B STUCCO FINISH (LIGHT YELLOW PAINT)	4 STUCCO FINISH (DOMINO PAINT)	9 CONTROL JOINT
1C STUCCO FINISH (DARK ORANGE PAINT)	4A STUCCO FINISH (TIDE PAINT)	10 EXTERIOR LIGHTING FIXTURE
1D STUCCO FINISH (LIGHT GREEN PAINT)	4B STUCCO FINISH (MAKARA PAINT)	11 6'-0' TALL WHITE PERIMETER WALL
2A STUCCO FINISH (ELEC. PURPLE PAINT)	5 CANOPY	12 ALUMINUM GATE
2B STUCCO FINISH (DARK GRAY PAINT)	6 IMPACT RESISTANT SLIDING GLASS DOOR (BLUE-GREEN GLAZING)	13 OVERHEAD ALUMINUM SERVICE DOOR
2C STUCCO FINISH (WHITE PAINT)	7 IMPACT RESISTANT WINDOW (BLUE-GREEN GLAZING)	14 ALUMINUM LOUVER
3 STUCCO FINISH (MAROON PAINT)		15 MONUMENT SIGN



KEY PLAN

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AR 0013087

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Issue: Date:

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FORT LAUDERDALE P: 954.703.7630 F: 954.524.8836

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
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SOUTH AND WEST ELEVATIONS

Job No.: DY201924
Drawn:
Checked:
Date: 09/09/2020

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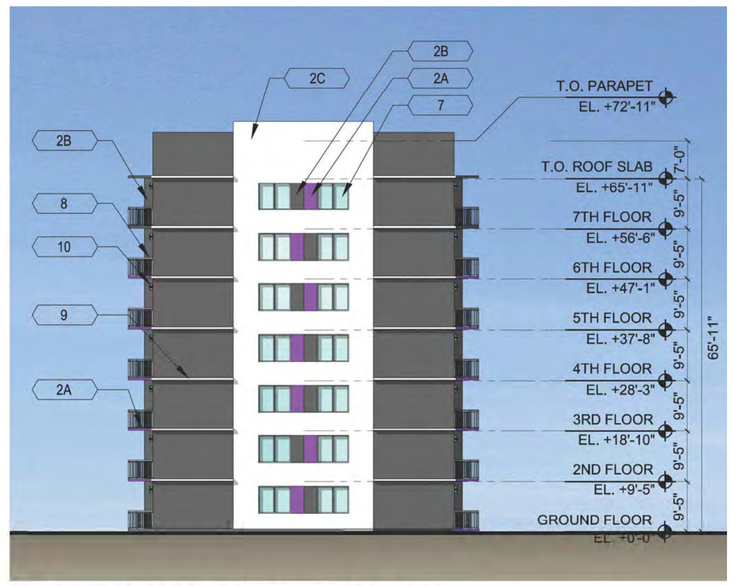


2 A108a TYPICAL RIGHT ELEVATION

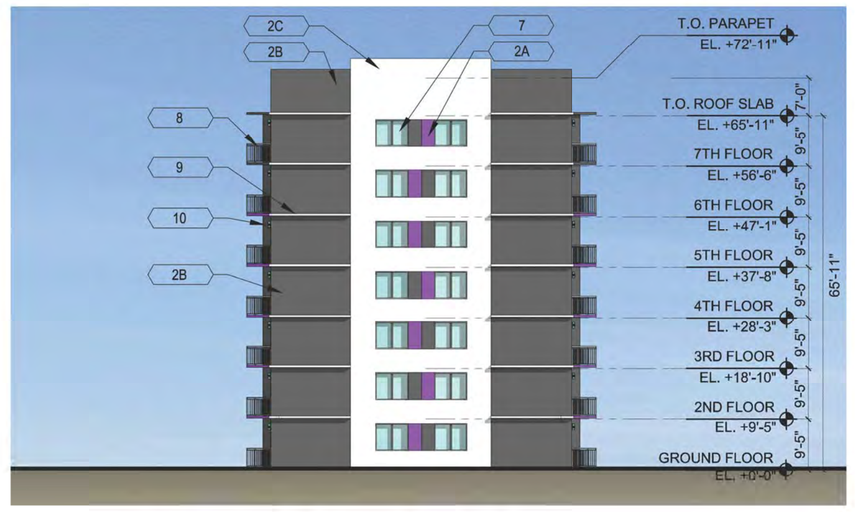
SCALE: 1" = 20' - 0"

1 A108a TYPICAL FRONT ELEVATION

SCALE: 1" = 20' - 0"

3 A108a TYPICAL REAR ELEVATION

SCALE: 1" = 20' - 0"



4 A108a TYPICAL LEFT ELEVATION

SCALE: 1" = 20' - 0"

5a A108a TOWER 1

SCALE: 1" = 40' - 0"

5b A108a TOWER 2

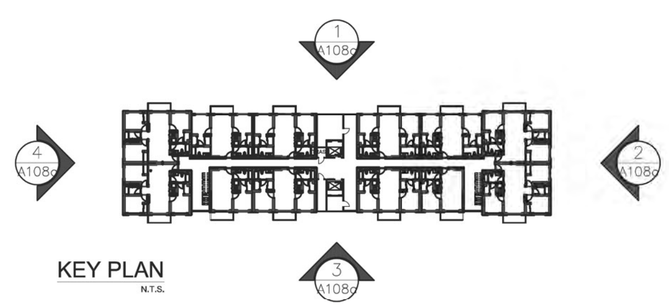
SCALE: 1" = 40' - 0"

5c A108a TOWER 6

SCALE: 1" = 40' - 0"

KEY NOTES:

1A	STUCCO FINISH (BABY BLUE PAINT)	3A	STUCCO FINISH (GREY OLIVE PAINT)	8	ALUMINUM GUARDRAIL
1B	STUCCO FINISH (LIGHT YELLOW PAINT)	4	STUCCO FINISH (DOMINO PAINT)	9	CONTROL JOINT
1C	STUCCO FINISH (DARK ORANGE PAINT)	4A	STUCCO FINISH (TIDE PAINT)	10	EXTERIOR LIGHTING FIXTURE
1D	STUCCO FINISH (LIGHT GREEN PAINT)	4B	STUCCO FINISH (MAKARA PAINT)	11	6'-0' TALL WHITE PERIMETER WALL
2A	STUCCO FINISH (ELEC. PURPLE PAINT)	5	CANOPY	12	ALUMINUM GATE
2B	STUCCO FINISH (DARK GRAY PAINT)	6	IMPACT RESISTANT SLIDING GLASS DOOR (BLUE-GREEN GLAZING)	13	OVERHEAD ALUMINUM SERVICE DOOR
2C	STUCCO FINISH (WHITE PAINT)	7	IMPACT RESISTANT WINDOW (BLUE-GREEN GLAZING)	14	ALUMINUM LOUVER
3	STUCCO FINISH (MAROON PAINT)			15	MONUMENT SIGN



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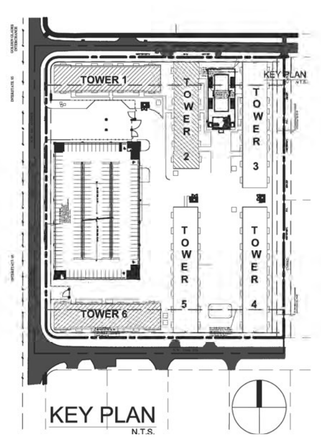

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STATE OF FLORIDA
VICTOR K. YUE
AR 0013087
REGISTERED ARCHITECT
Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE
CLEVELAND P: 216.485.1950 F: 216.444.3810
FORT LAUDERDALE P: 954.703.7630 F: 954.524.8934

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

TOWER TYPE A - ELEVATIONS

Job No.: DY201924
Drawn:
Checked:
Date: 09/09/2020

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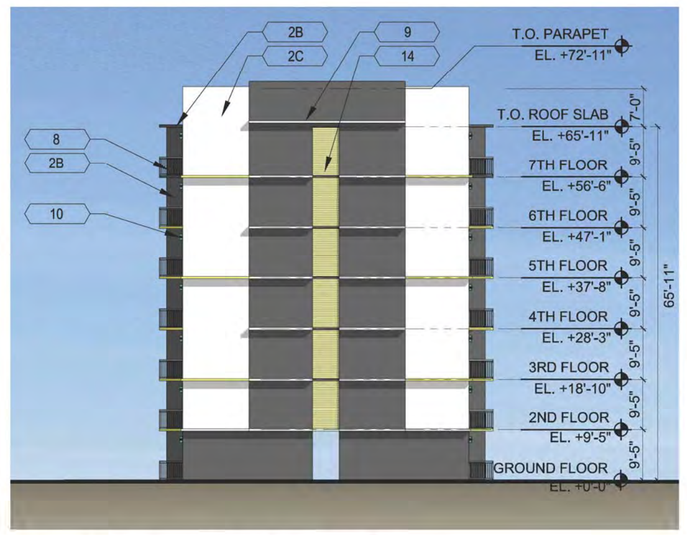
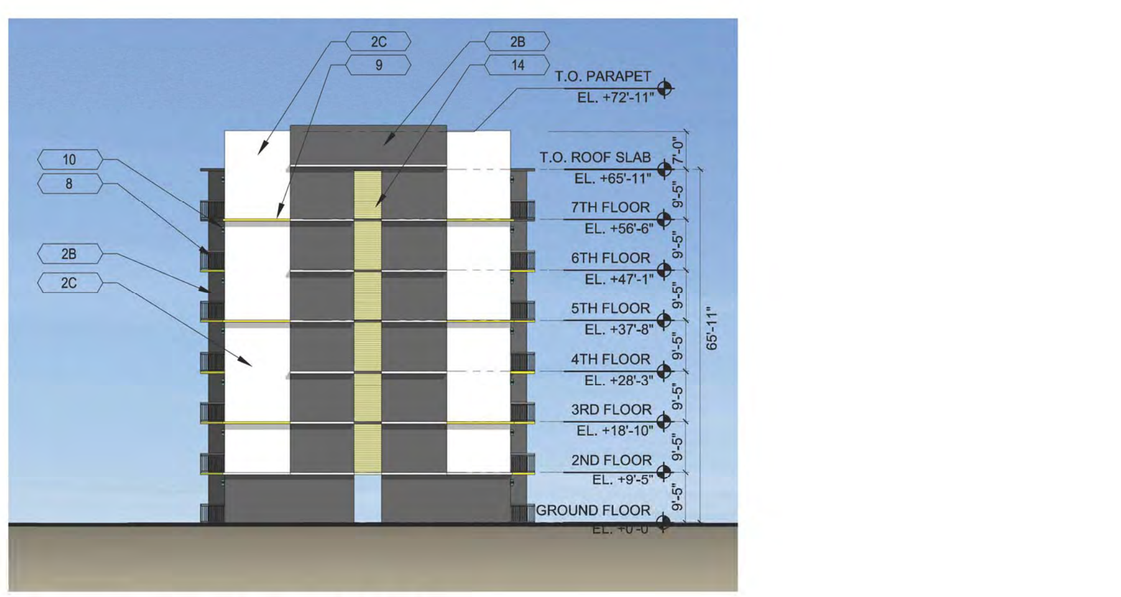


2 A108b TYPICAL RIGHT ELEVATION
SCALE: 1" = 20' - 0"

1 A108b TYPICAL FRONT ELEVATION
SCALE: 1" = 20' - 0"

3 A108b TYPICAL REAR ELEVATION
SCALE: 1" = 20' - 0"



4 A108b TYPICAL LEFT ELEVATION
SCALE: 1" = 20' - 0"

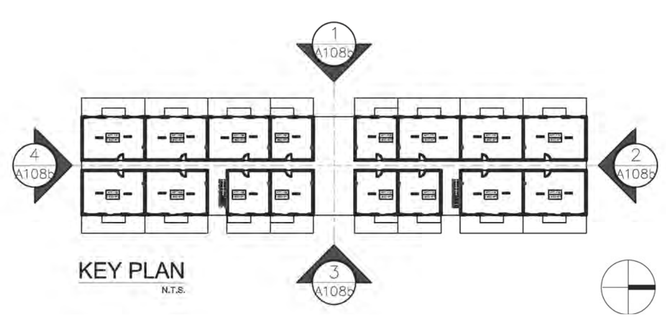
5a A108b TOWER 3
SCALE: 1" = 40' - 0"

5b A108b TOWER 4
SCALE: 1" = 40' - 0"

5c A108b TOWER 5
SCALE: 1" = 40' - 0"

KEY NOTES:

- 1A STUCCO FINISH (BABY BLUE PAINT)
- 1B STUCCO FINISH (LIGHT YELLOW PAINT)
- 1C STUCCO FINISH (DARK ORANGE PAINT)
- 1D STUCCO FINISH (LIGHT GREEN PAINT)
- 2A STUCCO FINISH (ELEC. PURPLE PAINT)
- 2B STUCCO FINISH (DARK GRAY PAINT)
- 2C STUCCO FINISH (WHITE PAINT)
- 3 STUCCO FINISH (MAROON PAINT)
- 3A STUCCO FINISH (GREY OLIVE PAINT)
- 4 STUCCO FINISH (DOMINO PAINT)
- 4A STUCCO FINISH (TIDE PAINT)
- 4B STUCCO FINISH (MAKARA PAINT)
- 5 CANOPY
- 6 IMPACT RESISTANT SLIDING GLASS DOOR (BLUE-GREEN GLAZING)
- 7 IMPACT RESISTANT WINDOW (BLUE-GREEN GLAZING)
- 8 ALUMINUM GUARDRAIL
- 9 CONTROL JOINT
- 10 EXTERIOR LIGHTING FIXTURE
- 11 6'-0' TALL WHITE PERIMETER WALL
- 12 ALUMINUM GATE
- 13 OVERHEAD ALUMINUM SERVICE DOOR
- 14 ALUMINUM LOUVER
- 15 MONUMENT SIGN



KEY PLAN
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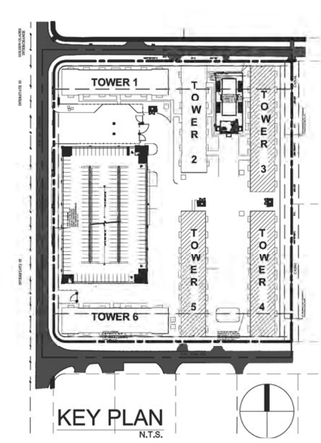

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Victor K. Yue
AR 0013087

AA 26002045
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CLEVELAND P: 216.458.1950 F: 216.444.3310
FORT LAUDERDALE P: 954.703.7630 F: 954.524.8934

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

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TOWER TYPE B - ELEVATIONS

Job No.: DY201924
Drawn:
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Date: 09/09/2020

A108b

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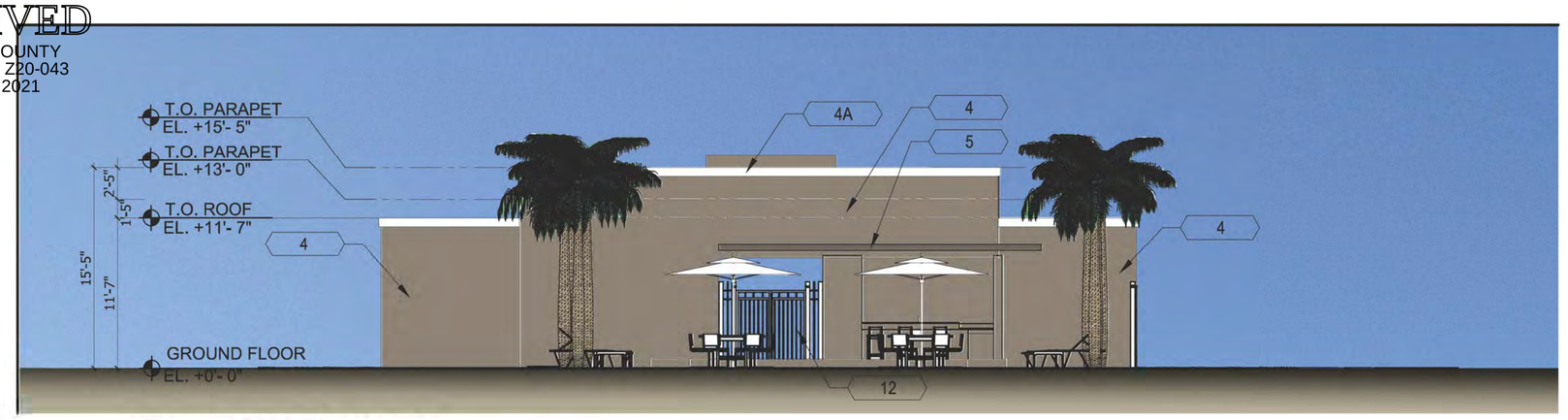
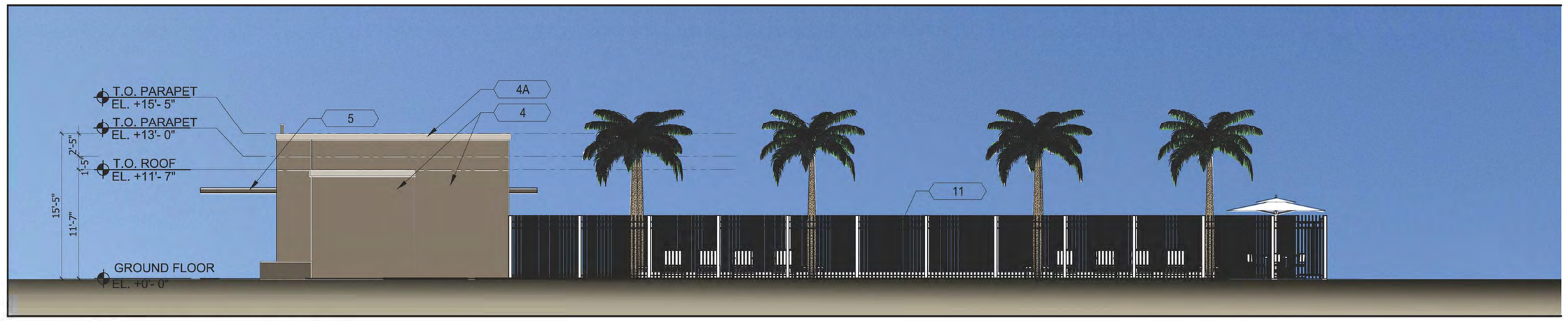


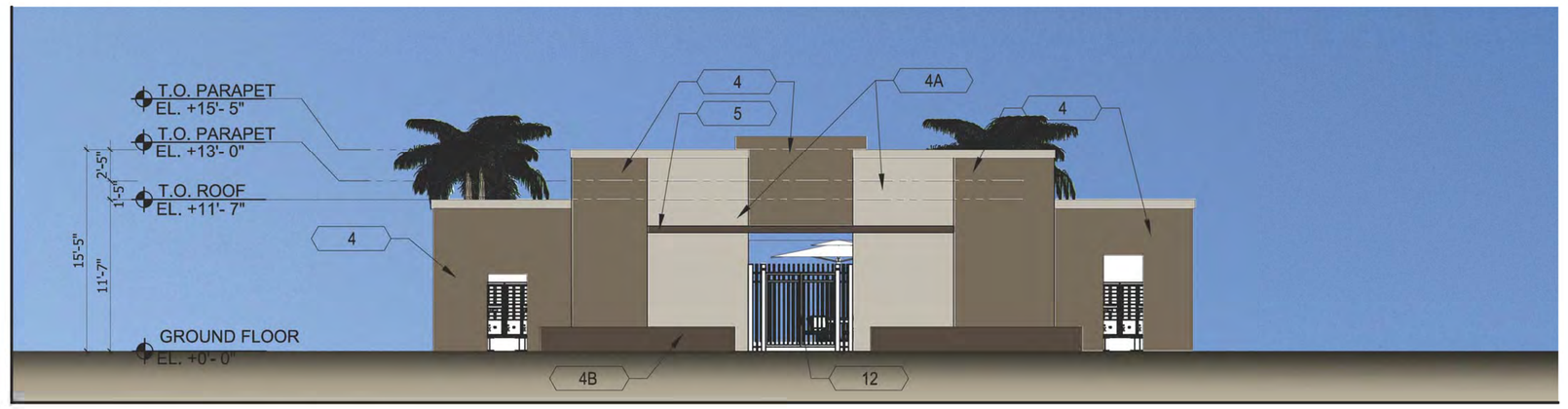
1 A109 NORTH ELEVATION

SCALE 1/8" = 1' - 0"



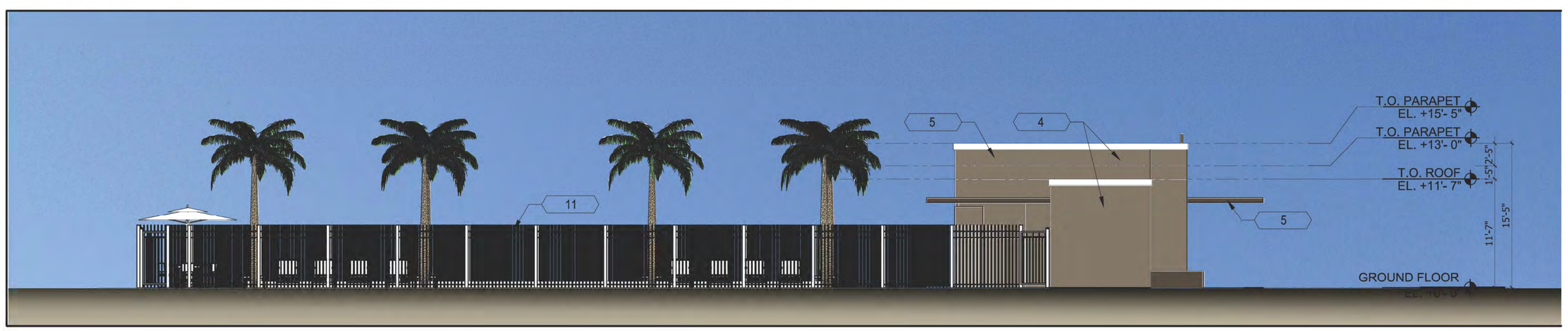
2 A109 NORTH ELEVATION

SCALE 1/8" = 1' - 0"



3 A109 EAST ELEVATION

SCALE 1/8" = 1' - 0"

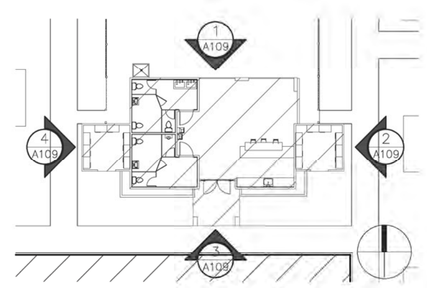


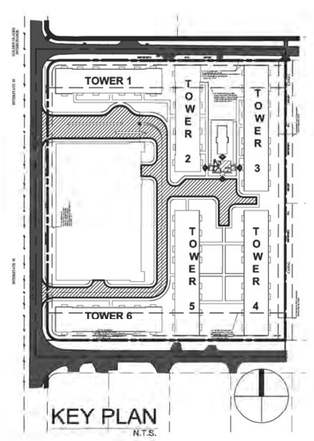
4 A109 SOUTH ELEVATION

SCALE 1/8" = 1' - 0"

KEY NOTES:

1A STUCCO FINISH (BABY BLUE PAINT)	3A STUCCO FINISH (GREY OLIVE PAINT)	8 ALUMINUM GUARDRAIL
1B STUCCO FINISH (LIGHT YELLOW PAINT)	4 STUCCO FINISH (DOMINO PAINT)	9 CONTROL JOINT
1C STUCCO FINISH (DARK ORANGE PAINT)	4A STUCCO FINISH (TIDE PAINT)	10 EXTERIOR LIGHTING FIXTURE
1D STUCCO FINISH (LIGHT GREEN PAINT)	4B STUCCO FINISH (MAKARA PAINT)	11 6'-0' TALL WHITE PERIMETER WALL
2A STUCCO FINISH (ELEC. PURPLE PAINT)	5 CANOPY	12 ALUMINUM GATE
2B STUCCO FINISH (DARK GRAY PAINT)	6 IMPACT RESISTANT SLIDING GLASS DOOR (BLUE-GREEN GLAZING)	13 OVERHEAD ALUMINUM SERVICE DOOR
2C STUCCO FINISH (WHITE PAINT)	7 IMPACT RESISTANT WINDOW (BLUE-GREEN GLAZING)	14 ALUMINUM LOUVER
3 STUCCO FINISH (MAROON PAINT)		15 MONUMENT SIGN





KEY PLAN
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STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

CLUB HOUSE BLDG. ELEVATIONS

Job No.: DY201924
Drawn:
Checked:
Date: 09/09/2020

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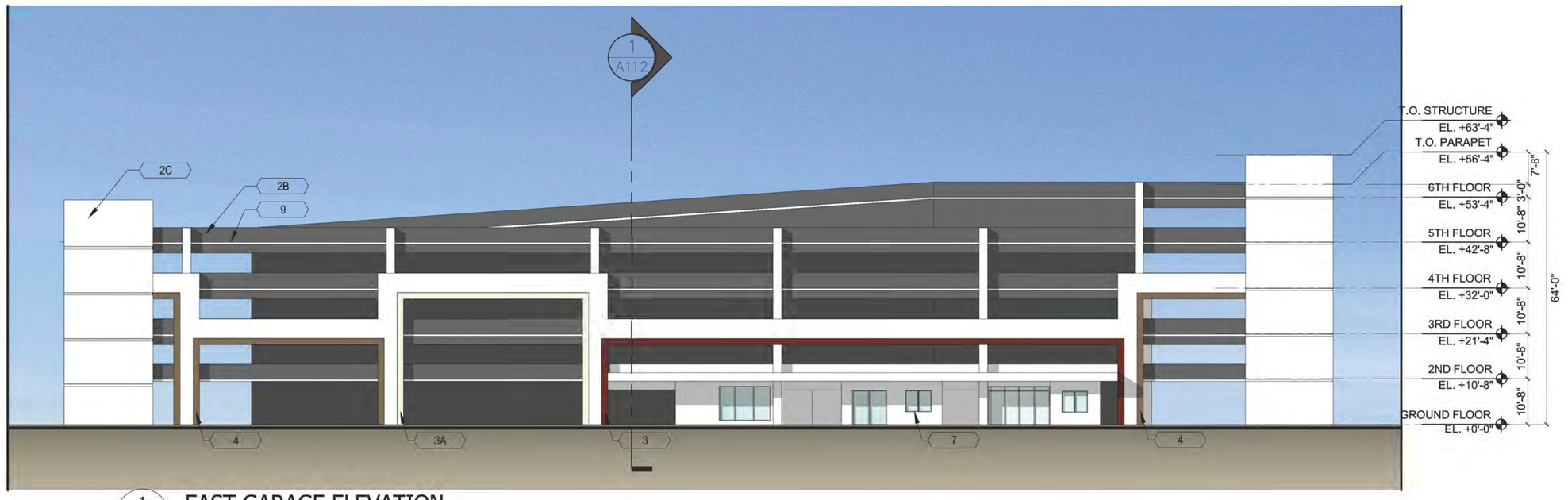
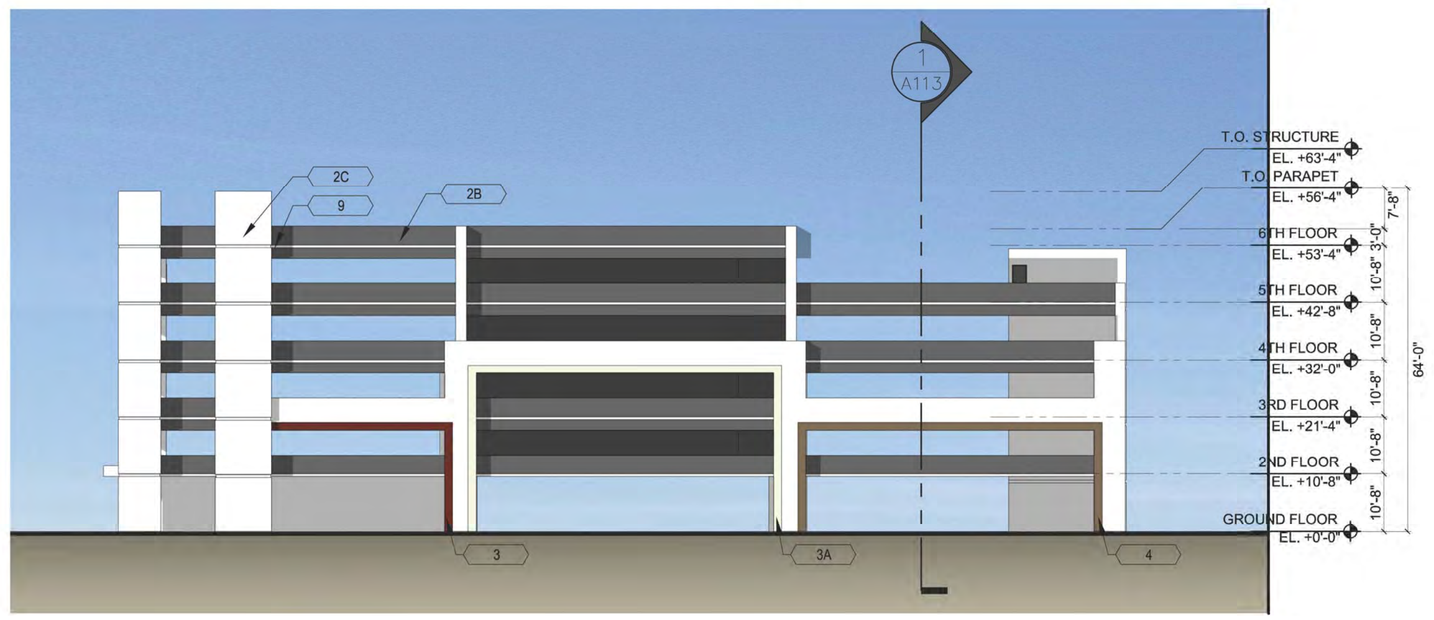
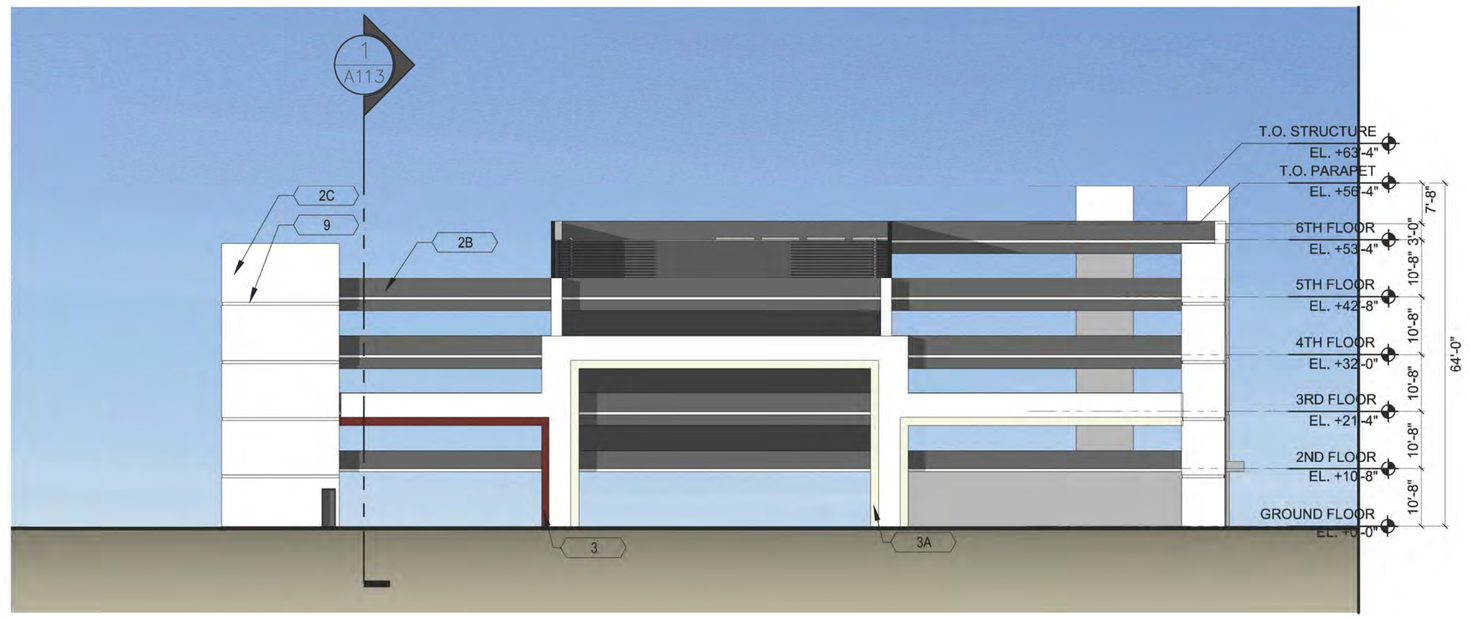


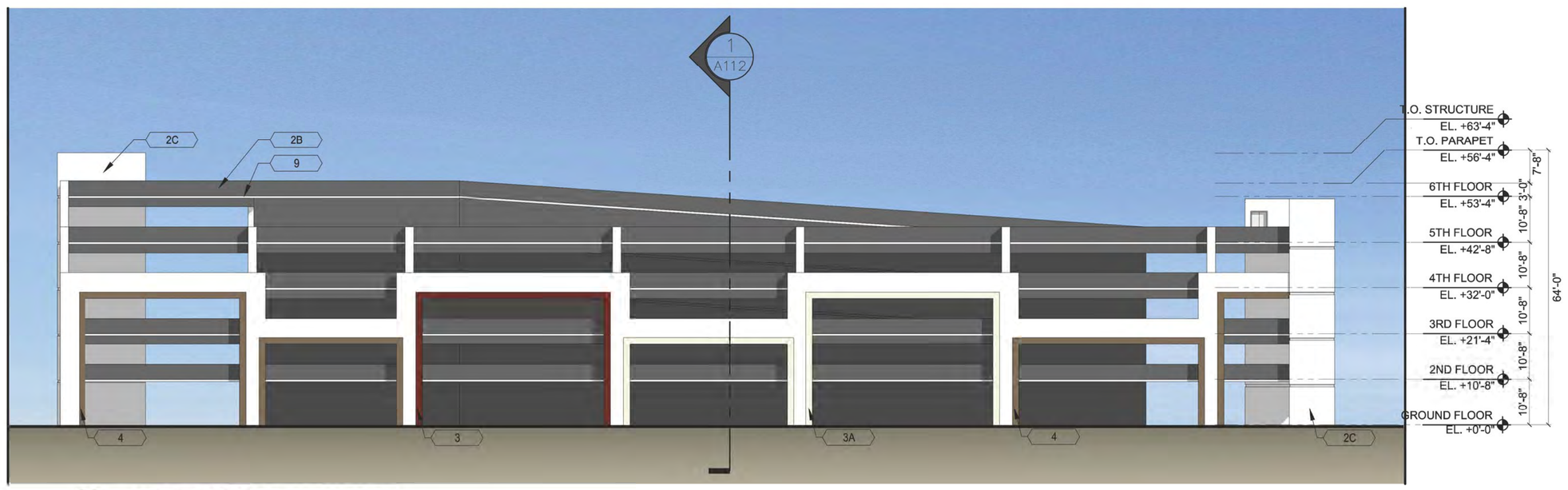
1 A110 EAST GARAGE ELEVATION
SCALE 1" = 20' - 0"



2 A110 NORTH GARAGE ELEVATION
SCALE 1" = 20' - 0"



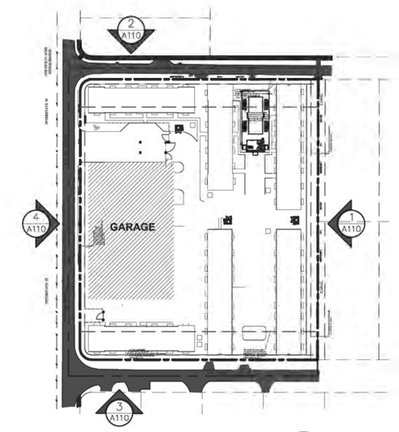
3 A110 SOUTH GARAGE ELEVATION
SCALE 1" = 20' - 0"



4 A110 WEST GARAGE ELEVATION
SCALE 1" = 20' - 0"

KEY NOTES:

1A STUCCO FINISH (BABY BLUE PAINT)	3A STUCCO FINISH (GREY OLIVE PAINT)	8 ALUMINUM GUARDRAIL
1B STUCCO FINISH (LIGHT YELLOW PAINT)	4 STUCCO FINISH (DOMINO PAINT)	9 CONTROL JOINT
1C STUCCO FINISH (DARK ORANGE PAINT)	4A STUCCO FINISH (TIDE PAINT)	10 EXTERIOR LIGHTING FIXTURE
1D STUCCO FINISH (LIGHT GREEN PAINT)	4B STUCCO FINISH (MAKARA PAINT)	11 6'-0' TALL WHITE PERIMETER WALL
2A STUCCO FINISH (ELEC. PURPLE PAINT)	5 CANOPY	12 ALUMINUM GATE
2B STUCCO FINISH (DARK GRAY PAINT)	6 IMPACT RESISTANT SLIDING GLASS DOOR (BLUE-GREEN GLAZING)	13 OVERHEAD ALUMINUM SERVICE DOOR
2C STUCCO FINISH (WHITE PAINT)	7 IMPACT RESISTANT WINDOW (BLUE-GREEN GLAZING)	14 ALUMINUM LOUVER
3 STUCCO FINISH (MAROON PAINT)		15 MONUMENT SIGN



KEY PLAN
N.T.S.

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STATE OF FLORIDA
VICTOR K. YUE
LICENSE
AR 0013087
REGISTERED ARCHITECT
Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE
CLEVELAND P: 216.468.1950 F: 216.464.3810
FORT LAUDERDALE P: 954.703.7630 F: 954.624.8934

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

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GARAGE ELEVATIONS

Drawn:
Checked:
Date: 09/09/2020
Job No.: DY201924

A110

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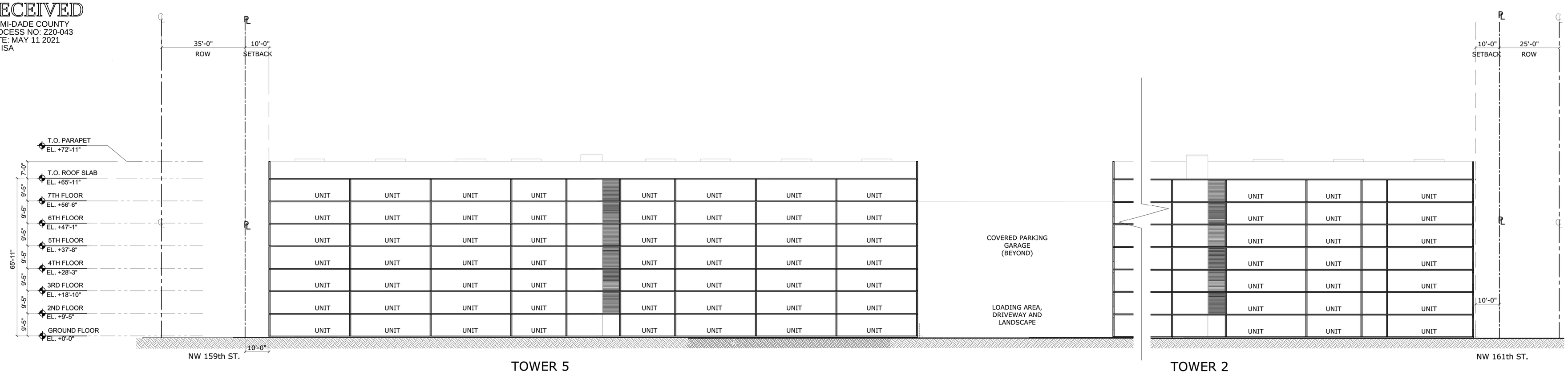
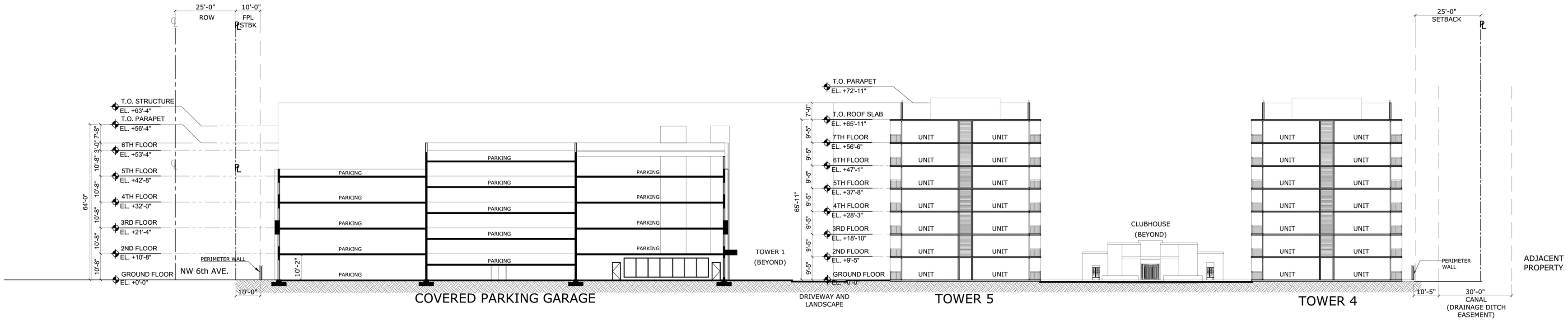
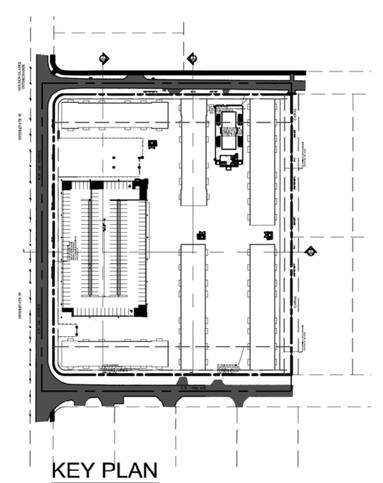


2 A112 NORTH-SOUTH SECTION
1"=20'-0"



1 A112 EAST - WEST SECTION
1"=20'-0"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AR 0013087

AA 26002045
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FORT LAUDERDALE P: 954.703.7630 F: 954.524.8604

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
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BUILDING SECTIONS

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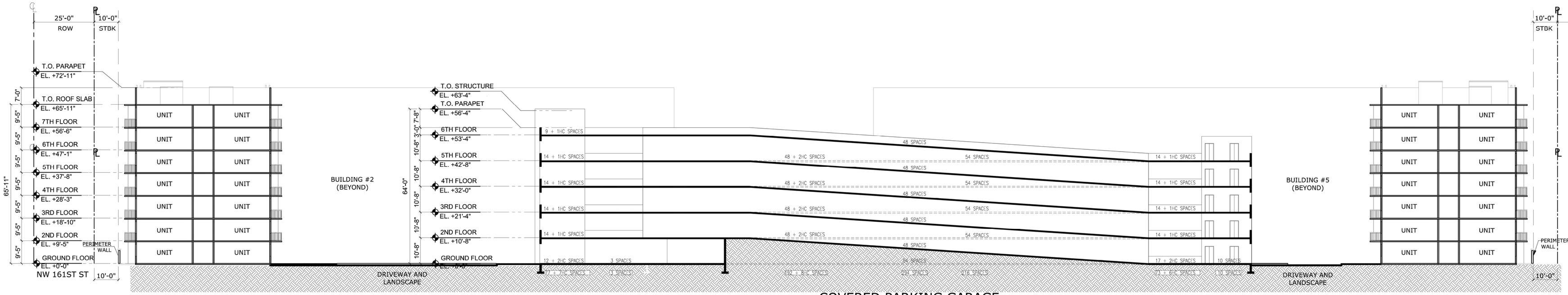
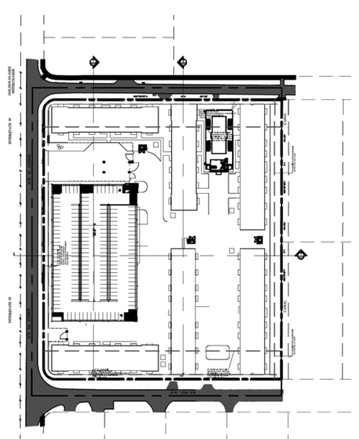


1 / A113 NORTH-SOUTH GARAGE SECTION
1"=20'-0"



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AR 0013087

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Issue: Date:

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STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
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STELLAR - GOLDEN GLADES

MIAMI-DADE COUNTY

PROJECT TEAM

DEVELOPER / OWNER:
STELLAR COMMUNITIES
2860 West State Road 84 Suite 118
Dania Beach, FL 33312
Ph: 844.505.3150

ARCHITECT:
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Fax: 954.524.8604

LANDSCAPE ARCHITECT:
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Hollywood, Florida 33020
Ph: 954.923.9681
Fax: 954.923.9689

CIVIL ENGINEER:
LANGAN
15150 N.W. 79th Court, Suite 200
Miami Lakes, Florida 33016
Ph: 786.264.7200
Fax: 786.264.7201

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SITE PLAN APPLICATION

February 4th, 2021

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INTERSTATE 95

GOLDEN GLADES INTERCHANGE

N.W. 6th AVENUE

N00°04'15"E R/W 554.32'

PROPOSED 7 STORY RESIDENTIAL BUILDING 6

PROPOSED 6 STORY PARKING BUILDING
REFER TO ARCHITECT PLANS FOR DETAILS
(SPRINKLERED BUILDING)

PROPOSED 7 STORY RESIDENTIAL BUILDING 1

PROPOSED STRIPING

PROPOSED 7 STORY RESIDENTIAL BUILDING 5

PROPOSED 7 STORY RESIDENTIAL BUILDING 2

PROPOSED 7 STORY RESIDENTIAL BUILDING 4

PROPOSED 7 STORY RESIDENTIAL BUILDING 3

PROPOSED POOL DECK AREA
REFER TO ARCHITECTURAL PLANS FOR DETAILS

PROPOSED CLUB HOUSE

APPARATUS SET UP SITE

Miami-Dade FT System

A=39.30'
R=25.00'
Δ=90°04'15"

A=39.24'
R=25.00'
Δ=89°56'20"

AND AS DEPICTED ON SURVEY PREPARED BY A.R. TOUSSAINT & ASSOCIATES, INC., NO. 1414 DATED 10/14/2005 AS PER P.B. 165, PG. 94

TRACT 449

TRACT 450

TRACT 451

TRACT 452

BISCAYNE GARDENS SECTION B
P.B. 40, PG. 49

N.W. 159th STREET

N.W. 161st STREET

TRACT A
CLOVERLEAF BUSINESS DISTRICT
P.B. 78, PG. 25

GOLDEN GATES OFFICES CONDOMINIUM

N89°59'25"W

N00°00'00"E

487.70'

487.92'

30' DRAINAGE DITCH EASEMENT AS PER P.B. 165, PG. 94

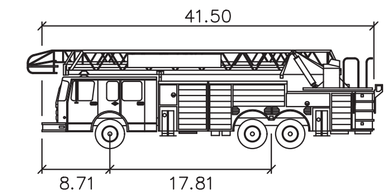
CANAL N00°05'08"E P/L 604.23' N00°05'08"E P/L 604.23' CANAL

TRACT 430
BISCAYNE GARDENS SECTION B
P.B. 40, PG. 49

TRACT 410
BISCAYNE GARDENS SECTION B
P.B. 40, PG. 49

TRACT 410
BISCAYNE GARDENS SECTION B
P.B. 40, PG. 49

SCALE: 1 INCH = 30 FEET



Miami–Dade FT

	feet
Width	: 8.00
Track	: 6.85
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NOTE:

1. ALL FIRE APPARATUS SET UP SITES, DRIVEWAYS, PEDESTRIAN SIDEWALKS, AND OPEN AREAS ALONG THE FIRE ACCESS ROUTE SHALL BE H20 TRAFFIC RATED AND SUPPORT 32 TONS AS REQUIRED BY MIAMI–DADE FIRE DEPARTMENT.

Date	Description	No.

REVISIONS

Claudia M Correa
2020.12.03 16:37:49 -05'00'

SIGNATURE DATE SIGNED

CLAUDIA CORREA
PROFESSIONAL ENGINEER FL Lic. No. 87170

CLAUDIA M. CORREA LICENSE No. 87170 STATE OF FLORIDA PROFESSIONAL ENGINEER
12/3/2020

This item has been digitally signed and sealed by Claudia M. Correa, PE, on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00006610/LB8172/LB8198

Project
STELLAR HOMES GOLDEN GLADES
MIAMI-DADE COUNTY FLORIDA

Drawing Title
FIRE TRUCK CIRCULATION PLAN

Project No.	Drawing No.
300248601	C-302
Date: 01/20/20	
Drawn By: ATS	
Checked By: CMC	Sheet of

PROJECT NO. 300248601

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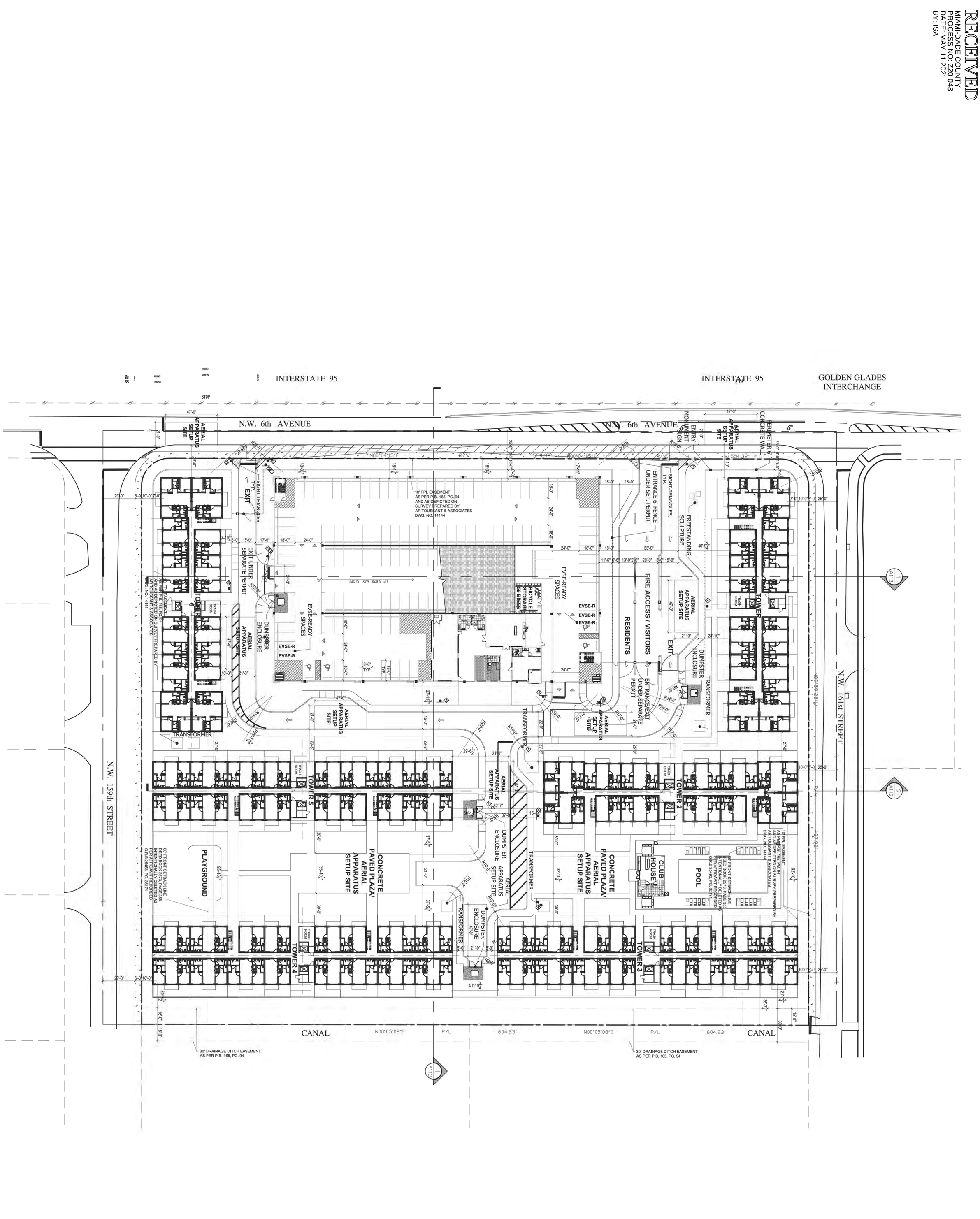

1 GROUND FLOOR
1" = 40'-0"

A101

GROUND FLOOR

Job No.: DY201924 | Drawn: | Checked: | Date: 02/04/2021

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

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F: 954.524.8604

AA 26002045
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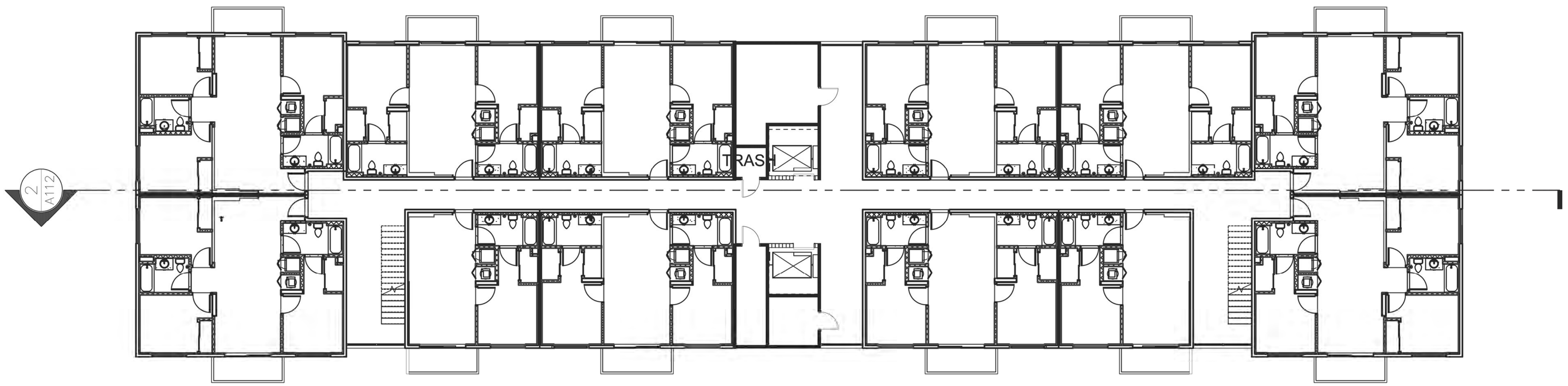
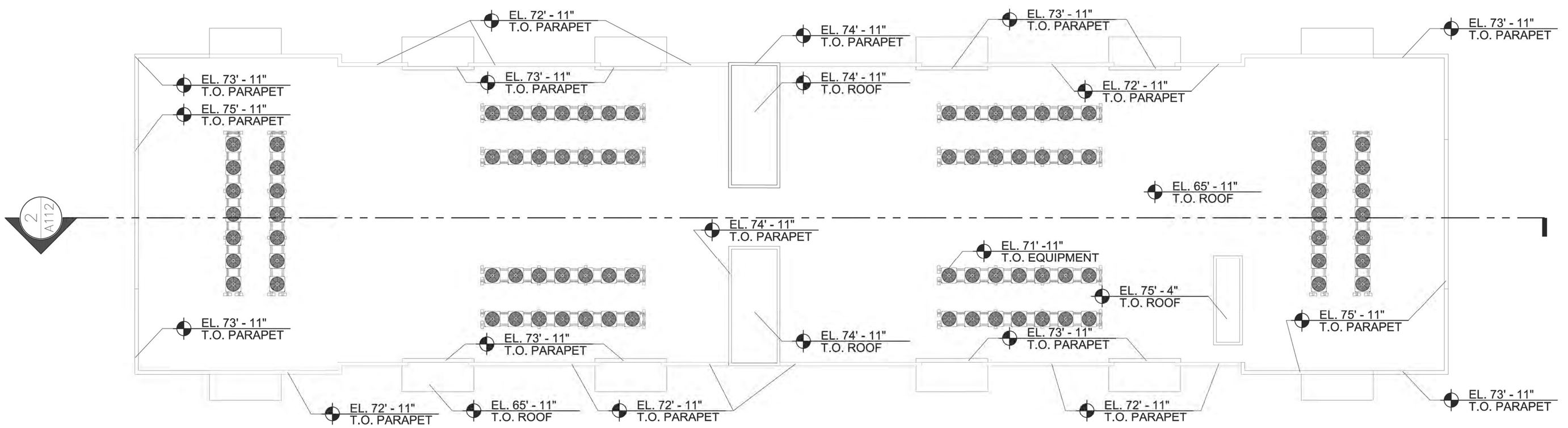


1 A102a BLDGS 1, 2 & 6 TYPE A TYPICAL PLAN
3/32"=1'-0"



2 A102a BLDGS 1, 2 & 6 TYPE A ROOF PLAN
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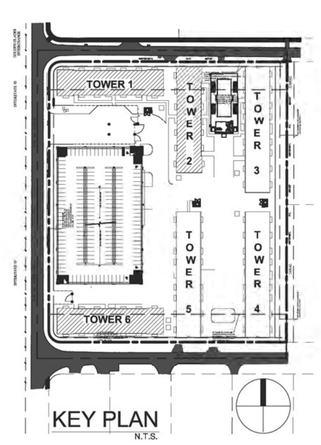

KEY PLAN
N.T.S.

STATE OF FLORIDA
VICTOR K. YUE
REGISTERED ARCHITECT
AR 0013087
Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE
CLEVELAND P: 216.465.1950 F: 216.464.3810
FORT LAUDERDALE P: 954.703.7630 F: 954.524.8934

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

BLDGS 1, 2 & 6 TYPE A TYPICAL FL & ROOF FL

Job No.: DY201924
Drawn:
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A102a

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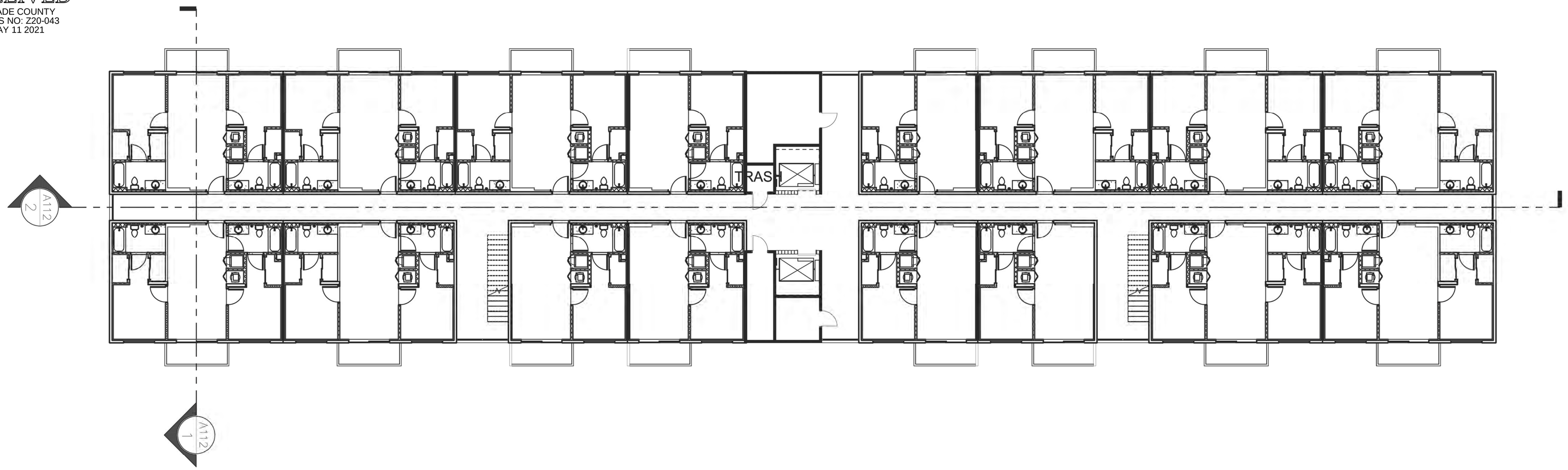

1 A102b BLDGS 3, 4 & 5 TYPE B TYPICAL PLAN
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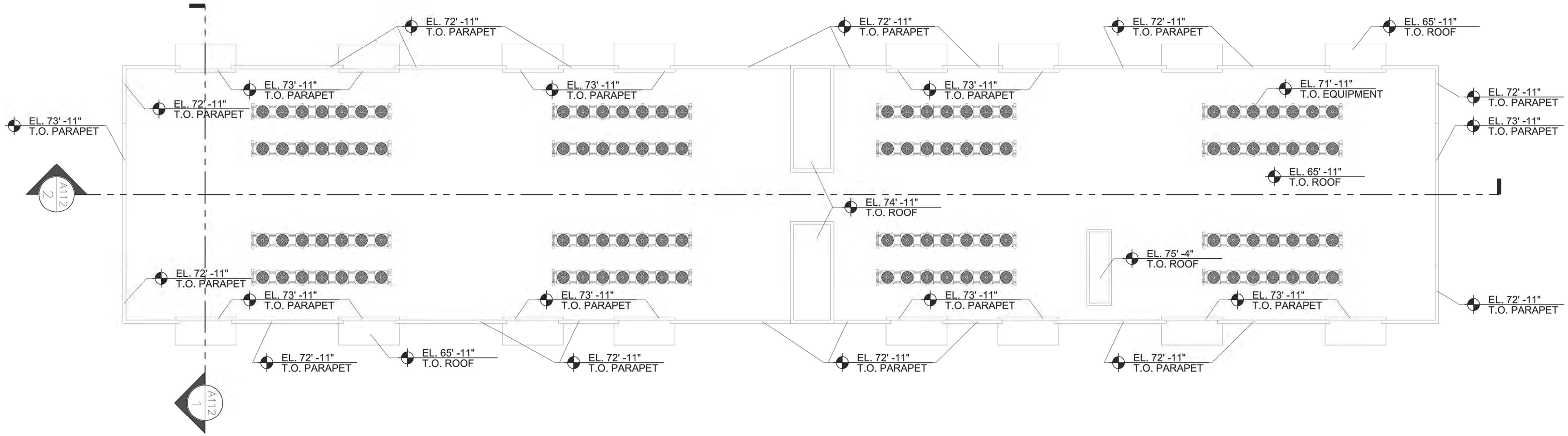

2 A102b BLDGS 3, 4 & 5 TYPE B ROOF PLAN
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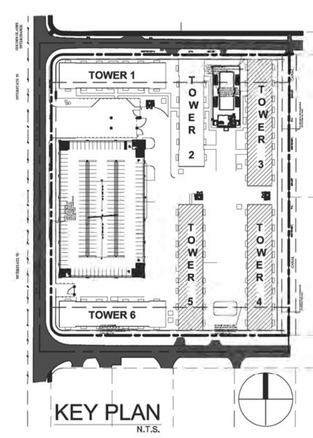

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Victor K. Yue
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MIAMI, FLORIDA

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BLDGS 3, 4 & 5 TYPE B TYPICAL FL & ROOF FL

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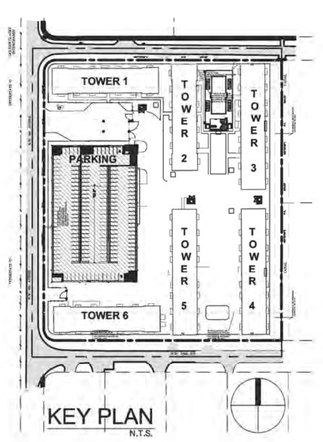
TOWER #2
TRASH ROOM
TRANSFORMER PAD
FENCE
TOWER #5
TRASH ROOM
TRANSFORMER PAD
DUMPSTER ENCLOSURE
A112
EXIT
FIRE ACCESS / VISITORS
RESIDENTS
ACCESS GATES UNDER SEPARATE PERMIT.
STAIR # 1
VAN
5'-0" 12'-0" TYP. TYP.
EVSE-R
EVSE-R
EVSE-R
EVSE READY PARKING SPACES
A/C BIKE STORAGE (59 SPACES)
CLUB HOUSE
GYM
VAN
VAN
EVSE READY PARKING SPACES
EVSE-R
EVSE-R
DUMPSTER ENCLOSURE
TOWER #1
TRASH ROOM
TRASH ROOM
TOWER #5
UP 6.67% MAX. SLOPE
UP
15'-0"
20'-0"
13'-0"
53'-0"
18'-0"
24'-0"
18'-0" TYP.
8'-6" TYP.
EL. 0'-0"= 8' NGVD GROUND FLOOR
100 SPACES
24'-0"
18'-0"
STAIR # 2
EXIT
FREESTANDING ARTISTIC SCULPTURE
ENTRY MONUMENT SIGN
35'-0"
PERIMETER WALL
PERIMETER WALL
ACCESS GATES UNDER SEPARATE PERMIT.

1 A103 GARAGE GROUND LEVEL
1"=20'-0"



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AR0013087
REGISTERED ARCHITECT
Victor K. Yue
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GARAGE GROUND LEVEL

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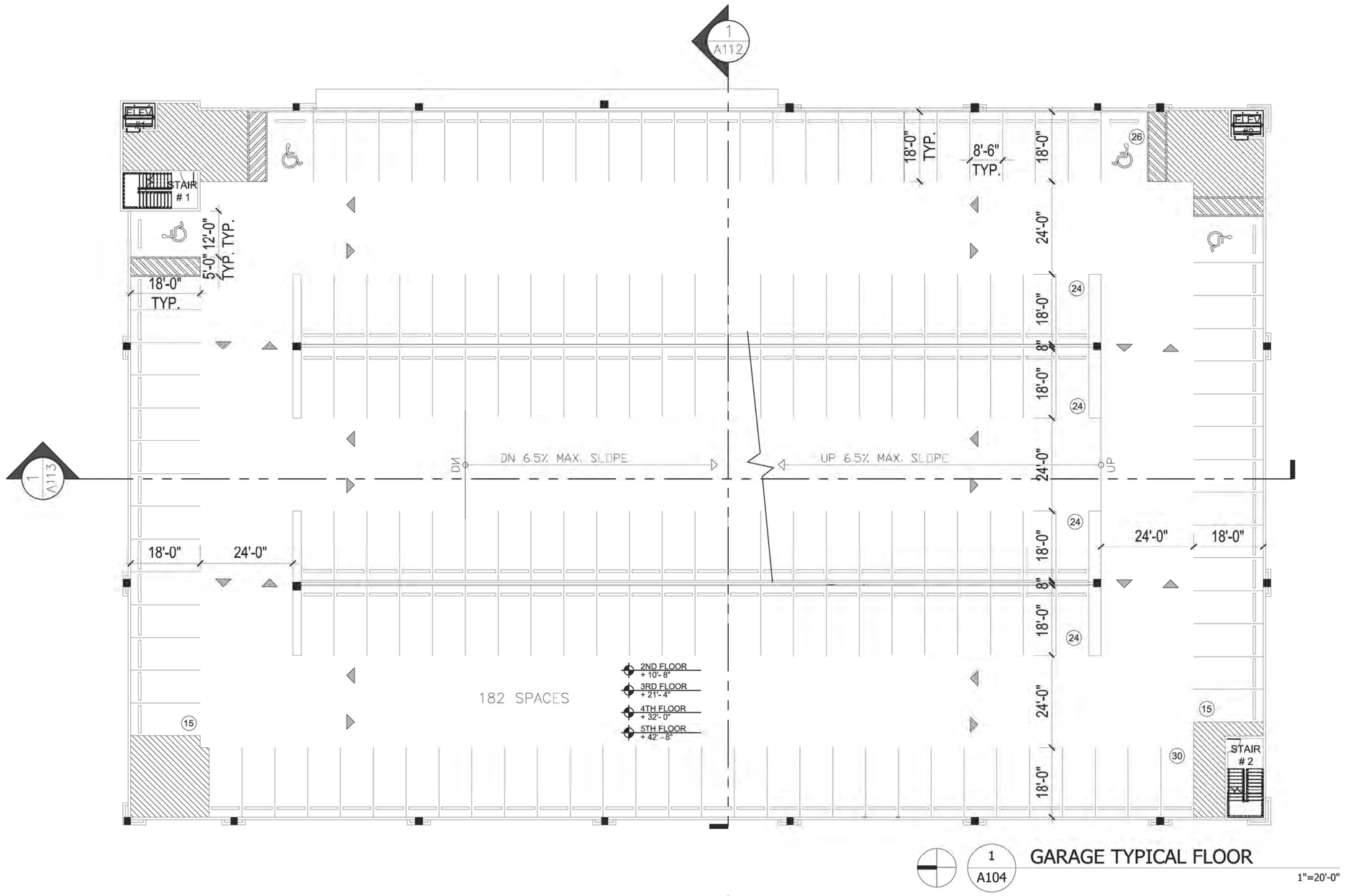
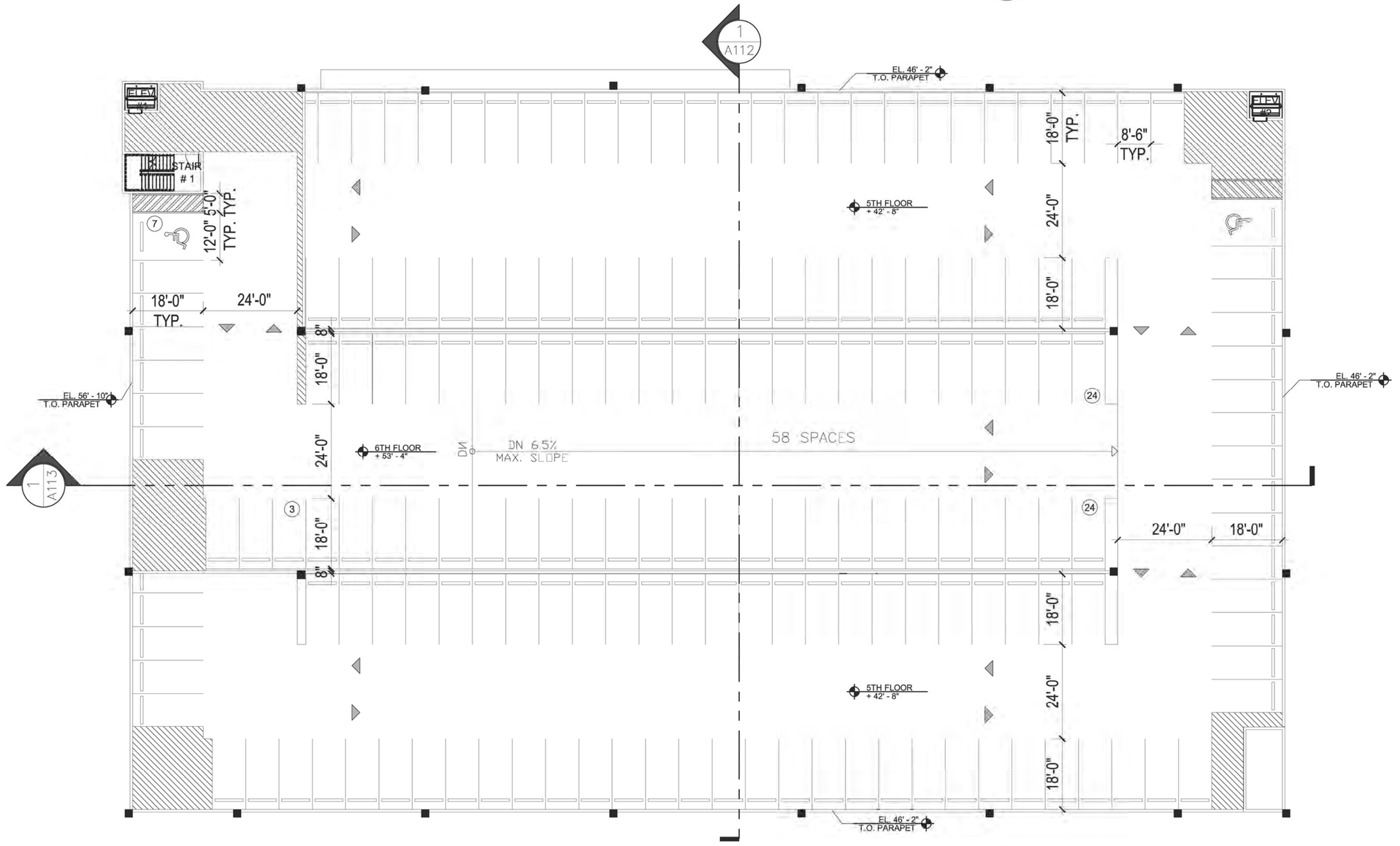


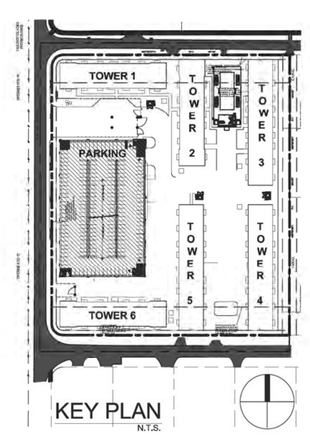
1 A104 GARAGE TYPICAL FLOOR

1"=20'-0"



2 A104 GARAGE ROOF PLAN

1"=20'-0"



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GARAGE TYPICAL & ROOF PLAN

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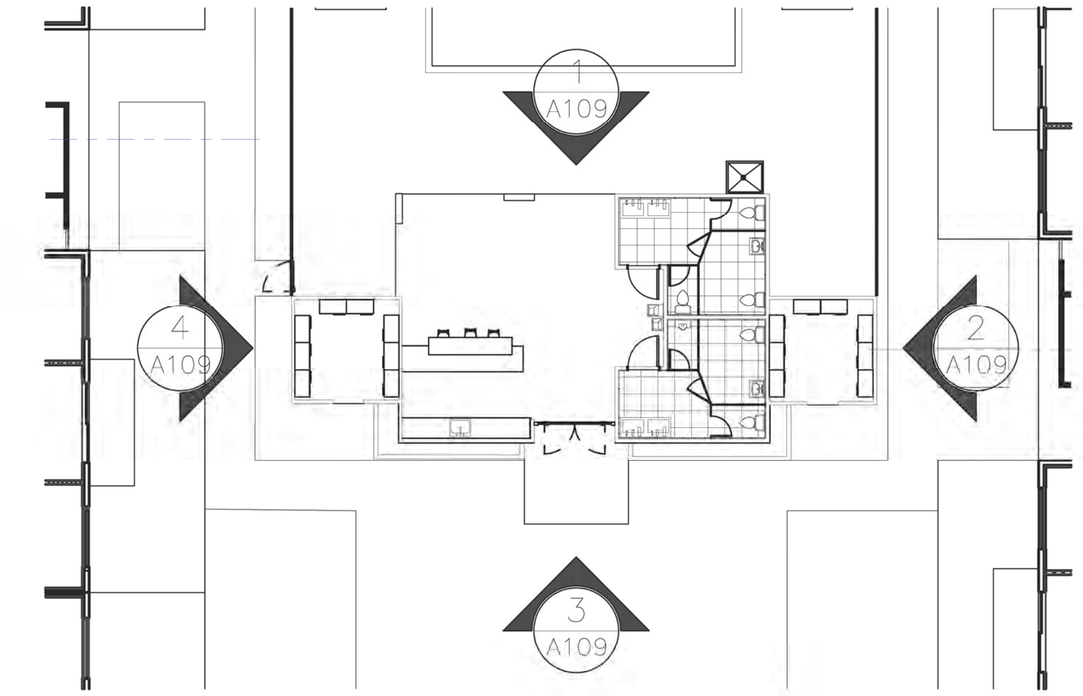

1 A105 CLUB HOUSE GROUND FLOOR PLAN
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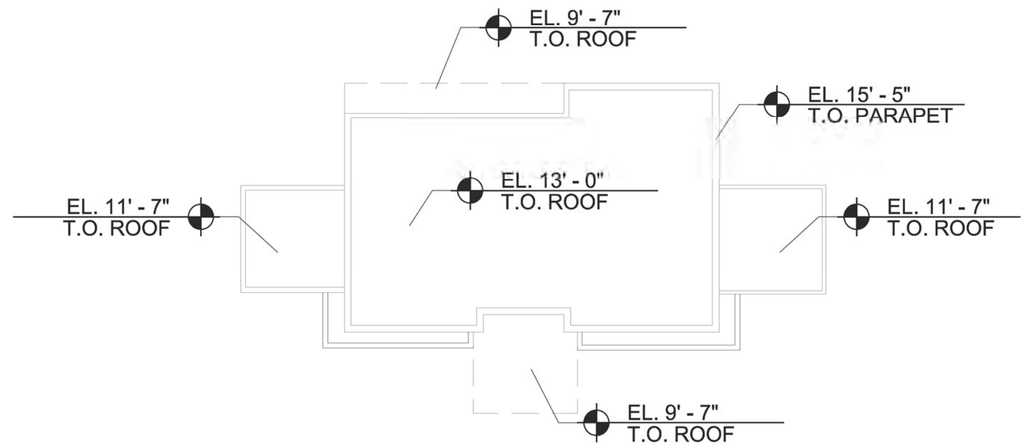

2 A105 CLUB HOUSE ROOF PLAN
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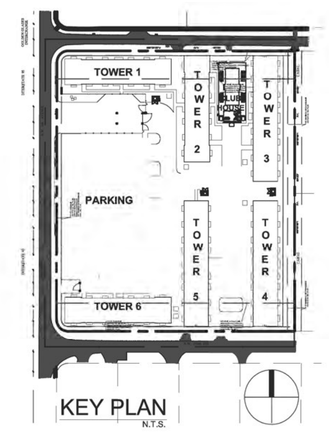

KEY PLAN
N.T.S.

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STATE OF FLORIDA
VICTOR K. YUE
AR0013087
REGISTERED ARCHITECT
Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE
CLEVELAND P: 216.455.1950 F: 216.444.3810
FORT LAUDERDALE P: 954.703.7630 F: 954.524.8934

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

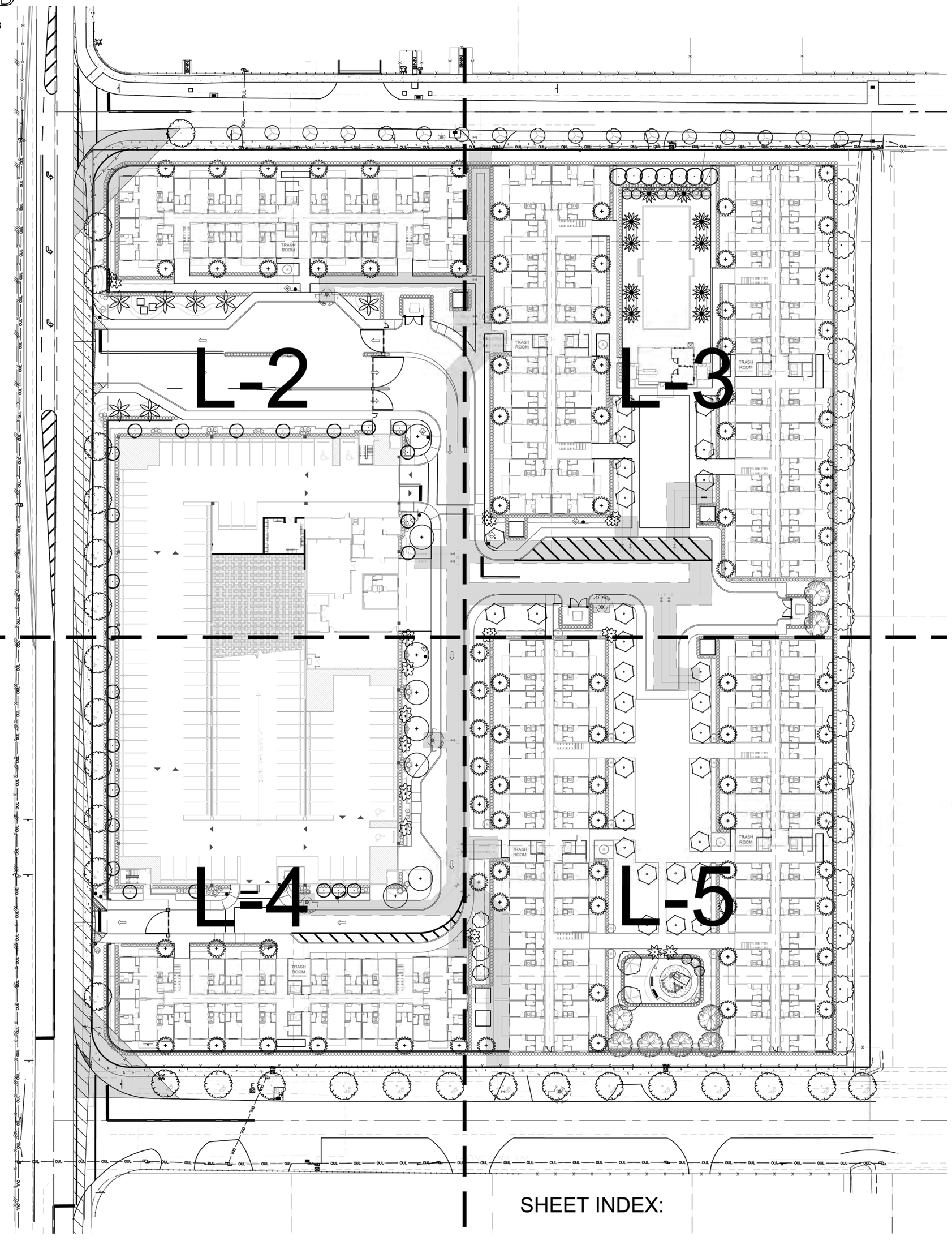
ALL RIGHTS RESERVED

CLUB HOUSE GROUND FL & ROOF PLAN

Job No.: DY201924
Drawn:
Checked:
Date: 09/09/2020

A105

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z20-043
DATE: MAY 11 2021
BY: ISA



KEY PLAN

Scale: 1" = 40'-0"

NORTH

SHEET INDEX:

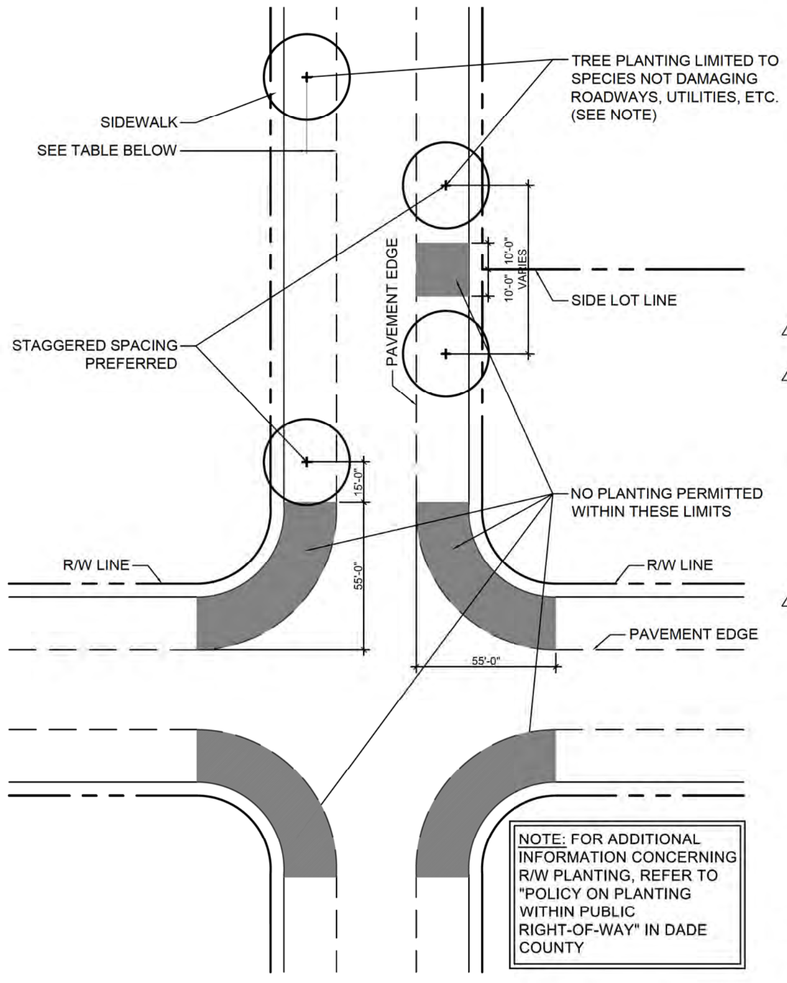
L-1	INDEX
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE DETAILS

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD — Net Lot Area 7.107 acres 309,606 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required, as indicated on site plan: Net lot area = 309,606 s.f. x 40 % = 123,842 s.f.	123,842	132,897
B. Square Feet of parking lot open space as indicated on site plan: No. outside/ground-level parking spaces N/A x 10 s.f. per parking spaces =	N/A	N/A
C. Total s.f. of landscaped open space required: A + B =	123,842	132,897
LAWN AREA CALCULATION		
A. 123,842 total s.f. of landscaped open space		
B. Maximum lawn area (sod) permitted = 40 % x 123,842 s.f. =	49,537	48,994
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 28 trees x 7.107 net lot acres - number of existing trees =	199	199
B. % Palms Allowed: No. trees provided x 30% =	60	15 (4)
C. % Natives Required: No. trees provided x 30% =	60	197
D. % Drought tolerant and low maintenance: Number of tees provided x 20%=	40	197
E. Street trees (maximum average spacing of 35' o.c.): 945 linear feet along street/35' =	27	27
F. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 414 linear feet along street / 25 =	17	17
G. Total trees (A + E + F)	243	243
SHRUBS		
A. No. of shrubs required =No. trees required x 10	2,430	6,900
B. % of native shrubs required: No. shrubs provided x 30% =	729	2,738
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20%=	484	2,738 (2) (4)

SEE LANDSCAPE LIST



Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

	DESIGN SPEED		
ROADWAYS	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
	27	*Quercus virginiana	[STREET TREE]	12' HT. X 5' SPR. 2" DBH.
		LIVE OAK		F.G.
	17	*Swietenia mahagoni		10' HT. X 4' SPR. 2" DBH.
		MAHOGANY		F.G.
	8	*Bursera simaruba		12' HT. X 5' SPR. 2" DBH.
		GUMBO LIMBO		F.G.
	8	*Conocarpus erectus		10' HT. X 4' SPR. 2" DBH.
		GREEN BUTTONWOOD		F.G.
	2	Delonix regia		12' HT. X 5' SPR. 2" DBH.
		ROYAL POINCIANA		F.G.
	29	Filicium decipiens		10' HT. x 5' SPR. 2" DBH.
		JAPANESE FERN TREE		2" DBH., F.G.
	3	Magnolia grandiflora 'Little Gem'		10' HT. X 4' SPR. 2" DBH.
		LITTLE GEM MAGNOLIA		F.G.
(4)	86	*Eugenia foetida		10' HT. X 4' SPR. 2" DBH.
		SPANISH STOPPER		F.G., STANDARD
	17	*Conocarpus erectus 'sericeus'	[STREET TREE]	10' HT. X 4' SPR. 2" DBH.
		SILVER BUTTONWOOD		F.G.
	31	*Coccoloba diversiflora		10' HT. X 5' SPR. 2" DRH
		PIGEON PLUM		F.G.
	9	Ligustrum japonicum		8' HT. X 8' SPR., MULTI TRUNK
		JAPANESE PRIVET		F.G.
(4)	7	*Roystonea elata		20' O.A. HT. MIN.
		ROYAL PALM		F.G., MATCHED HTS.
	10	Phoenix sylvestris		10' C.T.
		SILVER DATE PALM		F.G.
	2	Veitchia montgomeryana 'single'		18' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM		F.G.
	6	Veitchia montgomeryana 'double'		20' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM		F.G., STAGGERED.
	6	Veitchia montgomeryana 'Triple'		20' O.A. HT. MIN., TRIPLE
		TRIPLE MONTGOMERY PALM		F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	9	Aechmea blanchettiana	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AG	50	Arachis glabra 'Golden Glory'	12" O.C.
		ORNAMENTAL PEANUT	1 GAL. FULL
CE	618	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CES	10	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CFR	3	Cordyline fruticosa 'Red Sister'	4' O.A. HT. 4PPP
		TI PLANT	3 GAL.
(2) CG	406	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
(4) (2) CG2	1,238	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
(4) (2) CI	334	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	48	Codieaum variegatum 'Mammey'	30" O.A. HT., SPECIMEN
		RED - YELLOW CROTON	15 GAL.
(4) DE	208	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
DT	24	Dianella tasmanica	18" HT. X 18" SPR. / 18" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
EF	2	*Eugenia foetida 'TOPIARY CONE'	7' O.A. HT. TOPIARY CONE
		SPANISH STOPPER	10 GAL., FULL TO BASE
(4) (2) FM	706	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
(4) HA	25	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
(2) IT	2,013	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
JV	12	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
		WAX JASMINE	3 GAL.
(2) LV	154	Liriope muscari 'Evergreen Giant'	12" HT. X 12" SPR. / 15" O.C.
		EVERGREEN GIANT LIRIOPE	1 GAL.
(4) MC	50	*Muhlenbergia capillaris	30" HT. X 30" SPR. / 30" O.C.
		PINK MUHLY GRASS	3 GAL.
PM	151	Podocarpus macrophyllus	5' HT. X 24" SPR. / 24" O.C.
		PODOCARPUS	7 GAL.
(2) PV	1,024	Pittosporum tobira 'Variegata'	18" HT. X 18" SPR. / 18" O.C.
		PITTOSPORUM VARIEGATA	3 GAL.
(2) SA	595	Schefflera arboricola	24" HT. X 24" SPR. / 24" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	50	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
(2) TF	80	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
		DWARF FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS DESIGN
17 South Federal Highway Dania Beach, Florida 33004
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

Project:
STELLAR GOLDEN GLADES
MIAMI, FL
INDEX

Revisions:

	Date:	By:
1) Site Plan Revision	06.29.2020	KAT
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3) Site Plan Coordination	10.26.2020	LDC
4) Site Plan Coordination	12.04.2020	KAT

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Index
Date: 11/12/2019
Scale: See Left
Drawn by: LDC
Sheet No.: L-1
Cad Id.: 2019-071

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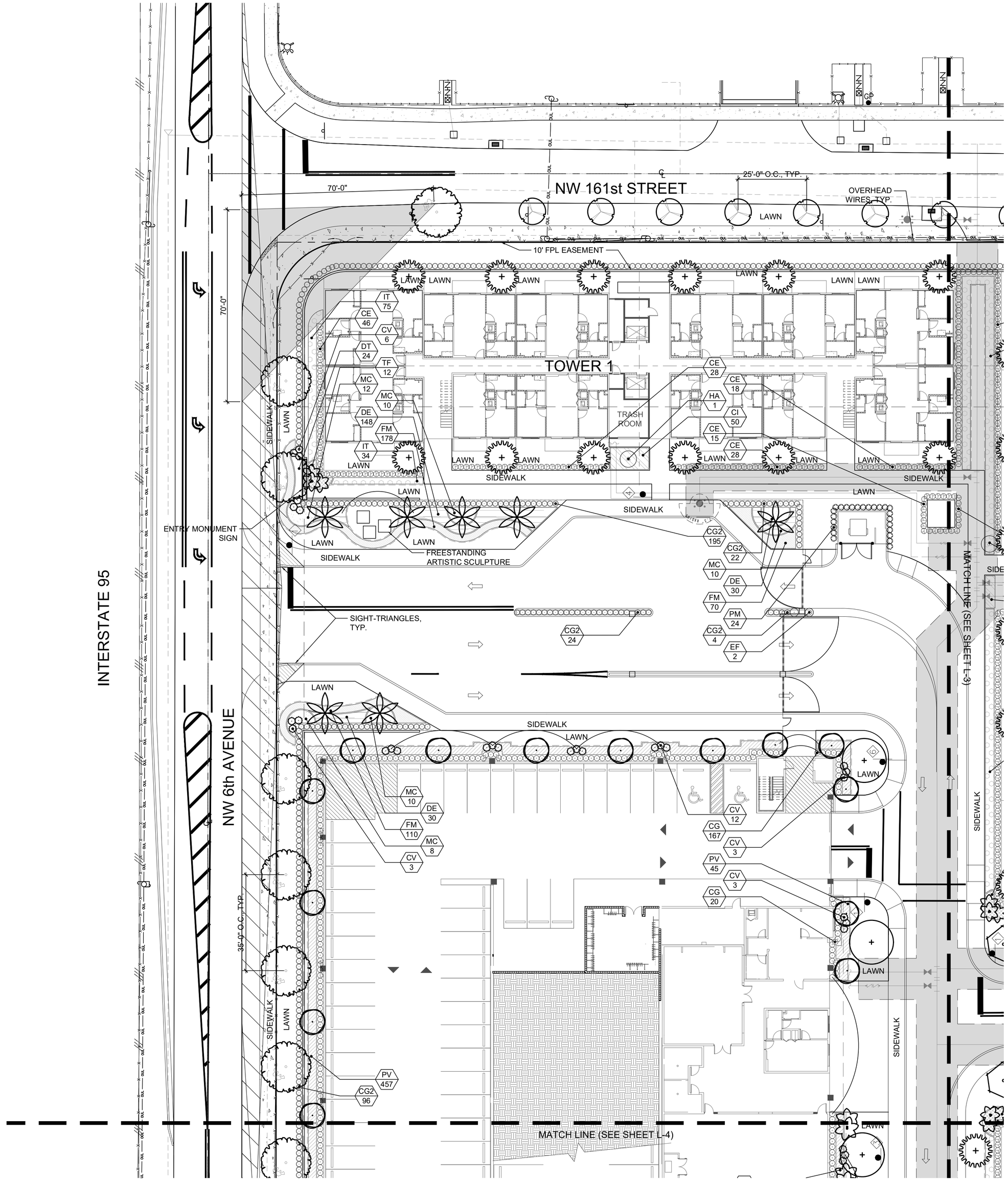

LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
	27	*Quercus virginiana	[STREET TREE]	12' HT. X 5' SPR. 2" DBH.
		LIVE OAK		F.G.
	17	*Swietenia mahagoni		10' HT. X 4' SPR. 2" DBH.
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	8	*Bursera simaruba		12' HT. X 5' SPR. 2" DBH.
		GUMBO LIMBO		F.G.
	8	*Conocarpus erectus		10' HT. X 4' SPR. 2" DBH.
		GREEN BUTTONWOOD		F.G.
	2	Delonix regia		12' HT. X 5' SPR. 2" DBH.
		ROYAL POINCIANA		F.G.
	29	Fillicium decipiens		10' HT. x 5' SPR. 2" DBH.
		JAPANESE FERN TREE		2" DBH., F.G.
	3	Magnolia grandiflora 'Little Gem'		10' HT. X 4' SPR. 2" DBH.
		LITTLE GEM MAGNOLIA		F.G.
4	86	*Eugenia foetida		10' HT. X 4' SPR. 2" DBH.
		SPANISH STOPPER		F.G., STANDARD
	17	*Conocarpus erectus 'sericeus'	[STREET TREE]	10' HT. X 4' SPR. 2" DBH.
		SILVER BUTTONWOOD		F.G.
	31	*Coccoloba diversiflora		10' HT. X 5' SPR. 2" DBH.
		PIGEON PLUM		F.G.
	9	Ligustrum japonicum		8' HT. X 8' SPR., MULTI TRUNK
		JAPANESE PRIVET		F.G.
4	7	*Roystonea elata		20' O.A. HT. MIN.
		ROYAL PALM		F.G., MATCHED HTS.
	10	Phoenix sylvestris		10' C.T.
		SILVER DATE PALM		F.G.
	2	Veitchia montgomeryana 'single'		18' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM		F.G.
	6	Veitchia montgomeryana 'double'		20' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM		F.G., STAGGERED.
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CFR	3	Cordyline fruticosa 'Red Sister'	4' O.A. HT. 4PPP
		TI PLANT	3 GAL.
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		SMALL LEAF CLUSIA	3 GAL.
4,2	CG2	1,238	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
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		RED - YELLOW CROTON	15 GAL.
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L-2

Cad Id.: 2019-071

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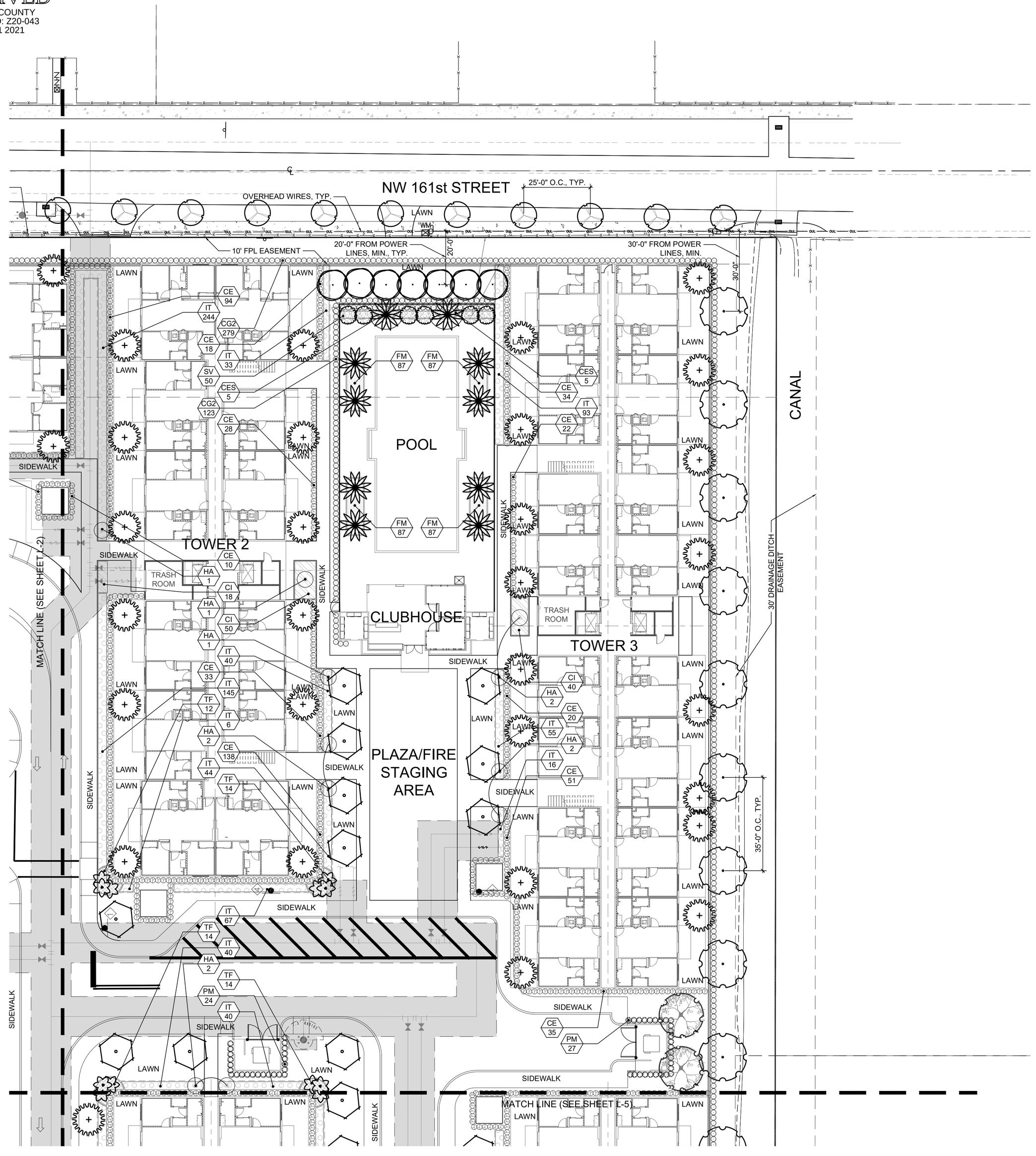

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	JV 12	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
		WAX JASMINE	3 GAL.
2	LV 154	Liriope muscari 'Evergreen Giant'	12" HT. X 12" SPR. / 15" O.C.
		EVERGREEN GIANT LIRIOPE	1 GAL.
4	MC 50	*Muhlenbergia capillaris	30" HT. X 30" SPR. / 30" O.C.
		PINK MUHLY GRASS	3 GAL.
	PM 151	Podocarpus macrophyllus	5' HT. X 24" SPR. / 24" O.C.
		PODOCARPUS	7 GAL.
2	PV 1,024	Pittosporum tobira 'Variegata'	18" HT. X 18" SPR. / 18" O.C.
		PITTOSPORUM VARIEGATA	3 GAL.
2	SA 595	Schefflera arboricola	24" HT. X 24" SPR. / 24" O.C.
		GREEN SCHEFFLERA	3 GAL.
	SV 50	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
2	TF 80	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
		DWARF FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS DESIGN GROUP
107 South 21st Avenue Hollywood, Florida
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Project:
STELLAR GOLDEN GLADES
MIAMI, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1) Site Plan Revision	06.29.2020	KAT
2) Site Plan Revision	08.26.2020	LDC
3) Site Plan Coordination	10.26.2020	LDC
4) Site Plan Coordination	12.04.2020	KAT

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 11/12/2019
Scale: See Left
Drawn by: LDC
Sheet No.:

L-3

Cad Id.: 2019-071

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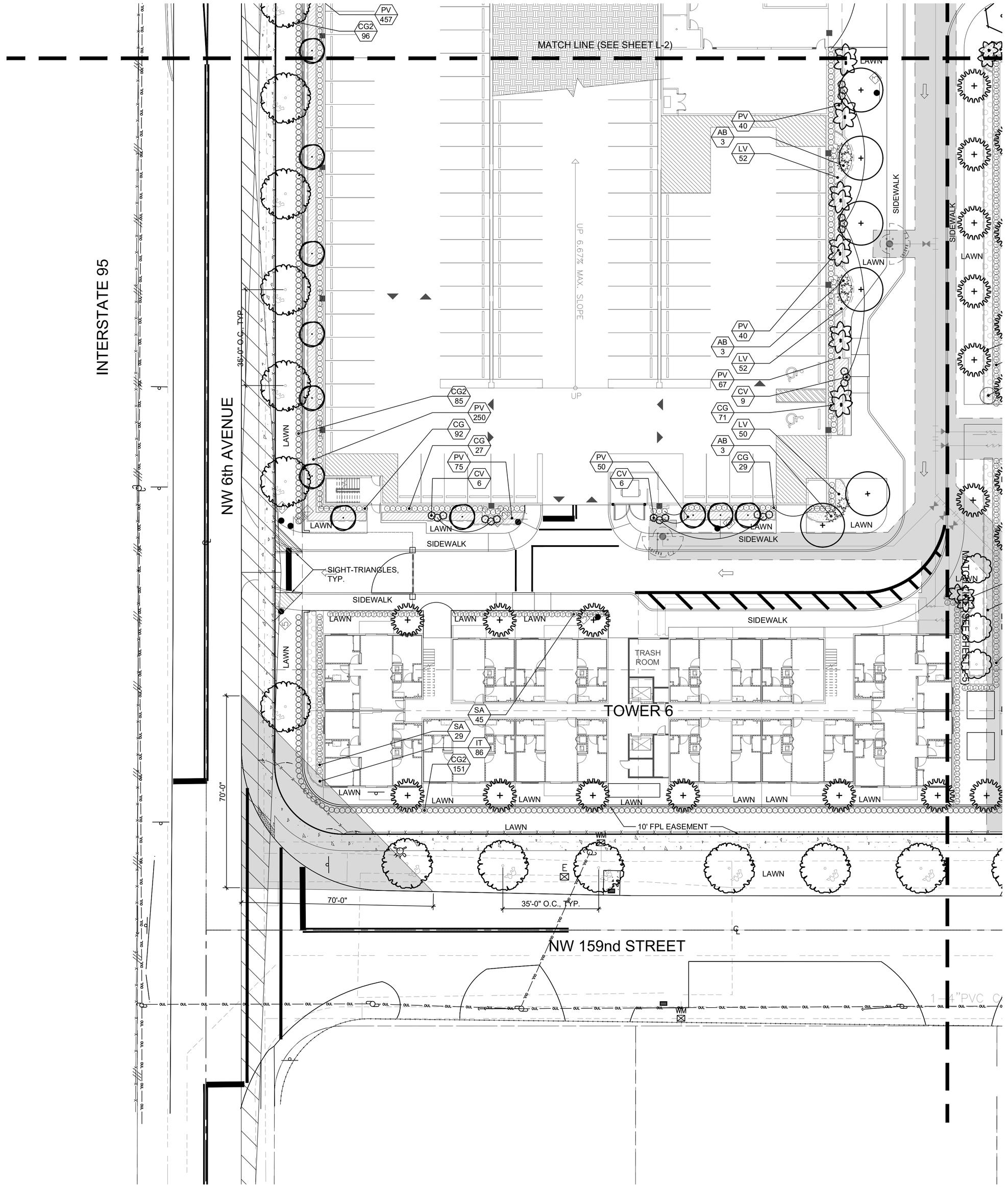
MIAMI-DADE COUNTY
PROCESS NO: Z20-043
DATE: MAY 11 2021
BY: ISA



LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
	27	*Quercus virginiana	[STREET TREE]	12' HT. X 5' SPR. 2" DBH.
		LIVE OAK		F.G.
	17	*Swietenia mahagoni		10' HT. X 4' SPR. 2" DBH.
		MAHOGANY		F.G.
	8	*Bursera simaruba		12' HT. X 5' SPR. 2" DBH.
		GUMBO LIMBO		F.G.
	8	*Conocarpus erectus		10' HT. X 4' SPR. 2" DBH.
		GREEN BUTTONWOOD		F.G.
	2	Delonix regia		12' HT. X 5' SPR. 2" DBH.
		ROYAL POINCIANA		F.G.
	29	Fillicium decipiens		10' HT. x 5' SPR. 2" DBH.
		JAPANESE FERN TREE		2" DBH., F.G.
	3	Magnolia grandiflora 'Little Gem'		10' HT. X 4' SPR. 2" DBH.
		LITTLE GEM MAGNOLIA		F.G.
4	86	*Eugenia foetida		10' HT. X 4' SPR. 2" DBH.
		SPANISH STOPPER		F.G., STANDARD
	17	*Conocarpus erectus 'sericeus'	[STREET TREE]	10' HT. X 4' SPR. 2" DBH.
		SILVER BUTTONWOOD		F.G.
	31	*Coccoloba diversiflora		10' HT. X 5' SPR. 2" DBH.
		PIGEON PLUM		F.G.
	9	Ligustrum japonicum		8' HT. X 8' SPR., MULTI TRUNK
		JAPANESE PRIVET		F.G.
4	7	*Roystonea elata		20' O.A. HT. MIN.
		ROYAL PALM		F.G., MATCHED HTS.
	10	Phoenix sylvestris		10' C.T.
		SILVER DATE PALM		F.G.
	2	Veitchia montgomeryana 'single'		18' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM		F.G.
	6	Veitchia montgomeryana 'double'		20' O.A. HT. MIN., DOUBLE
		DOUBLE MONTGOMERY PALM		F.G., STAGGERED.
	6	Veitchia montgomeryana 'Triple'		20' O.A. HT. MIN., TRIPLE
		TRIPLE MONTGOMERY PALM		F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	9	Aechmea blanchettiana	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AG	50	Arachis glabra 'Golden Glory'	12" O.C.
		ORNAMENTAL PEANUT	1 GAL. FULL
CE	618	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CES	10	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CFR	3	Cordyline fruticosa 'Red Sister'	4' O.A. HT. 4PPP
		TI PLANT	3 GAL.
2	CG 406	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
4,2	CG2 1,238	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
4,3	CI 334	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
	CV 48	Codieaum variegatum 'Mammey'	30" O.A. HT., SPECIMEN
		RED - YELLOW CROTON	15 GAL.
4	DE 208	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
	DT 24	Dianella tasmanica	18" HT. X 18" SPR. / 18" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
	EF 2	"Eugenia foetida 'TOPIARY CONE'	7' O.A. HT. TOPIARY CONE
		SPANISH STOPPER	10 GAL., FULL TO BASE
4,2	FM 706	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
4	HA 25	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
2	IT 2,013	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
	JV 12	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
		WAX JASMINE	3 GAL.
2	LV 154	Liriope muscari 'Evergreen Giant'	12" HT. X 12" SPR. / 15" O.C.
		EVERGREEN GIANT LIRIOPE	1 GAL.
4	MC 50	*Muhlenbergia capillaris	30" HT. X 30" SPR. / 30" O.C.
		PINK MUHLY GRASS	3 GAL.
	PM 151	Podocarpus macrophyllus	5' HT. X 24" SPR. / 24" O.C.
		PODOCARPUS	7 GAL.
2	PV 1,024	Pittosporum tobira 'Variegata'	18" HT. X 18" SPR. / 18" O.C.
		PITTOSPORUM VARIEGATA	3 GAL.
2	SA 595	Schefflera arboricola	24" HT. X 24" SPR. / 24" O.C.
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	SV 50	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
2	TF 80	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
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LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
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* DENOTES NATIVE SPECIES

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Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 11/12/2019
Scale: See Left
Drawn by: LDC
Sheet No.:

L-4

Cad Id.: 2019-071

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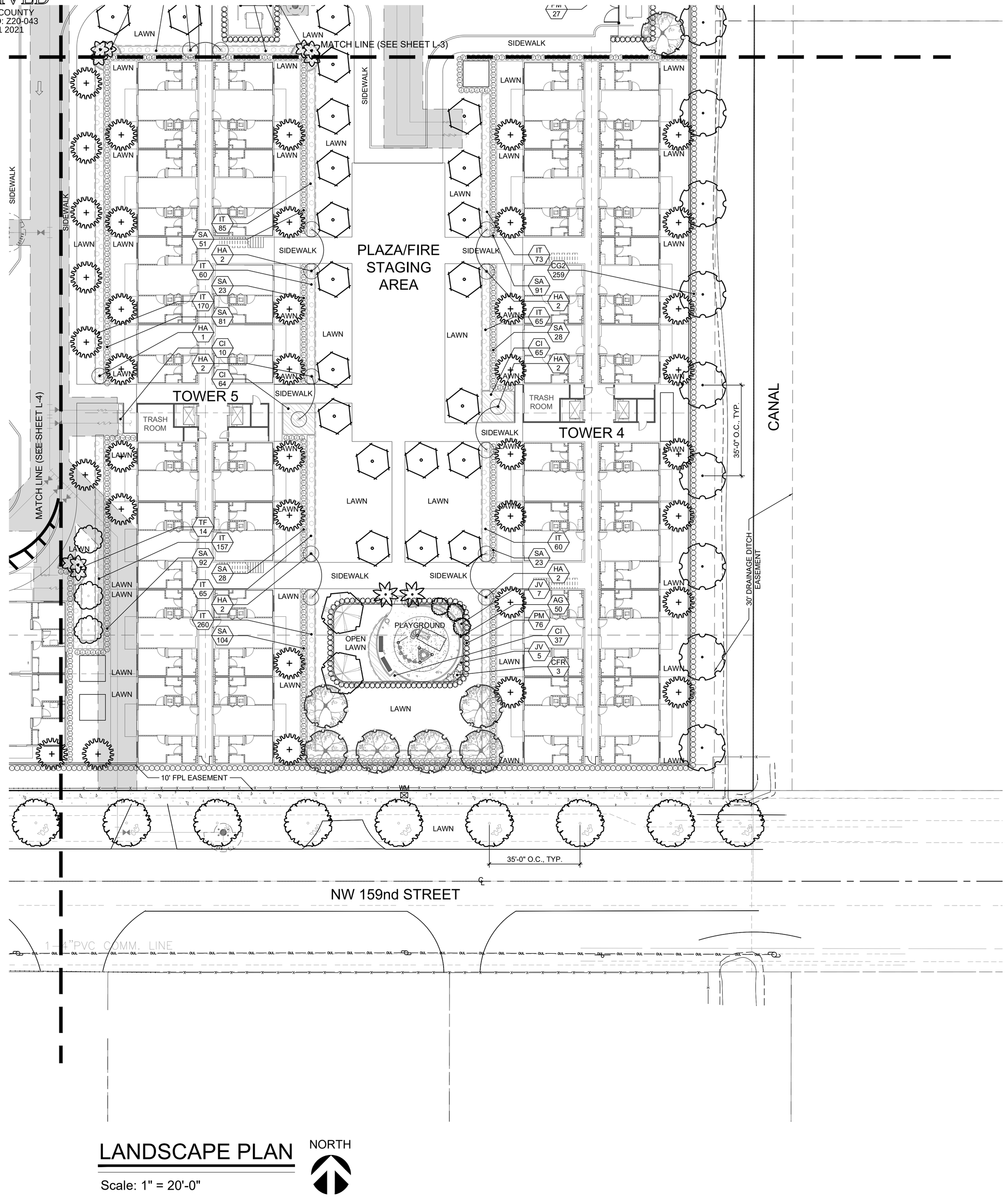
MIAMI-DADE COUNTY
PROCESS NO: Z20-043
DATE: MAY 11 2021
BY: ISA



LANDSCAPE PLAN

NORTH

Scale: 1" = 20'-0"

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL		DESCRIPTION
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	8	*Bursera simaruba		12' HT. X 5' SPR. 2" DBH.
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	8	*Conocarpus erectus		10' HT. X 4' SPR. 2" DBH.
		GREEN BUTTONWOOD		F.G.
	2	Delonix regia		12' HT. X 5' SPR. 2" DBH.
		ROYAL POINCIANA		F.G.
	29	Fillicium decipiens		10' HT. x 5' SPR. 2" DBH.
		JAPANESE FERN TREE		2" DBH., F.G.
	3	Magnolia grandiflora 'Little Gem'		10' HT. X 4' SPR. 2" DBH.
		LITTLE GEM MAGNOLIA		F.G.
4	86	*Eugenia foetida		10' HT. X 4' SPR. 2" DBH.
		SPANISH STOPPER		F.G., STANDARD
	17	*Conocarpus erectus 'sericeus'	[STREET TREE]	10' HT. X 4' SPR. 2" DBH.
		SILVER BUTTONWOOD		F.G.
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	2	Veitchia montgomeryana 'single'		18' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM		F.G.
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	6	Veitchia montgomeryana 'Triple'		20' O.A. HT. MIN., TRIPLE
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SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
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Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 11/12/2019
Scale: See Left
Drawn by: LDC
Sheet No.:

L-5

Cad Id.: 2019-071

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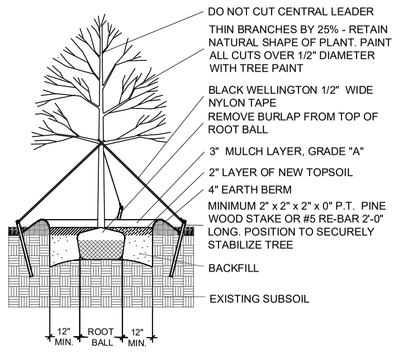
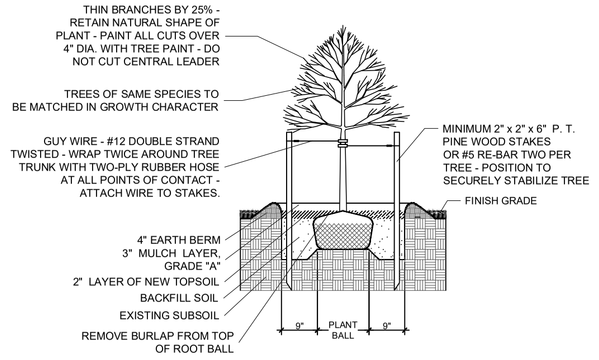
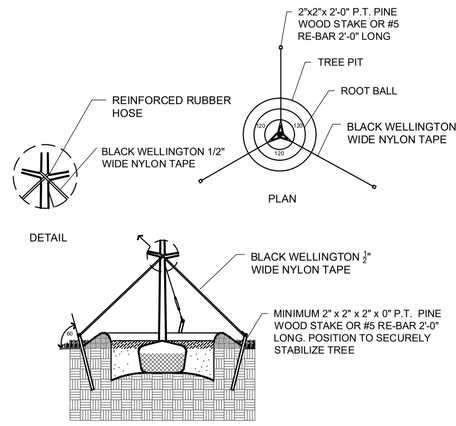
PROCESS NO: Z20-043
DATE: MAY 11 2021
BY: ISA



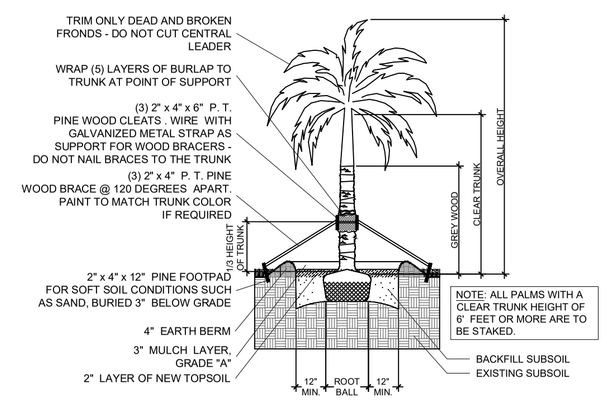
LARGE TREE PLANTING DETAIL



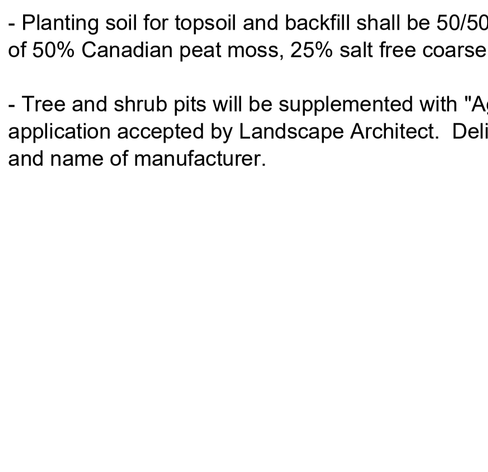
SMALL TREE PLANTING DETAIL



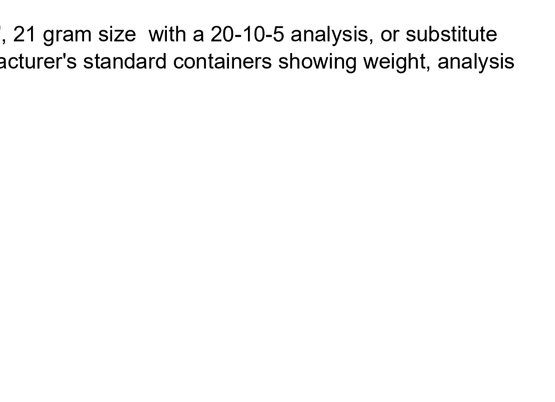
TYPICAL TREE GUYING DETAIL



STRAIGHT TRUNK PALM PLANTING DETAIL

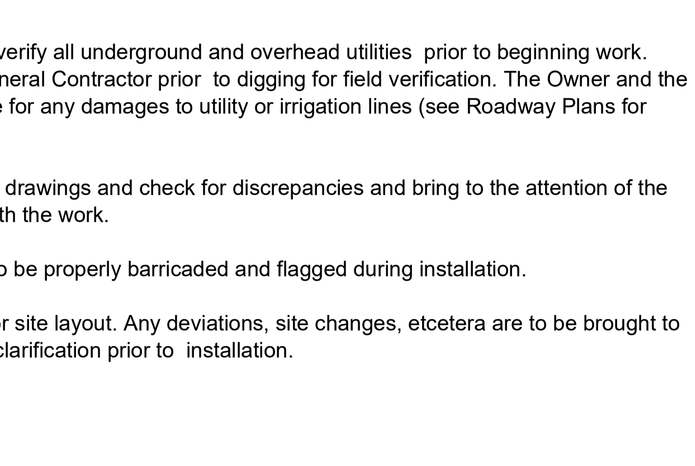


CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS DESIGN
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Project: STELLAR GOLDEN GLADES
MIAMI, FL
LANDSCAPE DETAILS

Revisions:	Date:	By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 11/12/2019
Scale: NTS
Drawn by: LDC
Sheet No.: L-6
Cad Id.: 2019-071

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Zoning

Inner Safety Zone

Outer Safety Zone

No School Zone

Unincorporated Zo

- AU
- BRCUAD
- BRDI
- BU-1
- BU-1A
- BU-2
- BU-3
- ECPAD
- EU-1
- EU-1C
- EU-2
- EU-M
- EU-S
- GCUC
- RU-1
- RU-1MA
- RU-1MB
- RU-1Z
- RU-2
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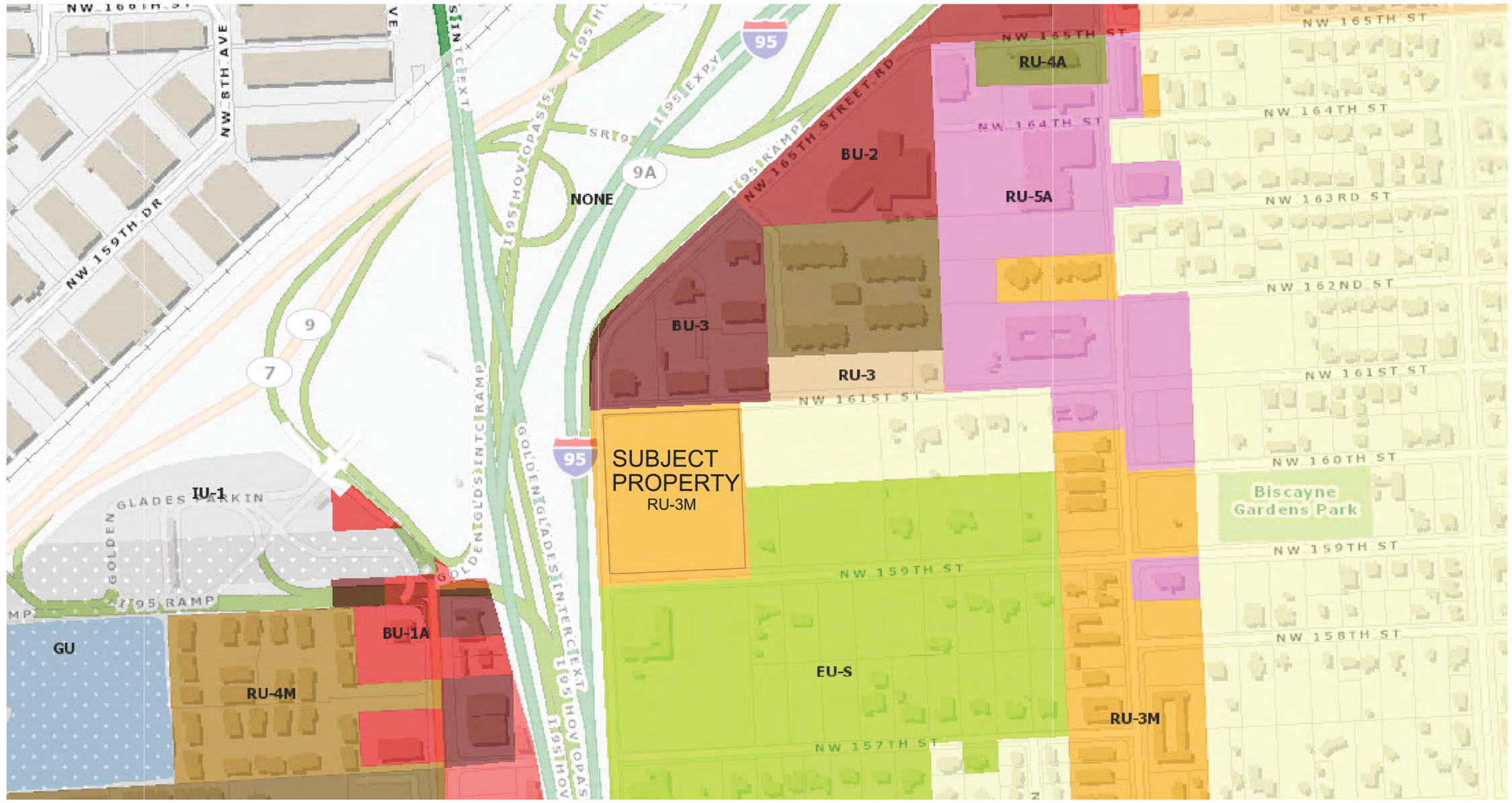
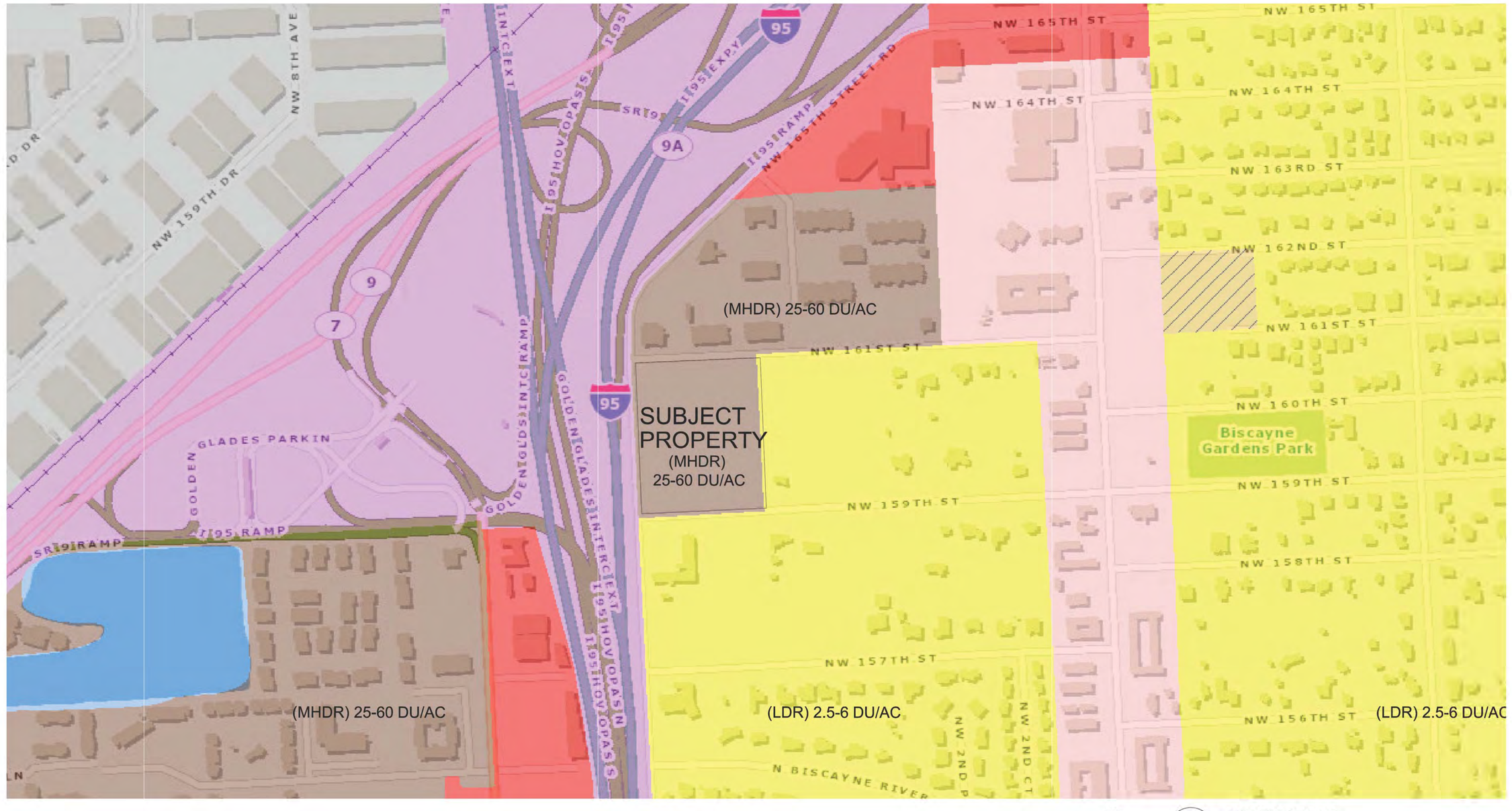
- RU-5
- RU-5A



Comprehensive Development Master Plan (CDMP)

- ESTATE DENSITY (EDR) 1-2.5 DU/AC
- ESTATE DENSITY W/ DENSITY INCREASE 1
- LOW DENSITY (LDR) 2.5-6 DU/AC
- LOW DENSITY W/ DENSITY INCREASE 1
- LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
- LOW-MEDIUM DENSITY W/ DENSITY INCREASE 1
- MEDIUM DENSITY (MDR) 13-25 DU/AC
- MEDIUM DENSITY W/ DENSITY INCREASE 1
- MEDIUM-HIGH DENSITY (MHDR) 25-60 DU/AC
- HIGH DENSITY (HDR) 60-125 DU/AC



1 A001 ZONING MAP

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STATE OF FLORIDA
REGISTERED ARCHITECT
VICTOR A. YUE
AR 0013087

AA 26002045
Issue: Date:

DORSKY+YUE INTERNATIONAL
ARCHITECTURE
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FORT LAUDERDALE P: 954.703.7630 F: 954.524.8894

STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

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ZONING MAP

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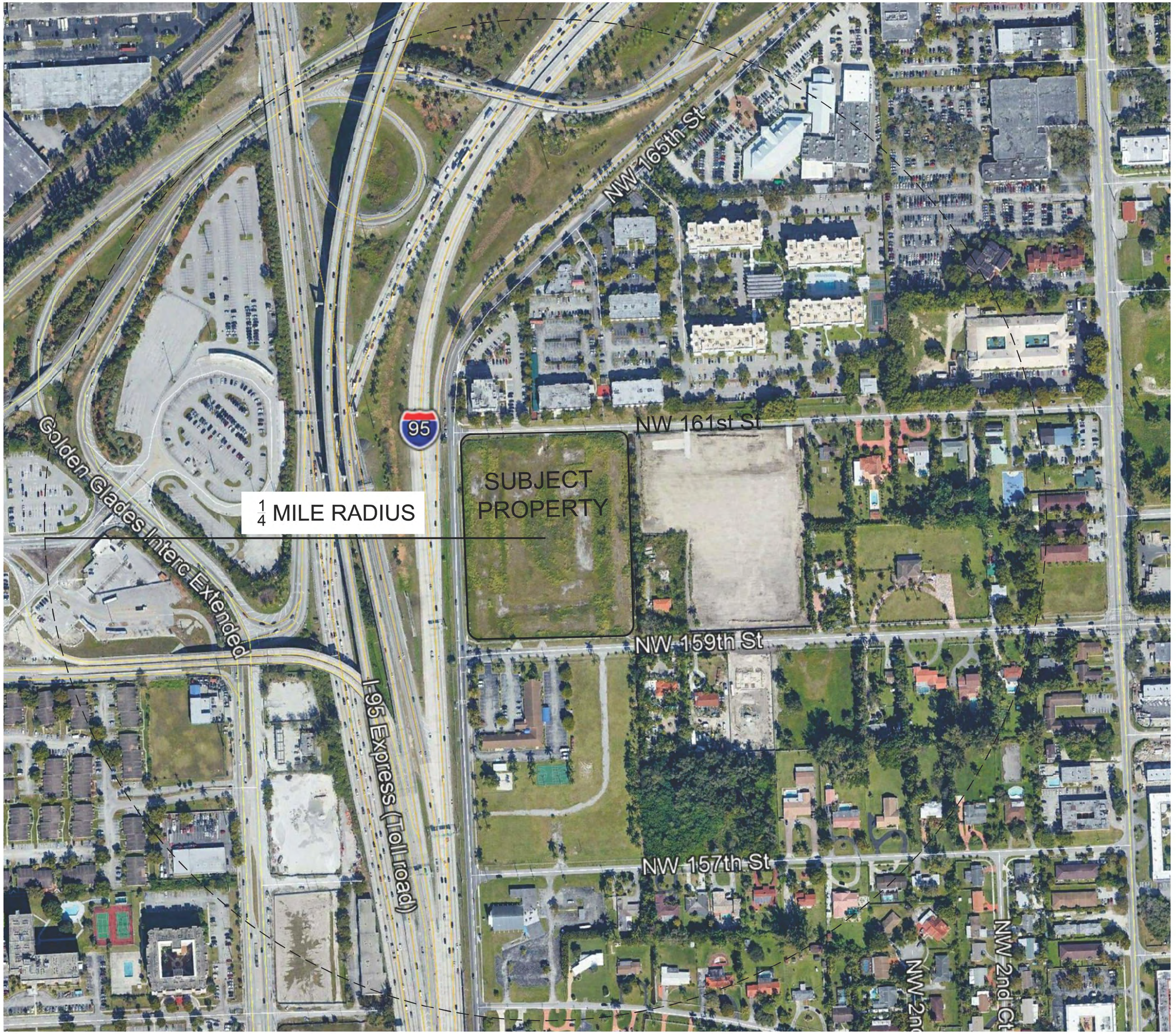

1 A003 LOCATION MAP N.T.S.

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VICTOR K. YUE
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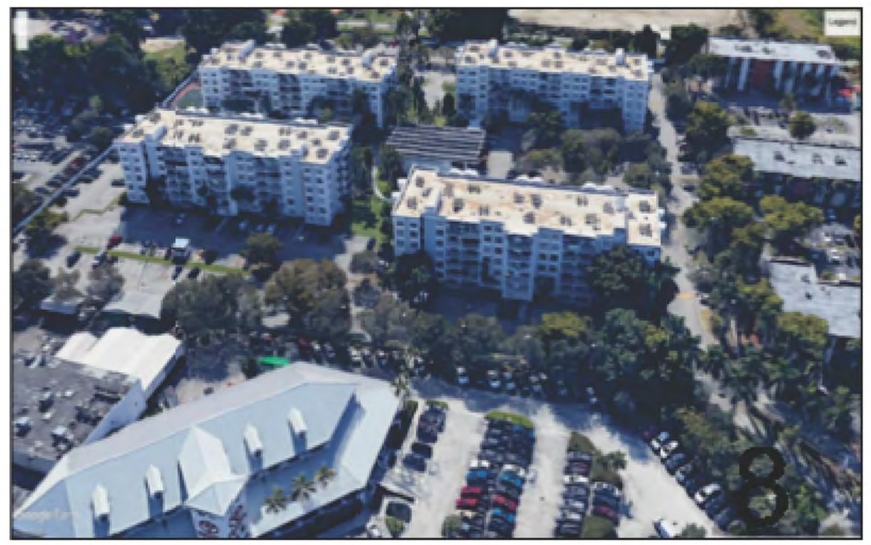

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1 A111A NORTH AERIAL VIEW N.T.S.

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PORT LAUDERDALE
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STELLAR GOLDEN GLADES
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NORTH AERIAL VIEW

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1 A111B EAST AERIAL VIEW
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EAST AERIAL VIEW

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1 A111C SOUTH AERIAL VIEW
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1 A111D WEST AERIAL VIEW N.T.S.

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1 A111E INTERIOR COMPLEX VIEW
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1 A111F CLUB HOUSE ENTRY VIEW N.T.S.

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CLUB HOUSE ENTRY VIEW

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1 A111G POOL DECK VIEW
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POOL DECK VIEW

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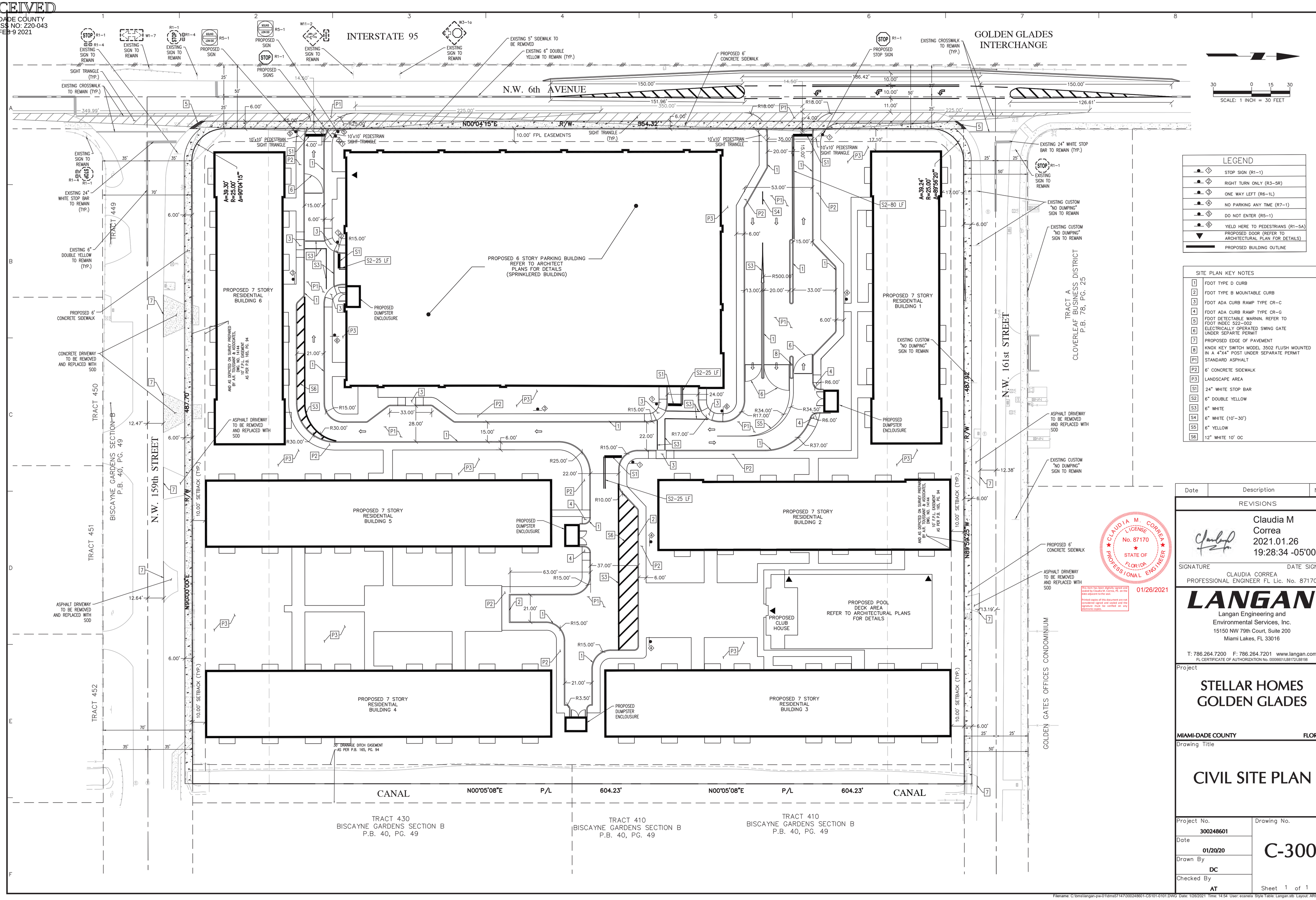

LEGEND

R1-1	STOP SIGN (R1-1)
R3-5R	RIGHT TURN ONLY (R3-5R)
R6-1L	ONE WAY LEFT (R6-1L)
R7-1	NO PARKING ANY TIME (R7-1)
R5-1	DO NOT ENTER (R5-1)
R1-5A	YIELD HERE TO PEDESTRIANS (R1-5A)
	PROPOSED DOOR (REFER TO ARCHITECTURAL PLAN FOR DETAILS)
	PROPOSED BUILDING OUTLINE

SITE PLAN KEY NOTES

1	FDOT TYPE D CURB
2	FDOT TYPE B MOUNTABLE CURB
3	FDOT ADA CURB RAMP TYPE CR-C
4	FDOT ADA CURB RAMP TYPE CR-G
5	FDOT DETECTABLE WARNIN. REFER TO FDOT INDEC 522-002
6	ELECTRICALLY OPERATED SWING GATE UNDER SEPARTE PERMIT
7	PROPOSED EDGE OF PAVEMENT
8	KNOX KEY SWITCH MODEL 3502 FLUSH MOUNTED IN A 4"X4" POST UNDER SEPARATE PERMIT
P1	STANDARD ASPHALT
P2	6" CONCRETE SIDEWALK
P3	LANDSCAPE AREA
S1	24" WHITE STOP BAR
S2	6" DOUBLE YELLOW
S3	6" WHITE
S4	6" WHITE (10'-30')
S5	6" YELLOW
S6	12" WHITE 10' OC

Date	Description	No.
REVISIONS		

Claudia M Correa
2021.01.26 19:28:34 -05'00'

SIGNATURE DATE SIGNED

CLAUDIA CORREA
PROFESSIONAL ENGINEER FL Lic. No. 87170

CLAUDIA M. CORREA LICENSE No. 87170 STATE OF FLORIDA PROFESSIONAL ENGINEER
01/26/2021

This item has been digitally signed and sealed by Claudia M. Correa, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00006801/LB8172LB8198

Project
STELLAR HOMES GOLDEN GLADES
MIAMI-DADE COUNTY FLORIDA

Drawing Title
CIVIL SITE PLAN

Project No.	Drawing No.
300248601	C-300
Date: 01/20/20	
Drawn By: DC	
Checked By: AT	Sheet 1 of 1

PROJECT NO. 300248601

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DATE: SEP 18 2020
BY: ISA

GENERAL NOTES AND SPECIFICATIONS

WATER DISTRIBUTION SYSTEM:

1. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.

SANITARY SEWER COLLECTION SYSTEM:

1. ANY EXISTING PUBLIC SEWER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
2. ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE NEW MAINS INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

GENERAL SITE NOTES:

1. EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY J. BONFILL & ASSOCIATES, INC. DATED OCTOBER 29, 2018
2. **ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NGVD 1929 UNLESS OTHERWISE NOTED.**
3. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
5. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INTERPRETATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR DEPICTED ON THE PLANS.
6. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNEE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
7. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE AND UTILITY STRUCTURES AND MANUFACTURED PRODUCTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH CONSTRUCTION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC MEASURES (INCLUDING DESIGN AND PERMITTING) AS REQUIRED BY THE LOCAL, COUNTY, OR STATE AGENCY HAVING JURISDICTION.
10. THE CONTRACTOR IS REQUIRED TO KEEP DETAILED RECORDS OF THE CONSTRUCTION COMPLETED. SPECIFICALLY, ALL UNDERGROUND STRUCTURES, DRAINAGE, WATER, SANITARY, GAS, ELECTRIC, COMMUNICATIONS PIPING, CONDUIT OR APPURTENANCES AND ACCESSORIES AND ALL ABOVE GROUND FEATURES INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS, WATER VALVES, DRAINAGE AND SEWER CLEANOUTS, LIGHT POLES AND SIGNS SHALL BE RECORDED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE THAT THE WORK IS PERFORMED. ELEVATIONS OF TOP OF WATER PIPING SHALL BE RECORDED AT ALL BENDS, TEES, AND AT ALL STORM DRAINAGE AND SANITARY SEWER CROSSINGS. SANITARY SEWER TOP OR BOTTOM OF PIPE ELEVATIONS SHALL BE RECORDED AT ALL CROSSINGS WITH WATER AND STORM DRAINAGE PIPING. FINISHED GRADE ELEVATIONS AT ALL WATER VALVES, FIRE HYDRANTS, SANITARY MANHOLES, DRAINAGE STRUCTURES AND CLEANOUT LOCATIONS WILL BE RECORDED. CURB AND PAVEMENT FINISHED GRADE ELEVATIONS AT ALL HIGH AN LOW POINTS, ALONG SWALES, CENTERLINES OF ROADS OR DRIVE AISLES, AND IN PARKING AREAS, SHALL BE RECORDED. AS-BUILT SURVEYS OF THESE ITEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION AND PRIOR TO FINAL PAYMENT BY THE OWNER. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW THE AS-BUILT SURVEYS AND REQUIRE THE COMPLETED WORK CORRECTED, WHERE DEFICIENCIES WITH RESPECT TO THE CONSTRUCTION DRAWINGS AND THE LOCAL COUNTY AND STATE STANDARDS ARE NOT ADHERED TO BY THE CONTRACTORS WORK.
11. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

I. APPLICABLE CODES:

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MIAMI-DADE COUNTY, MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, MIAMI-DADE WATER AND SEWER DEPARTMENT, AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

II. PRECONSTRUCTION RESPONSIBILITIES:

A. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

B. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

C. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE-CALL OF FLORIDA" BY CALLING 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON-SITE AND OFF-SITE.

D. THE CONTRACTORS SHALL COORDINATE WITH UTILITIES TO ARRANGE FOR RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

E. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.

F. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED) TO BE SECURED PRIOR TO CONSTRUCTION.

G. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE AT THE TIME PLANS WERE PREPARED BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE INSTALLED AND CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FACILITIES SHOWN OR FOR ANY FACILITIES NOT SHOWN. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FACILITIES, STRUCTURES AND OTHER FEATURES (WHETHER SHOWN ON THE PLANS OR NOT) AFFECTING THE WORK.

H. IF, UPON EXCAVATION, EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

I. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

III. INSPECTION AND TESTING:

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AS WELL AS ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

B. THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE OF, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS, THE FOLLOWING:
1. PRESSURE TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. EXFILTRATION TEST OF THE SANITARY SEWERAGE SYSTEM.
3. FINAL INSPECTION OF THE WATER, SEWER, PAVING, GRADING AND DRAINAGE.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS:

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER MAIN FITTINGS, VALVES, PIPES, CATCH BASIN, STORM MANHOLES AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC, AND TRAFFIC PAINT. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES:

A. TEMPORARY FACILITIES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
3. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

B. TRAFFIC REGULATION:
1. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAGPERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE M.U.T.C.D., THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS, DRIVING SURFACES, OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR DRIVING SURFACES, WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, AND MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE-OUT:

A. CLEANING UP:
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
3. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
4. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

C. PROJECT RECORD DOCUMENTS:
1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 25 FEET INTERVALS.
3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.
4. "AS-BUILT" INFORMATION ON WATER MAINS AND GRAVITY SEWERS MUST BE PROVIDED IN ACCORDANCE WITH THE MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARD AS-BUILT REQUIREMENTS.
5. ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

VII. EARTHWORK AND COMPACTION:

A. EARTHWORK AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION C.3, "REQUIREMENTS FOR FILLING LAND IN UNINCORPORATED DADE COUNTY", OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.

B. IF UNSTABLE MATERIAL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE EARTHWORK AND COMPACTION WORK.

VIII. STORM DRAINAGE:

A. GENERAL:
1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
2. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
3. ALL STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

SECTION	TITLE
310	EXCAVATION, TRENCHING AND BACKFILLING FOR PIPE STRUCTURES
320	DRAINAGE PIPE
340	STORM SEWER MANHOLES
350	CATCH BASINS
360	SEEPAGE DRAIN (FRENCH DRAIN)

B. ALL EXFILTRATION TRENCH SHALL BE AS PER STANDARD DETAIL SD 1.1 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED ON THE PLANS. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

C. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.

D. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE LIST OF MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

E. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

F. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

G. THE CONTRACTOR SHALL PROTECT EXISTING AND COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION SYSTEM FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED. (SEE STORMWATER POLLUTION PREVENTION PLAN)

IX. PAVING:

A. GENERAL:
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
5. PAVEMENT REPAIRS SHALL BE AS PER STANDARD DETAIL R 21.1 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.

B. MATERIALS AND INSTALLATION:
1. ALL WORK WITHIN MIAMI-DADE COUNTY PUBLIC WORKS RIGHT-OF-WAYS SHALL CONFORM TO THE APPLICABLE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

SECTION	TITLE
24	CLEARING AND GRUBBING
30	EXCAVATION AND EMBANKMENT
33	STABILIZING
40	RESTORATION OF TRENCHES
51	LIMEROCK BASE
100	PRIME AND TACK COATS
133	TYPE S-1 ASPHALTIC CONCRETE SURFACE COURSE
145	SIDEWALK, CURB AND GUTTER CONSTRUCTION

2. STREET NAME SIGNS SHALL BE ERECTED PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS SECTION 168.
3. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180-74), LBR 40.
4. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED ON A SINGLE LAYER FOR STREETS UNLESS OTHERWISE NOTED ON THE PLANS.
5. BASE COURSE SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS PER AASHTO T-180-74, LBR 100 UNLESS OTHERWISE NOTED ON THE PLANS.

X. TESTING:

1. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA. RESULTS OF DENSITY TESTS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA AND PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW.

XI. WATER DISTRIBUTION SYSTEM:

A. GENERAL:
1. ALL MATERIALS, INSTALLATION AND TESTING UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT (MDWASD) AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.

B. MATERIALS INSTALLATION AND TESTING:
1. FOLLOW MDWASD SPECIFICATIONS FOR WATER MAINS
2. IN ADDITION SEE MDWASD NOTES ON THIS SHEET.

XII. SANITARY SEWER COLLECTION SYSTEM:

A. GENERAL:
1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT (MDWASD) AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.
2. MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
3. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS, INSTALLATION AND TESTING:
1. FOLLOW MDWASD SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEMS.
2. IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

REGULATORY AND ECONOMIC RESOURCES RER NOTES ON WATER-SEWER INSTALLATION

1. A HORIZONTAL DISTANCE OF AT LEAST 6 FEET, AND PREFERABLY 10 FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE MINIMUM HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE TOP OF THE SEWER PIPE IS AT LEAST 6 INCHES BELOW THE BOTTOM OF THE WATER PIPE. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
   a. THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
   b. THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
   c. THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
2. A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. THE DISTANCE CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
   a. THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
   b. THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
3. AIR RELEASE VALVES SHALL BE PROVIDED AT HIGH POINTS OF NEW FORCE MAIN SANITARY SEWERS.
4. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE C-900 PVC OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE:
   a. RESIDENTIAL LAND USES. FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
   b. NON-RESIDENTIAL LAND USES. TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE
   c. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THE ALLOWED.
5. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THE ALL

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DATE: MAY 11 2021
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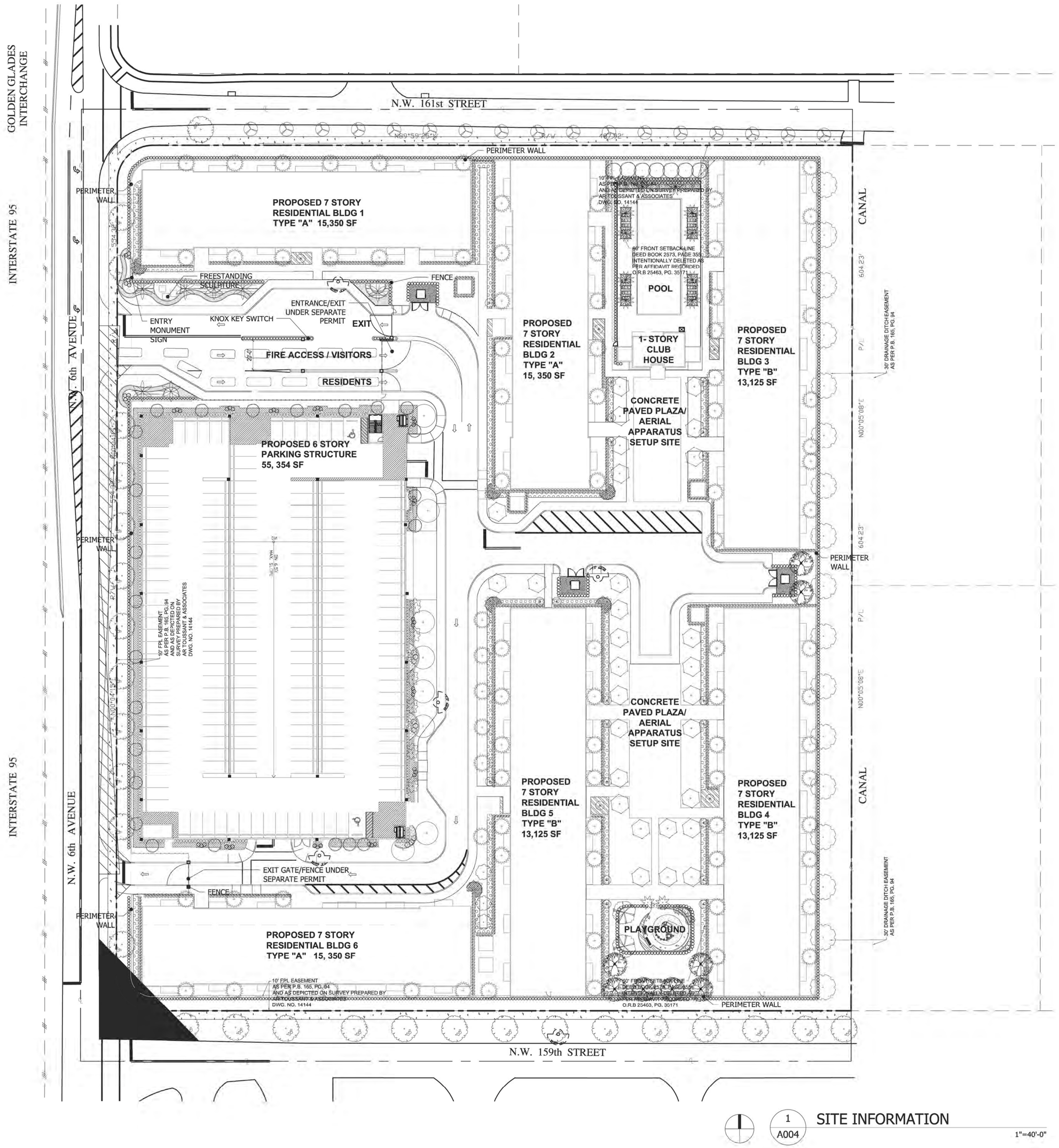

1 A004 SITE INFORMATION
1"=40'-0"

ZONING SUMMARY

DISTRICT	RU-3M (CURRENT) - PAD (PROPOSED)
GROSS SITE AREA (TO ROW CL.)	8.201 ACRE / 357,253 SF
NET SITE AREA (TO PROP. LINE)	7.107 ACRE / 309,606 SF

	REQUIRED	PROVIDED
MAX. LOT COVERAGE	---	45% - 139,928 SF
MIN. COMMON OPEN SPACE	40% - 123,842 SF	43% - 132,897 SF
MAX. DENSITY (WITH WHU BONUS)	75 DU/ACRE (WITH 25% WHU)	72 DU/ACRE (WITH 25% WHU)
PARKING SPACES PROPOSED:		
1 BR: 1.5 SPACES	X 168 = 252 SPACES	
2 BR: 1.75 SPACES	X 336 = 588 SPACES	0 (SURFACE)
3 BR: 2 SPACES	X 84 = 168 SPACES	886 (STRUCTURE)
TOTAL:	1008 SPACES	886 SPACES (INCLUDING 21HC SPACES) AND 51 EVSE-READY SPACES

SETBACKS (PAD)

FRONT (NW 6TH AV.):	---	17'-0"
SIDE (NW 161TH ST):	---	10'-0"
SIDE (NE 159TH ST):	---	10'-0"
REAR (CANAL):	---	25'-0"

BUILDING HEIGHT:

RESIDENTIAL TOWERS:	7 STORIES - 65'-11"
PARKING GARAGE:	6 STORIES - 53'-4"

GROSS AREAS:

RESIDENTIAL CONSTRUCTION:

6 RESIDENTIAL TOWERS:	564,648 SF
CLUB HOUSE:	1,500 SF
TOTAL:	**566,148 SF**

NONRESIDENTIAL CONSTRUCTION:

PARKING GARAGE:	309,983 SF
PRIVATE ROADS:	36,355 SF
TOTAL:	**346,338 SF (7.95 Acre)**

UNIT TYPES

UNIT MIX:	SIZES (SF)	COUNT (UNITS)	EST. NET AREA (SF)
1 BR:	561	168	94,248
2 BR:	811	336	272,496
3 BR:	990	84	83,160
	765 (AVERAGE)		
TOTAL:		588	449,904

REQUIRED OPEN SPACE:

LOT AREA:	309,606 SF
40% MIN. REQUIRED OPEN SPACE:	**123,842 SF**

COVERED AREAS:

RESIDENTIAL TOWERS:

TYPE A =	15,350 SF	
TYPE A x 3 =		46,050 SF
TYPE B =	13,125 SF	
TYPE B x 3 =		39,375 SF
PARKING GARAGE:		54,503 SF
DRIVEWAYS (EXCLUDING ACCESS):		36,355 SF
TOTAL COVERED AREAS:		176,709 SF
TOTAL PROVIDED OPEN SPACE:		**132,471 SF (43%)**

GENERAL NOTES

1. 20% OF WORKFORCE HOUSING UNITS TO BE PROVIDED.
2. ENTRY/EXIT GATES AND FENCES UNDER SEPARATE PERMIT
3. ENTRY/EXIT GATES TO BE ELECTRICALLY OPERATED
4. FIRETRUCK ENTRY GATE TO BE CONTROLLED WITH KNOX KEY SWITCH MODEL 3502. LOCATION PER PLAN

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STATE OF FLORIDA
VICTOR K. YUE
LICENSED
REGISTERED ARCHITECT
Victor K. Yue
AR 0013087

AA 26002045
Issue: Date:

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STELLAR GOLDEN GLADES
NW 161st STREET & NW 6th AVENUE
MIAMI, FLORIDA

STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
DANIA BEACH, FL 33312

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SITE INFORMATION

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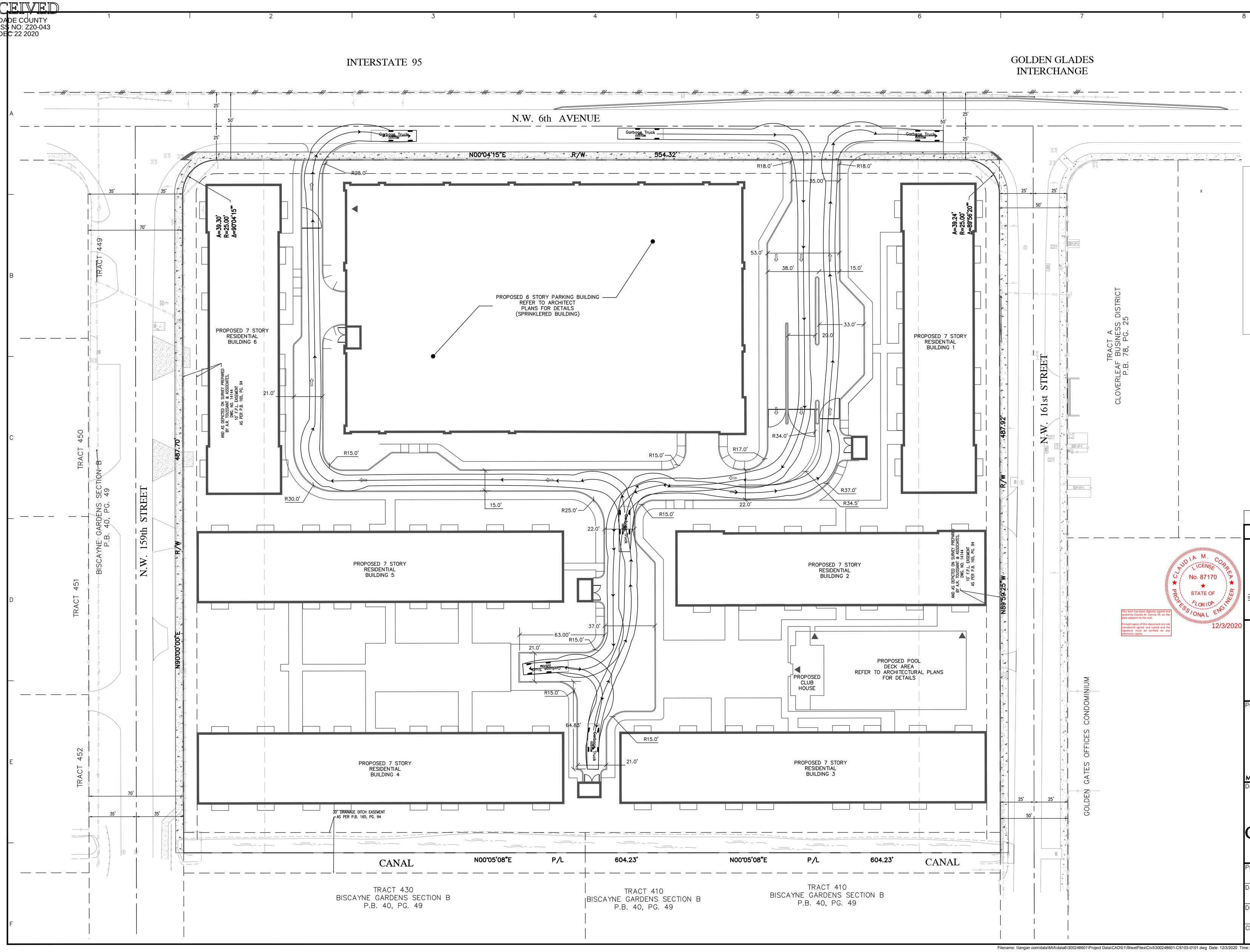

Date	Description	No.
REVISIONS		

SIGNATURE DATE SIGNED

CLAUDIA CORREA
PROFESSIONAL ENGINEER FL Lic. No. 87170

CLAUDIA M. CORREA LICENSE No. 87170 STATE OF FLORIDA PROFESSIONAL ENGINEER

12/3/2020

This item has been digitally signed and sealed by Claudia M. Correa, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00006011/LB8172/LB8198

Project
STELLAR HOMES GOLDEN GLADES
MIAMI-DADE COUNTY FLORIDA

Drawing Title
VEHICULAR CIRCULATION PLAN

Project No.	Drawing No.
300248601	C-303
Date: 9/1/2020	
Drawn By: EC	
Checked By: CMC	Sheet of

LANGAN
PROJECT NO. 300248601

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, MAY 19, 2021

Dr. Martin Luther King, Jr. Center

2nd Floor, Conference Room 1-4

2525 N.W. 62 Street, Miami, Florida

BHI MONTEBELLA, LLC

(20-043)

Members of the Board

Present

Dr. Joy J. Davis, Chair
Arthemon Johnson
Felix A. Montes
Alethia E. Hinds

County Attorney's Office

Daron Fitch, Assistant County Attorney

Regulatory & Economic Resources

Dickson Ezeala

I N D E X

ON BEHALF OF THE APPLICANT

MR. PEDRO GASSANT, ESQ.
MR. HUGO ARZA, ESQ.
MR. JAMES WILLIAMS, ESQ.

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(Thereupon, the following proceedings were had:)

CHAIRPERSON DR. DAVIS: Okay, Ladies and Gentlemen, this meeting of Community Council 8 has come to order on this May 19th, 2021.

Pledge of allegiance.

At this time please stand and recite the pledge.

(Pledge of allegiance).

CHAIRPERSON DR. DAVIS: Thank you.

You may be seated.

Staff, can you call the roll.

THE CLERK: Roll call.

Board Member Hinds.

BOARD MEMBER HINDS: Present.

THE CLERK: Board Member Johnson.

BOARD MEMBER JOHNSON: Present.

THE CLERK: Board Member Montes?

BOARD MEMBER MONTES: Present.

THE CLERK: And Chair Davis?

CHAIRPERSON DR. DAVIS: Present.

THE CLERK: You have a quorum.

CHAIRPERSON DR. DAVIS: Thank you.

For those that are present who wish to

speak today, they must stand at this time for the court reporter to swear you in. If you are a lobbyist, you should have already registered with the Dade-County Clerk of the Board's Office prior to this hearing.

Anyone present who wishes to speak, please stand now.

(Thereupon, all interested individuals seeking to present testimony in these proceedings were duly sworn to tell the truth, the whole truth, and nothing but the truth, after which the following transpired:)

CHAIRPERSON DR. DAVIS: Okay, read the statement, please.

THE CLERK: "In accordance with the Code of Miami-Dade County, all items to be heard this evening have been legally advertised in the newspaper. Notices have been mailed, and the properties have been posted.

"Additional copies of the agenda are available here at the meeting.

"Items will be called up to be heard by agenda number and name of applicant. The

record of the hearing on each application will include the records of the Department of Regulatory and Economic Resources.

"All these items are physically present this evening, available to all interested parties, and available to the members of the Board who examines items from the record, during the hearing.

"Parties have the right of cross-examination.

"This statement, along with the fact that all witnesses have been sworn, shall be included in any transcript of all or any part of these proceedings.

"In addition, the following departments have representatives present here at the meeting to address any questions. The Zoning Evaluations and Platting and Traffic Review sections of the Department of Regulatory and Economic Resources, and the County Attorney's Office.

"All exhibits used in presentation before the Board will become a part of the public record, and will not be returned unless an identical letter-sized copy is

submitted for the file.

"Any person making impertinent or slanderous remarks, or who becomes boisterous while addressing the Community Zoning Appeals Board, shall be barred from further audience before the Community Zoning Appeals Board by the presiding officer unless permission to continue or again address the Board be granted by the majority vote of the Board Members present.

"The number of filed protests and waivers on each application will be read into the record at the time of hearing as each application is read.

"Those items not heard prior to the ending time for this meeting will be deferred to the next available zoning hearing meeting date for this Board."

CHAIRPERSON DR. DAVIS: Thank you.

(Thereupon, other matters were heard not related to this case, after which the following transpired:)

CHAIRPERSON DR. DAVIS: Okay. Item Number 4.

THE CLERK: The last item for the

night, Item Number 4 Z2020000043, BHI Montebella, LLC.

Madam Chair, another thing in connection with the presentation, I have something to read into the record --

CHAIRPERSON DR. DAVIS: Okay.

THE CLERK: -- given to me by the staff that review these.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources with one cover sheet dated stamped received May 11th, 2021, entitled Stellar Golden Glades. The plans prepared by Dorski and Yu International, LLC, consisting of 25 sheets, dated stamped received May 11, 2021; one sheet dated February 9, 2021; and one sheet dated September 18, 2020; as well as two sheets as prepared by Lungow (phonetic) dated December 22, 2020; and with landscaping plans by Witkin Hults Design Group consisting of six sheets dated stamped received May 11, 2021, for a total of 36 streets.

Plans may be modified at public hearing.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you, sir.

MR. GASSANT: Good evening.

Pedro Gassant of Holland & Knight with offices at 701 Brickell Avenue. And I'm joined this evening by my colleagues, Hugo Arza and James Williams also of Holland & Knight.

CHAIRPERSON DR. DAVIS: Okay. Excuse me. Could you say your name again?

MR. GASSANT: Pedro Gassant of Holland & Knight.

CHAIRPERSON DR. DAVIS: Okay. Thank you.

MR. GASSANT: My pleasure.

And we're here this evening on behalf of BHI Montebella, LLC, as the property owner, and AHS Residential, the contract purchaser.

If staff, could please bring up the presentation that we have prepared?

Thank you.

Tonight we are requesting approval for a multi-family development which will include workforce housing units. We are

thankful to have staff's recommendation of approval, and note that all of the departments that have reviewed the application have noted that they have no objections to it.

Before I go into the details of the property, its location, and why our request makes sense, I think it's important for us to take a step back to provide you with some context.

Next slide, please.

When the smoke clears, and we get a better sense of the impact this pandemic has had on our community, we anticipate that there will be even more people in need of workforce housing.

This evening we have an opportunity. An opportunity to provide more people with access to good, new, and well developed housing that is affordable to their incomes and priced for those who are the backbone of our local economy.

Ensuring that our teachers, sanitation workers, firefighters, hospital workers, and police officers have access to new and good

housing is precisely what this application is all about.

There are three broad reasons why we believe this application and the request tied to it should be approved:

Need, location, and infrastructure improvements. Need, location, and infrastructure improvements.

First, there's a demonstrable need and has been a demonstrable need in this county for workforce housing since at least 2007.

Second, the location of the property makes it the ideal place for providing workforce housing.

And third, the development will provide much needed impact fees and a significant increase in ad valorem taxes, which could be used to improve the infrastructure of the area.

Next slide, please.

One of the core reasons justifying this request is that we have a limited land supply here in Miami-Dade County. On our west we have the Everglades, and our east, we have the Biscayne National Park.

In addition, we have the artificial urban development boundary line that further limits where we could place workforce housing units.

Our limited land supply creates pressure on the housing market and makes it difficult to provide workforce housing.

Next slide, please.

When you add to your limited land supply the fact that between 2010 and 2019, the property -- the increase in population in this county has grown by approximately 25,000 people every single year. That's approximately 2,000 people every single month, 70 people every single day. And it doesn't take a rocket scientist to conclude that there will continue to be an increase in demand in rental prices.

Next slide, please.

For example, because of the significant increase in demand, Miami-Dade County now has the most severe impact when it comes to meeting gross rent as representative of annual income.

Miami-Dade County now exceed Riverside,

California and Los Angeles, California as the county who's average gross rent takes up the most of it's residential income.

Next slide, please.

Over an estimated 55.6 percent of all cost-burdened renters in Miami-Dade County are severely cost-burdened, which means that they pay over 50 percent of their income just on housing. Over 50 percent of their income just on housing.

In Miami-Dade, since 2012, more than 16,000 renters have become severely cost-burdened.

Next slide, please.

The situation in the County has gotten so severe that the County today outpaces every other county when it comes to percentage of households that spend more than 30 percent of their income just on housing. We are outpacing Silicone Valley, Chicago, New York, Los Angeles, and San Diego when it comes to the amount of percent that folks have to pay just for housing.

And the problem with being cost-burdened is that it makes those renters

a lot more vulnerable of being at risk of being evicted. So if you have a situation where you have a car repair or a large health care bill, you're that much closer to being evicted.

And that's why this application tonight is so important, because it helps to adjust the need of providing housing for folks to ensure that they won't be one crisis away from being vulnerable to eviction.

Next slide, please.

Now, throughout its entire portfolio properties in South Florida, AHS, which is the contract purchaser for the site, has been able to provide housing to families who are within the workforce. Their average monthly rent is $1,480, and the great majority of their residents make between $32,000 and $72,000 a year. That is squarely within the workforce housing target group of Miami-Dade County.

Next slide, please.

In addition, AHS's average rent in both Miami-Dade County and Palm Beach is less than the fair market rent established by the

Florida Housing Fiance Corporation. Specifically, for one bedroom, two bedroom, and three bedroom units, AHS's rents are significantly less than the rents that they could charge to provide for workforce housing.

In fact, each of the rents charged by AHS is less than the fair market rent for families making 80 percent of the area median income in both Miami-Dade and Palm Beach County.

This slide shows that AHS's rents are highly competitive and provides rents that are clearly affordable to the workforce. And this is very important in Miami-Dade if we going to have a thriving workforce.

Next slide, please.

Being unable to provide housing that is affordable, has adverse effects --

BOARD MEMBER HINDS: Excuse me.

May we ask questions during the presentation, or do we wait until after?

CHAIRPERSON DR. DAVIS: If you can hold it -- can you write it, because we're trying to get through the presentation, and then

after that, okay?

BOARD MEMBER HINDS: Okay.

CHAIRPERSON DR. DAVIS: Okay, continue. And he's on a roll anyway. Keep going.

MR. GASSANT: Being unable to provide housing that is affordable had adverse impacts on everything else. For example, in San Francisco today, restaurants can no longer afford waiters and patrons now are required to service themselves. This is just one example on how the lack of housing reverberates throughout the local economy.

Next slide, please.

In addition, the lack of workforce housing makes us less competitive in attracting more talented teachers to our local schools. We have an excellent school district, and the need for more workforce housing has caused the district to consider ways that it can provide more housing that is affordable for teachers.

Next slide, please. As a case in point, the school district has recently partnered with a local developer to build workforce housing units just for teachers.

Although the number of units for teachers is nominal, it shows the great lengths and creative ways that the school district is seeking providing housing for some of the most important employees of the workforce.

This helps speak to the awesome need that we have for workforce housing, and why this application is so important. And given the property's location, we think it is the ideal place for workforce housing.

Next slide, please.

The property is located just south of Northwest 161st Street and east of Northwest Sixth Avenue. The property is over eight acres, and is immediately east of I-95, and just west of a very large church that is currently under construction.

Farther west of the property is the Golden Glades Multimodal facility, and there are apartments, health care facilities, and employment centers in close proximity to the site.

Next slide, please.

The property is the ideal place for providing workforce housing, because it is

located within the Urban Infill Area of the County. The Urban Infill Area of the County is a specific area where the County wants to see more density and intensity, because we have the synergistic uses and infrastructure in order to accommodate the uses that are there.

Next slide, please.

For example -- and this is just a quick slide to provide you some of the infrastructure and uses that are nearby.

In close proximity to the site is Jackson North Medical Center, a Toyota dealership, Topgolf, and the Golden Glades Multimodal Transportation Facility.

One of the great aspects of this site is that it would provide folks who work at Jackson North with an opportunity to live in close proximity to their jobs in order to ensure that they could either bike to their jobs, walk to their jobs, or officially utilize the bus service to get to their jobs.

In addition, by merely looking at the site, you can see that to the west, we have

three major transportation corridors. We have I-95, 826, and the Florida Turnpike, all within a two-minute drive of the site. This would exactly where we would want to see more density in the County.

Next slide, please.

Now, this slide gives you a perspective of what's actually been built and what's going to be built within this area. As you can see, immediately to the east of our site is a mega church that is currently under construction.

North of our property as shown on the bottom left slide is already multi-family developments that are clearly compatible with the use that we're developing on our site.

And to the bottom right, you can see the construction of the church and the top right is the actual ending rendering for the church that will be built on the site.

Next slide, please.

In fact, the approval tonight presents a unique opportunity for placing multi-family uses in close proximity to

trans -- significant transit access.

In close proximity to the property is the Golden Glades Multimodal Transportation Facility, the Florida Turnpike, I-95, 826, and a future pedestrian bridge that connects the east and west side of I-95.

Through these transit options, residents at the property would be afforded the opportunity to officially reach anywhere in Miami-Dade County.

Next slide, please.

One of great aspects of the location is its close proximity to Metrobus opportunities. For example, bus route 105, which is only a two-minute walk away from the property, takes residents to 163rd Street Mall, Aventura Mall, Gulfstream Park, and the Diplomat Mall in Hallandale.

In addition, the property is in close proximity to Route 22, which can take residents to the Earlington Heights Metrorail Station and the Coconut Grove Metrorail Station. Not to mention, the 77, the 95, and the 277, which operate also in close proximity to the site, which provides

connections that would allow residents to get to place in Miami-Dade County.

Next slide, please.

In addition, the improvements to the Golden Glades Multimodal Facility is an absolute game changer. The facility will provide over 2,100 parking spaces, 4,500 square feet of a transit hub, 10,000 square feet of retail, with 14 new bus bays. It also provides direct access to the Tri-Rail Station, bicycle parking and lockers.

These transit opportunities make our property unparalleled when it comes to transit access.

Next slide, please.

It's for these reasons, the provisional workforce housing, the location, and the enhanced transit options that the property was re-designated to medium-high density residential to allow for multi-family developments such as the one that we're proposing on the site today.

Next slide, please.

And given the property's location, the provisional workforce housing, and the

transit access, this Board recommended approval of the land use change during the October 2018 CDMP cycle. And the re-designation was also unanimously recommended for approval by the Planning Advisory Board, and the Board of County Commissioners.

Next slide, please.

In addition to the all the things that we've already talked about, workforce, housing, transit options, one of the things that's also occurring is the developer, at its cost, is going to improve the transportation corridor immediately nearby.

Anyone who lives in this area understands that the core issue, when it come to traffic, is the intersection of Northwest 167th Street and North West Second Avenue.

One of the things that the developer is going to do is, at its cost, it's going to extent the storage length, because most of the traffic is occurring because folks in the left two lanes are trying to get to 441 and the Golden Glades interchange, I-95,

826, and the Florida Turnpike. And what we're going to do is we're going to extend it by 75 percent. So from 200 feet to 500 feet to ensure that more cars can be accommodated to ensure that you won't have a backlog of traffic at that intersection.

Next slide, please.

And in addition to all of that, this development will be paying over $5.7 million in impact fees. $5.7 million in impact fees that can go to improving the infrastructure in this area.

Next slide, please.

And in addition to that, the ad valorem taxes will go from approximately $35,000 a year to over $1.6 million a year to help provide more public goods in the area.

Next slide, please.

This development will also be entirely compatible with the nearby area. It will provide for amenities that will be consistent with the development trend of Miami-Dade County.

Next slide, please.

The development is going to be

enveloped in lush greenery, and as part of this development, the developer will be planting over 243 trees and over 2,700 shrubs.

In addition, the development will include, an interior plaza for residents to promote social gatherings as well as passive recreational opportunities. There is also going to be a playground, a community pool, and a clubhouse.

Also, as you can see from this design, the property is well lush -- lushly landscaped from the adjoining property to ensure that you have a beautiful transition into the site.

Next slide, please.

This slide gives a depiction of the buildings that will be on the property from a human perspective. As you can see, the property will promote pedestrianism while promoting beautifully designed buildings with first rate amenities.

Next slide, please.

One of the things that AHS does very well is develop properties with core

amenities such as gyms and community rooms. These areas become core aspects of the community, and are essential in premier multi-family developments.

Next slide, please.

This application will provide for a new multi-family development that will incorporate core amenities in the area while also providing residents with much needed workforce housing, and will be consistent and compatible with the multi-family developments that are nearby.

Next slide, please.

As noted earlier, and I won't belabor the point much further, this is an example of the site plan for the property that's immediately east of us. This is the mega church that's being built, over 59,000 square feet of property that's being dedicated and developed for the -- for the church.

Next slide, please.

In addition, I wanted to focus on some of the development trends that Miami-Dade County has had whereby multi-family uses

tend to buffer single-family uses from major transportation corridors. And this is an example of two of those developments off of US-1 that buffers single-family homes from the major transportation corridor where multi-family uses.

Next slide, please.

Here's another example of multi-family developments buffering single-family homes along major corridors.

Go back to the next slide.

This -- this slide is a little bit more than just that.

Next -- the previous slide, please.

So one of the things that we wanted to highlight as part of this, and it's something that's a constant refrain by neighbors on some of the properties that we tend to obtain approval for, is that there's a constant refrain that multi-family housing, in close proximity to single-family housing, is going to reduce property values. So we've taken a hard look at the numbers, and not only did we look at the sales price, but we also looked at the assessed value.

And when you look at these properties that are in close proximity to this multi-family development that's just west of it, what you see is a -- are that the assessment values for these properties went up by 3,000, 17,000 and some cases as much as $30,000.

Next slide, please.

In addition to that, we didn't just look at the assessed value, we looked at the sold -- the sales price after the development of the multi-family use. And what you'll see is that some of these -- and if you could scroll down a little bit because I want the Board members to see the sales prices. Scroll down a little bit more. Perfect. Thank you.

What you see is that in some cases, the properties, the sale price after the multi-family development was built, which was in 2018, the sales price increased by as much as $200,000 for some of these single-family homes. So although it's a constant refrain, and although we hear it a lot, it's just not accurate based off of

what we've seen in our research.

Next slide, please.

Because of all of these things, because we're providing workforce housing units, because we're in close proximity to a major transportation corridor, because we're providing access to the transport access, and because we're potentially increasing the opportunity for property values, all of the departments have reviewed the application, have noted that they have no objections to it.

Next slide, please.

Now, very quickly, I want to go through some of the developments that AHS has already built, and I think this is important because all of the developments that I'm going to talk you through tonight, are developments that have begun leasing in the middle of a pandemic.

This is the Village at Pine Groves here in Miami-Dade County. It began leasing in the middle of the pandemic in September of 2020, and it's already 70 percent leased.

Next slide, please.

This is the Village at Coral Reef. It began leasing right when the pandemic started, and it also is at 80 percent leased up.

And one specific thing about this site that I wanted to highlight is that it's near Jackson South. AHS is a developer that really cares about the community. And as part of opening it's site, it donated ten units to the doctors and the nurses at Jackson South to ensure that their relatives and the folks who live at their home would have a reduced likelihood of catching the virus.

Next slide, please.

This is another development that AHS has done. This one was constructed, fully developed as of April of this year, and it's already 50 percent occupied, in the middle of a pandemic. Why? Because there's such a demonstrable need for workforce housing throughout this County.

Next slide, please.

And even though we're providing workforce housing, even though we are

artificially reducing the amount of rents that we could charge, even though we think we could charge much more, they don't skimp on the interior finishes. These are still high quality developments that have excellent interiors and excellent amenities within the developments.

Next slide, please.

Now, one more thing that I wanted to talk about is that in the middle of the pandemic, AHS also issued a three-month rent reprieve for its residents who were unable to pay rent, but it also began taking steps to assist its hardest hit residents in obtaining rental assistance on their behalf so that those residents can use their incomes for more essential items.

And over the span of the developments in Miami-Dade County, they helped their residents save over $212,000.

Next slide, please.

The entire purpose for AHS is to provide workforce for the community, and to ensure that they have an opportunity to have access to major new developments here in the

County.

Because of the workforce housing provision, because of the provision of access and transit, the transportation corridor, the fact that it's likely to enhance property values, we think that this is the proper location for the development.

We thank you for your time. I'm here to answer any questions, and I would like to reserve some time for rebuttal.

Thank you so much.

CHAIRPERSON DR. DAVIS: Thank you, sir. I appreciate it.

Okay. At this time, supporters? Are there any supporters that are present?

AN AUDIENCE MEMBER: Even if they're members?

MR. FITCH: Yes, supporters. Supporters first.

JOSEPH DESIS: Good evening. My name is Joseph Desis (phonetic). I live at 430 Northwest 140th Street, Miami, Florida 33168.

I'm here tonight to support this project, because it's too expensive to live

in Miami, Florida. So this is -- I'm here tonight to support. It is good for Miami-Dade County.

That's all I'm here for.

CHAIRPERSON DR. DAVIS: Thank you. Thank you.

MR. DANIEL: Good evening. My name is Merlin Daniel. So I have live in 1440 146th Street, zip code 33161. So I support the item --

THE COURT REPORTER: What's your zip code?

MR. DANIEL: -- because --

THE COURT REPORTER: What's the zip code? I'm sorry, I didn't get that.

MR. DANIEL: 33161.

I support the item, because I can't live in Miami, because Miami is too expansive.

CHAIRPERSON DR. DAVIS: Okay. Thank you so much.

MR. DANIEL: Thank you.

MR. LUIS: My name is Evan Luis (phonetic). I'm living to Miami, 451 Northeast 177th Street, North Miami Beach,

Miami, Florida -- North Miami Beach, 33162.

CHAIRPERSON DR. DAVIS: Okay. Would you like to say anything in support of this item?

MR. LUIS: Yes.

CHAIRPERSON DR. DAVIS: Okay. We're listening.

MR. LUIS: Because this project is -- is good for -- for the people live in Miami Beach.

CHAIRPERSON DR. DAVIS: Thank you very much. I appreciate it.

MR. LUIS: Thank you.

CHAIRPERSON DR. DAVIS: Okay.

MS. ANTIONE: Good evening, my name is Gabriel Antione (phonetic), 302 Northwest 115th Street, Miami, Florida. I'm here supporting the workforce project. I'm currently a student at Barry University, and I work at an entry level job, and I would hope to own a house one day in Miami-Dade County.

CHAIRPERSON DR. DAVIS: Thank you, madam.

MS. ANTIONE: No problem.

MS. DORSINVILLE: Good evening. Sandy Dorsinville, 5925 Northeast Second Avenue, Miami, Florida 33137. I'm here in support of the project, because as just a young professional working in Miami, I've had such a hard time finding some place affordable to live, so I'm looking forward to seeing something in that area that I'll be able to afford.

Thank you.

Thank you, ma'am.

MS. SARA: Hello. I'm Sara and I'm a student at FIU located on -- located at 11040 Southwest 14th Street, Miami, Florida. And I want to be a teacher when I graduate. So this would give me an opportunity to have affordable housing in a good neighborhood.

MS. LASHANTI: Hi. My name is Lashanti (phonetic). I live in 515 Northwest 145th Street, Miami, Florida. I'm currently a student who's about to graduate. I would like to take comfort in knowing that when I graduate, I would have affordable housing in Miami, Florida.

CHAIRPERSON DR. DAVIS: Thank you, ma'am.

MR. GRAY: Hi, how are you doing. My name is Harry Gray. My address is 1599 Southwest 113th Avenue, Miami, Florida, 33174. And I'm a student at FIU, and I just want -- I'm about to graduate, and I'm just looking for affordable housing. That's been hard to find in my time at school.

CHAIRPERSON DR. DAVIS: Thank you, sir.

MR. MATTHEWS: My name is Alvin Matthews, and I'm here to support it. I stay at 1599 Southwest 113th Ave., Miami, Florida 337 -- I mean, 33174. And I would like to support this because I am a student athlete here in Miami, and after I graduate, I would like to look for a nice affordable house to stay and live down here.

CHAIRPERSON DR. DAVIS: Thank you, sir.

MR. ANDREW: Good morning, my name is Andrew. I'm an honor student at FIU. I live at -- on campus on 1599 Southwest 113th Avenue, and I just want to be able to live off campus, and find affordable housing once I graduate here in a few years.

CHAIRPERSON DR. DAVIS: Thank you.

MS. ST. CLAIRE: Hello, my name is Jessica St. Claire. My address is 750 Northeast 199th Street in Miami. And I am in support of this building, because I would like to see more housing like this for -- to make it more affordable for the members of our community including myself.

The job market and the housing market are -- you know, they're different. They're not -- they don't go together in Miami. So it's been very difficult for young people such as myself coming out of college to find somewhere affordable to live. So that's why I would like to see more housing like this.

CHAIRPERSON DR. DAVIS: Thank you.

MR. THOMPSON: Madam Chair, for the parties coming in, now it ends.

CHAIRPERSON DR. DAVIS: Okay. Are there any supporters via Zoom?

MR. RODRIGUEZ: Ma'am, there are seven speakers that want to speak on this item.

CHAIRPERSON DR. DAVIS: Are there supporters? We can hear from those who are in support of the item at this time.

Okay. We'll hold off on the Zoom. And let's continue with the objectors that are present.

MR. RAMSEY: Good afternoon. My name is Marvin Ramsey. My address is 326 Northeast 152nd Street, Miami, Florida 33150 -- 162. I'm sorry.

Again, I'm the president of the Biscayne Garden Civic Association. I have been a resident of Biscayne Gardens for the past 26 years, and I vehemently oppose -- we oppose this project. We have tried to work with the developer to bring down the numbers. The lot is already slated for 94 town homes, and they want to put in 588 units, which is really, really too much for the area.

The attorney spoke, and he spoke on access to 163rd Street mall. He knows or should know that that is being slated for another apartment complex.

The area is con -- he has -- they have done nothing to show us that they plan to eliminate some of the flooding in the area. The traffic is only going to get worse.

It's just smoke and mirrors for them coming with these nice presentations, and the area just cannot hold that.

Along that same corridor is another four to five projects, which in the next -- if all of them approved -- are approved, we'll have about 1200 --

(Thereupon, technical connection difficulties were had after which the following transpired:)

UNIDENTIFIED SPEAKER: -- So I think these people promise a lot, and, of course, they're doing it for their financial gain rather than for the purpose that they stated. And anyway, 588 units is just unbelievable.

We have one or two families on an acre. This 8 acres, and you're going to 588 families on 8 acres? That doesn't make any sense for anybody.

So anyway, I do object and I object strongly. If I didn't say it, let me say it again, I do object to this change in zoning in Biscayne Gardens.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you, sir.

MS. D. FENNELL: Hi. My name is Dana Fennell 312 North Biscayne River Drive 33169. Shall I say it again?

I know there's been a parade of people saying that they're in favor of this. I don't know who these people are. They don't seem to live in the neighborhood. And I walk these streets at least twice a day with my dog. I go right by where there it is.

And so I don't have fancy numbers today. I agree that we need workforce housing, but I think that you have to look closely at this area in this neighborhood.

Like Fred said, the previous speaker, there's a lot of just residential homes on these properties, and gradually the neighborhood -- and I've been here a long time -- gradually the neighborhood, you guys have allowed more apartment buildings, and so there's been more traffic. And there's been increasing problems.

I often have cars nearly running me over. There are cars speeding down the streets. There is more trash on the ground.

There's broken glass all over the place.

The canal, I can see the church lot they're talking about with the construction, and I can see that the canal is contaminated right there.

There's been more flooding. They talk about easily getting access to 95 and 826 and so forth, but let me tell you, I can just go down the street, I'm so close to it, but now there's so much traffic backing up next to it. Just having the increase in apartments more recently has lead to a lot of these increases in problems.

And on the building that they're talking about is so huge in comparison to this. I just don't think that the community and the environment as it is can stand for it. I know it sounds cheesy, but I walk down the street, and there's like ducks crossing the street because, you know, they have houses on a canal. And more and more cars are just speeding and smashing these things, and I'm afraid. And it's not -- it's not a nice place to walk anymore.

And so I encourage us to have a slow

growth and instead of allowing this. You know, don't let it be so big so fast.

The company said that, you know, we need more apartments in this area, but there's already empty apartments in this area. And they talked about, you know, achieving all these checks from the relevant agencies, but it took them a long time, and they failed quite a few times. So I think that they're overstating their -- where they are at.

So thank you for your time.

CHAIRPERSON DR. DAVIS: Thank you, madame.

MS. L. FENNELL: Hello. I'm Laurel Fennell, 312 North Biscayne River Drive, Miami 33169. I live two streets away from the proposed development, and I've been here over 40 years.

This proposed 588-unit apartment complex is a monstrosity. The seven floor building would tower over the single-family homes in the neighborhood. It is unsustainable for this residential area, for we do not have the infrastructure to support

this. Be it sewers, schools, roads, or drainage. Who is going to pay for the installation of all the water pipes and sewers? The tax payers?

Our roadways are already overcrowded and cannot handle the impact of 1,000 more residents. What is now bad traffic would become outrageous.

The expressway project to expand 95, although on hold, will still happen. And will take away land from Northwest Sixth Avenue. So there's absolutely no reason the developer should be allowed the variance to provide less than the required 25 feet between their parking and drives and Northwest Sixth Avenue.

It would be extremely detrimental, as is the case with the entire project. Similarly, the required number of parking spaces, 1,008, is already not enough in actuality. So the developer should not be allowed a variance to offer even one fewer parking space than required.

Just because some public transportation is offered in Miami-Dade County doesn't make

people -- doesn't mean people use it, and we all know that.

We live in a society dependent upon personal vehicles. And with the advances being made with electric vehicles, the required electric vehicle parking spaces should not be butchered just so the developer can cram even more apartments in their unsustainable plan on a small piece of land.

Six seven-story apartment buildings. A six-floor parking garage. Almost 600 apartments including 86 three-bedroom apartments. Even considering this project as a possible option is ridiculous and irresponsible.

Therefore, I call on the Community Council Board members to shut down this rezoning fiasco, and hold in place the covenant that limits the developer to a maximum of 94 units on this property, which is already much, much more than this embattled neighborhood can withstand.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you,

madame.

MR. GUALTIERI: Good evening ladies and gentlemen. My name is Daniel Gualtieri. I live at 360 Northeast 152 Street, Miami, Florida 33162.

Biscayne Gardens is under siege with massive development of thousands of new condos. It's not just these 588, but you have to take in consideration the other 235 units that want to go up on 159th Street, and the other several hundred units that are going to go up on Memorial Highway and Northwest -- Northeast Second Avenue. So there are other condos and apartments that want to be developed in this area.

This area is a high-risk flood zone. That means there's lots of water, and it comes down on my house, on my street, on 152nd Street and that's where all -- where there was a foot in our -- the gentlemen that just spoke who was the president of our civic center, he head one foot of water in his house just in November. So we have this problem. And every time there's any development that's going on over here, it

sends the water in our direction.

This will result in massive increase of flooding and traffic, adding thousands of cars to the street. If you have 2,000 units -- 1,000 units, you've got 2,000 cars. That was a great -- that was a nice presentation this gentleman made. I congratulate him on that.

And he wants to widen the street. Right now, the backup from 167th Street to what -- to -- it goes almost all the way to 159th Street. He's going to -- where is going to get -- where's he going to get the lane to -- where is he going to go, into the Toyota place? I don't know where he's going to get the roadway in order to widened the lane in order to widen the street there.

More buildings are going to result in more flooding, more traffic. Again, over burden of the elementary schools, the middle schools with all -- the point is here, you know, why do they all have to be built in one particular area?

These seven-story buildings are inconsistent with our local area. And

should be responsible and reasonable building. We're not totally against the building, but we want responsible, and we want reasonable building in our area.

Granting of this variance depicts, depicted on this site, and will result in a substantial and undo adverse impact on the character of the neighborhood. Environmental factors, traffic factors, park -- parking factors, matters affecting the health and safety, and general welfare of this area.

Please say no to this variance, and keep Biscayne Gardens a beautiful community and encourage the developer -- the developers to build responsibly.

CHAIRPERSON DR. DAVIS: Thank you, sir.

MR. PIRELA: My name is Luis Pirela, 486 Northwest 165th Street Road, Apartment B105. I live at Montecarlo. It's right down the block from this land or where the property is trying to be -- they're trying to build this property -- this monstrosity.

I mean, it's like the previous gentlemen said, I mean we have to just hold

accountable the builders, and make sure that we're not over building and over populating an area. This is already an unincorporated area that we lack a lot of -- lack a lot of, you know, security issues like with the police and stuff like that.

Flooding is huge in that area. I recall a few years ago when we had a huge flooding and I was happen -- I was happen to pass by 161st Street, and it was like puddling over a foot of water, and I saw catfish on the street.

I mean, that, we're talking 161st Street, which is where the developer is facing their entrance and all that, it's barely a 20-feet wide street. It's barely suitable for two cars, you know. And -- and no sidewalks.

So they're talking about, you know, community and -- and traffic, it's a -- it's a huge issue in that little area. Just to get out to the Golden Glades interchange to get to 441 and -- and -- and Palmet -- and 836, and all of that, they were trying to widen the street or making the lane a little

longer at their expense. How they going to do that? I have no idea. Because less than 500 feet you have another traffic light where the cars are supposed to turn left. And the people that's going out of the area, they have to turn also left. So how are they going to make that? I don't see that being manageable.

So traffic is a huge concern. Flooding is a huge concern for that area, and I just -- I'm just here on -- you know to let you guys know that that area it won't sup -- I mean, it won't hold that big of a -- you know, infrastructure. 500 apartments, almost 600 apartments, that's double the -- the people in cars. So how are you going to park cars?

And it also talks about allowing them to -- outside parking. Like I said, there's not even sidewalks. The only easement or right-of-way is on the other side of the street, which is -- it's not even approachable because there's no sidewalks, and it belongs to the property which is Montecarlo, where I have my apartment so --

and -- we're responsible for that easement, and we have to maintain it.

So where are they going to be parking? In that area where it doesn't actually belong to the property?

So it's -- it's a lot to take with this, and I don't think it's -- it's a right, you know, it's a right amount of units. I guess like the previous speaker also said, 93 is already a little bit above what it's -- it's -- what it should be suitable for that area.

So take in consideration parking, flooding and -- and traffic.

CHAIRPERSON DR. DAVIS: Thank you very much.

MR. PIRELA: It's huge. Thank you.

CHAIRPERSON DR. DAVIS: Thank you.

MS. REID: Hello. My name is Margaret Reid. I live at 14621 North Spur Drive, Miami, Florida 33161.

I was listening to the attorney Mr. Pedro, and he was saying there's much construction going around. Yes, there's a lot of construction going on. So how do

you make sense of 600 units, almost 600 units?

We're going to be bombarded with all of this traffic. I actually sat at the light. It changed like two, three times before I was able to get through on a green light. Traffic is horrendous already.

And also, the impact on our schools. No one is talking about that. We're already overwhelmed. Where are you going to put these other kids?

He said he wants to downsize the parking. Usually apartments the have two cars, so explain that to me. I don't understand that. Then he says that there's a lot of parking at the Hub. Tell me, who's going to park their car at the Hub and walk home. It's not feasible.

We have wildlife. I actually see foxes, raccoons, in my yard. That's all going to diminish once all this population comes in. We're talking about exhaust from the vehicles, as well, and the flooding. Are they going to be responsible for the water? Where is their waste going to go?

That's all septic over there. So tell me what's going to happen now when it backs up and we're walking in feces and stuff. You going to allot for that?

It has to be somewhere where we have to put our foot down.

Then he wants to delete the covenant? Delete the covenant? No. We shouldn't have to. The agreement was for 94 units. Now you want to go to 600? That's ridiculous. All this just shows is greed. That's all it shows.

Tell me the percentage of people that gonna get in a low cost apartments in that -- in that facility. How many? What's the percentage on it? We don't have -- he didn't give you the numbers on that.

So I mean, there's a lot of things you need to consider. I lived there since '94. I have no intention on leaving, but at the same time, I don't want them to destroy my neighborhood, and that's what they're doing.

Please deny this application. Thank you.

CHAIRPERSON DR. DAVIS: Thank you, madam.

MR. LAMBERTO: Good evening. My name is Bruce Lamberto. My address is 110 Northwest 161 Street.

The developer did a pretty good job on getting all the students from FIU over here to oppose this or to be in support of his project, but none of them lived anywhere near the area.

Most of the people that are speaking against this live right adjacent to this property.

I want to point out something to you maybe before you start my time. There's an error in the first paragraph. If you look at that last sentence there, it talks about the variance that they're looking for, the parking area to encroach closer than 25 feet of Northwest Sixth Avenue. They're not telling you what the -- what they're actually requesting. I mean, is it 6 inches or is it 24 feet?

And the reason that's so important is, if you're going to pull the parking lot --

the asphalt right to the property line, you got no room left for landscaping. And this thing is going to be a concrete jungle. Six seven-story buildings looking at each other. Seven-story buildings, there's nothing anywhere near that height in the area. Nothing. And it is adjacent to a single-family subdivision just directly to the east.

The -- so it's important that the developer provide you this maybe tonight before you even make a decision. If he's here tonight, he should be able to tell you what they're looking for in their variance.

But I'm going to talk to you about the parking. The reason zoning has parking regulations is so that there's adequate parking for all, whether it's a single-family home or an apartment building or condo, that there's adequate parking for the units that are being built. And in this case, there isn't.

They're telling you that in order to get every single apartment that we're

approved to build on there, we won't be able to fit the parking in. And they're coming to you crying about this. They're saying, like, this is a hardship on our part. A hardship variance, variance is supposed to be for a hardship. You got a pie-shape lot, you can't meet the setbacks, that's a -- that's a hardship variance.

These people are telling you, hey, we just can't get all the parking in because we're build -- in order to build all the units. Well, there's a simple solution to that. In fact, you should be insulted that you're even being asked to give a variance on this. You just reduce the number of units. If he reduces the number of units by 70 units, it's still 518 units, he can fit the required parking in, as long as you don't give him that setback variance as well. Maybe that's going to take up a few more spaces. But certainly, there's no reason to give a parking variance. I mean, especially in this age of multiple cars in -- in a household.

He talked about the intermodal hub

that's 1,000 feet by bird away from this place. Yes, that's true, if you're a bird, you can get there in a relatively short time. But there's 12 lanes of I-95 between this building and the intermodal center. So you literally, if you're going to walk, you have to walk three or four miles to get to the intermodal center.

You have to go all the way down to 151st Street, under I-95 and back up, and you're not going to do that in the hot sun. So that means you're going to drive. So there's not going to be many non-unit owners with no vehicles in this location. Because you really, literally have, to walk quite a ways to get anywhere from -- from that spot.

So for that reason I'm asking you not to grant these -- this parking variance because we have to live with it. You give him this variance, they're in my neighborhood. They're on my swale. They're on my street. And this not really a good thing.

Plus, this high density that you're doing, six, seven story buildings. If you

got a few bad hombres as tenants in this building, they're going to turn that whole building into a bad situation for the tenants that are living there. There's going to be mass exoduses once you get a few wrong tenants in there, because you're so packed together, you know, you have to take the elevator and it -- it's just not conducive to really good living.

You're not going to get police officers living in that building, contrary to what the developer's attorney's telling you. No police officer or firefighter is going to live in that building.

You'd be really redissent to even a school teacher to rent this. So this is not the crowd that you're going to be renting to.

And again, if you're not providing parking, you're going to have, again, the parking in the streets.

What Mr. Ramsey from the Civic Association pointed out to you, these are -- these projects just keep coming and coming and coming, and the planning and zoning

looks at this as an individual project. They're approving this as an individual project. Oh, yes, this meets our requirements, but what they don't do is take all these projects that are within a six-block area -- there's actually over 2,000 units, counting this application right here -- that are either approved or in the process within a six-square block area. That's 3,500 cars.

I mean, and there is -- and the infrastructure is not there. This -- this -- this fact that the developer says, at his expense, he's going to put this 500-foot long stacking lane there for you to park while you're waiting for multiple lights to go by. He's being required to do this by the County. This is not the generosity of -- being real altruistic here, and telling me, I'm going to do this for you. This is because the County's requiring him to do this as part of his building permit.

And that's really a minimum standard there. If you go there during rush hour, you could literally wait 45 minutes to get

through a light over there. It's -- it's just really bad. The road structure is not there.

The County, I asked -- we asked for a moratorium to be placed on all these projects until such time that the County can do an impact study to what it's doing to the transportation in that area. I mean, you know, you add -- this is going to add -- even if you gave him the variance, he's still asking you, you're going to have over 886 parking spaces.

CHAIRPERSON DR. DAVIS: Okay. Excuse me. You have one more minute.

MR. LAMBERTO: My time up?

CHAIRPERSON DR. DAVIS: Yes.

MR. LAMBERTO: Okay. Could you get that information for your own purposes and also for the public? When is that -- what is the variance that they're asking for on putting the parking lot closer to the property line, because if it's 6 inches, not a problem. But if it's 24 feet, and you're supposed to have -- be 25 feet away, then -- then that's a big issue right there.

You should all know that information before --

CHAIRPERSON DR. DAVIS: Okay.

MR. LAMBERTO: -- any decision is made.

Thank you.

CHAIRPERSON DR. DAVIS: They are here. They heard what you said. They'll have a chance to rebut it when they come back.

MR. LAMBERTO: Thank you, Chairman.

CHAIRPERSON DR. DAVIS: You're very welcome.

Next, please.

MS. WILLIAMS: Good evening. My name is Diane Williams. I live at 484 Northwest 165th Street Road at Montecarlo of Miami.

The same developers that's developing this property also renovated our property.

We have 348 units, 552 parking spaces on 9.38 acres of land. They're proposing 886 or 866 -- 886 parking spaces and they're short of 122 parking spaces on 8.2 acres of land.

Right now we're congested. We have to constantly call the City because we have people living in the 348 units that have two

cars that parks over at the swag. We have people that's been ticketing -- they have been -- the City has been ticketing those people. It's a big, big, big problem. There's -- we should not approve this.

The parking space is not adequate for the number of 588 units and short of 122 spaces. And it's going to cause congestion. We already have a problem getting in and out of Montecarlo. We're widening our area so that our cars can get in two lanes. We're doing that this week. Tomorrow, matter of fact.

So I'm asking you, please, do not approve this. It sounds -- I'm a former Dade County Public School employee. It sounds good that they're going to have affordable housing, but the units is too many. The parking, congestion, is horrendous. And the flooding, as the gentleman said, they need to cut it down by 70 units.

Please do not approve this. Please do not approve this.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you, madam.

MS. SERATA: Thank you and good evening. My name is Anneris Serata (phonetic). I live in Montecarlo, 484 Northwest 165th Street Road. Zone -- I'm sorry. Zip code 33169.

I feel that we're going to be directly impact by this mega project, and as Montecarlo is right across from where the land where they plan to build this mega project, which the concept is good, because I do feel for the community workforce, but it's not the right location with this amount of units.

So I've seen throughout the 10 years that's I've been living in this area where there's been units of less amount, there's been increasing and approved, and I've also noticed that the flooding situation has increased as well.

In the past years, I've experienced in my own area, a major flood twice where people had water up to their knees where they couldn't hardly get into their units.

So we really have to consider what we're planning on doing here because once this is built, there's no going back.

So I do, please, request that you really consider this project. It's too much of an impact on our community. We really have to see how this is going to affect everybody in the area. 588 units, that's just outrageous. And the parking issue is already a problem.

We have -- I-95, when it's congested, they use the service road right by Montecarlo which is also going to be the service road for this project, and it gets crazy in that area. We have to wait a period of an hour just to get into our complex. So imagine when there's another unit right across from us or another complex with 588 unit?

So I really think that you, as the people of authority, have to put your step down and really, you know, try to consider what this is going to affect us. Because it is really a major issue, and we're counting on you to consider this and help the

community.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you, ma'am.

MR. JONES: Good evening. I have to raise it up. Anyway, I live at 536 North Biscayne River Drive. My name is Fred Jones. I've been at that property over 20 years. And I can tell you that this is just mind boggling to even comprehend what they're trying to do here. Because you have to drive down into our community, number one, from the main street. 95 is right there. You can see it. 95, you can see the property right from 95 and Sixth Avenue before you get to the Golden Glades.

95 is already being backed up as it is. Traffic is not flowing when it get to the Golden Glades already, north or south, when it's traffic time.

So you got to come off that, and you got to come down 163rd Street, go to Northwest Second Street and make a right. And when you come down there, you can either make a quick right and come by the Toyota

dealership which is -- it's a curving road that goes back towards Sixth Avenue, Okay. That road is narrow. All our roads are already narrow. We don't have wide -- wide roads.

And just to address the flooding issue at my house. I have flooded at least four times to my house. I also have a side water that comes up to the side of my house, from -- on the side to the front, to the back, and I have the canal on the back. Okay. Sometime it's like the fish is in my front yard. Our yard becomes part of that.

So even the streets, okay, 159th Street, even the street before that, I believe it's 156th Street, it floods. So you can't -- you have to drive through there slowly because there's a canal, there's a waterway that goes through -- it goes north and south. Okay. So they don't -- sometimes they not even let -- they can't let the water out the canal fast enough in order for the streets not to flood.

So there's no main streets. So even when you got to go back to 95, you got to

around the Toyota dealership where I jus told you, or you got to go back to Second Avenue and go over that way to get on 95. That's already being backed up now already to at least about, I think, 161st Street. It's already being backed up already.

So I have seen the change over -- over the years and over the period of time. So even if you wanted to get on 95 going south, you got to take Sixth Avenue. You got a dead end at Biscayne Garden Elementary. So you got to make a left or a right and get on 151st Street and then turn and go south to get on 95, because you can't go north there. So you're got to have to go back up to Seventh Avenue, make a right, and then go down to get on 95. You got to go by the bus, where the built the bus turn. That's all backed up. Because it's small narrow roads that's going around.

We don't -- we just -- we can't support this. There's no way -- I would urge you this. There's one thing to hear us talking. It's one thing to look at diagrams, but I challenge you to go look at the area, and

you see what we're talking about, you would get the big picture. Because just looking at that little area, they come here and they talk about, they always want to put these nice little attractive things in our community. Let's put some on Brickell. Some of these people come from Brickell. They work on Brickell. Let's put some nice areas -- I'm sure there's some police officers and teachers like to live on Brickell. They don't want to just live in Biscayne Gardens.

Put some of these places in nicer areas where they can live too. If you worried about school teachers. My wife is a principal. Okay. We on our own. I don't want to leave the area, but I cannot be there if this happens. Because, like I said, crime is increasing already because they got -- they just built some little town homes and stuff on Second Avenue.

Now, I ain't got nothing against people on Section 8 or low income people, but some of these people are already breaking into our cars more often. Crime is going up.

Okay.

So we don't whose going to be in these apartments. Like, we say, you -- you could say, oh, we doing it for teachers. Oh, that sounds good. Okay. But when it's time to fill those places up, whoever moves in there, whoever got the funds, they going to get in there. Let -- let's be real.

But I'm just urging you, if you don't do anything else, go to the area first before you make a decision, because sometimes seeing is different than visually. You got to be able to see something to know what it really is about. And you'll see that these streets are narrow, they can't support it.

We don't have enough thorough ways to get in or out. 95's backed up. You got to come down my street. It's narrow. I'm two blocks south around the canal. I'm two south -- I'm two streets south. Our street is already narrow. When you come around the curve, you got people flying down the street. You got to slow down to make sure that they stay in their lane. Okay. We

can't support it.

I'm just telling you, it's -- if you see the area, it's -- it's kind of -- it's ridiculous. When they say a 588 unit from 94, I'm like what? I had to come here. All right. I had to come here and say that. What I'm saying instead of -- and they still asking for a lot of variances. Okay.

We don't need variance for parking, we need -- we need to have less units. We don't need to make a variance to make a bigger parking space. We need -- we need to make less units.

I mean, if you're dealing with all these variances, it already is a problem. We already know that you're overdeveloping the land if you got to keep doing variances.

CHAIRPERSON DR. DAVIS: Okay.

MR. JONES: Okay?

CHAIRPERSON DR. DAVIS: All right.

Thank you so much.

MR. JONES: All right. Thank you, ma'am. You all made me miss church, but that's okay.

Thank you, Lord.

CHAIRPERSON DR. DAVIS: You had church in you just now.

MS. McCOOK: Good evening, ladies and gentlemen. My name is Michelle Nacook (phonetic). I live at 25 Northeast 150 Street. I've been living in Biscayne Gardens since 1994.

And I must commend the young gentleman for a very nice presentation, it was beautiful, and if you don't live in this area, you would have bought that -- his story, hook, line and sinker.

But in any event, I've been to several of these hearings for changing variances and adding high-density housing units in Biscayne Gardens.

I understand and I know, you know, on low-income housing is a big shortage in Miami-Dade County. All over. But these developers need to -- I mean, people are being pushed out of low income areas to be redeveloped, and they're not factoring housing for people. They're pushing them into one area. They're pushing them from -- to Biscayne Gardens now, and trying to pack

people in, and then they're going to push them somewhere else.

I'm against this -- this -- this project. For one, you know, the numbers of units need to be lowered back to the original number of 94 or whatever.

I'm against all of the requirements to change the variance, 1 through 5. For one, the area's already saturated with -- with high -- with multi-family housing in that area.

We have a ton of churches. At one point we had over 84 churches in our neighborhood. Now we have another church down from this project. That's traffic.

Flooding, like everybody had mentioned, it's a problem. When they build up these -- these -- these projects, they build them up higher because there's flooding in the area, where's that water going to go? It's has to go somewhere. There's no drainage.

Traffic is horrendous already. they've sent -- they've beaten that one up already.

And lower income house is needed, yes.

But there has to be some responsibility, and the County has to take in a total -- you know, a bigger picture of what's going on in an area. And they can't be looking at each project. Going from 94 to 588, it's greed.

I'm a retired firefighter. I wouldn't have -- I wouldn't be looking to move into a complex like this. Too much people. No parking.

And we already have -- in Miami-Dade County we know that we have this issue of extended family. So if you have a one-bedroom house -- apartment, it -- it's not going to be three people living in there. It's going to be more. So when you have three bedrooms and the Abuela and the -- comes to live with you and everybody else -- I'm from the Caribbean, we're used to big families. So it's -- it's not realistic what you're saying about the cars.

You can't -- like one gentleman explained this, Mr. Lamberto explained. Only a bird can get from your project to the -- into the modal center, because you have

to walk. It's a long walk. It's not a straight line.

We need low income housing, but the developers -- cut out the greed and start thinking about people. We're paying taxes is this area. I've been living there a long time, a lot of people here. We don't intend to go nowhere. Where are we going to go? We keep getting pushed out and beat up, and we have to take it, because the County has to put people. Where, when we fill up and we have big lots over in the area, next thing they going to be telling you, your not to big, you got to put two houses. It's not going to stop. It's gonna be a problem.

Please, do your research like they say. It's pretty on paper. In reality, it's not the way it looks.

CHAIRPERSON DR. DAVIS: Thank you very much.

MS. McCOOK: Thank you very much.

CHAIRPERSON DR. DAVIS: I appreciate it.

Okay. The individuals that are on Zoom.

MR. RODRIGUEZ: There appears to be seven speakers. If we can call Carlos Mayorga to speak.

CHAIRPERSON DR. DAVIS: And as we go into the speakers from Zoom, we do have a pretty good feel of what the supporters and opposers believe, so we're not going to -- we're going to ask that the people that are going to speak from Zoom, not repeat a lot of what has already been said, give us new information and make it brief. We want to give you an opportunity to speak, but we don't want you to have to repeat what we've already heard, because we have a pretty good idea of where everybody stands. Okay?

So we're going to, you know, I might interrupt you, but don't be offended, okay?

Thank you.

MR. RODRIGUEZ: Okay. We can call the first speaker, Carlos Mayorga. I'm going to ask you to un-mute your microphone. Please state your name and address for the record.

MR. MAYORGA: Carlos Mayorga, 105 Northwest 156th Street, Miami, Florida

33169.

CHAIRPERSON DR. DAVIS: Go ahead.

MR. MAYORGA: All right. I have two principal caveats to this.

The first is the lack of a plan to manage the west side, which is Northwest Sixth Avenue of entrances because of the flooding that we have. And these are multi-story congregate dwellings, and they lack any access within walking distance, reasonable walking distance to food, to other sources of entertainment other than their community center. And they have to have automobiles because the distance to cross over the bridge which are not pedestrian bridges now, over to the train is impossible to get to. One cannot even walk across Northeast -- Northwest 167th Avenue to -- to Jackson North Medical Center where I practice.

The particular concern I have is -- is that the egress to the north and the south streets, during the time of flooding, is completely impossible to make. You can't maneuver it.

Now, what somebody hasn't told you is that because of that backlog that everyone is talking about, it goes all the way down past Planned Parenthood, all the way down past the first church to 159th Street on Northwest Sixth Avenue. That hasn't been mentioned because of the flooding. So all of the people who are going to live there supposedly, during the time that the flooding is there, which can last up to seven days, are going to have to come in Northwest Sixth Avenue.

Imagine the backlog of cars that are going to be on Northwest Sixth Avenue. And it is already hellacious to get there.

The particular concern that I have and then I'll wrap it up is this:

There is no comprehensive impact study. The material that is in the packet, that is done by hired hands, you know, traffic and economic providers, is completely useless, because of its general application and not specificity. It is as if someone took a boilerplate and put it on the paper.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you, sir. I appreciate it.

MR. RODRIGUEZ: Okay. We have another speaker. I'm sorry if I'm not pronouncing it right. Charesse Chester. Please un-mute your microphone, state your name and address for the record.

MS. CHESTER: Good evening Charesse Chester, 501 North Biscayne River Drive, Miami, Florida 33169.

My neighbors and the president of the Biscayne Gardens Civic Association have echoed my sentiments. I just want the record to reflect the latest -- the last development in our neighborhood, in fact, on our road resulted in a lot of AirB&Bs, which have negatively impacted our neighborhoods. I wanted to add that nugget, because I know all of the other concerns that I have already been expressed this evening.

And the Golden Glades North, Golden Glades South and Care Oasis Projects have already been approved January 2021, so we're now being impacted by four projects in a

six-block radius.

So we ask the Board for your consideration in not approving the request to increase the 588 units.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you, madam.

MR. RODRIGUEZ: Okay. Next we have Dwayne Wynnn.

Dwayne Wynnn, if you could un-mute your microphone and state your name and address for the record.

MR. WYNNN: Hello, yes. This is Dwayne Wynnn, 566 North Biscayne River Drive, Miami, Florida 33169.

Can you guys hear me?

CHAIRPERSON DR. DAVIS: Yes.

MR. WYNNN: Okay. Thank you very much for allowing me to speak. As a police officer that is also a 30-year resident, the traffic congestion on Northwest Second has been a detriment to the police and fire. I've been employed over 30 years with the Miami-Dade Police, and this is a detriment what this will bring to our community.

You have heard from residents who have a substantial investment, and have not -- and not from college kids who are paid to come here and speak for greedy investors.

As a police officer, this is not a place where I would park my take-home vehicle that it could be vandalized. Because of flooding, the traffic, we have people that drive through our yards, and we can give you pictures and videos of people who drive through our yards to avoid the flooding. So I implore upon you to use your consciousness to dismiss this, what these greedy investors want to do.

So they've made an agreement. This is something that they have to hold on to.

And please, do not allow this.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you, sir.

MR. RODRIGUEZ: Okay. Next up we have Jamil Smith. Jamil Smith, if you can un-mute your microphone, state your name and address for the record, please.

MR. SMITH: Can you hear me?

CHAIRPERSON DR. DAVIS: Yes.

MR. SMITH: Perfect.

Jamil Smith, 570 North Biscayne River Drive, Miami, Florida 33169.

Good evening Board and Madam, I second everything everybody else has said prior to me speaking. There's a few things I did want to hit that wasn't redundant to what the others have said.

The attorney did say that they're going to did a traffic improvement by increasing one lane that's going to increase 500 feet. I just did a quick research, the average car size is 15 feet, that means 15 times whatever it is for 500 feet is 33 cars. Now, by state law, you need a one -- at least one vehicle in front of you in order for it to be legal. So that cuts it down to 16 and a half cars. So you're saying you just increase one lane for 16 and a half cars, that's not going to help our community at all.

The next thing I wanted to touch on was, like the others have said, it's not just this one project, it's multi projects. And I've spoken on this before you -- before

you Board members before about Air Oasis and the Golden Glades NMB (phonetic). So now we have a total of possibly 2,000 units that are going to be coming into this -- to this area.

When they do traffic studies, they're just doing it for their planned project only, not incorporating or including the surrounding developments that are going to be possibly going on. So therefore, they wouldn't be able to tell you the accurate or after fact of what the real traffic flow is going to be.

Another thing they -- they wanted to implement was workforce. So they want to be the lowest paid or rent in the neighborhood. Now, if they're the lowest paid rents in the neighborhood, that's going to attract a certain crowd, and I'm not trying to, you know, dictate whatever, and we're just going to keep it real, a certain crowd of low-income affordable housing.

Our neighborhood is very -- is a very beautiful neighborhood. Probably our median average price on our homes at 400,000. If I

came into your neighborhood, and I said I wanted to do affordable housing or workforce in your neighborhood, six-story buildings, 584 units, you guys would object to it as well. You wouldn't want that in your community.

Another thing they pointed out was AHS has built these buildings and the property values have gone up tremendously. Well, we all know this is 2020/2021, all property values have gone up with or without AHS in the neighborhood. So that's another -- that's another stat that they threw out there that, like I said, it's a good presentation by the gentleman, but it's inaccurate. All property values across the State of Florida, and even throughout the United States, have gone up with or without AHS.

Just to take a look at that number, 584, workforce. They're trying to do three bedrooms as well. So we'll give them 584, everybody has two cars per unit. That's roughly 1,200 cars on the street which we already have a traffic issue, and we already

have too many cars going in.

Now, if all these cars are leaving at 7:00 a.m., 8:00 a.m., 9:00 a.m., and they're going to be back to back at the single light. We only have two lights that get us to the Golden Glades, so now they're going to be backed up at those lights all at the same time while the residents of the community that's been here already are going to be backed up as well.

So the traffic flow is going to be -- -it -- it can't be withstood in this neighborhood.

The other thing they said was the workforce. Let's say they do catch a bus, how many people fit on a bus? Maybe 50 people at one time? Especially with corona, nobody wants to sit next to each other. So you're talking about 50 people leaving at 7:00 a.m., how many people are really going to be able to fit on a bus at one time, and everybody has to get on a bus to get to where they got to go for 8:00 a.m. work or 9:00 a.m. work? How many people are going to fit equivocally or comfortably enough on

a bus to make it to work on time?

CHAIRPERSON DR. DAVIS: Thank you, Mr. Smith. I appreciate your comments.

MR. SMITH: Okay. Thank you so much, guys.

MR. RODRIGUEZ: Next up we have Jutta Boer (phonetic). And if you could, please, un-mute your microphone, state your name and address for the record.

MS. BOERE: My name is Jutta Boere, B-o-e-r-e. I'm living at 553 North Biscayne Boulevard since 1965. I love this neighborhood, and I'm sorry to see what's going to happen now with all those new developments.

And the flooding has been tremendously bad.

And, well, what else can I say? I'm an elderly lady now. So I hate to see it going down hill, my neighborhood with all those new -- new developments.

Thank you.

CHAIRPERSON DR. DAVIS: Thank you, madam.

MR. RODRIGUEZ: Okay. Next up we have

Maria Perilli.

MS. PERILLI: Good evening. Can you hear me clearly?

CHAIRPERSON DR. DAVIS: Yes, ma'am.

MS. PERILLI: My name is Maria Perilli, 14611 North Spur Drive, Miami, Florida 33161. I've rented in the area for three years, and I've recently purchased property less than two miles from this proposed development. I'll skip over the scary zone changes as well as all the scary parking and traffic situations.

I do want to add to the parking. I see here that they requested to reduce the required electric vehicle parking spaces from 101 to only 5. I believe now would be a good time to start moving in the direction of electric vehicles, solar energy, things that -- that help support the infrastructure and the direction that Miami needs to move in with all the preservation.

I've heard lots of talks about the trees and protecting and preserving what we have left, but the reality is that we don't have many of those native species left in

Miami-Dade County.

For example, the Dade County splash pine that was mentioned, lots of live oaks. Most people thing that palm trees are native to South Florida. They actually are not. Those trees serve a purpose. They're very important for all the flooding that's been going on in that area.

If we consider planting more trees and have better plans for water mitigation when we consider these developments, it will encourage the developers to actually put a plan before us that will actually help not only us, but the environment as a whole.

Just this year, there was residential private property very close to this development that has recently achieved the Environmentally Endangered Land Program status from Miami-Dade County, which identifies and secures the land for preservation. You should work to uphold this standard, not to go backward.

Now, we need to start thinking about these developments very differently. I've already mentioned things like solar power,

but what about gray water recycling as well as things like community vegetable gardens where people can get outside instead of being stuck in these concrete jungles that are being proposed?

The time is now. These families, investors, developers, they're all flocking to Miami. So you have the power to shape what the future of Miami will look like as well as the longevity of what we are planning and creating.

I do not agree with this proposal.

Thank you so much for your time this evening. I know this has been a long journey, but please reject this proposal.

Thank you very much.

CHAIRPERSON DR. DAVIS: Thank you.

BOARD MEMBER RODRIGUEZ: Okay. Now, it appears we have one more speaker by the name of Milton Smith.

Milton Smith, if you can un-mute your microphone and state your name and address for the record, please.

MR. SMITH: Can you hear me now?

CHAIRPERSON DR. DAVIS: Yes.

MR. SMITH: Okay. My name is Milton Smith. I live at 510 North Biscayne River Drive. You heard from a lot of people on North Biscayne River Drive, and it's because -- I'm not going to go over all the points that everybody has. The main one is Northeast Sixth Avenue all the way to Northwest Sixth Avenue. When is gets to Northwest Sixth Avenue, which is the only street to get back to I-95 from those apartment complex. It's a one-lane side street. How you going to accommodate 500 cars when we already have issues with that street right there already right now?

Thank you very much.

CHAIRPERSON DR. DAVIS: Thank you. I appreciate it.

Okay, that concludes our presentations of objectors and supporters. We're going to close the floor for public discussion. And now we're going to have our rebuttal.

MR. GASSANT: Thank you. And good evening again. And thank you again for your patience for bearing with us.

We think this is a very important

project, and we think it's important for you guys to hear all sides raised by the objectors, and I'll address each of them point by point.

So the first issue is with respect to flooding. The question becomes sort of the chicken or the egg. In order to address the flooding issue that is occurring at the site, you're going to need new development. Why? Because new development provides for infrastructure. We are paying $5.7 million in impact fees that are going to dedicated to this area to help improve this local area. That's the reason why you have impact fees.

$2.7 million of those impact fees are going to be dedicated to the roadways, which are going to help to improve this area.

So the issue that you have in this area, is that for a long time, and certain portions of it, you haven't had new development. And as a result of that, you don't have the infrastructure that can help address that flooding.

But as a part of our development, there

are two important points. If we don't ensure that we maintain all of the drainage on our site, we can't get a building permit. So we have to make sure that our buildings, our development does not flood adjacent neighborhoods, adjacent houses.

Second, we're paying those impact fees that are going to address the issues nearby and we're going to -- we're going to help it to ensure that those impact fees can help to improve this area.

Second point and the reason why we passed out the PowerPoint at the specific slide that you're looking at is compatibility. From hearing the objectors, you would think, for the most part, that there is no multi-family developments nearby, that it's all single-family homes, but right across the street is the Montecarlo. In fact, some of the people who came up were folks who live at the Montecarlo development which is right across the street and which is six stories. And I think it has over 400 units there.

So the idea that this isn't compatible

with this area when it's directly adjacent to I-95 and across the street from the Montecarlo, it -- it's not consistent with what -- with what's in the area.

In addition, there's been a variety of statements regarding the declaration of restrictions regarding 94 units. This Board and the Board of County Commissioners, this Board recommended an approval for a medium high-density residential development on this site.

This is not a site that was -- that's limited to 94 units when the Board of County Commissioners has already changed the land use which, in Miami-Dade County, is the constitution for development. We're making the zoning consistent with the land use, with the constitution for this area to ensure that it's consistent, and it's compatible. So the idea that it's limited to 94 after the Board of County Commissioners already approved that, simply is not true.

In addition, when we're talking about the -- let me go through some of these.

When you're talking about extending the streets. So one of the issues that occurs off of Northwest 167th Street, as I noted, and Northwest Second Avenue, is the fact that there is -- there has been historically backing up from that site. So we're going to extend that from 200 feet to 500 feet to help accommodate more cars which is going to address those issues.

In addition, there were comments about the parking spaces and our parking variance that we're seeking.

The reason why we're seeking the parking variance for this site is because we did a detailed analysis of our property to make a determination as to how many parking spaces we need for our units. When we did that, it was 1.5 parking spaces for our units. That's throughout our entirety of our portfolios.

This development is a gated community. There is going to be no opportunity for folks to park in the swale, because it's gated. You have to come inside and you have to park inside.

And as a result of that, what we determined that we only need these 886 parking spaces to accommodate the site and that's also going to help to reduce the traffic that a lot of the neighbors are talking about. Because we're limiting the number of vehicles that can be put on the site.

In addition, there was some reference to the -- the five electrical, EVSE parking spaces. So there is electrical vehicle supply equipment ready spaces that we have to provide. When we initially made the request to the -- to the staff, we made it for the reduction from 100 to 5. We had subsequently changed that to increase it to 51. So we now have 51 electrical vehicle supply equipment ready spaces, even though in our portfolio of developments, less than one percent of our community -- utilizes electrical spaces.

What's going to end up happening naturally is that as developers are building and as they're continuing, and electrical vehicles begin to catch on in these

developments, they will naturally change and accommodate those parking spaces to accommodate those electrical vehicle supply ready spaces.

In addition, there was some references to overburden of schools. The school district reviewed this application. They stated that there was an excess of student seats in this area and it could accommodate the number of students that would be generated by the site.

DERM reviewed this application. There was a reference to contamination of the canals. They noted that there was no contamination of the canals, that there was no environmental issues with respect to this site, and that there were no issues. They signed off on it.

So when we come up here, and we're telling you that we have the support of the departmental staff, it's not us that's making those reviews, that's the County staff who doesn't have a dog in this fight, analyzing it to ensure that we don't have a negative environmental impact.

One of the things that's common throughout Miami-Dade County, and I'm sure it's common all throughout the country, is that everybody recognizes that there's a need. And it's one point that I want to make very, very clear here.

This is not low income. I don't think there's anything wrong with low income, but this is workforce housing. This is housing that is affordable to people who make between 60 percent and 140 percent of the area median income. That's between 32,000 and $82,000 in Miami-Dade County. The 100 percent of area median income in Miami-Dade County today is $59,100.

So the idea that we're providing low income is just not true. But you have to be able to provide more workforce housing in an area in Miami-Dade County where you're in the urban infill, you're close to transit, you're two-minute walk away from some of the bus routes, and you have easy access to a major corridor.

We do not anticipate that there's going to be any negative impacts from our

development, and we trust that this project is going to be consistent and compatible in addressing this need.

In addition, there was somebody who said that there's no sidewalks. We're going to be building a six-foot sidewalk all across our property, along the property lines at 161st Street, Northwest Sixth Avenue, and on Northwest 159th Street.

In addition, there is no outside parking, because we have the gates and those gates are going to help ensure that there aren't any parking on the road, because we're providing so much landscaping that you won't have an opportunity for parking within the public right-of-way.

Let's see. We agree that this is a beautiful community, and we think that more people should have access to living in this community. There is already multi-family uses already in this area, and we think that those multi-family uses can be here to provide more people with the opportunity to live in this area.

There were some references with respect

to taxes. As I noted before, we are going to be increasing the taxes, the ad valorem taxes, in this area by over $1.5 million. So we anticipate that this development is going to help to address the need within Miami-Dade County in a location that can provide for the infrastructure, and so that we can ensure that we have a development that helps address the need of Miami-Dade County.

I thank you for your time, and I'm happy to address any questions that the Board may have.

Thank you.

CHAIRPERSON DR. DAVIS: All right. Thank you, sir. Appreciate that.

Okay. Council Member Montes?

BOARD MEMBER MONTES: No questions at this moment.

CHAIRPERSON DR. DAVIS: Thank you.

Council Member Hines?

BOARD MEMBER HINES: I have no questions.

CHAIRPERSON DR. DAVIS: Council Member Johnson?

BOARD MEMBER JOHNSON: No questions.

CHAIRPERSON DR. DAVIS: Okay. I don't have any comments.

Thank you for the presentation.

At this time, is the Board ready to make a motion in reference to this application?

Okay, not everybody at the same time.

BOARD MEMBER HINES: I move to deny this application.

BOARD MEMBER JOHNSON: Second.

BOARD MEMBER MONTES: Second.

THE CLERK: The motion to deny the application was moved by Board Member Hines and seconded by Board Member Montes.

Board Member Hines?

BOARD MEMBER HINES: Yes.

THE CLERK: For the motion, yes.

Board Member Johnson?

BOARD MEMBER JOHNSON: Yes.

THE CLERK: Board Member Montes.

BOARD MEMBER MONTES: Yes.

THE CLERK: And Chair Davis?

CHAIRPERSON DR. DAVIS: Yes.

THE CLERK: Motion to deny the

application passes.

MR. GASSANT: Thank you Board Members.

CHAIRPERSON DR. DAVIS: Thank you, sir.

This concludes the May 19th meeting of Community Council 8.

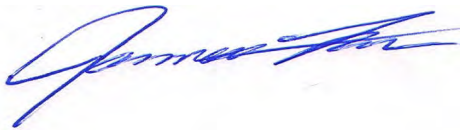
Thank you, everybody.

(Thereupon, the proceeding was concluded at 10:08 p.m.:)

CERTIFICATE OF OATH

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

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that all witnesses personally appeared before me on this 19th day of May 2021, and were duly sworn.



JANNETT TAYLOR-BROWN,
Court Reporter
Notary Public, State of Florida
My Commission #
GG: 157749
My Commission Expires: 12-27-2021

CERTIFICATE OF REPORTER

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

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that a meeting was held before Community Zoning Appeals Board 8 on May 19, 2021; and that Item Number (20-043), BHI MONTEBELLA, LLC, was heard; and that the foregoing pages, numbered 1 to 100, inclusive, constitute a true and correct transcript of my stenographic notes.

WITNESS my hand in the City of Miami, County of Miami-Dade, State of Florida, this 13th day of July 2021.

JANNETT TAYLOR-BROWN
COURT REPORTER