EF 13-001

ZONING APPLICATION FOR ADMINISTRATIVE APPROVAL OF ENTRANCE FEATURE

RECEIVED
EF 13-001
MAR 20 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY FB

MIAMI-DADE COUNTY

Sec. 10 Twp. 53 Rge. 41

Fee _____

FOLIO# 30-3110-000-0010, 30-3110-000-0020, portion of 30-3110-000-0040

Date Received Stamp

This application with all required supplemental data, information and fee must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION FOR ENTRANCE FEATURE" and returned to the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, the Zoning Hearings Section.

TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

(1) Applicant Regency Pointe Apartments, Ltd. Phone 305-443-8288

Mailing Address 2100 Hollywood Blvd City Hollywood State FL Zip 33020

Email Address Max.Cruz@Cornerstonegrp.com

(2) Owner of Property Regency Pointe Apartments, Ltd. Phone 305-443-8288

Mailing Address 2100 Hollywood Blvd City Hollywood State FL Zip 33020

Email Address Max.Cruz@Cornerstonegrp.com

(3) Contact Person Max Cruz Phone 305-607-6142

Address 2100 Hollywood Blvd City Hollywood State FL Zip 33020

Email Address Max.Cruz@Cornerstonegrp.com

(4) LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION:

See attached

(5) SIZE OF PROPERTY: _____ x _____

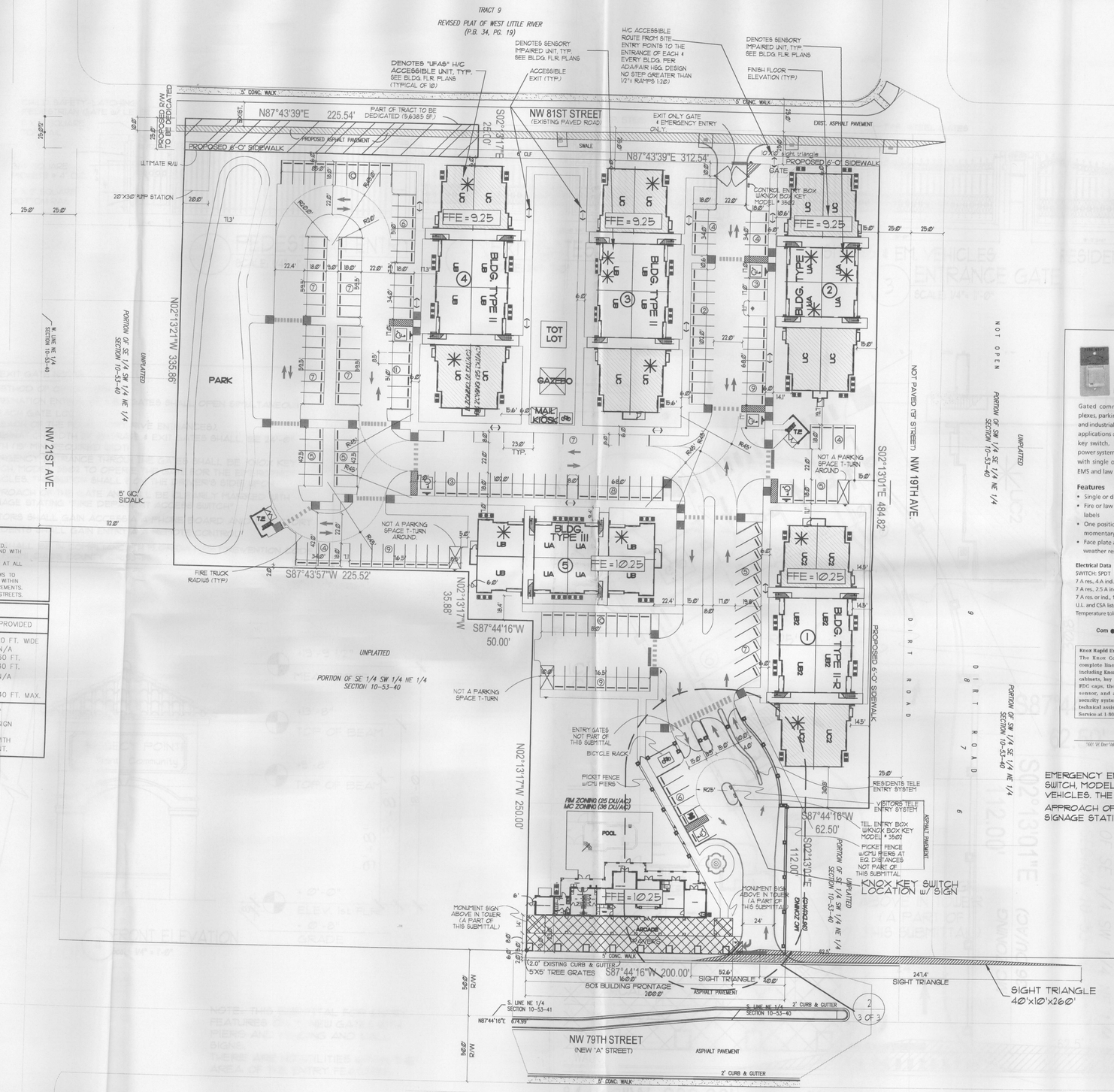
(6) Address or location of subject property 1921 NW 79th Street

(7) Present Zoning Classification(s) North Central Urban Design District

(8) Is this Entrance Feature being requested as a result of a violation notice or summons? No

Dist. 2

ENTRANCE FEATURE 13-EF-001-NEW
REGENCY POINTE APARTMENTS
SEC. 10, TWP. 53 S, RGE. 41 E DISTRICT 2
MIAMI-DADE COUNTY



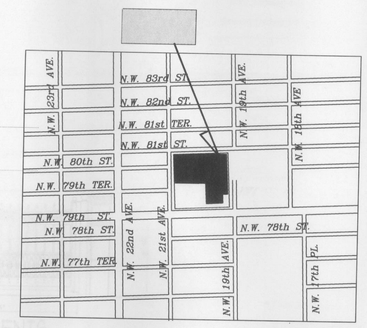
SITE PLAN
1" = 40'-0"

SITE PLAN NOTES:
1. ENTRY FEATURE IS NOT A PART OF THIS APPLICATION.
2. A 6' SIDEWALK SHALL BE PROVIDED ALONG ALL RIGHT OF WAYS WHERE REQUIRED.
3. A 6' SIDEWALK SHALL BE PROVIDED ADJACENT TO ROADWAYS OR DRIVEWAYS, AND WITH CROSS WALK TO THE INTERIOR WALKS.
4. LANDSCAPING SHALL NOT INTERFERE WITH THE SIGHT ANGLE DISTANCE TRIANGLE AT ALL ENTRY/EXIT DRIVES.
5. HANDICAPPED ROUTE TO LEASING OFFICES, POOL DECK, AND BUILDINGS CONFORMS TO A.D.A. AND FLORIDA ACCESSIBILITY CODE. - NO STEPS, 5' WIDE (MINIMUM) WALK WITHIN THE SITE, AND 6' WIDE WALK ADJACENT TO PARKING AREAS PER COUNTY REQUIREMENTS.
6. IDENTIFICATION SIGN TO BE PROVIDED AT ENTRANCES WITH DISPLAY OF BLDGS.& STREETS.

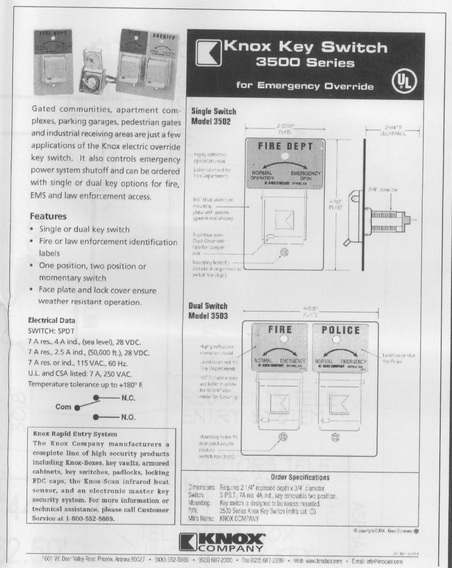
FIRE DEPARTMENT NOTES:

SITE REQUIREMENTS	REQUIRED	PROVIDED
1. ACCESS LANES	20 FT. WIDE MIN.	20 FT. WIDE
2. VERTICAL CLEARANCE	14 FT. MIN.	N/A
3. OUTSIDE TURNING RADIUS (CLEARANCE)	60 FT. MIN.	60 FT.
4. INSIDE TURNING RADIUS (CLEARANCE)	40 FT. MIN.	40 FT.
5. GATE WIDTH (CANNOT BE WITHIN TURNING RADIUS)	15 FT. MIN.	N/A
6. MAXIMUM DEAD ENDS	200 FT. MAX.	140 FT. MAX.

PROVIDE IDENTIFICATION SYTEM AT THE ENTRANCE CONSISTING OF A LIGHTED MAP SHOWING ALL STRUCTURES AND STREETS.
PROVIDE LIGHTED SIGNS FOR IDENTIFICATION ON ALL STRUCTURES. SIGN SHALL BE 6" ON FRONT AND 4" ON REAR OF BLDG.
FIRE ACCESS LANES MUST BE CAPABLE OF SUPPORTING 35 TONS WITH SLOPES NOT MORE THAN 10 % AND SURFACED WITH SOLID PAVEMENT.



LOCATION MAP
1" = 300'-0"



EMERGENCY ENTRANCE THROUGH THE GATES SHALL BE KNOX KEY SWITCH, MODEL 3502 TO OPERATE THE GATE FOR THE EMERGENCY VEHICLES. THE SWITCH SHALL BE ON THE DRIVER'S SIDE UPON APPROACH OF THE GATE AND SHALL BE CLEARLY MARKED WITH SIGNAGE STATING "FIRE DEPARTMENT ACCESS SWITCH"

NOTE: THIS SUBMITTAL FOR ENTRY FEATURES ONLY, NEW GATES WITH PIERS AND FENCING AND WALL SIGNS.
THERE ARE NO UTILITIES WITHIN THE AREA OF THE ENTRY FEATURES.

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REVISIONS:
11/30/2012 BLDG PERMIT
1/3/13 ENTRY FEATURE APPROVAL

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TSENG CONSULTING GROUP, INC.
ARCHITECTURE · ENGINEERING · PLANNING
21 N.E. 166th STREET, MIAMI, FLORIDA 33162
TEL: (305) 945-4474 FAX: (305) 945-1613
AA-0003166 · EB-0006522 · IB-0001096

PROJECT: REGENCY POINTE APARTMENTS
MIAMI DADE COUNTY, FLORIDA
OWNER: REGENCY POINTE ASSOCIATES, LTD.
2100 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020 (305) 443-8288

GEORGE S. TSENG
P.E. 51685
1/8/13

ENTRY FEATURES SITE PLAN

DATE: NOV. 30, 2012
SHEET: 1 of 2

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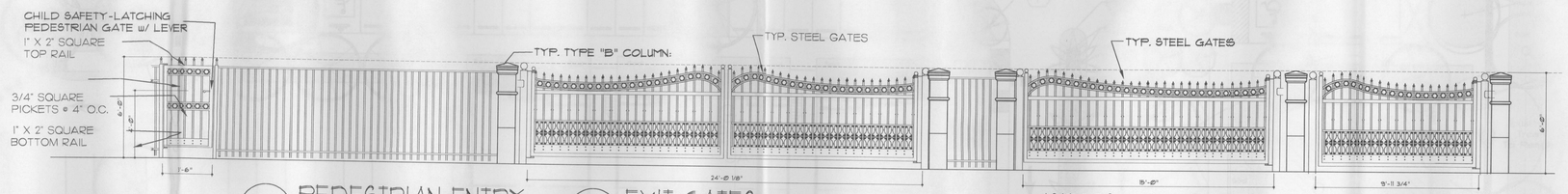

1 PEDESTRIAN ENTRY
SCALE: 1/4"= 1'-0"

2 EXIT GATES
SCALE: 1/4"= 1'-0"

VISITORS & EM. VEHICLES RESIDENTS
3 ENTRANCE GATE
SCALE: 1/4"= 1'-0"

ENTRY/EXIT GATE NOTES:

GATE METHOD OF OPERATION:

1. COMBINATION ENTRANCE & EXITGATES SHALL OPEN SIMULTANEOUSLY AT EACH GATE LOCATION (AT EACH OF THE FOUR ENTRY RIVE ENTRANCES).
2. COMBINATION WIDTH OF ENTRANCE & EXIT GATES SHALL BE 24'-0" WIDTH (15' MIN. REQUIRED WIDTH)
3. EMERGENCY ENTRANCE THROUGH THE GATES SHALL BE KNOX KEY SWITCH, MODEL 3502 TO OPERATE THE GATE FOR THE EMERGENCY VEHICLES. THE SWITCH SHALL BE ON THE DRIVER'S SIDE UPON APPROACH OF THE GATE AND SHALL BE CLEARLY MARKED WITH SIGNAGE STATING "FIRE DEPARTMENT ACCESS SWITCH"
4. VISITORS SHALL GAIN ACCESS VIA A PHONE BOARD AND DIRECTORY
5. RESIDENTS SHALL GAIN ENTRY VIA A REMOTE CONTROL
6. SITE SHALL BE IN COMPLIANCE WITH FLORIDA FIRE PREVENTION CODE AND MIAMI-DADE COUNTY ORD 33-23.

4 FRONT ELEVATION
Scale: 1/4" = 1'-0"

NOTE: THIS SUBMITTAL FOR ENTRY FEATURES ONLY, NEW GATES WITH PIERS AND FENCING AND WALL SIGNS.
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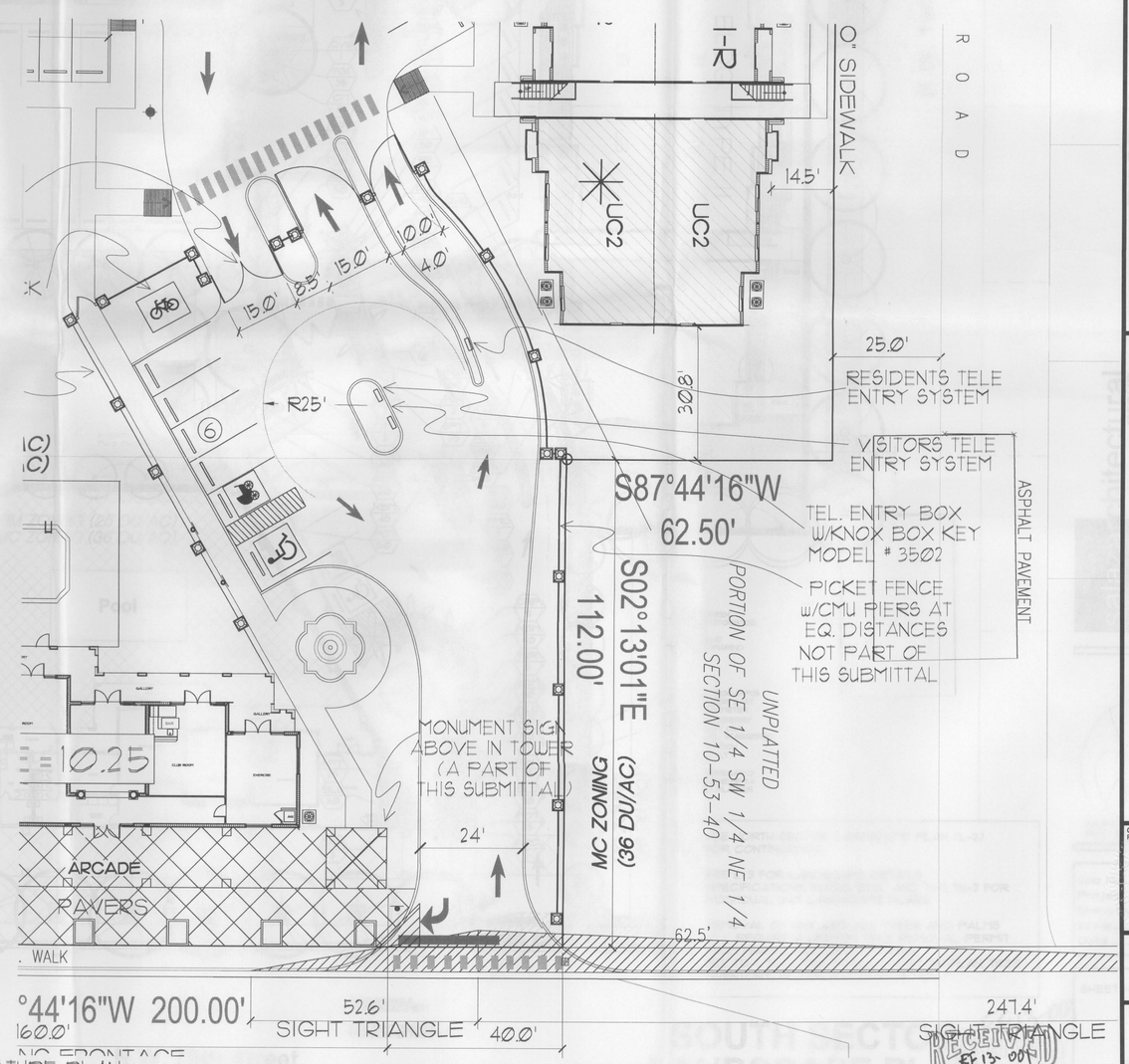

6 ENTRY FEATURE PLAN
1/16" = 1'-0"

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GEORGE S. TSENG
P.E. 51685
1/8/13

ENTRY FEATURES

DATE: NOV. 30, 2012
SHEET: 2 of 2

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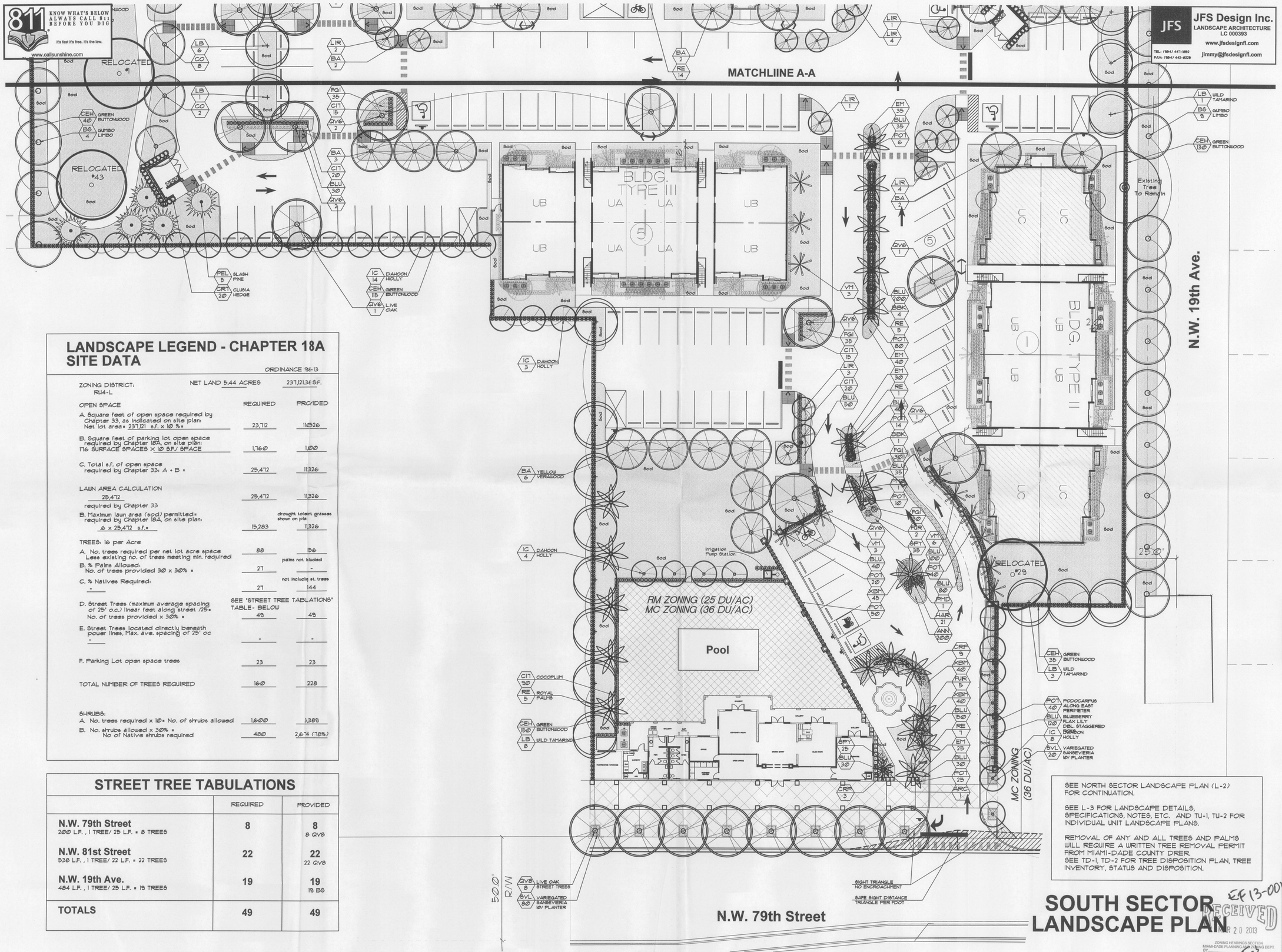
TEL: (954) 441-1852
FAX: (954) 442-8229

REVISIONS		BY
1. 10/29/12	Existing tree re-inspections on 10/12/12 & 10/24/12.	
2. 11/07/12	Up-speed'd Live Oaks to 6" dia.	
3. 12/07/12	Show landscape berm along property line.	



LANDSCAPE LEGEND - CHAPTER 18A SITE DATA

ORDINANCE 96-13

ZONING DISTRICT: RU4-L — NET LAND 5.44 ACRES — 237,121.38 S.F.

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area= 237,121 s.f. x 10 %=	23,712	11,326
B. Square feet of parking lot open space required by Chapter 18A, on site plan: 176 SURFACE SPACES X 10 S.F./ SPACE	1,760	100
C. Total s.f. of open space required by Chapter 33: A + B =	25,472	11,326
LAWN AREA CALCULATION 25,472 required by Chapter 33	25,472	11,326
B. Maximum lawn area (sod) permitted= required by Chapter 18A, on site plan: .6 x 25,472 s.f.=	15,283	drought tolerant grasses shown on plan 11,326
TREES: 16 per Acre		
A. No. trees required per net lot acre space Less existing no. of trees meeting min. required	88	56
B. % Palms Allowed: No. of trees provided 30 x 30% =	27	palms not included -
C. % Natives Required: -	27	not including st. trees 144
D. Street Trees (maximum average spacing of 25' o.c.) linear feet along street /25= No. of trees provided x 30% =	SEE 'STREET TREE TABULATIONS' TABLE- BELOW 49	49
E. Street Trees located directly beneath power lines, Max. ave. spacing of 25' oc -	-	-
F. Parking Lot open space trees	23	23
TOTAL NUMBER OF TREES REQUIRED	160	228
SHRUBS: A. No. trees required x 10= No. of shrubs allowed	1,600	3,389
B. No. shrubs allowed x 30% = No of Native shrubs required	480	2,674 (78%)

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
N.W. 79th Street 200 L.F. , 1 TREE/ 25 L.F. = 8 TREES	8	8 8 QVB
N.W. 81st Street 538 L.F. , 1 TREE/ 22 L.F. = 22 TREES	22	22 22 QVB
N.W. 19th Ave. 484 L.F. , 1 TREE/ 25 L.F. = 19 TREES	19	19 19 BS
TOTALS	49	49

SEE NORTH SECTOR LANDSCAPE PLAN (L-2) FOR CONTINUATION.

SEE L-3 FOR LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC. AND TU-1, TU-2 FOR INDIVIDUAL UNIT LANDSCAPE PLANS.

REMOVAL OF ANY AND ALL TREES AND PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM MIAMI-DADE COUNTY DRER. SEE TD-1, TD-2 FOR TREE DISPOSITION PLAN, TREE INVENTORY, STATUS AND DISPOSITION.

SOUTH SECTOR LANDSCAPE PLAN

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REGENCY POINTE
NW 79th ST. AND NW 19th AVE.
MIAMI-DADE COUNTY, FLORIDA
CORNERSTONE GROUP INC.

salazarchitectural group
ARCHITECTS
URBAN PLANNING
SALAZAR ARCHITECTURAL GROUP
SAG GROUP INC.
MIAMI, FLORIDA
AA26001605

JAMES F. SOCASH
RLA # 0001132

Job No	218
Project Manager	G.S.
Drawn by	J.B.
Scale	AS SHOWN
Date	09/06/2012

SHEET No.
L-1
10-24

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