KITS

5-28-2008 Version # 1

MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS

ZONING HEARINGS

COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER - 2ND FLOOR

111 NW 1 Street, Miami

Thursday, July 3, 2008 at 9:30 a.m.

CURRENT

							DISTRICT
1.	08-7-CC-1	KENDALL GREENS PROPERTY, LLC	(DEVELOPMENTAL IMPACT COMMITTEE)	06-220	33-54-39	N	11
2.	08-7-CC-2	AMB CODINA BEACON LAKES, LLC	(DEVELOPMENT OF REGIONAL IMPACT)	07-20	35/36-53-39	N	12
3.	08-7-CC-3	MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT	(DEVELOPMENT OF REGIONAL IMPACT)	07-186	25/26/35/36-55-39	N	9
4.	08-7-CC-4	UNITED AT KENDALL LAKES, INC.		07-294	33-54-39	N	11
5.	08-7-CC-5	SOUTHWESTERN GRANT LLC	(DEVELOPMENTAL IMPACT COMMITTEE)	07-303	18-56-40	N	8
6.	08-7-CC-6	SOUTHWESTERN GRANT, LLC	(DEVELOPMENTAL IMPACT COMMITTEE)	07-318	19-56-40	N	8
7.	08-7-CC-7	SUMMERVILLE CHARTER SCHOOL, INC.	(DEVELOPMENTAL IMPACT COMMITTEE)	08-38	19-56-40	N	8

Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, JULY 3, 2008

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

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.

SWEARING IN OF WITNESSES

1. **KENDALL GREENS PROPERTY L. L. C. (08-7-CC-1/06-220)** **33-54-39**
BCC/District 11

(1) SPECIAL EXCEPTION to permit the expansion of an existing charter school.

(2) MODIFICATION of Paragraphs #4, #12 and #15 of Declaration of Restrictions recorded in Official Record Book 26359, Pages 90-117, reading as follows:

FROM: "4. The Owner shall comply with all applicable conditions and requirements of the Public Works Department as contained in Section IV of the DIC Memorandum."

TO: "4. The Owner shall comply with all applicable conditions and requirements of the Public Works Department as contained in the DIC Memorandum."

FROM: "12. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Greens Charter School,' as prepared by The Corradino Group, dated last revised 1/9/04, and dated stamped received January 20, 2004, consisting of 9 sheets (the 'Plan')."

TO: "12. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Greens Charter School,' as prepared by Civica, dated stamped received 5/13/08, with sheet A-1 last revised 5/27/08 for a total of 9 sheets (the Plan)."

FROM: "15. The charter school shall have a minimum of two start and dismissal times separated by a minimum of 30 minutes."

TO: "15. The charter school shall have a minimum of <u>four</u> start and dismissal times, <u>Monday through Friday, accommodating 200 students in each start and dismissal period</u>, as follows:

7:45 a.m. to 2:00 p.m.
8:15 a.m. to 2:30 p.m.
8:45 a.m. to 3:00 p.m.
9:15 a.m. to 3:30 p.m."

The purpose of request #2 is to allow the applicant to submit new plans indicating an expansion to an existing charter school by increasing the number of students from 600 to 800, allowing the applicant to comply with a new Public Works Department memorandum and changing the start and dismissal times.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: 15130 S.W. 80 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.8 Acres

Developmental Impact Committee Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. **AMB CODINA BEACON LAKES L. L. C. (08-6-CZ5-1/07-20)** **35/36-53-39**
BCC/District 12

THE BELOW REQUESTS PERTAIN TO MODIFICATION OF THE DEVELOPMENT ORDER OF RESOLUTION No. Z-11-02:

(D1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:

(D2) MODIFICATION of portions of the Recital of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on May 30, 2002, and reading as follows:

FROM: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,600,000 square feet for warehouses, 150,000 sq. ft. of office space, and 75,000 square feet of development serving retail space. The applicant is also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for stormwater management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District)."

TO: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: ~~6,600,000~~ 5,300,000 square feet for warehouses, ~~150,000~~ 175,000 sq. ft. of office space, and ~~75,000~~ 495,000 square feet of retail space. ~~The applicant is also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for stormwater management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District)~~."

FROM: "Developer Name: C/WDL, LTD."

TO: "Developer Name: ~~C/WDL, LTD~~. AMB Codina Beacon Lakes L. L. C."

(D3) MODIFICATION of Conditions #58, #59, and #60 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners and reading as follows:

FROM "58. December 31, 2008 is hereby established as the build out date for this project and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have

occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

TO: "58. ~~December 31, 2008~~ December 30, 2011 is hereby established as the build out date for this project, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007), and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

FROM: "59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be December 31, 2008. This termination date may only be modified in accordance with Section 380.06(19)(c), F.S."

TO: "59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be ~~December 31, 2008~~ December 30, 2011, ~~This termination date may only be modified in accordance with Section 380.06(19)(c), F.S~~ which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007)."

FROM: "60. December 31, 2013 is hereby established as the expiration date for the development order."

TO: "60. ~~December 31, 2013~~ December 30, 2016 is hereby established as the expiration date for the development order, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007)."

(D4) MODIFICATION of Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "Exhibit 1, Master Development Plan
Exhibit 2, Vehicle Access Points of Offsite Roadway Network
Exhibit 3, Project Trip Generation Rates
Exhibit 5, Intersection Improvements."

TO: "Exhibit 1, Master Development Plan Map H (Revised 12/20/06)
Exhibit 2, Vehicle Access Points to Offsite Roadway Network (Revised 12/20/06)
Exhibit 3, ~~Project Trip Generation Rates~~ Net External PM Peak Hour Project Trip Generation Rates for the Proposed Development Program (Revised 12/18/06).

Exhibit 5, Intersection Improvements at N.W. 12 Street at N.W. 127 Avenue (Revised 12/20/06)."

(D5) MODIFICATION of Paragraph "E" of Exhibit #4 of Resolution No. Z-11-02, last modified by Resolution #Z-28-07, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: EXHIBIT 4 - BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a four-lane roadway or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department.

TO: "EXHIBIT 4 - BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a ~~four-lane~~ five-lane roadway ~~or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department~~. "

The purpose of requests #D1–#D5 is to permit the applicant to decrease the square footage requirements for the warehouse use; to increase the square footage requirements for the office and retail uses; to revise Exhibits indicating the revised master development site plan, vehicle trip count, access points and intersection improvements and to extend the build-out date, termination date and expiration date of the previously approved Beacon Lakes DRI.

REQUESTS #D1 TO #D5 ON PARCEL 1.

THE BELOW REQUESTS PERTAIN TO ZONING:

(Z1) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 20487, Pages 4478-4496, as last modified by a covenant proviso contained in Resolution No. CZAB5-10-04, and reading as follows:

FROM: "1. The property shall be developed in substantial accordance with the plans entitled 'Beacon Lakes Master Plan,' as prepared by Retzsch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04."

TO: "1. The property shall be developed in substantial accordance with the plans entitled ~~'Beacon Lakes Master Plan,' as prepared by Retzsch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04~~. Beacon Lakes," as prepared by Creech Engineers, Inc., Retzsch Lanao Caycedo Architects, and Conceptual Design Group, Inc., dated stamped received February 25, 2008 and consisting of twenty (20) sheets, as said plan may be modified from time to time in a manner consistent with Miami-Dade County Code requirements."

The purpose of request #Z1 is to allow the applicant to submit new site plans for a commercial development consisting of retail and restaurant uses.

(Z2) IU-1 to BU-2.

(Z3) UNUSUAL USE to permit outdoor dining and table service in connection with restaurants.

REQUESTS #Z1 – Z3 ON PARCEL 2.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #D2 - #D5 and #Z1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: The south side of N.W. 25 Street, between N.W. 117 Avenue & N.W. 137 Avenue, Miami Dade County, Florida.

SIZE OF PROPERTY: 480± Acres

Developmental Impact Committee Recommendation: Must be deferred.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. **MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT (08-7-CC-3/07-186)** **25, 26, 35, 36-55-39 BCC/District 9**

(1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION TO A DEVELOPMENT OF REGIONAL IMPACT (DRI) pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests.

(2) MODIFICATION to the Program Summary of the Miami-Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "B. PROJECT SUMMARY:

1. Land Use Characteristics –

Land Use — Zoo	Acres	Percent
Zoo Display Areas and Zoo Buildings	242	32.7
Public Facilities (Utilities, roads, parking)	115.1	15.6
Zoo Facilities (walkways, service roads)	50.6	6.8
Open Space		44.9
Parks	5.8	
Lakes	21.5	

Moats	20	
Landscaping	285	
TOTAL Zoo	740	100.0
Land Use - Metropolitan Park		
Park Public Facilities (sidewalks, roads, parking, tennis, bike paths, paths, etc.)	25	9.3
Marinas/Restaurants & Other Buildings	3	1.1
Open Space (includes campgrounds, observation hill and landscaped areas)	220	81.5
Lake	22	8.1
TOTAL Park	270	100.0
TOTAL DEVELOPMENT	1,010	

TO: "B. PROJECT SUMMARY:

1. Land Use Characteristics –

Miami MetroZoo Entertainment Area and Gold Coast Railroad Museum	Acres
Water Park	23
Family Entertainment Center	20
Hotel (up to 200 rooms)	15
Entrance	7.3
Public Facilities (Utilities, roads, parking)	57.1
Gold Coast Museum building, facilities and ancillary theme-related retail food service and open space	45
Open Space (Landscaping)	2.6
Total: Miami Metrozoo, Miami Metro Zoo Entertainment Area and Gold Coast Railroad Museum	170
TOTAL: Metro Zoo, Miami Metro Zoo Entertainment Area and Gold Coast Museum	**792.3**
Metropolitan Park	
Park Public Facilities	25

(sidewalks, roads, parking, tennis, bike paths, paths, etc.)		
Marinas/Restaurants & Other Buildings	3	
Open Space (includes campgrounds, observation hill and landscaped areas)	356	
Lake	22	
TOTAL Metropolitan Park	**406**	**Acres**
Gold Coast Railroad Museum		
Open Space and Transportation Facilities	5	
TOTAL Gold Coast Railroad Museum	**5**	
TOTAL DEVELOPMENT	**1 203.3**	**Acres**

FROM : 5. Recreation facility Data
Number of Parking Spaces:

Zoo: 5,000 Park: 655

TO: 5. Recreation facility Data
Number of Parking Spaces:

Zoo:	**3,565**	Park:	655
Water theme park:	**500**		
Family Entertainment Center:	**275**		
Hotel:	275		
Gold Coast Railroad Museum:	**385**		
Total:	**5,000**		

AND TO ADD THE FOLLOWING:

December 31, 2021 is hereby established as the build-out date for this project and is the date until which the local government of jurisdiction agrees that the **MetroZoo and Miami Metrozoo Entertainment Area, Metropolitan Park** AND **Gold Coast Railroad Museum** shall not be subject to downzoning, a unit density reduction, or an intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes in the conditions underlying the approval of the DRI Development Order have occurred or that the DRI Development Order was based on substantially inaccurate information provided by the Applicant, or unless the Board of County Commissioners has clearly established that the change is essential to the public health, safety, or welfare."

December 31, 2028 is hereby established as the expiration date for the Development Order.

The purpose of this request is to allow the applicant to increase the area of the subject site and to add new uses to the previously approved Dade County Zoological Park and the South Dade Metropolitan Park

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

LOCATION: 12400 S.W. 152 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1,203.3 Acres

Developmental Impact Committee Recommendation:

Approval of a finding that the proposed modification to the DRI Development Order does not result in a substantial deviation; and approval with conditions of request #2 under Section 33-311(A)(7) (generalized modification standards) and the authorization to execute and record a restrictive covenant required by DERM to identify and establish certain Natural Forest Community preservation areas; denial without prejudice under Section 33-311(A)(17) (modification or elimination of conditions and covenants after public hearing).

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

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4. **UNITED AT KENDALL LAKES, INC. (08-7-CC-4/07-294)** **33-54-39**
BCC/District 11

(1) MODIFICATION of Condition #2 of Resolution No. Z-13-06, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

FROM: "2. That the applicant provide ten affordable housing units at the sales price of no more than $225,000 with an annual consumer price index (cpi) adjustment."

TO: "2. That the applicant provide ten affordable housing units at the sales price of no more than $225,000 with an annual consumer price index (cpi) adjustment, or alternatively, provide ten rental units with a monthly rent that does not exceed the Fair Market Rent for Miami-Dade County as determined by the United States Department of Housing and Urban Development (HUD)."

(2) MODIFICATION of Paragraph One of the Declaration of Restrictions recorded at Official Record Book 21660, Pages 4050-4060, as modified by Paragraph #2 of a modification of a Declaration of Restrictions recorded at Official Record Book 25839, Pages 1199-1209, reading as follows:

FROM: "2. Paragraph One of the Existing Covenant is hereby amended to read as follows:

The Multi-Family Residential Parcel, described in Exhibit 'B' attached hereto, shall be developed substantially in compliance with the plans previously submitted, entitled 'The Greens at Kendall Condominiums,' by ReyMar & Associates, Inc., Architects and Planners, consisting of eighteen (18) pages dated stamped received 10-5-05."

TO: "2. Paragraph One of the Existing Covenant is hereby amended to read as follows:

The Multi-Family Residential Parcel, described in Exhibit 'B' attached hereto, shall be developed substantially in compliance with the plans previously submitted, entitled 'Tradition at Kendall,' as prepared by Robayna and Associates, Inc. consisting of 4 sheets, dated stamped received 3/17/08 and Sheet S-5 dated stamped received 5/16/08 entitled 'Tradition at Kendall Kendall Lakes, Florida,' as prepared by Richard Jones Architecture, consisting of 20 sheets, dated stamped received 3/17/08 and plans entitled 'Tradition at Kendale Lakes,' as prepared by JFS Design, Inc., consisting of 10 sheets, dated stamped received 3/17/08 for a total of 35 sheets,."

The purpose of requests #1 and #2 is to allow the applicant to submit revised plans for a pre-approved multi-family apartment development showing fewer units, new building configuration, filling of a portion of the lake slope and providing a new condition for workforce housing.

(3) UNUSUAL USE to permit the partial filling of a lake.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 and #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

LOCATION: Lying approximately 350' north of S.W. 88 Street (North Kendall Drive) and east of Hammocks Boulevard, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.81 Acres

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (generalized modification standards), denial without prejudice of same requests under Section 33-311(A)(17) (modification or elimination of conditions and covenants after public hearings); approval with conditions of request #3.

Protests: 1

Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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5. <u>SOUTHWESTERN GRANT L.L.C. (08-7-CC-5/07-303)</u> **18-56-40**
BCC/District 8

(1) MODIFICATION of Paragraph 6(a) of a Declaration of Restrictions as recorded in Official Record Book 22662, Pages 3984 – 4007, only as it applies to the subject property, reading as follows:

FROM: "6. Charter School.

(a), The Plan identifies 7.82 acres (hereinafter collectively the 'School Site') designated for the construction and operation of one or more K-12 charter schools, which will provide 1100 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."

TO: "6. Charter School.

(a), The Plan identifies 7.82 acres (hereinafter collectively the 'School Site') designated for the construction and operation of one or more K-12 charter schools, which will provide 1,600 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."

(2) MODIFICATION of Conditions 6(d) and 6(e) of Resolution #Z-20-06, passed and adopted by the Board of County Commissioners, only as it applies to the subject property (Parcel "C") and reading as follows:

FROM: "6(d). The Owners shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d). The Owners shall obtain a Certificate(s) of Use for a charter school(s) providing an aggregate total of 1,600 student stations in accordance with the following schedule:

(i) a minimum of 800 student stations for grades K-12, no later than the beginning of the 2007-08 school year;

(ii) a minimum of an additional 300 student stations for grades K-12, on Parcels "A" and "B" providing an aggregate total of 1,100 student stations, no later than the beginning of the 2009-10 school year; and

(iii) a minimum of an additional 500 student stations for grades K-5 on Parcel "C", providing an aggregate total of 1,600 student stations, no later than the beginning of the 2010-11 school year."

FROM: "6(e) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a Certificate(s) of Use for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2009-10 school year. Additionally, the owner shall obtain a Certificate(s) of Use for a minimum of an additional 500 student stations for grades K-12, providing an aggregate total of 1,600 student stations, no later than the beginning of the 2010-11 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,600-student station charter school."

(3) MODIFICATION of Paragraphs 6(d) and 6(e) of Declaration of Restrictions for Charter Schools as recorded in the Official Record Book 22662, Pages 3984 – 4007, last modified by a Modification of Declaration of Restrictions, recorded at Official Records Book 22662, Pages 3984-4007, as recorded in Official Records Book 24780, Pages 2321 – 2406, only as it applies to the subject property (Parcel "C"), reading as follows:

FROM: "6(d). The Owners shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d). The Owners shall obtain a Certificate(s) of Use for the charter school(s) providing a total of 1,600 student stations in accordance with the following schedule:

(i) a minimum of 800 student stations for grades K-12, no later than the beginning of the 2007-08 school year;

(ii) a minimum of an additional 300 student stations for grades K-12 on Parcels "A" and "B", providing an aggregate total of 1,100 student stations, no later than the beginning of the 2009-10 school year; and

(iii) a minimum of an additional 500 student stations for grades K-5 on Parcel "C", providing an aggregate total of 1,600 student stations, no later than the beginning of the 2010-11 school year."

FROM: "6(e) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening an 1,100-student station charter school."

TO: "6(e) The charter school shall be constructed in phases on three sites. Parcel A consists of approximately 4.9 acres located on the south side of S.W. 232 Street, on the east side of theoretical S.W. 115 Avenue, and shall be limited to 1,100 students in grades Kindergarten through 12. Parcel B consists of approximately one acre located on the north side of S.W. 232 Street, on the east side of theoretical S.W. 115 Avenue, and shall be improved as a paved parking lot serving the Charter School. Parcel C consists of approximately 2.47 acres located on the north side of S.W. 232 Street, on the east side of S.W. 117 Avenue, and shall be limited to 500 students in grades K through 5. The Owner shall apply for the creation of a special taxing district, create a homeowners' association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a)-(e) herein upon completing and opening a 1,600 student station charter school."

(4) MODIFICATION of Paragraphs #2 and #11 of a Declaration of Restrictions as recorded in the Official Record Book 26217, Pages 1426 – 1434 on Parcel "C", reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter School at Silver Palm,' by Civica, dated stamped received January 27, 2005."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter Elementary School at Silver Palm, S.W. 117th Avenue and Silver Palm Drive, Miami, FL' by Civica Architect, dated stamped received 5/21/08 and consisting of 10 pages."

FROM: "11. That the charter school use shall be limited to grades K-5 for a maximum of 300 students."

TO: "11. That the charter school use shall be limited to grades K-5 for a maximum of 500 students."

The purpose of these requests is to allow the applicant to submit revised plans indicating an increase in the number of students for a previously approved Charter School.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #4 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants after Public Hearing).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: The Northeast corner of S.W. 232 Street and S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.47 Acres

Developmental Impact Committee Recommendation: Must be deferred.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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6. <u>SOUTHWESTERN GRANT L.L.C. (08-7-CC-6/07-318)</u> **18/19-56-40**
BCC/District 8

(1) MODIFICATION of Paragraph 6(a) of a Declaration of Restrictions as recorded in Official Record Book 22662, Pages 3984 – 4007, only as it applies to the subject property, reading as follows:

FROM: "6. Charter School.

(a), The Plan identifies 7.82 acres (hereinafter collectively the 'School Site') designated for the construction and operation of one or more K-12 charter schools, which will provide 1100 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental

Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."

TO: "6. Charter School.

(a), The Plan identifies 7.82 acres (hereinafter collectively the 'School Site') designated for the construction and operation of one or more K-12 charter schools, which will provide 1,600 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."

(2) MODIFICATION of Conditions 6(d) and 6(e) of Resolution #Z-20-06, passed and adopted by the Board of County Commissioners, only as it applies to the subject property (Parcels "A" and "B"), and reading as follows:

FROM: "6(d). The Owners shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d). The Owners shall obtain a Certificate(s) of Use for a charter school(s) providing an aggregate total of 1,600 student stations in accordance with the following schedule:

(i) a minimum of 800 student stations for grades K-12, no later than the beginning of the 2007-08 school year;

(ii) a minimum of an additional 300 student stations for grades K-12, on Parcels "A" and "B" providing an aggregate total of 1,100 student stations, no later than the beginning of the 2009-10 school year; and

(iii) a minimum of an additional 500 student stations for grades K-5 on Parcel "C", providing an aggregate total of 1,600 student stations, no later than the beginning of the 2010-11 school year."

FROM: "6(e) The owner shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a Certificate(s) of Use for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,600 student stations no later than the beginning of the 2009-10 school year. Additionally, the owner shall obtain a certificate(s) of Use for a minimum of an additional 500 student stations for grades K-12, providing an aggregate total of 1,600 student stations, no later than the beginning of the 2010-11 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,600-student station charter school."

(3) MODIFICATION of Paragraphs 6(d) and 6(e) of Declaration of Restrictions for Charter Schools as recorded in the Official Record Book 22662, Pages 3984 – 4007, last modified by a "Modification of Declaration of Restrictions Recorded at Official Records Book 22662, Pages 3984-4007," as recorded on Official Records Book 24780, Pages 2321 – 2406, only as it applies to the subject property (Parcels "A" and "B"), reading as follows:

FROM: "6(d). The Owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d). The Owners shall obtain a Certificate(s) of Use for a charter school(s) providing an aggregate total of 1,600 student stations in accordance with the following schedule:

(i) a minimum of 800 student stations for grades K-12, no later than the beginning of the 2007-08 school year;

(ii) a minimum of an additional 300 student stations for grades K-12, on Parcels "A" and "B" providing an aggregate total of 1,100 student stations, no later than the beginning of the 2009-10 school year; and

(iii) a minimum of an additional 500 student stations for grades K-5 on Parcel "C", providing an aggregate total of 1,600 student stations, no later than the beginning of the 2010-11 school year."

FROM: "6(e) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The charter school shall be constructed in phases on three sites. Parcel A consists of approximately 4.9 acres located on the south side of S.W. 232 Street, on the east side of theoretical S.W. 115 Avenue, and shall be limited to 1,100 students in grades kindergarten through 12. Parcel B consists of approximately one acre located on the north side of S.W. 232

Street, on the east side of theoretical S.W. 115 Avenue, and shall be improved as a paved parking lot serving the Charter School. Parcel C consists of approximately 2.47 acres located on the north side of S.W. 232 Street, on the east side of S.W. 117 Avenue, and shall be limited to 500 students in grades K through 5. The Owner shall apply for the creation of a special taxing district, create a homeowners' association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a)-(e) herein upon completing and opening a 1,600 student station charter school."

(4) MODIFICATION of Paragraphs #2 and #11 of a Declaration of Restrictions as recorded in the Official Record Book 26217, Pages 1290 – 1298 on Parcels "A" and "B", reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter School at Silver Palm Kindergarten School and 1st – 12th Grade School,' by Civica, dated stamped received January 27, 2005."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter School at Silver Palm' as prepared by Civica Architect, Sheet A-1.1 dated stamped received 5/28/08 with Sheets A-1.0 through A-1.2 dated last revised 5/15/08 and the remaining sheets dated stamped received 5/21/08 for a total of 14 sheets."

FROM: "11. That the charter school use shall be limited to grades Kindergarten to 12th grade for a maximum of 800 students."

TO: "11. That the charter school use shall be limited to grades Kindergarten-12th grade for a maximum of 1,100 students."

The purpose of these requests is to allow the applicant to submit revised site plans indicating an increase in the number of students and to show Parcel "B" to be used for parking only for a previously approved Charter School.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1-#4 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: The north and south sides of S.W. 232 Street, between S.W. 114 Place and S.W. 115 Avenue, Miami-Dade County, Florida; A/K/A: 23255 S.W. 115 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.9 Acres

Developmental Impact Committee Recommendation: Must be deferred.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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7. <u>SUMMERVILLE CHARTER SCHOOL, INC. (08-7-CC-7/08-38)</u> **19-56-40**
BCC/District 8

(1) MODIFICATION of Conditions #2, #11, #12 and #14 of Resolution No. Z-24-05, passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Summerville Charter School,' by Juan A. Rodriguez Jomolca, dated stamped received July 08, 2005, (except as modified herein to indicate that all parking aisles shall have a minimum of 15' radius on the driveway side)."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Summerville Charter School,' by Juan A. Rodriguez-RA Jomolca, dated stamped received March 24, 2008 and consisting of 5 pages (except as modified herein to indicate that all parking aisles shall have a minimum of 15' radius on the driveway side)."

FROM: "11. That the charter school use shall be limited to grades kindergarten through 5th grade."

TO: "11. That the charter school use shall be limited to grades kindergarten through 8th grade."

FROM: "12. That phase 1 of the charter school facility be limited to a maximum of 300 students, and that phase 2 be limited to a maximum of 455 students."

TO: "12. That the charter school facility be limited to a maximum of 550 students."

FROM: "14. That there be three staggered shifts of arrival and dismissal for students at the charter school. Said shifts shall be as follows:

Grade Levels	#Students	Arrival	Dismissal
K-1	155	8:00 AM	2:00 PM
2-3	150	8:20 AM	2:20 PM
4-5	150	8:40 AM	2:40 PM

TO: "14. That there be three staggered shifts of arrival and dismissal for students at the charter school. Said shifts shall be as follows:

Grade Levels	#Students	Arrival	Dismissal
K-3	190	8:50 AM	11:50 AM
4-5	180	8:20 AM	2:20 PM
6-8	180	8:50 AM	2:50 PM

(2) MODIFICATION of Paragraphs #1, #2 and #3 of a Declaration of Restrictions recorded in Official Record Book 24126, Pages 700-708, reading as follows:

FROM: "1. The use of the Property shall be established and maintained substantially in accordance with the plan submitted with the Application entitled 'Summerville Charter School,' prepared by Juan A. Rodriguez, dated stamped received on September 1, 2005 (the 'Plan'), as said plan may be further modified at public hearing on the Application."

TO: "1. The use of the Property shall be established and maintained substantially in accordance with the plan submitted with the Application entitled 'Summerville Charter School Dade County, Florida,' prepared by Juan A. Rodriguez, RA Jomolca dated stamped received on March 24, 2008 and consisting of 5 pages, as said plan may be further modified at public hearing on the Application."

FROM: "2. The Charter School use shall be limited to kindergarten through fifth grades with four hundred fifty-five (455) students, and shall open in a permanent facility, depicted as Phase II in the Plan, no later than the beginning of the 2007 school year. In the event the Charter School is constructed in two phases, Phase I of the Charter School, as depicted in the Plan, shall be limited to 300 students and any modular facilities erected as part of Phase I shall be removed from the property no later than August 1, 2007."

TO: "2. The Charter School use shall be limited to kindergarten through eighth grades with five hundred fifty (550) students."

FROM: "3. The proposed start/dismissal times for the Charter School are as follows:
Kindergarten and 1st Grade – Start 8 a.m./Dismissal 2 p.m.
2nd and 3rd Grades – Start 8:20 a.m./Dismissal 2:20 p.m.
4th and 5th Grades – Start 8:40 a.m./Dismissal 2:40 p.m.
However, the owner, at it its (sic) discretion, may modify the foregoing schedule so long as the Charter School has a minimum of three (3) start/dismissal times staggered at least twenty (30) minutes apart. Further, the Owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Planning and Zoning and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors."

TO: "3. The proposed start/dismissal times for the Charter School area as follows:
Kindergarten to 3rd Grade – Start 7:50 a.m./Dismissal 1:50 p.m.
4th and 5th Grades – Start 8:20 a.m./Dismissal 2:20 p.m.
6th to 8th Grade – Start 8:50 a.m./Dismissal 2:50 p.m.
However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has a minimum of three (3) start/dismissal times staggered at least twenty (20) minutes apart. Further, the Owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Planning and Zoning and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors."

The purpose of these requests is to allow the applicant to increase the amount of students, to increase the grades and to modify the schedule for the Charter School.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: 11575 S.W. 243 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

Developmental Impact Committee Recommendation: Approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (generalized modification standards), and denial without prejudice of same requests under Section 33-311(A)(17) (modification or elimination of conditions and covenants after public hearing).

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

Board of County Commissioners

July 3, 2008

The following two items <u>MUST BE DEFERRED</u>:

- **Item #5 - Southwestern Grant LLC #07-303**

And

- **Item #6 - Southwestern Grant LLC #07-318**

1. KENDALL GREENS PROPERTY, LLC **08-7-CC-1 (06-220)**
(Applicant) **BCC/District 11**
Hearing Date: 7/3/08

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1969	Simeon D. Spear, Trustee	- Zone change from GU to RU-1, RU-TH, RU-3M, RU-4L, RU-4M, and BU-2. - Unusual Use for golf course. - Lake excavation.	BCC	Approved
1969	Simeon D. Spear	- Zone change from GU to RU-1, RU-TH, RU-3M, RU-4L, RU-4M, and BU-2. - Unusual Use for golf course. - Lake excavation.	ZAB	Recommended for approval
1993	Paul J. Sansone	- Zone change from GU and BU-2 to BU-1A. - Deletion of covenant and resolution. - Special exception for religious facility. - Non-Use variance of parking. - Non-Use variance of setbacks.	BCC	Approved w/conds.
1994	Paul Sansone	Reformation of previous resolution for legal description.	BCC	Approved
2003	Benz Leasing, Inc.	- Zone change from GU to RU-4L & RU-1. - Deletion of covenant.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

MIAMI-DADE COUNTY

Date: July 3, 2008

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Kendall Greens Property, LLC (Z06-220)

SUMMARY OF REQUESTS:

The applicant, Kendall Greens Property, LLC, is seeking a special exception to increase the number of students for a previously approved charter school and a modification of a declaration of restrictions to submit new plans indicating the proposed increase in the number of students, number of classrooms, comply with a new Public Works Department memorandum and to change the staggered drop-off and dismissal times.

LOCATION: 15130 SW 80 Street, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is requesting a modification of conditions of a previously approved charter school. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

Charter schools are educational institutions which are authorized and maintained in accord with the provisions of Chapter 1002 and Chapter 1013.35, Florida Statutes, as same may be amended from time to time. All such public charter schools shall be additionally authorized locally by the Miami-Dade County School Board through a process established by that entity for the approval of the charter. Miami-Dade Land Use regulations relating to public charter school facilities are set forth in Sections 33-152 through 162 of the Code of Miami-Dade County which was established in 2004 pursuant to Ordinance 04-108. The purpose of this Section and relevant provisions of the CDMP are to provide standards for land use approval of public charter school facilities pursuant to said Ordinance. In addition, an Interlocal Agreement with the School Board of Miami-Dade County was also established pertaining to the siting of such facilities and is applicable in the unincorporated area.

The meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions.

In addition, as part of the motion, the Executive Council added the following conditions:

1. That a revised Declaration of Restrictions be submitted to the Department of Planning and Zoning within 90 days after final public hearing approval of this application, unless a time extension is granted by the Director, for good cause shown.

2. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of this application and incorporated herein by reference.

3. That the Charter School use shall be limited to Kindergarten through 5th grade with eight hundred (800) students.

4. The charter school shall have a minimum of four start and dismissal times, Monday through Friday, accommodating 200 students in each start and dismissal period, as follows:

   7:45 a.m. and 2:00 p.m.
   8:15 a.m. and 2:30 p.m.
   8:45 a.m. and 3:00 p.m.
   9:15 a.m. and 3:30 p.m.

The Executive Council found that the proposed application, with the applied conditions, is in keeping with the Comprehensive Development Master Plan Land Use map designation for the subject parcel and is in compliance with Article XI -Public Charter School facilities of Chapter 33 of the Code of Miami-Dade County. In relation to the present and future development of the area, the Executive Council finds that the modifications to the charter school site, with the applied conditions, will permit a development which is **consistent** with the Comprehensive Development Master Plan (CDMP), and will not be contrary to the public interest. In addition, the Council also finds that the development will be **compatible** with the surrounding area and would not detrimentally impact same.

APPLICATION NO. Z06-220
KENDALL GREENS PROPERTY, LLC

Respectfully Submited,

DIC Executive Council
May 28, 2008

Susanne M. Torriente
Assistant County Manager — Absent

Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department — Absent

Irma San Roman, Deputy Director
Metropolitan Planning Organization Secretariat — AYE

Subrata Basu, Interim Director
Department of Planning and Zoning — NAY

Esther Calas, P.E., Director
Public Works Department — AYE

Carlos Espinosa, P.E., Director
Department of Environmental Resources Mgmt — Absent

Jorge S. Rodriguez, P.E., Assistant Director
Miami-Dade Water and Sewer Department — AYE

DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: Kendall Greens Property, LLC **PH:** Z06-220

SECTION: 33-54-39 **DIC DATE:** May 28, 2008

COMMISSION DISTRICT: 11 **ITEM NO.:** 08-7-CC-1

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A. INTRODUCTION:

- **REQUESTS:**

(1) Special Exception to permit the expansion of an existing charter school.

(2) Modification of Paragraphs #4, #12 and #15 of a Declaration of Restrictions recorded in Official Record Book 26359 pages 90-117, reading as follows:

FROM: "4. The Owner shall comply with all applicable conditions and requirements of the Public Works Department as contained in Section IV of the DIC Memorandum."

TO: "4 The Owner shall comply with all applicable conditions and requirements of the Public Works Department as contained in the DIC Memorandum."

FROM: "12. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Kendall Greens Charter School," as prepared by The Corradino Group, dated last revised 1/9/04, and dated stamped received January 20, 2004, consisting of 9 sheets (the Plan)."

TO: "12. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Greens Charter School,' as prepared by Civica, dated stamped received 5/13/08, with sheet A-1 last revised 5/27/08 for a total of 9 sheets (the Plan)."

FROM: "15. The charter school shall have a minimum of two start and dismissal times separated by a minimum of 30 minutes.

TO: "15. The charter school shall have a minimum of four start and dismissal times, Monday through Friday, accommodating approximately 200 students in each start and dismissal period, as follows:
7:45 a.m. and 2:00 p.m.
8:15 a.m. and 2:30 p.m.
8:45 a.m. and 3:00 p.m.
9:15 a.m. and 3:30 p.m.

The purpose of the request is to allow the applicant to submit new plans indicating an expansion to an existing charter school by increasing the number of students from 600 to 800, allowing the applicant to comply with a new Public Works Department memorandum and changing start and dismissal times.

Upon a demonstration that the applicable standards have been satisfied, approval of the request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

- **SUMMARY OF REQUESTS:**

  The applicant, Kendall Greens Property, LLC, is seeking a special exception to increase the number of students for a previously approved charter school and a modification of a declaration of restrictions to submit new plans indicating the proposed increase in the number of students, number of classrooms, comply with a new Public Works Department memorandum and to change the staggered drop-off and dismissal times.

- **LOCATION:** 15130 SW 80 Street, Miami-Dade County, Florida.

- **SIZE:** 2.8 Acres

- **IMPACT:**

  This application would allow the applicant to expand the number of children at the previously approved charter school on the subject site which will allow the applicant to provide an expanded service to the community. However, the request could visually impact and bring additional noise and traffic to the surrounding area.

B. ZONING HEARINGS HISTORY:

In 2003, pursuant to Resolution #Z-13-03, the subject property was part of an application which was granted approval for a district boundary change from GU, Interim District, to RU-4L, Limited Apartment House District, pursuant to the Resolution #Z-13-03. The owner proffered a Declaration of Restrictions recorded in Official Record Book 21660 Pages 4050-4060, which among other things, proffered to set aside a 2.8 acre parcel for a charter school for a minimum of 300 student stations for grades kindergarten (K) through five (5). In 2006, pursuant to Resolution #Z-13-06, the subject property was part of an application which was granted approval for a modification of various paragraphs of the abovementioned Declaration of Restrictions. Among the modifications, the 2.8 acre charter school site was allowed on the Multi-Family Residential Parcel in lieu of on the Senior Housing Parcel. Subsequently, the owner proffered a Modification to the Declaration of Restrictions, reflecting such modifications and recorded in Official Record Book 25839 Pages 1199 through 1209. In 2004, pursuant to Application #S03008008, the Developmental Impact Committee (DIC) approved the subject charter school on the designated 2.8 acre parcel (subject property), and the owner proffered an additional Declaration of Restrictions recorded in Official Record 26359 Pages 0090-117, which among other things, restricts the school site to the site plan, to hours of operation, compliance with landscaping code requirement (Chapter 18A) and compliance with conditions of the various Departments.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within approximately 1.25 miles of the Urban Development Boundary for **Low Medium Density Residential**. The residential densities allowed in this category shall range from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre.

This density range is typically characterized by single-family homes, townhouses and low rise-apartments. Zero-lot-line single-family developments in this category shall not exceed density of 7.0 units per gross acre.

2. **Residential Communities.** Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.

3. **Policy LU-4A.** 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.

4. **Institutional and Public Facility.** Neighborhood- or community-serving institutional uses, cell towers and utilities including **schools,** libraries, sanitary sewer pumps stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility facilities should generally be guided away from residential areas, however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

5. **Educational Element Goal.** Develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the County and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of Miami-Dade County, Florida.

6. **Objective EDU-1.** Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Strive to provide additional solutions to overcrowding so that countywide enrolment in Miami-Dade County's public schools does not exceed 115% of current Florida Inventory of School Houses (FISH) capacity (both permanent and relocatables). Additionally, by 2010 Miami-Dade County Public Schools shall meet state requirements for class size. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders

7. **Policy EDU-1C.** Cooperate with the Miami-Dade County Public School System in their efforts to develop and implement alternative educational facilities such as primary learning centers which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

8. **Policy EDU-1D.** Cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County,

which operate at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

9. **Policy EDU-2A.** It is the policy of Miami-Dade County that the Miami-Dade Public School System shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least ¼ mile inside the UDB; new middle schools should be located at least ½ a mile inside the UDB; and new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-4L; charter school	Low-Medium Density, 6 to 13 dua
Surrounding Properties:	
NORTH: RU-1; park	Low-Medium Density, 6 to 13 dua
SOUTH: RU-4L; vacant	Low-Medium Density, 6 to 13 dua
EAST: RU-4L; vacant	Low-Medium Density, 6 to 13 dua
WEST: RU-4M; apartments	Low-Medium Density, 6 to 13 dua

The subject parcel is an irregularly shaped 2.8 acre parcel of land located at 15130 SW 80 Street. The surrounding area where the subject property lies is characterized by apartments and townhouses to west, and a lake and vacant land to the east and south.

E. SITE AND BUILDINGS:

Site Plan Review:	(site plan submitted)
Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**N/A**
Access:	**Acceptable**
Parking Layout/Circulation:	**Unacceptable**

Visibility/Visual Screening:	**N/A**
Service Areas:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311 (A)(3) Special Exception, Unusual and New Uses. Hear applications for and grant or deny **special exceptions**; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof, which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the following paragraphs have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-314 Direct applications and appeals to the County Commission

(C) The County Commission shall have jurisdiction to directly hear other applications as follows:

(12) Hear application for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311 (A)(3) of this code.

(13) Applications for public charter school facilities and expansions or modifications to existing public charter school facilities.

Section 33-153 Public hearing required in all districts.

The establishment, expansion or modification of a charter school facility is permitted in any zoning district after public hearing upon demonstration that the standards established in this article have been met. Any existing covenant or declaration of restrictions relating to an existing charter school facility shall be modified or deleted only in accordance with the provisions of Article XXXVI of this code.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No objection**

H. ANALYSIS:

The applicant, Kendall Greens Property, LLC, is requesting approval to permit the expansion of the existing charter school, modification of certain conditions imposed by the Public Works Department, modification of the previously approved site plan, and modification of the charter school arrival and dismissal times. This application is before the Board of County Commissioners because it involves an expansion to the existing charter school and modification of a Declarations of Restrictions submitted pursuant to the Development Impact Committee (DIC) approval of the existing charter school. Section 33-314C(13) provides that the Board of County Commissioners shall have jurisdiction to directly hear applications for public charter school facilities and expansions or modifications to existing public charter school facilities. Therefore, this application must be heard before this Board. In 2003, pursuant to Resolution #Z-13-03, the property owner proffered a Declaration of Restrictions, recorded in Official Record Book 21660 Pages 4050-4060, setting aside a 2.8 acre parcel of land for the development of the site with a charter school. Subsequently, in 2004, pursuant to Application #S03008008, the subject 2.8-acre parcel of land was granted the approval by the Development Impact Committee (DIC) for a charter school for 600 students for grades kindergarten through the fifth grade (k-5). The approved plans depicted a total of 32

classrooms containing a total of 19,424 square feet of classroom area. The charter school is surrounded by apartments and townhouses to the west and by vacant land to the east and south.

The Public Works Department **does not object** to this application, as indicated in their memorandum dated May 28, 2008 submitted for this application, which indicates that the proposed expansion to the existing charter school is acceptable subject to the conditions. Staff notes that the Department of Environmental Resources Management (DERM) **does not object** to this application and that the Police Department **does not object** to this application. The Fire Department offers **no objections** to this application as well and has indicated in their memorandum that the response time to this charter school facility is approximately **6** minutes.

The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) indicates that the subject property is designated **Low Medium Density Residential** use, which permits residential densities from a minimum of 6 to a maximum of 13 units per gross acres. The CDMP indicates that also permitted in Residential Communities are neighborhood and community services including schools only when consistent with other goals, objectives and policies of the Master Plan and compatible with the neighborhood. Additionally, existing uses and zoning classifications are not specifically depicted on the LUP map; however, all existing lawful uses and zoning are deemed to be consistent with the Master Plan. As such, the existing charter school is consistent with the CDMP. However, Policy LU-4A of the CDMP provides that 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. Staff is of the opinion that the additional 200 students would be a substantial increase to the existing charter school which could cause a negative impact to the traffic flow in the area and could cause parking overflow on the swale area of the adjacent residential community.

Although, the Public Works Department has stated in their revised memorandum dated May 28, 2008 that they **do not object** to this application, Department of Planning and Zoning staff is of the opinion that the proposed increase in the number of students will negatively impact the neighboring residential community by factors such as an increase in noise and parking which result from the additional students and staffing being added to the existing charter school. As such, due to the negative impact that is anticipated, staff opines that the proposed expansion to the existing charter school is **incompatible** with the surrounding area, and therefore, is **inconsistent** with the interpretative text of the CDMP.

The Special Exception Standards, Section 33-311(A)(3), provide for the approval of an application when the applied for exception, in the opinion of the Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development. In staff's opinion, the special exception to allow the expansion of an

existing charter school is not supported by staff due to the negative impact to the surrounding area which would result in an **incompatible** use for the area.

As stated above, the Development Impact Committee originally approved the existing charter school on February 4, 2004. The subject charter school, located at 15130 SW 80 Street, was approved prior to Ordinance #04-108 which established the zoning regulations applicable to charter schools. Ordinance #04-108 was approved by the Board of County Commissioners on June 8, 2004, four (4) months after the approval of the subject charter school by the Development Impact Committee. As such, the existing charter school was developed in accordance with the plans approved by the Development Impact Committee. The approved plans indicated setbacks varying from 27' to 44'4" from the interior side (east) property line, where a 50' setback is now required under Ordinance #04-108 and with a 0' to 3' wide landscaped strip along the interior side (west) and rear property line (south), where a 5' wide landscaped strip is now required under Ordinance #04-108. As such, staff has determined that the existing charter school is in compliance with the approved plans, approved pursuant to S2003008008, and such charter school is a legally established charter school with non-conforming setbacks and with a non-conforming landscaped strip along the interior side and rear property lines.

Staff notes that on page 6 of the Miami-Dade County Public Schools - Charter School Facilities Information Report, the subject charter school currently has an actual enrollment of 446 students in grades K-5 and 150 students in grades 6-8 with a prior zoning approval for 600 students. Although the total number of students on this report is below the number of students approved by the DIC, the facility does include grades 6-8 for the 2007-2008 school year which was not part of the approval by the DIC. Although, the proposed expansion to the existing charter school by 200 students complies with the Physical Standards (Section 33-157) of the Zoning Code, staff opines that the 200 student increase is a substantial increase and will negatively impact and will be intrusive to the adjacent residential community. As such, staff recommends denial without prejudice of request #1 under Section 33-311(A)(3).

The applicant is also requesting a modification of Paragraph #4 of a Declaration of Restrictions recorded in Official Record Book 26359 Pages 90-117, in order to change the conditions previously stipulated by the Public Works Department when the charter school was originally approved by the DIC, to the new conditions. Additionally, the applicant is requesting a modification of Paragraph #12 of the aforementioned Declaration of Restrictions, which restricts the existing charter school site to plans indicating 600 students, grades kindergarten through fifth, and 32 classrooms with an area of 19,424 square feet. The applicant is requesting to submit a new site plan indicating an increase in the number of students, number of classrooms and classroom square footage. As depicted on the submitted plans, the modifications to the interior of the existing charter school building is intended to accomodate an increase in the number of students from 600 students to 800, an increase in the number of classrooms from 32 classrooms to 40 and an increase in the classroom area from 19,424 square feet to 22,000. Furthermore, the applicant requests to modify Paragraph #15 of the same Declaration of Restrictions in order to change the start and dismissal times of the charter school to four specific start and dismissal times at 30 minute intervals accommodating 200 students in each period. However, staff does not support this request for the 200 student increase for this charter school due to the reasons stated above for request #1. As such, staff recommends denial without prejudice of request #2 under Section 33-311(A)(7).

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to request #2 and therefore, staff is unable to analyze the request under said standards. As such, request #2 should be denied without prejudice under Section 33-311(A)(17).

As previously mentioned, staff notes that, although the Public Works Department has revised their recommendation and **no longer objects** to this application, staff opines that the proposed increase in the number of students will cause a negative impact and be intrusive to the surrounding residential community by generating noise and traffic that could have a negative impact thereon. Staff therefore opines that the expansion of the existing charter school will result in a negative impact on the surrounding area. Based on all of the aforementioned, staff is of the opinion that approval of this application is **incompatible** with the surrounding area, and therefore, is **inconsistent** with the policies and objectives of the CDMP. Accordingly, staff recommends denial without prejudice of request #1 and denial without prejudice of request #2 under Section 33-311(A)(7) and under Section 33-311(A)(17).

I. RECOMMENDATION: Denial without prejudice.

J. CONDITIONS: None

DATE INSPECTED:
DATE TYPED: 05/07/08
DATE REVISED: 05/08/08; 05/09/08; 05/12/08; 05/13/08; 05/16/08; 5/23/08;06/04/08; 06/05/08; 06/09/08
DATE FINALIZED: 06/09/08
SB: MTF:LVT:NDN:AA

Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: May 6, 2008

To: Nicholas D. Nitti
Educational Facilities Coordinator
Department of Planning and Zoning

From: Jeff Cohen, P.E., Assistant Chief
Traffic Engineering Division
Public Works Department

Subject: Recommendations for Kendall Greens Charter School (aka Pinecrest Academy)
Process No.: Z2006000220

The following is a list of recommendations and comments on the Site Plans, dated March 2008, and the Queue and Parking Analysis, dated "October 2006" (however evidently, updated since then), for the facility located at 15130 SW 80th Street:

Site Specific Comments:

- Site Plan Review

  1. The specific requirements for, and locations of, any additional, or modifications to, required signs, pavement marking, and signal installations will be determined at the time of Paving and Drainage, Sign, Pavement Marking, and Signal Plans Review. However, all existing and proposed traffic control devices must be shown or indicated on the site plans.
  2. Depict "Special Emphasis Crosswalks" as per PWD standards.
  3. Maintain pedestrian and vehicular Safe Sight Distance Triangles at facility driveways to the site.
  4. The site plans must properly show existing and proposed paving, sidewalks, swale areas, pavement markings, signs, etc. around the site including dimensions where applicable, and indicating which are existing and which are proposed. For example, the plans show the proposed relocated crosswalk across SW 80th Street, but does not show the existing crosswalk and that it is to be removed. The required improvements must be completed prior to the 2008/2009 school year unless other provisions are made with this Department.
  5. School Speed Zone posted time intervals must be modified as required by the new proposed staggered arrival and dismissal times. These times must be shown on the site plans as well as the P&D Plans when submitted.
  6. Plans must clearly indicate which stalls are for staff and which are for visitor including quantity for each.
  7. Curb and gutter is required along the north and south side of SW 80th Street 100 feet on either side of the facility driveways where feasible due to school parents constantly using the swale areas for loading activities to the detriment of these swales in the public ROW. This must be constructed prior to the 2008/2009 school year unless other provisions are made with this Department. The proposed guardrail design in this area must be coordinated with the curbing.

- Traffic Impact Review

  1. The specific times for beginning and ending of classes per shift including grade levels, and number of students, as well as, an operation plan indicating arrival and dismissal operations for passenger vehicles and school buses, must be provided in a covenant for this facility.

Included in this covenant must be an agreement that the school administration will take corrective measures if conditions change in the future where passenger vehicles are stacked or parking in the public ROW, to be approved by the Department.

2. Arrival times, i.e. – commencement of classes, must clearly be designated, not a range of time, 8:00 – 8:45 AM, and an assessment of impact provided. All 800 students evidently will have the same commencement of classes which can cause significant traffic congestion.
3. The Queue and Parking Analysis took into account a somewhat optimistic view of stacking demand considering the data on page 8. Also on page 6, it is indicated that 5 vehicles were "improperly" parked in the onsite traffic circle, 6 were parked in the onsite eyebrow in the front of the school, and all remaining parking stalls were occupied. Therefore, the site is evidently currently deficient by 11 parking stalls. The provided stacking space accommodates 47 vehicles. Since the projected demand for passenger loading vehicles is a minimum of 50 plus whatever new staff is required for the 200 additional students, there is a projected deficiency of a minimum of 14 vehicles. These issues must be addressed and resolved.
4. As indicated in the Analysis, "No U-Turn" signs are required for westbound traffic at the median opening of the school and an eastbound right turn lane is recommended for the main entrance into the school.

All offsite and onsite improvements indicated on the submitted site plans, in the submitted Queue and Parking Analysis, and in this memorandum are required to be installed by the applicant prior to the student population and grade expansion of the school unless other provisions are made with this Department.

Until such time as the aforementioned comments and discrepancies are properly dealt with, this application is not acceptable.

Standard Comments:

- Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.

- Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of this Department. Also, any relocation or removal of trees must be approved by DERM. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public record, must be provided prior to permitting any of these types of installations within the public right-of-way.

- Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.

- All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

- The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact me at (305) 375-2030.

cc: Esther L. Calas, P.E., Director
Muhammed M. Hasan, P.E., Chief, Traffic Engineering Division
Robert Williams, P.E., Head, Traffic Control Center, Traffic Signals and Signs Division
Raul A. Pino, P.L.S., Chief, Land Development Division
David Cardenas, Acting Chief, Right of Way and Aesthetic Assets Management Division
Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division
Armando Hernandez, Concurrency Coordinator, Traffic Engineering Division

Memorandum

MIAMI-DADE COUNTY

Date: March 28, 2008

To: Subrata Basu, Interim Director
Department of Planning & Zoning

From: Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department

Subject: DIC # 06-220 Kendall Greens Property, Inc.
15130 SW 80th Street, Miami-Dade County, FL

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately **12** fire and rescue calls annually.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2007, the average travel time to the vicinity of the proposed development was **6.00** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
36	10001 Hammocks Blvd.	Rescue, 50' ALS Squrt, Batt.	8
56	16250 SW 72 Street	Rescue, ALS Engine (Haz Mat)	7
37	4200 SW 142 Avenue	Rescue, ALS Engine	7
57	8501 SW 127 Avenue	Rescue	3

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the plans entitled 'Kendall Greens Charter School,' as prepared by Civica Architects dated stamp received March 6, 2008.

(B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact the Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE COUNTY

Date: May 8, 2008

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: DIC No. Z2006000220-Revised
Kendall Greens Property, LLC
15130 S.W. 80th Street
Special Exception to Permit an Expansion of an Existing Charter School
Request to Permit Less Setback and Landscape than Required
Modification of a Declaration of Restrictions
(RU-4L) (2.8 Acres)
33-54-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between S.W. 72nd Street and Coral Way along theoretical S.W. 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service

The subject property is located within the franchised water service area of the Miami-Dade Water & Sewer Department (MDWASD). Public water, in the form of a 12-inch main, abuts the site along S.W. 150th Avenue. Accordingly, connection to the public water supply system shall be required, in accordance with the Code. The estimated demand for this project is 12,705 gallons per day (gpd). This figure does not include irrigation demands. All sewer lines serving the property shall comply with the exfiltration standards, as applied to development within wellfield protection areas.

The source of water for these water mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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

Notwithstanding that adequate system capacity is available for this project, DERM will require that water-conserving plumbing fixtures be installed, in accordance with the requirements of the South Florida Building Code, in order to use the southeast Florida water resources more efficiently.

It is recommended that the landscaping conform to Xeriscape concepts. Included in these concepts is the use of drought-tolerant plants, which reduce the use of turf grass, together with efficient irrigation system design. Details of Xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Wastewater Disposal

The property is located within the franchised sewer service area of the MDWASD. Public sanitary sewers, in the form of an 8-inch gravity main, abut the property. Connection of the proposed development to the public sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards, as applied to development within wellfield protection areas.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

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

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat, or Miami-Dade County Public Works Department approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Positive drainage systems and overland stormwater runoff into the existing lake is not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along the perimeter of the lake in order to prevent overland discharge of stormwater runoff. A Class II Permit from DERM will be required for the construction and operation of any drainage system with an overflow outfall to any existing lake.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Wetlands
The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181) the Florida Department of Environmental Protection, (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains prohibited trees, as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees must be removed from the site prior to development.

Notwithstanding the foregoing, the applicant is advised that Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County Tree Removal Permit will be required prior to the removal or relocation of any county regulated tree resources (non-prohibited species) at this location. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History
DERM has found the following open enforcement record for the subject property:

Kendall Greens Charter School (PSO-1024):
On 2/1/07, DERM issued a Warning Notice to responsible parties for failure to provide a complete Operations & Maintenance (O&M) Manual as required by the facility's PSO Permit #1024. A Notice of Violation (NOV) followed by a Final Notice Prior to Court Action (FNPTCA) were subsequently issued. On 1/28/08, DERM received the O&M Manual submittal, which was disapproved on 3/4/08. Resubmittal of an approvable O&M Manual remains pending.

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

for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

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

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum

MIAMI-DADE COUNTY

Date: April 8, 2008

To: Nicholas D. Nitti
DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner
Miami-Dade Transit - Planning & Development Division

Subject: Review of DIC Project No. 06-220 (Kendall Greens Property, LLC)

Project Description

The applicant is seeking to reinstate its request for a Special Exception to allow the expansion of the Charter School from a maximum of 600 students to a maximum student population of 800 students. The applicant maintains its request for a modification to allow the expansion of the Charter School grade levels from grades K through 5 to grades K through 8. The subject property is ±4.16 acres and is located at 15130 SW 80th Street in unincorporated Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Routes 72, 88, 104 and 288 (Kendall KAT) across the intersection of SW 80th Street and SW 152nd Avenue. The service headways (in minutes) are as follows:

Route	Peak	Off-Peak	Evening	Overnight	Sat	Sun
72	60	60	n/a	n/a	60	60
88	30	60	30	n/a	40	60
104	30	30	60	n/a	30	30
288	15	n/a	n/a	n/a	n/a	n/a

Future Transportation/Transit Improvements

The 2008 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project. The 2030 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

The 2007 Transit Development Program (TDP) identifies in its 2012 Recommended Service Plan the following improvements on the existing routes serving the vicinity of the project:

Route 72:	Improve peak headway from 30 to 15 minutes (60 to 30 minutes on each branch).
Route 88:	Straighten route and extend westward to the future West Kendall Bus Terminal (eliminate SW 142 Avenue branch).
Route 104:	Improve peak headway from 30 to 15 minutes. Extend route westward to the future West Kendall Bus Terminal.
Route 288:	Extend route westward to the future West Kendall Bus Terminal.

MDT Comments/Recommendations

Based on the information presented, MDT has no objections to this project.

Concurrency

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

Memorandum

MIAMI-DADE COUNTY

Date: March 12, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Randy Koper
Property Management Section
Planning and Research Division
Park and Recreation Department

Subject: DIC 06-220
Kendall Greens Property, LLC
Sec 33 Twp 54 Rge 39

Randy Koper

The applicant is requesting a special exception to allow the expansion of the existing public charter school facility onto additional neighboring property and to increase the number of students on the property from 600 to 800 in grades K through 8. The subject property is approximately 4.16 acres located at 15130 SW 80th Street in Miami-Dade County, Florida. Plans may be modified prior to the DIC Executive Council meeting.

Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

cc: Barbara Falsey, Planning and Research Division

Memorandum

MIAMI-DADE COUNTY

Date: March 13, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From Phillip Torres, P.E.
Miami-Dade Water and Sewer Department
Manager, Plans Review Section

Subject: DIC

The Miami-Dade Water and Sewer Department comments and recommendations are as follows:

1. **Project:** Kendall Greens Property, LLC. (06-220)
   Location: 15130 SW 80 St.

WATER:

Connect to any of the existing twelve (12)-in and/or eight (8)-in W.M.(s) in SW 80 St., within the property and/or close to the southern boundary of the property respectively. Any W.M. extension within the property shall be eight (8)-in. min. in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s). There are water and/or sewer mains within the property, either in existing dedicated right of way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of right of ways to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed.

Please refer to water conservation requirements attached.

SEWER:

A private pump station is required, as long as all legal requirements are met. Connect to an existing ten(10)-in F.M. in SW 80 St.

GENERAL NOTES:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings. Please note that the aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27th, 1993, the First Amendment to Settlement Agreement between DEP and County dated December 21st, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

Should you have any questions, please do not hesitate to call me at 786-268-5214.

Cc: Jorge S. Rodriguez, Assistant Director

Memorandum

MIAMI-DADE COUNTY

Date: April 11, 2008

To: Subrata Basu, Interim Director
Department of Planning & Zoning

From: Sunil Harman, Director, Aviation Planning, Land-Use & Grants
Aviation Department

Subject: DIC Application #06-220
Kendall Greens Property, LLC

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #06-220 for Kendall Greens Property, LLC. The applicant is requesting a special exception to allow the expansion of the existing public charter school facility onto additional neighboring property and to increase the number of students on the property from 600 to 800 in grades k through 8. The subject property is approximately 4.16 acres located at 15130 SW 80th Street in Miami-Dade County, Florida.

MDAD has determined that the application is compatible with MDAD's System of Airports Zoning Ordinances.

SH/rb

C: Max Fajardo, E.I., Deputy Aviation Director
John Cosper, P.E., Deputy Aviation Director – CIP
José Ramos, R.A., Chief, Aviation Planning
File DIC

CHARTER SCHOOL INFORMATION SHEET

Miami-Dade County Public Schools
Charter School Facilities Information

School Number/ Location Number	Name of School	Address	Grade Levels	SY Open	Municipality	Expiration Dates: Fire Permit	Expiration Dates: Certificate of Occupancy	Expiration Dates: Certificate of Use	Expiration Dates: Occupational License	Expiration Dates: Health Permit	Enrollment: Contract Cap	Enrollment: CO/CU Cap	Enrollment: Architect's Letter Cap	Enrollment: Other Official Document Cap	Enrollment: Actual Enrollment (PARIS 1/9/2008)	Specified Use on CO/CU	Issues/Concerns	Non-Compliance Letters
5010	Oxford Academy	10870 SW 113 Place Miami, FL 33176	K-5	2005	County	6/1/2008		9/30/2008			450	223	N/A	N/A	119	Bus. Use: Day Care Ctr/Pre-School; Use Specific: Day Care Ctr/Pre-School		3/29/2007; 10/24/2007
0600	Pinecrest Preparatory Academy	14301 SW 42 Street Miami, FL 33175	K-5	2001	County	1/11/2009		9/30/2008			1250	650 (between elem. & middle)	N/A	N/A	412	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with 6022 Main Campus middle school students)	10/24/2007
0342	Pinecrest Preparatory (South Campus)	15130 SW 80 Street Miami, FL 33193	K-5	2006	County	7/1/2008		9/30/2008			800	600 (between elem. & middle)	1072	N/A	446	Bus. Use: School Use; Use Specific: Charter School	(Housed with 6022 South Campus middle school students)	
6022	Pinecrest Academy Middle	14301 SW 42 Street Miami, FL 33175	6-8	2003	County	1/11/2009		9/30/2008			800 (both campuses)	650 (between elem. & middle)	N/A	N/A	212	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with 0600)	
6022	Pinecrest Academy Middle (South Campus)	15130 SW 80 Street Miami, FL 33193	6-8	2006	County	7/1/2008		9/30/2008			800 (both campuses)	600 (between elem. & middle)	N/A	N/A	150	Bus. Use: School Use; Use Specific: Charter School	(Housed with 0600)	
0400	Renaissance Elementary	8360 NW 33 Street Miami, FL 33122	K-5	1999	City of Doral	9/22/2008		7/27/2010			500	500 (between elem. & middle)	N/A	N/A	499	Bus. Use: School Use; Use Specific: Grades K-5	Enrollment exceeds CO of 500 students. CO specifies K-5, no mention of middle school grades. Letter on file from principal explaining situation and steps to rectify problem. (Housed with 6028)	3/28/2007; 10/24/2007
6028	Renaissance Middle	8360 NW 33 Street Miami, FL 33122	6-8	2005	City of Doral	9/22/2008					1050	500 (between elem. & middle)	N/A	N/A	123	Bus. Use: School Use; Use Specific: Grades K-5	Issue same as above. (Housed with 0400)	3/28/2007; 10/24/2007
0300	Rosa Parks Charter School (K-5)	303 West Palm Drive Florida City, FL 33034	K-5	1999	Florida City	1/23/2008		Permanent (Florida City)			600 (K-8)	None	210	N/A	110 (K-5 as per PARI)	School	Pending reinspection to correct violations - orginal inspection with issues has	Spoke with Dr. Goldsby @ Work America he will follow-up as to the status of the permits - need

32

DATE: 05/14/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

KENDALL GREENS PROPERTY, LLC

APPLICANT

15130 S.W. 80 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2006000220

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

CMS 200812000139

12/19/07 Case opened for violation of 19-13(A): Junk/Trash/Overgrown. First inspection was conducted by NCO M. Rojas and W/L R101555 was issued.

01/10/08 Re-inspection conducted by NCO M. Rojas. Violation remained and CVN B017435 was issued.

02/13/08 Compliance inspection conducted by NCO M. Rojas. Violation corrected by owner and Affidavit of Compliance was issued.

03/10/08 CVN was paid and case was closed.

05/14/08 No current violations at the present time.

KENDALL GREENS PROPERTY, LLC.

MARITZA ROJAS

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Kendall Greens Property, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Wolfson Hutton Company, Inc., a Florida corporation	100%
- Ignacio Zulueta, President and 100% shareholder	

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: [illegible]

NAME AND ADDRESS	Percentage of Stock

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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

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2006-220
JUL 19 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (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 changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____

Ignacio Zulueta, Manager
Kendall Greens Property, LLC

Sworn to and subscribed before me this 9 day of February, 2006 Affiant is personally known to me or has produced _____ as identification.

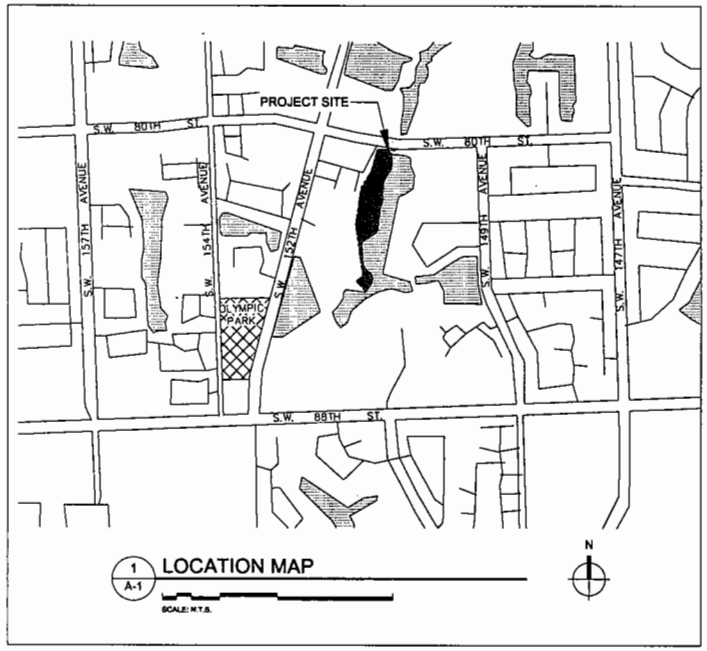
_____ (Notary Public)

Annette M Frances
My Commission DD185870
Expires February 20, 2007

My commission expires _____

*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 interests which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
2006-220
JUL 19 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



1 / A-1 LOCATION MAP

SCALE: N.T.S.

ADDITIONAL NUMBER OF TRANSPORTATION VEHICLES TO USED BY THE SCHOOL: 6 VANS (GRADES K-8th)

EXISTING TO REMAIN

ZONING INFORMATION (MIAMI-DADE COUNTY ORDINANCE)

ZONING CLASSIFICATION: BU-1L

NET LOT AREA:.....102,365 S.F. (2.3 ACRES)
GROSS LOT AREA.....121,988 S.F. (2.8 ACRES)

	ALLOWABLE	EXISTING TO REMAIN
– SETBACKS		
* FRONT (SW 80th ST.)	25'-0"	98'-10"
* SIDE (EAST)	15'-0"	27'-10"
* SIDE (WEST)	15'-0"	48'-4"
* REAR (SOUTH)	25'-0"	135'-0"
– HEIGHT	80'-0"	34'-0" (TOP OF PARAPET) 44'-0" (TOP OF CUPOLA)
– BUILDING FOOTPRINT	–	28,075 S.F.
– GREEN SPACE	40%	57,235 S.F. (55%)
PARKING REQUIREMENTS	REQUIRED	PROPOSED
EDUCATIONAL K-8TH	54 (INCLUDE 3 HC ACCESSIBLE)	54 (INCLUDE 3 HC ACCESSIBLE)

NOTES:
(1) PARKING REQUIREMENTS BASED ON MIAMI-DADE COUNTY CODE OF ORDINANCE SECTION 33-124 FOR SCHOOL USE.

CHILD CARE CHECKLIST FOR CHARTER SCHOOLS:

Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128

School Name: KENDALL GREENS CHARTER SCHOOL

School Address: S.W. 80th Street & East of S.W. 152nd Avenue Tax Folio # 30-4933-002-0021

Total size of site: Irregular = 121,988 SQ.FT. / 43,560 SQ. FT. = 2.8 ACRES

Number of children or students requested: 800 Ages: 4-14 Yrs Old

Grade Levels Requested: (K-8th Grades)

Number of classrooms: 40 Total square footage of classroom area: 22,000 SF

Amount of exterior recreation/play area in square footage: 14,900 SF

Number of parking spaces provided for staff, visitors, and transportation vehicles: 54 parking spaces provided. 54 parking spaces required by Section 33-124 (L)

Days and hours of operation: Monday - Friday 7:00 AM - 4:00 PM

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledge on this _____ day of _____ at Miami-Dade County, Florida.

WITNESSES: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this _____ day of _____, before me personally appeared _____, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

DISCOMMENT

SIGNAGE NOTE:

1. THE TOTAL FREE-STANDING SIGNAGE IN ANY RESIDENTIAL DISTRICT SHALL NOT EXCEED SIX (6) SQ.FT. IN SIZE, IN COMPLIANCE W/ MIAMI-DADE COUNTY ORDINANCE (CHAPTER 33)

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery / Kindergarten, Preschool and After school care
35 sq. ft. x 40 (number of children) = 1,400 sq. ft. of classroom area required.

b. Elementary Grades 1–6
30 sq. ft. x 600 (number of children) = 18,000 sq. ft. of classroom area required.

c. Junior High and Senior High School (Grades 7–8)
25 sq. ft. x 160 (number of children) = 4,000 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 23,400 SF
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 22,000 SF

OUTDOOR RECREATION SPACE:

a. Day nursery / Kindergarten, Preschool and After school care
45 sq. ft. x 20 (1/2 of children) = 900 SF

b. Grades 1–6
500 sq. ft. x 30 (first 30 children) = 15,000 SF
300 sq. ft. x 570 (remaining children) = 171,000 SF

c. Grades 7–8
800 sq. ft. x 30 (first 30 children) = 24,000 SF
300 sq. ft. x 130 (next 300 children) = 39,000 SF
150 sq. ft. x ____(remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 249,900 SF
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 14,900 SF

TREES: See Section 33-151.18 (h), and Planning Department for additional requirements (12th floor).

a. 28 trees are required per net acre. Trees required: 83 Trees provided: 83

b. 10 shrubs are required for each tree required.
Shrubs required: 830 Shrubs provided: 835

c. Gross Area in square feet (exclusive of organized sports / play area): 14,900 SF

R.O.W. NOTE:

APPLICANT AGREES TO INSTALL CURB & GUTTER ON NORTH & SOUTH SIDES OF SW 80TH STREET EXTENDING 100 FEET FROM THE ENTRANCE TO THE PROPERTY. THE PLANS FOR SAID IMPROVEMENT SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPT. NO LATER THAN 90 DAYS FROM MAY 1, 2008.

DISCOMMENT

PARKING DATA FOR MIDDLE/GRADES K-8 SCHOOL SITE:

Uses Proposed	No. of Classrooms	Classroom Area	No. of Students	No. of Teachers	No. of Assist	No. of Admin	Total Personnel	Transportation Vehicles
(Elementary) K-5th GRADES	26	(14,300 SQ.FT.)	520	26	1	0	27	4-Vans
(Middle) 6th-8th GRADES	14	(7,700 SQ.FT.)	280	14	1	1	16	2-Vans
Grand Total	40	(22,000 SQ.FT.)	800 Students	40	2	1	43	6-Vans

DISCOMMENT

NOTE:
PARKING REQUIREMENTS BASED ON MIAMI-DADE COUNTY CODE OF ORDINANCES SECTION 33-124 FOR SCHOOL USE.

Code Requirement	Parking Required		Parking Provided
1 Pkg per o.s. Staff	(31 Staff x 1 space) = 31 spaces	Total Parking Required for K-8: 31 + 23 = 54 Spaces	54 Spaces
1 Pkg per o.s. Staff + 1/4 of Staff	(18 Staff + 5) = 23 spaces		
Total Parking Required for K-8th Grade School: 54 Spaces Required			Total Parking Provided: 54 Spaces *

* Total Handicapped Spaces Provided : (3)

*Total Surplus Provided:.....(51 - 44 Rqd) = 4 Spaces

*On Site Parking Fragmentation.....4 Visitor Spaces on Site
60 On-Site Visitor Stacking
47 Staff Spaces on site
3 ADA Spaces on Site

DISCOMMENT

CIVICA
89323 NW 82nd Street
Suite No.206
Doral, FL. 33126
tel: 305.883.9049
fax: 305.883.9850

PROJECT:
KENDALL GREENS CHARTER SCHOOL
15130 S.W. 80th Street.
Miami, Fl. 33193.

OWNER:
KENDALL GREENS LLC
6253 BIRD ROAD Miami, FL 33155
tel: (305) 669-2906

CIVICA PROJECT No:
2006-04

ISSUED FOR:
D.I.C.

No.	DATE	REVISION	BY
1	08.30.06	ZONING-DIC COMMENTS	IAF
2	04.08.08	ZONING-DIC COMMENTS	IAF
3	05.08.08	DIC COMMENT TRAFFIC DIVISION	IAF
4	05.15.08	TRAFFIC COMMENTS	IAF

DRAWN BY: APPROVED BY:
DATE: SCALE:

SEAL/SIGNATURE

04.20.2008

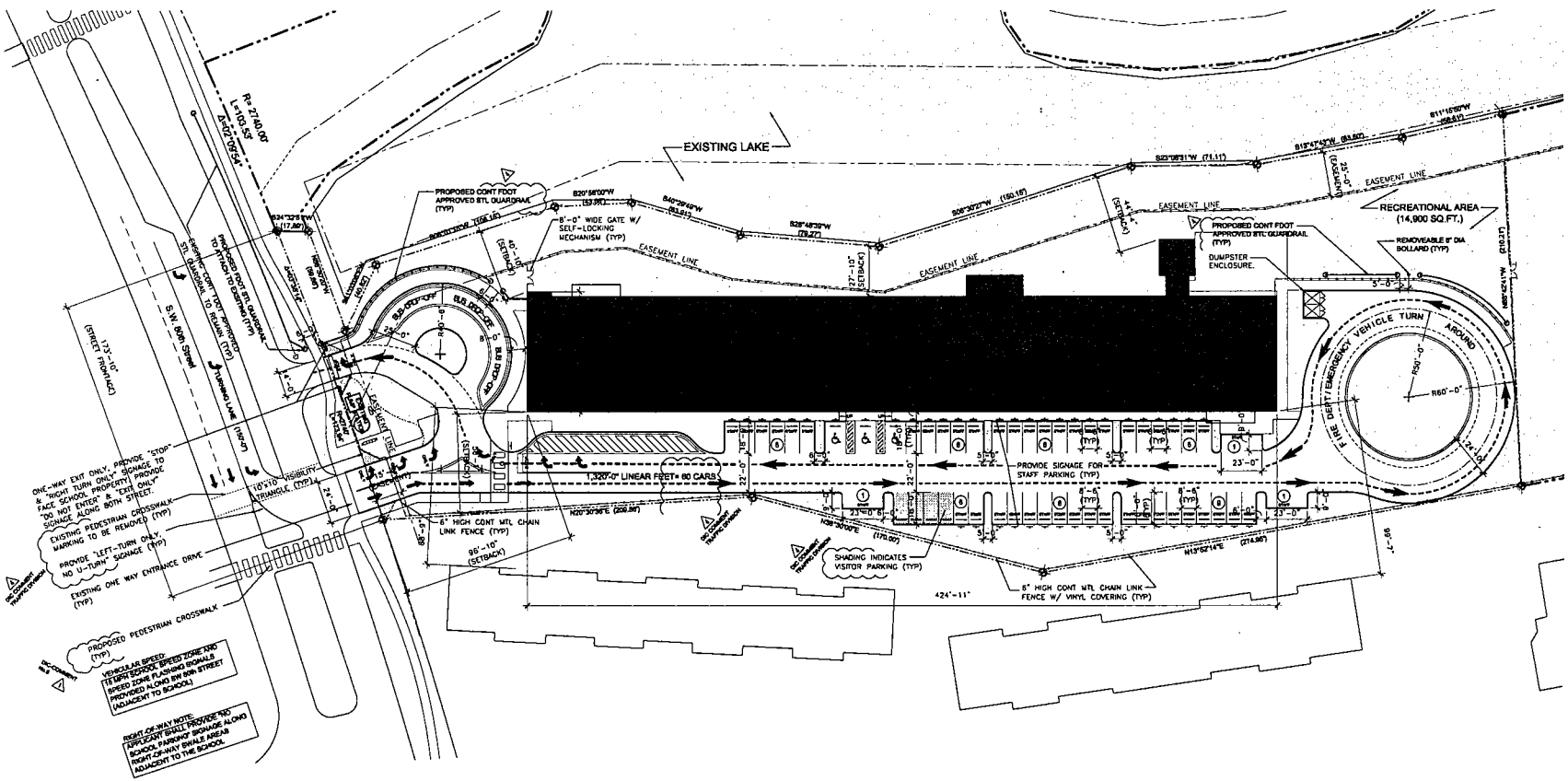
ROLANDO LLANES, AIA
AR - 0013180

This drawing is the property of CIVICA and shall not be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

SHEET TITLE
LOCATION MAP & SITE INFORMATION

SHEET NUMBER
A-1

32



1 / A-2 EXISTING SITE PLAN WITH NEWLY INCORPORATED PLAY-GROUND AREAS:

SCALE: 1" = 50'-0"

N

ACCESSIBILITY NOTE:

1) ALL PARKING SPACES AND ISLES AND SIDEWALKS SHALL HAVE A LEVELED SURFACE SLOPE SO AS NOT TO EXCEED 2% (1:50) IN ALL DIRECTIONS IN COMPLIANCE W/ FBC 11-4.6.3

LEGAL DESCRIPTION:

A PORTION OF TRACT 2, "KENDALE LAKES WEST SECTION ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98 AT PAGE 2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2, SAID POINT BEING ON A CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 2740 FEET, A CENTRAL ANGLE OF 3°36'14", AND ARC DISTANCE OF 173.34 FEET TO A POINT; THENCE S24°32'51"W, A DISTANCE OF 17.88 FEET TO A POINT ON THE TOP OF BANK OF A LAKE, AS SHOWN ON SAID PLAT OF KENDALE LAKES WEST SECTION ONE; (THE FOLLOWING 6 COURSES ARE ALONG THE TOP OF BANK OF SAID LAKE); THENCE N 88°30'30"W, A DISTANCE OF 60.86 FEET; THENCE S41°03'06"E, A DISTANCE OF 40.82 FEET TO A POINT; THENCE S06°01'15"W, A DISTANCE OF 108.18 FEET TO A POINT; THENCE S20°58'00"W, A DISTANCE OF 43.66 FEET TO A POINT; THENCE S40°29'49"W, A DISTANCE OF 83.81 FEET TO A POINT; THENCE S28°48'39"W, A DISTANCE OF 79.27 FEET TO A POINT; THENCE S06°30'27"W, A DISTANCE OF 150.16 FEET TO A POINT; THENCE S23°08'31"W, A DISTANCE OF 71.11 FEET TO A POINT; THENCE S13°47'43"W, A DISTANCE OF 83.50 FEET TO A POINT; THENCE S11°15'50"W, A DISTANCE OF 58.81 FEET TO A POINT; THENCE N58°42'41"W, A DISTANCE OF 210.21 FEET TO A POINT; THENCE N13°52'14"E, A DISTANCE OF 274.95 FEET TO A POINT; THENCE N20°30'30"E, A DISTANCE OF 170.00 FEET TO A POINT; THENCE N20°30'30"E, A DISTANCE OF 209.36 FEET TO THE POINT OF BEGINNING.

CIVICA
89323 NW 62nd Street
Suite No.206
Doral, FL 33126
tel: 305.593.9992
fax: 305.593.9993

PROJECT:
KENDALL GREENS CHARTER SCHOOL
15130 S.W. 80th Street.
Miami, Fl. 33193.

OWNER:
KENDALL GREENS LLC
6355 BIRD ROAD Miami, FL 33155
tel: (305) 665-2906

CIVICA PROJECT No:
2006-04

ISSUED FOR:
D.I.C.

No.	DATE	REVISION	BY
1	09.30.06	ZONING-DIC COMMENTS	IAF
1	06.05.08	DIC SUBMIT TRAFFIC DIVISION	IAF

DRAWN BY: APPROVED BY:
DATE: SCALE:

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04.20.2006
ROLANDO LLANES, AIA
AR - 0013160

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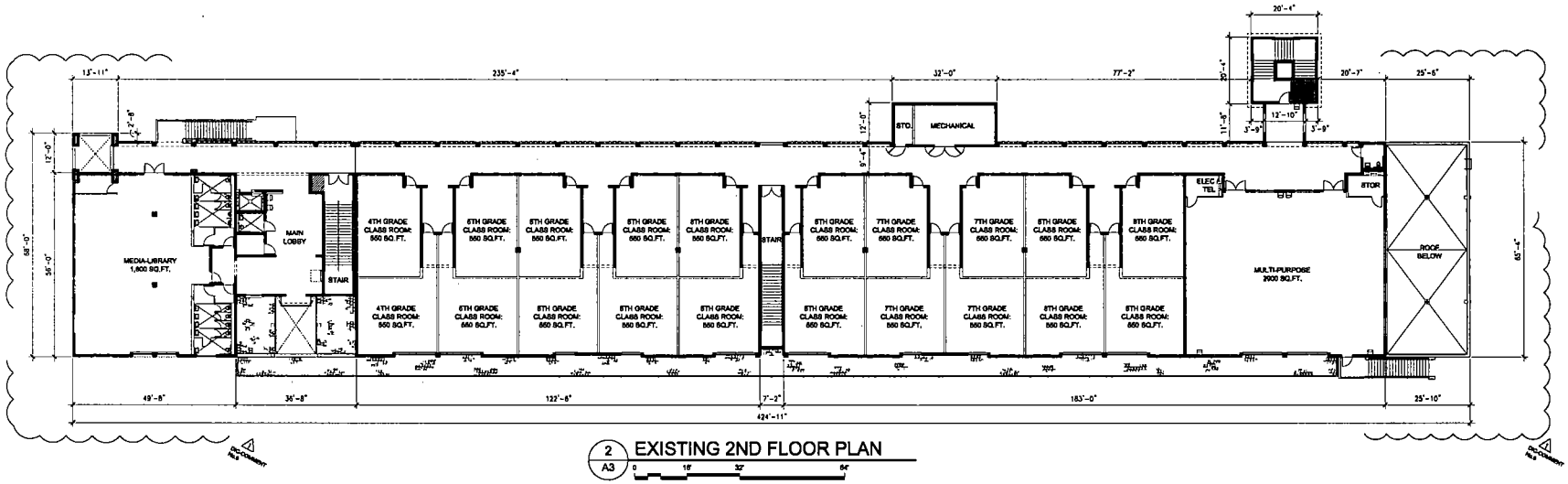
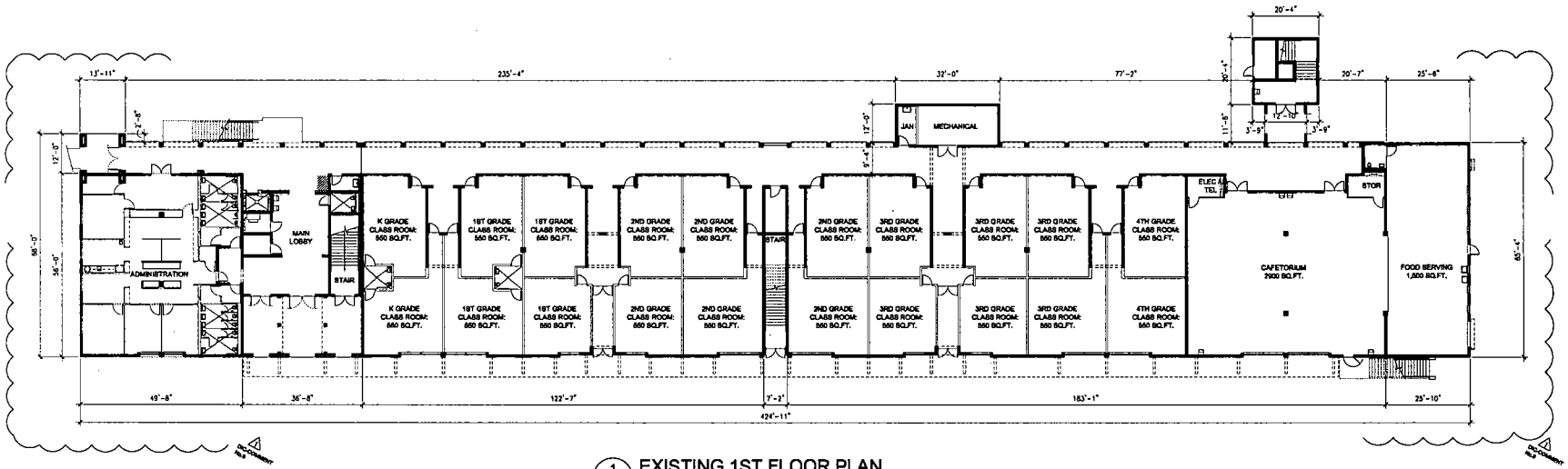
SHEET TITLE
SITE PLAN & ZONING INFO. & LOCATION MAP

SHEET NUMBER
A-2



2 A3 EXISTING 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



1 A3 EXISTING 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

CIVICA
89323 NW 82nd Street
Suite No.208
Doral, FL. 33126
tel: 305.593.9959
fax: 305.593.9955

PROJECT:

KENDALL GREENS CHARTER SCHOOL

15130 S.W. 80th Street.
Miami, Fl. 33193.

OWNER:

KENDALL GREENS LLC

6255 BIRD ROAD Miami, FL 33155
tel: (305) 669-2008

CIVICA PROJECT No:

2006-04

ISSUED FOR:

D.I.C.

No.	DATE	REVISION	BY
1	09.30.08	ZONING COMMENTS	IAF

DRAWN BY: APPROVED BY:

DATE: SCALE:

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04.30.2008

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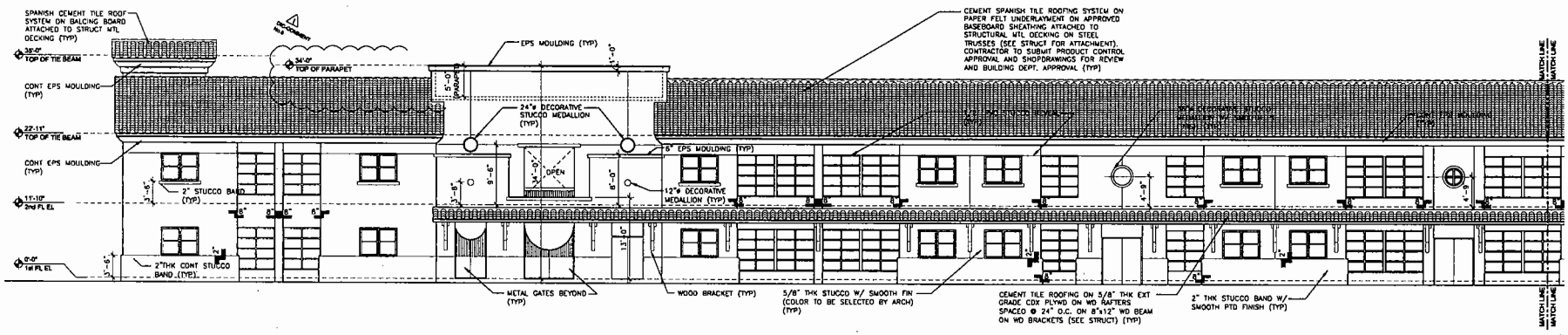
SHEET TITLE

EXISTING 1ST & 2ND FLOOR PLANS

SHEET NUMBER

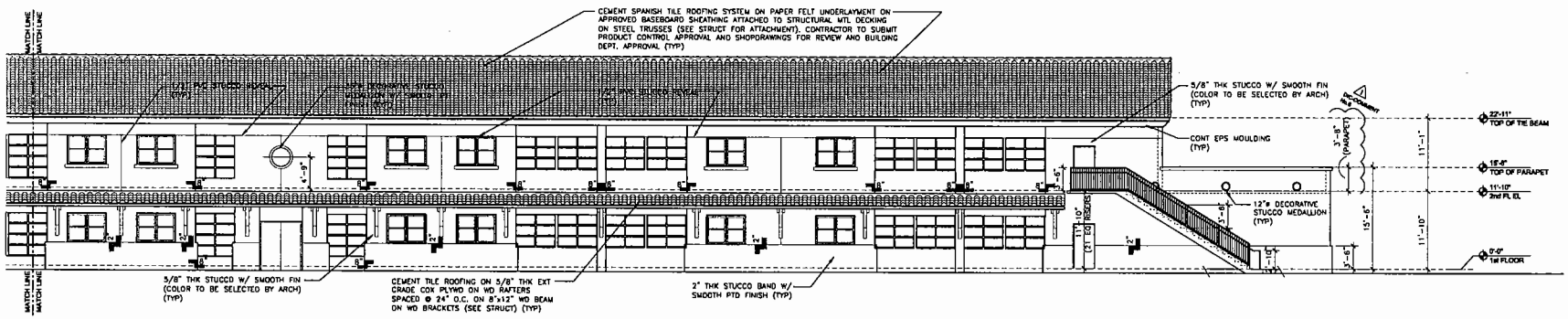
A-3

34



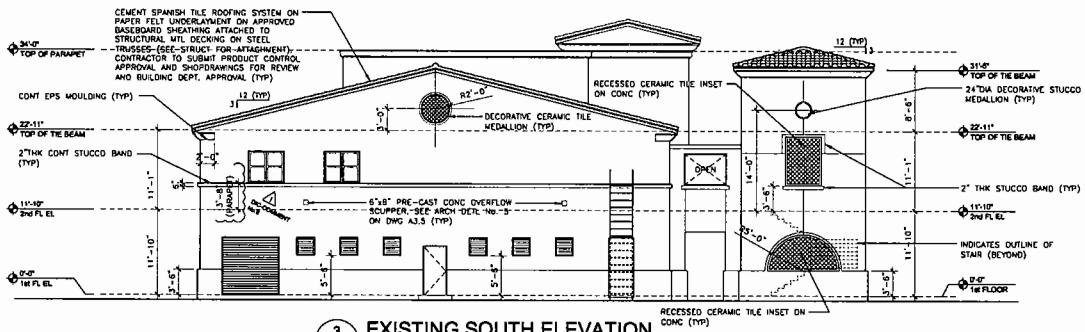
1 A4 EXISTING WEST ELEVATION

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



2 A4 EXISTING WEST ELEVATION

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



3 A4 EXISTING SOUTH ELEVATION

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

CIVICA
89323 NW 82nd Street
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fax: 305.885.9958

PROJECT:

KENDALL GREENS CHARTER SCHOOL

15130 S.W. 80th Street.
Miami, Fl. 33193.

OWNER:

KENDALL GREENS LLC

6355 BIRD ROAD Miami, FL 33155
tel: (305) 669-2906

CIVICA PROJECT No:

2006-04

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No.	DATE	REVISION	BY
1	06.30.06	ZONING-DIC COMMENTS	VAF

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SHEET TITLE

EXISTING WEST & SOUTH ELEVATIONS

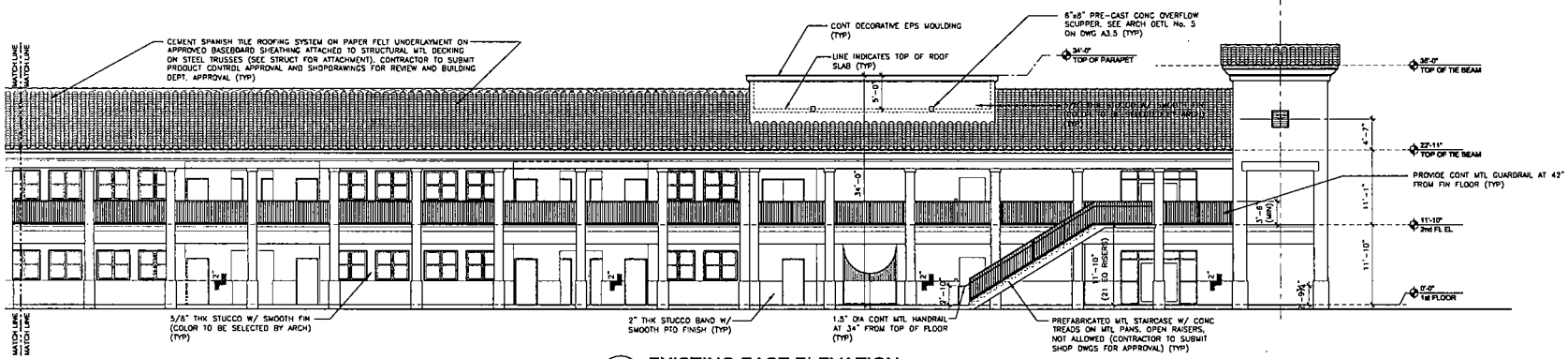
SHEET NUMBER

A-4

35

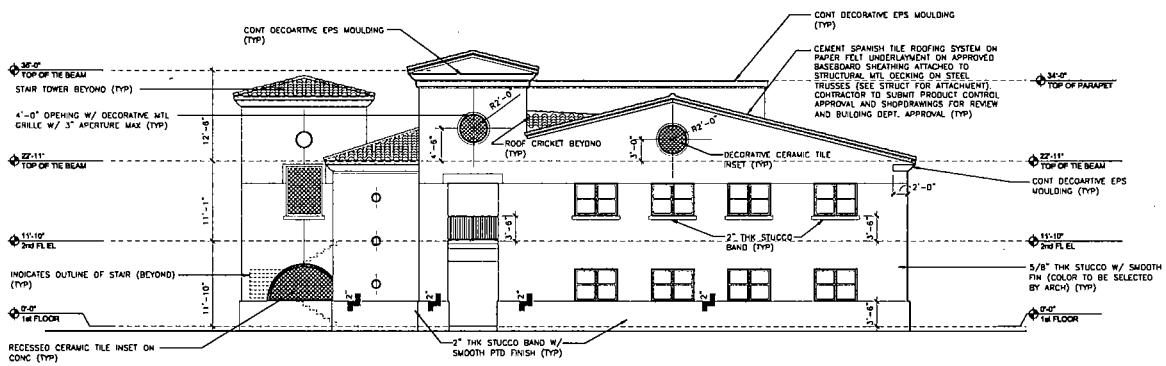
1 A5 EXISTING EAST ELEVATION

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



2 A5 EXISTING EAST ELEVATION

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



3 A5 EXISTING NORTH ELEVATION

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

36

CIVICA
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PROJECT:

KENDALL GREENS CHARTER SCHOOL

15130 S.W. 80th Street.
Miami, Fl. 33193.

OWNER:

KENDALL GREENS LLC

6255 BIRD ROAD Miami, FL 33155
tel: (305) 669-2606

CIVICA PROJECT No:

2006-04

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No.	DATE	REVISION	BY
1	09.20.08	ZONING-DIC COMMENTS	MAF

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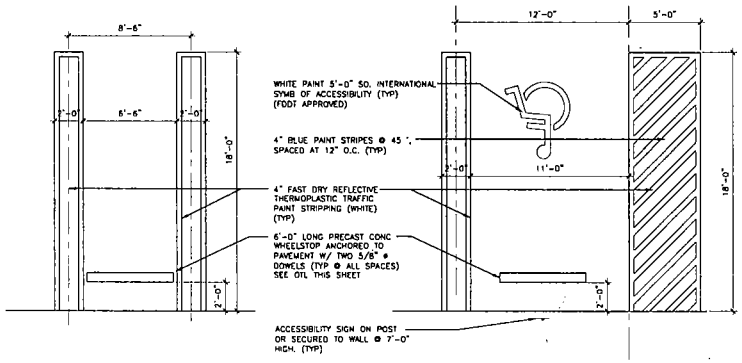
SHEET TITLE

EXISTING EAST & NORTH ELEVATIONS

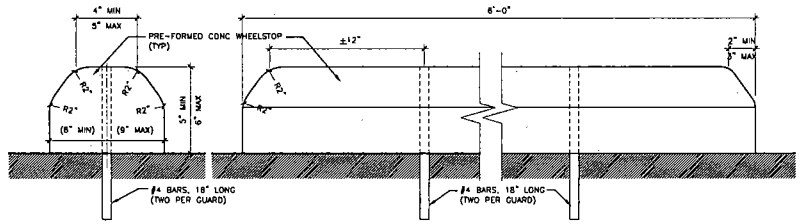
SHEET NUMBER

A-5



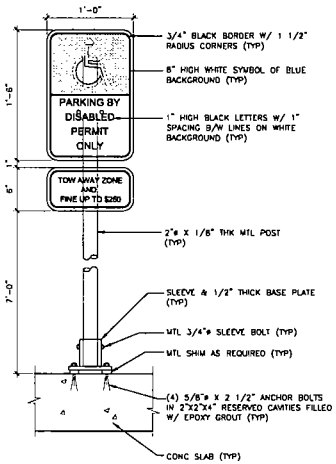
1 A-6 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

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



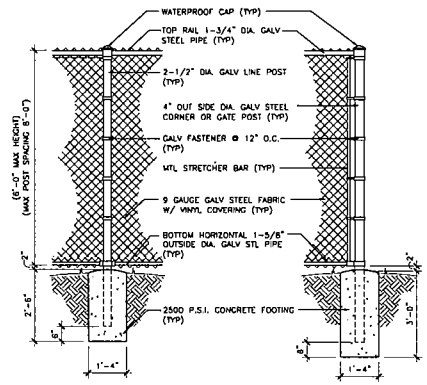
2 A-6 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

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



3 A-6 TYPICAL ACCESSIBLE PARKING SIGNAGE

SCALE: 1 1/2"=1'-0"



4 A-6 PROPERTY LINE AND: ABUTTING RIGHT-OF-WAY: TYPICAL FENCE DETAIL

SCALE: 1/2"=1'-0"

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PROJECT:

KENDALL GREENS CHARTER SCHOOL

15130 S.W. 80th Street.
Miami, Fl. 33193.

OWNER:

KENDALL GREENS LLC

6255 BIRD ROAD Miami, FL 33155
tel: (305) 669-2906

CIVICA PROJECT No:

2006-04

ISSUED FOR:

D.I.C.

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:

DATE: SCALE:

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SHEET TITLE

TYPICAL PARKING DETAILS

SHEET NUMBER

A-6

TOTAL TREES REQUIRED 83 = TOTAL TREES PROVIDED 83
(8 PALM TRESS PROVIDED-COUNT AS 4 TREES)

Not A PART

PARCEL No.1

PARCEL No.2

XANADU (30)
BLACK OLIVES (2)
BISMARKIA PALMS (3)
ROYAL POINCIANA (1)
BOUGAINVILLE (30)
BLACK OLIVES (3)
SEA GRAPES (3)
GUMBO LIMBO (9)
XANADU (405)
GUMBO LIMBO (13)
SEA GRAPES (10)
XANADU (40)
SEA GRAPES (28)
GUMBO LIMBO (2)
WILD TAMARIND (6)
GUMBO LIMBO (6)
RED TIP (330)
DISSIMILAR LAND USE BUFFER: 16A-6H
6'-0" HIGH FENCE PROVIDED W/ LANDSCAPING BUFFER AND TREES ON PLANTING STRIP. SHRUBS SHALL BE 36" MIN AT TIME OF PLANTING, AND TREES SHALL BE SPACED AT 30'-0" O.C.
DISSIMILAR LAND USE BUFFER: 16A-6H
6'-0" HIGH FENCE PROVIDED W/ LANDSCAPING BUFFER AND TREES ON PLANTING STRIP. SHRUBS SHALL BE 36" MIN AT TIME OF PLANTING, AND TREES SHALL BE SPACED AT 30'-0" O.C.
DEVELOPMENT
N.W. 77 AVENUE
N.W. 104 STREET

1 A-2 EXISTING LANDSCAPE PLAN

0 30' 60' 120'
SCALE: 1" = 30'-0"

N

CIVICA
89323 NW 82nd Street
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fax: 305.593.9656

PROJECT:
KENDALL GREENS CHARTER SCHOOL
15130 S.W. 80th Street.
Miami, Fl. 33193.

OWNER:
KENDALL GREENS LLC
6255 BIRD ROAD Miami, FL 33155
tel: (305) 669-2906

CIVICA PROJECT No:
2006-04

ISSUED FOR:
D.I.C.

No.	DATE	REVISION	BY
1	09.30.08	ZONING-DIC COMMENTS	IAF
1	04.08.08	ZONING-DIC COMMENTS	IAF

DRAWN BY: APPROVED BY:
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SHEET TITLE
EXISTING LANDSCAPE PLAN

SHEET NUMBER
LA-1

38

LANDSCAPING SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE

A. Provide all labor, materials, equipment, watering, supervision, and work necessary to complete work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which is part of this document.

1.2 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.3 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with the branches in normal position. All necessary pruning shall be done at the time of planting.

1.4 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Florida Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species: healthy, vigorous, free from insects, disease and injury.

1.5 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the plan shall be held valid.

1.6 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect a unit price breakdown for all materials. The Owner may at his discretion add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.7 INSPECTION CERTIFICATES

A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified.

1.8 GRADING

Rough Grading: All areas to be rough graded to within three (3) inches of finished grade by others. All construction debris to be removed by others.

B. Fine Grading: All areas to be planted, mulched, or sodded shall be raked by the Contractor to remove all debris 1" in diameter or larger.

CLEAN-UP

A. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material shall be removed from the job site.

1.10 MAINTENANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.11-C "ACCEPTANCE".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering of plants, weeding, mulching, pest control, tightening and repairing of guys, repairing of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucers, and other necessary operations as determined by the Landscape Architect and good nursery practice.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include, but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control, and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Watering of Field-Grown Plants: The following water schedule and amount of water per application shall be followed during maintenance period. If climatic or soil conditions warrant a variation of this schedule, the Contractor shall be responsible to notify the Landscape Architect and receive his approval. All field grown plants shall be watered once daily for the first week after planting; every other day for the next week, and twice weekly for the third and fourth week.

The following amount of water shall be applied at The base of each plant at each watering:

- up to 4 inch trunk caliper for trees and large shrubs — 10 gallons
- from 5 to 8 inch caliper — 25 gallons
- 9 inch and up caliper — 50 gallons

1.11 OPERATIONS FOR ACCEPTANCE

A. General: A project may be accepted in segments if the work is extensive enough to justify segmented inspection and acceptance. If a project is to be segmented, segments shall be recorded on the drawings or in other reasonable documents. If segments are not so designated during negotiation, the work will only be accepted in total when all work is completed.

B. Inspection: Inspection of the work, in this Section, to determine completion of completion of contract work exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period, upon written notice requesting such inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date. The condition of the turf area will be noted and determination made by the Landscape Architect as to whether maintenance shall continue.

C. After inspection, the Landscape Contractor will be notified in writing, by the Landscape Architect of acceptance of all work, of this section, exclusive of the possible replacement of plants subject to guarantee or if there are any deficiencies of the requirement for completion of the work. Turf maintenance or other work remaining to be done shall be subject to re-inspection before acceptance.

1.12 GUARANTEE

A. Guarantee all plants for sixty (60) consecutive calendar days (CCD) from the date of acceptance. Guarantee palms, Sabal palmettos, and cocoa spp. or equal for a period of three hundred sixty five (365) CCD. Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, vandalism, or theft.

1.13 REPLACEMENT

A. Replacements shall be made during the guarantee period as directed by the Landscape Architect. At the end of the guarantee period, an inspection will be made by the Landscape Architect, upon written notice requesting such an inspection and submitted by the Contractor at least five (5) days before the anticipated date. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. General Purpose Planting Soil: General Purpose Planting Soil shall be of the composition noted in the plans measured by volume.

B. Special Planting Soil. Shall be of a composition noted in the plans, measured by volume and installed where noted in the plans.

2.2 FERTILIZER

A. Fertilizer for trees, shrubs, & groundcovers, and vines shall be as follows: LESCO 8-10-10, Sulfur coated with iron and other minor elements and maximum of 2% chlorine or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-8-8, 50% organically derived nitrogen, or equal. Fertilizer for palms shall be LESCO 13-3-13 Palm Special or equal.

2.3 WATER

A. The Owner shall provide potable water on site, available from the available from the start of planting, as required by the Contractor. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the areas of planting. If water volumes and accessibility are not satisfactory to the Contractor, it is his responsibility to negotiate acceptance terms with the Owner prior to signing of a contract.

2.4 MULCH

A. Mulch shall be as specified in the plant list, uniformly shredded and free from large pieces of bark and foreign matter.

3.0 PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation. Locate new planting where construction below grade or overhead are encountered or necessary adjustments only after approval by the Landscape Architect.

3.2 HERBICIDE TREATMENT

A. In all areas infested with weed and/or grass growth, a systemic herbicide such as roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. Contractor shall exercise extreme care to prevent damage to desirable existing growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

B. When specified in the plans, a pre-emergent herbicide such as Treflan shall be applied after planting.

3.3 PLANT PIT EXCAVATION AND BACKFILLING

A. Trees: The diameter of the planting pits shall be at least two feet wider and one foot deeper than the size of the root ball. Backfill the planting pit, utilizing general purpose planting soil (50%) and soil from the site which all course debris 2" in diameter or larger has been removed (50%).

B. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed of general purpose planting soil to the depth noted in the plans. In areas where placement of the soil bed on top of existing grade will create grading and/or drainage problems, the Contractor shall excavate and remove the existing soil and replace to proper finish grade with the planting soil.

3.4 WATERING-IN

A. Water in plants by thorough soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

B. Water shrubs, sod, and groundcover a minimum of once daily until an irrigation system is fully operational. Water for trees and other large field grown plants shall be supplemented by hand watering in addition to the irrigation system, as specified in 1.10 (A-3).

3.5 FERTILIZING

A. Add fertilizer on top of the surface and (1) week after planting of each segment of the job after soil has been well moistened, of the following rates of application:

1. Trees & Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One handfull per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 1000 sq. ft. of bed area

4. Sod: Twelve (12) pounds per 1000 sq. ft.. Wash off blades immediately after spreading.

3.6 MULCHING

A. Spread mulch two (2) inches thick uniformly over the entire surface of shrub and groundcover beds, depth measured after settling. Provide 24" diameter sod of mulch, measures from outer edge of the trunk, for all trees and palms in sod areas. Keep mulch away from contact with the trunk.

3.7 GUYING & BRACING

A. See the details bound herewith or made part of the plans.

3.8 SODDING

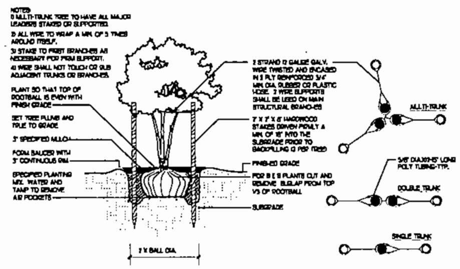
A. Provide a blanket of topsoil, free from weeds, debris and stones over 1" diameter. Soil shall be a minimum of two (2) inches thick. Prior to planting remove all stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil if required so that level of soil prior to sodding shall be three (3) inches below adjacent pavement or top of curb.

B. Place sod on moistened soil, with edges tightly butted. In rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller. On slopes greater than one in three, peg the sod into place with not less than two stakes per square yard.

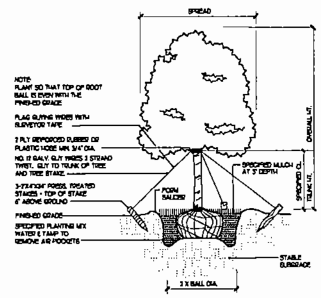
C. Keep edge of sod bed a minimum of twelve (12) inches away from groundcover beds and twenty four (24) inches away from shrub bed and trees.

D. Completed sod shall immediately be watered sufficiently to wet the soil to at least two inches below the bottom of the sod strips.

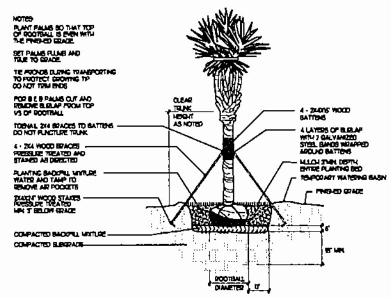
E. Apply fertilizer to the bed after initial watering, as specified in Section 3.5.



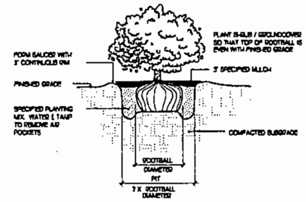
MULTI-TRUNK TREE PLANTING/STAKING DETAIL
N.T.S.



TREE PLANTING/STAKING DETAIL
N.T.S.



PALM PLANTING/STAKING DETAIL
N.T.S.



SHRUB/ GROUNDCOVER PLANTING DETAIL
N.T.S.

LANDSCAPE LEGEND

Zoning District: RU-4L Net Lot Area: 2.807

OPEN SPACE	REQUIRED	PROVIDED
Square Feet of open space as required by Chapter 33, as indicated on site plan: Net Lot Area= 171,988 s.f. X 25% = 30,492 s.f.	30,492 S.F.	56,895 S.F.
Square Feet of parking open space required by Chapter 18A, as indicated on site plan: No. of Parking Spaces 58 spaces X 10 s.f. per parking space = 580 s.f.	580 S.F.	800 S.F.
Total s.f. of landscaped open space required by Chapter 33: A + B = 45,530 s.f.	45,530 S.F.	57,895 S.F.

LAWN AREA CALCULATION	REQUIRED	PROVIDED
A. Total s.f. of landscaped open space required by Chapter 33	31,052 S.F.	57,895 S.F.
B. Maximum lawn area (sod) permitted = 40% X 31,052 s.f. = 12,420 s.f.	12,420 S.F. max	11,480 S.F.

TREES	REQUIRED	PROVIDED
A) No. of trees required per net lot acre; Less existing number of tree meeting minimum requirements = 28 trees X (2.80) net lot acres = 78 trees	78	78
B) % Palms allowed: No. trees provided (78 trees)/2 x 30% = 12* *Lot Palms shall be allowed to count as 2 for 1	12	8 (count as 4 trees)
% Palms permitted to count as street trees on 1:1 basis x 30% = 0	N/A	N/A
C) % Natives required: No. trees provided (116 trees) x 30% = 35	35	121
D) Street trees (maximum average spacing of 35' o.c.): 173 linear feet along street / 35 = (4.94) = 5 trees	5	5
E) Street trees located directly beneath power lines (max. average spacing of 25' o.c.): 0 linear feet along street / 25 = 0	N/A	N/A
TOTAL TREES REQUIRED (A + D + E)	83 REQUIRED TREES	5 PROVIDED TREES

SHRUBS	REQUIRED	PROVIDED
No. of trees required (83 trees) x 10 = 830 shrubs required	830	835
No. of shrubs required (830 shrubs) x 30% = 249 native shrubs required	249	330

DIC-COMMENT No.7
DIC-COMMENT No.8

TOTAL TREES REQUIRED 83 = TOTAL TREES PROVIDED 83
(8 PALM TRESS PROVIDED-COUNT AS 4 TREES)

PLANT LIST

TREE TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
[illegible]	5	[illegible]	[illegible]	yes	yes	[illegible]	[illegible]
[illegible]	6	[illegible]	[illegible]	yes	yes	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	yes	yes	[illegible]	[illegible]
[illegible]	28	[illegible]	[illegible]	yes	yes	[illegible]	[illegible]
[illegible]	41	[illegible]	[illegible]	yes	yes	[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]	yes	yes	[illegible]	[illegible]

PALM TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
[illegible]	3	[illegible]	[illegible]	[illegible]	yes	[illegible]	[illegible]
[illegible]	5	[illegible]	[illegible]	[illegible]	yes	[illegible]	[illegible]

SHRUBS TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SOD

St. Augustine "Floratam" for parking areas, Bahia Sod for playfields

PLANTING NOTES:

Plant materials shall conform to grades and standards for Florida No. 1 or better as given in grades and standards for nursery plants, part 1 (current edition) and part II (current edition) by the Florida Department of Agriculture and Consumer Services Divisions of Plant Industry.

Planting mix/backfill mix shall be clean and free of construction debris, weeds, rock and noxious pests and disease. The planting areas shall be amended with a minimum of forty (40) percent of muck or horticultural acceptable organic material. The minimum topsoil depth shall be four (4) inches for ground cover areas and sodded grass areas.

Washington Palms shall be planted in a good grade of soil free sand. Trees and shrubs shall be fertilized at the time of planting with agriform planting tablets, 20-10-5 formula 21 grams, of manufacturers recommended rate. Trees and shrubs shall be planted with a minimum of 6" of topsoil beneath rootball.

Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant:

Turf: 4-1-2 N-P-K with micronutrients. Apply at a rate of 1 lb. of nitrogen per 1000 s.f.
Palms: 2-1-1 N-P-K with micronutrients.

Shrubs and Trees:
7-6-6 N-P-K with micronutrients. Mulch shall be clean, bright and free of weeds, moss sticks and other debris.

All landscape installation to be 100% irrigated to meet local and state regulations with a minimum of 50% overlap. (See Plans and Specs)

All work shall be done in accordance with authorities having jurisdiction. Contractor shall submit shop drawings for approval.

No charges/ substitutions shall be made without prior consent of the designer.

Contractor shall field verify locations of all utilities prior to installation.

All landscape areas shall be sodded unless otherwise noted. Landscape contractor shall coordinate his work with that of the irrigation contractor.

Mulch: All plants and plant beds shall have a 3" layer of clean weed free, organic mulch (eucalyptus where possible). Mulch shall contain less than 10% wood chips.

Utilities: The location and existence of utilities (overhead and underground) shall be thoroughly investigated and verified by the Landscape Contractor before the work begins in exercise care in digging and work so as not to damage existing utilities in said areas, such as underground pipes, cables, wires, etc. The Landscape Contractor shall be responsible for the immediate repair of any damage to utilities caused by the work.

Watering: Initially water the plant material to develop uniform coverage and deep water penetration of at least 6". Avoid erosion, puddling, and washing soil away from plant roots.

Plant quantities in plant legend are for reference only. If discrepancies exist between quantities in legend and quantity shown on plan, plan shall govern.

Plant Quantities: Plant quantities are provided as a courtesy and should be verified by the contractor prior to bidding.

Sod: Sod shall be clean and visibly free of weeds, noxious pests, and diseases.

Planting: All planting holes shall be excavated to a minimum of 1 1/2 times the diameter of the root ball of plant to be planted and back filled with planting soil. Plant beds shall be excavated to a minimum of 12" and back filled with planting soil.

Sizes: All sizes shown for plant material on the plan are to be considered as minimums. All plants must meet or exceed those minimum requirements for height, spread, trunk caliper.

All shrubs, trees and palms shall be minimum of 8' away from all other utilities.

CIVICA

89323 NW 82nd Street
Suite No.206
Doral, FL. 33126
tel: 305.593.9959
fax: 305.593.9955

PROJECT:

KENDALL GREENS CHARTER SCHOOL

15130 S.W. 80th Street, Miami, Fl. 33193.

OWNER:

KENDALL GREENS LLC

6255 BIRD ROAD Miami, FL 33155
tel: (305) 669-2906

CIVICA PROJECT No: 2006-04

ISSUED FOR:

D.I.C.

No.	DATE	REVISION	BY
1	03.30.08	ZONING-DIC COMMENTS	IAF
1	04.08.08	ZONING-DIC COMMENTS	IAF

DRAWN BY: APPROVED BY:

DATE: SCALE:

SEAL/SIGNATURE

04.20.2008

ROLANDO LLANES, AIA
AR - 0013180

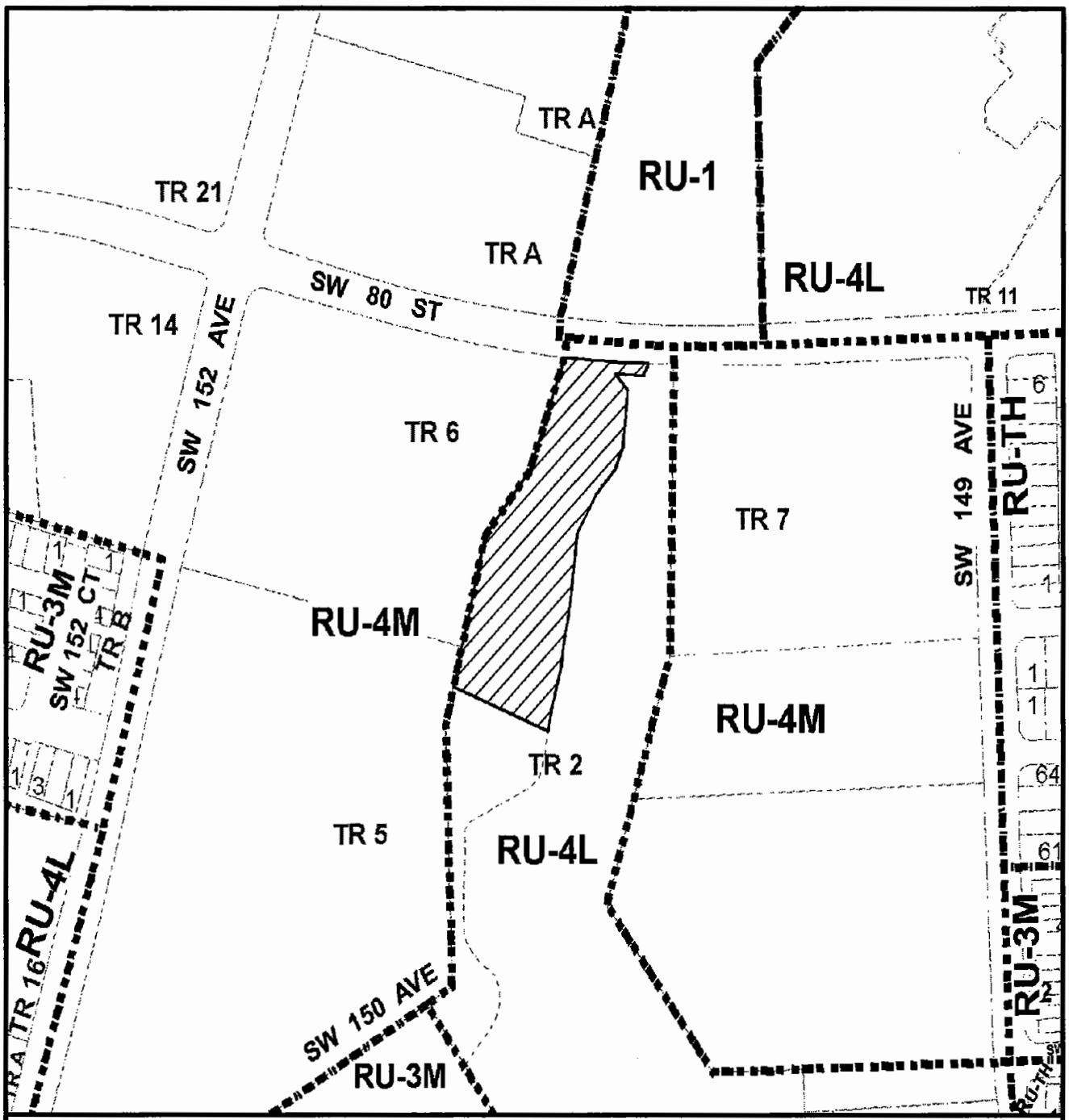
This drawing is the property of CIVICA and shall not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

SHEET TITLE

LANDSCAPE SPECIFICATIONS PLANT LIST

SHEET NUMBER

LA-2



MIAMI-DADE COUNTY
HEARING MAP

Process Number
06-220

N

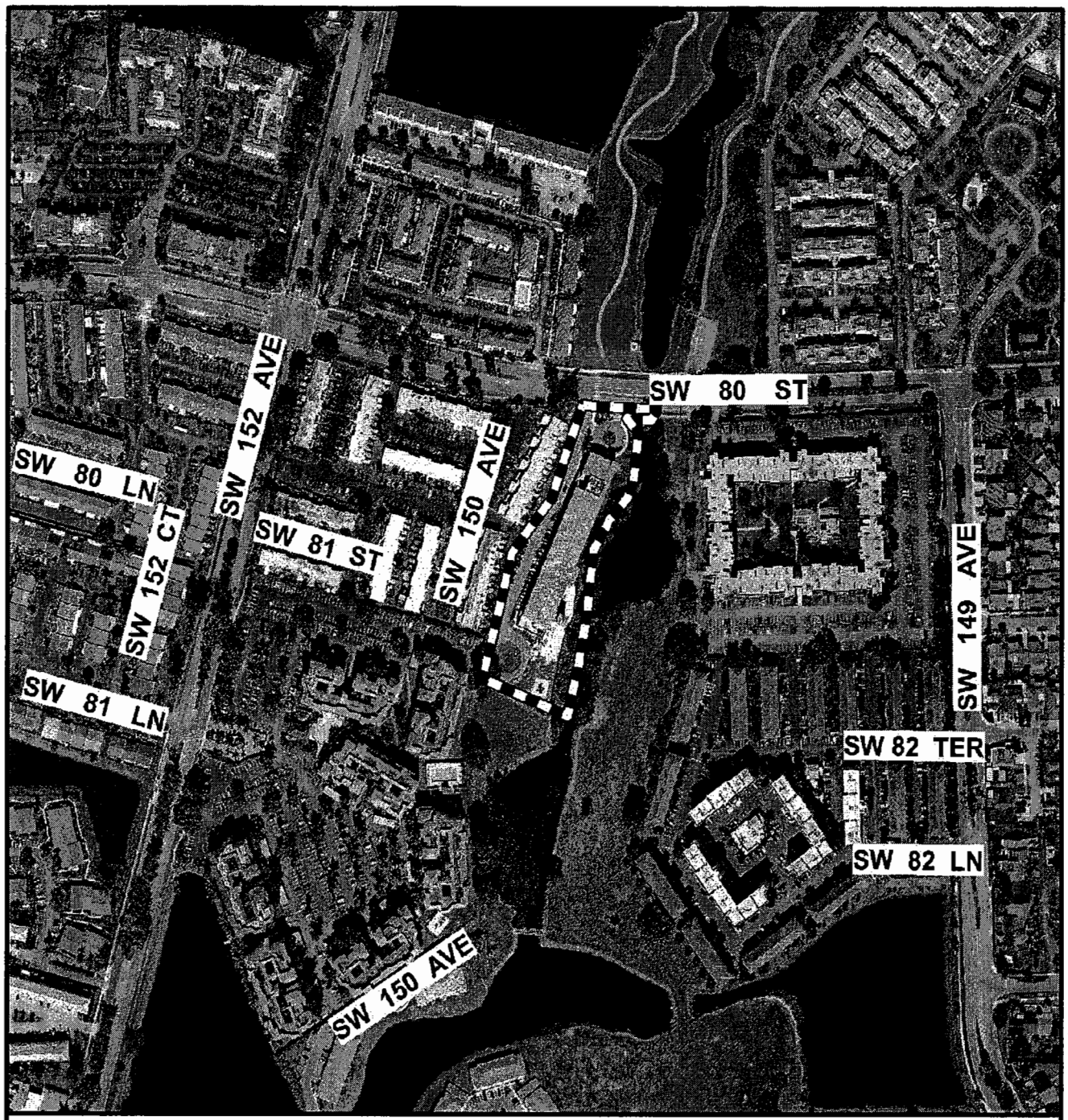
SUBJECT PROPERTY

Section: 33 Township: 54 Range: 39
Applicant: KENDALL GREENS PROPERTY, LLC
Zoning Board: BCC
District Number: 11
Drafter ID: JEFFER
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 07/31/06

REVISION	DATE	BY
New Legal Revision	06/12/06	JGUIRD
Legal Parcel 1 & 2	04/11/06	JGUIRD
Lass Out Parcel	02/01/06	JGUIRD



MIAMI-DADE COUNTY
AERIAL

Process Number
06-220

N

SUBJECT PROPERTY

Section: 33 Township: 54 Range: 39
Applicant: KENDALL GREENS PROPERTY, LLC
Zoning Board: BCCC
District Number: 11
Drafter ID: JEFFER
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 07/31/06

REVISION	DATE	BY
New Legal Revision	09/12/06	JGUIRO
Legal Parcel 1 & 2	04/11/06	JGUIRO
Last Out Parcel	06/09/06	JGUIRO

2. AMB CODINA BEACON LAKES, LLC
(Applicant)

08-7-CC-2 (07-20)
BCC /District 12
Hearing Date: 7/3/08

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑
Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1962	H. M. Ekus	- Zone change from GU to IU-1. - Unusual use for lake excavation. - Use variance for rock crushing.	BCC	Approved
1962	H. M. Ekus	Zone change from GU to IU-1.	BCC	Approved
1964	Oolite Industries, Inc.	Unusual use for excavation.	ZAB	Approved
1965	Sam Levine	Zone change from GU to IU-2.	BCC	Approved
1974	Harold Friedman, Tr.	Zone change from GU to IU-C.	BCC	Approved
1974	Morris Mosk & Yale Mosk	Zone change from GU to IU-C.	BCC	Approved
1980	Terryland Investments, N.V. & Shoppyland	Unusual use for two lake excavations.	ZAB	Approved
1982	Yale Mosk et al	Unusual use to permit a lake excavation.	ZAB	Approved in part
1982	Directors of the Building & Zoning Dept.	Zone change from IU-2 to GU.	BCC	Approved
1988	Tarmac Florida, Inc.	- Unusual use for lake excavation. - Modification to conditions on previous resolution. - Use variance to waive right-of-way.	BCC	Approved
1992	Tarmac Florida, Inc.	Unusual use to permit a lake excavation,	BCC	Approved w/conds.
2002	Steven Robinson	Zone change from GU to IU-1 and GU to BU-1A.	CZAB-9	Approved w/conds.
2002	Steven D. Robinson	Development Approval.	BCC	Approved w/conds.
2002	Steven D. Robinson, et al	Zone change from GU to IU-1 and GU to BU-1A.	BCC	Approved in part
2004	AMB Codina Beacon Lakes LLC	- To permit E. F. lighthouse. - Non-Use variance open space, - Waive the required wall. - Modification of condition of a covenant.	CZAB-5	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

MIAMI-DADE COUNTY

Date: July 3, 2008

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: AMB Codina Beacon Lakes (Z07-020)

SUMMARY OF REQUESTS:

The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes as it pertains to a modification of Resolution No. Z-11-02 that would extend the buildout and termination dates of the DRI from December 31, 2008 to December 30, 2011, to modify the expiration date from December 31, 2013 to December 30, 2016, reduce the warehouse square footage and increase the office and retail square footages. Additionally the applicant is seeking to modify the names of the Developer from C/WDL, LTD to AMB Codina Beacon Lakes, LLC. Requests are also being sought to modify Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02 which are Exhibits indicating the master development site plan, vehicle trip count, access points and intersection improvements. A request to modify a condition of a subsequent Resolution that modified the 2002 Development Order would allow a roadway to be expanded to five lanes in lieu of the previously approved 4. The applicant is also seeking to modify Resolution No. CZAB5-10-04 and a previously proffered approved Declaration of Restrictions to allow the applicant to submit a new site plan. Additionally, the applicant is requesting a zone change from IU-1, Light Industrial District, to BU-2, Limited Business District, and an unusual use to permit outdoor dining and table service in conjunction with restaurants.

LOCATION: The south side of N.W. 25 Street, between N.W. 117 Avenue and N.W. 137 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is requesting a modification of conditions of a previously approved DRI. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, subject to the Boards acceptance of the proffered covenant.

The Executive Council found that the proposed application does not create a substantial deviation (Request #D1) and is of the opinion that the approval of this application, with the acceptance of the proffered covenant and applied conditions, is **consistent** with the CDMP, **compatible** with the surrounding area, and would not have an unfavorable effect on the economy of Miami-Dade County, Florida. In addition, the Executive Council found that this application also would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction.

APPLICATION NO. Z07-20
AMB CODINA BEACON LAKES, LLC

Respectfully Submited,

DIC Executive Council
May 28, 2008

Susanne M. Torriente Assistant County Manager	Absent
Herminio Lorenzo, Fire Chief Miami-Dade Fire Rescue Department	Absent
Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat	AYE
Subrata Basu, Interim Director Department of Planning and Zoning	AYE
Esther Calas, P.E., Director Public Works Department	AYE
Carlos Espinosa, P.E., Director Department of Environmental Resources Mgmt	Absent
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department	AYE

DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: AMB Codina Beacon Lakes, LLC **PH:** Z07-020 (08-6-CZ5-2)

SECTION: 35/36-53-39 **DIC DATE:** May 28, 2008

COMMISSION DISTRICT: 12

==========

A. INTRODUCTION

o **REQUESTS:**

THE BELOW REQUESTS PERTAIN TO MODIFICATION OF THE DEVELOPMENT ORDER OF RESOLUTION NO. Z-11-02

(D1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to a Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:

(D2) MODIFICATION of portions of the Recital of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on May 30, 2002, and reading as follows:

FROM: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,600,000 square feet for warehouses, 150,000 sq. ft. of office space, and 75,000 square feet of development serving retail space. The applicant is also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for storm water management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District)."

TO: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: ~~6,600,000~~ 5,300,000 square feet for warehouses, ~~150,000~~ 175,000 sq. ft. of office space, and ~~75,000~~ 495,000 square feet of retail space." ~~The applicant is also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for storm water management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District)."~~

FROM: "Developer Name: C/WDL, LTD."

TO: "Developer Name: ~~C/WDL, LTD.~~ "AMB Codina Beacon Lakes, LLC."

(D3) MODIFICATION of Conditions #58, #59, and #60 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners and reading as follows:

FROM "58. December 31, 2008 is hereby established as the build out date for this project and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning,

unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

TO: "58. ~~December 31, 2008~~ December 30, 2011 is hereby established as the build out date for this project, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007), and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

FROM: "59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be December 31, 2008. This termination date may only be modified in accordance with Section 380.06(19)(c), F.S."

TO:"59.The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be ~~December 31, 2008~~. December 30, 2011, ~~This termination date may only be modified in accordance with Section 380.06(19)(c), F.S."~~ which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007)."

FROM: "60 December 31, 2013 is hereby established as the expiration date for the development order."

TO: "60. ~~December 31, 2013~~ December 30, 2016 is hereby established as the expiration date for the development order, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S (2007)."

(D4) MODIFICATION of Exhibits 1, 2, 3, and 5 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners reading as follows:

FROM: Exhibit 1, Master Development Plan
Exhibit 2, Vehicle Access Points of Offsite Roadway Network.
Exhibit 3, Project Trip Generation Rates.
Exhibit 5, Intersection Improvements.

TO: Exhibit 1, Master Development Plan Map H (Revised 12/20/06).
Exhibit 2, Vehicle Access Points of Off-Site Roadway Network (Revised 12/20/06)
Exhibit 3, ~~Project Trip Generation Rates~~ Net External PM Peak Hour Project Trip Generation Rates for the Proposed Development Program (Revised 12/18/06).
Exhibit 5, Intersection Improvements at NW 12 Street at NW 127 Avenue (Revised 12/20/06).

(D5) MODIFICATION of Paragraph "E" of Exhibit #4 of Resolution No. Z-11-02 last modified by Resolution No. Z-28-07, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: EXHIBIT 4-BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a four-lane roadway or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department.

TO: EXHIBIT 4 – BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a ~~four-lane~~ five-lane roadway ~~or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department.~~

The purpose of requests #D-1 to D-5 is to permit the applicant to decrease the square footage requirements for the warehouse use; to increase the square footage requirements for the office and retail uses; to revise Exhibits indicating the revised master development site plan, vehicle trip count, access points and intersection improvements and to extend the build-out date, termination date and expiration date of the previously approved Beacon Lakes DRI.

REQUESTS #D1 to #D5 ON PARCELS 1 AND 2.

THE BELOW REQUESTS PERTAIN TO ZONING:

(Z1) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 20487, Pages 4478-4496, as further modified by a covenant proviso contained in Resolution No. CZAB5-10-04, and reading as follows:

FROM: "1. The property shall be developed in substantial accordance with the plans entitled 'Beacon Lakes Master Plan,' as prepared by Retzch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04."

TO: "1. The property shall be developed in substantial accordance with the plans entitled ~~'Beacon Lakes Master Plan,' as prepared by Retzch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets~~

~~prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04."~~ entitled "Beacon Lakes," as prepared by Creech Engineers, Inc., Retzsch Lanoa Caycedo Architects, and Conceptual Design Group, Inc., dated stamped received February 25, 2008 and consisting of twenty (20) sheets, as said plan may be modified from time to time in a manner consistent with Miami-Dade County Code requirements."

The purpose of request #Z1 is to allow the applicant to submit new site plans for a commercial development consisting of retail and restaurant uses.

(Z2) IU-1 to BU-2.

(Z3) UNUSUAL USE to permit outdoor dining and table service in connection with restaurants.

REQUESTS #Z1 to #Z3 ON PARCEL 2.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #D2- #D5 and #Z1 may be considered under Section 33-311(A)(7) (Generalized Modification Standards) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes as it pertains to a modification of Resolution No. Z-11-02 that would extend the buildout and termination dates of the DRI from December 31, 2008 to December 30, 2011, to modify the expiration date from December 31, 2013 to December 30, 2016, reduce the warehouse square footage and increase the office and retail square footages. Additionally the applicant is seeking to modify the names of the Developer from C/WDL, LTD to AMB Codina Beacon Lakes, LLC. Requests are also being sought to modify Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02 which are Exhibits indicating the master development site plan, vehicle trip count, access points and intersection improvements. A request to modify a condition of a subsequent Resolution that modified the 2002 Development Order would allow a roadway to be expanded to five lanes in lieu of the previously approved 4. The applicant is also seeking to modify Resolution No. CZAB5-10-04 and a previously proffered approved Declaration of Restrictions to allow the applicant to submit a new site plan. Additionally, the applicant is requesting a zone change from IU-1, Light Industrial District, to BU-2, Limited Business District, and an unusual use to permit outdoor dining and table service in conjunction with restaurants.

- **LOCATION:** The south side of N.W. 25 Street, between N.W. 117 Avenue and N.W. 137 Avenue, Miami-Dade County, Florida.

- **SIZE:** 480 acres

o **IMPACT**:

The approval of the application would bring additional traffic into the community, would impact public services and lessen the amount of warehouse space available for the area. Additionally, future residents and patrons of the restaurants may also be negatively affected by the maliforous odors emitted from a nearby industrial enterprise. This application will also provide additional retail and office space to the community and provide outdoor dining for restaurants.

B. ZONING HEARINGS HISTORY:

In 2002, the Community Zoning Appeals Board-9 (CZAB-9) recommended approval of CDMP amendment to redesignate the subject property from Open Land to Industrial and Office use, and of a Development of Regional Impact (DRI) application to rezone the subject property from GU, Interim District, to IU-1, Industrial Light Manufacturing District, and BU-1A, Limited Business District. The CZAB-9's recommendation was subject to approval by the Board of County Commissioners (BCC) and in 2002, pursuant to Resolutions #Z-11-02 and #Z 12-02, the BCC redesignated the subject property to Industrial and Office and also granted a zone change from GU, Interim District, to IU-1, Light Industrial District, and BU-1A, Limited Business District. A special exception to permit site plan approval and several non-use variance requests accompanied the rezoning requests; however, said requests, including the special exception, were withdrawn at the public hearing. The applicant proffered a Declaration of Restrictions, which was accepted by the BCC, that restricted, among other things, the development of the site to the submitted plans and limited the BU uses to those intended to serve the firms and workers in the industrial and office areas. In 2004, the Community Zoning Appeals Board (CZAB 5) granted several requests that allowed an entrance feature lighthouse structure to be greater in height than permitted; a half-section line road (NW 132 Avenue) and a section line road (NW 137 Avenue) to be 0' in width; less landscaped open space than required where the industrially zoned parcel abuts a parcel zoned GU, Interim District; waived the required 5' high decorative masonry wall where a business lot abuts a residential zone; and modified a condition of a previous Declaration of Restrictions to permit the applicant to submit a revised plan showing the aforementioned entrance feature lighthouse structure, eliminating two required rights-of-way, and showing a reduction in the landscaped open space, pursuant to Resolution #CZAB5-10-04. The applicant also proffered a Declaration of Restrictions. In 2007, the BCC granted a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes as it pertains to a modification to Resolution #Z-11-02 that was part of the originally approved Development of Regional Impact (DRI) in order to remove the requirement to install a dedicated westbound to northbound right turn lane at NW 25 Street and NW 112 Avenue, pursuant to Resolution #Z-28-07.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates most of the subject property except for a small portion surrounding the lake as being immediately east of and within the Urban Development Boundary for **Restricted Industrial and Office use**. Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This

category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally to offices uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category for the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) CONCURRENT AMENDMENT

2. The present designation for the 45.59-acre portion of the site (Parcel 2) is Restricted Industrial and Office use that does not allow the proposed BU-2 zoning. This DRI is being considered concurrently with the CDMP amendment to redesignate Parcel 2. If the concurrent CDMP amendment is approved for the site, it will be redesignated as **Business and Office** which will allow BU-2 zoning.

   The **Business and Office** category accommodates the full range of sales and services activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed telecommunications facilities such as cell towers and satellite telecommunications facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

3. The Adopted 2015 and 2025 Land Use Plan designates a small portion of the subject property that surrounds the lake as being inside the UDB for **"Open Land" use.** The land designated as Open Land is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions; production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea. Because Open Land areas primarily consist of wetlands, all proposed uses will be reviewed on a case-by-case basis. The aforementioned portion of the subject property is specifically designated as **Open Land Subarea 2**. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture may be considered for approval in this area, in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85) and Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that could compromise groundwater quality shall not occur in this area. In furtherance of Board of County Commissioners Resolution R-1098-88, the creation of a State Protection Area in this subarea is also supported.

4. **Objective LU-1.** The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

5. **Policy LU-1G.** Business developments shall preferably be placed in cluster or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

6, **Objective LU-3**. Upon the adoption of the CDMP, the location, design and management practices of development and redevelopment in Miami-Dade County shall ensure the protection of natural resources and systems of recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet, or included in the Comprehensive Everglades Restoration Plan approved by Congress through the Water Resources Development Act of 2000.

7. **Policy LU-3B.** All significant natural resources and systems shall be protected from incompatible land use including Biscayne Bay, future coastal and inland wetlands, future potable water-supply wellfield areas identified in the Land Use Element or in adopted wellfield protection plans, and forested portions of Environmentally Sensitive Natural Forest Communities as identified in the Natural Forest Inventory, as may be amended from time to time.

8. **Objective LU-4.** Miami-Dade County shall by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.

9. **Policy LU-4A.** 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.

10. **Policy LU-4B.** Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.

11. **Objective LU-6.** Miami-Dade County shall protect, preserve, ensure the proper management, and promote public awareness of historical, architectural and archaeologically significantly sites and districts in Miami-Dade, and shall continue to seek the addition of new listings to the National Register, and increase the number of locally designated historical and archeological sites, districts and zones.

12. **Policy LU-6A.** Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural and archeological significance.

13. **Objective LU-8.** Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

14. **Policy LU-8B**. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

15. **Objective CON-3.** Regulations within wellfield protection areas shall be strictly enforced. The recommendations of the NW Wellfield Protection Plan shall continue to be fully implemented, as are recommendations that evolve from the West Wellfield and South Dade Wellfield planning processes.

16. **Policy CON-3E.** The area west of the Turnpike, east of the Dade-Broward Levee, north of NW 12th Street and south of Okeechobee Road shall be reserved for limestone mining and approved ancillary uses as provided for in Chapter 24 and 33 of the Miami-Dade County Code and the entire area west of the Turnpike, north of NW 25th Street

and south of Okeechobee Road shall remain unurbanized.

17. **LU-8E.** Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

    i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

    ii) Enhance or impede provision of services at or above adopted LOS Standards;

    iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods, and

    iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and

    v) If located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

18. **Objective CIE-1.** The CIE shall provide for necessary replacement of existing facilities, upgrading of facilities when necessary to maintain adopted level of service (LOS) standards, and for new facility investments which are needed and affordable in the future.

19. **Objective CIE-3.** CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

20. **Objective TC-1.** It is desirable that all roadways in Miami-Dade County operate at level of service (LOS) C or better. By the year 2010 no roadway in Miami-Dade County should operate at a level of service lower than the base level of service standard contained herein.

21. **Policy TC-1A**. Miami-Dade County will continue to update and readopt a Long Range Transportation Plan, as periodically required, that will achieve Traffic Circulation Objective TC-1 above, in a manner consistent with the other objectives of the Comprehensive Development Master Plan (CDMP). Upon completion of each update of the Long Range Transportation Plan, Miami-Dade County shall prepare for submittal, pursuant to Chapter 163, Part II, F.S., proposals to enhance and revise the Traffic Circulation and Mass Transit Subelements of the Transportation Element as warranted by said technical findings and policy proposals, consistent with the goals, objectives and policies of the CDMP.

22. **Uses and Zoning Specifically Depicted.** Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this

chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.

23. **Other Land Uses Not Addressed**. Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	IU-1 and BU-1A; warehouse buildings, cleared parcels and a lake	Restricted Industrial and Office and Open Land Parcel 2 concurrently proposed for Business and Office
Surrounding Properties:		
NORTH:	GU ; vacant parcels, lakes and cement factory	Open Land
SOUTH:	IU-1 and GU; vacant parcels lake	Open Land
EAST:	IU-1 and IU-C; Florida Turnpike	Restricted Industrial and Office
WEST:	IU-1 and GU; vacant parcel concrete manufacturing	Restricted Industrial and Office and Open Land

The 436-acre parcel lies immediately east of and within the Urban Development Boundary (UDB), east of NW 137th Avenue, on the west side of the Florida Turnpike and extends to N.W. 137 Avenue to the west and lies between N.W. 12 Street and N.W. 25 Street. The area is characterized with concrete manufacturing plants, industrial uses, lakes and vacant parcels.

E. SITE AND BUILDINGS:

(The following comments are contingent upon the approval of the CDMP amendment)

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**
Open Space:	**Acceptable**
Buffering:	**N/A**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board 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.

Section 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; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, 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.

Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing). The Community Zoning Appeals shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs of this section have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-311(A)(3) Special Exceptions, Unusual and New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future

development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Florida Statutes §380.06(19) Developments of Regional Impact-Substantial Deviation

The term "development of regional impact," as used in this section, means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

(a) Any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, shall constitute a substantial deviation and shall cause the proposed change to be subject to further development-of-regional-impact review. There are a variety of reasons why a developer may wish to propose changes to an approved development of regional impact, including changed market conditions. The procedures set forth in this subsection are for that purpose.

(b) Any proposed change to a previously approved development or regional impact or development order condition which, either individually or cumulatively with other changes, exceeds any of the following criteria shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional-impact review without the necessity for a finding of same by the local government;

1. An increase in the number of parking spaces at an attraction or recreational facility by 10 percent or 330 spaces, whichever is greater, or an increase in the number of spectators that may be accommodated at such a facility by 10 percent or 1,100 spectators, whichever is greater.

3. An increase in industrial development area by 10 percent or 35 acres, whichever is greater.

5. An increase in land area for office development by 10 percent or an increase of gross floor area of office development by 10 percent or 66,000 gross square feet, whichever is greater.

8. An increase in commercial development by 55,000 square feet of gross floor area or of parking spaces provided for customers for 330 cars or a 10-percent increase of either of these, whichever is greater.

12. A proposed increase to an approved multiuse development of regional impact where the sum of the increases of each land use as a percentage of the applicable substantial deviation criteria is equal to or exceed 110 percent. The percentage of any decrease in the amount of open space shall be treated as an increase for purposes of determining when 110 percent has been reached or exceeded.

13. A 15-percent increase in the number of external vehicle trips generated by the development above that which was projected during the original development-of-regional-impact review.

14. Any change which would result in development of any area which was specifically set aside in the application for development approval or in the development order for preservation or special protection of endangered or threatened plants or animals designated as endangered, threatened, or species of special concern and their habitat, any species protected by 16 U.S.C. ss. 668a-668d, primary dunes, or archaeological and historical sites designated as significant by the Division of Historical Resources of the Department of State. The refinement of the boundaries and configuration of such areas shall be considered under sub-subparagraph (e)2.j.

The substantial deviation numerical standards in [2]subparagraphs 3.,5.,8.,9., and 12., excluding residential uses, and in subparagraph 13., are increased by 100 percent for a project certified under s. 403.973 which creates jobs and meets criteria established by the Office of Tourism, Trade and Economic Development as to its impact on an area's economy, employment, and prevailing wage and skill levels. The substantial deviation numerical standards in subparagraphs 3.,5.,6.,7.,8.,9.,12., and 13. are increased by 50 percent for a project located wholly within an urban infill and redevelopment area designated on the applicable adopted local comprehensive plan future land use map and not located within the coastal high hazard area.

(c) An extension of the date of buildout of a development, or any phase thereof, by more than 7 years shall be presumed to create a substantial deviation subject to further development-of-regional-impact review. An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years shall be presumed not to create a substantial deviation. The extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a substantial deviation. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government. An extension of 5 years or less is not a substantial deviation. For the purpose of calculating when a buildout or phase date has been exceeded, the time shall be tolled during the pendency of administrative or judicial proceedings relating to the development permits. Any extension of the buildout date of the project or a phase thereof shall automatically extend the commencement date of the project, the termination date of the development order, the expiration date of the development of regional impact, and the phases thereof if applicable by a like period of time. In recognition of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review,

and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection.

(d) A change in the plan of development of an approved development of regional impact resulting from requirements imposed by the Department of Environmental Protection or any water management district created by s. 373.069 or any of their successor agencies or by any appropriate federal regulatory agency shall be submitted to the local government pursuant to this subsection. The change shall be presumed not to create a substantial deviation subject to further development-of-regional-impact review. The presumption may be rebutted by clear and convincing evidence at the public hearing held by the local government.

(e)1. .Except for a development order rendered pursuant to subsection (22) or subsection (25), a proposed change to a development order that individually or cumulatively with any previous change is less than any numerical criterion contained in subparagraphs (b)1.-13. and does not exceed any other criterion, or that involves an extension of the buildout date of a development, or any phase thereof, of less than 5 years is not subject to the public hearing requirements of subparagraph (f)3., and is not subject to a determination pursuant to subparagraph (f)5. Notice of the proposed change shall be made to the regional planning council and the state land planning agency. Such notice shall include a description of previous individual changes made to the development, including changes previously approved by the local government, and shall include appropriate amendments to the development order.

2. The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

a. Changes in the name of the project, developer, owner, or monitoring official

b. Changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.

c. Changes to minimum lot sizes.

d. Changes in the configuration of internal roads that do not affect external access points.

e. Changes to the building design or orientation that stay approximately within the approved area designated for such building and parking lot, and which do not affect historical buildings designated as significant by the Division of Historical Resources of the Department of State.

f. Changes to increase the acreage in the development, provided that no development is proposed on the acreage to be added.

g. Changes to eliminate an approved land use, provided that there are no additional regional impacts.

h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, provided that these changes do not create additional regional impacts.

i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.

j. Changes that modify boundaries and configuration of areas described in subparagraph (b)14. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur prior to the time a conservation easement protecting such lands is recorded and must not result in any net decrease in the total acreage of the land specifically set aside for permanent preservation in the final development order.

k. Any other change which the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-j. and which does not create the likelihood of any additional regional impact.

This subsection does not require the filing of a notice of proposed change but shall require an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order. In accordance with the local government's procedures, including requirements for notice to the applicant and the public, the local government shall either deny the application for amendment or adopt an amendment to the development order which approves the application with or without conditions. Following adoption, the local government shall render to the state land planning agency the amendment to the development order. The state land planning agency may appeal, pursuant too s. 380.07(3), the amendment to the development order if the amendment involves sub-subparagraph g., sub-subparagraph h., sub-subparagraph j., or sub-subparagraph k. and it believes the change creates a reasonable likelihood of new or additional regional impacts.

3. Except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence.

4 Any submittal of a proposed change to a previously approved development shall include a description of individual changes previously made to the development, including changes previously approved by the local government. The local

government shall consider the previous and current proposed changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development-of-regional-impact review.

5. The following changes to an approved development of regional impact shall be presumed to create a substantial deviation. Such presumption may be rebutted by clear and convincing evidence.

   a. A change proposed for 15 percent or more of the acreage to a land use not previously approved in the development order. Changes of less than 15 percent shall be presumed not to create a substantial deviation.

   b. Notwithstanding any provision of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of at least two of the uses within an authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.065(3)(c), (d), (e), and (f) and residential use.

(f) 1. The state land planning agency shall establish by rule standard forms for submittal of proposed changes to a previously approved development of regional impact which may require further development-of-regional-impact review. At a minimum, the standard form shall require the developer to provide the precise language that the developer proposes to delete or add as an amendment to the development order.

2. The developer shall submit, simultaneously, to the local government, the regional planning agency, and the state land planning agency the request for approval of a proposed change.

3. No sooner than 30 days but no later than 45 days after submittal by the developer to the local government, the state land planning agency, and the appropriate regional planning agency, the local government shall give 15 days' notice and schedule a public hearing to consider the change that the developer asserts does not create a substantial deviation. This public hearing shall be held within 60 days after submittal of the proposed changes, unless that time is extended by the developer.

4. The appropriate regional planning agency or the state land planning agency shall review the proposed change and, no later than 45 days after submittal by the developer of the proposed change, unless that time is extended by the developer, and prior to the public hearing at which the proposed change is to be considered, shall advise the local government in writing whether it objects to the proposed change, shall specify the reasons for its objection, if any, and shall provide a copy to the developer.

5. At the public hearing, the local government shall determine whether the proposed change requires further development-of-regional-impact review. The provisions of paragraphs (a) and (e), the thresholds set forth in paragraph (b), and the presumptions set forth in paragraphs (c) and (d) and subparagraph (e)3. shall be

applicable in determining whether further development-of-regional-impact review is required.

6. If the local government determines that the proposed change does not require further development-of-regional-impact review and is otherwise approved, or if the proposed change is not subject to a hearing and determination pursuant to subparagraphs 3. and 5. and is otherwise approved, the local government shall issue an amendment to the development order incorporating the approved change and conditions of approval relating to the change. The requirement that a change by otherwise approved shall not be construed to require additional local review or approval is the change is allowed by applicable local ordinances without further local review or approval. The decision of the local government to approve, with or without conditions, or to deny the proposed change that the developer asserts does not require further review shall be subject to the appeal provisions of s. 380.07. However, the state land planning agency may not appeal the local government decision if it did not comply with subparagraph 4. The state land planning agency may not appeal a change to a development order made pursuant to subparagraph (e)1. or subparagraph (e)2. for developments of regional impact approved after January 1, 1980, unless the change would result in a significant impact to a regionally significant archaeological, historical, or natural resource not previously identified in the original development-of-regional-impact review.

(g) If a proposed change requires further development-of regional-impact review pursuant to this section, the review shall be conducted subject to the following additional conditions:

1. The development-of-regional-impact review conducted by the appropriate regional planning agency shall address only those issues raised by the proposed change except as provided in subparagraph 2.

2. The regional planning agency shall consider, and the local government shall determine whether to approve, approve with conditions, or deny the proposed change as it relates to the entire development. If the local government determines that the proposed change, as it relates to the entire development, is unacceptable, the local government shall deny the change.

3. If the local government determines that the proposed change should be approved, any new conditions in the amendment to the development order issued by the local government shall address only those issues raised by the proposed change and require mitigation only for the individual and cumulative impacts of the proposed change.

4. Development within the previously approved development of regional impact may continue, as approved, during the development-of-regional-impact review in those portions of the development which are not directly affected by the proposed change.

(h) When further development-of-regional-impact review is required because a substantial deviation has been determined or admitted by the developer, the amendment to the development order issued by the local government shall be

consistent with the requirements of subsection (15) and shall be subject to the hearing and appeal provisions of s. 380.07. The state land planning agency or the appropriate regional planning agency need not participate at the local hearing in order to appeal a local government development order issued pursuant to this paragraph.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Water and Sewer	**No objection**
Solid Waste	**No objection**
Aviation	**No objection**
Historic Preservation	**No objection***

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes as it pertains to a modification to Resolution No. Z-11-02 which was an originally approved Development of Regional Impact (DRI), the purpose of which is to extend both the buildout and termination dates from December 31, 2008 to December 30, 2011, to amend the expiration date from December 31, 2013 to December 30, 2016, to reduce the warehouse square footage, and to increase the office and retail square footages; the DRI modification is accompanied by a request for district boundary change from IU-1 to BU-2 on Parcel 2. The applicant is also seeking a concurrent CDMP amendment to change a portion (Parcel #2) of the subject property to Business and Office from Restricted Industrial and Office. The original DRI was approved by the Board of County Commissioner (BCC) on May 30, 2002 and consisted of 6,600,000 square feet for warehouses, 150,000 square feet of office space, and 75,000 square feet of retail space. The applicant is seeking a reduction of warehouse space to 5,300,000 square feet, an increase in office space to 175,000 square feet, an increase in the retail space to 495,000 square feet. In addition, the applicant is seeking to modify the names of the Developer from C/WDL, LTD to AMB Codina Beacon Lakes, LLC. Additional requests are being sought to amend Exhibit 1 (Master Development Plan), Exhibit 2 (Vehicle Access Points of Offsite Roadway Network), Exhibit 3 (Project Trip Generation Rates), and Exhibit 5 (Intersection Improvements), and to modify Paragraph E of Exhibit 4 to Resolution No. Z-11-02, last modified by Resolution No. Z-28-07, to allow the widening of N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to five lanes. On Parcel #2, the applicant is seeking modifications of Paragraph #1 of a Declaration of Restrictions as modified by a covenant proviso contained in Resolution No. CZAB5-10-04. Additionally, on Parcel 2 the applicant is requesting a district boundary change from IU-1, Light Industrial District, to BU-2, Special Business District, and an unusual use to permit outdoor dining and table service in connection with restaurants. The applicant is also concurrently requesting a CDMP amendment that would change the 45.59-acre Parcel 2 from Restricted Industrial and

Office to Business and Office. The intent of this request is to change the land use designation to allow the applicant to develop a commercial center. The applicant has submitted a site plan reflecting the above requests and a covenant that will prohibit residential development on the site.

The applicant is seeking a substantial deviation determination to a Development of Regional Impact (DRI) pursuant to Section 380.06(19)(c) of the Florida Statutes as it pertains to modifying portions of the Recital of Resolution No. Z-11-02, modifying Conditions #58, #59, and #60, and modifying Exhibits 1, 2, 3, and 5. In addition, the applicant is seeking to modify Paragraph E of Exhibit 4 to Resolution No. Z-11-02, last modified by Resolution No. Z-28-07, to modify Paragraph #1 of a Declaration of Restrictions and a covenant proviso of Resolution No. CZAB5-10-04. As previously mentioned, the applicant is also requesting a concurrent CDMP amendment on Parcel #2 of the subject property to change the land use category to Business and Office from Restricted Industrial and Office. In accordance with Section 380.06(19)(e)(4) of the Florida Statutes, any submittal of a proposed change to a previously approved Development Order (D.O.) shall include a description of individual changes previously made to the development, including changes previously approved by the local government. The local government shall consider the previous and current proposed changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development–of-regional-impact review. In 2007, staff determined that the applicant's request to modify the requirement to provide a dedicated right turn lane for westbound N. W. 25 Street at the intersection of N.W. 112 Avenue was not a substantial deviation. Request #D2 of this application is to reduce the allocations of warehouse square footage from 6,600,00 to 5,300,000 square feet, to increase the office space from 150,000 to 175,000 square feet, and to increase the retail square footage from 75,000 to 495,000 square feet. Section 380.06(19)(b)(5),(8) and (13) of the Florida Statutes provides that: "Any proposed changes to a previously approved DRI or Development Order which, either individually or cumulatively with other changes, exceeds any of the following criteria shall constitute a substantial deviation: an increase of office development by 10 percent or 66,000 square feet, whichever is greater, an increase in commercial development by 10 percent or a 15 percent increase in the number of external trips. The applicant may rebut this presumption by clear and convincing evidence." Though the proposed modification to the previously approved D.O. does exceed the criteria for increased square footage pursuant to Section 380.06(19)(b)(8), the applicant has rebutted the presumption that the simultaneous increase and decrease of office/retail square footage and warehouse square footage is a substantial deviation by demonstrating, through their traffic study, that the proposed changes will not increase external vehicle trips by 15 percent. The South Florida Regional Planning Council concurs and, in their February 4, 2008 letter, indicates that the detailed traffic study submitted with the Notice of Proposed Change (NOPC) would increase the external PM trips by 12.4 percent, which would not significantly impact the surrounding regional network. The traffic study submitted by the applicant indicates that the development will continue to meet concurrency standards as determined by the Public Works Department and will not further burden the infrastructure or surrounding community. Furthermore, the applicant estimates that the proposed development will enhance the Miami-Dade County tax rolls by approximately $75 million. In analyzing the request to modify the developer's name, pursuant to Section 380.06(19), this request is not considered a substantial deviation. In analyzing Request #D3, to modify the build-out, termination and expiration dates, this

request is not deemed a substantial deviation since, in 2007, the State Legislature changed Chapter 163, Florida Statutes, and granted, in recognition of the 2007 real estate market conditions, an additional 3-year extension to all DRIs under active construction on July 1, 2007. Staff has reviewed the 2006-2007 Beacon Lakes DRI Annual Status Report, submitted by the applicant, and the report indicates that the subject property was under active construction on July1, 2007, as evidenced by the active permits in the report. Noting all the aforementioned, staff is of the opinion that the request to modify the approved Development Order to simultaneously decrease and increase the square footage of warehouse space, the square footage of office and retail space, to change the developer's name, extend the build-out, termination and expiration dates, and to modify certain Exhibits of the original DRI, will not create a substantial deviation.

The Department of Environmental Resources Management **(DERM) does not object** to this application. Additionally, the Miami-Dade County Aviation Department **(MDAD) does not object** to this application and provides in their memorandum that the site is located outside of any land use restrictive zones, as depicted in the Zoning Ordinance for Miami International Airport (#04-203). Further, the Department of Solid Waste Management **(SWM),** the Miami-Dade Police Department **(MDPD),** and the Miami-Dade Water and Sewer Department **(WASD) do not object** to this project. The Miami-Dade Fire and Rescue Department **(MDFR) does not object** to this application; MDFR notes in their memorandum that the average travel time to the vicinity of the proposed development was **9.31** minutes, which **does not comply** with the performance objective of the national industry, but MDFR estimates that once the Beacon Lakes Station #75, planned for N.W. 17 Street and N.W. 129 Avenue, is operational, it will improve travel times for fire and medical emergencies in the vicinity of the subject property. The applicant has previously committed to convey to MDFR a 2-acre site for the station in exchange for Impact Fee Credit. The Public Works Department **(PWD) does not object** to this application, and indicates that the applicant's traffic consultant has submitted a revised traffic concurrency analysis and provided recommendations for improving accessibility to the site. According to the Public Works Department's memorandum, the latest analysis determines that the roadways, that would be impacted by the application are all projected to operate within their adopted LOS standard. The Miami Dade Transit **(MDT) does not object** to this application and their memorandum indicates that the application is concurrent with the level-of-service standards established for Miami-Dade County.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) currently designates the majority this site for **Restricted Industrial and Office** use. In the Restricted Industrial and Office category, Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). Development in **Restricted Industrial and Office** areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category that allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The applicant is

proposing a commercial center on Parcel #2, which would be **inconsistent** with the current Restricted Industrial and Office designation. However, as previously mentioned, the applicant is concurrently requesting a CDMP amendment that would change the 45.59-acre Parcel 2 from Restricted Industrial and Office to **Business and Office.** If the concurrent CDMP amendment is approved, the proposed commercial center will be **consistent** with the Business and Office LUP map designation of the CDMP. The balance of the subject property remains primarily designated Restricted Industrial and Office and is zoned IU-1 with the exception of the center portion of the site, which contains a lake and is designated Open Land, and the northeasterly corner of the subject property, which is zoned BU-1A. Staff notes that an existing covenant on the BU-1A portion of the site restricts the permitted uses to those commercial uses that serve the firms and workers within the industrial area.

As previously mentioned, only a portion of the subject property is designated **Open Land Subarea 2 (Northwest Wellfield)**. The area designated **Open Land** is a small portion surrounding the lake located in the center of the site. The interpretative text of the CDMP provides that land designated as "Open Land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture may be considered for approval in this area, in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85), Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that compromise groundwater quality shall not occur in this area. Staff notes that the portion of the site designated Open Land is not affected by the current proposals, will remain a lake as shown on the plans, and therefore, is **consistent** with the Open Land Subarea 2 provision of the CDMP.

The applicant has applied for a concurrent CDMP amendment to change the 45.59-acre Parcel #2 from its current **Restricted Industrial and Office** designation **to Business and Office** with the intent of developing a commercial center on the southwesterly portion of the subject property. The Land Use Plan (LUP) of the Comprehensive Development Master Plan (CDMP) in this category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments. Also allowed are telecommunications facilities such as cell towers and satellite telecommunications facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling,

storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. Policy LU-1G states that business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous trips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. The subject property is located within N.W. 12 Street, N.W. 25 Street, N.W. 137 and N.W. 117 Avenues which are section line roads. Therefore, staff opines that the requested commercial development on Parcel #2 is **consistent** with the provisions of Policy LU-1G of the CDMP. Additionally, the applicant has submitted a revised traffic concurrency analysis which addressed the Public Works Department concerns for the N.W. 12 Street segment between NW 137 and 127 Avenues; the high percentage of trips allocated to N. W. 25 Street; and the consideration in the analysis of N.W. 132 Avenue from/to N.W. 12 Street as another direct access point to the application site. Policy LU-4B stipulates that uses which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential. The Business and Office designation would allow residential uses. However, the applicant has proffered a covenant prohibiting residential use on the subject property. Staff also notes that the subject property is located adjacent to a fat rendering plant which emits unpleasant odors and the applicant has also proffered a covenant which will inform buyers/lessees of any portion of the subject property of the existence of this plant. If the concurrent Master Plan amendment is approved the application it will be **consistent** with the CDMP and, subject to the Board's **compatible** with the surrounding area.

When requests #D2 through #D5 and #Z1 are analyzed under the General Modification Standards, Section 33-311(A)(7), in staff's opinion, the proposed modification will not adversely impact the surrounding area and will be **compatible** with same. Requests #D2 through #D5 are to allow the applicant to modify portions of the Recital of Resolution No. Z-11-02 (request #D2), modify Conditions #58, #59 and #60 of the same resolution (request #D3), modify Exhibits 1, 2, 3 and 5 of Resolution #Z-11-02 (request #D4) and modify Paragraph E to Exhibit #4 of the same Resolution (request #D5). The purpose of these modifications is to allow the applicant to decrease the square footage requirements for the warehouse; to increase the square footage requirements for the office and retail uses; to revise exhibits indicating the master development site plan, vehicle trip count, access points and intersection improvements and to extend the build-out, termination and expiration dates for the DRI project. Additionally, the applicant is requesting to modify Paragraph #1 of a Declaration of Restrictions as further modified by a covenant proviso contained in Resolution No. CZAB5-10-04 (request Z1). The purpose of this request is to allow the applicant to submit new site plans for a commercial development. Requests #D2 through #D5 and #Z1 will not generate excessive traffic, tend to create a fire or other equally or greater dangerous hazard, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, nor be contrary to the public interest. When considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application will not have an unfavorable effect on same, and will not be contrary to the public interest. The South Florida Regional Planning Council (SFRPC) has reviewed the Notice of Proposed Change (NOPC) as it relates to the simultaneous decrease of warehouse space and increase in commercial and office space

and has indicated that the change will increase external PM trips by 12.4 percent (418 trips), which, according to their report, would not significantly impact the surrounding regional road network. In addition, request #D3, to modify the buildout, commencement and termination dates, are within the automatic 3-year extension which, as previously explained, is provided pursuant to Section 380.06(19)(c). Request #D4 reflects changes to the following: the Master Development Plan Map H (Exhibit 1) which shows the change from the former warehouse space on Parcel 2 to the proposed commercial development; Vehicle Access Points to Offsite Roadway Network (Exhibit 2) shows an updated aerial with more details; Net External PM Peak Hour Project Trip Generation Rates for the Proposed Development Program (Exhibit 3) is a new exhibit with a more detailed breakdown of the external PM trip generation; and Intersection Improvements to N.W. 12 Street at N.W. 127 Avenue (Exhibit 5), which are changes related to the new development program, refers to the new lane geometry from the previous four lane to five line roadway. The request to modify Paragraph E to Exhibit 4 (request #D5) is to acknowledge the recently completed intersection improvements to N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street. The applicant, in conjunction with the Public Works Department in developing design plans, constructed the fifth lane at N.W. 12 Street, which provides continuous left turn capacity from N.W 12 Street onto N.W. 137 Avenue. The modification of Paragraph #1 of a Declaration of Restrictions as further modified by a covenant proviso contained in Resolution No. CZAB5-10-04 (request #Z1) will allow the applicant to submit new site plans that reflect the new proposed commercial development on a portion of the subject property. This request refers only to Parcel #2 of the subject property. The previous plan submitted by the applicant was a Master Plan indicating a typical grid for warehouses with sparse landscaping on N.W. 25 Street. The current plans show a commercial center with 470,000 square feet of commercial retail space. The site plan for Parcel #2 has 19 retail units varying in size from 141,495 square feet to 3,500 square feet. The largest stores are anchored on the east and west sides of the property. There are four 15,400 sq. ft. buildings that form a center court for the subject property. Additionally, there are four out parcels shown to the north and two out parcels to the south. There is a 20' landscape buffer along the east, west and south perimeter of the site plan for Parcel #2. In staff's opinion, the applicant incorporated urban design principles by providing pedestrian walkways throughout the site that are located close to and link the commercial stores. Based on all of the aforementioned, staff is of the opinion that the approval of requests #D2 through #D5 and #Z1 would be **compatible** with the surrounding area. Therefore, staff recommends approval with conditions of the modification of portions of the Recital of Resolution No. Z-11-02, modification of Conditions #58, #59 and #60, Exhibits #1, #2, #3 and #5 and Paragraph E to Exhibit #4 of Resolution Z-11-02 and Paragraph #1 of a Declaration of Restrictions, as further modified by a covenant proviso in Resolution No. CZAB5-10-04 as it pertains to the subject property, under Section 33-311(A)(7) (Generalized Modification Standards).

The Standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application. Due to the lack of information, staff is unable to analyze requests #D2

through #D5 and #Z1 under said standards and, as such, this request should be denied without prejudice under same.

In request #Z2, the applicant is requesting a zone change on Parcel #2 from IU-1, Light Industrial District, to BU-2, Special Business District. When considering district boundary changes, the Zoning Code requires that the Board consider whether 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. Additionally, the Board shall consider if the proposed development 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. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities 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. The applicant is seeking approval for a district boundary change from IU-1 to BU-2, which staff supports. The portion of the subject property where the zone change is being requested is Parcel #2 which is located at the southwest corner and is also the location of the proposed CDMP amendment where the commercial center is proposed. As previously mentioned, subject to the approval of the concurrent Master Plan Amendment, the requested zone change on Parcel #2 will be **consistent** with the Business and Office land use designation on the LUP map. Additionally, staff opines that the request is **compatible** with the area. The Department recommends that concerns regarding the nearby fat rendering plant be addressed by requiring the applicant to submit a covenant requiring disclosure to future sellers/lessors that the fat rendering plant exists nearby. Staff opines that, subject to the covenant, the requested zone change will not have adverse impacts on the area. Essentially, the applicant's request for BU-2 zoning would permit proposed retail and commercial uses on Parcel #2. Staff notes that the proposed zone change would not result in a detrimental impact on the environmental and transportation resources of the County, as evidenced by the comments from DERM and the Public Works Department in their memoranda submitted as a part of this application. Additionally, staff opines that the proposed development will not have a negative impact on the economy of the Miami-Dade County. Accordingly, staff recommends approval of the district boundary change from IU-1 to BU-2, subject to the Board's acceptance of the proffered covenants and subject to the approval of the concurrent CDMP amendment.

The applicant is seeking an unusual use to permit outdoor dining and table service in connection with restaurants in a commercial center. The Master Plan specifies that certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the Zoning Code. However, it provides that uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that

the use would be compatible with and would not have an unfavorable effect on the surrounding area by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. The unusual use request for outdoor dining is similar to children's accessory outdoor playing facilities, which are also accessory uses permitted in conjunction with restaurants and provide external areas where people can engage in some form of outdoor activity or entertainment. In this regard, the use is substantially similar to uses permitted in the LUP map category and in the proposed zone and will be compatible with indoor restaurant uses that will be established within the subject development. The outdoor dining and table service will complement the indoor restaurants, add to the shopping and working experience of the development, and offer an alternative to indoor eating establishments. As previously noted, the applicant is requesting a concurrent CDMP amendment to change the current land use designation to Business and Office. Additionally, the applicant is requesting a zone change from IU-1 to BU-2. If these requests are approved, the request for an unusual use would be consistent with the CDMP. It should be noted that the subject property is adjacent to the fat rendering plant that emits noxious odors. The Department recommends that approval be conditioned on the applicant submitting a covenant that discloses the existence of the fat rendering plant adjacent to the subject property and requires a disclosure statement prior to the sale or lease of any portion of site, informing the future purchasers or tenants of the existence of the plant and that it will emit unpleasant odors from time to time. Staff notes that no environmental impacts are generated by the outdoor uses, as indicated by the various Department memoranda, and the outdoor patio dining activities do not require structures with a scale that could detrimentally impact adjoining uses. Furthermore, staff notes that the proposed outdoor dining and table service associated with restaurant uses will be easily accessed from the nearby network of roadways. As such, staff is of the opinion that the unusual use to permit outdoor dining and table service for proposed restaurants is **consistent** with the CDMP. Accordingly, staff recommend approval of request #Z3 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.

Based on all the foregoing, staff recommends approval of request #D1 and finds that this application does not result in a substantial deviation requiring further development of regional impact review, approval with conditions of requests #D2 through #D5 subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of requests #D1 through #D5 and #Z1 under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), approval of request #Z2, the district boundary change from IU-1 to BU-2 subject to the Board's acceptance of the proffered covenant and approval of request #Z3.

I. RECOMMENDATION:

Approval of request #D1, with a finding that this application does not result in a substantial deviation requiring further Development of Regional Impact review; approval with

conditions of requests #D2 through #D5 and #Z1 and subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) (Generalized Modification Standards); and denial without prejudice of requests #D2 through #D5 and #Z1 under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing); approval of request #Z2 for a district boundary change from IU-1 to BU-2 subject to the Board's acceptance of the proffered covenant; and approval of request #Z3.

J. CONDITIONS:

1. That all conditions of Resolution Nos. Z-11-02, CZAB5-10-04, and Z-28-07 remain in full force and effect except as herein modified. **(ZONING and DRI)**

2. That a revised Declaration of Restrictions be submitted to the Department of Planning and Zoning within ninety (90) days after public hearing approval of this application, unless a time extension is granted by the Director, for good cause shown. **(ZONING)**

3. That the Applicant comply with all applicable requirements, recommendations, requests and other provisions of the various Departments as contained in the departmental memoranda which are part of the record of this recommendation incorporated herein by reference. **(ZONING and DRI)**

4. That the Applicant comply with the following requirements, recommendations, requests and other provisions of the Miami-Dade County Public Works Department:

   a. A northbound acceleration lane to improve northbound travel, shall be constructed on the east side of NW 137th Avenue collecting right turn eastbound right turn traffic for NW 12th Street, according to the Miami-Dade Public Works Department standards. **(DRI)**

   b. NW 14th Street shall be built as a three (3) lane roadway from NW 132 Avenue to NW 137 Avenue, according to Miami-Dade County Public Works Department standards. **(DRI)**

   c. A Traffic Signal Warrant Study for the intersection of NW 14 Street and NW 137 Avenue shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application. The Applicant shall proceed with signal design, permitting and installation in the event that a signal is warranted. **(DRI)**

   d. The southwest driveway connection to the property (crossing the existing FPL easement) shall be designed to provide adequate stacking capacity at the junction of the driveway with the parking area and shall be extended eastward into the retail center to improve connectivity while avoiding conflicts with parking movements. These drive aisle modifications–shall be subject to administrative review and approval by the Public Works Department and the Department of Planning and Zoning. **(ZONING)**

5. That the Applicant shall mitigate and monitor any odor emissions from the adjacent fat rendering/tallow plant, located within the property described by folio numbers 30-3935-001-0030, 30-3935-001-0020,30-3935-001-0010 (the "Tallow Plant"), through the following program: **(DRI)**

   a) Extend NW 132nd Avenue and sewer infrastructure (including along NW 14th Street, if necessary) to the property frontage of the Tallow Plant in a manner that will ensure that the fat rendering plant will be able to connect to public sewer.

   b) Within 180 days following the final approval of the rezoning of the property legally described in Exhibit A to this resolution (the "Commercial Rezoning Property"), including the expiration of all appeals and appeal timeframes, retain an expert in odor issues and odor control to prepare a study of the Tallow Plant odor emissions and provide said study, including mitigation recommendations (the "Odor Study"), to the Department of Environmental Resources Management, Department of Planning and Zoning and the owners of the Tallow Plant.

   c) Within 30 days of receipt of the Odor Study by the Directors of the Departments of Environmental Resources Management, Planning and Zoning, and the Tallow Plant, schedule a meeting with said Directors, or their designees, (and invite the owners of the Tallow Plant or its representatives) to devise a program for monitoring and/or controlling odor emissions from the Tallow Plant (the "Odor Control Program") which may include the installation and operation of monitoring equipment on the Commercial Rezoning Parcel or installation of or odor control equipment within the Tallow Plant.

   d) The Applicant shall fund or cause the implementation some or all of the Odor Control Program, provided that said funding or said implementation measures caused shall not exceed $50,000, in addition to the cost of extending the sewer line pursuant to subparagraph (a).

   e) Within 45 days following the final approval of this development order amendment, including the expiration of all appeal periods, the Developer shall record a Notice of Adoption in the public records of Miami-Dade County, Florida, so as to provide notice to the public of this and all other new conditions to the amended DRI development order. This amended DRI development order shall serve as disclosure to any parties of interest within the Commercial Parcel of the existence of the Tallow Plant and that it may emit unpleasant odors from time to time.

   The timeframes provided within this condition may be extended by the Director of the Planning and Zoning Department for good cause shown. This condition shall continue until such time as the use of the existing fat rendering plant has ceased or until it has been satisfied.

6. That DERM shall monitor the Tallow Plant for compliance with Chapter 24 air quality requirements to ensure that proper quality control is employed to maintain a clean facility

and to mitigate any nuisance created by plant operations for the surrounding property owners.

7. That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed 46± acre retail center located at the southwest corner of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included.

8. That the Applicant convey a 2± acre parcel within the Property for the development of the Beacon Lakes Rescue Station and such conveyance shall constitute a contribution in lieu of payment of impact fees in accordance with Condition No. 28 of Resolution No. Z-11-02.

DATE INSPECTED: 12/18/07
DATE TYPED: 3/12/08,
DATE REVISED: 3/17/08, 3/18/08, 3/17/08, 3/18/08, 4/14/08, 4/15/08, 4/16/08, 4/17/08, 4/18/08, 4/20/08, 4/22/08/, 4/23/08, 4/24/08, 4/25/08, 4/26/08, 4/28/08, 4/30/08, 5/13/08, 5/14/08, 5/22/08, 5/23/08, 6/3/08

DATE FINALIZED:
SB:MTF:LVT:NN:CI

Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: April 25, 2008

To: Subrata Basu
Interim Director
Planning & Zoning Department

From: Esther L. Calas, P.E. aut for
Director
Public Works Department

Subject: DIC07-020 **Revised April 3, 2008**
Name: AMB Codina Beacon Lakes, LLC
Location: e/o NW 137th Avenue, n/o NW 12th Street
Sec. 35 & 36 Twp. 53 Rge. 39

I. INTRODUCTION

Beacon Lakes is an approved multiuse DRI consisting of a mixture of warehouse, office, business and commercial uses located on 480.04 gross acres in west-central Miami-Dade County.

AMB Codina Beacon Lakes, LLC (the Applicant/Owner of the DRI) is requesting a change to the Miami-Dade County Comprehensive Master Plan (CDMP) to modify a 48 Acre portion of the Industrial and Office land area approved under the Beacon Lakes DRI to Business and Office.

II EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

Location	NW 137 Ave	NW 14 St	NW 132 Ave	SR 836 Ext.	NW 12 St
Description	N. of NW 12 St	NW 137 to 132 Ave	NW 14 St to SR 836	NW 137 to HEFT	NW 137 to 127 Ave
No. of Lanes	4	3	2	4L Exp	4
Location	NW 137 Ave	NW 17 St	NW 127 Ave	NW 127 Ave	
Description	S. of NW 12 St	NW 137 to 127 Ave	N. of NW 12 St	S. of NW 12 St	
No. of Lanes	6	4	4	5	

III CONCURRENCY:

The reserved number of net external PM peak hour trips assigned to the Beacon Lakes DRI Development Order was 3,364 of which 533 net external PM peak hour trips have been used based upon the completion of 905,616 square feet of warehouse use and 100,000 square feet of office use. The proposed change to the DRI under this DIC requests the addition of 418 net external PM peak hour trips. Based upon the simultaneous decrease of 1,300,000 square feet of warehouse use and the simultaneous increase of 25,000 square feet of office use and 420,000 square feet of retail use.

The 418 net external PM peak hour additional trips are assigned to the following count station as follows:

Station 2272 located on the HEFT south of Okeechobee Road has a maximum LOS **"D"** of **10,050** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **8,697** vehicles and **54** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 2272** with its **8,751** PHP and assigned vehicles is at LOS **"D"**. The **35** vehicles generated by this development when combined with the **8,751** vehicles equals **8,786** and LOS **"D"** where the range of LOS **"D"** is from **8,271** to **10,050** vehicles.

Station 9365 located on NW 12 Street west of the HEFT has a maximum LOS **"D"** of **3,870** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,864** vehicles and **964** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9365** with its **3,828** PHP and assigned vehicles is at LOS **"D"**. The **35** vehicles generated by this development when combined with the **3,828** equals **3,863** and LOS **"D"** where the range of LOS "**D**" is from **3,651** to **3,870** vehicles.

Station 9408 located on NW 25 Street west of NW 107 Avenue has a maximum LOS **"D"** of **3,510** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,626** vehicles and **1,072** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9408** with its **2,698** PHP and assigned vehicles is at LOS **"C"**. The **64** vehicles generated by this development when combined with the **2,698** equals **2,762** and LOS **"C"** where the range of LOS "**D**" is from **3,441** to **3,510** vehicles.

Station 9442 located on NW 41 Street west of NW 107 Avenue has a maximum LOS **"D"** of **5,940** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3,899** vehicles and **952** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9442** with its **4,851** PHP and assigned vehicles is at LOS **"D"**. The **32** vehicles generated by this development when combined with the **4,851** equals **4,883** and LOS **"D"** where the range of LOS "**D**" is from **3,691** to **5,940** vehicles.

Station 9770 located on NW 127 Avenue north of NW 8 Street has a maximum LOS **"D"** of **2,800** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,531** vehicles and **1,092** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9770** with its **2,623** PHP and assigned vehicles is at LOS **"D"**. The **149** vehicles generated by this development when combined with the **2,623** equals **2,772** and LOS **"D"** where the range of LOS "**D**" is from **1,661** to **2,800** vehicles.

Station 9798 located on NW 137 Avenue north of SW 8 Street has a maximum LOS **"D"** of **3,830** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,773** vehicles and **457** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9798** with its **2,230** PHP and assigned vehicles is at LOS **"B"**. The **102** vehicles generated by this development when combined with the **2,230** equals **2,332** and LOS **"B"** where the range of LOS "**B**" is from **1** to **2,800** vehicles.

IV IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

The following improvements shall be in place and open to traffic before the first Certificate of Occupation (CO) is issued for the retail uses on the Amendment. Requirements from original DRI, Development Order, shall be completed as scheduled

A. A northbound acceleration lane shall be constructed on the east side of NW 137th Avenue collecting right turn eastbound right turn traffic for NW 12th Street, according the Miami-Dade County Public Works standards.

B. NW 14th Street shall be built as a 3 lane roadway from NW 132nd Avenue to SW 137th Avenue, according the Miami-Dade County Public Works standards.

C. A full signalized intersection shall be installed at the intersection of NW 137th Avenue and NW 14th Street, according the Miami-Dade County Public Works standards.

D. The southwest driveway connection to the property thru the FPL easement. To be submitted for approval under a separate application.

This application **meets** the criteria for traffic concurrency for an Initial Development Order. The additional 418 vehicle trips required by this application will be reserved under the DRI Development Order. In addition they will be subject to the payment of road Impact Fees.

The proposed southwest driveway connection to the property thru the FPL easement <u>is not approved under this application.</u> It shall be submitted for approval under a separate application.

If approved, a document from Florida Power & Light Co. authorizing the access thru the easement will be required before a building permit is requested for the construction of said southwest connection to NW 137th Avenue.

cc: Nicholas Nitti, Development Impact Coordinator.
Planning and Zoning Department

Armando E. Hernandez, Special Administrator for Concurrency.
Public Works Department

Memorandum

MIAMI-DADE COUNTY

Date: February 7, 2008

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: DIC No. Z2007000020-Revised
AMB Codina Beacon Lakes, LLC
South of N.W. 25th Street between N.W. 117th Avenue and N.W. 137th Avenue
Modification of a Development of Regional Impact Development Order and
District Boundary Change from IU-1 and GU to BU-2
(IU-1/GU) (436 Acres)
36-53-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject is located within the Northwest Wellfield protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area. Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant, in accordance with Section 24-43(5) of the Code, which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Therefore, DERM can approve the application and it can be scheduled for public hearing.

Potable Water Service

The subject property is located within the franchised water service area of the Miami-Dade County Water & Sewer Department (MDWASD). The closest public water is an abutting 12-inch water main located along N.W. 25th Street. Connection of the proposed development to the public water supply system shall be required, in accordance with Code requirements. The estimated demand for this project is 148,250 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is MDWASD's Hialeah Preston Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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

Notwithstanding that adequate system capacity is available for this project; DERM will require that water-conserving plumbing fixtures be installed, in accordance with the requirements of the Florida Building Code, in order to use the Southeast Florida water resources more efficiently.

It is recommended that the landscaping conform to Xeriscape concepts. Included in these concepts is the use of drought-tolerant plants, which reduce the use of turf grass, together with efficient irrigation system design. Details of Xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Sanitary Sewer Service

The subject property is located within the franchised sewer service area of MDWASD. The closest public sanitary sewer is an abutting 12-inch force main located along N.W. 25th Street. Downstream flow is directed to the Central District Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary sewer system shall be required, in accordance with the Code requirements. All sewer lines serving the property shall comply with the exfiltration standards, as applied to development within wellfield protection areas.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

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

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted in the proposed zoning classification, operating permits from DERM may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Pollution Remediation

DERM has reviewed the subject property and found the following information:

1. There are records of buried solid waste material within the northwest corner of the subject property at N.W. 117th Avenue and N.W. 25th Street. The subject property is currently under investigation for contamination associated to solid waste and is pending a site assessment report.

2. A former landfill located at N.W. 118th Avenue and N.W. 17th Street (Valido/Busot/De La Vega Beacon Lakes Development) was identified immediately south of the subject property, Folio #30-

3936-000-0012, with the extent of the buried solid waste material encroaching onto Folio #30-3936-000-0012. The landfill property is currently under investigation for contamination.

3. There are records of contamination assessment and remediation issues associated with solid waste on the abutting property southeast of Folio #30-3936-000-0071, Tarmac Florida Inc., 12400 N.W. 12th Street.

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at (305) 372-6700.

Wetlands
The subject properties lie within the Transitional Northeast Everglades Wetland Basin and the properties have been determined to be jurisdictional wetlands as defined by Section 24-5 of the Code. However, a Class IV Wetlands Permit FW01-021 has been issued for the filling of 274.23 acres of jurisdictional wetlands for a commercial and industrial office and warehouse facility.

DERM has reviewed the site plan submitted with this zoning application entitled "Beacon Lakes Master Site Plan" Sheet 1 of 3, dated January 2008 and prepared by Creech Engineers, Inc. The proposed roadways that connect to S.W. 137th Avenue, on the southwest part of the property, and the expansion of N.W. 14th Street will impact mitigation area #3 (FPL easement); therefore, a new Class IV Wetland Permit, including all departmental mitigation requirements, will be required for the impacts to the mitigation area.

DERM has no objection to the proposed development provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources. The Wetlands Resources Section of DERM may be contacted at (305) 372-6585 for further information concerning the wetland permitting requirements.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property revealed the presence of tree resources; however, the property is located in a designated wetland basin and will be regulated through a Class IV Wetland Permit. Section 24-48 of the Code requires the preservation of all tree islands. The applicant is advised that any tree resources on-site that are not regulated through a Class IV Wetland Permit will require a Miami-Dade County Tree Removal Permit prior to removal or relocation.

Enforcement History
DERM has found the following closed enforcement records for the subject property:

Folio No. 30-3935-000-0010
Mosk/Beacon Lake – N.W. 17th Street and N.W. 129th Avenue
DERM File #FW87-145

A DERM inspection revealed clearing and filling of wetlands without prior approval by DERM. On August 20, 2003, a Class IV Permit was issued to Beacon Lake and the case was subsequently closed.

Folio No. 30-3935-000-0015
Tarmac FLA
DERM File #FW90-039
A DERM inspection revealed clearing of wetlands without prior approval by DERM. DERM issued a permit, mitigation to be incorporated into rockmining permit, to the applicant on June 17, 1993 and the case was subsequently closed.

Folio No. 30-3935-000-0020
Shoppyland – N.W. 12th Terrance between 132nd and 136th Avenue
DERM File #FW01-088
A DERM inspection revealed clearing and filling of wetlands and improper disposal of solid waste. An inspection in June 2002 revealed that the solid waste was removed, but unauthorized fill material remained present. In February 2004, DERM was notified that the property had been acquired for the SR 836 expansion. The existing violation was incorporated into the extension of the SR 836 and mitigation costs were paid under the State permit. Case closed.

Folio No. 30-3935-000-0050
Talton Enterprises – N.W. 12th Terrace between 132nd and 136th Avenue
DERM File #FW01-089
A DERM inspection revealed clearing and filling of wetlands and improper disposal of solid waste. An inspection in June 2002 revealed that the solid waste was removed but unauthorized fill material remained present. In February 2004, DERM was notified that the property had been acquired for the SR 836 expansion. The existing violation was incorporated into the extension of the SR 836 and mitigation costs were paid under the State permit. Case closed.

Folio No. 30-3936-000-0071

1. Interlagos, Inc – 11750 N.W. 25th Street
   DERM File #SW-1218
   On July 2, 1997, a Uniform Civil Violation Notion (UCVN) was issued for failure to secure operating permits; specifically, a Solid Waste Permit and Industrial Facilities Permit. On October 9, 2002, the violation was corrected and an Affidavit of Compliance was submitted to the Clerk of Courts; subsequently, closing the case.

2. Nor-Fel Corporation – 11750 N.W. 25th Street
   DERM File #SW-1218
   Inn October 1997, a Consent Agreement was sent to the Nor-Fel Corporation regarding corrective actions (removal of solid waste and horse bedding) and remediation issues (removal of contaminated soils) on the site. On November 26, 1997, a Notice of Violation (NOV) was issued to the Nor-Fel Corporation for the on-site violations. An inspection on April 20, 2000 revealed that the solid waste was removed from the site. The case was subsequently closed.

3. Nor-Fel Corporation –NW 25th Street and N.W. 127th Avenue
   On June 16, 1989, a Contamination Assessment Report was submitted to DERM for the subject site. A DERM inspection revealed that the on-site facility was operating within the cone of influence of a wellfield; consequently, an NOV was issued. Subsequent DERM inspections revealed that bedding material was removed. The case was closed.

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

cc: Nick Nitti, DIC Coordinator

Memorandum

MIAMI-DADE COUNTY

Date: May 14, 2008

To: Subrata Basu, Interim Director
Department of Planning & Zoning

From: Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department

Subject: DIC # 2007000020 – AMD Codina Beacon Lakes, LLC
South of NW 25th Street, between NW 117th & 137th Avenue,
Miami-Dade County, FL (Revision 1)

SERVICE IMPACT/DEMAND:

(A) Based on the proposed development information, the modification to the DRI is expected to generate approximately **419** fire and rescue calls annually. However, as a result of the increase in retail space and the complexity of the development, this project may generate a higher number of alarms than anticipated. The estimated volume of alarms will **severely** impact existing fire and rescue service.

MDFR is of the assumption that the adoption of the Notice of Proposed Change (NOPC) and the CDMP amendment would result in positive, economic and fiscal benefits for both the property and the quality of life for the residents and business owners in the surrounding area.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES:

Based on data retrieved during calendar year 2007, the average travel time to the vicinity of the proposed development was **9.31 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development does not comply with the performance objective of national industry. However, it is estimated that once the planned Beacon Lakes Station #75, located in the vicinity of the subject application, is operational, it will improve travel times for fire and medical emergencies in the vicinity of the subject parcel.

EXISTING STATIONS:

STATION	ADDRESS	EQUIPMENT	STAFF
58	12700 SW 6th Street	Rescue, ALS Engine	7
29	351 SW 107th Avenue	Rescue, ALS 50' Squrt	7
48	8825 NW 18th Terrace	Rescue, ALS Engine	7
45	9710 NW 58th Street	ALS Engine	4

PLANNED SERVICE / EXPANSIONS:

STATION	ADDRESS	Estimated Occupancy
68	NW 112th Ave. & NW 17 St.	2010
75	NW 129th Ave. & NW 17th St.	2012

SITE PLAN REVIEW:

Fire Engineering and Water Supply has reviewed and approved the site plan entitled "Beacon Lakes Site Plan", as prepared by Creech Engineering, Inc. dated October 2007, consisting of three (3) sheets.

CONCLUSION:

According to the development information, the number of alarms forecasted for this project, along with the congested roadways within the area, will generate a severe impact on existing services. Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new facilities. However, MDFR is satisfied with the dedication of the 2-acre parcel of land for the construction of the Beacon Lakes Fire Rescue Station. It is anticipated that this station will provide adequate coverage to the Beacon Lakes DRI including adjacent residential and business communities. The site will be conveyed in exchange for Impact Fee Credit.

CONDITION:
Approval of this application shall be subject to the owner's continued commitment to pledge conveyance of the 2-acre parcel of land for the development of the Beacon Lakes Fire Rescue Station.

If you need additional information, please contact Mr. Carlos Heredia at 786 331-4540.

HL:ch

RECEIVED FEB 08 2007 ZONING SERVICES DIVISION, DADE COUNTY DEPT. OF PLANNING & ZONING BY

Memorandum

RECEIVED FEB 07 2007 MIAMI-DADE COUNTY DIRECTOR'S OFFICE OF PLANNING & ZONING

TO: Diane O'Quinn Williams
Director, Department of Planning & Zoning

DATE: February 1, 2007

FROM: Sunil Harman
Planning Division Director
Aviation Department

SUBJECT: DIC Application #06-380

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of a modification to a previously approved Development of Regional Impact (DRI) in order to modify a condition of the Development Order which would allow a change of use on the south forty-six (46) acres of the property and simultaneous increase and decreases in the overall development program. In addition, the applicant is seeking a substantial deviation determination pursuant to §380.06(19) of the Florida Statutes. The subject property consists of 436 acres and is located on the south side of NW 25 Street, between 117th Avenue and NW 137th Avenue, Miami-Dade County, Florida. Please be advised that MDAD has reviewed the application for both land use and airspace restrictions.

Land Use Review:

Based on the available information, MDAD has determined that the referenced property is located outside of any land use restrictive zones as depicted in the Zoning Ordinance for Miami International Airport (#04-203).

Airspace Review:

Based on a cursory review of the project information provided to us, the referenced project's proposed height was not given with the application; therefore in the future when the project height (building/structure) is determined, please resubmit to MDAD for re-evaluation. At such time, if the project height meets our review criteria for its location, we will require that a Height Analysis or Letter of Determination be issued from this Department.

However, any construction cranes for this project reaching or exceeding 200 ft AMSL (Above Mean Sea Level) must be filed by the construction contractor using the same form. The form is available through this office or through the FAA website: http://forms.faa.gov/forms/faa7460-1.pdf. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the construction contractor may "e-file" online at https://oeaaa.faa.gov .

44

Please note that the airspace review process is governed by two different regulations: the Miami-Dade County Height Zoning Ordinances and Federal Regulation Title 14 Part 77. The FAA has its own airspace evaluation requirements, and issues airspace determinations for structures and cranes based on the particular facts then presented before the FAA. The County's Department of Planning and Zoning (P&Z) or the applicable municipal building official determines whether the County's zoning requirements and height limitations are met, and FAA determines whether FAA building, marking and height requirements are met.

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and the Miami-Dade Aviation Department.

Should you have any questions in obtaining and/or filling out FAA form 7460-1, please feel free to contact Mr. José A. Ramos, R.A., Chief of Aviation Planning Section at 305-876-7090.

SH/rb

C: José Ramos, Chief, Aviation Planning
Anely Herrera, Aviation Planner, Aviation Planning
Renee Bergeron, Administrative Officer, Aviation Planning

Miami-Dade Aviation Department P.O. Box 592075 Miami, Florida 33159

Memorandum

MIAMI-DADE COUNTY

Date: December 21, 2007

To: Rosa Davis, Principal Planner
Department of Planning and Zoning

From: Jeff B. Ransom, County Archaeologist
Department of Planning and Zoning
Historic and Archaeological Resources

Subject: Request for Analysis of Beacon Lakes Development of Regional Impact (DRI) Application to Amend the CDMP

This agency has reviewed the November 2000 Cultural Resource Assessment Survey conducted by Janus Research and the recently provided color aerial map of the 48 Acre Application Area.

We are satisfied with the survey report and concur that there are no archaeological concerns within the 48 Acre Application Area. However, the property owner must provide us with a copy of the letter from the Florida Division of Historical Resources which concurs with the results of the survey.

Memorandum

MIAMI-DADE COUNTY

Date: April 5, 2007

To: Nicholas Nitti
DIC Coordinator
Miami-Dade Planning and Zoning

From: Maria Batista
Principal Planner
Transit System Planning Division
Miami-Dade Transit

Subject: Review of DIC Project No.06-~~380~~ 07-20 – AMD Codina Beacon lakes, LLC

06-380 – AMD Codina Beacon lakes, LLC – The applicant is requesting a modification to a previously approved Development of Regional Impact (DRI) in order to modify conditions of the Development Order which would allow a change of use on the south 46 acres of the property and simultaneous increase and decreases in the overall development program. In addition, the applicant is seeking a substantial deviation determination pursuant to §380.06(19) of the Florida Statutes. The subject property consists of 436 acres and is located on the south side of NW 25 Street, between NW 117 Avenue and NW 137th Avenue, Miami-Dade County, Florida

MDT has no objection to this modification of the previously approved DRI.

MDT is conducting the Easy-West Corridor Study. The applicant is being made aware of the on-going study as some of the proposed alignments being studied are in close proximity to this property.

Miami-Dade Transit staff has reviewed the proposed project for mass transit concurrency and has found it concurrent with the level-of-service standards established for Miami-Dade County.

Memorandum

MIAMI-DADE COUNTY

Date: December 28, 2007

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: J.D. Patterson, Assistant Director
Miami-Dade Police Department
Support Services

Subject: DIC Application AMB Codina Beacon Lakes, LLC

APPLICATION

07-020 – AMB Codina Beacon Lakes, LLC – is requesting a substantial deviation determination pursuant to 380.06(19) of the Florida Statues and a modification to a previously approved Development of Regional Impact (DRI) in order to modify conditions of the Development Order which would allow a change of use on the south 46 acres of the property and would allow simultaneous increase and decreases in the overall development program. In addition, the applicant is seeking a district boundary change from IU-1, Light Industrial District and GU, Interim District to BU-2, Special Business District on this 46 acres in order to develop the property with a 470,000 SF commercial development. The subject property consists of 436 acres and is located on the south side of NW 25 Street, between NW 117 Avenue and NW 137 Avenue, Miami-Dade County, Florida.

CURRENT POLICE SERVICES

The proposed development will be located in unincorporated Miami-Dade County and serviced by our Midwest District (Police District 3), located at 9101 NW 25 Street, Miami, Florida. Our current staffing permits an average emergency response time under eight minutes. As the demand for police service increases, additional sworn personnel may be required to maintain current levels of service.

REVIEW

A careful review of the application was conducted to predict the impact on Miami-Dade Police Department (MDPD) resources and the impact the location could have on the proposed development. Sergeant Walter Hopwood, the designated MDPD representative to the DIC, visited the site and reviewed the site plan for the proposed development. **The police department does not object to the proposed development.**

- **Impact on Existing Traffic Conditions** – The proposed development will increase traffic conditions at the NW 14 Street/NW 127 Avenue, and NW 14 Street/NW132 Avenue Intersections.

If you need additional information or assistance, please contact Sergeant Hopwood at 305-471-2099.

JDP/wh

Memorandum

MIAMI-DADE COUNTY

Date: December 21, 2007

To: Nicholas D. Nitti
DIC Coordinator
Department of Planning and Zoning

From: Christopher Rose
Deputy Director, Administration
Department of Solid Waste Management

Subject: DIC #07-020
AMD Codina Beacon Lakes, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Cornelius Allen at 305-514-6649. Thank you.

Attachment

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #07-020

AMB Codina Beacon Lakes, LLC

Application: AMB Codina Beacon Lakes, LLC – *The applicant* is seeking a substantial deviation determination pursuant to §380.06(19) of the Florida Statutes and a modification to a previously approved Development of Regional Impact (DRI) in order to modify conditions of the Development Order which would allow a change of use on the south 46 acres of the property and would allow simultaneous increase and decreases in the overall development program. In addition, the applicant is seeking a district boundary change from IU-1, Light Industrial District and GU, Interim District to BU-2, Special Business District on these 46 acres in order to develop the property with a 470,000 SF commercial development. Plans may be modified prior to the DIC Executive Council meeting.

Size: The subject property consists of 436 acres.

Location: The subject property is located on the south side of NW 25 Street, between NW 117 Avenue and 137[t]Avenue, Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department 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 17, 2007, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning 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 project proposes commercial uses. Chapter 15-2 of the Miami-Dade County Code requires the following of commercial uses located in unincorporated Miami-Dade County:

Section 15-2 - "every commercial 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."

3. Recycling

The following language from **Section 15-2.3** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper;
2) Mixed paper;
3) Corrugated cardboard;
4) Glass (flint, emerald, amber);
5) Aluminum (cans, scrap);
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored);
9) Textiles
10) Wood"

Applicants are ***strongly*** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at (305) 514-6666.

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord 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 setout 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

TO: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

DATE: December 12, 2007

for Maria T. Calpote

FROM: Phillip Torres, P.E.
Plans Review Section

SUBJECT: DIC

The Miami-Dade Water and Sewer Department comments and recommendations are as follows:

1. **Project:** AMB Codina Beacon Lakes, LLC.
   Location: NW 25 St. between NW 117 Ave and NW 137 Ave.

Water & Sewer:

M-DWASD already provided comments regarding points of connection including our requirements for water and sewer for all different phases of this project under different service agreements, as follows: ID# 18170, 18510, 18954, 19182, 19295, 19627& 19777.

Please see Water Conservation Requirements attached.

GENERAL NOTES:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings. Please note that the aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.
Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27th, 1993, the First Amendment to Settlement Agreement between DEP and County dated ~~December 21st, 1995, the First Partial Consent Decree and the Second and Final Partial Consent~~ Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.
Should you have any questions, please do not hesitate to call me at 305-669-7658.

Cc: Eduardo A. Vega, P.E.

WATER CONSERVATION

Miami-Dade County is currently developing recommendations for new development that would achieve higher water use savings than currently required by code.

The following is a list of water saving practices to be used as a guide to achieve additional water savings above current code requirements. These recommendations are targeted at new commercial and institutional construction projects and are based on the following principles:

- Use waterless technologies where available
- Maximize use of on-site sources of water
- Choose equipment that is water and energy efficient
- Install automatic shot offs, solenoids and controllers to turn water off when not in use
- Install flow restrictors when possible
- Eliminate once-through cooling

Plumbing Fixtures and Practices

Toilets and Urinals

- Ensure all water closets use no more than 1.3 gallons per flush, high efficiency toilets (HETs) can achieve 20 to 25% water use savings.
- Use toilets included the Uniform North American Requirements (UNAR) certified list.
- Consider waterless urinals

Faucets

- Install hand washing faucets or aerators that use no more than 1.0 gallons per minute
- Install sensor controls on hand washing faucets in public restrooms
- Install showerheads that use no more than 1.5 gallons per minute

Plumbing Design

- Use tankless water heating or other devices that reduce water wasted waiting for the water to get hot where possible
- Post prominent signs in all restrooms and other water using areas listing telephone numbers to promptly report leaks and other plumbing problems.

Metering and Sub-Metering

- Install a separate meter and keep monthly records of all major water-using function such as cooling towers and individual buildings.

Heating Ventilation and Air Conditioning Equipment

Cooling Towers

- Eliminate all once-through cooling
- On cooling towers, install both makeup and blowdown meters
- Equip cooling towers with overflow sensors on the overflow pipes to alert the operator to problems that can waste thousands of gallons daily
- All cooling towers should achieve at least (5.0) cycles of concentration

Boilers

- Equip boilers with makeup meters and conductivity controllers for blowdown control
- Reuse or return steam condensate to the boiler wherever possible
- Install makeup meters on all recirculating closed water loops used for heating and cooling systems so that leaks in the recirculating systems can be easily detected.

Food Service

Equipment Selection

- Eliminate all water cooled equipment using once-through cooling
- All water-cooled equipment should be eliminated unless it uses chilled water or cooling tower loop. This includes ice makers, refrigeration equipment, and ice cream machines.

Dishwashing Equipment

- Dishwashers should use less than 1.2 gallons per rack for fill-and-dump machines and less than 0.9 gallons per rack for all other types of machines. For under the counter machines, water use should not exceed 1.0 gallons per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines and 1.7 gallons per rack for low temperature machines.
- Pre-rinse spray valves that use 1.6 gallons per minute and have a shot off valve

Food Preparation

- Use connectionless steamers. They do not need either a water supply or a wastewater drain.
- Select ice machines that use no more than 20 gallons per hundred pounds of ice made.

Efficient Landscape Irrigation

Water can be conserved through the use of a properly designed and managed landscape irrigation systems, and choice of plant material.

Irrigation controllers

- Moisture sensing shut-off switch equipment for automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture. Said equipment shall consist of an automatic mechanical or electronic sensing devise or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

Irrigation equipment and design

- Use drip irrigation or microsprinklers for planning beds (once plants are established, irrigation is not usually needed)
- Irrigated areas shall not be less than 4 feet wide, except when next to contiguous property or using micro or drip irrigation.
- Create hydrozoned areas, with beds and turf watered separately (plant beds may not need irrigation after plants are established)
- Design systems to maintain manufacturer-recommended pressure to prevent misting and unnecessary pipe wear

Soil

- Terrace any area that exceeds a 3.1 slope
- Do not add soil on top of tree roots

Mulch

- Use organic, preferably locally derived mulch, such as pine bark, dyed landscape mulch, or enviromulch. Avoid cypress mulch which encourages deforestation of natural areas.
- Limit use of rock mulch due to increased heat and reflection
- Mulch should be 3-4 inches deep over the root zone and several inches away from the base of plants

Plant Selection

- Use low-maintenance (drought tolerant) species. The Extension Service's Florida Yards and Neighborhoods Program list these in a publication for South Florida. http://miami-dade.ifas.ufl.edu/programs/fyn/publications/dtpl.htm
- Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities. Select plants that are drought and freeze tolerant.
- For areas with limited soil space such as parking lots, use naturally small stature trees or use palms. Information for small stature trees for restricted spaces, such as narrow swales and limited space residential lots where canopy and roots can become problem can be found at http://miami-dade.ufiedu/programs/urbanhort/publications/PDF/Samll%20Trees%20for%20Miami-Dade.pdf
-
- Xeriscape or Florida-friendly landscape principles should be applied. These principles conserve water and protect the environment and include efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. 373.185 F.S.)

11 B1
3/3/08

Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

District Six
Office of Director of Transportation Development
1000 NW 111 Avenue, Miami, FL 33172
Phone: 305-470-5464 Fax: 305-470-5610

STEPHANIE C. KOPELOUSOS
SECRETARY

February 5, 2008

Mr. Ray Eubanks
Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
~~Tallahassee, Florida 32399-2100~~

SUBJECT: Beacon Lakes DRI Application to Amend the Miami-Dade County Comprehensive Development Master Plan (DCA #08-D1)

Dear Mr. Eubanks:

In accordance with your request, and the provisions of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code, this office has completed a review of the Beacon Lakes DRI Application to Amend the Miami-Dade County Comprehensive Development Master Plan.

The proposed CDMP amendment requests the re-designation on the Adopted 2015 and 2025 Land Use Plan map of approximately 48 acres of land from "Restricted Industrial and Office" to "Business and Office." The intent of the amendment is to allow the development of 420,000 sq. ft. of retail space on the subject property. The site is located near the northeast corner of State Road 836 and NW 137th Avenue.

Access points have not been requested along SR 836 or any other state facility by this application. The proposed land use change is expected to generate 418 new external trips to the surrounding roadway network. The traffic analysis submitted with this application demonstrates that the application will not significantly impact any state facilities found to be operating below the adopted Level-of-Service standards. Therefore, the Department has no objections or recommendations for this amendment at this time.

Please contact Phil Steinmiller at 305-470-5825, if you have any questions concerning our response.

Sincerely,

Alice N. Bravo, P.E.
District Director of Transportation Systems Development

Cc: Aileen Boucle, AICP
Phil Steinmiller

DATE: 04/18/08
REVISION 2

TEAM METRO

ENFORCEMENT HISTORY

AMB CODINA BEACON LAKES, LLC

APPLICANT

THE SOUTH SIDE OF N.W. 25 STREET, BETWEEN N.W. 117 AVENUE & N.W. 137 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2007000020

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Case #200807000986 No violations observed, Folio Number 3039360000050, 3039360000012 and 3039360000016

AMB CODINA BEACON LAKES, LLC

OSIEL MORALES

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Beacon Village, LLC

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "D"	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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 partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (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 changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

BEACON VILLAGE, LLC, a Delaware limited liability company
By: AMB Codina Beacon Lakes Series 2, LLC, a Delaware limited liability company, sole member
By: FEC Lakes, LLC, a Florida limited liability company, Member

By: _____
Name: Jose Heuk
Title: VP

Sworn to and subscribed before me this 19 day of December, 2006. Affiant is personally known to me or has produced _____ as identification.

Ana C. Lopez
(Notary Public)

Ana C. Lopez
My Commission DD199945
Expires April 03, 2007

My commission expires _____

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

EXHIBIT D

Disclosure of Interest for **AMB Codina Beacon Lakes, LLC**, a Delaware limited liability company:

The members of AMB Codina Beacon Lakes, LLC a/k/a AMB Codina Beacon Lakes Series I, LLC, are as follows:

1. **FEC Lakes, LLC**, a Florida limited liability company 21.225%

   - Florida East Coast Industries, Inc. f/k/a Foxx Holdings, Inc., a publicly traded Florida corporation, is the 100% owner of FEC Lakes, LLC

2. **AMB/IMDH Beacon Lakes, LLC** 78.775%

   - AMB Property, L.P., a Delaware limited partnership is the 50% owner of AMB/IMDH Beacon Lakes, LLC

     - AMB Property Corporation, a publicly traded Maryland corporation, is the 100% owner of AMB Property, L.P.

   - IMD Holding Corporation is the 50% owner of AMB/IMDH Beacon Lakes, LLC

     - AMB Property Corporation, a publicly traded Maryland corporation, is the 100% owner of IMD Holding Corporation

Disclosure of Interest for **Beacon Village, LLC**, a Delaware limited liability company:

The members of Beacon Village, LLC are as follows:

1. **AMB Codina Beacon Lakes Series II , LLC**, a Delaware limited liability company 100%

   - FEC Lakes, LLC, a Florida limited liability company is the 50% owner of AMB Codina Beacon Lakes Series II, LLC

     - Florida East Coast Industries, Inc. f/k/a Foxx Holdings, Inc., a publicly traded Florida corporation, is the 100% owner of FEC Lakes, LLC

   - IMD Holding Corporation is the 50% owner of AMB Codina Beacon Lakes Series II, LLC

     - AMB Property Corporation, a publicly traded Maryland corporation, is the 100% owner of IMD Holding Corporation

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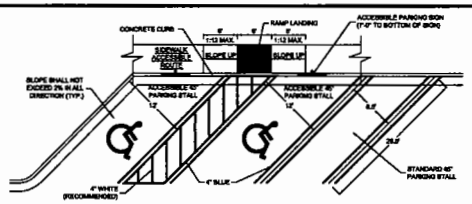
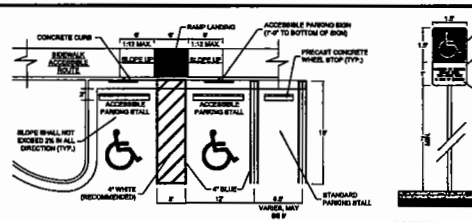


ACCESSIBLE 45° PARKING SPACE FOR MIAMI-DADE COUNTY
NOT TO SCALE



ACCESSIBLE PARKING SPACE FOR MIAMI-DADE COUNTY
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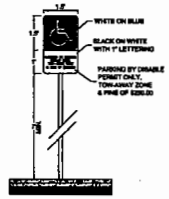
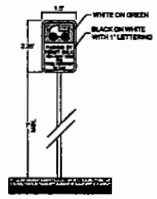
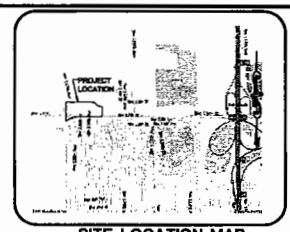


ACCESSIBLE SIGN FOR MIAMI-DADE COUNTY
NOT TO SCALE

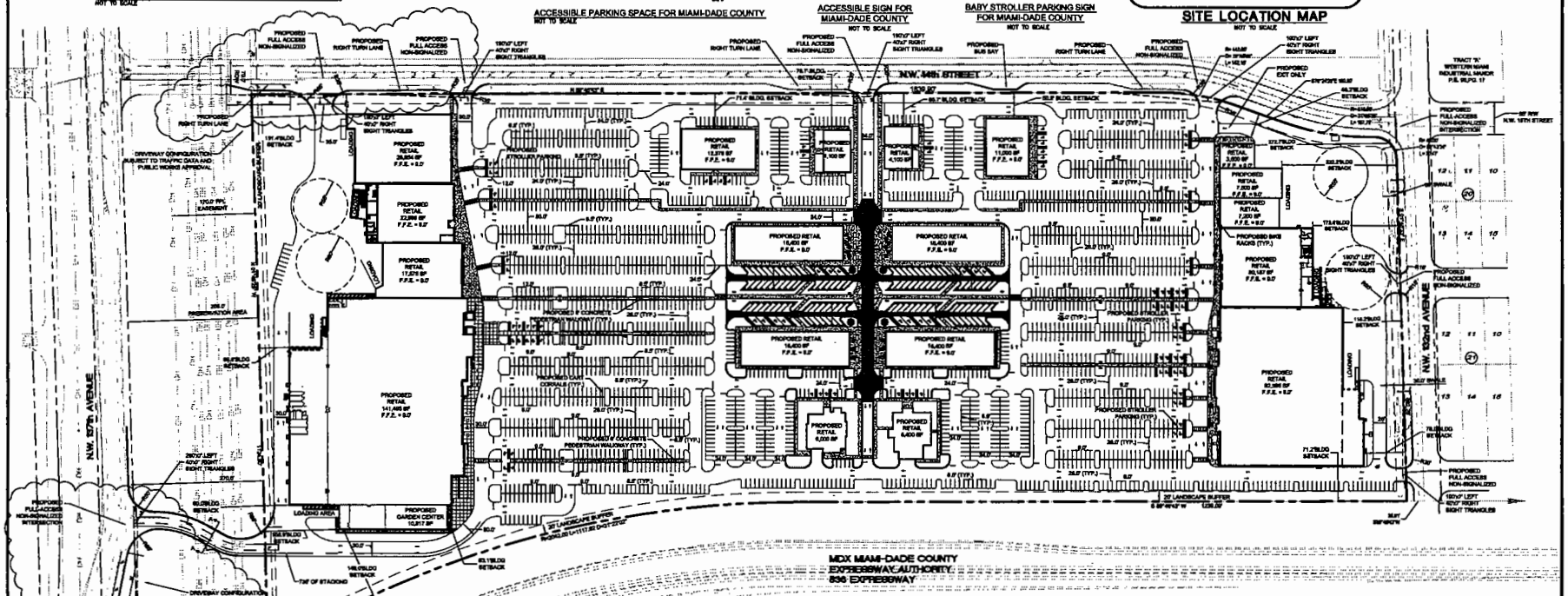


BABY STROLLER PARKING SIGN FOR MIAMI-DADE COUNTY
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



Maximum Floor Area Ratio (F.A.R.) per No. of Bldg Stories			PERMITTED	PROVIDED
1 story	2 thru 8 stories	9th story and up		
0.4	0.11 per additional story permitted up to 8 stories	0.06 per each additional story		
MAX. HEIGHT OF PROPOSED BLDGS.				no max.
MAX. NUMBER OF STORIES PERMITTED			no max.	3
F.A.R.			51%	34%

BEACON LAKES CRI BUILD OUT (INCLUDES ALL OF CRI)		
USE TYPE	ALLOWED	PROVIDED
INDUSTRIAL / WAREHOUSE	5,300,000 sf	850,000 sf
COMMERCIAL RETAIL	490,000 sf	470,000 sf 470,000 sf
OFFICE	170,000 sf	0 sf

ZONING LEGEND

Zoning District: BU-2 (Special Business District)

Dade Zoning Code Art. XXIV, 2006, 33XVI for BU-1A, BU-2, and BU-3 criteria. Parking structure not counted as floor area but used to count number of stories. Mall area not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (F.F.) to top of pitch (roof slope)	MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
	frontage for interior lot	67	N/A
	lot area for interior lot	5,000s.f.	N/A
	75' frontage for corner lot (267' if plat prior to PB 40-46)	75'	666'
	7,500 s.f. lot area for corner lot (5,000 s.f. if plat prior to PB 40-46)	7,500 s.f.	1,998,046 s.f.

DEVELOPMENT AREA	1,998,046 sf	45.89 ac		SETBACK REQUIREMENTS		
Lake Cut Parcels	0 sf	0.00 ac		SETBACK TYPE	REQUIRED	PROVIDED
Lake Well/ Dry Retention	0 sf	0.00 ac		FRONT	20'	40'±
NET AREA (ex. R.)	1,998,046 sf	45.89 ac	100%	SIDE STREET (107/06 39)	25'	48'±
Lot Coverage (40% max)	470,000 sf	10.79 ac	23.7%	INTERIOR (F.F OR 10')	0'	0'±
Paved Area	1,146,531 sf	26.32 ac	57.7%	REAR (F.F OR 30')	30'	40'±
Landscaped Open Space	380,514 sf	8.40 ac	18.6%	BETWEEN BUILDINGS	20'	N/A
				Same setbacks as above for accessory buildings		

SIDE ST.: 10', except 25' on any part of bldg. within 30' of RU or EU property.

INTERIOR: 0' if adjacent property is BU or IU & bldg. used only for business or industry. 5' if wall has openings & 4-hr. fire rated. 10' for portions of bldg with residential use. 10' when adjacent property is RU or EU.

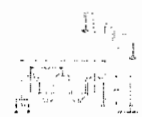
REAR: 0' to BU/IU if opening on rear bldg wall. 0' if no opening. 30' from res. (inc. width of alley).

LANDSCAPE OPEN SPACE REQUIREMENTS		
SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA	PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
Up to one (1) acre	18% required for 1 story	Ex: A building with 3 heights: 2 stories with 20,000s.f. under roof and 6 stories with 40,000 s.f. under roof. Multiply & add (2 x 20,000) + (6 x 40,000) =280,000. Add 20,000 + 40,000 = 60,000. Divide 280,000 by 60,000 = 4.7 (round up to 4) Use 4 as avg. bldg. height for landscaping requirements.
More than 1 acre and up to 2 acres	16.5% for 1 story	
More than 2 acres and up to 25 acres	14.5% for 1 story	
More than 25 acres	13.0% for 1 story	

Note: Allow to transform landscaped open space for 1 story: increase 1.5% per story for factors of 2nd to 8th floor; then 2.5% per floor after 8th. If bldg. height varies use example of bldg to determine # of stories. Landscape with grass, trees, shrubs. Water areas may be used to meet up to 30% of requirement. Mall areas with landscaping, 50+ water areas 50+ permanent art displays may be used to meet up to 10% of requirement. See Ch. 18A for landscape criteria.

LANDSCAPE OPEN SPACE PROVIDED		REQUIRED	PROPOSED
A.	Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,998,046 square feet x 12 % = 239,765 square feet	239,765 s.f.	324,048 s.f.
B.	Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 3,201 x 10 square feet per parking space = 32,010 s.f.	32,010 s.f.	46,465 s.f.
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =	271,775 s.f.	370,513 s.f.

PARKING REQUIREMENTS		Total Sq. Ft. per Use	(Sq. Ft./spaces ratio)	Spaces Required
Use Type:	Retail Uses (1 space per 250 s.f. fraction thereof)	470,000 s.f.	4.0 RATIO	1,880 SPACES
Use Type:				
Use Type:				
Use Type:				
Use Type:				
NOTE: See Zoning Code Article VII Off-Street Parking Sec. 33-122 thru 33-132 for parking standards. See Article VIII, Sec 33-133 thru 33-137 for right-of-way requirements.	TOTAL PARKING SPACES REQUIRED:			1,880 SPACES
	TOTAL PARKING SPACES PROVIDED:			2,254 SPACES
TOTAL PARKING RATIO PROVIDED:				4.80 RATIO
	HANDICAP PARKING	REQUIRED: 3.45 SPACES		PROVIDED: 26 SPACES
	STROLLER PARKING	REQUIRED: 6 SPACES		PROVIDED: 12 SPACES
	BICYCLE PARKING	REQUIRED: 26 SPACES		PROVIDED: 26 SPACES



BIKE RACK DETAIL
NOT TO SCALE

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY CREECH ENGINEERS, INC. SHALL BE WITHOUT LIABILITY TO CREECH ENGINEERS, INC.

CREECH ENGINEERS, INC.
ENGINEERS • PLANNERS • SURVEYORS
1947 PARK LAKE SOUTH, STE. 700, ARTESIA, FL 32430 (561) 793-4445
OFFICES ALSO IN JUNO BEACH, MELBOURNE AND TALLAHASSEE FL.

DATE	BY	REVISIONS

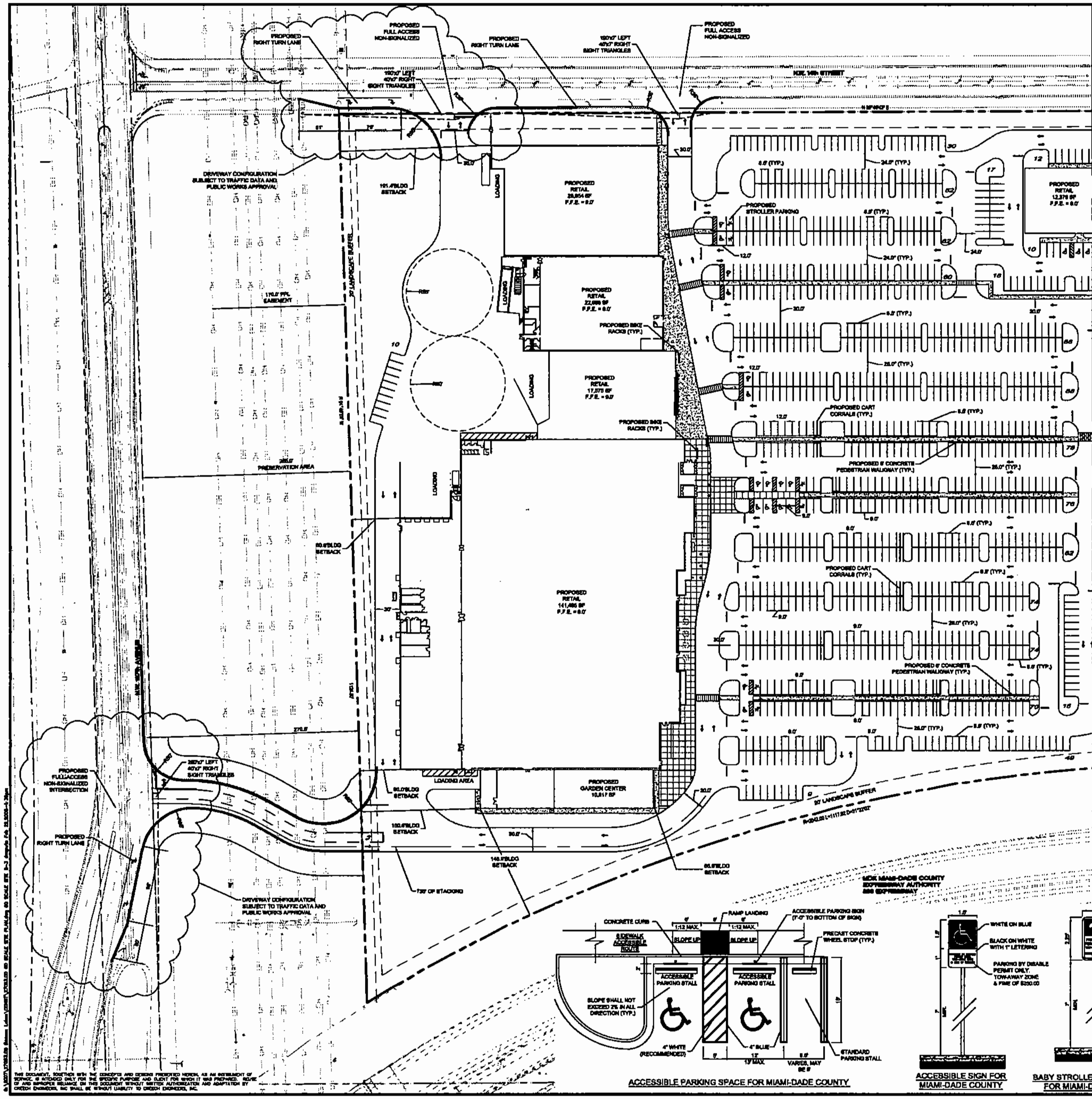
BEACON LAKES
MASTER SITE PLAN
MIAMI-DADE COUNTY FLORIDA

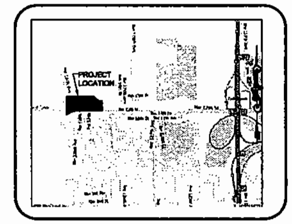
DRAWN BY: DC
CHECKED BY: SB
DATE: JANUARY 2008
HORZ. SCALE: 1" = 100'
VERT. SCALE:

SEAL

PRINTED DATE

SHEET 1 OF 3
CADD FILE: 27063.00
PROJECT No. 27063.00





SITE LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

ZONING LEGEND

Zoning District: BU-2 (Special Business District)

	MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
See Zoning Code Art. XXV, XXVI, XXVII for BU-1A, BU-2, and BU-3 criteria. Parking structure not counted as floor area but used to count number of stories. Mall area not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (F.F.) to top of pitch (roof ridge)	frontage for interior lot	50'	N/A
	lot area for interior lot	5,000s.f.	N/A
	75' frontage for corner lot (50' if plat prior to PB 40-16)	75'	669'
	7,500 s.f. lot area for corner lot (5,000 s.f. if plat prior to PB 40-16)	7,500 s.f.	1,986,045 s.f.

DEVELOPMENT AREA	1,986,045 sf	45.59 ac		SETBACK REQUIREMENTS		
Less Out Parcels	0 sf	0.00 ac		SETBACK TYPE	REQUIRED	PROVIDED
Less Wetl Dry Retention	0 sf	0.00 ac		FRONT	20'	40'±
NET AREA (sq. ft.)	1,986,045 sf	45.59 ac	100%	SIDE STREET (15'OR 20')	20'	48'±
Lot Coverage (40% max)	470,000 sf	10.79 ac	23.7 %	INTERIOR (0',5' OR 15')	0'	0'±
Paved Area	1,146,531 sf	26.32 ac	57.7 %	REAR (0',5' OR 20')	20'	90'±
Landscaped Open Space	369,514 sf	8.48 ac	18.6 %	BETWEEN BUILDINGS	20'	N/A
				Same setbacks as above for accessory buildings		
SIDE ST.: 15', except 20' on any part of bldg. within 20' of RU or EU property.	INTERIOR: 0' if adjacent property is BU or IU & bldg. used only for business or industry, 5' if wall has openings & 4-hr. fire rated. 10' for portions of bldg. with residential use. 15' when adjacent property is RU or EU.				REAR: 0' to BU/RU if opening on rear bldg wall; 0' if no opening. 20' from res. (inc. width of alley)	

Maximum Floor Area Ratio (F.A.R.) per No. of Bldg Stories			PERMITTED	PROVIDED
1 story	2 thru 5 stories	6th story and up		
0.4	0.11 per additional floor permitted up to 5 stories	0.05 per each additional story		
MAX. HEIGHT OF PROPOSED BLDGS.				no max.
MAX. NUMBER OF STORIES PERMITTED			no max.	2
F.A.R.			61%	24%

LANDSCAPE OPEN SPACE REQUIREMENTS

SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA	PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
Up to one (1) acre	18% required for 1 story	Ex: A building with 2 heights: 2 stories with 30,000s.f. under roof and 5 stories with 40,000 s.f. under roof. Multiply & add (2 x 30,000) + (5 x 40,000) =260,000. Add 30,000 + 40,000 = 70,000. Divide 260,000 by 70,000 = 3.71 (round up to 4) Use 4 as avg. bldg. height for landscaping requirements.
More than 1 acre and up to 5 acres	16.0% for 1 story	
More than 5 acres and up to 25 acres	14.0% for 1 story	
More than 25 acres	12.0% for 1 story	

Note: Above is minimum landscaped open space for 1 story. Increase 1.5% per story (or fraction) for 2nd to 8th floor; then 2.5% per floor after 8th. If bldg. height varies use example at right to determine # of stories. Landscape with grass, trees, shrubs. Water areas may be used to meet up to 20% of requirement. Mall areas with landscaping, &/or water areas &/or pavement art displays may be used to meet up to 10% of requirement. See Ch. 18A for landscape criteria.

LANDSCAPE OPEN SPACE PROVIDED		REQUIRED	PROPOSED
A.	Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,986,045 square feet x 12 % = 238,325 square feet	238,325 s.f.	324,046 s.f.
B.	Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 2,254 x 10 square feet per parking space = 22,540 s.f.	22,540 s.f.	45,468 s.f.
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =	260,865 s.f.	369,514 s.f.

PARKING REQUIREMENTS

		Total Sq. Ft. per Use	(Sq. Ft./space ratio)	Spaces Required
Use Type:	Retail Uses (1 space per 250 s.f. fraction thereof)	470,000 s.f.	4.0 RATIO	1,880 SPACES
Use Type:				
Use Type:				
Use Type:				
Use Type:				
NOTE: See Zoning Code Article VII Off-Street Parking Sec. 33-122 thru 33-132 for parking standards, See Article VIII, Sec 33-133 thru 33-137 for right-of-way requirements.		TOTAL PARKING SPACES REQUIRED:		1,880 SPACES
		TOTAL PARKING SPACES PROVIDED:		2,254 SPACES
TOTAL PARKING RATIO PROVIDED:				4.80 RATIO
		HANDICAP PARKING	REQUIRED: 46 SPACES	PROVIDED: 62 SPACES

BEACON LAKES DRI BUILD OUT (INCLUDES ALL OF DRI)		
USE TYPE	ALLOWED	PROVIDED
INDUSTRIAL / WAREHOUSE	5,300,000 sf	850,856 sf
COMMERCIAL RETAIL	495,000 sf	470,000 sf 470,000 sf
OFFICE	175,000 sf	0 sf

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CIVIL/ZATION ENGINEERED
1502 PARK LANE SOUTH, STE. 700, JUPITER, FL 33458 (561) 745-4495
OFFICES ALSO IN JENSEN BEACH, MELBOURNE AND TALLAHASSEE FL

DATE	BY	REVISIONS

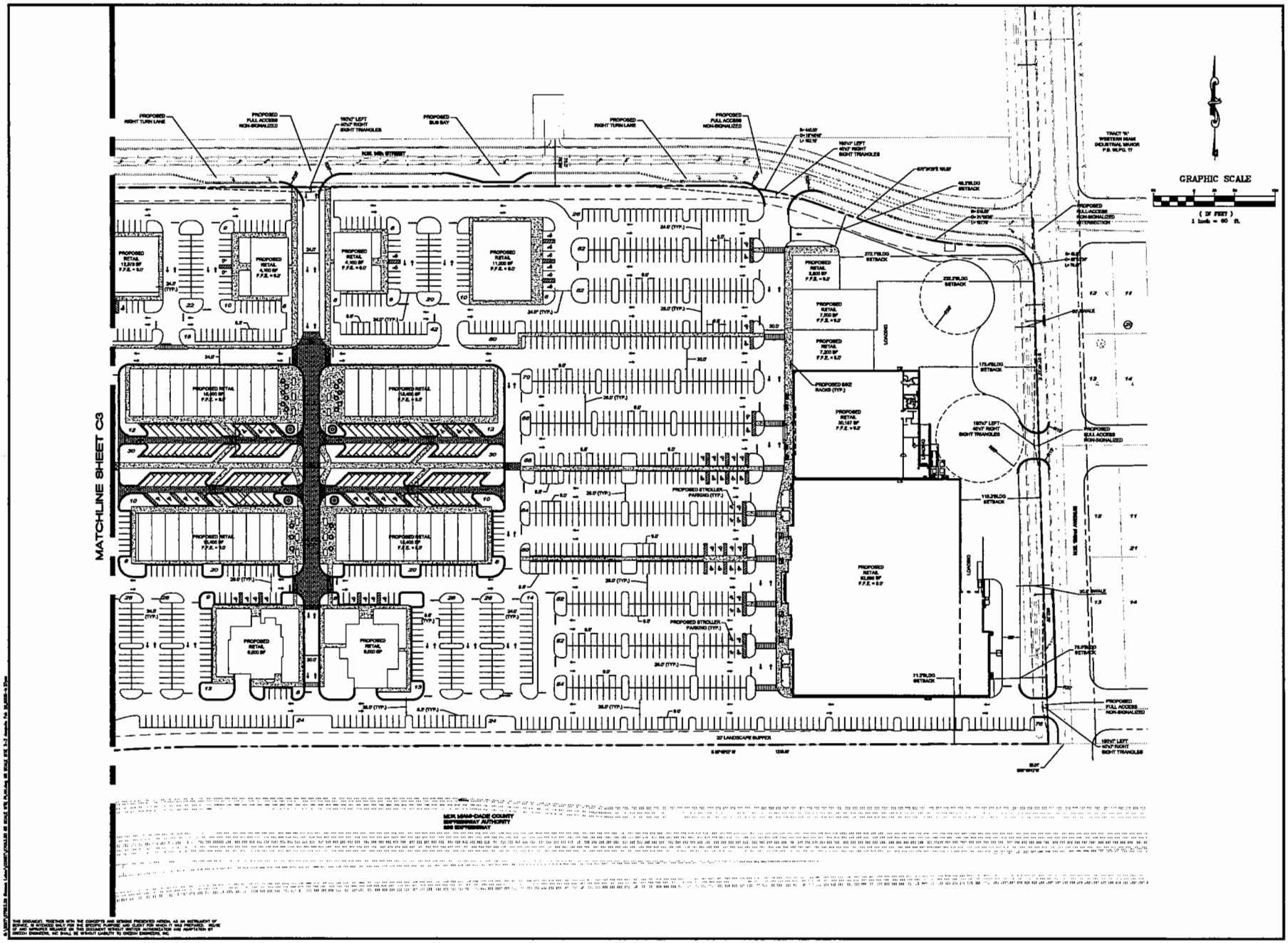
BEACON LAKES
SITE PLAN
MIAMI-DADE COUNTY FLORIDA

DRAWN BY: DC
CHECKED BY: SB
DATE: OCTOBER 2007
HORZ. SCALE: 1" = 60'
VERT. SCALE:

SEAL

PRINTED DATE

SHEET 2 OF 3
CADD FILE: 27063.00
PROJECT No. 27063.00



CREECH ENGINEERS, INC.
CIVIL SITE & STRUCTURAL ENGINEERS
1502 PARK LAKE DRIVE, STE. 102, APTECK, JONES BLDG.
OFFICE (561) 736-4100 FAX (561) 736-4166
WEST PALM BEACH, FLORIDA 33401

DATE	BY	REVISIONS

BEACON LAKES
SITE PLAN
MIAMI-DADE COUNTY FLORIDA

DRAWN BY: DC
CHECKED BY: SB
DATE: OCTOBER 2007
HORZ. SCALE: 1" = 60'
VERT. SCALE:

SEAL

PRINTED DATE

SHEET 3 OF 3
CADD FILE: 27063.00
PROJECT No. 27063.00

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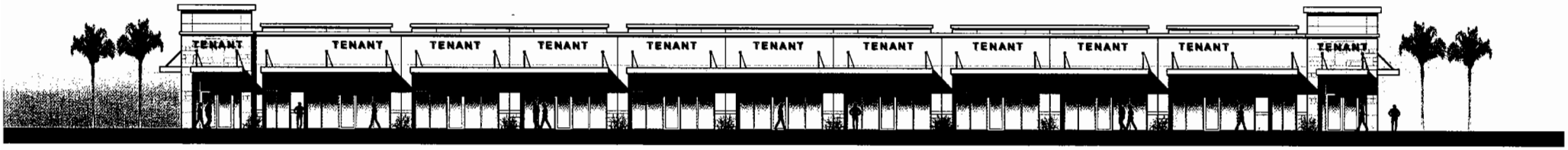
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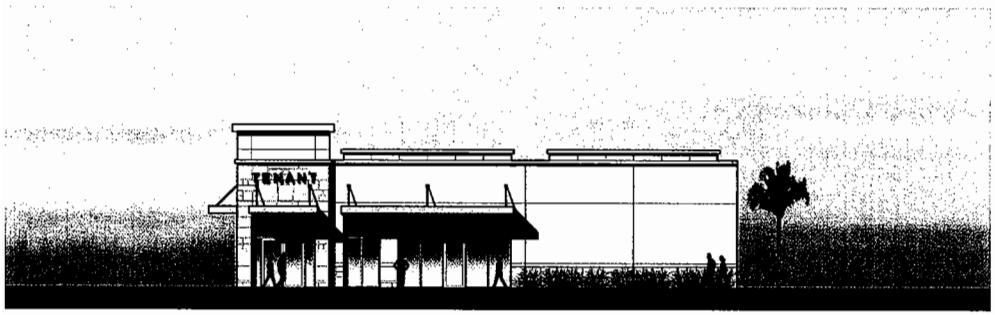
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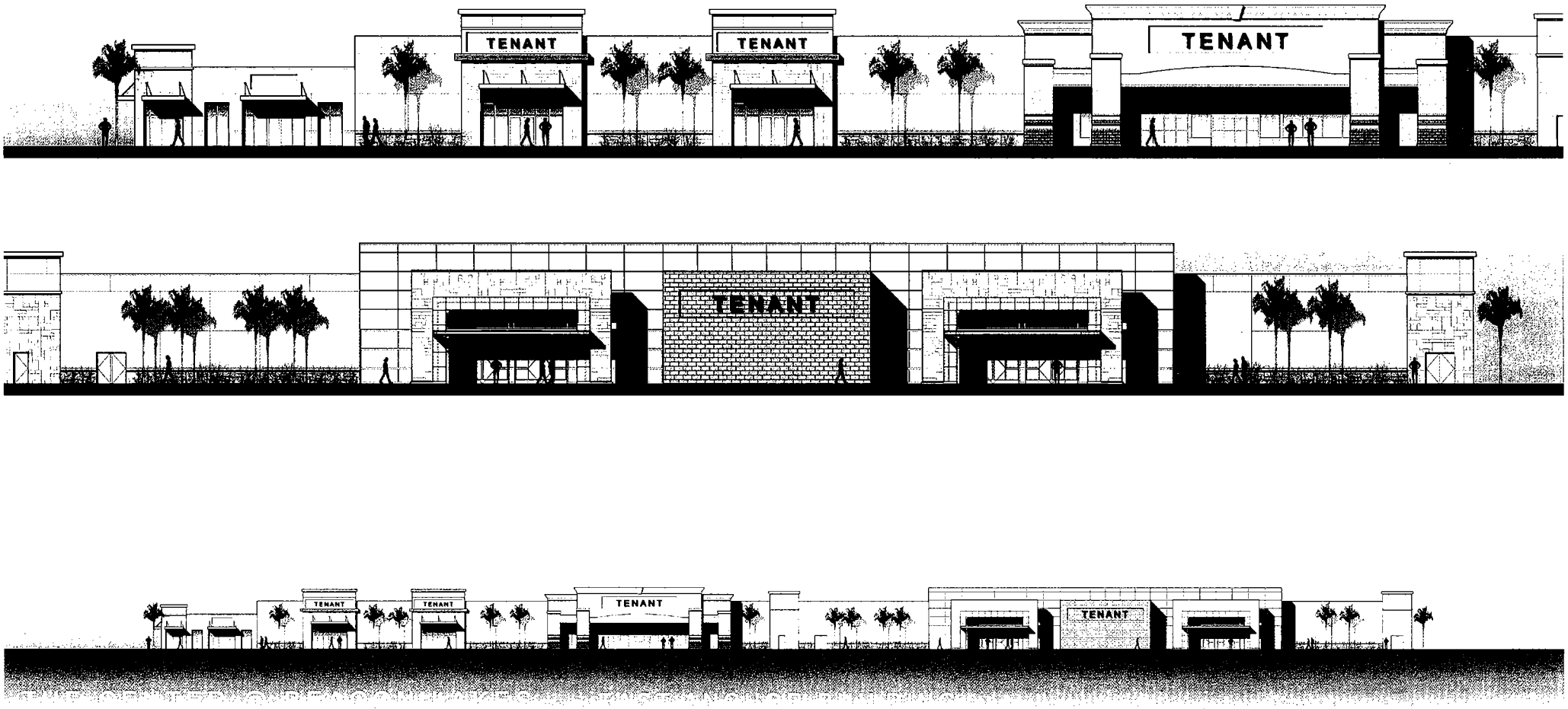

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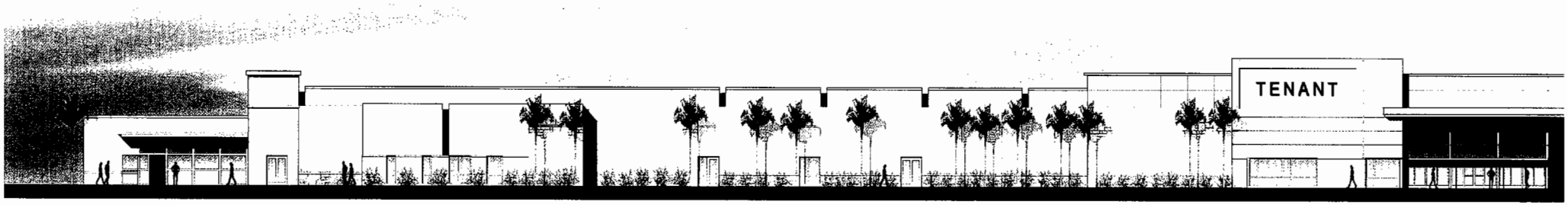

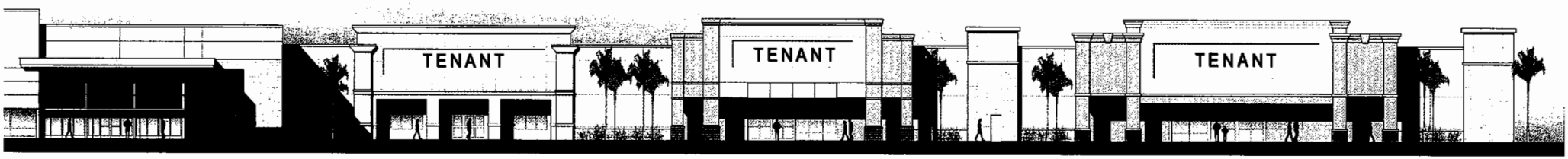

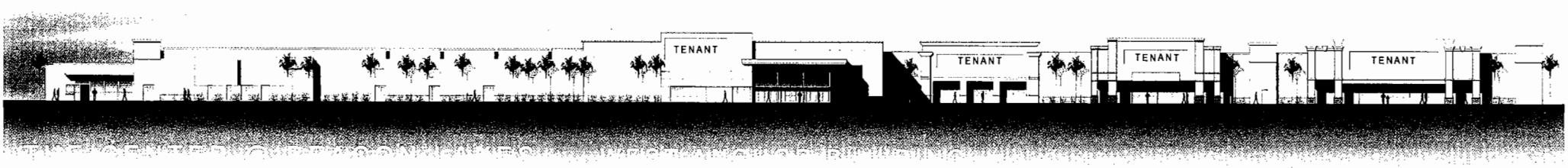

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6 FRONT ELEVATION
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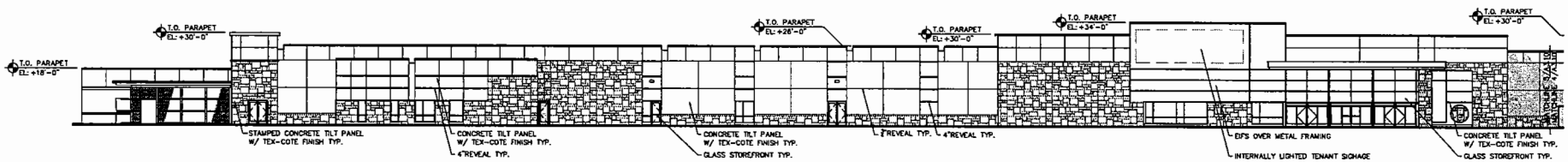

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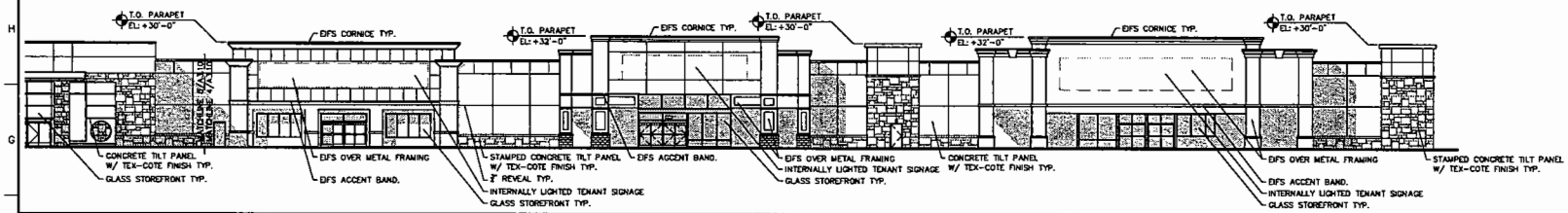

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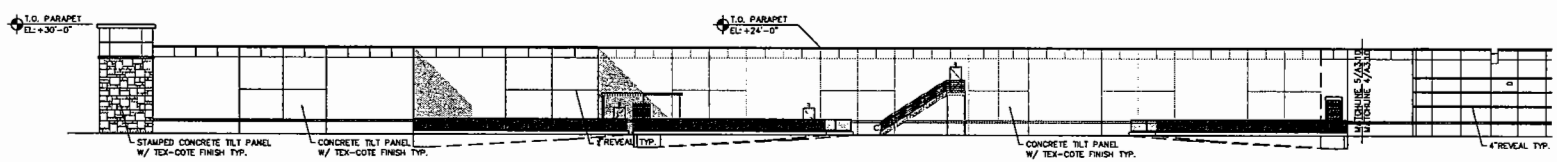
3 REAR ELEVATION
A3.10 SCALE: 1/32"=1'-0"



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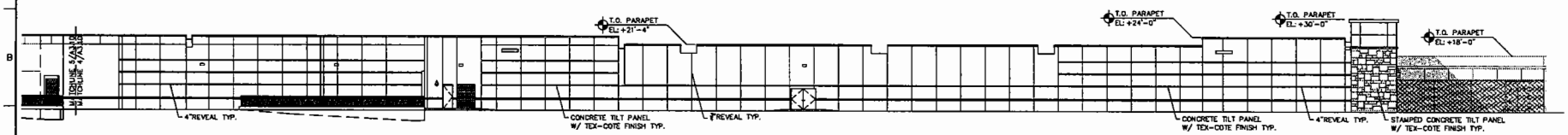


1 PARTIAL REAR ELEVATION
A3.10 SCALE: 1/16"=1'-0"

PLAN NORTH

DESIGN DEVELOPMENT

RLC Retzsch or Lanao chi Cayce dot ects

LOK & LANAO, P.A.

BEACON LAKES
WEST ANCHOR BUILDING
Miami-DadeCounty FL

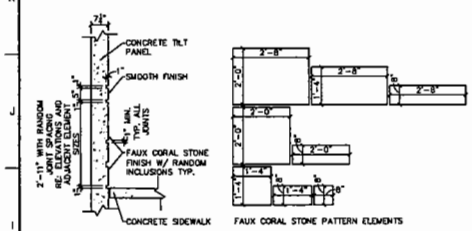
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Scale	VARIES
Project No.	07081.00
Date	1/23/07

Principal:	LAL
Project Director:	GEM
Project Manager:	NOG
Drafted by:	NOG
Checked by:	NOG

Sheet No.
A3.10



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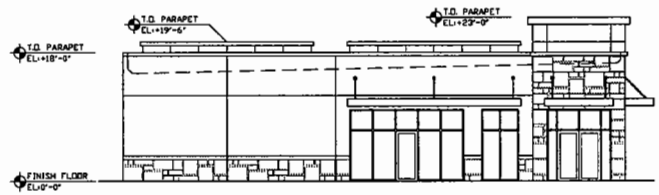

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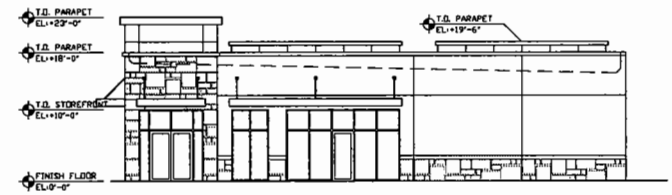

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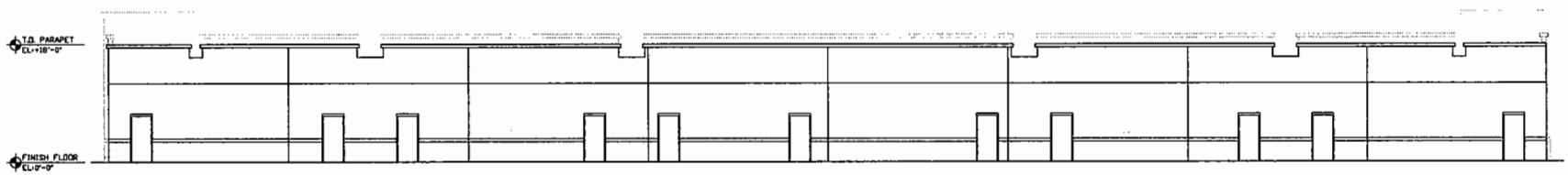

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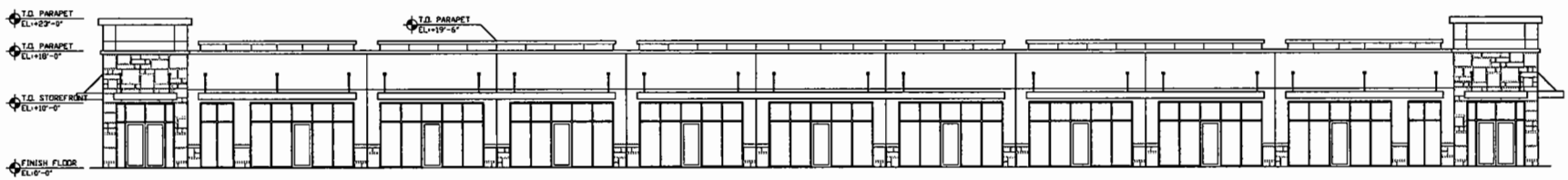

1 FRONT ELEVATION
A3.10 SCALE: 1/8"=1'-0"

PLAN NORTH

PRELIMINARY LAYOUT

RLC Retzsch/Lanso/Chiaycedo Architects
132 West Grand Prairie Road Grand Prairie, FL 32003
Tel (407) 323-5400 Fax (407) 323-5407 Web www.rlcarchitects.com

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BEACON LAKES
TOWN CENTER BUILDING

Miami-DadeCounty FL

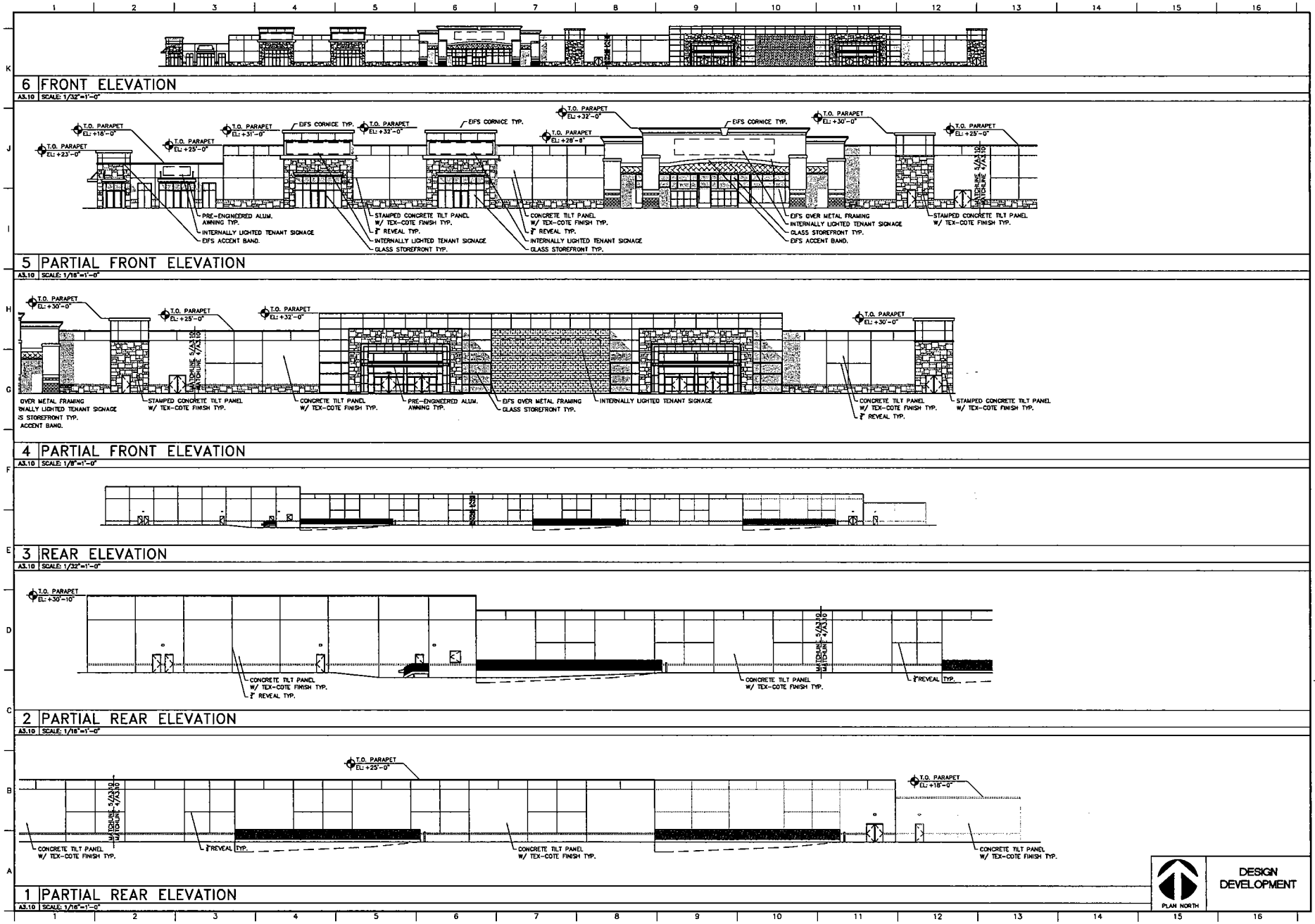
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS + DETAILS

Scale 1/8" = 1'-0"
Project No. 07081.00
Date 1/2/07

Principal: LAL
Project Director: GEM
Project Manager: NOG
Drafted by: NOG
Checked by: NOG

Sheet No.
A3.10



DESIGN DEVELOPMENT

RLC Retzoch-Lanao-chi Ceycedo Architects

LOK & LANAO, A.I.A.

BEACON LAKES
EAST ANCHOR BUILDING

Miami-Dade County FL

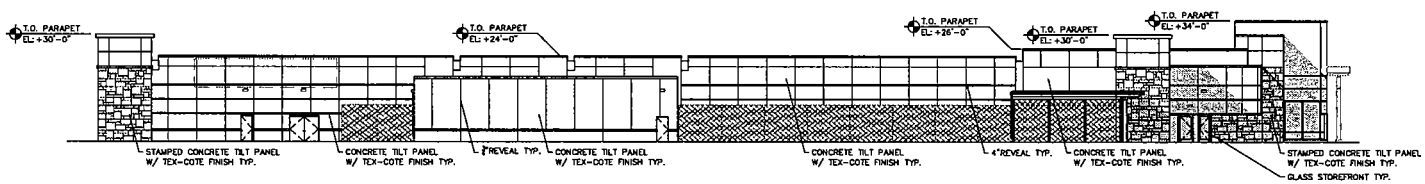
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Scale	VARIES
Project No.	07081.00
Date	1/23/07

Principal:	LAL
Project Director:	GEM
Project Manager:	NOC
Drafted by:	NOC
Checked by:	NOC

Sheet No.
A3.10



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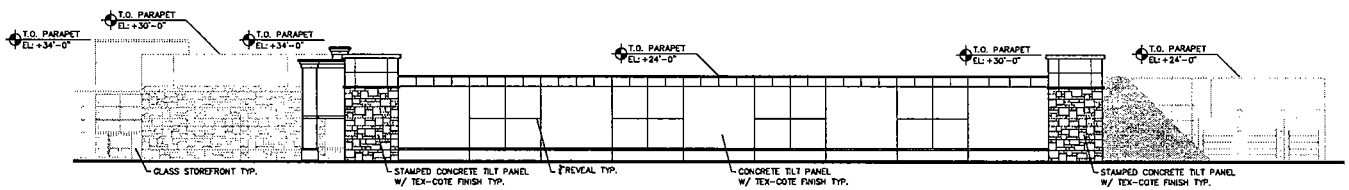

1 RIGHT ELEVATION

A3.10 SCALE: 1/16"=1'-0"

PLAN NORTH

DESIGN DEVELOPMENT

RLC Retzsch Arf Lamacchi Caycedo Objects
100 West Flagler Street Miami Dade County, FL 33130
Tel (305) 372-0000 Fax (305) 372-0001 Web www.rlcarchitects.com

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BEACON LAKES
WEST ANCHOR BUILDING

Miami-DadeCounty FL

REVISIONS

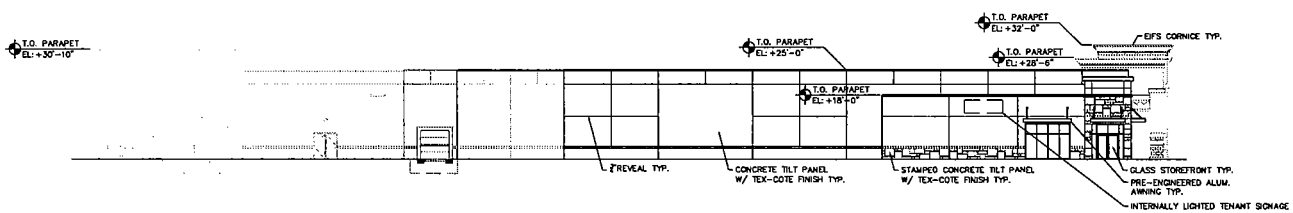
Drawing Title
EXTERIOR ELEVATIONS

Scale	VARIES
Project No.	07081.00
Date	1/23/07

Principal:	LAL
Project Director:	GEM
Project Manager:	NOC
Drafted by:	NOC
Checked by:	NOC

Sheet No.
A3.20

73



2 LEFT ELEVATION

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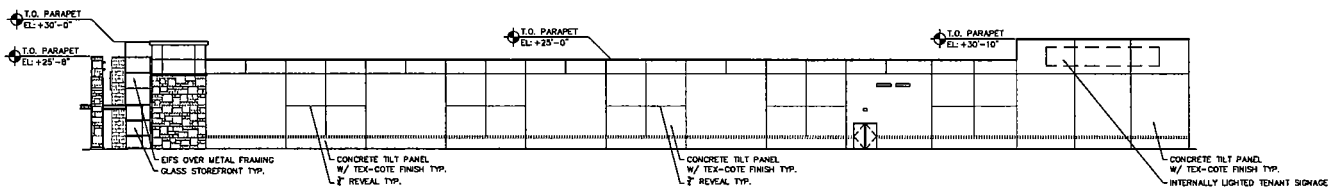


1 RIGHT ELEVATION

A3.10 SCALE: 1/16"=1'-0"

PLAN NORTH

DESIGN DEVELOPMENT

RLC Retzsch/Lanso chi Cayoedotacts

LUIS A. LANSO, A.I.A.

BEACON LAKES
EAST ANCHOR BUILDING

Miami-DadeCounty FL

REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

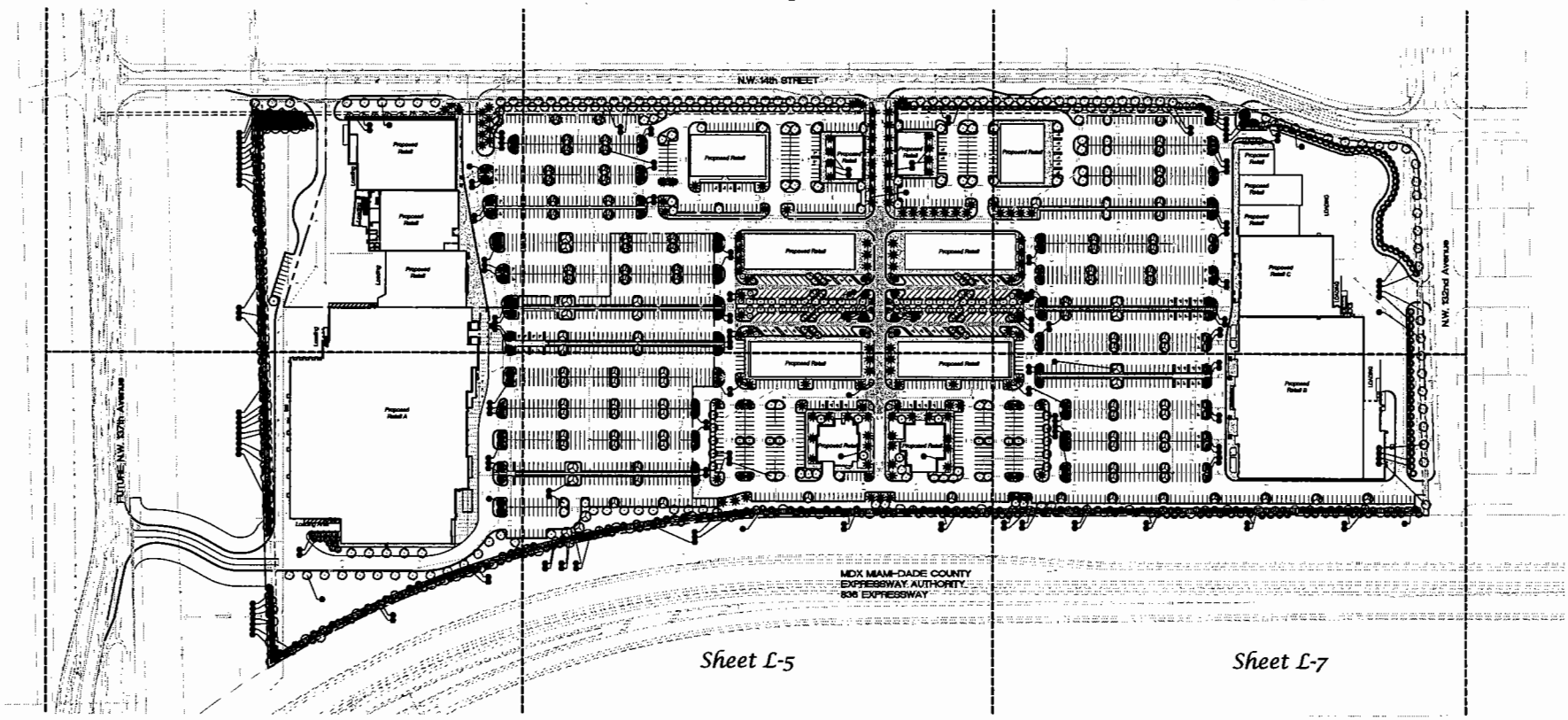
Scale	VARIES
Project No.	07061.00
Date	1/23/07

Principal:	LAL
Project Director:	GEM
Project Manager:	NOG
Drafted by:	NOG
Checked by:	NOG

Sheet No.
A3.20

74

Sheet L-2 | Sheet L-4 | Sheet L-6



Sheet L-5 | Sheet L-7

Sheet L-3

Landscape Plan

North
Scale: 1" = 100'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-3345 FAX (772) 344-3411
LC 26000108

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-6-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates:	
New Base	1-30-08
	2-15-08
	2-22-08

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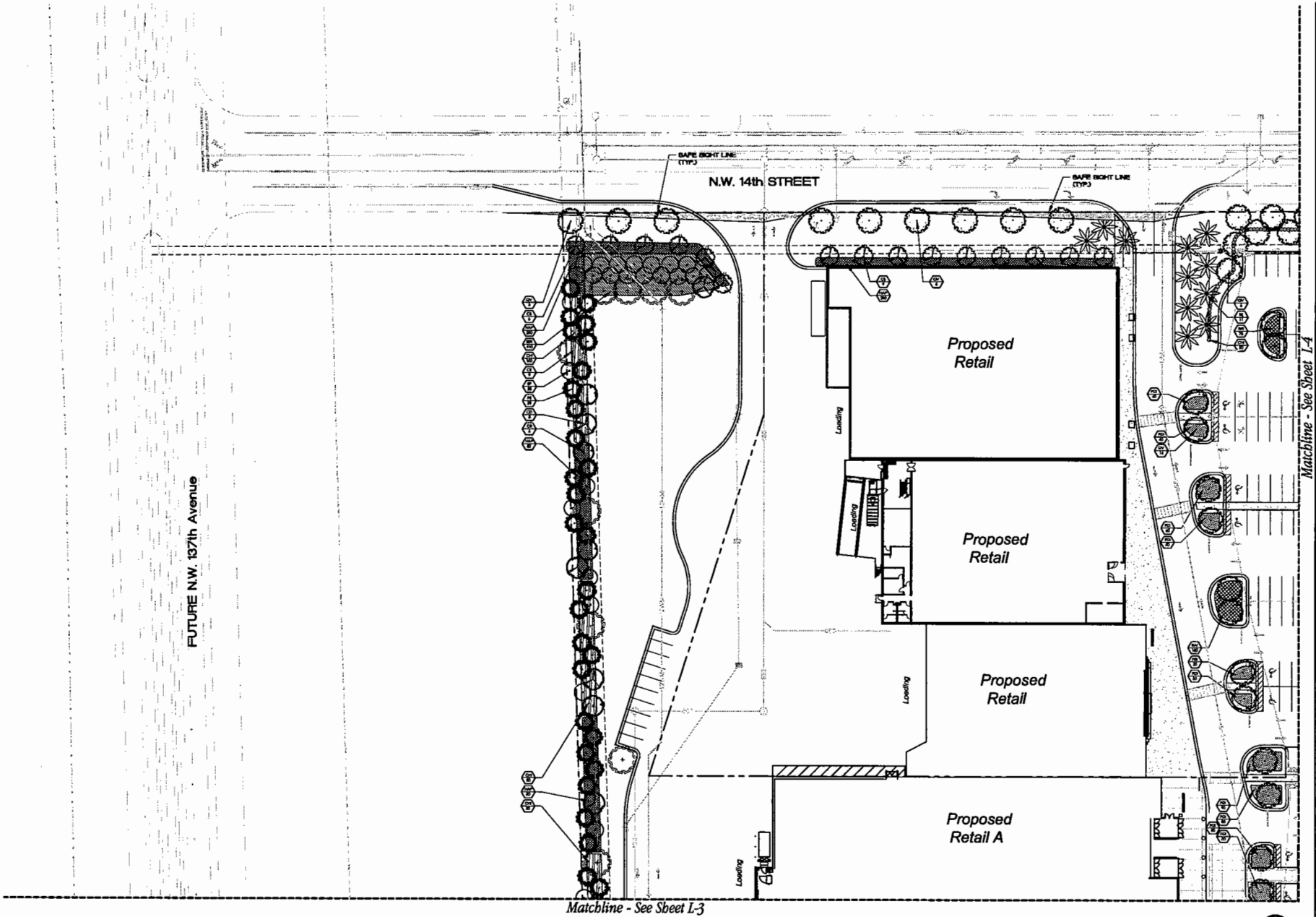
Sheet L-1 of 8

75



Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130-A
Stuart, Florida 34994
(772) 544-5340 FAX (772) 544-5411
LC: 26000158

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-6-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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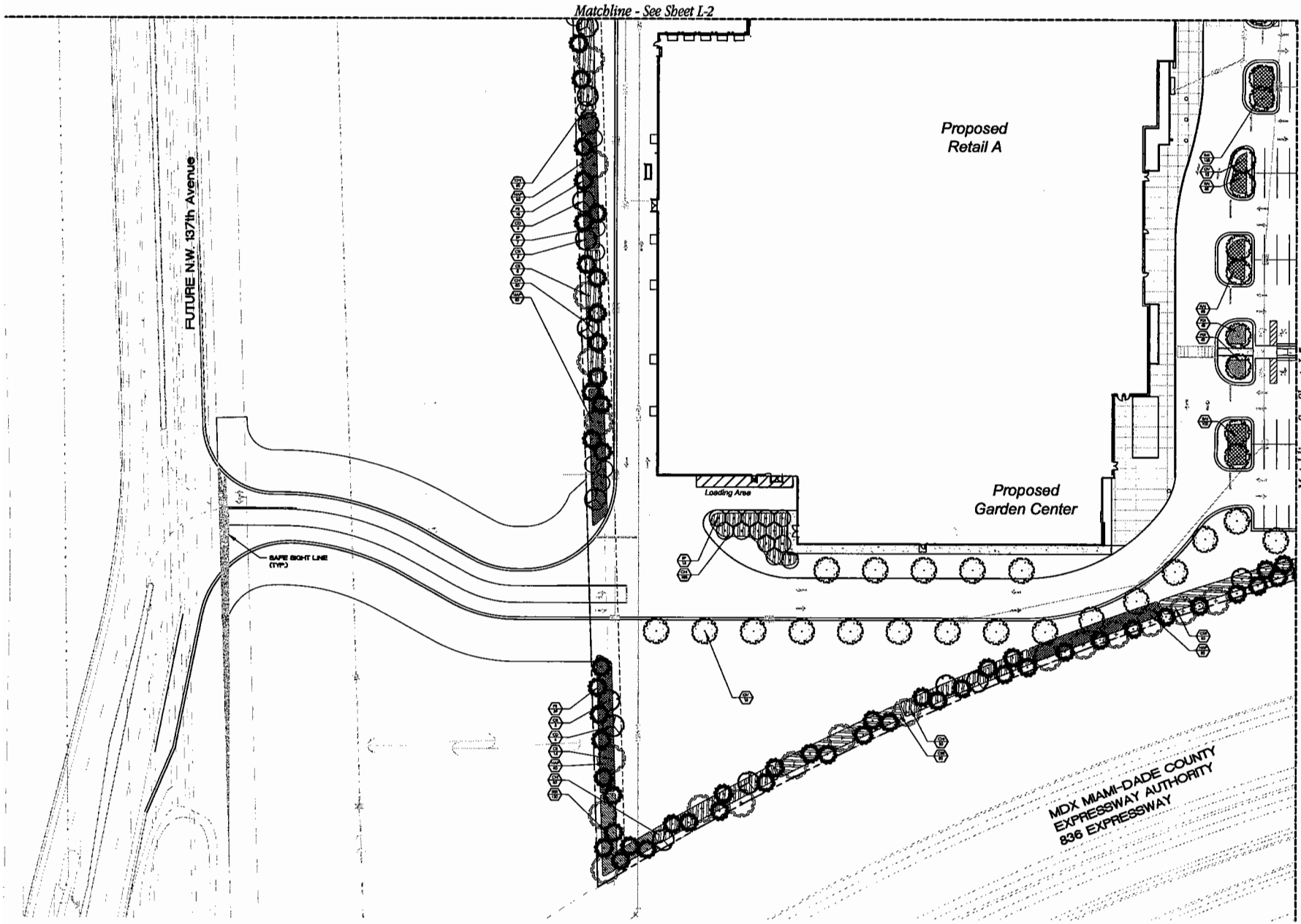
Sheet L-2 of 8



Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
Landscape Architecture – Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2340 FAX (772) 344-5411
LC: 26000128

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-6-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates:	
New Base	1-30-08
	2-15-08
	2-22-08

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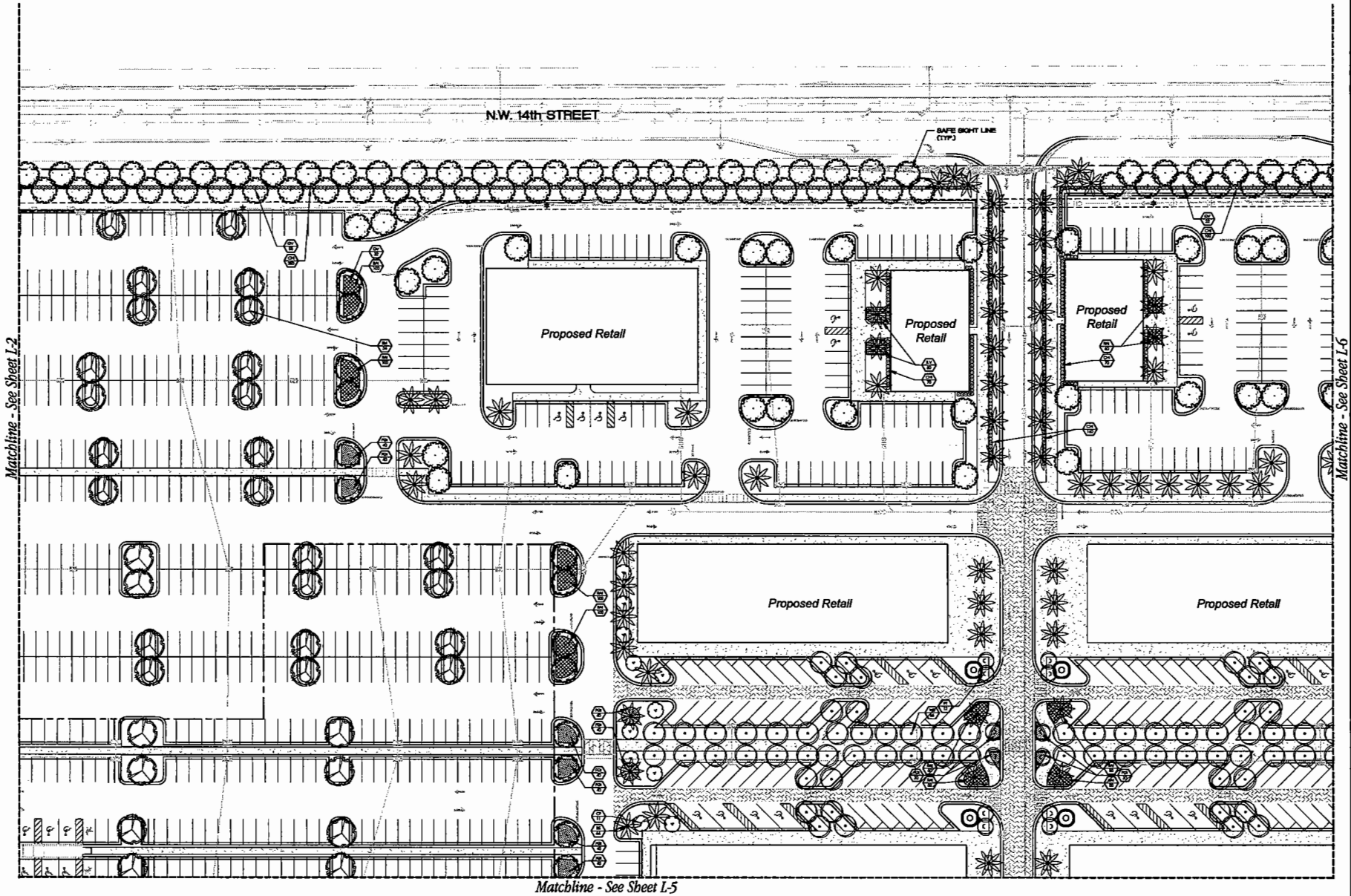
Sheet L-3 of 8

77



Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2540 FAX (772) 344-3411
LC 26000198

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-5-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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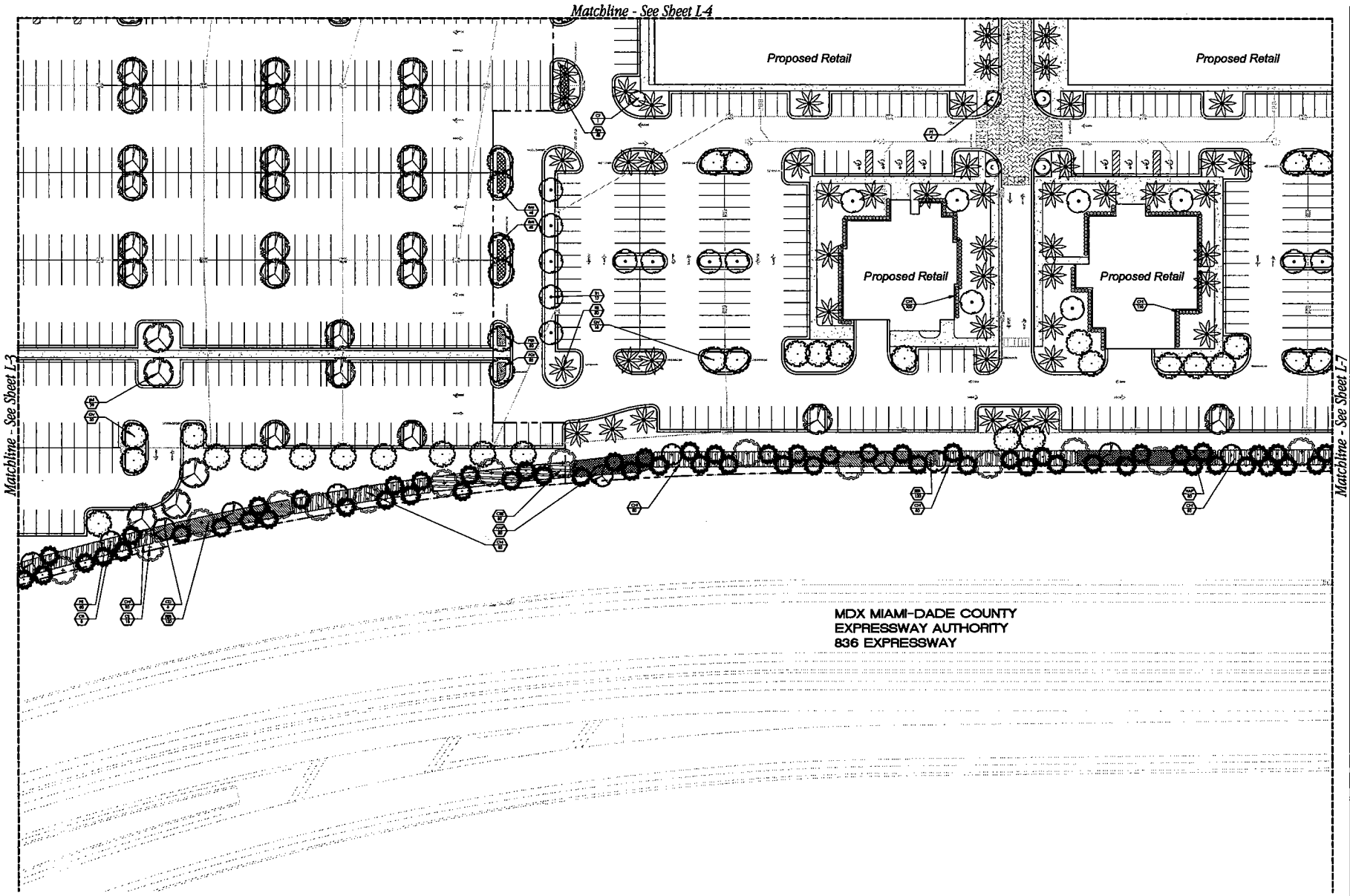
Sheet L-4 of 8



Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1504
Stuart, Florida 34994
(772) 344-2340 FAX (772) 344-5411
LC 26000198

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-5-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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Sheet L-5 of 8

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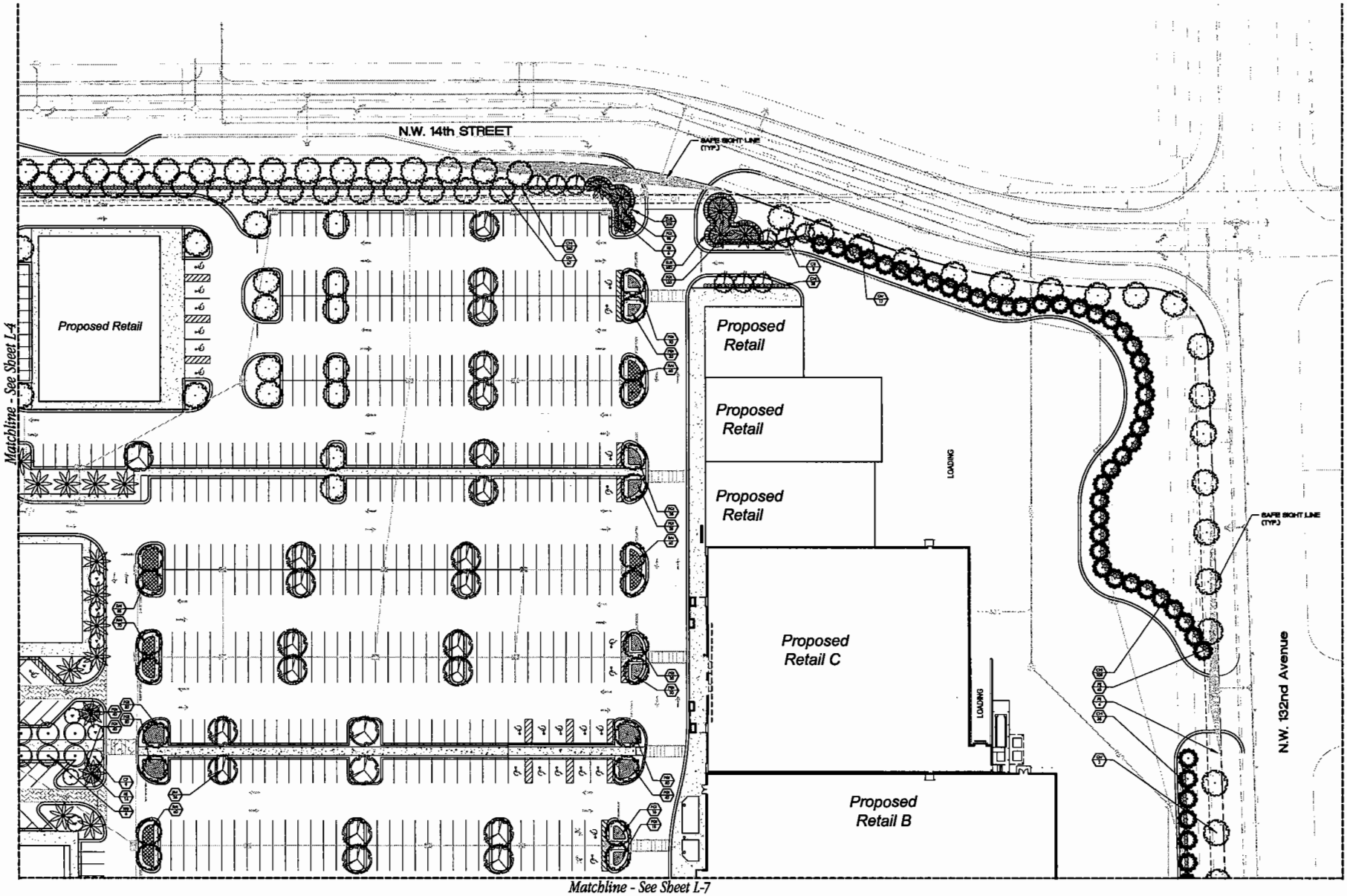

Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2340 FAX (772) 344-9411
LC 26000128

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-6-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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Sheet L-6 of 8

80

Matchline - See Sheet L-6

Matchline - See Sheet L-5

Proposed Retail B

LOADING

N.W. 132nd Avenue

SAFE SIGHT LINE (TYP.)

MDX MIAMI-DADE COUNTY
EXPRESSWAY AUTHORITY
836 EXPRESSWAY

Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
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900 East Ocean Boulevard, Suite 1304
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(772) 344-2340 FAX (772) 344-5411
LC: 26000128

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-5-07
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Sheet L-7 of 8

General Notes

1. Refer to Specification Manual for Landscape Installation Specifications.
2. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
3. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Drainage Testing
   Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
   A) Dig each planting pit to the minimum specified size.
   B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
   C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
   D) Discard all material removed from the drainage channel.
   E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throught the planting pit.

Landscape Data

		REQUIRED	PROVIDED
Zoning District BU2	Net Lot Area	45.59	1,986,045 s.f.
OPEN SPACE			
A. Square Feet of open space required by Chapter 22, as indicated on site plan: Net Lot Area = 1,986,045 s.f. x 12 % = 238,326 s.f.		238,326 s.f.	324,049 s.f.
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 2,254 x 10 s.f. per parking space =		22,540 s.f.	45,465 s.f.
C. Total s.f. of landscaped open space required by Chapter 33: A+B =		260,866 s.f.	369,514 s.f.
LAWN AREA CALCULATION			
A. Total s.f. of landscaped open space required by chapter 33		260,866 s.f.	
B. Maximum St. Augistine lawn area (sod) permitted = 20 % x 260,866 s.f. =		52,173 s.f.	52,000 s.f. *
TREES			
A. No. trees required per net lot acre 22; Less existing number of trees meeting minimum requirements; 22 trees x 45.59 Net Lot Acres		1,003	856
B. % Palm trees allowed: 1003 trees provided x 30%; 300 Palms permitted to count as trees on 2:1 basis = 150 Trees		300	294 Palms/2 (29%) = 147 Trees
C. % Natives Required: 1,003 trees required x 30%		300	822 (96%)
D. Street Trees (maximum average spacing of 35' o.c.): 3,080 linear feet along street / 35		87	87
E. Street Trees located directly beneath power lines (maximum average spacing of 25' o.c.): 0 linear feet along street/25 =		N/A	N/A
SHRUBS			
A. No. trees required 1,003 x 10 = No. of shrubs required		10,030	10,200
B. % Natives required: No. shrubs required 10,030 x 30%		3,009	5,700 (56%)

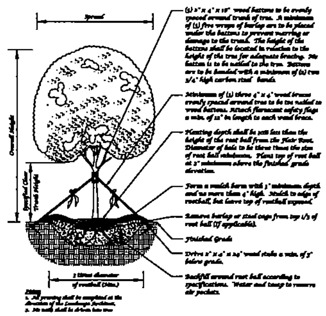
NOTES:
- Maximum allowed use of St. Augistine Sod to be 52,000 s.f. Entire site to be sodded with Bahia with exception of 52,000 s.f. that will be used at focal point / entry areas.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
		CANOPY / ORNAMENTAL TREES				
23	CD*	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	14' x 6', 4" CAL	A.S.	FULL CANOPY
64	CE*	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14' x 6', 4" CAL	A.S.	FULL CANOPY
22	CF	CASSIA JAVANICA	APPLE BLOSSOM SHOWER	8' x 6', 3" CAL	A.S.	FULL CANOPY
38	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	14' x 6', 4" CAL	A.S.	FULL CANOPY
19	CR*	CLUSIA ROSEA	PITCH APPLE	14' x 6', 4" CAL	A.S.	FULL CANOPY
272	PE*	PINUS ELLIOTTI	SLASH PINE	14' x 6', 4" CAL	A.S.	FULL CANOPY
310	QV*	QUERCUS VIRGINIANA	LIVE OAK	14' x 6', 4" CAL	A.S.	FULL CANOPY, 4' C.T. MIN.
108	SM*	SWIETENIA MAHOGANY	MAHOGANY	14' x 6', 4" CAL	A.S.	FULL CANOPY, 4' C.T. MIN.
39	TH	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	14' x 6', 4" CAL	A.S.	FULL CANOPY, 4' C.T. MIN.
		PALMS				
101	RE*	ROYSTONEA ELATA	FLORIDA ROYAL PALM	12' C.T.	A.S.	FULL, STRAIGHT TRUNK, MATCHED
16	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' C.T.	A.S.	FULL, DOUBLE TRUNK, MATCHED
46	SP*	SABAL PALMETTO	SABAL PALM	12' C.T. - 18' C.T.	A.S.	BOOTED
72	WB	WODYETIA BIFURCATA	FOXTAIL PALM	12' C.T.	A.S.	FULL, STRAIGHT TRUNK, MATCHED
		LARGE SHRUBS / ACCENTS				
380	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	#3, 1.5' x 1.5'	2.5' O.C.	FULL & THICK
3,070	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 1.5' x 1.5'	2.5' O.C.	FULL & THICK
1,300	HAP*	HAMELIA PATENS	FIREBUSH	#3, 1.5' x 1.5'	2.5' O.C.	FULL & THICK
550	SER*	SERENOA REPENS	SAW PALMETTO	#3, 1.5' x 1.5'	3' O.C.	FULL
		MED. SHRUBS / GROUNDCOVERS / VINES				
550	EUB	EUPHORBIA MILII 'ROSY'(PINK)	DWF. CROWN OF THORNS	#1, 12" x 12"	12" O.C.	FULL & THICK
1,506	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	#3, 18" x 18"	24" O.C.	FULL & THICK
80	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 18" x 18"	18" O.C.	FULL & THICK
2,046	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	#3, 18" x 18"	24" O.C.	FULL & THICK
	SOD-1*	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS, 52,000 S.F. MAX.

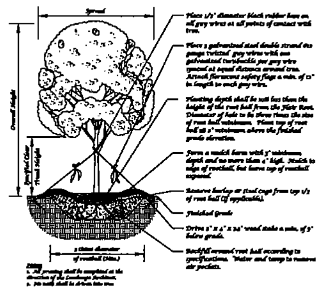
* = FLORIDA NATIVE

Landscape Details



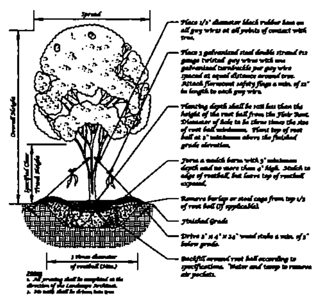
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



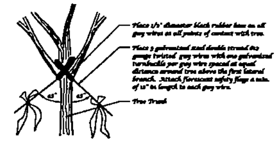
Tree Planting Detail

Not to Scale



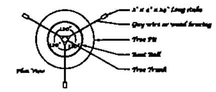
Multi-Trunk Tree Planting Detail

Not to Scale



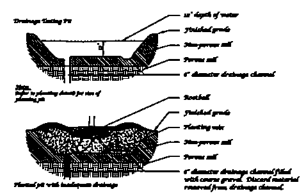
Guy Wire Attachment Detail

Not to Scale



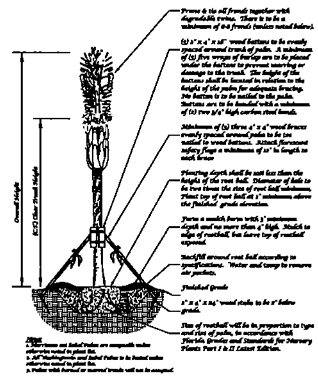
Staking Detail

Not to Scale



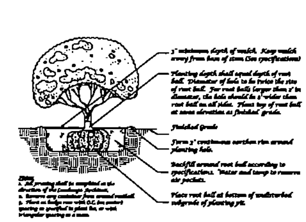
Drainage Testing Detail

Not to Scale



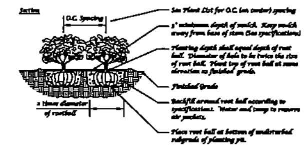
Palm Planting Detail

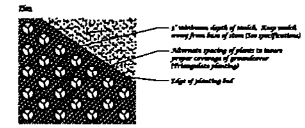
Not to Scale



Shrub Detail

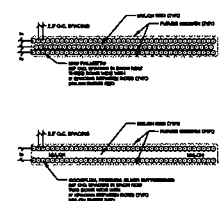
Not to Scale





Ground Cover Detail

Not to Scale



South & West Buffer Detail

Not to Scale

Landscape Details & Specifications

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Sheet L-8 of 8

ALTA/ACSM SURVEY

LEGEND:

A/C	Air Conditioning
ANC	Anchor
ASPH	Asphalt
DWY	Asphalt Driveway
℄	Base Line
BM	Bench Mark
℄	Centerline
Δ	Central Angle of Curve
CONC	Concrete Driveway
CHD	Chord, Distance, and Bearing
CLF	Chain Link Fence —x—
CONC	Concrete
CULV	Culvert
C&G	Curb & Gutter
CWF	Chicken Wire Fence
DC	Deep Cut
DH	Drill Hole
DKW	Dock Wall
EOW	Edge of Water
F.F.E.	Finish Floor Elevation
FAR	Floor Area Ratio
FND	Found
GR	Guard Rail
GRD	Ground
IF	Iron Fence
IP	Iron Pipe
L	Length of Curve
(M)	Measured
M	Monument Line
N&D	Nail & Disc
O.R.B.	Official Record Book
PC	Point of Curvature
PF	Plastic Fence
PG	Page
PI	Point of Intersection
PS	Parking Spaces
PT	Point of Tangent
P.B.	Plat Book
POB	Point of Beginning
POC	Point of Commence
POT	Point of Terminus
PORT.	Portable
℄	Property Line
R	Radius
(R)	Record
R/W	Right-of-Way
SH	Sod Wall
SIDW	Sidewalk
SF	Square Feet
TOB	Top of Bank
TOC	Top of Curb
TYP.	Typical
U.E.	Utility Easement
	Wood Fence —//—
	Tree
	Valve Unknown
	Water Meter
	Water Valve
	Wood Power Pole
	Underground Sewer Line
	Underground Telephone Line
	Underground Water Line
	Basketball Stand
	Back Flow Preventer
	Bell South Utility Box
	Bell South Manhole
	Bus Stop
	Catch Basin
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Concrete Traffic Signal Pole
	Drain
	Drainage Manhole
	Electric Box
	Electric Manhole
	Electric Meter
	Flow Arrow
	FPL Box
	FPL Manhole
	Fire Hydrant
	Gas Meter
	Gas Valve
	GPS Point
	Drawer Manhole
	Guard Post
	Handicap
	Hedges
	Drainage Inlet
	Irrigation Control Valve
	Irrigation Valve
	Light Meter
	Light Pole
	Mail Box
	Manhole Unknown
	Metal Light Pole
	Metal Power Pole
	Metal Traffic Signal Pole
	Monitoring Well
	Overhead Cable
	P.C.P. (Permanent Control Point)
	P.R.M. (Permanent Reference Monument)
	Palm
	Pedestrian Signal Control Box
	Phone Manhole
	Plastic Light Pole
	Post Indicator Valve
	Rail Road Control Utility Box
	Sprinkler Pump
	Sanitary Sewer Manhole
	Sewer Valve
	Storm Sewer Manhole
	Street Sign
	T.V. Box
	Telephone Box
	Traffic Meter
	Traffic Pole
	Traffic Signal Control Box
	Transformer
	Underground Cable TV Line
	Underground Electrical Line
	Underground Gas Line

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No.: NCS-279325-FTL
DATE ISSUED: FEBRUARY 16, 2007
DATE EFFECTIVE: FEBRUARY 1, 2007 AT 8:00 a.m.
SCHEDULE B-II
EXCEPTIONS

9. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED, RECORDED IN DEED BOOK 46, PAGE 240. (AFFECTS THE PROPERTY)(PLOTTED)

10. RESERVATIONS CONTAINED IN INSTRUMENT, RECORDED IN O.R. BOOK 2106, PAGE 482; AS AFFECTED BY: INSTRUMENT, RECORDED IN O.R. BOOK 2274, PAGE 533. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

11. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN O.R. BOOK 275, PAGE 250. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

12. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN CLERK'S FILE No. 63R-50881. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

13. EASEMENT RECORDED IN O.R. BOOK 9067, PAGE 1762. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

14. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN O.R. BOOK 11528, PAGE 720. (AFFECTS THE PROPERTY)(PLOTTED)

15. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN O.R. BOOK 11534, PAGE 1676. (AFFECTS THE PROPERTY)(PLOTTED)

16. DECLARATION OF RESTRICTIONS RECORDED IN O.R. BOOK 20487, PAGE 4478, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (AFFECTS THE PROPERTY)(PLOTTED)

17. TERMS AND PROVISIONS CONTAINED IN MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER CANAL MAINTENANCE EASEMENT, RECORDED IN O.R. BOOK 22161, PAGE 564. (DOES NOT AFFECT THE PROPERTY) (PLOTTED)

18. TERMS AND PROVISIONS CONTAINED IN MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER CANAL MAINTENANCE EASEMENT AGREEMENT, RECORDED IN O.R. BOOK 22161, PAGE 567. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

19. TERMS AND PROVISIONS CONTAINED IN MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER CANAL RESERVATION, RECORDED IN O.R. BOOK 22161, PAGE 570. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

20. TERMS AND PROVISIONS OF THE DRAINAGE EASEMENT AGREEMENT, RECORDED IN O.R. BOOK 22968, PAGE 1278. (DOES NOT AFFECT THE PROPERTY)(NO PLOTTED)

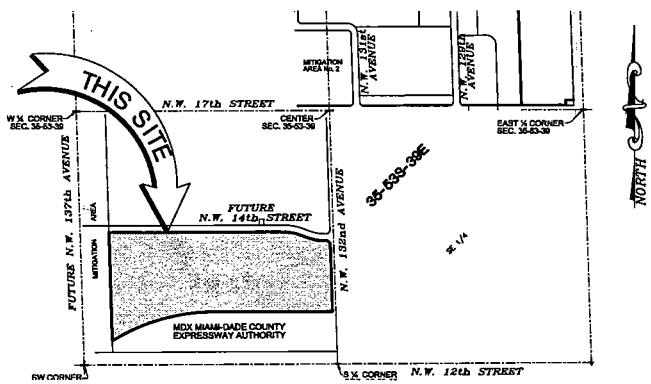
21. TERMS AND PROVISIONS OF THE GENERAL UTILITY EASEMENT AGREEMENT, RECORDED IN O.R. BOOK 22968, PAGE 1296. (DOES NOT AFFECT THE PROPERTY)(NO PLOTTED)

22. TERMS AND PROVISIONS OF THE AGREEMENT, RECORDED IN O.R. BOOK 25142, PAGE 2517. (AFFECTS THE PROPERTY)(PLOTTED)

23. CORRECTED COVENANT RUNNING WITH THE LAND RECORDED IN O.R. BOOK 25156, PAGE 1372, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (AFFECTS THE PROPERTY)(PLOTTED)

24. CORRECTED COVENANT RUNNING WITH THE LAND RECORDED IN O.R. BOOK 25156, PAGE 1402, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

NOTE: ALL THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.



LOCATION SKETCH
A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=600'

FLOOD NOTE:
THIS PROPERTY IS IN ZONE AH EL. 7 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12025C0155J, WHICH BEARS AN EFECTIVE DATE OF MARCH 2, 1994.

CERTIFIED TO:
AMB CODINA BEACON LAKES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION.
FIRST AMERICAN TITLE INSURANCE COMPANY.

NOTES:

1. No instruments of record reflecting easements, right-of-way, and/or ownership were furnished to this surveyor except as shown.

2. Bearings are based on the East line of the S.W. ¼ of Section 35-53-39 (S01°48'33"E).

3. Elevations shown are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929. Benchmark used, TC-18R, elevation 7.05, locator 4900 N, at N.W. 12 Street - 115 feet north of centerline and N.W. 117 Avenue - 100 feet west of centerline, Tamiami Canal - 30 feet west of centerline a PK nail and brass washer in north end of concrete culvert headwall.

4. Unless otherwise noted record and measured data are in substantial agreement.

5. The Street Right-of-Way abutting this property are physically open unless otherwise noted.

6. Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.

7. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.

8. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

9. No underground installations or improvements have been located.

10. The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

11. The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.

12. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

13. Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA; THENCE N01°45'25"W ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35, AS BASIS OF BEARING, FOR 130.04 FEET; THENCE N89°41'35"E ALONG A LINE 130 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 35 FOR 117.20 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N37°42'32"W; THENCE 217.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2042.00 FEET AND A CENTRAL ANGLE OF 6°06'47" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N01°45'25"W ALONG A LINE 300 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 35 FOR A DISTANCE OF 1124.59 FEET; THENCE N89°46'43"E FOR A DISTANCE OF 1839.90 FEET TO A POINT OF CURVATURE; THENCE 152.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RAIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 19°48'48" TO A POINT OF TANGENCY; THENCE S70°24'29"E FOR A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE 187.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 21°05'38" TO A POINT OF INTERSECTION WITH A REVERSE CURVE, A RADIAL LINE TO SAID POINT BEARS N01°30'07"W; THENCE 70.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 89°43'34" TO A POINT OF TANGENCY; THENCE S01°48'33"E ALONG A LINE 35.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 35 FOR A DISTANCE OF 691.81 FEET TO A POINT ON THE SR 836 LIMITED ACCESS R/W LINE ; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S89°45'57"W FOR A DISTANCE OF 1239.33 FEET TO A POINT OF CURVATURE; THENCE 1117.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2042.00 FEET AND A CENTRAL ANGLE OF 31°21'42" TO THE POINT OF BEGINNING.
CONTAINING 45.59 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:
This certify that this map or plat and the survey on which it is based were made in accordance with "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," jointly established and adopted by ALTA and NSPS in 2005, and include Items 1, 2, 3, 4, 6, 8, 10, 11, 13, 14, 16, and 17 of table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is a specified therein.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

Update Survey Date: 10-25-2007/ 2-20-2008

NO.	DATE	DESCRIPTION	BY	APP
2	02-20-08	UPDATE	CM	AS
1	10-25-07	UPDATE	CM	AS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/446-1900 • LB 1012

MIAMI-DADE COUNTY, FLORIDA

SEC 35-53-39

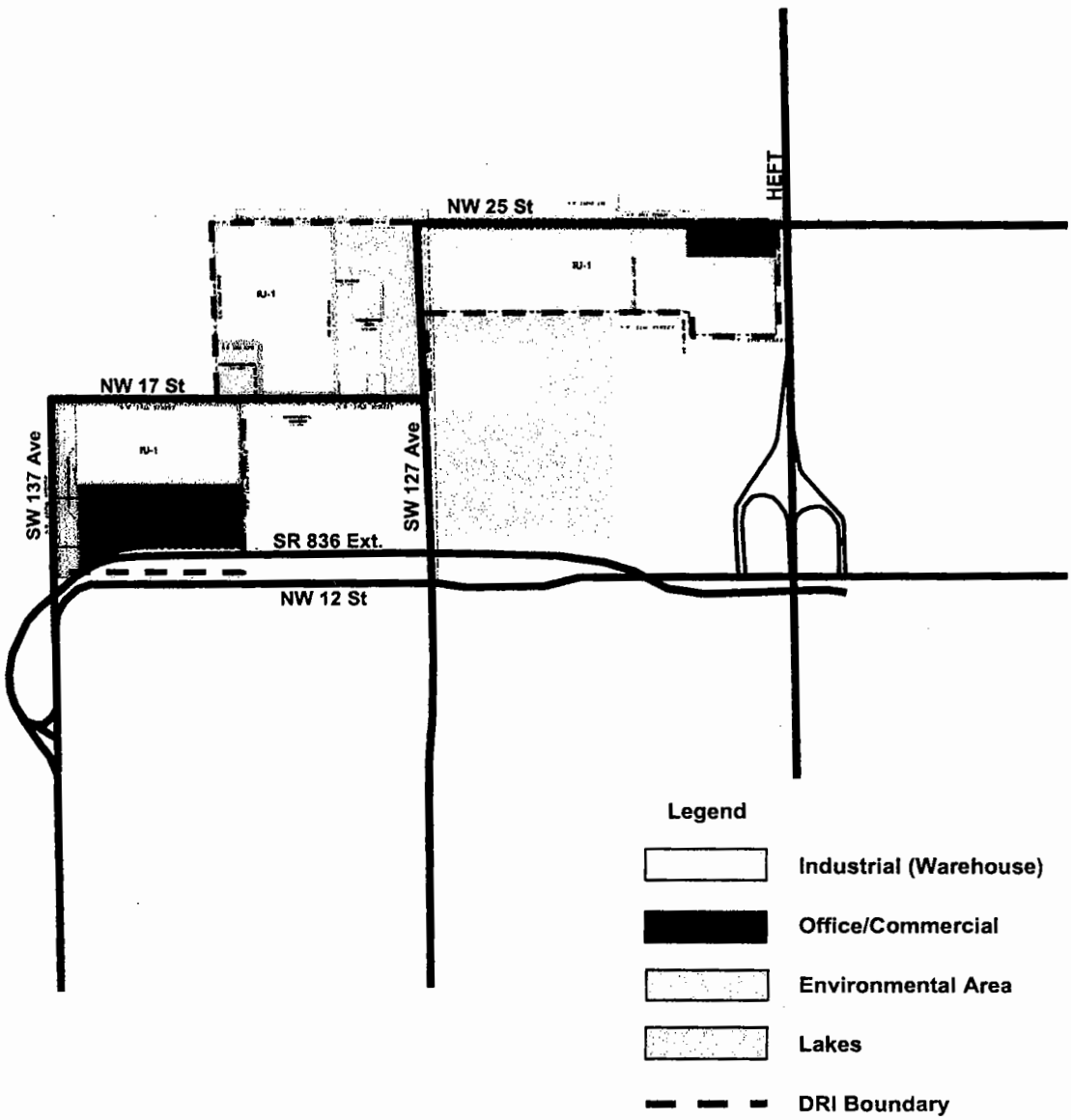
ALTA/ACSM SURVEY

REGENCY

PROJ. NO: 2006 32
DESIGNED:
DRAWN: BBL
CHECKED: AS
SCALE: AS NOTED
DATE: 10-25-2007
SHEET: 1 OF 2 SHEETS

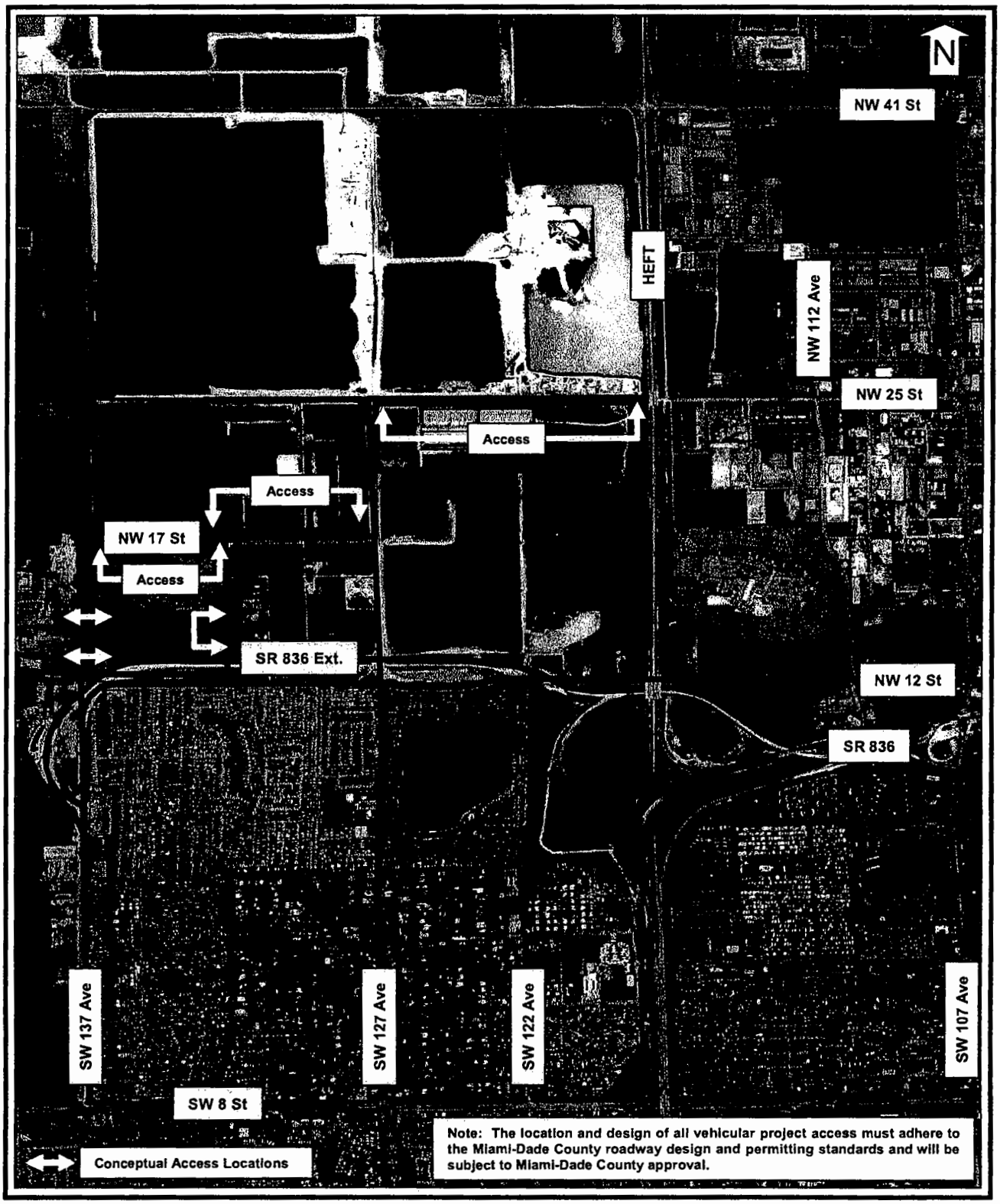
Proposed changes to Exhibits 1-5

TO Rev.



12-20-06	BEACON LAKES DRI **Master Development Plan** **Map H**	**EXHIBIT** **1**

84



Legend	BEACON LAKES DRI	EXHIBIT
— Site Location	**Vehicle Access Points To Off-Site Roadway Network**	**2**
12-20-06		

85

REVISED EXHIBIT 3
BEACON LAKES DRI
NET EXTERNAL PM PEAK HOUR PROJECT TRIP GENERATION RATES FOR THE PROPOSED DEVELOPMENT PROGRAM

18-Dec-06

USES	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	GROSS PM TRIPS	INTERNAL TRIP RATE	INTERNAL TRIPS	PASS-BY TRIPS	NET EXTERNAL TRIPS	NET EXTERNAL TRIP RATE
COMMERCIAL/RETAIL	495,000 SQ. FT. GLA	820	Ln (T) = 0.66 Ln (X) + 3.40	1,799	8.56%	154	144	1,501	3.032
OFFICE	175,000 SQ. FT. GFA	710	T = 1.12 (X) + 78.81	275	5.00%	14		261	1.492
WAREHOUSE	5,300,000 SQ. FT. GFA	150	Recommended Procedure	2,160	6.48%	140		2,020	0.381
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. GFA		Included in the Approved Exhibit 3 to Resolution Z-11-02						0.288
GROSS TRIPS				4,234		308	144	3,782	

GLA = Gross Leaseable Area

GFA = Gross Floor Area

EXHIBIT 4

BEACON LAKES DRI
TRANSPORTATION IMPROVEMENTS

A. Construct NW 25 Street from NW 117 Avenue to theoretical NW 127 Avenue as a four-lane roadway.

B. Construct NW 127 Avenue from NW 25 Street to NW 12 Street as a four-lane roadway including intersection improvements and signal modifications at NW 12 Street as depicted in Exhibit 5.

C. Construct NW 17 Street from NW 127 Avenue to theoretical NW 137 Avenue as a four-lane roadway.

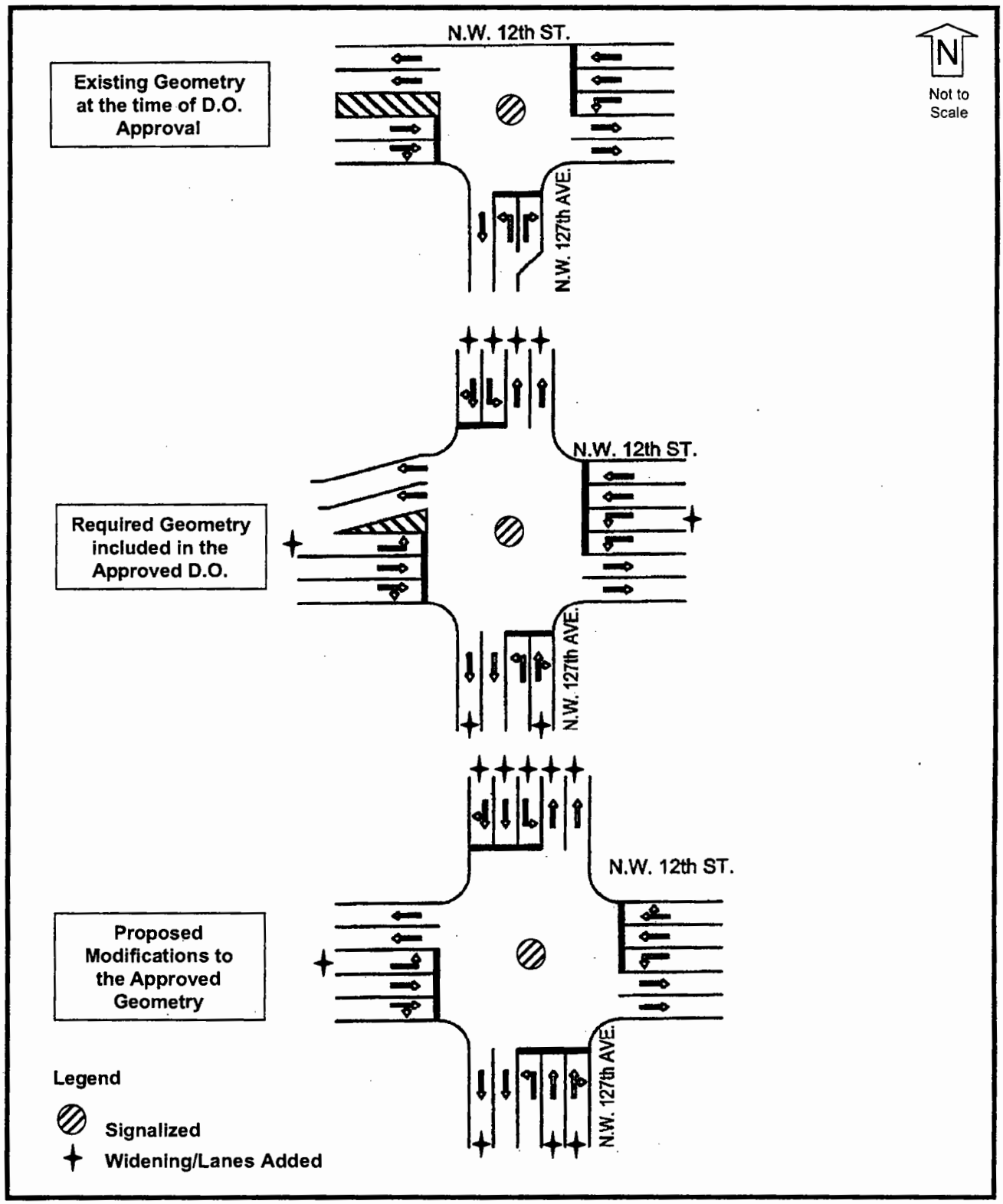
D. Construct NW 137 Avenue from NW 17 Street to NW 12 Street as a four-lane roadway.

E. Widen NW 127 Avenue from NW 12 Street to SW 8 Street to a five-lane roadway.

F. Construction by others of the Extension of State Road 836 from the H.E.F.T. to NW 137 Avenue.

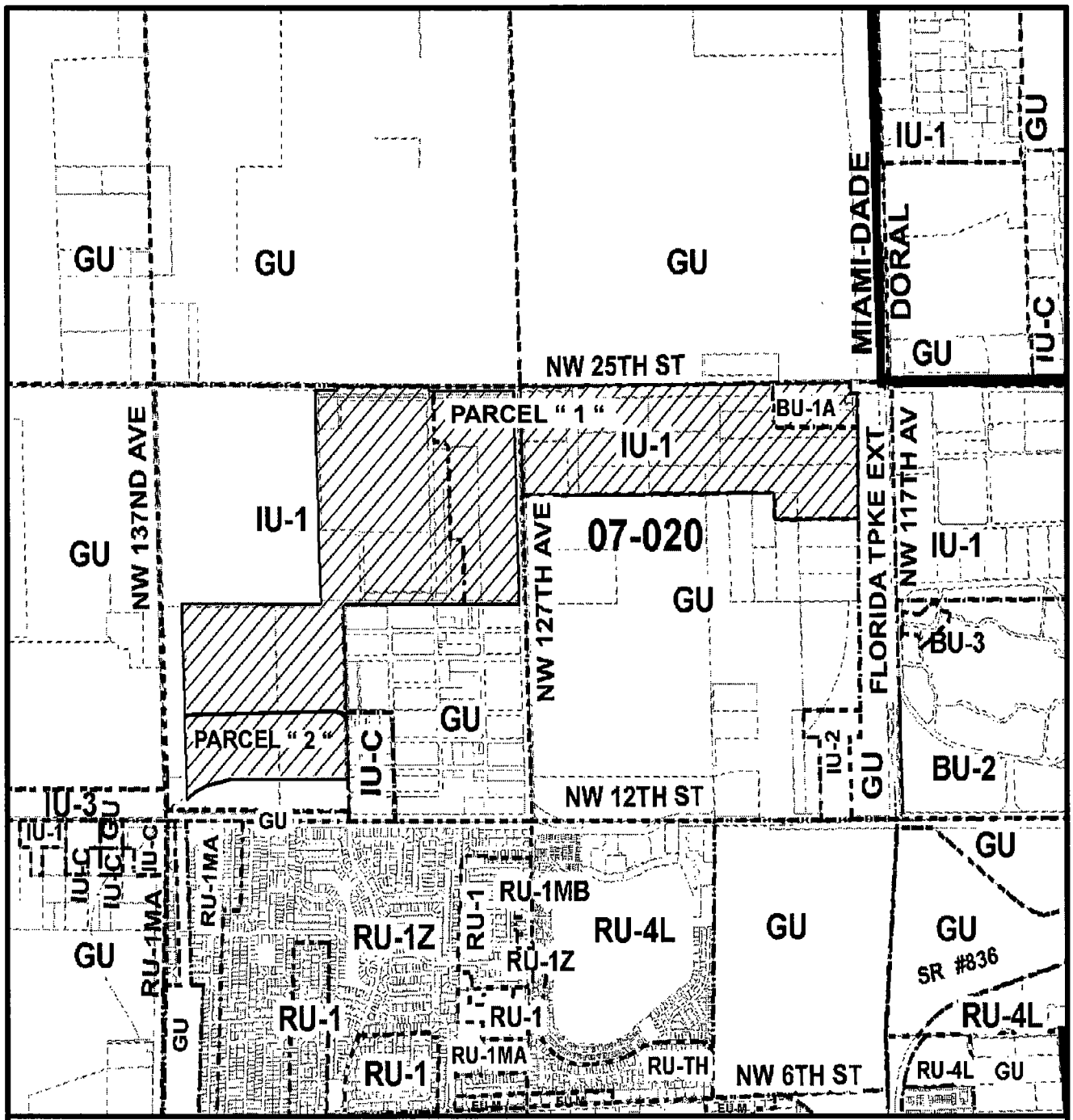
G. Construct NW 122 Avenue from NW 25 Street to theoretical NW 41 Street as a two lane roadway.

Revised April 9, 2008



12-20-06	BEACON LAKES DRI **Intersection Improvements at NW 12 Street at NW 127 Avenue**	**EXHIBIT 5**

88



MIAMI-DADE COUNTY
HEARING MAP

S C A L E
0 NTS
N

SUBJECT PROPERTY

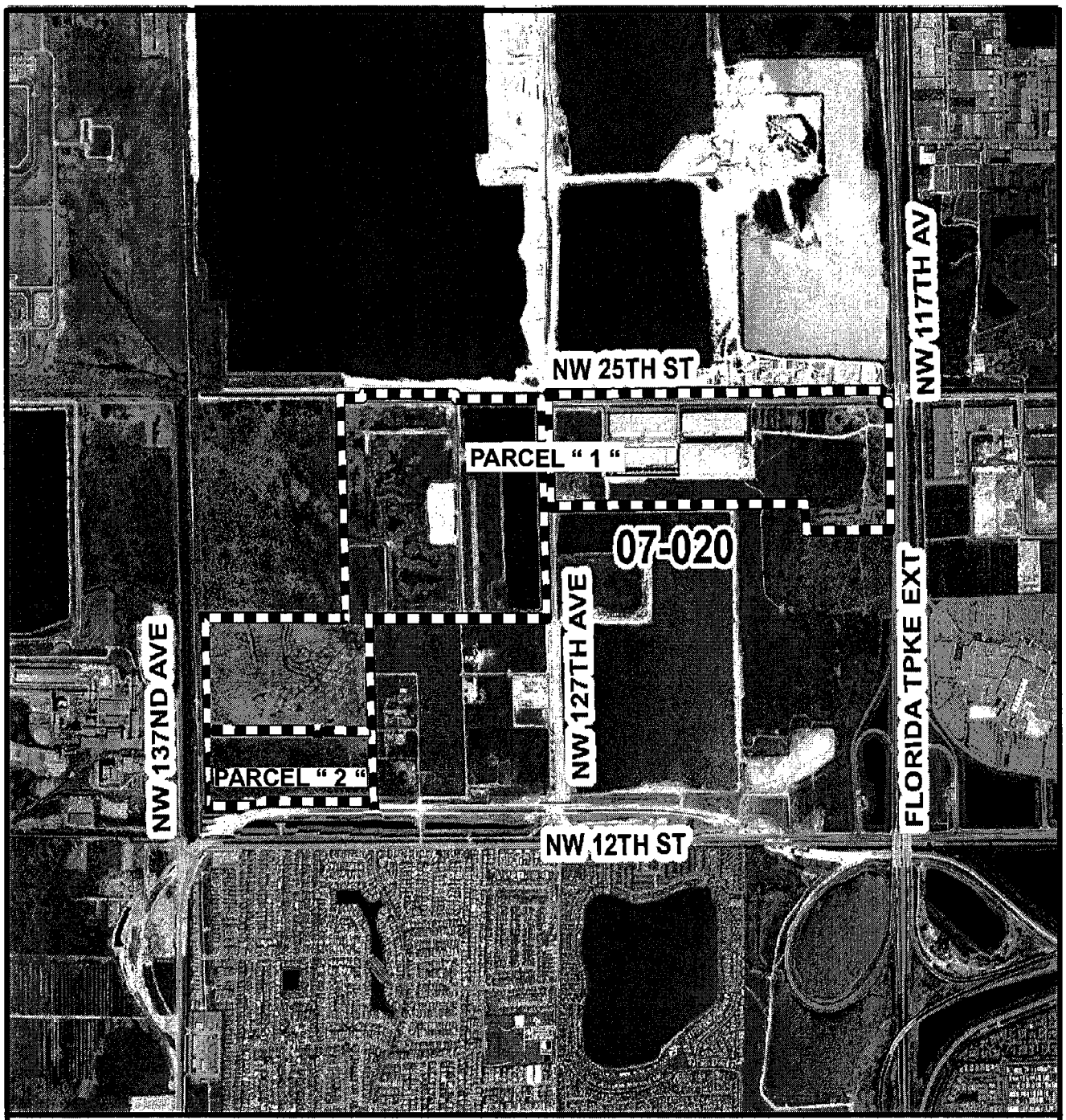
Section: 36 Township: 53 Range: 39
Process Number: 07-020
Applicant: AMB CODINA BEACON LAKES, LLC
Zoning Board: BCC
District Number: 12
Cadastral: KEELING
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 02/20/07

REVISION	DATE	BY
Parcel (s/b) added	10/26/07	JOURD
Parcel Split (1&2)	03/08/07	JOURD

89



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 36 Township: 53 Range: 39
Process Number: 07-020
Applicant: AMB CODINA BEACON LAKES, LLC
Zoning Board: BCC
District Number: 12
Cadastral: KEELING
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 02/20/07

Revision	DATE	BY
Parcel (a-b) added	10/24/07	JORGE
Parcel Split (1&2)	02/04/07	JORGE

3. MIAMI-DADE COUNTY PARKS & RECREATION DEPARTMENT **08-7-CC-3 (07-186)**
(Applicant) **BCC/District 9**
Hearing Date: 7/3/08

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1975	Dade County	Approval of new county zoo. (Gov. Facility).	BCC	
1984	University of Miami	Non-Use variance setbacks for parking and right-of-way.	ZAB	Approved w/conds.
1989	University of Miami	Modification of one condition of a previous resolution.	ZAB	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

MIAMI-DADE COUNTY

Date: March 26, 2008

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Miami-Dade County Park & Recreation Department (Z07-186)

SUMMARY OF REQUESTS:

The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes along with an accompanying request for a modification of the Program Summary for the Dade County Zoological Park and the South Dade Metropolitan Park Development of Regional Impact (DRI), also known as the Miami Metrozoo and Larry and Penny Thompson Park DRI, as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75.

LOCATION: 12400 S. W. 152 Street, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is modifying conditions of a previously approved DRI. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions of Request #2 and the authorization to execute and record a proffered covenant as required by DERM.

The Executive Council found that the proposed application does not create a substantial deviation (Request #1) and is of the opinion that the approval of this application is **consistent** with the CDMP, **compatible** with the surrounding area, and would not have an unfavorable effect on the economy of Miami-Dade County, Florida. In addition, the Executive Council found that this application also would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction.

APPLICATION NO. Z07-186
MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT

Respectfully Submited,

DIC Executive Council
March 26, 2008

Susanne M. Torriente
Assistant County Manager — AYE

Manny Mena, Assistant Fire Chief
Miami-Dade Fire Rescue Department — AYE

Irma San Roman, Deputy Director
Metropolitan Planning Organization Secretariat — AYE

Subrata Basu, Interim Director
Department of Planning and Zoning — AYE

Esther Calas, P.E., Director
Public Works Department — Absent

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt — AYE

Jorge S. Rodriguez, P.E., Assistant Director
Miami-Dade Water and Sewer Department — AYE

RESOLUTION NO. CZAB14-20-08

WHEREAS, **MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT**

applied for the following:

(1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION TO A DEVELOPMENT OF REGIONAL IMPACT (DRI) pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests.

(2) MODIFICATION to the Program Summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "B. PROJECT SUMMARY:

1. Land Use Characteristics –

Land Use — Zoo	Acres	Percent
Zoo Display Areas and Zoo Buildings	242	32.7
Public Facilities (Utilities, roads, parking)	115.1	15.6
Zoo Facilities (walkways, service roads)	50.6	6.8
Open Space		44.9
Parks	5.8	
Lakes	21.5	
Moats	20	
Landscaping	285	
TOTAL Zoo	740	100.0
Land Use - Metropolitan Park		
Park Public Facilities (sidewalks, roads, parking, tennis, bike paths, paths, etc.)	25	9.3
Marinas/Restaurants & Other Buildings	3	1.1
Open Space (includes campgrounds, observation hill and landscaped areas)	220	81.5
Lake	22	8.1
TOTAL Park	270	100.0

TOTAL DEVELOPMENT	1,010

TO: "B. PROJECT SUMMARY:

1. Land Use Characteristics –

MetroZoo and Miami Metrozoo Entertainment Area		
MetroZoo	Acres	
Zoo Display Areas and Zoo Buildings	242	
Public Facilities (Utilities, roads, parking)	0	
Zoo Facilities (walkways, service roads)	50.6	
Open Space		
Parks	5.8	
Lakes	21.5	
Moats	20	
Landscaping	282.4	
Total MetroZoo	**622.3**	**Acres**
Miami Metrozoo Entertainment Area and Gold Coast Railroad Museum		
Water Park (2,500 visitors per day)	23	
Family Entertainment Center (75,000 sq. ft.)	20	
Hotel (150,000 sq. ft., 200 rooms)	15	
Entrance	7.3	
Public Facilities (Utilities, roads, parking)	57.1	
Total Miami Metrozoo Entertainment Area	**125**	**Acres**
TOTAL MetroZoo and Miami Metrozoo Entertainment Area	**747.3**	**Acres**
Metropolitan Park		
Park Public Facilities (sidewalks, roads, parking, tennis courts, bike paths, paths, etc.)	25	
Marinas/Restaurants & Other Buildings	3	
Open Space (includes campgrounds, observation hill and Landscaped areas)	356	
Lake	22	
TOTAL Metropolitan Park	**406**	**Acres**

Land Use — Gold Coast Railroad Museum		
Museum Facilities and Open Space (in Miami Metrozoo Entertainment Area) (50,000 sq.ft. museum, 20,000 sq. ft. ancillary, theme-related retail, 30,000 sq. ft. of ancillary food service space)	45	
Open Space and Transportation Facilities (outside Miami Metrozoo Entertainment Area)	5	
TOTAL Gold Coast Railroad Museum	**50**	**Acres**
TOTAL DEVELOPMENT	**1,203.3**	**Acres**

FROM : 5. Recreation facility Data
Number of Parking Spaces:

Zoo: 5,000 Park: 655

TO: 5. Recreation facility Data
Number of Parking Spaces:

Zoo:	**3,565**	Park:	655
Water theme park:	**500**		
Family Entertainment Center:	**275**		
Hotel:	**275**		
Gold Coast Railroad Museum:	**385**		
Total:			**5,000.**

AND TO ADD THE FOLLOWING:

December 31, 2021 is hereby established as the build-out date for this project and is the date until which the local government of jurisdiction agrees that the **MetroZoo and Miami Metrozoo Entertainment Area, Metropolitan Park** AND **Gold Coast Railroad Museum** shall not be subject to downzoning, a unit density reduction, or an intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes in the conditions underlying the approval of the DRI Development Order have occurred or that the DRI Development Order was based on substantially inaccurate information provided by the Applicant, or unless the Board of County Commissioners has clearly established that the change is essential to the public health, safety, or welfare."

December 31, 2028 is hereby established as the expiration date for the Development Order.

The purpose of this request is to allow the applicant to increase the area of the subject site and to add new uses to the previously approved Miami-Dade County Zoological Park and the South Dade Metropolitan Park

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or

§33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Sections 25, 26, 35, and 36, Township 55 South, Range 39 east. more particularly described as follows:

Commence at the northwest corner of the NE ¼ , of Section 26; thence S01°44'01"E, along the west line of the NE ¼ of said Section 26, for a distance of 35'; thence S88°05'03"W, along a line parallel with and 35' south of and measured at right angle to the north line of the NW ¼ of said Section 26, for a distance of 42.17'; thence S38°47'18"W, along the SE/ly Right-of-Way line of the Seaboard Railroad, for a distance of 4,124.57'; thence S03°07'03"E, along a line parallel with and 35' east of as measured at right angle to the west line of the SW ¼ of said Section 26, for a distance of 603.63'; thence N87°59'41"E, along a line parallel with the south line of the SW ¼ of said Section 26, for a distance of 1,725'; thence S03°07'03"E, along a line parallel with the west line of the SW ¼ of said Section 26, for a distance of 308.25' to the Point of beginning; thence N85°39'01"E, for a distance of 3,904.77'; thence N31°09'08"E, for a distance of 750'; thence N06°32'05"E, for a distance of 929.04'; thence N16°48'39"E, for a distance of 986.03'; thence N87°29'25"E, along a line parallel with the north line of the NW ¼ of said Section 25, for a distance of 1,554.39'; thence S02°06'52"E, along the east line of the west ½ of said Section 35, for a distance of 2,705.53'; thence S87°53'39"W, along a line parallel with the south line of the SW ¼ of said Section 25, for a distance of 400'; thence S02°06'52"E, along a line parallel with the east line of the aforementioned west ½ of said Section 25, for a distance of 1,200'; thence N87°53'39"E, along a line parallel with and 35' north of as measured at right angles to the aforementioned south line of the SW ¼ of said Section 25, for a distance of 365'; thence S02°06'52"E, along a line parallel with and 35' of the east line of the aforementioned west ½ of said Section 25, for a distance of 35'; thence S02°42'05"E, along a line parallel with and 35' west of the east line of the NW ¼ of said Section 36, for a distance of 2,704.08'; thence S02°42'17"E, along a line parallel with and 35' west of as measured at right angles to the east line of the SW ¼ of said Section 36, for a distance of 2,666.54'; Thence S87°42'31"W, along a line parallel with and 35' north of as measured at right angles to the south line of the SW ¼ of said Section 36, for a distance of 2,628.51'; thence S87°44'01"W, along a line parallel with and 35' to the north of as measured at right angles to the south line of the SE ¼ of said Section 35, for a distance of 2,691.22'; thence S87°43'49"W, along a line parallel with and 35' north of the south line of the east ½ of the SW ¼ of said Section 35, for a distance of 1,310.35'; thence N02°55'38"W, along a line parallel with and 35' east of the west line of the east ½ of the SW ¼ of said Section 35, for a distance of 2,715.09'; thence N88°19'11"E, along the north line of the east ½ of the SW ¼ of said Section 35, for a distance of 1,318.24'; thence N02°45'54"W, along the east line of the NW ¼ of said Section 35, for a distance of 2,655.01'; thence S87°59'41"W, along a line parallel with and 35' south of the north line of the NW ¼ of said Section 35, for a distance of 943.88'; thence N03°07'03"W, parallel with the west line of the SW ¼ of said Section 25, for a distance of 1,291.75' to the Point of beginning. <u>ENTRANCE TO MIAMI METROZOO</u>: A portion of Sections 25, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the northeast corner of the NW ¼ of Section 25, Township 55 South, Range 38 East; thence S02°06'44"E, along the east line of said NW ¼ , for a distance of 1,436.59′; thence S87°34'19" W, for a distance of 970.01′ to a point 970′ from and measured at right angle of said east line of the NW ¼ of Section 25; thence along a line 790′ from and parallel to the west of the east line of the NW ¼ of said Section 25, N02°06'44"W, for a distance of 1,441.94′ to the intersection with the north line of said NW ¼ of Section 25; thence S87°29'58"W, along said north line of the NW ¼ of Section 25, for a distance of 220.01′; thence S02°06'44"E, for a distance of 1,443.25′: Thence N87°34'19"E, for a distance of 220.01′ to the Point of beginning; LESS: the north 35′ for road Right-of-Way purposes. AND: A portion of Sections 25 and 26, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the northwest corner of the NE ¼ , of Section 26; thence S01°44'01"E, along the west line of the NE ¼ of said Section 26, for a distance of 35′; Thence S88°05'03"W, along a line parallel with and 35′ south of, as measured at right angles to, the north line of the NW ¼ of said Section 26, for a distance of 42.17′; thence S38°47'18"W, along the SE/ly Right-of-Way line of CSX Transportation, Inc., for a distance of 712.14′ to the Point of beginning; thence SW/ly, and SE/ly, along a circular curve to the left, having a radius of 731.1′, and a central angle of 77°17'46", for an arc distance of 986.31′ to a Point of tangency; thence S51°44'51"E, for a distance of 79.24′; Thence S58°51'18"E, for a distance of 1,917.17′ to a point hereinafter called Point "E"; thence continue S58°51'18"E, for a distance of 40′ (the last four courses being along the NE/ly Right-of-Way line of the CSX Transportation, inc. spur line); thence S31°08'07"W, for a distance of 260.87′ feet; thence S58°51'08"E, for a distance of 2,009.93′; thence S85°39'01"W, for a distance of 1,366.98′; thence N58°55'54W, for 906.55′; thence N28°48'50"W, for a distance of 492.59′ to a Point of curvature; Thence NW/ly along a circular curve to the right having a radius of 771.1′ and a central angle of 24°32'45", for an arc distance of 330.34′ to a Point of tangency; thence N04°16'05"W, for a distance of 290.73′ to a Point of curvature; Thence NW/ly, along a circular curve to the left having a radius of 741.1′ and a central angle of 54°35'13", for an arc distance of 706.06′ to a Point of tangency; Thence N58°51'18"W, for a distance of 696.41′ to a Point of curvature; thence NW/ly and SW/ly, along a curve to the left, having a radius of 741.1′ and a central angle of 66°36'06", for an arc distance of 861.46′; Thence N38°47'18"E, along the SE/ly Right-of-Way line of the CSX Transportation, Inc. railroad, for a distance of 1,161.1′ to the Point of beginning. AND: A portion of Section 35, Township 55 South, Range 39 East, more particularly described as follows:

Beginning at the southeast corner of the NW ¼ of Section 35, Township 55 South, Range 39 East and at plane coordinate position North 462170.77′ and East 695816.19′ (N: 462170, E: 695896.19), based on State Plane Coordinate System Florida East Zone-1974 Adjustment; thence run S88°19'01"W, along the south line of the NW ¼ of said Section 35, for a distance of 1,318.09′ to a point (N: 462132.06′, E: 694498.67′); thence run N02°44'30"W, for a distance of 35.01′ to a point (N: 462167.03′, E: 694497′); thence run S88°19'01"W, along a line parallel to and 35′ north of the south line of the NW ¼ of said Section 35, for a distance of 504.12′ to a point (N: 462152.22′, E: 693993.09′); thence run N02°34'35"W, for a distance of 1,024.72′ to a Point N: 462152,22′ E: 693947.04′); thence run S88°16′36″W, for a distance of 851.86′ to a point (N: 463150.04′, E:

693095.56'); thence run N02°43'00"W, along a line parallel to and 35' east of the west line of the NW ¼ of said Section 35, for a distance of 1,655.75' to a point (N: 464803.94', E: 693017.09'); thence run N87°59'24" E, along a line parallel to a point (N: 462152.22', E: 693947.04'); thence run S88°16'36"W, for a distance of 851.86' to a point (N: 463150.04', E: 693095.56'); thence run N02°43'00"W, along a line parallel to and 35' and 40' north of the north line of the NW ¼ of said Section 35, for a distance of 1,725.28' to a point (N: 464864.45', E: 694741.3'); thence run S02°44'30"E, for a distance of 75.01' to a point (N: 464789.53', E: 694744.89'); thence run N87°59'24" E, along a line parallel to and 35' south of the north line of the NW ¼ of said Section 35, for a distance of 943.73' to a point (N: 464822.63', E: 695688.04'), said point being on the east line of the NW ¼ of said Section 35; thence run S02°46'00"E, along the east line of the NW ¼ of said Section 35, for a distance of 2,654.95' to the Point of beginning. LESS: those lands conveyed for right-of way pursuant to O.R. Book 18546 Page 552; AND LESS: the North 660' and the West 660' of the NW ¼ of the NW ¼ of the NW ¼ of Section 35, Township 55 South, Range 39 East thereof. AND: A portion of Sections 25, 26, 35, and 36, Township 55 South, Range 39 East; Beginning at the center of Section 35, Township 55 South, Range 39 East; thence S88°18'52"W, along the south line of the NW ¼ of said Section 35, for a distance of 1,318.46' to a line parallel to and 35' east of the west line of the east ¼ of the SW ¼ of said Section 35; thence S02°55'39"E, along a line parallel to and 35' east of the west line of the east ½ of the SW ¼ of said Section 35, for a distance of 2,715.34' to a line parallel to and 35' north of the south line of the SW ¼ of said Section 35; thence N87°43'44"E, along a line parallel to and 35' to the north of the south line of the SW ¼ of said Section 35, for a distance of 1,310.7' to the west line of the Southeast 1/4 of said Section 35; Thence N 87°43'54" E, along a line parallel to and 35.00 feet North of the South line of the SE ¼ of said Section 35, for a distance of 2,690.80 feet to the West line of the SW ¼ of Section 36, Township 55 South, Range 39 East, Miami Dade County, Florida; Thence N 87°42'27" E, along a line parallel to and 35.00 feet North of the South line of the SW ¼ of said Section 36, for a distance of 2,628.41 feet, to a line parallel to and 35' west of the east line of the SW ¼ of said Section 36; thence N02°42'06"W, along a line parallel to and 35' west of the east line of the SW ¼ of said Section 36, for a distance of 132'; thence S87°42'27"W, along a line parallel to the south line of the SW ¼ of said Section 36, for a distance of 1,050'; thence N02°42'06"W, along a line parallel to the east line of the SW ¼ of said Section 36, for a distance of 750'; thence N28°50'34"E, for a distance of 864.51'; thence N87°42'27"E, along a line parallel to the south line of the SW ¼ of said Section 36, for a distance of 597.71', to a line parallel to and 35' west of the east line of the SW ¼ of said Section 36; thence N02°42'06"W, along a line parallel to and 35' west of the east line of the SW ¼ of said Section 36, for a distance of 1,043.65' to the south line of the NW ¼ of said Section 36; thence N02°42'00"W, along a line parallel to and 35' west of the east line of the NW ¼ of said Section 36, for a distance of 342.57'; Thence S87°42'27"W, along a line parallel to the south line of the SW ¼ of said Section 36, for a distance of 531.73'; thence S64°04'00"W, for a distance of 500'; thence S36°51'30"W, for a distance of 999.71'; thence S30°59'00"W, for a distance of 500'; thence S50°09'00"W, for a distance of 500'; thence S64°03'56"W, for a distance of 797.07'; thence N84°31'00"W, for a distance of 500'; thence N71°31'00"W, for a distance of 500'; thence N56°31'00"W, for a distance of 500'; thence N40°37'56"W, for a distance of 1,498.83' to the Point of beginning. LESS THE FOLLOWING: Commence at the southeast corner of the SW ¼ of said Section 36; thence

N02°42'17"W, along the east line of the SW ¼ of said Section 36 (S.W.122nd Avenue), for a distance of 167'; thence S87°42'31"W, along a line 167' north of and parallel with the south line of the SW ¼ of said Section 36, for a distance of 35' to the Point of beginning; thence continue S87°42'31"W, for a distance of 1,045'; thence N02°42'17"W, parallel with the east line of said SW ¼ of Section 36, for a distance of 750'; thence N28°49'46"E, for a distance of 864.77'; thence N87°44'27"E, for a distance of 597.71' to the intersection with a line 35' west and parallel with the east line of the SW ¼ of said Section 36; thence S02°42'17"E, along said line 35' from and parallel with the east line of the SW ¼ of Section 36, for a distance of 1,490' to the Point of beginning.

LOCATION: 12400 S.W. 152 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that the amendment to the existing Development Order (i.e. Resolution R-1207-75) noted herein as requested Item #1, does not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review, and that the requested modification to the Program Summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners (Item #2), would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to recommend to the Board of County Commissioners, a finding of no substantial deviation (Item #1) and approval of the requested modification to the Program Summary approved pursuant to Resolution No. R-1207-75 (Item #2), was offered by Wilbur B. Bell, seconded by Gary J. Dufek, and upon a poll of the members present, the vote was as follows:

Wilbur B. Bell	aye	Gary J. Dufek	aye
Dawn Lee Blakeslee	absent	Dr. Pat Wade	aye

Curtis Lawrence aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the Board recommends to the Board of County Commissioners to find that the amendment to the existing Development Order (i.e. Resolution Z-1207-75) be approved, and that said amendment, does not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review (Item #1).

BE IT FURTHER RESOLVED this Board recommends to the Board of County Commissioners that the requested modification to the Program Summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners (Item #2) be approved, subject to the following conditions:

1. That all the conditions of the "Program Summary of the Dade County Zoological Park" as defined in the report of the South Florida Regional Planning Council remain in full force and effect except as herein modified.

2. That all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental

memoranda which are attached and made part of the recommendation of this application be complied with except that the only conditions relating to the Florida Department of Transportation (FDOT) memoranda shall be those set forth in this section.

3. That the intersection expansion of SW 117 Avenue and SW 152 Street to create a free-flow southbound right turn lane and an additional shared southbound through/right turn lane as well as the completion of all other improvements to said intersection be completed prior to any development.

4. That a continuous right turn lane from the HEFT southbound exit ramp to SW 117th Avenue and tying this into the free-flow right turn lane for southbound to westbound traffic onto SW 152nd Street be completed prior to the issuance of the Certificate of Use for the proposed hotel.

5. That no commercial uses on the Gold Coast Railroad Museum property other than ancillary food services and theme related specialty retail establishments that support museum uses be permitted without approval or referendum, if required.

6. That all conditions contained in the 2007 Agreement in Principle (AIP) between the United States Department of the Army and Miami-Dade County be satisfied prior to development.

7. That no building permits for any proposed development be issued until all required deed modifications and other deed-related actions required by the National Park Service have been satisfied.

8. That the former Princeton Railroad Station car and the archeological building remnants of the Richmond Naval Air Station, be preserved in accordance with the order of the Miami-Dade County Office of Historic Preservation (OHP).

9. That pursuant to the recommendation of the Miami-Dade County Office of Historic Preservation, a cultural resource assessment be conducted by a professional consultant prior to any development for each of the following sites: the water park, the family entertainment area and the hotel.

10. That a new lift station and an additional private pump station be constructed on the subject property as required by the Department of Environmental Resources Management (DERM) and subject to DERM's approval.

11. That water conservation practices be incorporated in the design of the water theme park, the family entertainment, the hotel and the Gold Coast Museum facilities to the extent allowed by law. These practices shall include the reuse of water that is drained from the water park slides, pools and other facilities, consistent with state and local regulations, as well as other opportunities specific to the MetroZoo DRI site. Prior to design, the applicant shall meet with WASD to identify additional water use efficiency technology to achieve maximum water savings. Additionally, the water supply for the

water theme park pool shall be provided by WASD facilities and at the end of the season, the water from the pool be treated and discharged to the moat. Furthermore, the reclaimed water be used for all irrigation needs when available and feasible.

12. That energy efficient measures be incorporated in the design of the water theme park, the family entertainment center, the hotel and the Gold Coast Museum facilities that are consistent with the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) standards, or other acceptable standards for county-owned facilities.

13. That Natural Forest Communities (NFC) and related pine rockland habitats be preserved and managed for conservation purposes, consistent with the preservation standards set forth in Section 24-49.2(l)(1) of the Code.

14. That NFC preservation areas be identified and established by recording a restrictive covenant prior to development that is substantially to the form introduced into the record.

15. That within preservation areas, only activities that do not disturb the substrate or native vegetation will be allowed, and all activities must be compatible with required management strategies including prescribed burns and/or herbicide application.

16. That any work, activity, or management plan within a designated NFC must be approved in writing by the Department of Environmental Resources Management prior to implementation.

17. December 31, 2021 is hereby established as the build out date and December 31, 2028 is hereby established as the expiration date for the Development Order.

18. That public transportation service be expanded based on need to include evening service to serve the Miami Metrozoo Entertainment Area and that that the demand for public transportation to serve the Miami Metrozoo Entertainment Area be reviewed on a yearly basis thereafter.

BE IT FURTHER RESOLVED, that the requested modification to the Program Summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners, which this Board recommends for approval, read as follows:

B. PROJECT SUMMARY:

1. Land Use Characteristics –

MetroZoo and Miami Metrozoo Entertainment Area		
MetroZoo	Acres	
Zoo Display Areas and Zoo Buildings	242	
Public Facilities (Utilities, roads, parking)	0	
Zoo Facilities (walkways, service roads)	50.6	
Open Space		
Parks	5.8	
Lakes	21.5	
Moats	20	
Landscaping	282.4	
Total MetroZoo	622.3	Acres
Miami Metrozoo Entertainment Area and Gold Coast Railroad Museum		
Water Park (2,500 visitors per day)	23	
Family Entertainment Center (75,000 sq. ft.)	20	
Hotel (150,000 sq. ft., 200 rooms)	15	
Entrance	7.3	
Public Facilities (Utilities, roads, parking)	57.1	
Total Miami Metrozoo Entertainment Area	125	Acres
TOTAL MetroZoo and Miami Metrozoo Entertainment Area	747.3	Acres
Metropolitan Park		
Park Public Facilities (sidewalks, roads, parking, tennis courts, bike paths, paths, etc.)	25	
Marinas/Restaurants & Other Buildings	3	
Open Space (includes campgrounds, observation hill and landscaped areas)	356	
Lake	22	
TOTAL Metropolitan Park	406	Acres

Land Use — Gold Coast Railroad Museum		
Museum Facilities and Open Space (in Miami Metrozoo Entertainment Area) (50,000 sq.ft. museum, 20,000 sq. ft. ancillary, theme-related retail, 30,000 sq. ft. of ancillary food service space)	45	
Open Space and Transportation Facilities (outside Miami Metrozoo Entertainment Area)	5	
TOTAL Gold Coast Railroad Museum	50	Acres
TOTAL DEVELOPMENT	1,203.3	Acres

5. Recreation facility Data
   Number of Parking Spaces:

Zoo:	3,565	Park:	655
Water theme park:	500		
Family Entertainment Center:	275		
Hotel:	275		
Gold Coast Railroad Museum:	385		
Total:			5,000.

AND THE FOLLOWING:

December 31, 2021 is hereby established as the build-out date for this project and is the date until which the local government of jurisdiction agrees that the MetroZoo and Miami Metrozoo Entertainment Area, Metropolitan Park and Gold Coast Railroad Museum shall not be subject to downzoning, a unit density reduction, or an intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes in the conditions underlying the approval of the DRI Development Order have occurred or that the DRI Development Order was based on substantially inaccurate information provided by the Applicant, or unless the Board of County Commissioners has clearly established that the change is essential to the public health, safety, or welfare."

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein, if approved will constitutes an initial development order and will not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

PASSED AND ADOPTED this 17th day of June, 2008.

Hearing No. 08-6-CZ14-1

ls

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 23RD DAY OF JUNE, 2008.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-20-08 adopted by said Community Zoning Appeals Board at its meeting held on the 17th day of June 2008.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of June 2008.

Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL

DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: Miami-Dade County Park & Recreation Department **PH**: Z07-186

SECTION: 25/26/35/36-55-39 **DIC DATE:** March 28, 2008

COMMISSION DISTRICT: 9

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A. INTRODUCTION

o **REQUESTS:**

(1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION TO A DEVELOPMENT OF REGIONAL IMPACT (DRI) pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendment:

(2) MODIFICATION of the Program Summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners, reading as follows:

FROM:

"B. PROJECT SUMMARY:

1. Land Use Characteristics –

Land Use — Zoo	Acres	Percent
Zoo Display Areas and Zoo Buildings	242	32.7
Public Facilities (Utilities, roads, parking)	115.1	15.6
Zoo Facilities (walkways, service roads)	50.6	6.8
Open Space		44.9
Parks	5.8	
Lakes	21.5	
Moats	20	
Landscaping	285	
TOTAL Zoo	740	100.0

Land Use - Metropolitan Park		
Park Public Facilities (sidewalks, roads, parking, tennis, bike paths, paths, etc.)	25	9.3
Marinas/Restaurants & Other Buildings	3	1.1
Open Space (includes campgrounds, observation hill and landscaped areas)	220	81.5
Lake	22	8.1
TOTAL Park	270	100.0
TOTAL DEVELOPMENT	1,010	

TO:

"B. PROJECT SUMMARY:

1. Land Use Characteristics –

Metrozoo and Miami Metro Zoo Entertainment Area

Metrozoo		Acres	~~Percent~~
Zoo Display Areas and Zoo Buildings		242	~~32.7~~
~~Public Facilities (Utilities, roads, parking)~~		~~115.1~~	~~15.6~~
Zoo Facilities (walkways, service roads)		50.6	~~6.8~~
Open Space			~~44.9~~
Parks		5.8	
Lakes		21.5	
Moats		20	
Landscaping	~~285~~	282.4	
Total: Metrozoo	~~740~~	**622.3**	~~100~~

Miami Metro Zoo Entertainment Area and Gold Coast Railroad Museum			
Water Park		23	
Family Entertainment Center		20	
Hotel (up to 200 rooms)		15	
Entrance		7.3	
Public Facilities (Utilities, roads, parking)		57.1	
Gold Coast Museum buildings, facilities and ancillary theme-related retail, food service and open space		45	
Open Space (Landscaping)		2.6	
Total: Miami Metrozoo, Miami Metrozoo Entertainment Area and Gold Coast Railroad Museum		**170**	
TOTAL: Metrozoo, Miami Metro Zoo Entertainment Area and Gold Coast Museum		**792.3**	
Metropolitan Park			
Park Public Facilities (sidewalks, roads, parking, tennis, bike paths, paths, etc.)		25	~~9.3~~
Marinas/Restaurants & other Buildings		3	~~1.1~~
Open Space (includes campgrounds, observation hill and landscaped areas)	~~220~~	356	~~81.5~~
Lake		22	~~8.1~~
TOTAL Metropolitan Park	~~270~~	**406**	~~100~~
Gold Coast Railroad Museum			
Open Space and Transportation Facilities		5	
TOTAL Gold Coast Railroad Museum		**5**	
TOTAL DEVELOPMENT		**1,203.3**	

FROM :

5. **Recreation Facility Data**
Number of Parking Spaces:

Zoo:	5,000	Park:	655

TO:

5. **Recreation Facility Data**

Number of Parking Spaces:

Zoo:	~~5000~~	**3,565**	Park:	655
Water theme park:		**500**		
Family Entertainment Center:		**275**		
Hotel:		**275**		
Gold Coast Railroad Museum:		**385**		
Total:		**5,000**		

AND TO ADD THE FOLLOWING:

December 31, 2021 is hereby established as the build-out date for this project and is the date until which the local government of jurisdiction agrees that **the Metrozoo and Miami Metro Zoo Entertainment Area, Metropolitan Park** and **Gold Coast Railroad Museum** shall not be subject to downzoning, a unit density reduction, or an intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes in the conditions underlying the approval of the DRI Development Order have occurred or that the DRI Development Order was based on substantially inaccurate information provided by the Applicant, or unless the Board of County Commissioners has clearly established that the change is essential to the public health, safety, or welfare. December 31, 2028 is hereby established as the expiration date for the Development Order.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under Section 33-311(A)(7) (Generalized Modification Standards) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

o **SUMMARY OF REQUESTS:**

The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes along with an accompanying request for a modification of the Program Summary for the Dade County Zoological Park and the South Dade Metropolitan Park Development of Regional Impact (DRI), also known as the Miami Metrozoo and Larry and Penny Thompson Park DRI, as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75.

- **LOCATION**: 12400 S. W. 152 Street, Miami-Dade County, Florida.

- **SIZE:** 1,203.3 acres

- **IMPACT**: This application will expand the amenities currently available on the Miami-Metrozoo site, could generate jobs for low- and moderate-income Miami-Dade County residents and generate millions of dollars for the local and regional economy. However, the application could also impact the traffic in the surrounding area and thereby cause increased congestion and noise. Additionally, the application could have an impact on environmentally sensitive land that surrounds the subject property and have an impact on the water supply.

B. ZONING HEARINGS HISTORY:

The Miami-Dade County Zoological Park and South Dade Metropolitan Park (aka Miami Metrozoo and Larry and Penny Thompson Park) DRI was approved in 1975, pursuant to Resolution No. R-1207-75. In 1975, pursuant to Resolution No. R-1206-75, the Board of County Commissioners approved the General Masterplan and authorized construction of a new zoological park. In 1975, the Board of County Commissioners (BCC), pursuant to Resolution No. R-1208-75, approved the General Master Plan for the South Dade Metropolitan Park. In 1984, pursuant to Resolution No. R-771-84, the BCC approved the construction and operation of a water theme park and in 1986, pursuant to Resolution No. Z-169-86, the BCC approved an Unusual Use to permit a lake excavation. In 1987, Resolution No. R-771-84 was rescinded pursuant to Resolution No. R-81-87 by the BCC. In November 2006, a special countywide referendum on further development at the Metrozoo property on land that is not environmentally sensitive was approved by the voters, thereby authorizing the County to contract for, develop, and operate an entertainment district with certain commercial uses and structures at the Miami Metrozoo property.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) CURRENT LANGUAGE:

1. The adopted 2015 and 2025 Land Use Plan currently designates the subject property as being within the Urban Development Boundary for **Parks and Recreation** use. The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvement Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development

providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential development or other is otherwise subject to a restrictive covenant accepted by a public entity.

Certain commercial activities that support the recreational uses and relate to the resources of the park, such as marine supply stores, fuel docks or tennis and golf clubhouses may be considered for approval in the Parks and Recreation category. Other commercial recreational, entertainment or cultural uses may also be considered for approval in the Parks and Recreation category if authorized in accordance with Article 6 of the Miami-Dade Charter, as amended, and if they are related to, and would increase the quality, utility or enjoyment of the site and its natural, historical, and archaeological resources and facilities.

- Miami-Dade County's minimum level of service standard for the provision of recreational open space shall be the following: 1) 2.75 acres of local recreation space per 1000 permanent residents in unincorporated areas; ii) A County-provided, or an annexed or incorporated, local recreation open space of 5 acres or larger must exist within a 3 mile distance from the residential development; iii) The acreage/population measure of the Level of Service Standard will be calculated for each Park Benefit District (PBD); iv) For purposes of issuing residential development orders, the minimum LOS standard does not apply to rural and agricultural residences outside the Urban Development Boundary (UDB), and ; v.) For purposes of issuing development orders, a PBD is considered below standard if the projected deficiency is greater than five acres. This does not relieve applicants for development orders of applicable requirements for contributions of impact fees.

2. **Policy LU-1J.** Miami-Dade County will maintain its commitment to improve Community Development Block Grant (CDBG)-eligible areas, enhance the County's Enterprise Zone and participate in the Empowerment Zone program as tools to expand the economy in locally distressed areas.

3. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map'. The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

4. **Policy LU-6A.** Miami-Dade County shall continue to identify, seek appropriate designation and protect properties of historic, architectural and archaeological significance.

5. **Policy LU-8E.** Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

ii) Enhance or impede provision of services at or above adopted LOS Standards;

iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and

v) If located in a planned Urban Center, or with ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7 herein.

6. **Policy HO-6B.** Continue to use incentives, such as the Federal Empowerment Zone and State Enterprise Zone designations, Brownsfields, the Urban Job Tax Credit Program, and Community Redevelopment areas, to attract industries to locate in or near infrastructure-ready infill sites in very low, low and moderate income residential areas and to employ residents of these areas.

7. **Policy CON-9A.** All activities that adversely affect habitat that is critical to federal or State designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur.

8. **Objective ICE-7.** Encourage the achievement of a coordinated strategy for regional economic development that addresses opportunities and threats and promotes assets in South Florida for sports and entertainment, international business, tourism and other economic development activities.

9. **Objective CIE-3.** CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

10. **Policy CIE-3A.** The capital facilities and infrastructure implications of land use and development plans and implementation will be analyzed and set forth with attention to the following:

    1. Safety improvements and elimination of hazard.
    2. Providing the necessary capacity to maintain and/or improve levels of service and quality of life in areas designated for redevelopment, infill development, and/or higher residential densities in accordance with transit oriented development plans, smart growth initiatives, and other strategies to accommodate population growth in existing communities.
    3. Elimination of below-standard conditions and capacity deficits,
    4. Demonstrated linkage between projected growth and facility service area,
    5. Financial feasibility, including operating costs

6. Coordination with the capital programming of other public agencies,
7. Contractual and/or mandated obligations.

11. **Policy CIE-3B.** Service and facility impacts of new development must be identified and quantified so that sufficient public facilities will be planned and programmed to be available when needed. All development orders authorizing new, or significant expansion of existing urban land uses, shall be contingent upon the provision of services at levels, which meet or exceed the adopted LOS standards except as otherwise provided in the "Concurrency Management Program" section of the CIE.

12. **Objective TC-1.** It is desirable that all roadways in Miami-Dade County operate at level of service (LOS) C or better. By the year 2010 no roadway in Miami-Dade County should operate at a level of service lower than the base level of service standard contained herein.

13. **Policy TC-1B.** The minimum acceptable peak period* operating level of service for all State and County roads in Miami-Dade County outside the Urban Development Boundary (UDB) identified in the Land Use Element shall be LOS D on State minor arterials and LOS C on all other State roads and on all County roads. The minimum acceptable peak-period LOS for all State and County roads inside the UDB shall be the following:

    2) Notwithstanding the foregoing, as required in §163.3180 (10), F.S, the following standards established by rule by the Florida Department of Transportation (FDOT), are adopted by Miami-Dade County as its minimum LOS standards for Florida Intrastate Highway System (FIHS) roadways in Miami-Dade County:

    (b) Inside the UDB

    1. Limited access State highways shall operate at LOS D or better, except where exclusive through lanes exist, roadways may operate at LOS E.

    7. Controlled access State highways shall operate at LOS D or better, except where such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E.

    8. Constrained or backlogged limited and controlled access State highways operating below the foregoing minimums must be managed to not cause significant deterioration.

14. **Policy TC-1D.** Issuance of all development orders for new development or significant expansions of existing development shall be contingent upon compliance with the Level of Service standards contained in Policy TC-1B, except as otherwise provided in the "Concurrency Management Program" section on the Capital Improvement Element.

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) PROPOSED LANGUAGE:

The present designation for the subject property is **Parks and Recreation** which does not allow for the proposed uses. This DRI application is being considered concurrently with the

Comprehensive Development Master Plan (CDMP) Amendment to adopt a new land use category to the CDMP identified as the **Miami Metro Zoo Entertainment Area.** The below amendment is being proposed to allow the new uses. The proposed new language is as follows:

Miami Metro Zoo Entertainment Area
This category is for tourist attractions and ancillary uses that are adjacent to the zoological park and that are themed to establish a unified Miami Metrozoo Entertainment Area. Primary uses in the Miami Metrozoo Entertainment Area may include one or more of the following: attractions and recreation facilities (such as water park rides and attractions, family entertainment center, museums, and parks and open space) and hotels or other lodging. Certain other related and support activities such as theme-related retail concessions, food and beverage establishments, administrative offices, and passenger transportation facilities that are supportive of the primary uses may also be considered for approval in the Miami Metrozoo Entertainment Area category. The allowable primary uses shall be distributed as follows:

Miami Metrozoo Entertainment Area	*Percent*
Attractions and Recreation	*60-99*
Hotels and other lodging	*1- 40*

The allowable primary uses shall be distributed as follows:

The development of the Miami Metro Zoo Entertainment Area shall include the following:

- *Water Theme Park (23 acres) with 500 parking spaces*
- *Family Entertainment Center (20 acres) with 275 parking spaces*
- *Gold Coast Railroad Museum (45 acres) with museum structures, transit railroad with stops throughout the Miami Metro Zoo Entertainment Area and the Miami Metrozoo, 30,000 sq. ft. of restaurant space ancillary to the Museum, and 385 parking spaces*
- *Hotel (15 acres) with 200 rooms and 275 parking spaces*

The specific range and intensity of uses appropriate in the Miami Metrozoo Entertainment Area may vary by location as a function of the availability of and ease of access to public services and facilities, and compatibility with neighboring development. The areas within the Miami Metro Zoo Entertainment Area designated for the water theme park and the Gold Coast Railroad Museum shall have a maximum allowable floor area ratio (F.A.R.) of .30 and the areas designated for the family entertainment center and the hotel shall have a maximum F.A.R. of .40. The F.A.R. shall apply only to developable areas (building structures) and shall not apply to parking facilities, landscaped areas, environmentally protected lands, and other non-buildable common areas. Through the zoning review process, the use of particular sites or areas may be limited to something less than the maximum allowed in these categories. Moreover, special limitations may be imposed where necessary to protect environmental resources or to ensure compatibility with adjacent sites. Notwithstanding the foregoing, the use of the Gold Coast Railroad Museum property shall be limited to Parks and Recreation uses, museums, and ancillary food service and related retail establishments that support museum uses, as authorized pursuant to the approved General Plan and Program of Utilization (R-493-85) and Article 7 of the Home Rule Amendment and Charter, Miami-Dade County, Florida as amended through January 29, 2008.

*The **Miami Metro Zoo Entertainment Area** shall be developed in a manner that: is consistent with the adopted goals, objectives, and policies of this plan and with all applicable environmental regulations; preserves Natural Forest Communities (NFC) and other environmentally sensitive areas that are at or adjacent to the site; enhances the quality, utility, or enjoyment of the site and its recreational, entertainment, natural, historical, or archaeological resources; and promotes a pedestrian-oriented environment and provides safe and easy transportation between the primary uses.*

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU and GU; Metrozoo, Gold Coast Museum Larry and Penny Thompson Park	Parks and Recreation, concurrently proposed for Miami Metro Zoo Entertainment Area
Surrounding Properties:	
NORTH: AU and RU3M; University of Miami and Coast Guard facility	Institutions, Utilities and Communications Low-Medium Density
SOUTH: EU-M, AU and RU-1; single family residences	Estate Density and Low Density Residential
EAST: AU and RU-1; Coast Guard Station and single family residences	Low Density Residential and Institutions Utilities, and Communications
WEST: RU-1Z, RU-1M(a), RU-3M, AU; vacant land, federal prison, single family residences	Institutions Utilities and Communications Industrial and Office and Low Density

The 1,203.3–acre subject property is located at 12400 S.W. 152 Street, Miami-Dade County, Florida. It is the site of the existing Miami Metrozoo, the Gold Coast Museum and the Larry and Penny Thompson Park. The site is bounded by S.W. 152 Street (Coral Reef Drive) to the north, single-family residences and theoretical SW 184 Street to the south, theoretical S.W. 122 Avenue to the east, and the CSX Railroad and theoretical S.W. 137 Avenue (Lindgren Road) to the west. SW 117 Avenue lies approximately ¾ mile to the east.

E. PERTINENT REQUIREMENTS/STANDARDS:

Florida Statutes §380.06(19) Developments of Regional Impact-Substantial Deviation

The term "development of regional impact," as used in this section, means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

(a) Any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, shall constitute a substantial deviation and shall cause the proposed change to be subject to further development-of-regional-impact review. There are a variety of reasons why a developer may wish to propose changes to an approved development of regional impact, including changed market conditions. The procedures set forth in this subsection are for that purpose.

(b) Any proposed change to a previously approved development of regional impact or development order condition which, either individually or cumulatively with other changes, exceeds any of the following criteria shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional-impact review without the necessity for a finding of same by the local government:

1. An increase in the number of parking spaces at an attraction or recreational facility by 10 percent or 330 spaces, whichever is greater, or an increase in the number of spectators that may be accommodated at such a facility by 10 percent or 1,100 spectators, whichever is greater.

5. An increase in land area for office development by 10 percent or an increase of gross floor area of office development by 10 percent or 66,000 gross square feet, whichever is greater.

8. An increase in commercial development by 55,000 square feet of gross floor area or of parking spaces provided for customers for 330 cars or a 10-percent increase of either of these, whichever is greater.

9. An increase in hotel or motel rooms by 10 percent or 83 rooms, whichever is greater.

10. An increase in a recreational vehicle park area by 10 percent or 110 vehicle spaces, whichever is less.

11. A decrease in the area set aside for open space of 5 percent or 20 acres, whichever is less.

12. A proposed increase to an approved multiuse development of regional impact where the sum of the increases of each land use as a percentage of the applicable substantial deviation criteria is equal to or exceeds 110 percent. The percentage of any decrease in the amount of open space shall be treated as an increase for purposes of determining when 110 percent has been reached or exceeded.

13. A 15-percent increase in the number of external vehicle trips generated by the development above that which was projected during the original development-of-regional-impact review.

14. Any change which would result in development of any area which was specifically set aside in the application for development approval or in the development order for preservation or special protection of endangered or threatened plants or animals designated as endangered, threatened, or species of special concern and their habitat, any species protected by 16 U.S.C. ss. 668a-668d, primary dunes, or archaeological and historical sites designated as significant by the Division of Historical Resources of the Department of State. The refinement of the boundaries and configuration of such areas shall be considered under sub-subparagraph (e)2.j.

The substantial deviation numerical standards in subparagraphs 3., 5., 8., 9., and 12., excluding residential uses, and in subparagraph 13., are increased by 100 percent for a project certified under s. 403.973 which creates jobs and meets criteria established by the Office of Tourism, Trade, and Economic Development as to its impact on an area's economy, employment, and prevailing wage and skill levels. The substantial deviation numerical standards in subparagraphs 3., 5., 6., 7., 8., 9., 12., and 13. are increased by 50 percent for a project located wholly within an urban infill and redevelopment area designated on the applicable adopted local comprehensive plan future land use map and not located within the coastal high hazard area.

(e) 1. Except for a development order rendered pursuant to subsection (22) or subsection (25), a proposed change to a development order that individually or cumulatively with any previous change is less than any numerical criterion contained in subparagraphs (b)1.-13. and does not exceed any other criterion, or that involves an extension of the buildout date of a development, or any phase thereof, of less than 5 years is not subject to the public hearing requirements of subparagraph (f)3., and is not subject to a determination pursuant to subparagraph (f)5. Notice of the proposed change shall be made to the regional planning council and the state land planning agency. Such notice shall include a description of previous individual changes made to the development, including changes previously approved by the local government, and shall include appropriate amendments to the development order.

2. The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

a. Changes in the name of the project, developer, owner, or monitoring official.

b. Changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.

c. Changes to minimum lot sizes.

d. Changes in the configuration of internal roads that do not affect external access points.

e. Changes to the building design or orientation that stay approximately within the approved area designated for such building and parking lot, and which do not affect

historical buildings designated as significant by the Division of Historical Resources of the Department of State.

f. Changes to increase the acreage in the development, provided that no development is proposed on the acreage to be added.

g. Changes to eliminate an approved land use, provided that there are no additional regional impacts.

h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, provided that these changes do not create additional regional impacts.

i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.

j. Changes that modify boundaries and configuration of areas described in subparagraph (b)14. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur prior to the time a conservation easement protecting such lands is recorded and must not result in any net decrease in the total acreage of the lands specifically set aside for permanent preservation in the final development order.

k. Any other change which the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-j. and which does not create the likelihood of any additional regional impact.

This subsection does not require the filing of a notice of proposed change but shall require an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order. In accordance with the local government's procedures, including requirements for notice to the applicant and the public, the local government shall either deny the application for amendment or adopt an amendment to the development order which approves the application with or without conditions. Following adoption, the local government shall render to the state land planning agency the amendment to the development order. The state land planning agency may appeal, pursuant to s. 380.07(3), the amendment to the development order if the amendment involves sub-subparagraph g., sub-subparagraph h., sub-subparagraph j., or sub-subparagraph k. and it believes the change creates a reasonable likelihood of new or additional regional impacts.

3. Except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall

be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence.

4. Any submittal of a proposed change to a previously approved development shall include a description of individual changes previously made to the development, including changes previously approved by the local government. The local government shall consider the previous and current proposed changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development-of-regional-impact review.

5. The following changes to an approved development of regional impact shall be presumed to create a substantial deviation. Such presumption may be rebutted by clear and convincing evidence.

a. A change proposed for 15 percent or more of the acreage to a land use not previously approved in the development order. Changes of less than 15 percent shall be presumed not to create a substantial deviation.

b. Notwithstanding any provision of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of at least two of the uses within an authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.065(3)(c), (d), (e), and (f) and residential use.

(f) 1. The state land planning agency shall establish by rule standard forms for submittal of proposed changes to a previously approved development of regional impact which may require further development-of-regional-impact review. At a minimum, the standard form shall require the developer to provide the precise language that the developer proposes to delete or add as an amendment to the development order.

2. The developer shall submit, simultaneously, to the local government, the regional planning agency, and the state land planning agency the request for approval of a proposed change.

3. No sooner than 30 days but no later than 45 days after submittal by the developer to the local government, the state land planning agency, and the appropriate regional planning agency, the local government shall give 15 days' notice and schedule a public hearing to consider the change that the developer asserts does not create a substantial deviation. This public hearing shall be held within 60 days after submittal of the proposed changes, unless that time is extended by the developer.

4. The appropriate regional planning agency or the state land planning agency shall review the proposed change and, no later than 45 days after submittal by the developer of the proposed change, unless that time is extended by the developer, and prior to the public hearing at which the proposed change is to be considered, shall advise the local government in writing whether it objects to the proposed change, shall specify the reasons for its objection, if any, and shall provide a copy to the developer.

5. At the public hearing, the local government shall determine whether the proposed change requires further development-of-regional-impact review. The provisions of paragraphs (a) and (e), the thresholds set forth in paragraph (b), and the presumptions set forth in paragraphs (c) and (d) and subparagraph (e)3. shall be applicable in determining whether further development-of-regional-impact review is required.

6. If the local government determines that the proposed change does not require further development-of-regional-impact review and is otherwise approved, or if the proposed change is not subject to a hearing and determination pursuant to subparagraphs 3. and 5. and is otherwise approved, the local government shall issue an amendment to the development order incorporating the approved change and conditions of approval relating to the change. The requirement that a change be otherwise approved shall not be construed to require additional local review or approval if the change is allowed by applicable local ordinances without further local review or approval. The decision of the local government to approve, with or without conditions, or to deny the proposed change that the developer asserts does not require further review shall be subject to the appeal provisions of s. 380.07. However, the state land planning agency may not appeal the local government decision if it did not comply with subparagraph 4. The state land planning agency may not appeal a change to a development order made pursuant to subparagraph (e)1. or subparagraph (e)2. for developments of regional impact approved after January 1, 1980, unless the change would result in a significant impact to a regionally significant archaeological, historical, or natural resource not previously identified in the original development-of-regional-impact review.

(g) If a proposed change requires further development-of-regional-impact review pursuant to this section, the review shall be conducted subject to the following additional conditions:

1. The development-of-regional-impact review conducted by the appropriate regional planning agency shall address only those issues raised by the proposed change except as provided in subparagraph 2.

2. The regional planning agency shall consider, and the local government shall determine whether to approve, approve with conditions, or deny the proposed change as it relates to the entire development. If the local government determines that the proposed change, as it relates to the entire development, is unacceptable, the local government shall deny the change.

3. If the local government determines that the proposed change should be approved, any new conditions in the amendment to the development order issued by the local government shall address only those issues raised by the proposed change and require mitigation only for the individual and cumulative impacts of the proposed change.

4. Development within the previously approved development of regional impact may continue, as approved, during the development-of-regional-impact review in those portions of the development which are not directly affected by the proposed change.

Miami-Dade County Home Rule Charter Article 7

Section 7.01
Policy.
Parks, aquatic preserves, and land acquired by the County for preservation shall be held in trust for the education, pleasure, and recreation of the public and they shall be used and maintained in a manner which will leave them unimpaired for the enjoyment of future generations as a part of the public's irreplaceable heritage. They shall be protected from commercial development and exploitation and their natural landscape, flora and fauna, and scenic beauties shall be preserved. In lands acquired by the County for preservation and in parks along the Ocean or the Bay the public's access to and view of the water shall not be obstructed or impaired by buildings or other structures or concessions which are in excess of 1500 square feet each. Adequate maintenance shall be provided.

Section 7.02
Restrictions and Exceptions.
In furtherance of this policy parks shall be used for public park purposes only, and subject to the limited exceptions set forth in this Article, there shall be no permanent structures or private commercial advertising erected in a public park or private commercial use of a public or renewals, expansion, extensions of existing leases, licenses, or concessions to private parties of public park property, unless each such structure, lease, license, renewal, expansion, extension, concession or use shall be approved by a majority vote of the voters in a County-wide referendum. Nothing in this Article shall prevent any contract with federally tax-exempt not-for-profit youth, adult, and senior cultural, conservation and parks and recreation program providers. To ensure aquatic preserves, lands acquired by the County for preservation, and public parks or parts thereof which are nature preserves, beaches, natural forest areas, historic or archeological areas, or otherwise possess unique natural values in their present state, such as Matheson Hammock, Greynolds Park, Redlands Fruit and Spice Park, Castellow Hammock, Crandon Park, Trail Glades Park, Deering Estate Park, Pine Shore Park, Old Cutler Hammock, Chapman Field, Tamiami Pinelands, Wainright Park, Larry and Penny Thompson Paark, Whispering Pines Hammock, Mangrove Preserves, Owaissa Bauer Park, Fuchs Hammock, Black Point Marina, Simpson Park, Sewell Park, Barnes Park, Virginia Key, mangroves preserves, and all other natural or historical resource based parks do not lose their natural or historical values, any structure, lease, license, renewal, extension, concession or use in any of this class of public parks or in aquatic preserves and preservation lands must be approved by an affirmative vote for two-thirds of the voters in a County-wide referendum. No park shall be designed to used beyond its appropriate carrying capacity and to the extent required by law all parks and facilities and permitted special events and concessions operating in the parks shall be fully accessible to persons with disabilities. Nothing in this Article shall prevent the maintenance of existing facilities, the maintenance operation, and renovation of existing golf course and marina restaurants at their existing square footage by government agencies or private operators, provided such private operators are chosen as a result of competitive selection and their initial contract terms are limited to no more than ten years, or the construction, operation, maintenance, and repair by government agencies or private operators of or issuance of temporary permits for:

A. Appropriate access roads, bridges, fences, lighting, flag poles, entrance features, picnic shelters, tables, grills, benches, irrigation systems, walls,

erosion control devices, utilities, trash removal, parking and security and fire facilities for the primary use of the park system;

B. Food and concession facilities each not in excess of 1500 square feet of enclosed space, with any complementary outdoor or covered areas needed to service park patrons;

C. User-participation non-spectator recreation and, playground facilities, golf courses and golf-course related facilities, and bandstands and bandshells containing less than 1,000 spectator seats and athletic facilities, sports fields and arenas containing less than 3,000 spectator seats;

D. Facilities for marinas, sightseeing and fishing boats, visiting military vessels, and fishing;

E. Park signage and appropriate plaques and monuments;

F. Rest rooms;

G. Fountains, gardens, and works of art;

H. Park service facilities, senior, day care and pre-school facilities, small nature centers with not more than one classroom;

I. Film permits, temporary fairs, art exhibits, performing arts, concerts, cultural and historic exhibitions, regattas, athletic contests and tournaments, one of which require the erection of permanent structures;

J. Advertising in connection with sponsorship of events or facilities in the park, provided however all such facilities and uses are compatible with the particular park and are scheduled so that such events do not unreasonably impair the public use of the park or damage the park.

K. Programming partnerships with qualified federally tax exempt not-for-profit youth, adult, and senior cultural, conservation, and parks and recreation program providers;

L. Agreements with cable, internet, telephone, electric or similar service providers or utilities, so long as any installations are underground or do not adversely impact natural resources, or parks facilities and uses.

No park facilities, golf courses, or County lands acquired for preservation shall be converted to or used for non- park offices, purposes, or uses. The County, the municipalities, and agencies or groups receiving any public funding shall not expend any public money or provide any publicly funded services in kind to any project which does not comply with the Article. No building permit or certificate of occupancy shall be issued for any structure in violation of this Article. The restrictions applying to parks in this Article shall not apply to the Dade County Youth Fair site, Metro Zoo, Tamiami Stadium, Haulover Fishing Pier, the Dade County

Auditiorium, the Museum of Science, the Gold Coast Railroad Museum, Vizcaya Museum and Gardens, Trail Glade Range, the Orange Bowl, the Commodore Ralph Munroe Marine Stadium, the Seaquarium, Curtis Park track and stadium, Fairchild Tropical Gardens, and mini and neighborhood parks except that no mini or neighborhood park may be leased or disposed of unless a majority of the residents residing in voting precincts any part of which is within 1 mile of the park authorize such sale or lease by majority vote in an election.

Section 7.03
Enforcement and Construction.
All elections required by this Article shall be held either in conjunction with state primary or general elections or as part of bond issue elections. The provisions of this Article may be enforced in the same manner as provided in Section (C) of the Citizens' Bill of Rights of this Charter. The provisions of this Article shall be liberally construed in favor of the preservation of all park lands, aquatic preserves, and preservation lands. If any provision of this Article shall be declared invalid it shall not affect the validity of the remaining provisions of this Article. This Article shall not be construed to illegally impair any previously existing valid written contractual commitments or bids or bonded indebtedness.

Section 7.04
Jurisdiction.
Except as otherwise provided herein the provisions of this Article shall apply to all County and municipal parks, aquatic preserves, and lands acquired by the County for preservation now in existence or hereafter acquired, provided that if this Article was not favorably voted upon by a majority of the voters voting in any municipality at the time of the adoption of this Article the municipal parks of such municipality shall be excluded from the provisions of this Article.

Code of Miami-Dade County

Section 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; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, 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.

Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing). The Community Zoning Appeals shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs of this section have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the

application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

V. Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens. *The* Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where demonstratively greater public benefit will result from the modification or elimination than the resulting public burden as measured by the following:

(A) Approval of the application will result in the provision of public benefits in two (2) or more of the following categories of public benefits:

1. Enhancement and/or preservation of substantial open space, public parks, environmentally sensitive land, or natural or historic resources in terms of one or more of the following:

(a) provision of additional on- or off-site open space, configured in such a manner that it provides a public benefit in terms of either public use or improved aesthetics when viewed from public rights-of-way (except where 2 (d) below is relied upon); or
(b) an increase in the amount of land available for public parks acceptable to the Park and Recreation Department, or in the recreational facilities of public parks; or
(c) perpetual preservation of "environmentally endangered lands"; or
(d) perpetual preservation of additional wetlands (which may include, in addition, restoration or enhancement); or
(e) removal of a use or structure that either has an adverse effect on a wellfield or aquifer recharge area, or that poses a high risk of wellfield contamination, and replacement with a use or structure that significantly lessens the impact or risk; or
(f) removal, or reduction of the intensity of a use, that results in a substantial reduction of risk of groundwater contamination; or
(g) preservation of designated historic resources or rehabilitation of contributing historic structures.

8. The creation of 15 or more new permanent jobs.

(B) Notwithstanding the provisions of the preceding paragraphs, no application will be approved under this subsection if such approval would result in:

1. a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity;

2. community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity;

3. a material change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character;

4. a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network;

5. unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or

6. a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or

7. a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities;

The Community Zoning Appeals Board shall impose such conditions and requirements in connection with an approval under this subsection as shall prevent or mitigate any resulting adverse impacts to the County or to any aggrieved person who has reasonably, demonstrably and detrimentally relied upon the condition or covenant sought to be modified or eliminated.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Solid Waste	No objection*
Aviation	No objection
Schools	No objection
WASD	No objection*

*Subject to conditions

H. ANALYSIS

The applicant is seeking a substantial deviation determination to a Development of Regional Impact (DRI) pursuant to Section 380.06(19)(c) of the Florida Statutes along with an accompanying request for a modification of the "Program Summary for the Dade County Zoological Park" also known as Miami Metrozoo and the "South Dade Metropolitan Park" also

known as Larry and Penny Thompson Park, as defined in the report of the South Florida Regional Planning Council adopted by the Board of County Commissioners (BCC), pursuant to Resolution No. R-1207-75. The previously approved DRI included a land area of 1,010 acres and 5,000 parking spaces for the Zoological Park and the Metropolitan Park. A concurrent CDMP amendment is being filed with this application.

The applicant is seeking a substantial deviation determination with respect to a modification to the approved Development Order (DO) in order to increase the acreage of the original DRI, allow additional uses, reduce the number of parking spaces for the Zoological Park, and reallocate spaces to the Gold Coast Railroad Museum and the proposed Water Theme Park, Family Entertainment Center, restaurants, themed retail uses and a hotel. In accordance with Section 380.06(19)(e)(4) of the Florida Statutes, any submittal of a proposed change to a previously approved Development of Regional Impact shall include a description of individual changes previously approved by the local government. The local government shall consider the previous and current changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development-of-regional-impact review.

In February 2005, the Miami-Dade Park and Recreation Department submitted to the State of Florida Department of Community Affairs a Notification of a Proposed Change (NOPC) for the subject property. The NOPC requested that the DRI area be increased from 1,010 acres to 1,203.3 acres, adding 193 acres that Miami-Dade County acquired through Federal surplus. The additional acreage includes 50 acres currently used for the Gold Coast Railroad Museum, 136 acres to be used to extend passive trails in the Larry and Penny Thompson Park, and 7 acres that are currently being used as the Metrozoo's main entrance connecting the approved DRI property with S.W. 152 Street. In addition, the NOPC requested to exchange 1,435 parking spaces originally allocated to the Metrozoo to serve the 200 proposed hotel rooms, water theme park, family entertainment center, and the Gold Coast Museum. The South Florida Regional Planning Council has indicated that the proposed change will not have significant additional regional impact. Staff notes that the request does not increase the number of parking spaces at an attraction or recreational facility by 10 percent or 330 spaces, and therefore, as provided by Florida Statutes Section 380.06 (19)(b)(1), is not presumed to create a substantial deviation. Additionally, since the traffic study submitted for the applicant has determined that the trip generation will not result in a 15 percent increase in the number of external trips generated by the development above that projected during the original development of regional impact review, pursuant to Florida Statutes Section 380.06(19)(e)(5), it is presumed not to create a substantial deviation. Noting all the aforementioned, staff is of the opinion that the request to modify the approved Development Order in order to increase the acreage of the original DRI, allow additional uses, reduce the number of parking spaces for the Zoological Park, and reallocate the spaces to the Gold Coast Railroad Museum, the proposed Water Theme Park, Family Entertainment Center and hotel, is not a substantial deviation. It should also be noted that no specific buildout or termination date were specified in the original Development Order and therefore both are proposed herein.

The present application is to determine if the proposal to modification is a substantial deviation. The decisions made in this application will set the parameters for the future zoning, land use development orders and permits. The Park and Recreation Department plans to bring before the BCC and the appropriate CZAB competitive proposals to build and operate various aspects of this project. The applicant is also concurrently requesting that a new land use category be

added to the Comprehensive Development Master Plan (CDMP) and that the Miami Metrozoo and Gold Coast Railroad properties be designated on the 2015 and 2025 Land Use Plan (LUP) map with the new category – **Miami Metro Zoo Entertainment Area.** The intent of this request is to modify the Development Order of the DRI to allow the future construction of a water park, family entertainment center and hotel on the currently underutilized Metrozoo parking lots. The current CDMP land use category does not permit the proposed uses.

On November 7, 2006, a special countywide referendum was held and the voters of Miami-Dade County approved additional further development at the Metrozoo property on land that is not environmentally sensitive and is outside the animal attractions. The referendum was required under Article Seven of the Miami-Dade County Home Rule Charter in order to give the County the authority to contract, develop and operate an entertainment area designation with certain commercial uses and structures at the Miami Metrozoo property. The Gold Coast Railroad Museum property was not included in the 2006 countywide referendum, therefore, although areas inside the approved Museum development area (R-493-85) are still exempt from Article Seven restrictions, should areas outside of the approved Museum development area be considered for commercial development in the future, it may be necessary to hold a countywide referendum to approve any such commercial uses and structures on the Gold Coast property.

The subject property is currently designated on the adopted 2015 and 2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) for **Parks and Recreation** use. The LUP map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. As previously mentioned, concurrently filed with this application is a proposed CDMP Plan Amendment for the creation of a new land use category specifically for this site that would allow for tourist related entertainment, recreation and hotel uses. This new land category, **Miami Metro Zoo Entertainment Area,** would apply to the 170 acres of the existing Miami Metrozoo and Gold Coast Railroad Museum properties. Although museums are allowable uses under the Parks and Recreation land use category, the proposed water park, family entertainment center and hotel, as well as the themed retail uses and restaurants, are not presently permitted by the CDMP. However, if the plan amendment is approved, these uses will be **consistent** with the CDMP.

The Department of Environmental Resources Management **(DERM) does not object** to this application subject to conditions. Among other things, DERM has determined that the private sewer system does not have enough capacity for the additional sewage flows that the proposed development would generate and therefore requires construction of a new lift station. DERM also requires that the addition of 136 acres of the N.W. corner of Larry and Penny Thompson Park and other natural forest communities be clearly defined, preserved and managed for conservation in order to satisfy the requirements of Sections 24-49.2 and 24-49.3 of the Code. In such areas, only passive uses that will not disturb substrate or native vegetation my occur.

The Department of Solid Waste Management **(SWM)** and the Miami-Dade Police Department **(MDPD) do not object** to this application. Miami-Dade Transit **(MDT)** also has no objection, but because there will be a significant increase in trip generation, as evidenced by the applicant's report, the staff is of the opinion that transit service should be expanded to serve this development. Additionally, the Miami-Dade Fire Rescue Department **(MDFRD) does not object** to this application. The MDFRD memorandum indicates that the response time of 5.24

minutes for the proposed development complies with the performance objective of the national industry.

The Miami-Dade Water and Sewer Department **(WASD) does not object** subject to conditions. WASD requires that the water supply for the theme park pool be potable water provided by WASD facilities. Additionally, they have requested, that at the end of the season the water from the pool be treated and injected into the moat, where WASD is planning to recharge the aquifer with highly treated reclaimed water. WASD has an ongoing water reclamation project and this request is mandated by the State as part of the County's 20-year Water Use Permit. Also, WASD has requested that the water theme park use reclaimed water for all irrigation needs when available and feasible. Additionally, this project will incorporate water conservation practices in the design of the proposed water theme park, the family entertainment center, the hotel, and the Gold Coast Museum facilities to the extent allowed by law.

The Public Works Department **(PWD)** **does not object** to this application and their memorandum indicates that the application meets the criteria for Traffic Concurrency for an Initial Development Order. The Public Works Department memorandum requires a comprehensive internal site circulation analysis prior to submittal of any zoning application for the new uses. Initially, the Florida Department of Transportation **(FDOT)** reviewed the NOPC and indicated in their memorandum that there is a need to improve the intersection of SW 152nd Street and SW 117th Avenue and that the final approval of the application should be contingent upon those improvements. Subsequently, the Miami-Dade Department of Public Works, the Miami-Dade County Department of Planning and Zoning and FDOT met, and through a coordinated effort, addressed FDOT's concerns. FDOT provided a second memorandum dated February 29, 2008 which indicates that proposed improvements by the Public Works Department and FDOT in Phases I and II will provide the needed traffic operational relief for SW 152nd Street and SW 117th Avenue. Phase I is currently underway and entails the widening of the intersection of SW 152nd Street and SW 117th Avenue. Phase I improvements must be completed prior to any development on the site. Phase II improvements, which include a continuous right turn lane from the HEFT southbound exit ramp to 117th Avenue, and tying into the free-flow right turn lane for southbound to westbound traffic onto SW 152nd Street, must be completed prior to the issuance of the Certificate of Occupancy (CO) for the hotel. Both Phase I and II improvements are funded either within the Miami-Dade Transportation Improvement Plan (TIP) or by FDOT.

In 2007, Miami-Dade County signed an Agreement in Principle **(AIP)** with the United States Department of the Army. The agreement was necessary because the County found that prior to seeking the DRI for the subject property, it needed to modify deed restrictions to permit the proposed development. In order to eliminate federal objections, the County agreed to certain conditions contained in the agreement including restrictions on height, easements, hours of operation, addressing security needs of the adjacent federal facilities, and other restrictions. The AIP also included the transfer of 4 acres of land to the federal government. The Miami-Dade County Department of Planning and Zoning **(DPZ)** recommends that approval of the application with all the provisions contained in the 2007 AIP.

Additionally, approval should be conditioned on the development incorporating energy efficient measures in the design of the water theme park, the family entertainment center, the hotel and the Gold Coast Museum facilities that are consistent with the Florida Green Building Coalition,

US Green Building Council Leadership in Energy and Environmental Design (LEED) standards, or other acceptable standards for county-owned facilities. Furthermore, the Miami-Dade County Office of Historic Preservation **(OHP)** recommends that a cultural resource assessment be individually conducted by a professional consultant prior to any development of the proposed water park, family entertainment center, and hotel sites.

When request #2 is analyzed under Section 33-311(A)(7), the Generalized Modification Standards, staff is of the opinion that the modification of the Program Summary Report would not generate excessive noise or traffic, would not provoke overcrowding of people, and would not be incompatible with the area. The site is well buffered, and much of the activity will occur internal to the site, which would reduce noise concerns. Although this application will increase traffic in the area, the traffic analysis concludes that the trip generation increase will be less than 15 percent, and the Public Works Department has indicated in their memorandum that this application meets traffic concurrency criteria. Additionally, the 1203.3-acre site is large enough to accommodate the anticipated increase in attendance. When considering the necessity for and reasonableness of the proposed modification in relation to the present and future development of the area, staff maintains that the modification will not have an unfavorable effect on the area, will not be contrary to public interest and is **compatible** with the surrounding area because it is an expansion of the current entertainment and tourist attraction. It should also be noted that the proposed new uses would have a positive impact on the regional economy by potentially providing an estimated 1,900 new jobs and $154 million per year gain in personal income and substantial revenue to the County. Furthermore, the subject property is designated a State Enterprise Zone (EZ), and the proposal will be instrumental in attracting businesses and creating job opportunities for low-to-moderate income residents of Miami-Dade County. Accordingly, staff recommends that request #2 be conditioned on all RFPs giving preference to businesses that agree to follow the EZ hiring and business policies. Additionally, as previously mentioned, Miami-Dade County residents voted to approve the proposed new uses on the subject property at the November 7, 2006 special county-wide referendum. Based on all the aforementioned, staff recommends approval of request #2 with conditions from the various departments under Section 33-311(A)(7) (Generalized Modification Standards).

Section 33-311(A)(17), the Modification or Elimination of Conditions or Covenants After Public Hearing Standards, staff is of the opinion that the modification of the Program Summary Report would create or enhance public benefits to a level or degree that clearly outweighs additional public burden. The application must meet two or more of the public benefits outlined in the Code. First, the modification preserves and enhances historic resources. The proposed development will enhance and preserve the historically designated Gold Coast Railroad portion of the Richmond Naval Air Station. On December 9, 2007, the site received a historic preservation designation, pursuant to Resolution No. 07-48. Furthermore, the memorandum from the Office of Historic Preservation requires that the Former Princeton Railroad car and the archeological building remnants of the Richmond Naval Station must be preserved by the County. Second, the modification creates 15 or more new permanent jobs. As previously mentioned, it is estimated that 1900 new jobs will be created as a result of this development, far exceeding this threshold. Section 33-311(A)(17) provides that the modification cannot be approved if the application will result in any of the following: a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity; community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity; a material

change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character; a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network; unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, flea markets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities. Staff opines that the application will not have an adverse effect on property values, nor be a risk to human life or safety, or the environment, nor be a nuisance. Though the stages of development are proposed for future approvals, staff opines that the proposed new CDMP category and the zoning regulations will prevent the design or density or intensity to be deleterious to the surrounding community. In addition, as evidenced by the traffic study submitted with this application and the memorandum from the Public Works Department, there will not be a substantial degradation of localized traffic, and any adverse impact on the roadway will be mitigated before development is completed. While staff notes that the proposed development will impact the water and sewer systems, the memoranda and conditions from WASD and DERM will mitigate any negative impact. Although Section 33-311(A)(17) is not tailored to modification of DRIs, it appears to meet all the criteria except one, regarding a material increase in intensity of allowed open lot uses. Based on all the aforementioned, staff recommends denial of request #2 under Section 33-311(A)(17) (Modification or Conditions After Public Hearing).

Accordingly, staff recommends that the DIC Executive Council make a finding that the proposed modification to the DRI does not result in a substantial deviation to the Development Order requiring further development of regional impact review. In addition staff recommends approval with conditions of request #2 under Section 33-311(A)(7) (Generalized Modification Standards) or denial of said request under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing). Staff notes that approval pursuant to this recommendation includes the authorization to execute and record a restrictive covenant required by DERM to identify and establish certain Natural Forest Community preservation areas.

I. RECOMMENDATION:

Approval of a finding that the proposed modification to the DRI Development Order does not result in a substantial deviation; and approval with conditions of request #2 under Section 33-311(A)(7) (Generalized Modification Standards) and the authorization to execute and record a restrictive covenant required by DERM to identify and establish certain Natural Forest Community preservation areas; denial without prejudice under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

J. CONDITIONS:

1. That all the conditions of the "Program Summary of the Dade County Zoological Park" as defined in the report of the South Florida Regional Planning Council remain in full force and effect except as herein modified.

2. That all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are attached and made part of the recommendation of this application be complied with except that the only conditions relating to the Florida Department of Transportation (FDOT) memoranda shall be those set forth in this section.

3. That the intersection expansion of SW 117 Avenue and SW 152 Street to create a free-flow southbound right turn lane and an additional shared southbound through/right turn lane as well as the completion of all other improvements to said intersection be completed prior to any development.

4. That a continuous right turn lane from the HEFT southbound exit ramp to SW 117th Avenue and tying this into the free-flow right turn lane for southbound to westbound traffic onto SW 152nd Street be completed prior to the issuance of the Certificate of Use for the proposed hotel.

5. That no commercial uses on the Gold Coast Railroad Museum property other than ancillary food services and theme related specialty retail establishments that support museum uses be permitted without approval or referendum, if required.

6. That all conditions contained in the 2007 Agreement in Principal (AIP) between the United States Department of the Army and Miami-Dade County be satisfied prior to development.

7. That no building permits for any proposed development be issued until all required deed modifications and other deed-related actions required by the National Park Service have been satisfied.

8. That the Former Princeton Railroad Station car and the archeological building remnants of the Richmond Naval Air Station, be preserved in accordance with the order of the Miami-Dade County Office of Historic Preservation (OHP).

9. That pursuant to the recommendation of the Miami-Dade County Office of Historic Preservation, a cultural resource assessment be conducted by a professional consultant prior to any development for each of the following sites: the water park, the family entertainment area and the hotel.

10. That a new lift station and an additional private pump station be constructed on the subject property as required by the Department of Environmental Resources Management (DERM) and subject to DERM's approval.

11. That water conservation practices be incorporated in the design of the water theme park, the family entertainment center, the hotel and the Gold Coast Museum facilities to the extent allowed by law. These practices shall include the reuse of water that is drained from the water park slides, pools and other facilities, consistent with state and local regulations, as well as other opportunities specific to the Metrozoo DRI site. Prior to design, the applicant shall meet with WASD to identify additional water use efficiency technology to achieve maximum water savings. Additionally, the water supply for the water theme park pool shall be provided by WASD facilities and at the end of the season, the water from the pool be treated and discharged to the moat. Furthermore, that reclaimed water be used for all irrigation needs when available and feasible.

12. That energy efficient measures be incorporated in the design of the water theme park, the family entertainment center, the hotel and the Gold Coast Museum facilities that are consistent with the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) standards, or other acceptable standards for county-owned facilities.

13. That Natural Forest Communities (NFCs) and related pine rockland habitats be preserved and managed for conservation purposes, consistent with the preservation standards set forth in Section 24-49.2(l)(1) of the Code.

14. That NFC preservation areas be identified and established by recording a restrictive covenant prior to development that is substantially to the form introduced into the record.

15. That within preservation areas, only activities that do not disturb the substrate or native vegetation will be allowed, and all activities must be compatible with required management strategies including prescribed burns and/or herbicide application.

16. That any work, activity, or management plan within a designated NFC must be approved in writing by the Department of Environmental Resources Management prior to implementation.

17. December 31, 2021 is hereby established as the buildout date and December 31, 2028 is hereby established as the expiration date for the Development Order.

18. That public transportation service be expanded based on need to include evening service to serve the Miami Metro Zoo Entertainment Area and that the demand for public transportation to serve the Miami Metro Zoo Entertainment Area be reviewed on a yearly basis thereafter.

DATE TYPED: 09/05/07
DATE REVISED: 09/05/07, 9/12/07, 9/14/07, 9/24/07, 10/01/07, 10/05/07, 10/06/07,2/07/08, 3/11/08, 3/12/08,3/21/08, 3/24/08, 3/27/08
DATE FINALIZED:

SB:MTF:LT:NN:CI

Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: June 27, 2007

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: DIC No. Z2007000186
Miami-Dade County Department of Park and Recreation
West of S.W. 122nd Avenue and South of S.W. 152nd Street
Modification of the Metro Zoo Development of Regional Impact
(AU) (1,200Acres)
25/26/35/46-55-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply

There are several water mains surrounding the subject area. There is an existing 24-inch water main line running along S.W. 152nd Street (located north of the project), a 16-inch water main runs along S.W. 122nd Avenue (west of the subject area), and a 16-inch water main across the subject property. All mentioned water mains are owned and operated by Miami-Dade Water and Sewer Department (MDWASD). Therefore, connection of the proposed development to the public water supply system shall be required, in accordance with Code requirements. The total estimated water demand estimated flow is 153,000 gallons per day.

Existing public water 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.

Wastewater Disposal

The Miami Metro Zoo has a private sanitary sewer system that operates with three lift stations, which are 99-00531A, 99-00531B and 99-00531C. Lift Station 99-531A discharges downstream to Pump Station 30-0522. Lift Station 99-531B discharges downstream to Lift Station 99-531A, and then to Pump Station 30-0522. Lift Station 99-531C discharges to Lift Station 99-531B, then to Lift Station 99-00531A, and then to Pump Station 30-0522. Pump Station 30-0522 is owned and operated by *MDWASD, and discharges the flow to MDWASD's South District Treatment Plant.*

Lift Station 99-0531B is currently under "initial moratorium" status, due to high operating hours. All other pump stations mentioned above are currently working within the mandated criteria set forth in the First Partial Consent Decree. However, DERM staff has determined that, at the present time, the above-noted sanitary sewer private system does not have enough capacity for the additional sewage flows

that the proposed development would generate; therefore, the construction of a new lift station would be required.

Stormwater Management
A Surface Water Management Individual Permit from the South Florida Water Management District shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat, or Miami-Dade Public Works Department approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site, utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year storm event with full on-site retention of the 5-year/1-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Hazardous Waste
A review of departmental files indicates that no records of current contamination, assessment, or remediation issues were identified directly abutting the property.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that, due to the nature of the existing land use, operating permits from DERM will be required for those activities that can be a source of pollution. It is, therefore, suggested that the applicant contact Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning operating requirements.

Hazardous Materials Management
Due to the nature of uses allowed in the existing and proposed land uses, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some of the activities inherent to the existing land use. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices.

Wetland Resources
Portions of the subject properties with folios 30-5935-000-0010 and 0015 contain transverse glade wetlands. Proposed impacts or work within the wetland areas within these properties will require a Class IV Wetland Permit. A full evaluation of the resources on-site is performed during the permitting process; however, please be advised that any proposed project must avoid and minimize impacts to *sensitive or high quality wetlands to the maximum extent possible.*

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Resources

The subject properties may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Ecosystem Restoration

The Development of Regional Impact (DRI) requests modifications to the Dade County Zoological Park and South Dade Metropolitan DRI. Lands within the currently approved DRI area, and lands that are being added through the modification, include pine rockland Natural Forest Communities (NFC's) that are part of the Richmond Complex. The Richmond Complex contains some of the largest and most healthy pine rockland communities remaining in Miami-Dade County, and has been undergoing active management for some time. Pine rocklands are globally imperiled and provide habitat for several endangered and threatened species.

One of the proposed changes is the addition of 136 acres (+/-) to be added to the N.W. corner of Larry and Penny Thompson Park to be used to extend passive trails and for environmental interpretation. This parcel was acquired by the County from the federal government for conservation purposes. The 136-acre area is a designated NFC, and is protected, pursuant to Section 24-49 of the Code. The 136 acres must be preserved and managed for conservation, and only passive uses that are consistent with standards contained in Section 24-49.2 of the Code may be permitted.

On pages 3 and 5 of the DRI notification, it states that the 136 acres is to be used to extend passive trails for environmental interpretation. On page 7, Table 1 the 136 acres is included with an additional 270 acres (Larry and Penny) and is classified as "Park with Campgrounds". A summary table on pages 46-51 entitled "Substantial Deviation Determination Chart" includes land use categories described as "Open Space –all natural and vegetated non-impervious surfaces" and "Preservation, Buffer or Special Protection Areas", yet does not include any portion of the proposed DRI site in the approved or proposed modification as this category. Further, no maps or descriptions of the protected NFC's are included, nor is any information provided to define the proposed uses or on how the preservation standards of Section 24-49.2 of the Code will be met. Section 24-49.3(2)(a) of the Code requires that proposed site actions that are not in accordance with Section 24-49.2 of the Code shall receive a recommendation of denial from DERM. In order to satisfy this code requirement, at a minimum, the report should be amended to clarify or define the uses, and Table 1 and the chart on pages 46-51 should be revised to indicate that the 136-acre site and other natural forest communities will be preserved and managed for conservation, in accordance with Section 24-49.2 of the Code. The report should state that only passive uses that will not disturb substrate or native vegetation, including both trees and understory plants, and which are compatible with prescribed burns and herbicide application *will occur on this portion of the DRI site.*

Accordingly, DERM staff recommends that the following specific conditions be incorporated into the documents that ultimately authorize the proposed changes to the DRI:

1. NFC's and related pine rockland habitats shall be preserved and managed for conservation purposes, consistent with the preservation standards set forth in Section 24-49.2(I)(1) of the Code.

2. NFC reservation areas shall be identified and established by recording of a restrictive covenant.

3. Within preservation areas, only activities that do not disturb the substrate or native vegetation will be allowed, and all activities must be compatible with management strategies including prescribed burns and/or herbicide application.

4. Any work, activity, or management plan within a designated NFC must be approved in writing by DERM prior to implementation.

Enforcement History
DERM has found the following open enforcement record for the subject property:

Folio No. 30-5936-000-0050
Miami-Dade County Parks and Recreation Department – Metro Zoo (PSO-531)

On July 24, 2004, DERM issued a Notice of Violation (NOV) for failure to submit the required Sanitary Sewer Evaluation Survey (SSES). On January 4, 2005, DERM granted an extension of time in order to provide adequate time for the design and financing of the project. On September 12, 2006, it was reported that operational issues were being addressed to reduce flows to the sewer and to dispose some wastewater to the motes. On October 5, 2006, DERM granted an extension of time until July 15, 2007 of the next wet season to complete the flow re-test. This site is currently listed in DERM's annual report on Violations at Government Facilities and Properties in Miami-Dade County.

Concurrency Review Summary
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval constitutes a final concurrency statement and is valid for this final development order throughout the buildout time, as provided for in the adopted methodology for concurrency review.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

cc: Nick Nitti, DIC Coordinator

Memorandum

MIAMI-DADE COUNTY

Date: January 11, 2008 (Revised 2/29/08)

To: Subrata Basu
Interim Director
Planning & Zoning Department

From: Esther L. Calas, P.E.
Director
Public Works Department

Subject: DIC07-186
Name: Miami-Dade County Metro Zoo (Revised)
Location: s/o Sw 152nd Street at 124th Avenue
Sec. 1 Twp. 55 Rge. 39

I. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

A. Location: SW 152 St. SW 117 Ave. Fla. Turnpike SW 137 Ave.

B. Description

No. of lanes:	6	4	6	6
Classification:	Arterial	Arterial	Highway	Arterial
Maintenance:	FDOT	MD County	FDOT	MD County

II. IMPACT ON EXISTING ROADWAYS

The Metro Zoo site is located within a portion of Miami-Dade County that is surrounded by current and pending roadway improvements funded in the Transportation Improvement Program (TIP). The Miami-Dade Transit provides express bus service from the Dadeland Transit Station. The Coral Reef Max provides express bus service into the site during operating hours.

In addition the Public Works, Highway Division is currently improving SW 117 Ave from SW 184 St to SW 152 St (Project No. 662410); a set of plans will be forwarded to you by mail. Included in that project is the construction of a right turn lane for southbound SW 117 Ave onto westbound SW 152 St. This new lane will begin at the entrance to the car dealership located at the northwest corner of the intersection of SW 117 Ave and SW 152 St. The Miami-Dade County as well as the Office of Commission District 9 (Dennis Moss) is respectfully requesting the Turnpike Authority to consider the construction of a dedicated lane from the HEFT off-ramp for southbound SW 117 Ave that will connect with the new right turn lane previously mentioned and thus facilitate west bound travel onto SW 152 St.

III. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

Prior to submittal of any zoning application for the new uses proposed by the NOPC application to the DRI, the Parks & Recreation Department shall prepare a comprehensive internal site circulation analysis, which shall include a coordinated entry roadway and circulation plan outlining main driveway and non-motorized facility design and connections; parking toll facility design, including queuing and accumulation; and preliminary signage and striping plan.

IV SITE PLAN CRITIQUE

Since this zoning application addresses the DRI only, there is no Site Plan submitted to be reviewed. The applicant will be required to submit zoning applications which requires Site Plan submittal to be reviewed by Miami-Dade County Departments.

V CONCURRENCY

This application meets the criteria for Traffic Concurrency for an Initial Development Order. Vehicle trips have been reserved in the original Metro Zoo DRI. Vehicle trips and the impacts of the Metro Zoo new uses have been reanalyzed, as part of an updated Concurrency analysis.

Adequate capacity is maintained on the affected Traffic Count stations on the adjacent regional roadway network. It will be subject to the payment of road Impact Fees.

VI BUILT OUT DATE

The Public Works Department agrees to a built out date of the year 2030.

cc: Nicholas Nitti, Development Impact Coordinator.
Planning and Zoning Department

Jeff Cohen, P.E. Assistant Traffic Section Chief
Public Works Department

Armando E. Hernandez, Special Administrator.
Public Works Department

Memorandum

MIAMI-DADE COUNTY

Date: September 17, 2007

To: Subrata Basu, Interim Director, Department of Planning and Zoning

From: Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2014 or two (2) years beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2008), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Christopher Rose, Deputy Director, Administration
James Bostic, Assistant Director, Operations
Asok Ganguli, Assistant Director, Technical Services

Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2007-08 Through Fiscal Year 2016-17

		RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****
FISCAL YEAR PERIOD	WASTE PROJECTION	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL
OCT. 1, 2007 TO SEPT. 30, 2008	1,885,000	828,686	155,000	673,686	2,518,633	307,000	2,211,633	2,068,785	355,000	1,713,785	250,000
OCT. 1, 2008 TO SEPT. 30, 2009	1,885,000	673,686	155,000	518,686	2,211,633	307,000	1,904,633	1,713,785	355,000	1,358,785	250,000
OCT. 1, 2009 TO SEPT. 30, 2010	1,885,000	518,686	155,000	363,686	1,904,633	307,000	1,597,633	1,358,785	355,000	1,003,785	250,000
OCT. 1, 2010 TO SEPT. 30, 2011	1,885,000	363,686	155,000	208,686	1,597,633	307,000	1,290,633	1,003,785	355,000	648,785	250,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,885,000	208,686	155,000	53,686	1,290,633	307,000	983,633	648,785	355,000	293,785	250,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,885,000	53,686	53,686	0	983,633	408,314	575,319	293,785	293,785	0	311,215
OCT. 1, 2013 TO SEPT. 30, 2014	1,885,000	0	0	0	575,319	567,000	8,319	0	0	0	500,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,885,000	0	0	0	8,319	8,319	0	0	0	0	500,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,885,000	0	0	0	0	0	0	0	0	0	0
OCT. 1, 2016 TO SEPT. 30, 2017	1,885,000	0	0	0	0	0	0	0	0	0	0
REMAINING YEARS				5			7			5	

ANNUAL DISPOSAL RATE (in tons)	
RESOURCES RECOVERY ASHFILL	155,000
SOUTH DADE LANDFILL	307,000
NORTH DADE LANDFILL	355,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	1,067,000

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI.

** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Brown and Caldwell based on the actual January, 2007, survey with actual tons from January, 2007, through June, 2007, and projected tons for July, August and September, 2007.

Memorandum

MIAMI-DADE COUNTY

Date: June 27, 2007

To: Nicholas D. Nitti
DIC Coordinator
Department of Planning and Zoning

From: Chris Rose
Acting Deputy Director, Administration
Department of Solid Waste Management

Subject: DIC # 07-186
Miami-Dade County Parks and Recreation Department

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Cornelius Allen at 305-514-6649.

Attachment

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #07-186

Miami-Dade County Parks and Recreation Department

Application: Miami-Dade County Parks and Recreation Department is requesting a modification to the previously approved Metro Zoo Development of Regional Impact (DRI), in order to permit a family entertainment center, water park, and entrance feature.

Size: The subject property is 1,203 acres.

Location: The subject property is located lying west of SW 122 Street and south of 152 Street, Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department 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 15, 2006, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning 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 project proposes commercial uses. Chapter 15-2 of the Miami-Dade County Code requires the following of commercial uses located in unincorporated Miami-Dade County:

Section 15-2 - "every commercial 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."

3. Recycling

The following language from **Section 15-2.3** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper;
2) Mixed paper;
3) Corrugated cardboard;
4) Glass (flint, emerald, amber);
5) Aluminum (cans, scrap);
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored);
9) Textiles
10) Wood"

Applicants are ***strongly*** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at (305) 514-6666.

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord 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 setout 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: May 14, 2007

To: Nicholas D. Nitti
DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner
Miami-Dade Transit - Planning & Development Division

Subject: Review of DIC Project No. 07-186 (Miami-Dade County Parks and Recreation Department - Miami Metrozoo)

Project Description

The applicant is seeking a modification to the 1975 Metrozoo DRI to include increasing the DRI land area, exchanging land associated for Metrozoo parking for space for a hotel, water theme park and family entertainment area and relocating the Gold Coast Transportation Museum. The subject property is located at 12400 SW 152nd Street, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Route 252 (Coral Reef MAX) along SW 152nd Street (Coral Reef Drive). The service headways (in minutes) are as follows:

Route	Peak	Off-Peak	Evening	Overnight	Sat	Sun
252	15	30	45	n/a	40	40

Future Transportation/Transit Improvements

The 2008 Transportation Improvement Program (TIP) shows under the Road Impact Fee a roadway widening improvement of 2 lanes to 4 lanes for SW 117th Avenue from SW 152nd Street to SW 184th Street. The 2030 Long Range Transportation Plan (LRTP) identifies the same improvement listed in the 2008 TIP.

In addition, the 2007 Transit Development Program (TDP) identifies in its 2012 Recommended Service Plan the following improvements on the existing routes serving the vicinity of the project:

Route 252: Operate weekday long trips to/from SW 162nd Avenue directly via Coral Reef Drive operating non-stop from 137th Avenue to 152nd Avenue.
Extend evening service to SW 162nd Avenue loop trips.

MDT Comments/Recommendations

Based on the information presented, MDT has no objections to this project.

Concurrency

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

Memorandum

MIAMI-DADE COUNTY

Date: October 24, 2007

To: Subrata Basu, Interim Director
Department of Planning & Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC # 2007000186 – Miami Metro Zoo
12400 SW 152nd Street, Miami-Dade County, FL

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately 733 fire and rescue calls annually.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2006, the average response time to the vicinity of the proposed development was **5.24 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
43	13390 SW 152 Street	Rescue, ALS 50' Squrt	7
53	11600 Turnpike Highway	Rescue	3
52	12105 Quail Roost	Rescue, ALS Tanker	7
4	9201 SW 152 Street	Rescue, BLS Engine	7

SITE PLAN REVIEW:

No plans were submitted as part of this application. However, at time of permitting, the applicant must demonstrate that all access roads associated with the operation of the Metro Zoo and ancillary uses conform with the minimum standard identified in the document entitled 'Miami-Dade Fire Rescue Access Road Synopsis,' consisting of five (5) pages and last revised on August 3, 2006 at 8:05 AM, or with all prevailing Miami-Dade Fire Rescue access road standards then in effect.

If you need additional information, please contact the Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE COUNTY

Date: March 11, 2008

To: Mark R. Woerner, Chief
Metropolitan Planning Section
Department of Planning and Zoning

From: Bertha M. Goldenberg, P.E., Assistant Director
Regulatory Compliance and Planning

Subject: Consolidation of Comments for Metrozoo Application to Amend the CDMP

Comments for the Metrozoo application to amend the CDMP have been provided by Miami-Dade Water and Sewer (MDWASD) on March 9, 2007, October 9, 2007, and January 18, 2008. This memo is a consolidation of the previously submitted comments reflecting the most updated information for the application.

Attached please find our assessment of the impact that the Metrozoo application would have on the water and sewer services, assuming that the application is developed as requested in said application. The evaluation performed on the sewer system capacity is based on the criteria established by the United States Environmental Protection Agency (USEPA) – First Partial Consent Decree, which may change in the future when the Peak Flow Study, required by the USEPA Second and Final Consent Decree is completed.

It is our understanding that the proposed water park plans to use onsite wells to provide the water needs for the pools; using an initial annual amount of 1.5 million gallons (MG) to fill the pools at the opening of the season and a daily make-up amount of about 5,000 gallons per day, throughout the season. It is also our understanding that the park will be open from March to September, or about 220 days per year. MDWASD is requesting that the development order conditions for the Metrozoo DRI include a requirement that the pool water supply come from potable water provided by MDWASD. The MDWASD has developed a 20-year Alternative Water Supply (AWS) Plan, which utilizes alternative water supplies to meet all potable water supplies for future growth. If the Metrozoo water park were to utilize potable water from MDWASD's supply; it will in effect be using alternative sources. In addition, the development order conditions should include a requirement that at the end of the season the water from the pool be treated and discharged at the moat, where MDWASD is planning to recharge the aquifer with highly treated reclaimed water as required by the 20-year Water Use Permit.

Furthermore, MDWASD requests that the development order conditions include the requirement that reclaimed water be used for ALL irrigation needs, at the water park and the zoo, when available and where feasible. The Metrozoo should be directed to address the feasibility of using reclaimed water for other non-potable water usages within the parks.

In addition, Miami-Dade has developed recommendations for new development that would achieve higher water use savings than currently required by code. The recommendations were developed by an Advisory Committee and were presented to the Board of County Commissioners (BCC) on June 5, 2007 (see attached copy). These Water Conservation recommendations were adopted by Ordinance on February 5, 2008 (see attached copy). The Ordinance requires that a manual for implementation of the recommendations be developed by

60

July 2008. Furthermore, MDWASD is requesting that the development order conditions include a requirement that prior to design, the applicant meet with the Department to identify additional water use efficiency technology to achieve maximum water savings.

In compliance with County Ordinance No. 01-163, also attached is our cost estimate for water and sewer infrastructure in the public right-of-way for the Metrozoo application to amend the CDMP. The cost estimate provided herein is preliminary and final project cost will vary from this estimate. The final cost of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors.

The impact fee, connection fee, and annual operation and maintenance cost associated with this application are also enclosed. The water connection charge (impact fee) was calculated at a rate of $1.39 per gallon per day (gpd), and the sewer connection charge (impact fee) was calculated at a rate of $5.60 per gpd. The annual Operations and Maintenance (O&M) cost was based on $0.9605/1000gallons for the water, and $1.2399/1000gallons for the sewer. The connection fee was based on providing two 10-inch meters. Please note that construction connection charges may apply to a particular application but can not be provided until the construction of the development has been completed.

Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

Cc: Paula Church, DP&Z
Doug Yoder, DP&Z
Ralph Terrero, MDWASD
Maribel Balbin, MDWASD
Howard Fallon, MDWASD
Harold Concepcion, MDWASD
William Pitt, MDWASD

MARCH 2007 METROZOO CDMP AMENDMENT
CONNECTION CHARGES
March 11, 2008

Application	Total Usage (gpd)	Water Connection Charges (Impact Fee)	Sewer Connection Charges (Impact Fee)	Water Meter Installation Fee*	Annual O&M Cost**
Metrozoo	97,000	$134,830	$543,200	$13,060	$77,905
Meetrozoo-Pool only	11,818	$16,427	$66,182	n/a	$9,492
Total	108,818	$151,257	$609,382	$13,060	$87,397

*Water Meter installation fee based on two 10-inch ($6,530 each). Parks to install the line and pay for meter.

March 2007 Metrozoo application to amend the CDMP
Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
March 11, 2008

Description	Unit	Quantity	Unit Cost	Total Probable Cost
A. Water				
16-inch water main	LF	5,900	$178	$1,050,200
10-inch Water Meters	EA	2	$13,060	$13,060
B. Sewer *				
12-inch sanitary sewer force main**	FT	1,300	$155	$201,500
Private Pump Station	EA	1	$250,000	$250,000
Application No.1-Subtotal				$1,514,760
Engineering Fees (10%)				$151,476
Subtotal				$1,666,236
Contingency (15%)				$249,935
Total Cost				**$1,916,171**

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

*This estimate is for the sewer system inside the Park

**The length of the 12-inch Force Main is based on an estimated location for the private Pump Station. This length will vary when actual site layout is defined.

Request for Analysis of Metrozoo Application to Amend the CDMP
March 2008

Below are Miami-Dade Water and Sewer Department's (MDWASD) comments and recommendations on the Metrozoo application to amend the CDMP. Please note that the Department does not have any objections on the changes of the land use. Any proposed development will have to be done by the developer at their own expense and according to the MDWASD Rules and Regulations and Specifications and Regulations.

WATER:

Connect to an existing 24-inch water main along SW 168th Street and SW 117th Ave with a minimum 16-inch water main and extend west along SW 168th Street to the Metrozoo property. A water meter shall be installed at this location, within the public right of way. The 16-inch water main shall continue west from this location and interconnect to the existing 16-inch water main within the property.

Also, install a meter where the existing 16-inch water main interconnects with the existing 24-inch along SW 152 St. Any other propose water main extension inside the park shall be 16-inch and 12-inch minimum with two points of connection.

Note that MDWASD meters will be installed in the public right-of-way outside the park. Also, the park shall be responsible for the maintenance of the pipes.

SEWER :

The existing sewer system inside the park is private. It is assumed that the proposed development will be serviced with an additional private pump station. The point of connection for the private pump station could be to an existing 12-inch forcemain approximately 1,600 feet north of S.W. 168th street and 3,245 feet west of S.W. 117th street. There is an existing 12-inch stub-out where the 8-inch forcemain from PS 681 changes to a 12-inch forcemain.

WATER CONSERVATION:

Miami-Dade has developed recommendations for new development that would achieve higher water use savings than currently required by code. The recommendations were developed by an Advisory Committee and were presented to the Board of County Commissioners (BCC) on June 5, 2007 (see attached copy). These Water Conservation recommendations were adopted by Ordinance on February 5, 2008 (see attached copy). The Ordinance requires that a manual for implementation of the recommendations be developed by July 2008. MDWASD is requesting that the development order conditions include a requirement that prior to design, the applicant meet with the Department to identify additional water use efficiency technology to achieve maximum water savings.

Memorandum

MIAMI-DADE COUNTY

Date: June 5, 2007

Agenda Item No. 12(B)3

To: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Set of standards and directions for the development community that addresses water conservation issues and alternative water supplies

At the request of the Government Operations and Environment Committee Chair, an Advisory Committee was established with the goal of developing countywide guidelines that address water conservation issues and alternative water supplies for the development community, specifically, for new development. The Advisory Committee is comprised of several departments including the Department of Environmental Resources Management, the General Services Administration, the Building Department, Park and Recreation, Planning and Zoning, the Building Code Compliance Office, the Fire Department, the Public Works Department and the Water and Sewer Department. In addition to County staff, the Advisory Committee includes representation from stakeholder groups such as the American Society of Landscape Architects, the South Florida Builders Association, the Sierra Club, the Latin Builders Association, the Tropical Audubon, the Association of Cuban American Engineers, the Florida Regional Planning Council, the Farm Bureau, the South Florida Water Management District, the Audubon Society and the Greater Miami Chamber of Commerce.

The Advisory Committee held five meetings between January 26, 2007 and April 20, 2007. These meetings were advertised in the County's meeting calendar and were open to public comment. The Advisory Committee, as part of its review process, evaluated the documents including "Green Building" practices, the Florida Friendly Landscape Guidelines and the Florida Yards and Neighborhoods criteria.

The Advisory Committee has summarized its findings as shown on Attachment A which consists of recommendations for 1) Residential New Construction, 2) Commercial Development, 3) Alternative Water Supplies, and 4) Public Information/Education/Legislation recommendations. In the first category, Residential New Construction, the recommendations are divided into two parts, indoor water use specifications such as high efficiency toilets, faucets, clothes washers, and outdoor water use specifications which include the implementation of the Florida Friendly Landscape Guidelines, gutter downspouts, roof runoffs and rain harvesting for recharge purposes as well as drip irrigation or micro-sprinklers. Examples of recommendations made in the second category, Commercial Development, take into account the use of automatic shut-offs, solenoids, controllers, flow restrictors, plumbing fixtures for toilets and faucets, designs for toilet and fixtures that reduce the volume of water wasted and the installation of overflow sensors on equipment cooling towers. The third category, Alternative Water Supplies, bases its recommendations on the eventuality that water service is not available in a particular area, as such the construction of a 1 million gallons per

day reverse osmosis plant is proposed as an option or the construction of an alternative water supply water treatment plant and distribution system. If water service is available and the area is considered to be within a reuse zone, developers should consider installing "purple pipes". The fourth category, Public Information/Education/Legislation provides recommendations on the dissemination of public information and education and legislation regarding water conservation.

Assistant County Manager

Attachment A

Water Conservation Issues & Alternative Water Supplies for the Development Community

Residential Indoor Water Use Specifications

1. Only High Efficiency Toilets (HET) which shall be defined as 1.2 gallons per flush, that meet the standard specifications of the Unified North America Requirements (UNAR) and display the Environmental Protection Agency's WaterSense label shall be installed. http://cuwcc.org/Uploads/product/HET_06-07-19.pdf

2. There shall be one control valve, or one set of hot and cold valves required for each High Efficiency Showerhead which shall be defined to provide no more than 1.5 gallons per minute (gpm).

3. High Efficiency faucets which shall be defined to provide 1.0 gpm.

4. Residential units equipped with clothes washer connections shall have installed High Efficiency (HE) Clothes Washer(s) with a water factor of 6 or less (Tier 3b) as identified by the Consortium for Energy Efficiency at http://www.ceel.org/reid/seha/rwsh.rwsh-prod.pdf, Energy Star (and WaterSense certified when available).

5. Dishwashers shall be rated with use of 6.5 gallons/cycle or less, Energy Star and WaterSense certified.

6. Multi-unit residential – apply items 1-6 and:
   Require sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings.

Residential Outdoor Water Use Specifications:

1. Florida Friendly Landscapes guidelines and principles shall be applied to all landscape installations in compliance with Florida Yards & Neighborhoods criteria.

2. Gutter downspouts, roof runoff, and rain harvesting shall be used to encourage increased recharge and other non-potable uses on the property, thru the use of elements and features such as rain barrels and directing runoff to landscaped areas.

3. Require and provide "Florida Friendly Landscapes" within all public rights-of-way.

4. Use drip irrigation or micro-sprinklers when appropriate.

5. Use of porous surface (bricks, gravel, turf block, mulch, pervious concrete, etc) whenever possible on walkways, driveways, and patios.

6. Florida Yards and Neighborhoods Program information on Florida Friendly Landscapes shall be included in the sales literature provided to homebuyers.

7. The landscape plan and plant palette shall be developed based on site characteristics (soil, drainage, structural limitations (utilities, overhangs, lights, etc.) and shall include:

   a. Per the County's Landscaping Ordinance, existing native trees, palms and associated native understory, shall be retained and preserved along with identified undergrowth and be a focal point of the landscape.

   b. 80% of plant materials to be utilized on site shall be from the Florida-Friendly Plant List and shall have a moderate to high drought tolerance.

   c. All plants will be grouped in the landscape plan by similar water and maintenance requirements and shall be spaced to allow for maturation.

   d. Turf areas will be evenly shaped for ease of maintenance and will be no less than 4 feet wide and will not be placed on any berms.

e. No more than 30% of the total area required for landscaping may be turf or grass.
f. Soils analysis should be completed and used in the plant selection process where applicable and a copy should be provided to the home buyer.

g. Limit use of rock mulch due to heat loading: rock mulch shall not exceed 5% of total landscaped area.

h. Use of environmentally friendly organic mulches that are applied 3 inches deep around plants and trees with two inches clear around each plant.

i. Homes with landscapes adjoining surface water bodies should provide for maintenance free or low maintenance zone up to 10 feet within and to the water body. This area can be enhanced with natural wetland vegetation, in any case, the area should be planted to eliminate erosion potential.

The Irrigation Plan for Common Areas: Shall be developed to meet the water use requirements of the landscape plan.

a. All landscape beds shall be irrigated by a low volume irrigation system, preferably utilizing bubbler and low trajectory spray heads.

b. All landscape plant beds shall be irrigated with low-volume irrigation appropriate for plant type.

c. Turf shall be irrigated by zones separate from zones for irrigation of shrubs and ground cover plantings.

d. Swing joints or flex pipe shall be used when installing sprinklers to help prevent broken pipes and sprinklers.

e. Irrigation systems shall be designed for minimum overlap.

f. Soil moisture sensors or other water saving technologies shall be installed. Devices shall be installed and function according to manufacturers' recommendations.

2. Commercial/Industrial Recommendations

1. Use waterless technologies where available.

2. Maximize use of on-site sources of water.

3. Choose equipment that is water and energy efficient.

4. Install automatic shut offs, solenoids and controllers to turn water off when not in use.

5. Install flow restrictors when possible.

6. Eliminate once-through cooling.

Plumbing Fixtures and Practices

Toilets and Urinals

a. Ensure all water closets use no more than 1.3 gallons per flush, high efficiency toilets (HETs) can achieve 20 to 25% water use savings.
b. Use toilets included the Uniform North American Requirements (UNAR) certified list.
c. Consider waterless urinals.

Faucets

a. Install hand washing faucets or aerators that use no more than 1.0 gallons per minute.
b. Install sensor controls on hand washing faucets in public restrooms.
c. Install showerheads that use no more than 1.5 gallons per minute.

Plumbing Design

a. Use tankless water heating or other devices that reduce water wasted waiting for the water to get hot where possible.

b. Post prominent signs in all restrooms and other water using areas listing telephone numbers to promptly report leaks and other plumbing problems.

Cooling Towers

a. Eliminate all once-through cooling.
b. On cooling towers, install both makeup and blowdown meters.
c. Equip cooling towers with overflow sensors on the overflow pipes to alert the operator to problems that can waste thousands of gallons daily.
d. All cooling towers should achieve at least (5.0) cycles of concentration.

Boilers

a. Equip boilers with makeup meters and conductivity controllers for blowdown control.
b. Reuse or return steam condensate to the boiler wherever possible.
c. Install makeup meters on all recirculating closed water loops used for heating and cooling systems so that leaks in the recirculating systems can be easily detected.

Equipment Selection

a. Eliminate all water cooled equipment using once-through cooling.
b. All water-cooled equipment should be eliminated unless it uses chilled water or cooling tower loop. This includes ice makers, refrigeration equipment, and ice cream machines.

Dishwashing Equipment

a. Dishwashers should use less than 1.2 gallons per rack for fill-and-dump machines and less than 0.9 gallons per rack for all other types of machines. For under the counter machines, water use should not exceed 1.0 gallons per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines.
b. Pre-rinse spray valves that use 1.6 gallons per minute and have a shot off valve.

Food Preparation

a. Use connectionless steamers. They do not need either a water supply or a wastewater drain.
b. Select ice machines that use no more than 20 gallons per hundred pounds of ice made.

Irrigation controllers

a. Soil moisture sensors or other water saving technologies shall be installed. Devices shall be installed and function according to manufacturers' recommendations.

Irrigation equipment and design

a. Use drip irrigation or microsprinklers for planning beds (once plants are established, irrigation is not usually needed).
b. Create hydrozoned areas, with beds and turf watered separately.
c. Design systems to maintain manufacturer-recommended pressure to prevent misting and unnecessary pipe wear.

Soil

a. Do not add soil on top of tree roots.

Mulch

a. Use organic, preferably locally derived mulch, such as pine bark, dyed landscape mulch, or enviromulch. Avoid cypress mulch which encourages deforestation of natural areas.
b. Limit use of rock mulch due to increased heat and reflection.
c. Mulch should be 3-4 inches deep over the root zone and several inches away from the base of plants.

Plant Selection

a. Use low-maintenance (drought tolerant) species. The Florida Extension Service's Florida Yards and Neighborhoods Program list these species in a publication for South Florida. http://miami-dade.ifas.ufl.edu/programs/fyn/publications/dtpl.htm.
b. Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities. Select plants that are drought and freeze tolerant.
c. For areas with limited soil space such as parking lots, use naturally small stature trees or use palms. Information for small stature trees for restricted spaces, such as narrow swales and limited space residential lots where canopy and roots can become problem can be found at http://miami-dade.ufledu/programs/urbanhort/publications/PDF/Samll%20Trees%20for%20Miami-Dade.pdf.
d. Florida-friendly landscape principles should be applied. These principles conserve water and protect the environment and include efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. 373.185 F.S.).

Infrastructure Requirements

1. In the event that the MDWASD cannot provide services, the construction of Reverse Osmosis (RO) plants for

developments equal or larger than 1 MGD water allocation.

a. Requirement of installation of a potable water treatment plant and distribution system. This requirement should exempt the developer from water connection charges.

b. RO plants should be owned and operated by MDWASD – Chapter 24 language needs to be amended.

2. In the event that the MDWASD cannot provide services, the construction of satellite wastewater reclamation facilities producing irrigation quality reclaimed water (62-610, Part III), larger than 100,000 gallons per day.

   a. Modify language in Chapter 24 to allow for the construction of wastewater reclamation facilities plants even if the project is within feasible distance of, or actually connected to sanitary sewers. The quality of the treated effluent should be reviewed to possibly allow for a lower level of treatment for irrigation and other uses.

   b. Wastewater reclamation facilities should be owned and operated by MDWASD – Chapter 24 language needs to be amended.

3. For developments where water supply is available, all developers should consider the installation of "purple pipes" if the development is within a reuse zone and feasible distance from the "Mandatory Reuse Area" (MRA).

4. Public Information Education Legislation & Commendations

1. Expand "Factual Data" concept to encourage water conservation.
Revise Section 24-43.1(5) includes provisions for use of factual data in lieu of tabulated rates. Section can be expanded to provide credits for the use of water saving strategies (e.g., reuse of gray water for toilet flushing, dual-flush toilets, etc.).
NOTE: This will require similar adoption in MDWASD rules.

2. Add "Non-Revenue Water" ordinance to Chapter 24, Miami-Dade County Environmental Protection Ordinance. Implement an Ordinance for "unaccounted-for" water (a.k.a. "non-revenue" water) that requires compliance with an established standard. The ordinance shall be structured to address "real" and "apparent" water losses in accordance with the principles established by the International Water Association (IWA) and IWA book 'Losses in Water Distribution Networks - A Practitioner's Guide to Assessment, Monitoring and Control.' The ordinance can be incorporated into Chapter 24, Miami-Dade County Environmental Protection Code and managed by the Department of Environmental Resources Management (DERM) similar to the Volume Sewer Customer Ordinance.

3. Encourage the review and adoption of County ordinances for both:
   - landscape protection, preservation and management, and for
   - water conservation by the County and its municipalities

4. A Hot Water Recirculation System or Point-of-Use Hot Water heater shall supply water to hot water fixtures further than ten linear feet of pipe away from the hot water heater. All hot water pipes shall be insulated.

5. Promote use of grey water for toilets and other uses discharging to public sanitary sewers.

6. All withdrawal from the aquifer should be metered including residential irrigation wells.

7. Landscape irrigation controller, soil moisture sensor, and irrigation system run time information. This sleeve shall be connected to the irrigation controller for use by the homeowner.

Memorandum

RECEIVED
JUN 29 2007
Asst. Director Planning

2007 JUL -3 A 9:02
PLANNING & ZONING
METROPOLITAN PLANNING SEC1

TO: Subrata Basu
Interim Director
Department of Planning & Zoning

DATE: June 27, 2007

FROM: Sunil Harman, Division Director
Aviation Planning, Land-Use & Grants
Aviation Department

SUBJECT: Miami Metrozoo DRI
Application to Amend the CDMP
DIC Application #07-186

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Miami Metrozoo's application to amend the Comprehensive Development Master Plan (CDMP). Miami Metrozoo is requesting that a new land use category be added to the CDMP and that portions of the Miami Metrozoo and Gold Coast Railroad properties be designated on the 2015/2025 Land Use Map with the category: Miami MetroZoo Entertainment Area. The intent is to allow the construction of a proposed water park, family entertainment center and hotel on currently underutilized Metrozoo parking lots. Please be advised that MDAD has reviewed the application for both land use and airspace restrictions.

Land Use Review:

Based on the available information, MDAD has determined that the referenced property is located inside the No School Zone (NSZ) as depicted in the Zoning Ordinance for Kendall-Tamiami Executive Airport (#99-118).

Airspace Review:

A review of the application by the Aviation Planning Division has ascertained that the indicated maximum structure height of 80 ft AGL (assumed 90 ft NGVD) at the Southeast corner of SW 152 St and SW 122 Ave conforms to County Ordinance. Furthermore, an FAA Airspace Determination by MDAD for the project is not required, provided it is less than or equal to the assumed height stated herein.

This height determination is an estimate issued on a preliminary or advisory basis. Any construction cranes for this project exceeding 117 ft will be required to file with the FAA by using form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. This form should be sent with a 45 day advance notice prior to raising the crane. The form is available through this office or through the FAA website: http://forms.faa.gov/forms/faa7460-1.pdf.

Miami-Dade Aviation Department P.O. Box 025504 Miami, Florida 33102-5504

This form should be mailed to:

Federal Aviation Administration
Air Traffic Airspace Branch - ASW-520
2601 Meacham Blvd, Ft. Worth, TX 76137-0520

Alternatively, you may "e-file" online at: https://oeaaa.faa.gov

This determination is based, in part, on the description provided to us by you, which include: specific building locations and heights. Any changes in building locations/layouts or heights wil void this determination. Any future construction or alteration, including an increase to height: requires separate notice to the FAA and the Miami-Dade Aviation Department.

Should you have any questions, or in obtaining and/or filling out FAA form 7460-1 you ma: contact Mr. José A. Ramos, Chief of Aviation Planning at 305-876-8080.

SH/rb

C: John Cosper, Deputy Aviation Director – CIP
José Ramos, Chief, Aviation Planning
Daryl Vreeland, Aviation Planner, Aviation Planning
Renee Bergeron, Administrative Officer, Aviation Planning

72

DATE: 05/14/08

TEAM METRO

ENFORCEMENT HISTORY

MIAMI-DADE COUNTY PARKS & RECREATION DEPARTMENT

APPLICANT

12400 S.W. 152 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2007000186

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

05-14-08
No current violations found.

Prior Case 200002005347 for overgowth. Case Closed

Jose Lopez

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **Miami-Dade County (through Department of Park and Recreation)**

NAME AND ADDRESS	Percentage of Stock
Miami-Dade County is a political subdivision of the State of Florida. See Article VIII of the Constitution of the State of Florida (1974) with Home Rule Authority under Section 11 of Article VIII of the Florida Constitution of 1985	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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 partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

RECEIVED
707188
MAY 22 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

(M2027703;1)

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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

NAME AND ADDRESS (if applicable)	Percentage of Interest

RECEIVED
20186
MAY 22 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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 changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
Vivian Rodriguez, Director, Miami-Dade County Department of Park and Recreation

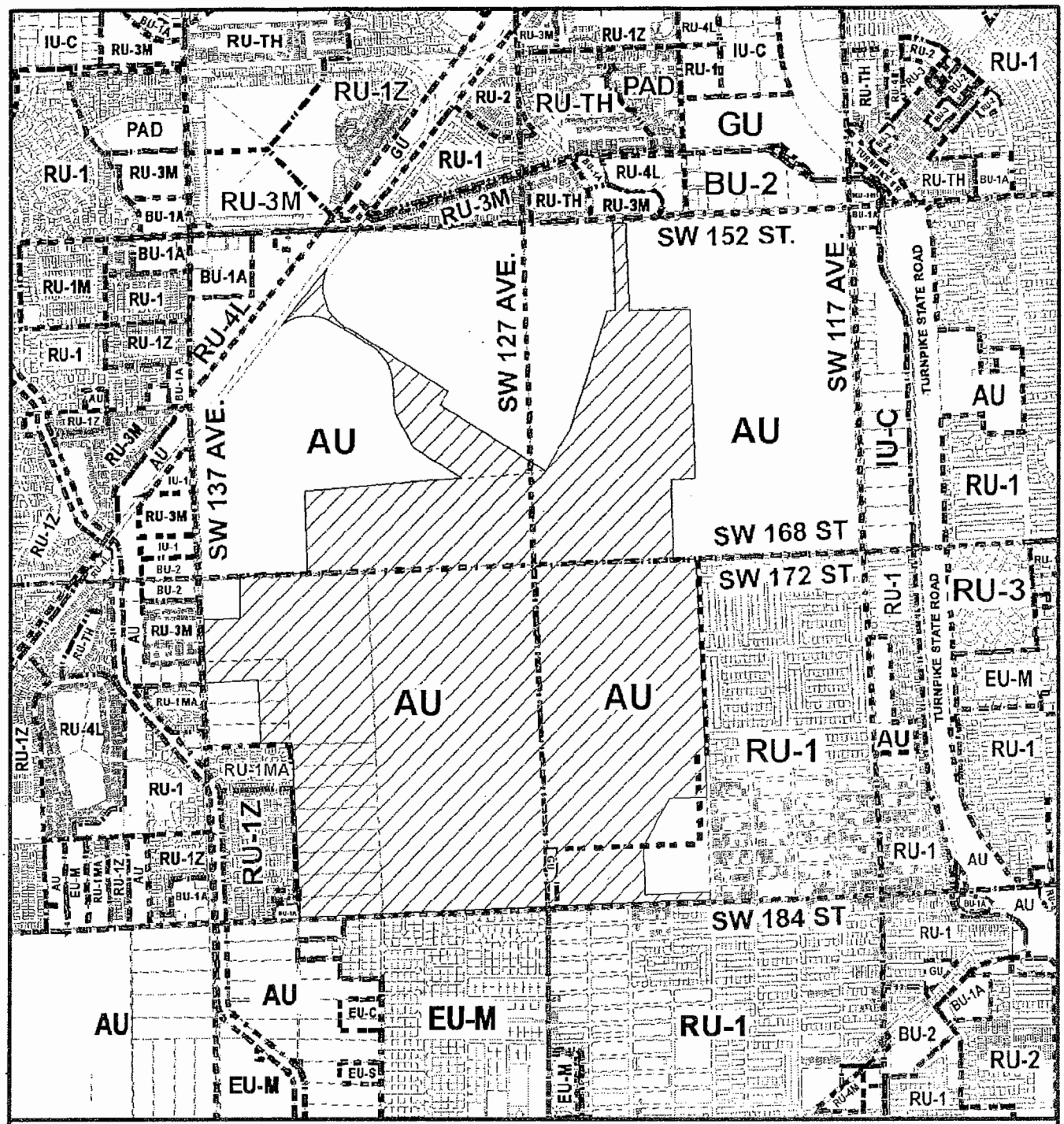
Sworn to and subscribed before me this 17 day of May, 2007 Affiant is personally known to me or has produced self as identification.

Marie Elena Regojo
(Notary Public)

Marie Elena Regojo
Commission # DD350409
Expires: AUG. 26, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

My commission expires 8/26/08

*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.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-186

N

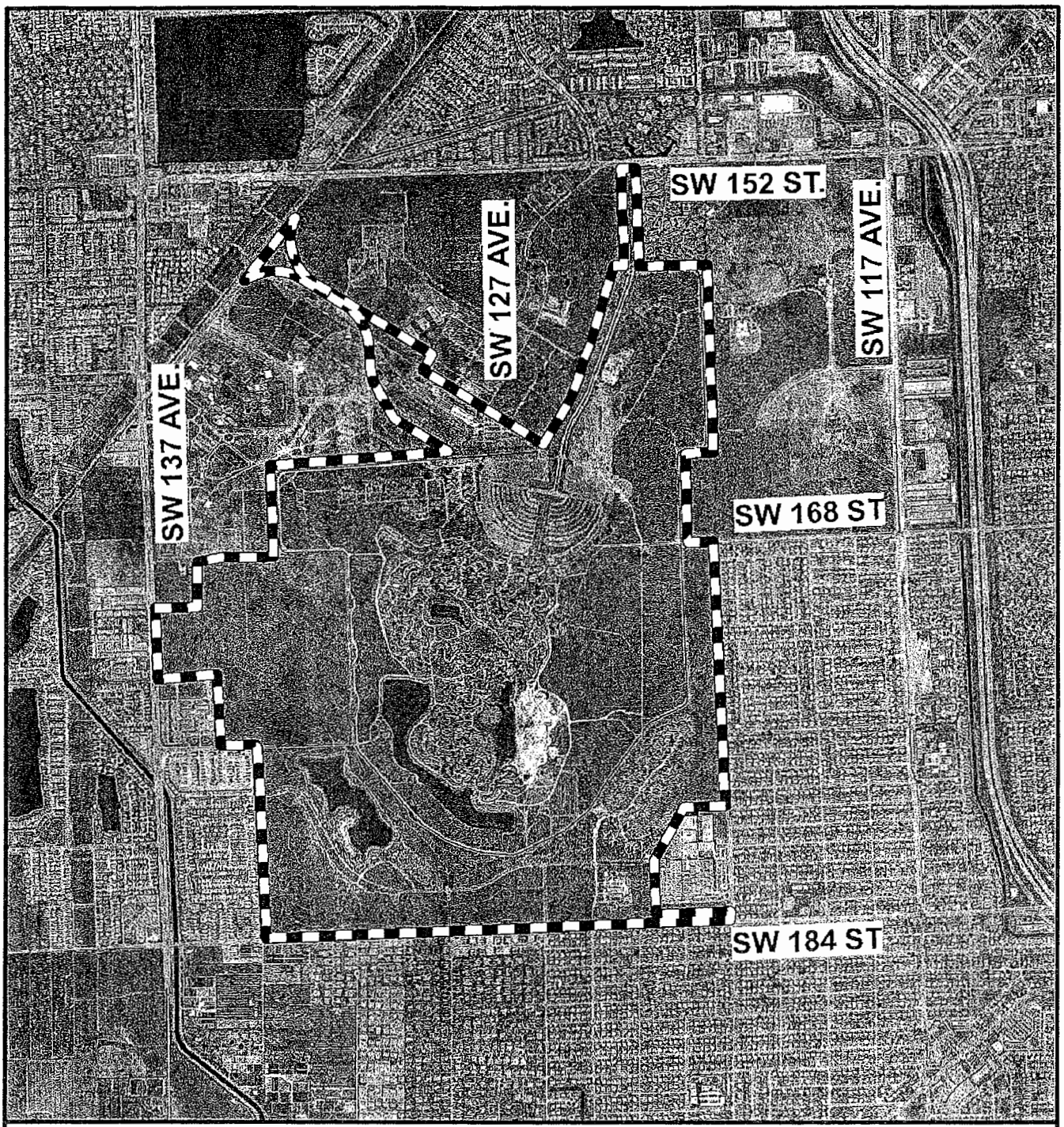
SUBJECT PROPERTY

Section: 25/26/35/36 Township: 55 Range: 39
Applicant: MIAMI-DADE COUNTY PARKS & RECREATION DEPARTMENT
Zoning Board: C14
District Number: 9
Drafter ID: N'NAGBE
Scale: NTS

76

CREATED ON: 06/08/07

REVISION	DATE	BY
Sketch Correction	09/12/07	KASAH



MIAMI-DADE COUNTY
AERIAL

Process Number
07-186

N

SUBJECT PROPERTY

Section: 25/26/35/36 Township: 55 Range: 39
Applicant: MIAMI-DADE COUNTY PARKS & RECREATION DEPARTMENT
Zoning Board: C14
District Number: 9
Drafter ID: N'NAGBE
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 06/08/07

REVISION	DATE	BY
Sketch Correction	09/12/07	KAEAN

4. UNITED AT KENDALL LAKES, INC.
(Applicant)

08-7-CC-4 (07-294)
BCC/District 11
Hearing Date: 7/3/08

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1969	Simeon D. Spear, Trustee	Zone change from GU to RU-1, RU-TH, RU-3M, RU-4L, and RU-4M.	BCC	Appeal approved Application approved
1969	Simeon D. Spear, Trustee	Zone change from GU to RU-1, RU-TH, RU-3M, RU-4L, and RU-4M.	ZAB	Approved w/conds.
1993	Paul J. Sansone	- Zone change from GU and BU-2 to BU-1A. - Deletion of covenants. - Non-use variance.	BCC	Approved
1994	Paul Sansone	Reformation of a previous resolution.	BCC	Approved
2003	Benz Leasing, Inc.	- Zone change from GU to RU-4L and RU-1. - Deletion of a covenant.	BCC	Approved
2006	United at Kendall Lakes, Inc.	Modification and deletion of a covenant.	BCC	Approved
2007	Little Havana Activities & Nutrition	To permit a senior citizen center.	CZAB-11	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: United At Kendall Lakes, Inc. **PH:** Z07-294 (08-7-CC-4)

SECTION: 33-54-39 **DATE:** July 3, 2008

COMMISSION DISTRICT: 11 **ITEM NO.:** 4

==========

A. INTRODUCTION

- **REQUESTS:**

(1) MODIFICATION of Condition #2 of Resolution No. Z-13-06, passed and adopted by the Board of County Commissioners, only as it applies to the subject property, and reading as follows:

FROM: "2. That the applicant provide ten affordable housing units at the sales price of no more than $225,000 with an annual consumer price index (cpi) adjustment."

TO: "2. That the applicant provide ten affordable housing units at the sales price of no more than $225,000 with an annual consumer price index (cpi) adjustment, <u>or alternatively, provide ten rental units with a monthly rent that does not exceed the Fair Market Rent for Miami-Dade County as determined by the United States Department of Housing and Urban Development (HUD)."</u>

(2) MODIFICATION of Paragraph One of the Declaration of Restrictions recorded at Official Record Book 21660, Pages 4050-4060, as modified by Paragraph #2 of a modification of a Declaration of Restrictions recorded at Official Record Book 25839, Pages 1199-1209, reading as follows:

FROM: "2. Paragraph One of the Existing Covenant is hereby amended to read as follows:

The Multi-Family Residential Parcel, described in Exhibit 'B' attached hereto, shall be developed substantially in compliance with the plans previously submitted, entitled 'The Greens at Kendall Condominiums,' by ReyMar & Associates, Inc., Architects and Planners, consisting of eighteen (18) pages dated stamped received 10-5-05."

TO: "2. Paragraph One of the Existing Covenant is hereby amended to read as follows:

<u>The Multi-Family Residential Parcel, described in Exhibit 'B' attached hereto, shall be developed substantially in compliance with the plans previously submitted, entitled 'Tradition at Kendall,' as prepared by Robayna and Associates, Inc. consisting of 4 sheets dated stamped 03/17/08 and sheet S-5 dated stamped received 05/16/08, plans entitled 'Tradition at Kendall Kendall Lakes, Florida,' by Richard Jones Architecture, consisting of 20 sheets dated</u>

stamped received 3/17/08 and plans entitled 'Tradition at Kendale Lakes,' as prepared by JFS Design, Inc., consisting of 10 sheets dated stamped received 3/17/08, for a total of 35 sheets."

The purpose of requests #1 and #2 is to allow the applicant to submit revised plans for a previously approved multi-family apartment development showing fewer units, a new building configuration, filling a portion of a lake, and providing a new condition for workforce housing.

(3) UNUSUAL USE to permit a partial filling of an existing lake.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 and #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

- **SUMMARY OF REQUESTS:** Approval of this application will allow the modification of a Condition of a prior Resolution that will allow the applicant to provide, as an alternative to ten affordable housing units at the sale price of no more than $225,000 with an annual consumer price index (cpi) adjustment, the option of providing ten rental units with a monthly rent that does not exceed the Fair Market Rent for Miami-Dade County as determined by the United States Department of Housing and Urban Development (HUD). Further, approval of this application will allow the modification of a Declaration of Restrictions submitted in conjunction with a previously approved resolution that will allow the applicant to submit revised plans for a previously approved multi-family development showing fewer dwelling units, a new building configuration, and the partial filling of a lake.

- **LOCATION:** Lying approximately 350' north of SW 88 Street (North Kendall Drive) and east of Hammocks Boulevard, Miami-Dade County, Florida.

- **SIZE:** 15.81 Acres

- **IMPACT:** Approval of this application will allow the applicant to construct seven (7) three-story apartment buildings and a two-story clubhouse that will provide 228 housing units for the community. The proposed multi-family residential development will have an option for 10 of the units to be priced as affordable housing units or to be rented at the Fair Market Rent for Miami-Dade County. The residential development proposes 2 fewer units than previously approved which will decrease traffic, noise and the student population in the area from what was previously approved. The proposed partial filing of an existing lake in connection with the residential development will have a minimal impact on public services.

B. **ZONING HEARINGS HISTORY:** In 1969 the subject property was part of a larger tract of land which the Board of County Commissioners (BCC) rezoned from GU, Interim District, to RU-1, Single-Family Residential District, RU-TH, Townhouse District, RU-3M, Minimum Apartment House District, RU-4L, Limited Apartment House District, RU-4M, Modified Apartment House District, and BU-2, Special Business District, pursuant to Resolution #Z-357-69. The subject property remained

zoned GU and was utilized as a golf course that served the residential development (Kendall Lakes West) approved by the aforementioned Resolution. A Declaration of Restrictions was subsequently recorded, which among other things, restricted the use of the subject property to a golf course and country club with ancillary recreational facilities. In 1993, pursuant to Resolution #Z-170-93, the BCC rezoned a portion of the parent tract from GU and BU-2 to BU-1A, Limited Business District. That Resolution also deleted restrictions and covenants for Parcels M and L, deleted Resolution #4ZAB-21-77, deleted conditions as applied to an unusual use for a golf course (#4ZAB-598-69), and granted a special exception and non-use variances that permitted the development of a church. However, the aforementioned Resolution did not affect the subject property. In 1994, pursuant to Resolution #Z-218-94, the BCC granted a Reformation of the legal description of Resolution #Z-170-93. In 2003, pursuant to Resolution #Z-13-03, the BCC approved zone changes from GU to RU-4L on the subject property and GU to RU-1 on the property to the north. Additionally, the Board approved a deletion of a Declaration of Restrictions that limited the use of the property to a golf course and country club with ancillary recreational facilities. This deletion allowed the applicant to develop the subject property with a park, a charter school, 240 low to moderate income housing units for older persons and a senior center. In March 2006, the BCC approved a modification of a Declaration of Restrictions of a previously approved resolution that allowed the applicant to submit revised plans showing the property developed as a multi-family apartment development consisting of three 6-story buildings, pursuant to Resolution #Z-13-06. That Resolution also removed the requirement that the subject site be developed with senior housing units and deleted a paragraph limiting the development to very low to moderate income or senior housing developed at 240 units or more.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The adopted 2015 and 2025 Land Use Plan currently designates the subject property as being within the Urban Development Boundary for **Parks and Recreation** use.

   The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvement Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large scale development.

   Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible

with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential (or other) development or is otherwise subject to a restrictive covenant accepted by a public entity.

2. **Goal 1 of the Housing Element.** Ensure the provision of affordable housing that will meet the spatial and economic necessities of all current and future Miami-Dade County Residents, regardless of household type or income.

3. **Objective 3 of Housing Element.** Assist the private sector in providing affordable housing products in sufficient numbers for existing and future residents throughout the County by the year 2025, (approximately 294,000 units), with an appropriate percentage (about 42 percent) of new housing available to very low, low and moderate-income households.

4. **Other Land Uses Not Addressed.** Certain uses are not authorized under any LUP map category, including many of the uses listed as **"unusual uses"** in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings,including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area.

5. **Uses and Zoning Not Specifically Depicted on the LUP Map.** Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or

standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-4L; vacant	Parks and Recreation
Surrounding Properties	
NORTH: RU-1; park	Parks and Recreation
SOUTH: RU-4L; vacant	Parks and Recreation
EAST: RU-4L & RU-4M; apartments & a lake	Low-Medium Density, 6 to 13 dua
WEST: RU-4L; RU-3M & RU-4M; townhouse residences charter school & apartments	Low-Medium Density, 6 to 13 dua

The subject parcel is currently vacant and located in the general vicinity of West Kendale Lakes that lies north of SW 88 Street, North Kendall Drive, between SW 147 Avenue and SW 152 Avenue. A charter school, apartments and townhouses are located to the east and west. The land to the south of the subject site is currently vacant and undergoing development of a senior citizen center. A park is located to the north of the subject site, across SW 80 Street.

E. SITE AND BUILDINGS:

Site Plan Review:	(site plan submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

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; provided, that the appropriate Board finds after public hearing 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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including

water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No objection**

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is irregularly shaped and is located approximately 350' north of S.W. 88 Street (North Kendall Drive) and to the east of Hammocks Boulevard, between SW 147 Avenue and SW 152 Avenue. The subject site is vacant and the surrounding area is characterized by apartment and townhouse developments to the east and west, and a lake, park and vacant land to the north and south. The applicant is seeking a modification of a Condition of a prior Resolution that will allow the applicant to provide, as an alternative to affordable housing units, ten rental units with a monthly rent that does not exceed the Fair Market Rent for Miami-Dade County as determined by the United States Department of Housing and Urban Development (HUD) (request #1). The applicant is also seeking a modification of a previously recorded Declaration of Restrictions in order to submit revised plans for a previously approved multi-family development showing fewer dwelling units, a new building configuration, and a partial filling of a lake (request #2). The applicant has submitted plans illustrating the aforementioned requests.

The plans previously approved in 2006 depict three (3) six-story residential buildings totaling 230 units with a two-story parking garage located in the center of the buildings and a clubhouse adjacent to the lake. Each apartment building includes a parking level on the ground floor. Staff's review of the previously approved plans reveals that said residential buildings and clubhouse are located on the southern portion of the subject site. Plans submitted in conjunction with this application illustrate seven (7) three-story residential buildings totaling 228 units with surface parking lots interspersed along the northerly-southerly axis of the site around the existing lake. The submitted plans also depict a clubhouse located on the southern portion of the site near the Hammocks Boulevard entrance that features amenities such as a pool, fitness area, tot lot and

lounge area. Further, staff notes that lush landscaping such as Jamaica Caper and Green Buttonwood trees are provided along most of the east property line and that landscaping such as Spider Lily, Cocoplum, and Foxtail palms adorn the areas near the entrances located at Hammocks Boulevard and SW 80 Street. Access to the site is provided via two 2-way drives located at the terminus of Hammocks Boulevard and along SW 80 Street. Staff's review of the submitted plans indicate that portions of the existing lake on both the northern and southern portion of the site are to be filled in order to accommodate the proposed parking configurations.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. According to their memorandum, an entrance feature application will be required for any installation of gates or controlled entrance access and guardrail installation is required along pavement and driveways adjacent to the lake areas. Their memorandum further indicates that additional improvements and lake section requirements may be required at the time of permitting. Furthermore, the Public Works Department's memorandum indicates that this application does meet traffic concurrency criteria since it was evaluated and approved previously under a Tentative Plat. The **Miami-Dade County Public Schools** (MDCPS) has **no objections** to this application and has indicated that the proposal does not entail an increase in residential density. The **Miami-Dade County Fire Rescue Department** (MDFR) has no objections to this application and their memorandum indicates that the estimated average travel response time is **6:32 minutes**.

This application will allow the applicant to modify plans that were previously approved for a multi-family residential apartment development to show fewer dwelling units, a new building configuration, and a modified lake slope, which will provide 228 housing units for the community. Additionally, the approval of the application will allow the applicant the option of providing ten rental units with a monthly rent that does not exceed the Fair Market Rent for Miami-Dade County as determined by the United States Department of Housing and Urban Development (HUD) in lieu of ten affordable housing units at a sale price of no more than $225,000 with a cpi adjustment. The Comprehensive Development Master Plan (CDMP) designates this property for **Parks and Recreation** use. The Master Plan indicates that both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. However, unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. As previously mentioned the site was rezoned from GU to RU-4L in 2003, which permits a density of 23 units per acre, for a total of 241 units on the subject site. As such, the proposed development with 228 residential units is within the numerical threshold for density allowed under the RU-4L zoning regulations. The CDMP states that all existing lawful uses and zoning are deemed to be consistent with the Master Plan. As such, the existing RU-4L zoning is **consistent** with the CDMP. Staff notes that in conjunction with the 2003 zone change approval, a covenant was proffered and recorded which provided that under any development plan, no less than fifty percent (50%) of the property's gross acreage must remain as park or recreational open space, which requires that a minimum

of 25 acres of the original 50 acre site remain as park or recreational open space. Staff notes that this application complies with said covenant provision in that the proposal preserves the existing 26.273 acre park parcel located to the north of the subject site, across SW 80 Street.

Further, the CDMP indicates that uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. The proposed multi-family residential development illustrated in the submitted plans is less intense in terms of density and scale than that previously approved and is **compatible** with the residential development in the area. The proposed partial filling of an existing lake in order to achieve the new building and parking lot configurations will allow for wider driveways which will improve traffic circulation on the property. Moreover, staff notes that DERM has no objections to the proposed partial filling of the lake and indicates in their memorandum that the proposal will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with conditions required by DERM. In staff's opinion, this proposal will not detrimentally impact surrounding uses and is **consistent** with the CDMP.

When request #1 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the requested modification of Condition #2 of Resolution No. Z-13-06 would be, in staff's opinion, **compatible** with the surrounding area, and would not be detrimental to the neighborhood. Staff notes that the applicant seeks to modify Condition #2 of Resolution No. Z-13-06 in order to allow the applicant to provide, as an alternative to ten affordable housing units at the sales price of no more than $225,000 with an annual consumer price index (cpi) adjustment, to provide ten rental units with a monthly rent that does not exceed the Fair Market Rent for Miami-Dade County as determined by the United States Department of Housing and Urban Development (HUD). Approval of this modification would be in keeping with Objective 3 of the Housing Element, which indicates that the County should assist the private sector in providing affordable housing products in sufficient numbers for existing and future residents throughout the County by the year 2025, (approximately 294,000 units), with an appropriate percentage (about 42 percent) of new housing available to very low, low and moderate-income households. In accordance with the U.S. Department of Housing and Urban Development (HUD), the Fair Market Rent for Miami-Dade County is as follows: $753 per month for an efficiency, $853 per month for a one bedroom unit, $1,035 per month for a two bedroom unit, $1,324 per month for a three bedroom unit, and $1,547 per month for a four bedroom unit. Staff opines that the requested modification would provide an added alternative that

would ensure the provision of affordable housing that will meet the spatial and economic necessities of current and future Miami-Dade County residents, regardless of household type or income (Goal 1 of the Housing Element). Accordingly, based on all of the aforementioned, staff recommends approval with conditions of request #1 under Section 33-311(A)(7).

When request #2 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed 228-unit apartment complex would be, in staff's opinion, **compatible** with the surrounding area, and would not be detrimental to the neighborhood. Staff notes that townhouse residences and apartments exist immediately adjacent to the subject site to the west and east of where the proposed development will be constructed. The proposed development, in staff's opinion, would not be out of character with the surrounding area, detrimental to the neighborhood, nor would it affect the appearance of the community. As previously mentioned, the plans approved in 2006 depict three (3) six-story residential buildings totaling 230 units with a two-story parking garage located in the center of the buildings and a clubhouse adjacent to the lake. Each apartment building included a parking level on the ground floor. Staff's review of the previously approved plans from 2006 reveals that said residential buildings and clubhouse were to be located on the southern portion of the subject site. Plans submitted in conjunction with this application illustrate seven (7) three-story residential buildings totaling 228 units with surface parking lots interspersed along the northerly-southerly axis of the site around the existing lake. The submitted plans also depict a clubhouse located on the southern portion of the site near the Hammocks Boulevard entrance. Therefore, in staff's opinion, the current plan is less intense in size and scale than the previously approved plan. Staff further notes that townhouse residences and apartments exist immediately adjacent to the west and east of the subject site where the proposed development will be constructed. Specifically, staff notes that 5-story apartments and 2-story townhouses are located to the west of the subject site and that 3-story and 5-story apartments are located to the east of the subject site. As such, the proposed three-story residential buildings would not be out of character and scale with the aforementioned residential developments, 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, nor would it tend to provoke a nuisance or be incompatible with the area. As such, staff recommends approval subject to conditions of request #2 under the generalized modification standards, Section 33-311(A)(7).

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards under this section are applicable to this application. Due to the lack of information, staff is unable to analyze requests #1 and #2 under said standards and, as such, these requests should be denied without prejudice under same.

When analyzing request #3 under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses** and New Uses, and when considering the necessity for and

reasonableness of the proposed partial filling of an existing lake in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff is of the opinion that the proposed use would not have an unfavorable effect on the surrounding area, would not generate or result in excessive noise or traffic, nor cause an undue or excessive burden on public facilities, nor would it tend to create a fire or other equally or greater dangerous hazards nor provoke excessive overcrowding or concentration of people or population. When considering the necessity for and reasonableness of the applied for use in relation to the present and future development of this area and the compatibility of the use with the area and its development, staff is of the opinion that the proposal is not out of character and is **compatible** with the surrounding area. As previously mentioned, staff's review of the submitted plans indicate that portions of the existing lake on both the northern and southern portion of the site are to be filled in order to accommodate the proposed building and parking configurations. Staff's review of the submitted plans reveals that the proposed partial filling of the lake will not impede the 55' wide flow rights reservation area and as such proper flow within the existing lake will be preserved. Further, staff notes that the portions of the lake to be filled adjoin parking areas and drives which will allow for wider driveways and expanded parking areas that will facilitate proper traffic flow within the site. As such, staff recommends approval with conditions of request #3 under Section 33-311(A)(3).

Based on all of the aforementioned, staff notes that the requests area **consistent** with the CDMP and **compatible** with the existing residential development in the surrounding area. Accordingly, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7), denial without prejudice of same under Section 33-311(A)(17) and approval with a condition of request #3 under Section 33-311(A)(3), standards for special exceptions, unusual uses and new uses.

I. RECOMMENDATION:

Approval with conditions of requests #1 and #2 under Section 33-311(A)(7), denial without prejudice of same under Section 33-311(A)(17) and approval with conditions of request #3.

J. CONDITIONS:

1. That the applicant submit a revised Declaration of Restrictions to the Department of Planning and Zoning within 90 days of approval of this application, unless a time extension is granted by the Director, for good cause shown.

2. That complete lake fill plans prepared and sealed by a Florida-licensed surveyor and/or professional engineer be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a lake fill permit; said plans shall be substantially in accordance with that submitted for the hearing entitled "Tradition at Kendall," as prepared by Robayna and Associates, Inc. consisting of 4 sheets dated stamped 03/17/08 and sheet S-5 dated stamped received 05/16/08, plans entitled "Tradition at Kendall Kendall Lakes, Florida," by Richard Jones Architecture, consisting of 20 sheets dated stamped received 3/17/08 and plans entitled "Tradition at Kendale Lakes," as prepared by JFS

Design, Inc., consisting of 10 sheets dated stamped received 3/17/08, for a total of 35 sheets.

3. That no fill be permitted within the adjacent rights-of-way.

4. That the applicant obtain a lakefill permit from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That the applicant record the resolution of approval for the use in the public records of Miami-Dade County prior to the issuance of a Certificate of Use.

6. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director of the Department of Planning and Zoning and the Director of Environmental Resources Management.

7. That the hours of the lake fill operation shall be controlled by the Director of the Department of Planning and Zoning, except that the applicant shall be permitted to operate between the hours of 7:00 A.M. and 6:00 P.M. on weekdays only. Saturday/Sunday operation and/or other hours of operation than 7:00 A.M. to 6:00 P.M., may be permitted by the Director of the Department of Planning and Zoning only if the same does not become a nuisance to the surrounding area.

8. That the lake fill operation shall be carried on continuously and expeditiously so that the entire project will be completed within three (3) months of the issuance of the lake fill permit.

9. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the lake fill operation progresses. In accordance with this requirement, the applicant shall submit "as built" surveys prepared and sealed by a Florida licensed surveyor and/or professional engineer at one-fourth, one-half, three-fourths and final completion of the lake fill operation or at six months intervals, whichever is of a lesser duration, or upon request of either the Director of the Department of Planning and Zoning or the Director of the Environmental Resources Management when it appears that the lake fill is proceeding contrary to approved plans.

10. That the property shall be staked to meet with the approval of the Director of the Department of Planning and Zoning and the Director of Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of the lake fill, slopes and grade levels may be easily determined.

11. That the property shall be suitably posted to meet with the approval of the Director of the Department of Planning and Zoning and the Director of Environmental Resources Management; said posting shall denote the lake fill operation and warn the public concerning possible hazards, prior to commencement of the lake fill operation.

12. That if in the opinion of the Director of the Department of Planning and Zoning the lake fill is hazardous to the surrounding area, the hazardous area shall be fenced in, or otherwise protected, by the applicant as directed by the Director.

13. If the lake fill operation is discontinued, abandoned, falls behind schedule or time expires, the existing excavation shall immediately be sloped to conform with the previously approved lake plans and the entire lake fill operation shall be removed from the premises.

14. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda that are part of the record of this recommendation and are incorporated herein by reference.

DATE INSPECTED: 09/11/07
DATE TYPED: 05/22/08
DATE REVISED: 05/28/08; 05/30/08; 06/05/08; 06/13/08
DATE FINALIZED: 06/13/08
MCL:MTF:LVT:NC

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: December 6, 2007

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-11 #Z2007000294-Revised
United at Kendall Lakes, Inc.
Northeast Corner of North Kendall Drive and S.W. 150th Avenue
Modification of Declaration of Restrictions and Resolution Z-13-06
Unusual Use to Permit a Lake Fill
(RU-4L) (15 Acres)
33-54-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the West Wellfield Interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request is for a residential zoning district, a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 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. All sewer lines serving the property shall comply with the exfiltration standards, as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted, if adequate

capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of alternate means of sewage disposal may only be granted, in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and site development, or Miami-Dade Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Wetlands
The subject property does not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains prohibited trees, as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees must be removed from the site prior to development. Notwithstanding the foregoing, the applicant is advised that Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County Tree Removal Permit will be required prior to the removal or relocation of any County-regulated tree resources (non-prohibited species) at this location. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of sites and landscaping plans.

Enforcement History
DERM has found no open or closed enforcement record for the subject property.

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

cc: Lynne Talleda, Zoning Evaluation - P&Z
Ron Connally, Zoning Hearings - P&Z
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z

PH# Z2007000294
CZAB - BCC

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:UNITED AT KENDALL LAKES, INC

This Department has no objections to this application.

Gates are not part of this application. An entrance feature application will be required for any installation of gates or controlled entrance access.

Guardrail installation is required along pavement and driveways adjacent to lake and must comply with Miami-Dade County Code and the Standard Details of the Public Works Manual.

Additional improvements and lake section requirements may be required at time of permitting.

This application meets the traffic concurrency criteria for an Initial Development Order because it was evaluated and approved previously under Tentative Plat (T-22498).

Raul A Pino, P.L.S.
09-JAN-08

REVISION 2

Memorandum

Date: 25-MAR-08

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000294

Fire Prevention Unit:

This Memo supersedes MDFR Memorandum dated December 11, 2007.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped March 17, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000294
located at LYING APPROX. 350' NORTH OF NORTH KENDALL DRIVE AND EAST OF S.W. 150 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1780 is proposed as the following:

228 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
4,225 Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 65.25 alarms-annually.
The estimated average travel time is: 6:32 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 36 - Hammocks - 10001 Hammock Blvd.
Rescue, ALS 50' Squrt, Battalion

Planned Service Expansions:

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

None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped March 17, 2008. Substantial changes to the plans will require additional service impact analysis.

DATE: 03/24/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

UNITED AT KENDALL LAKES, INC

APPLICANT

LYING APPROX. 350' NORTH OF NORTH KENDALL DRIVE AND EAST OF S.W. 150 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2007000294

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

NO CURRENT VIOLATIONS WITH TEAM METRO

Folio No. 30-4933-0020020

CMS 200002001614

02/18/00 Case opened for violation of Section Code 33-86: Sign violation on private property. Warning notice No.1422 of code violation posted by NCO Jose Lopez

07/05/00 Re-inspection conducted by NCO Lopez – violation corrected and case closed.

CMS 200012003356

09/26/00 Case opened for violation of Section Code 19-6: Junk/Trash/Overgrown. Change of ownership.

10/18/00 Re-inspection conducted by NCO San Martin. Violation remained and CVN 773690 was issued.

12/12/00 Compliance inspection was conducted by NCO M. San Martin. Violation remained and case was sent for remediation.

05/22/01 File sent to Lien Unit.
CMS 200112006543

09/22/01 Case opened for violation of Section code 19-6: Junk/Trash/Overgrown. CVN 803330 issued by NCO S. Martin.

11/26/01 Re-inspection conducted by NCO San Martin. Violation remained. Case was sent to remediation and file was sent to Lien Unit.

CMS 200212002113

04/17/02 Case opened for violation of Section code 19-6: Junk/Trash/Overgrown. CVN 869990 issued by NCO M. San Martin.

05/28/02 Compliance inspection was conducted by NCO San Martin. Case was sent to remediation and file was sent to Lien Unit.

CMS 200312003674

06/03/03 Case opened for violation of Section code 19-6: Junk/Trash/Overgrown. CVN 913734 issued by NCO Robert Marin.

07/15/03 Re-inspection conducted by NCO Marin. Violation corrected by owner and CVN paid. Case closed.

CMS 200512004747

09/27/05 Case opened for violation of Section code 19-13(A): Junk/Trash/Overgrown. W/L issued by NCO R. Marin.

11/03/05 Re-inspection conducted by NCO R. Marin. Violation corrected by owner and case closed.

CMS 200712014346

01/14/08 Case opened for violation of 19-13(A): Junk/Trash/Overgrown. First inspection was conducted by NCO M. Rojas and W/L R101558 was issued.

02/12/08 Re-inspection conducted by NCO M. Rojas. Violation corrected and case closed.

03/24/08 No current violations at the present time.

UNITED AT KENDALL LAKES, INC

Maritza Rojas

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: United at Kendall Lakes, Inc.

NAME AND ADDRESS	Percentage of Stock
Silvio Cardoso	50%
7975 N.W. 154 Street, Suite 400, Miami Lakes Florida 33016	
Anthony Mijares	50%
7975 N.W. 154 Street, Suite 400, Miami Lakes Florida 33016	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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 Stock

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	Percent of Ownership

RECEIVED
207-294
AUG 22 2007
ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.

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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: BSP Florida, L.L.C.

NAME ADDRESS AND OFFICE (if applicable)	Percentage of Interest
See attached	

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 changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 16th day of Aug, 2007. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

LILLY M. PEREZ
Comm# DD0284440
Expires 2/1/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

My commission expires _____

*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 a other 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 percent (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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AUG 22 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: _____

Exhibit B

Interests in Jamestown BSP Kendall, L.P.

Name and Address	Percentage of Interest
Jamestown Co-Invest 4, L.P.	75%
BSP/Kendall GP, L.L.C. 250 Park Avenue South, Suite 200 Winter Park, Florida 32789	25%

Interests in James Co-Invest 4, L.P.

Entity owned by over 5,000 limited partners, none of which holds more than five (5) percent of the interest in the partnership

Interests in BSP/Kendall GP, L.L.C.

Name and Address	Percentage of Interest
BSP/Kendall, L.L.C. 250 Park Avenue South, Suite 200 Winter Park, Florida 32789	100%

Interests in BSP/Kendall, L.L.C.

Name and Address	Percentage of Interest
Stephen R. Walsh 250 Park Avenue South, Suite 200 Winter Park, Florida 32789	58%
Denny St. Romain 250 Park Avenue South, Suite 200 Winter Park, Florida 32789	25%
Ken L. Kupp 250 Park Avenue South, Suite 200 Winter Park, Florida 32789	7.5%

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DATE: MAR 28 2008
BY: VALDEZV

Interests in BSP/Kendall, L.L.C. Continued

Name and Address	Percentage of Interest
Damien Madsen 250 Park Avenue South, Suite 200 Winter Park, Florida 32789	4.5%
Jeffrey A. Robbins 250 Park Avenue South, Suite 200 Winter Park, Florida 32789	3%
Edwin A. Hallberg 250 Park Avenue South, Suite 200 Winter Park, Florida 32789	2%

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PROCESS #: 207-294
DATE: MAR 17 2008
BY: [illegible]

TRADITION AT KENDALL SITE PLAN SUBMITTAL

UNINCORPORATED MIAMI-DADE COUNTY

INDEX TO SHEETS

ENGINEERING PLANS BY: ROBAYNA & ASSOCIATES INC.

S-1 COVER SHEET
S-2 OVERALL SITE PLAN
S-3 SUPPLEMENTAL SITE PLAN (ENLARGED)
S-4 SUPPLEMENTAL SITE PLAN (ENLARGED)
S-5 TYPICAL SECTIONS & DETAILS
SU-1 BOUNDARY SURVEY
SU-2 BOUNDARY SURVEY

LANDSCAPE PLANS BY: JFS DESIGN INC.

TD-1 TREE DISPOSITION PLAN
L-1 SITE LANDSCAPE PLAN
L-2 SOUTH SECTOR LANDSCAPE PLAN
L-3 CENTRAL SECTOR LANDSCAPE PLAN
L-4 NORTH SECTOR LANDSCAPE PLAN
L-5 PLANT LIST, LEGEND, LANDSCAPE DETAILS, ETC.
TU-1 TYPE I-TYPICAL UNIT LANDSCAPE PLAN
TU-2 TYPE II-TYPICAL UNIT LANDSCAPE PLAN
TU-3 TYPE III-TYPICAL UNIT LANDSCAPE PLAN
TU-IV TYPE IV-TYPICAL UNIT LANDSCAPE PLAN
*IRR-1 IRRIGATION PLAN
*IRR-2 IRRIGATION DETAILS, SPECIFICATIONS, ETC.

ARCHITECTURAL PLANS BY: RICHARD JONES ARQUITECTURE INC.

CVR COVER SHEET
SD-1 SITE DETAILS
A-1 BLDG. TYPE 1: FIRST & SECOND FLOOR PLAN
A-2 BLDG. TYPE 1: THIRD FLOOR & ROOF PLAN
A-3 BLDG. TYPE 1: ELEVATIONS
A-4 BLDG. TYPE 2: FIRST FLOOR PLAN
A-5 BLDG. TYPE 2: SECOND FLOOR PLAN
A-6 BLDG. TYPE 2: THIRD FLOOR PLAN
A-7 BLDG. TYPE 2: ROOF PLAN
A-8 BLDG. TYPE 2: ELEVATIONS
A-9 BLDG. TYPE 3: FIRST & SECOND FLOOR PLAN
A-10 BLDG. TYPE 3: THIRD FLOOR & ROOF PLAN
A-11 BLDG. TYPE 3: ELEVATIONS
A-12 BLDG. TYPE 4: FIRST & SECOND FLOOR PLAN
A-13 BLDG. TYPE 4: THIRD FLOOR & ROOF PLAN
A-14 BLDG. TYPE 4: ELEVATIONS
A-15 UNIT PLANS
A-16 CLUBHOUSE: FIRST & SECOND FLOOR PLAN
A-17 CLUBHOUSE: WEST & EAST ELEVATION
A-18 CLUBHOUSE: SOUTH & NORTH ELEVATION

* - NOT A PART OF THIS SUBMITTAL

HEARING APPROVED SITE DETAILS Z-13-06

ZONING DISTRICT: RU-4L			MAXIMUM DENSITY @ 23 /UNITS PER ACRE		
	ACRE	SQ.FT.	SETBACK REQUIREMENTS		
GROSS AREA	19.28	839,840	MINIMUM SETBACK REQUIRED		PROVIDED
LESS R-O-W	0.17	7,406	FRONT	25'-0"	58'-4"
LESS WATER	5.13	223,463			
LESS SCHOOL SITE	2.8	121,968	REAR	25'-0"	49'-7"
LESS COMMUNITY CENTER	0.67	29,186	SIDE STREET	25'-0"	N/A
			INTERIOR	20'-0"	31'-8"
NET AREA	10.51	457,818			
TOTAL NUMBER OF DWELLINGS UNITS:		230 UNITS			
DENSITY GROSS PER ACRE (units/gross acres):		11.93			
DENSITY NET PER ACRE (units/net acres):		21.88			
	PERMITTED/ REQUIRED	PROPOSED	PERCENTAGE		
FLOOR AREA RATIO	0.9	0.68	———		
LOT COVERAGE (30% MAX)	137,345 S.F.	83,111 S.F.	18%		
PAVED AREA	———	57,847 S.F	———		
COMMON OPEN SPACE (35% MIN)	160,235 S.F.	264,378 S.F.	58%		
PARKING REQUIREMENT					
TOTAL NUMBER OF DWELLING UNITS WITH LESS THAN 2 BEDROOMS			10	x 1.50=	15
TOTAL NUMBER OF DWELLING UNITS WITH 2 BEDROOMS			220	x 1.75=	385
TOTAL NUMBER OF DWELLING UNITS WITH MORE THAN 2 BEDROOMS			0	x 2.00=	0
	10% VISITORS PARKING REQUIRED				40
	TOTAL PARKING SPACES REQUIRED				440
	TOTAL PARKING SPACES PROVIDED				440
BUILDING INFORMATION					
RU-4L BUILDING LIMITED TO 6 STORIES & 75'-0" HEIGHT					
MIN. 30'-0" CLEAR DISTANCE IF OPENING IN EXT. WALL OF UNIT FACES WALL OF SAME BUILDING					

PROPOSED SITE DATA

ZONING DISTRICT: RU-4L			MAXIMUM DENSITY @ 23 /UNITS PER ACRE			
	ACRE	SQ.FT.	SETBACK REQUIREMENTS			
GROSS AREA	19.28	839,837	MINIMUM SETBACK REQUIRED			PROVIDED
LESS R-O-W	0.17	7,405	FRONT		25'-0"	25'-0"
LESS WATER (+LAKE & CANAL FILL OF 0.22 AC)*	4.91	213,880	REAR		25'-0"	25'-0"
LESS SCHOOL SITE	2.8	121,968	SIDE STREET		25'-0"	25'-0"
LESS COMMUNITY CENTER	0.67	29,185	INTERIOR		20'-0"/30'-0"	25'-0"/30'-0"
NET AREA	10.73	457,816				
TOTAL NUMBER OF DWELLINGS UNITS:		228 UNITS				
DENSITY GROSS PER ACRE (units/gross acres):		11.83				
DENSITY NET PER ACRE (units/net acres):		21.25				
	PERMITTED/ REQUIRED	PROPOSED	PERCENTAGE			
FLOOR AREA RATIO	0.75	0.62	———			
LOT COVERAGE (30% MAX)	251,951	133,882	15.9%			
PAVED AREA	———	139,550	———			
COMMON OPEN SPACE (25% MIN)	114,454	185,374	39.7%			
PARKING REQUIREMENT						
TOTAL NUMBER OF DWELLING UNITS WITH LESS THAN 2 BEDROOMS				72	x 1.50=	108
TOTAL NUMBER OF DWELLING UNITS WITH 2 BEDROOMS				120	x 1.75=	210
TOTAL NUMBER OF DWELLING UNITS WITH MORE THAN 2 BEDROOMS				36	x 2.00=	72
	TOTAL PARKING SPACES REQUIRED					390
PARKING PROVIDED						
	REGULAR SPACED (SURFACE)					380
	HANDICAP SPACES PROVIDED (APARTMENTS)					9
	HANDICAP SPACES PROVIDED (CLUBHOUSE)					1
	TOTAL PARKING SPACES PROVIDED					390
BUILDING INFORMATION						
RU-4L BUILDING LIMITED TO 6 STORIES & 75'-0" HEIGHT						
MIN. 30'-0" CLEAR DISTANCE IF OPENING IN EXT. WALL OF UNIT FACES WALL OF SAME BUILDING						
NOTES:						
*A SECTION OF THE LAKE AND CANAL IS TO BE FILLED.						

PROJECT DATA (ARCHITECT)

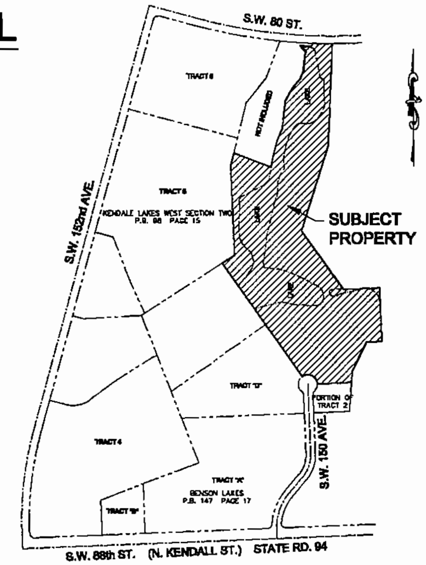
BUILDING DATA

TOTAL NUMBER OF APARTMENT UNITS		= 228
	12 - UNIT A1 - (1 BEDROOM) 635 A/C	7,620 S.F.
	48 - UNIT A2 - (1 BEDROOM) 801 A/C	38,448 S.F.
	12 - UNIT A3 - (1 BEDROOM) 806 A/C	9,672 S.F.
	120 - UNIT B1 - (2 BEDROOM) 1100 A/C	132,000 S.F.
	36 - UNIT C1 - (3 BEDROOM) 1467 A/C	52,812 S.F.
	1 - CLUBHOUSE	4,225 S.F.

UNIT MIX

UNIT TYPE	BR	BA	% OF UNIT TYPE	UNIT COUNT	A/C S.F.	A/C S.F.
A1	1	1	5.26	12	617	7,404
A2	1	1	21.05	48	810	38,880
A3	1	1	5.26	12	813	9,756
B1	2	2	52.63	120	1,084	130,080
C1	3	2	15.79	36	1,502	54,072
TOTALS / AVERAGES			100%	228		240,192

BUILDING TYPES: TYPE 1, TYPE 2, TYPE 3 & TYPE 4



LOCATION MAP

SCALE: 1"=300'

LEGAL DESCRIPTION

[illegible]

REVISIONS:	DATE:
REVISED LEGAL DESCRIPTION	1-21-07
ADDED 2 PARKING SPACES TO PROP. SITE DATA	5-18-08
REVISE PARKING SITE DATA & CHANGE NAME OF ARCHITECTURE PLANS COMPANY	3-6-08

APPROVALS: DATE:

CERTIFICATION:

BY: ______ FOR THE FIRM
RAFAEL L. ROBAYNA P.E. 19453
STATE OF FLORIDA
NOT VALID WITHOUT EMBOSSED SEAL

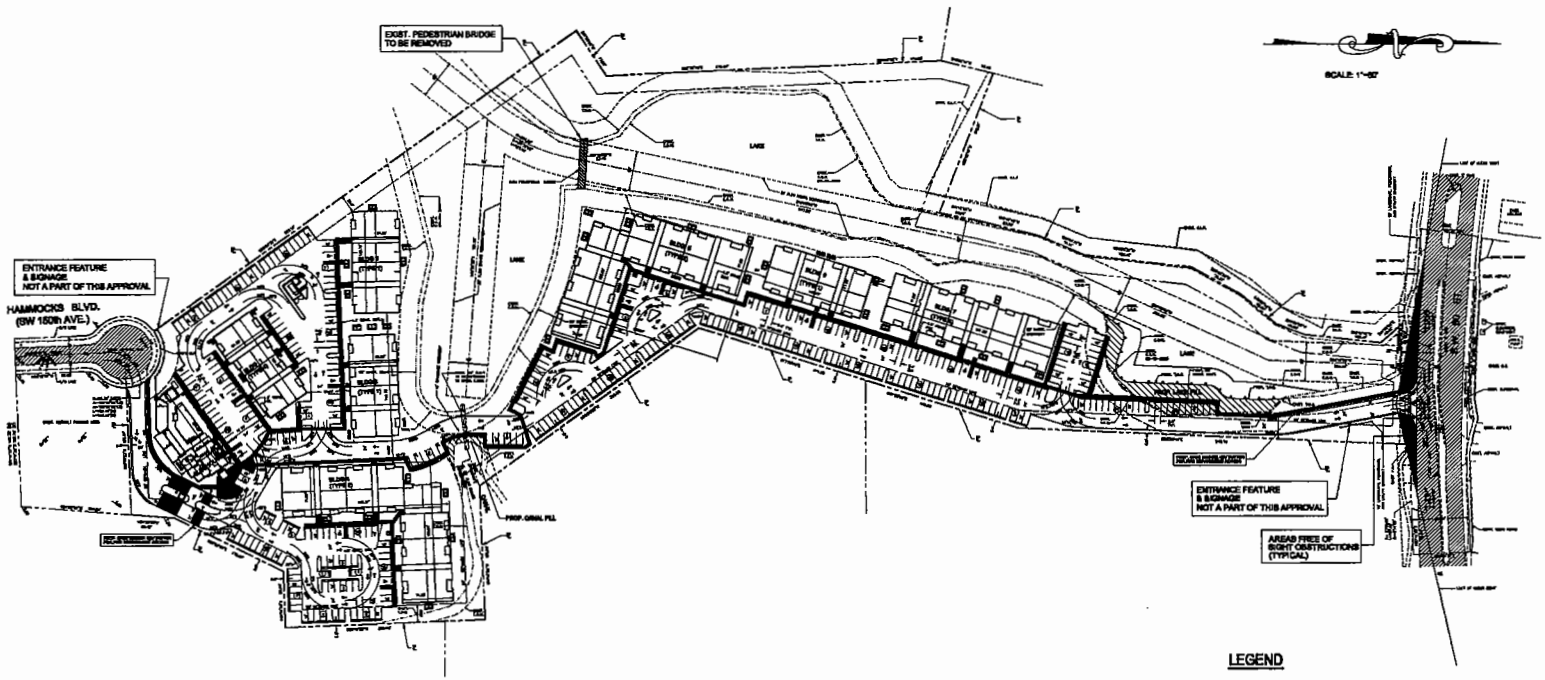
DESIGNED: RLR
DRAWN: RLW
CHECKED: RLR
SCALE: AS SHOWN

ROBAYNA AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5828 NW 158th STREET
MIAMI LAKES, FL 33014
PH.(305) 823-9316 E.B. # 3304

DRAWING NAME: COVER SHEET
PROJECT: TRADITION AT KENDALL
PREPARED FOR: BSP FLORIDA LLC

SHEET: S-1
OF 5 SHEETS
DATE: 07-24-07
PROJ. No 070112

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 2071-204
DATE: MAR 17 2008
BY: "ALIREZA"



LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED PAVERS
- EXISTING SIDEWALK
- PROPOSED 6" CURB
- PROPOSED 2' CURB & GUTTER
- PROPOSED LAKE OR CANAL FILL
- PROPOSED 25' SETBACK LINE
- EASEMENTS
- EXISTING TOP OF BANK
- EXISTING WATER
- PROPOSED TOP OF BANK
- DIRECTION OF TRAFFIC FLOW
- (10) NUMBER OF PARKING SPACES
- PROPOSED HANDICAP SPACE
- 30'R / 30'R FIRE DEPT. TURNING RADII
- PROPOSED A/C UNIT

DATE	REVISIONS	DATE	REVISIONS
		1-2-07	ADD. 3 PARKING SPACES
		1-15-08	PARKING REDUCED TO AVOID STRUCTS / REDRAWN
		3-4-08	DWG. RULE ON ALL BUILDINGS

CERTIFICATE: _____ FOR DIC 2006
BY: RAFAEL L. ROBAYNA, P.E. (#43)
DATE: 3-4-08
WE HAS PRIVATE CONTRACT (P.C.)

DESIGNED: RLR
DRAWN: RLW
CHECKED: RLR
SCALE: 1"=50'

ROBAYNA AND ASSOCIATES INC.
ENGINEERING • PLANNING • SURVEYING
LB # 3800 / LS # 6986
9000 SW 87 AVE.
MIAMI LAKES, FL 33014
PH.(305) 823-8318 E.B. # 3004

DRAWING NAME: OVERALL SITE PLAN
PROJECT: TRADITION AT KENDALL
PREPARED FOR: BSP FLORIDA LLC

SHEET: S-2
OF 5 SHEETS
DATE: 07-24-07
PROJ. No: 070112

F:\2007\BSP FLORIDA LLC\070112 ENGINEERING DRAWINGS\070112 SITE PLAN CHANGED IN MARCH 2008\ACAD-070112 SITE PLAN.dwg 3/14/2008 9:33:12 AM EDT

RECEIVED
MIAMI-DADE COUNTY
PROCESSING CENTER
DATE: MAR 17 2008
BY: VALDEZ

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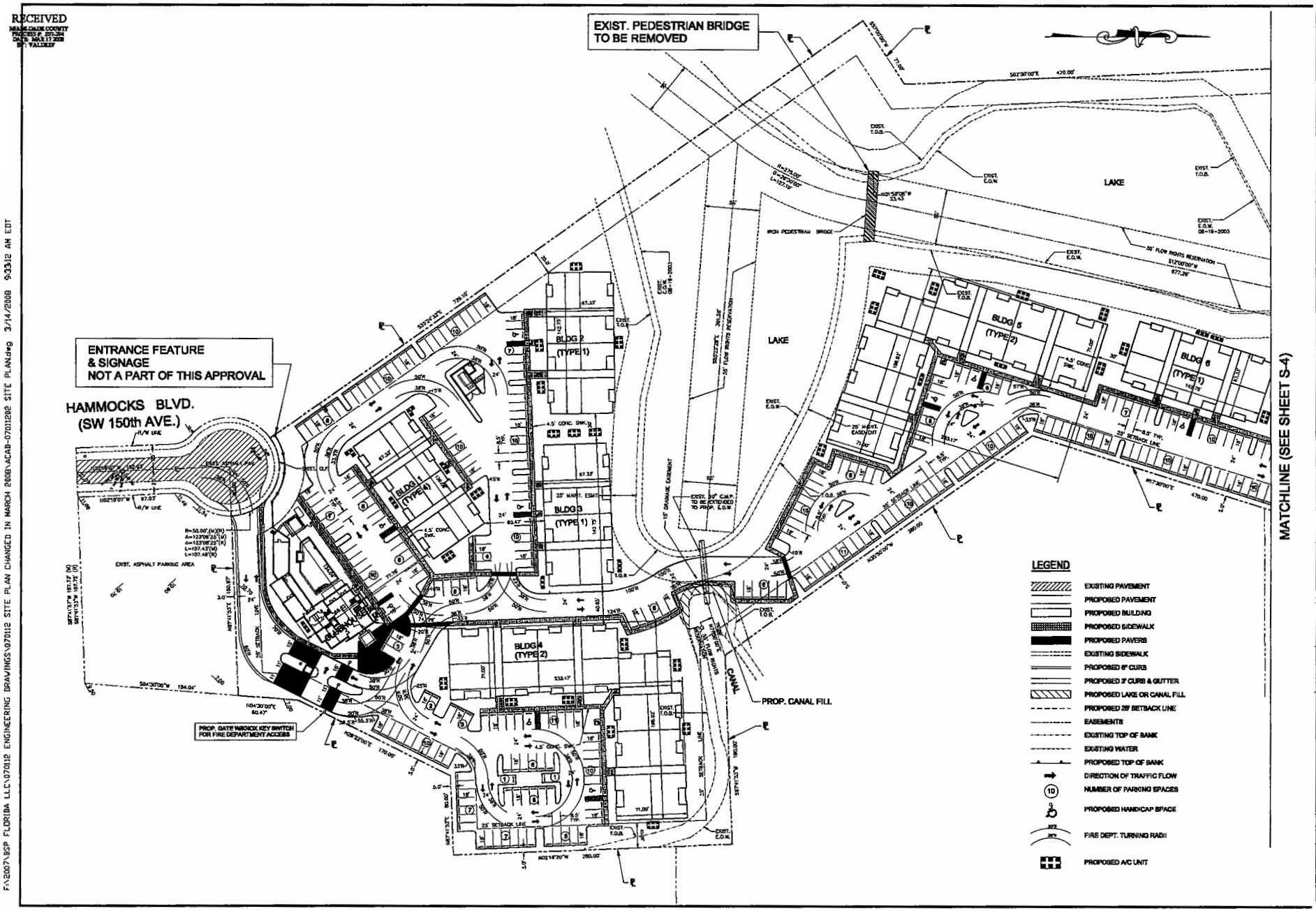


REVISIONS:	DATE:
REV. BUILDING DIRECTION TO AVOID NEW LAKE	9-21-07
REV. AS PER ZONING REVIEWS SECTION	10-10-07
PARKING REDUCED TO AVOID SETBACKS / REMOVED	
MINE FILLS ON ALL BUILDINGS	3-6-08

APPROVALS: DATE:

CERTIFICATION: FOR SITE PLAN

BY: RAFAEL L. ROBAYNA P.E. 19453 STATE OF FLORIDA

NOT VALID WITHOUT EMBOSSED SEAL

DESIGNED: RLR
DRAWN: RLW
CHECKED: RLR
SCALE: 1" = 40'

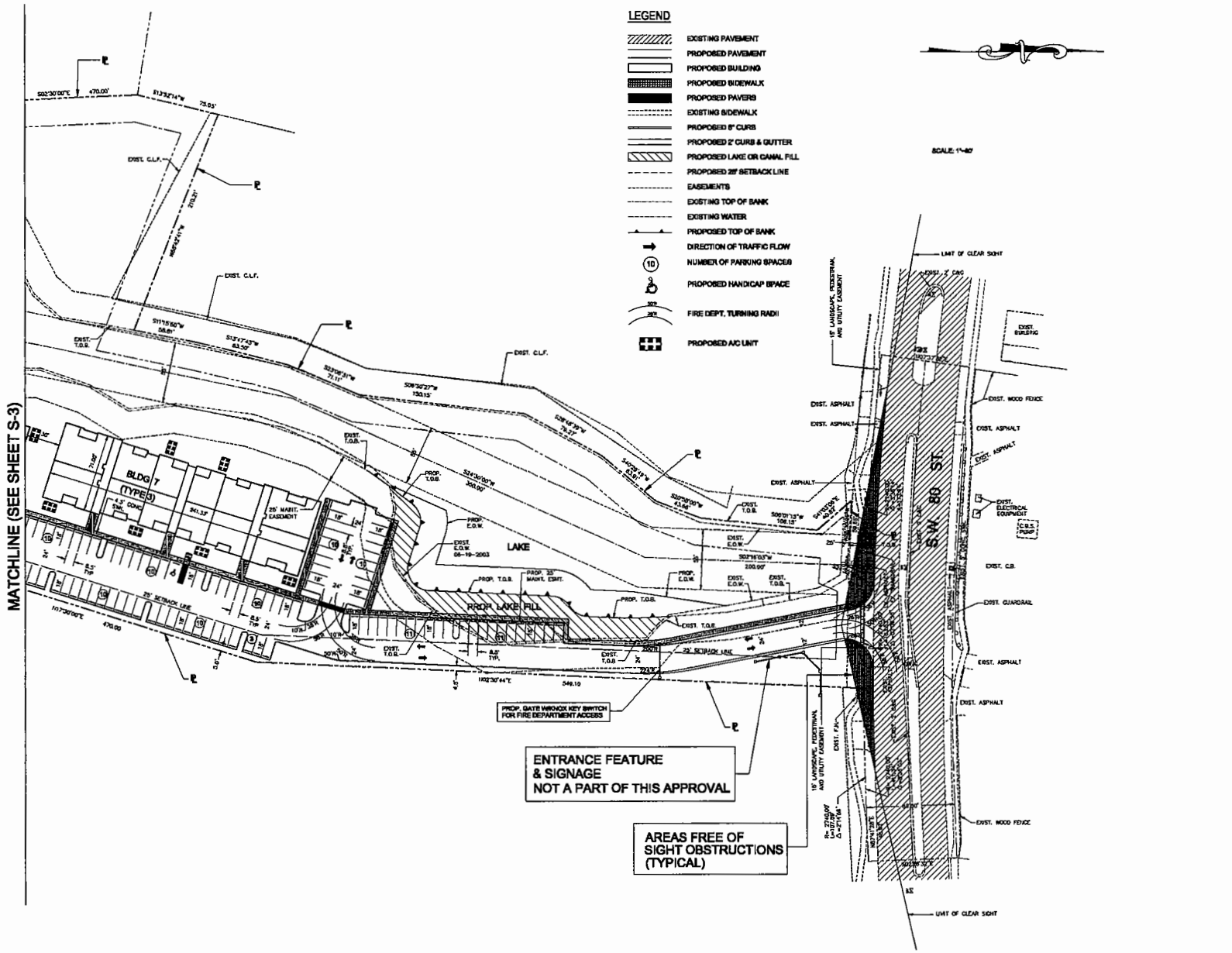
ROBAYNA AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
9300 SW 87 AVENUE
MIAMI LAKES, FL. 33016
PH.(305) 823-9318 C.B. # 3334

DRAWING NAME: SUPPLEMENTAL SITE PLAN (ENLARGED)
PROJECT: TRADITION AT KENDALL
PREPARED FOR: BSP FLORIDA LLC

SHEET: S-3
OF 5 SHEETS
DATE: 07-24-07
PROJ. No: 070112

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 207-204
DATE: MAR.17.2008
BY: VALDEZ

F:\2007\BSP FLORIDA LLC\070112 ENGINEERING DRAWINGS\070112 SITE PLAN CHANGED IN MARCH 2008\ACAD-07011202 SITE PLAN.dwg 3/14/2008 9:33:12 AM EDT



REVISIONS:	DATE:
REV. BUILDING DIRECTIONS TO AGREE WITH LOCAL	9-11-07
REV. AS PER ZONING HEARING SECTION	10-10-07
ADDED 3 PARKING SPACES	1-15-08
REVISED BIKE RACKS IN ALL BUILDINGS	3-4-08

APPROVALS: DATE:

CERTIFICATION: FOR THE FIRM
BY: DAVID L. ROBAYNA P.E. 19453
STATE OF FLORIDA
NOT VALID WITHOUT EMBOSSED SEAL

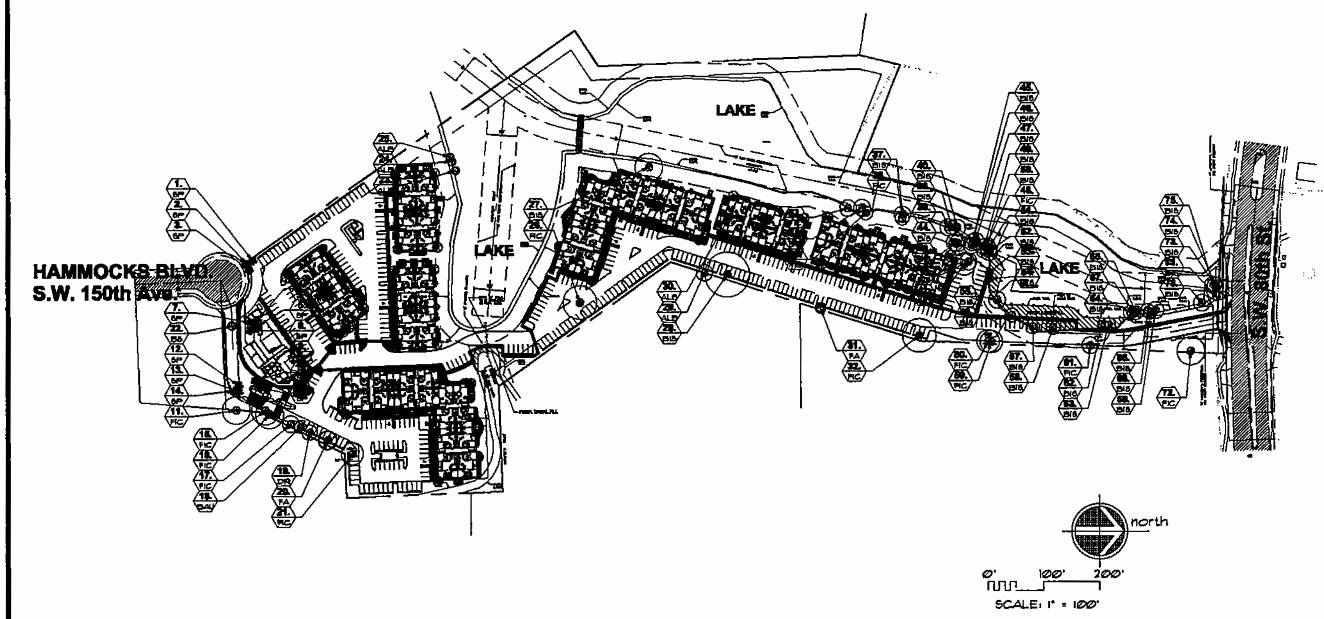
DESIGNED: RLR
DRAWN: RLW
CHECKED: RLR
SCALE: 1"=40'

ROBAYNA AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5200 SW 91 AVENUE, SUITE 101
DAVIE, FL. 33328
PH.(305) 823-9319 C.B. # 3314

DRAWING NAME: SUPPLEMENTAL SITE PLAN (ENLARGED)
PROJECT: TRADITION AT KENDALL
PREPARED FOR: BSP FLORIDA LLC

SHEET: S-4
OF: 5 SHEETS
DATE: 07-24-07
PROJ. No: 070112

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z07-294
DATE: MAR 17 2008
BY: VALDEZ



NOTES:

1. SEE SHEET L-1 TO L-4, LANDSCAPE PLANS FOR PROPOSED TREE AND PALM LOCATIONS.
2. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (DADE CO. DERM). TREE AND HEDGE REMOVAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
3. NOTE: LOCATIONS SHOWN FOR THE EXISTING TREES ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING AND ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES TO REMAIN.
4. ALL TREES AND PALMS TO BE RELOCATED SHALL BE ROOT PRUNED AND CANOPY PRUNED ACCORDING TO ALL ACCEPTED STANDARDS AS DEFINED BY THE NATIONAL ARBORIST ASSOCIATION, AND ALL TRANSPLANT AND POST-TRANSPLANT OPERATIONS SHALL BE CONDUCTED WITH UTMOST CARE TO MINIMIZE DAMAGE AND TRANSPLANT SHOCK. WATERING-IN AND WATERING SCHEDULES SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO RELOCATION.
5. ALL TREES AND PALMS TO BE RELOCATED SHALL BE STAKED AND BRACED TO INSURE STABILITY AND MINIMIZE ROOT DAMAGE DURING THE PLANT ROOT RECUPERATION PERIOD.
6. CONTRACTOR SHALL VERIFY WITH THE PROJECT SUPERINTENDENT THE PROPOSED LANDSCAPE AREAS PRIOR TO TREE AND PALM RELOCATION TO INSURE PROPER RELOCATION AND MINIMIZE ANY FIELD DISCREPANCIES WITH RESPECT TO PROPOSED PAVING, BUILDINGS, AMENITIES AND LIMITS OF PROPERTY.
7. ALL INVASIVE EXOTIC VEGETATION AND OTHER PLANTS LISTED AS CATEGORY I, ON THE EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.
8. CONTRACTOR SHALL ESTABLISH AN IRRIGATION SYSTEM TO PROVIDE PRE-AND POST-TRANSPLANT IRRIGATION SCHEDULING. TREE AND PALM FERTILIZATION SHALL BE ESTABLISHED CONCURRENTLY WITH IRRIGATION PRE AND POST FERTILIZATION. THIS PROCEDURE SHALL BE CONDUCTED TO OPTIMIZE PLANT ESTABLISHMENT.
9. CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO PLANT ALL RELOCATED TREES AND PALMS AT THE FINAL GRADE OF THE SITE.

TRADITION AT KENDALE LAKES
8/1/2007

No	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION %	STATUS	CANOPY AREA	CANOPY LOSS S.F.	APPRAISED VALUE	COMMENTS
1	SP	SABAL PALM	Sabal palmetto	15' o.a.		REMAIN	113			
2	SP	SABAL PALM	Sabal palmetto	17' o.a.		REMAIN	113			
3	SP	SABAL PALM	Sabal palmetto	16' o.a.		REMAIN	113			
4	SP	SABAL PALM	Sabal palmetto	15' o.a.		REMOVE	113	113		
5	SP	SABAL PALM	Sabal palmetto	15' o.a.		REMOVE	113	113		
6	SP	SABAL PALM	Sabal palmetto	16' o.a.		REMOVE	113	113		
7	SP	SABAL PALM	Sabal palmetto	17' o.a.		REMOVE	113	113		
8	SP	SABAL PALM	Sabal palmetto	15' o.a.		REMOVE	113	113		
9	SP	SABAL PALM	Sabal palmetto	18' o.a.		REMOVE	113	113		
10	SP	SABAL PALM	Sabal palmetto	16' o.a.		REMOVE	113	113		
11	FIC	FICUS TREE	Ficus spp.	60' x 50', 48" cal.		REMOVE	113			PROHIBITED SPECIES
12	SP	SABAL PALM	Sabal palmetto	17' o.a.		REMOVE	113	113		
13	SP	SABAL PALM	Sabal palmetto	18' o.a.		REMOVE	113	113		
14	SP	SABAL PALM	Sabal palmetto	15' o.a.		REMOVE	113	113		
15	FIC	FICUS TREE	Ficus spp.	60' x 50', 48" dia.		REMOVE	1964			PROHIBITED SPECIES
16	FIC	FICUS TREE	Ficus spp.	60' x 60', 48" cal.		REMOVE	1964			PROHIBITED SPECIES
17	FIC	FICUS TREE	Ficus spp.	40' x 30', 30" dia.		REMOVE	707			PROHIBITED SPECIES
18	BAU	ORCHID TREE	Bauhinia spp.	30' x 20', 12" dia.		REMOVE	314	314		
19	DR	ROYAL POINCIANA	Delonix regia	40' x 25', 12" dia.		REMOVE	615	1964		
20	FA	STRANGLER FIG	Ficus aurea	45' x 35', 48" dia.		REMAIN	961			SPECIMEN
21	FIC	FICUS TREE	Ficus spp.	45' x 40', 48" dia.		REMOVE	1256			PROHIBITED SPECIES
22	BS	GUMBO LIMBO	Bursera simaruba	25' x 15', 8" dia.		REMOVE	320	320		
23	ALB	WOMAN'S TONGUE	Albizia lebbeck	25' x 15', 12" dia.		REMOVE	177			PROHIBITED SPECIES
24	ALB	WOMAN'S TONGUE	Albizia lebbeck	25' x 15', 12" dia.		REMOVE	177			PROHIBITED SPECIES
25	ALB	WOMAN'S TONGUE	Albizia lebbeck	27' x 15', 12" dia.		REMOVE	177			PROHIBITED SPECIES
26	FIC	FICUS TREE	Ficus benghalensis	60' x 60', 144" dia.		REMOVE	2827			PROHIBITED SPECIES
27	BIS	BISHOPWOOD	Bischofia spp.	50' x 50', 30" dia.		REMOVE	1964			PROHIBITED SPECIES
28	BIS	BISHOPWOOD	Bischofia spp.	80' x 80', 65" dia.		REMOVE	5027			PROHIBITED SPECIES
29	ALB	WOMAN'S TONGUE	Albizia lebbeck	20' x 20', 6" dia.		REMOVE	314			PROHIBITED SPECIES
30	ALB	WOMAN'S TONGUE	Albizia lebbeck	30' x 20', 17" dia.		REMOVE	314			PROHIBITED SPECIES
31	FA	STRANGLER FIG	Ficus aurea	20' x 20', 18" dia.		REMAIN	314			SPECIMEN
32	FIC	FICUS TREE	Ficus spp.	75' x 60', 120" dia.		REMOVE	2827			PROHIBITED SPECIES
33	FIC	FICUS TREE	Ficus spp.	40' x 30', 55" dia.		REMOVE	706			PROHIBITED SPECIES
34	BIS	BISHOPWOOD	Bischofia spp.	40' x 20', 14" dia.		REMOVE	314			PROHIBITED SPECIES
35	FIC	FICUS TREE	Ficus spp.	40' x 25', 42" dia.		REMOVE	491			PROHIBITED SPECIES
36	FIC	FICUS TREE	Ficus spp.	25' x 25', 20" dia.		REMOVE	491			PROHIBITED SPECIES
37	BIS	BISHOPWOOD	Bischofia spp.	25' x 30', 14" dia.		REMOVE	706			PROHIBITED SPECIES
38	BIS	BISHOPWOOD	Bischofia spp.	40' x 25', 23" dia.		REMOVE	491			PROHIBITED SPECIES
39	BIS	BISHOPWOOD	Bischofia spp.	30' x 30', 10" dia.		REMOVE	706			PROHIBITED SPECIES
40	BIS	BISHOPWOOD	Bischofia spp.	30' x 30', 12" dia.		REMOVE	706			PROHIBITED SPECIES
41	FIC	FICUS TREE	Ficus spp.	50' x 40', 36" dia.		REMOVE	1256			PROHIBITED SPECIES
42	BIS	BISHOPWOOD	Bischofia spp.	35' x 30', 14" dia.		REMOVE	706			PROHIBITED SPECIES
43	BIS	BISHOPWOOD	Bischofia spp.	35' x 30', 14" dia.		REMOVE	706			PROHIBITED SPECIES
44	BIS	BISHOPWOOD	Bischofia spp.	35' x 30', 14" dia.		REMOVE	706			PROHIBITED SPECIES
45	BIS	BISHOPWOOD	Bischofia spp.	30' x 30', 14" dia.		REMOVE	706			PROHIBITED SPECIES
46	BIS	BISHOPWOOD	Bischofia spp.	30' x 30', 14" dia.		REMOVE	706			PROHIBITED SPECIES
47	BIS	BISHOPWOOD	Bischofia spp.	35' x 30', 14" dia.		REMOVE	706			PROHIBITED SPECIES
48	FIC	FICUS TREE	Ficus spp.	35' x 30', 30" dia.		REMOVE	706			PROHIBITED SPECIES
49	BIS	BISHOPWOOD	Bischofia spp.	40' x 30', 16" dia.		REMOVE	706			PROHIBITED SPECIES
50	BIS	BISHOPWOOD	Bischofia spp.	40' x 30', 16" dia.		REMOVE	706			PROHIBITED SPECIES
51	BIS	BISHOPWOOD	Bischofia spp.	40' x 30', 16" dia.		REMOVE	706			PROHIBITED SPECIES
52	BIS	BISHOPWOOD	Bischofia spp.	40' x 30', 16" dia.		REMOVE	706			PROHIBITED SPECIES
53	BIS	BISHOPWOOD	Bischofia spp.	10' x 10', 12" dia.		REMOVE	78			PROHIBITED SPECIES
54	BIS	BISHOPWOOD	Bischofia spp.	10' x 10', 12" dia.		REMOVE	78			PROHIBITED SPECIES
55	BIS	BISHOPWOOD	Bischofia spp.	25' x 30', 17" dia.		REMOVE	706			PROHIBITED SPECIES
56	BIS	BISHOPWOOD	Bischofia spp.	25' x 25', 17" dia.		REMOVE	491			PROHIBITED SPECIES
57	BIS	BISHOPWOOD	Bischofia spp.	25' x 25', 17" dia.		REMOVE	491			PROHIBITED SPECIES
58	BIS	BISHOPWOOD	Bischofia spp.	35' x 25', 35" dia.		REMOVE	491			PROHIBITED SPECIES
59	FIC	FICUS TREE	Ficus spp.	40' x 40', 40" dia.		REMOVE	1256			PROHIBITED SPECIES
60	FIC	FICUS TREE	Ficus spp.	40' x 40', 40" dia.		REMOVE	1256			PROHIBITED SPECIES
61	BIS	FICUS TREE	Ficus spp.	36' x 30', 36" dia.		REMOVE	636			PROHIBITED SPECIES
62	BIS	BISHOPWOOD	Bischofia spp.	30' x 15', 6" dia.		REMOVE	177			PROHIBITED SPECIES
63	BIS	BISHOPWOOD	Bischofia spp.	35' x 25', 12" dia.		REMOVE	491			PROHIBITED SPECIES
64	BIS	BISHOPWOOD	Bischofia spp.	40' x 25', 18" dia.		REMOVE	491			PROHIBITED SPECIES
65	BIS	BISHOPWOOD	Bischofia spp.	40' x 25', 35" dia.		REMOVE	491			PROHIBITED SPECIES
66	BIS	BISHOPWOOD	Bischofia spp.	40' x 25', 18" dia.		REMOVE	491			PROHIBITED SPECIES
67	BIS	BISHOPWOOD	Bischofia spp.	30' x 25', 11" dia.		REMOVE	491			PROHIBITED SPECIES
68	BIS	BISHOPWOOD	Bischofia spp.	25' x 25', 14" dia.		REMOVE	491			PROHIBITED SPECIES
69	BIS	BISHOPWOOD	Bischofia spp.	35' x 30', 24" dia.		REMOVE	706			PROHIBITED SPECIES
70	BIS	BISHOPWOOD	Bischofia spp.	35' x 30', 17" dia.		REMOVE	636			PROHIBITED SPECIES
71	BIS	BISHOPWOOD	Bischofia spp.	20' x 15', 17" dia.		REMOVE	177			PROHIBITED SPECIES
72	FIC	FICUS TREE	Ficus spp.	45' x 50', 70" dia.		REMOVE	1964			PROHIBITED SPECIES
73	BIS	BISHOPWOOD	Bischofia spp.	50' x 40', 24" dia.		REMOVE	1256			PROHIBITED SPECIES
74	BIS	BISHOPWOOD	Bischofia spp.	30' x 30', 17" dia.		REMOVE	706			PROHIBITED SPECIES
75	BIS	BISHOPWOOD	Bischofia spp.	30' x 30', 22" dia.		REMOVE	706			PROHIBITED SPECIES
							32380	3786	$0.00	

FIELD IDENTIFICATION PERFORMED ON JULY 25, 2007
PROHIBITED SPECIES AND FRUIT TREES ARE NOT COUNTED TOWARD TREE CANOPY LOSS PER DADE COUNTY TREE PRESERVATION ORDINANCE.

TREE REMOVAL - REPLACEMENT SCHEDULE

EXISTING TREE CANOPY	82,390	s.f.
EXISTING TREES - TO REMOVE CANOPY LOSS	- 3,786	s.f.
TREE - PALM PLANTINGS - SHADE 1 (12' HT.) 221 • 300 SF/TREE 23 BA• 21 BB• 47 CD• 43 CE• 8 DR • 33 LD• 7 PP• 22 PEL• 15 QV	• 63,300	s.f.
SHADE II (8' HT.) 56 • 300 SF/TREE 15 CET• 10 FD• 21 IC• 7 MF	• 16,800	s.f.
PALMS 152• 150 SF/TREE 43 ARC• 5 CAR• 1 PHD• 6 RE• 68 VM• 29 WB	• 22,800	s.f.
TREE CANOPY CALCULATIONS ARE PER DADE COUNTY TREE PRESERVATION ORDINANCE NO. 96-13.		
NEW PLANTING CANOPY GAIN	• 103,100	s.f.
NET CANOPY GAIN	• 99,330	s.f.

A WRITTEN TREE REMOVAL PERMIT FROM DADE COUNTY DERM IS REQUIRED PRIOR TO ANY TREE REMOVAL ON THIS SITE.

SEE RESPECTIVE SECTOR LANDSCAPE PLANS, SHEETS L-2 TO SHEET L-4 FOR LANDSCAPE PLANTINGS AND QUANTITIES.

SEE TYPICAL UNIT LANDSCAPE PLANS, SHEETS TU-1 TO TU-4 FOR UNIT LANDSCAPE PLANTING PLANS.

SEE SHEET L-4 FOR DETAILS, LANDSCAPE NOTES, SPECIFICATIONS, ETC.

TREE DISPOSITION PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
Landscape Design
Irrigation Design
jimmy@jfsdesignfl.com
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Miramar, Fl. 33025
TEL: (954) 447-1852
FAX: (954) 442-8225

TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date:	Revision
1.	10/11/07	Per Dade County Zoning Dept. comments on 10/04/07.
2.	01/11/08	Per revised base sent from Project Civil Engineer.
3.	03/11/08	Per revised base sent from Project Civil Engineer.

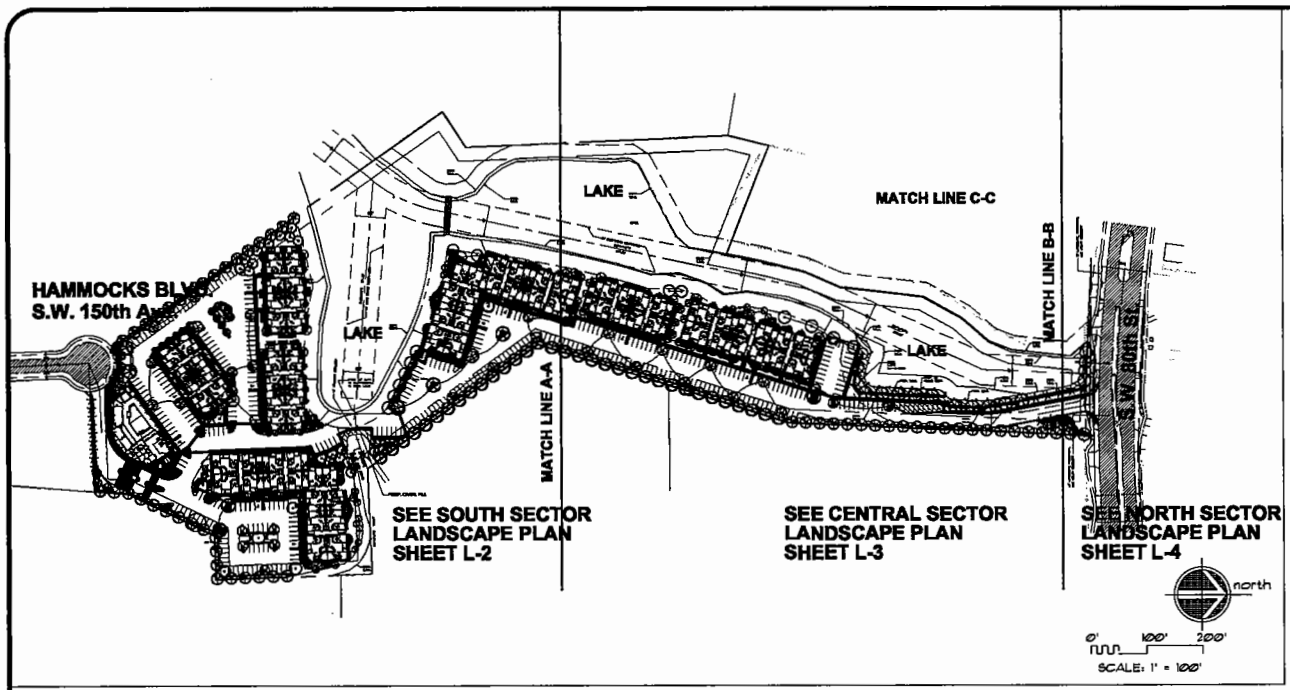
designed: J. F. SOCASH
drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 07-58
scale: 1"=30'
date: Aug. 22, 2007
cad ref: 07-58-60

JAMES F. SOCASH
RLA # 000153

Drawing:
TD-1

30

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 207-354
DATE: MAR 17 2008
BY: VALIDEZ



LANDSCAPE LEGEND - CHAPTER 18A SITE DATA

ORDINANCE 96-13

ZONING DISTRICT: RU-4L — NET LAND 10.51 ACRES — 457,816 S.F.

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 457,816 s.f. x 25 % =	114,454	261,133
B. Square feet of parking lot open space required by Chapter 18A, on site plan: 440 SURFACE SPACES X 10 S.F./ SPACE	4,400	4,400
C. Total s.f. of open space required by Chapter 33: A + B =	118,854	265,533
LAWN AREA CALCULATION: 118,854 required by Chapter 33	118,854	265,533
B. Turfgrass area (sod) permitted: required by Chapter 18A, on site plan: .6 x 118,854 s.f. =	71,312.4	71,312.4 (straight labeled, grasses shown on plan)
TREES: 35 per Acre		
A. No. trees required per net lot acre space (Less existing no. of trees meeting min. required)	396	300
B. 5 Palms Allowed: No. of trees provided 30 x 30% =	66	NOT INCLUDED 0
C. 75 Natives Required: No. of trees provided x 30% =	66	(not including st. trees) 254
D. Street Trees (maximum average spacing of 35' o.c./linear feet along street /35= Palms = 105 L.F.	SEE 'STREET TREE TABULATIONS' TABLE- BELOW 10	10
E. Street Trees located directly beneath power lines, Max. avg. spacing of 35' oc =	-	-
TOTAL NUMBER OF TREES REQUIRED	305	(not including palms) 310
SHRUBS: A. No. trees required x 10 = No. of shrubs allowed	3050	4644
B. No. shrubs allowed x 30% = No. of Native shrubs required	915	SEE SHRUB TABULATIONS IN PLANTLIST 3356 (72 %)

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
BA		33	YELLOW VERAWOOD	Bursera arborea	12' x 6'spr., 2 1/2" cal.
BS	YES	21	GUMBO LIMBO	Bursera simaruba	12' x 6'spr., 2 1/2" cal.
CD	YES	47	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2" cal.
CE	YES	48	GREEN BUTTONWOOD	Conocarpus erectus	12' x 6'spr., 2 1/2" cal.
CET	YES	16	SILVER BUTTONWOOD	Conocarpus erec. 'Sericeus'	10" x 6', STANDARD
CS	YES	22	ORANGE GEIGER	Cordia sebestena	FG., 8' x 8', 2" cal.
DR		6	POINCIANA	Delonix regia	14' x 6'spr., 3" cal.
FD		10	JAPANESE FERN TREE	Filicium decipiens	10' x 6'spr., 2" cal.
IC	YES	21	DAHOON HOLLY	Ilex cassine	10' x 5'spr., 2" cal.
LB	YES	33	WILD TAMARIND	Lysiloma latisiliqua	12' x 6'spr., 2 1/2" cal.
MF	YES	7	SIMPSON'S STOPPER	Myrcianthes fragrans	10" x 6', nat. 5 lks. = o.a. ht.
PP		7	YELLOW POINCIANA	Peltophorum pellatum	12' x 6'spr., 2 1/2" cal.
PEL	YES	22	SLASH PINE	Pinus elliottii	B & B, REQ. 12' o.a., 3" cal.
QV	YES	19	LIVE OAKS	Quercus virginiana	16' x 7' spr., 4" cal., 6' c.t.
ARC		43	KING ALEXANDER PALMS	Archontophoenix alexandrae	16' o.a., TRIPLE, full head
CAR		5	CARPENTERIA PALMS	Carpenteria acuminata	16'-18' o.a., double, full head
PHD		1	'MEDJOOL DATE' PALMS	Phoenix dactylifera 'Medjool'	12' c.t., full head, Specimen
RE	YES	6	ROYAL PALMS	Roystonea elata	10" GW, 30' o.a. full head
VM		68	MONTGOMERY PALMS	Veitchia montgomeryana	FG., 14' o.a., full head
WB		29	FOXTAIL PALMS	Wodyetia bifurcata	14' o.a., 5" + dbh, full hd

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
ANN		200	FLOWERING ANNUALS	Species, color to be sel.	4" pots, 12" o.c. full
AEC		128	AECHMEA BROMELIADS	Aechmea blanchetiana	3 gal., 18" x 18", BUILT UP
CC3	YES	865	JAMAICA CAPER	Capparis cynophallophora	24" x 24", 24"o.c., full, 3 gal.
CC1	YES	41	JAMAICA CAPER	Capparis cynophallophora	7 gal, 30" x 24", 24" o.c. full
CAT		12	CAT PALMS	Chamadorea cataractarum	15 gal., 3' x 3', 36" o.c.
CI	YES	1790	COCOPLUM	Chrysobalanus icaco	24" x 24", 24"o.c., full, 3 gal.
CI1	YES	451	COCOPLUM	Chrysobalanus icaco	7 GAL., 36" x 24" full, 24" o.c.
BLU		486	BLUEBERRY FLAX LILY	Dianella tasmanica	12" x 12", 16" o.c., 1 gal.
FGI		1665	'GREEN ISLAND' FICUS	Ficus microcarpa 'Green Island'	18" x 18", 18" o.c., full, 3 gal.
FUR		67	GIANT FALSE AGAVE	Furcraea foetida	4' x 4', 15 gal., full specimen
DUR		165	'GOLD MOUND' DURANTA	Duranta erecta 'Gold Mound'	18" x 18", 18" o.c., full, 3 gal.
HP	YES	200	FIREBUSH	Hamelia patens	24" x 24", 24" o.c., full, 3 gal.
HPD	YES	129	DWARF FIREBUSH	Hamelia patens 'Compacta'	18" x 18", 18" o.c., full, 3 gal.
HYH	YES	2535	SPIDER LILY	Hymenocallis latifolia	12" x 12" full, 14" o.c., 1 gal.
IXO		810	IXORA 'NORA GRANT'	Ixora spp.	24" x 24", 24" o.c., full, 3 gal.
JAM		360	DOUNY JASMINE	Jasmine multiflorum	18" x 18", 2' o.c., full, 3 gal.
JAT		11	RED JATROPHA	Jatropha spp.	75 GAL., 6' o.a.
NEP	YES	230	BOSTON FERN	Nephrolepis exaltata	1 gal, 12" x 12" full, 14" o.c.
XAN		340	XANADU PHILODENDRON	Philo. 'Xanadu'	18" x 18", 18"o.c., full, 3 gal.
SCD	YES	120	SAND CORDGRASS	Spartina bakerii	3 gal, 18" x 18", 18" o.c. full
BN		34	WHITE BIRD OF PARADISE	Strelitzia nicolai	6' o.a., full head
THE		55	KING'S MANTLE	Thunbergia erecta	24" x 18", 18" o.c., full, 3 gal.
FAK	YES	140	PAHAHATCHEE GRASS	Tripsacum dactyloides	24" x 24", 30" o.c., full, 3 gal.
FGG	YES	158	FLORIDA GAMA GRASS	Tripsacum floridana	12" x 12", 15"o.c./vil, 1 gal.
ZAM		9	CARDBOARD ZAMIA	Zamia furfuracea	15 gal, 3' x 3' full

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
S.W. 150th Ave. HAMMOCKS BLVD. 123 L.F. = 1 PALM/ 25 L.F.	5	5 5 RE
S.W. 80th Street 148 L.F. = 1 TREE/ 30 L.F.	5	5 5 RE
TOTAL	10	10

A WRITTEN TREE REMOVAL PERMIT FROM DADE COUNTY DERM IS REQUIRED PRIOR TO ANY TREE REMOVAL ON THIS SITE.

SEE RESPECTIVE SECTOR LANDSCAPE PLANS, SHEETS L-2 TO SHEET L-4 FOR LANDSCAPE PLANTINGS AND QUANTITIES.

SEE TYPICAL UNIT LANDSCAPE PLANS, SHEETS TU-1 TO TU-4 FOR UNIT LANDSCAPE PLANTING PLANS.

SEE SHEET L-4 FOR DETAILS, LANDSCAPE NOTES, SPECIFICATIONS, ETC.

SITE LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
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FAX: (954) 442-8275
jimmy@jfsdesigninf.com

TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date	Revision
1.	10/11/07	Per Dade County Zoning Dept. comments on 10/04/07.
2.	01/11/08	Per revised base sent from Project Civil Engineer.
3.	03/1/08	Per revised base sent from Project Civil Engineer.

designed: J. P. SOCASH
drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. P. SOCASH
project #: 07-58
scale: 1"=30'
date: Aug. 22, 2007
cad ref: 07-58-61

JAMES P. SOCASH
RLA # 0005633

Drawing:
L-1

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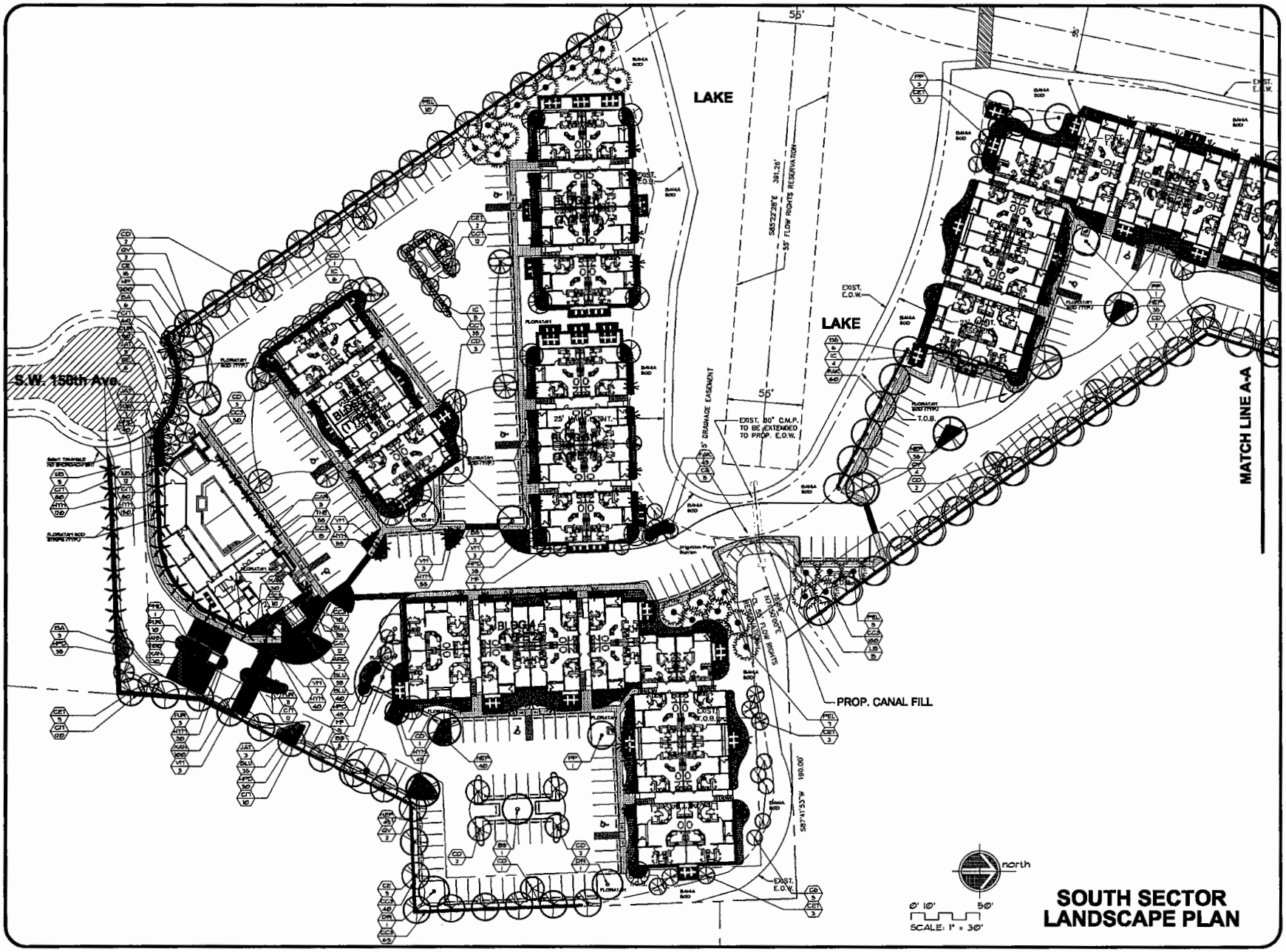

SOUTH SECTOR LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
Landscape Design
Irrigation Design
jimmy@jfsdesignfl.com
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FAX: (954) 442-8375

TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date:	Revision
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project #:	07-58
scale:	1"=30'
date:	Aug. 22, 2007
cad ref:	07-58-62

JAMES F. SOCASH
RLA # 000393

Drawing:
L-2

32

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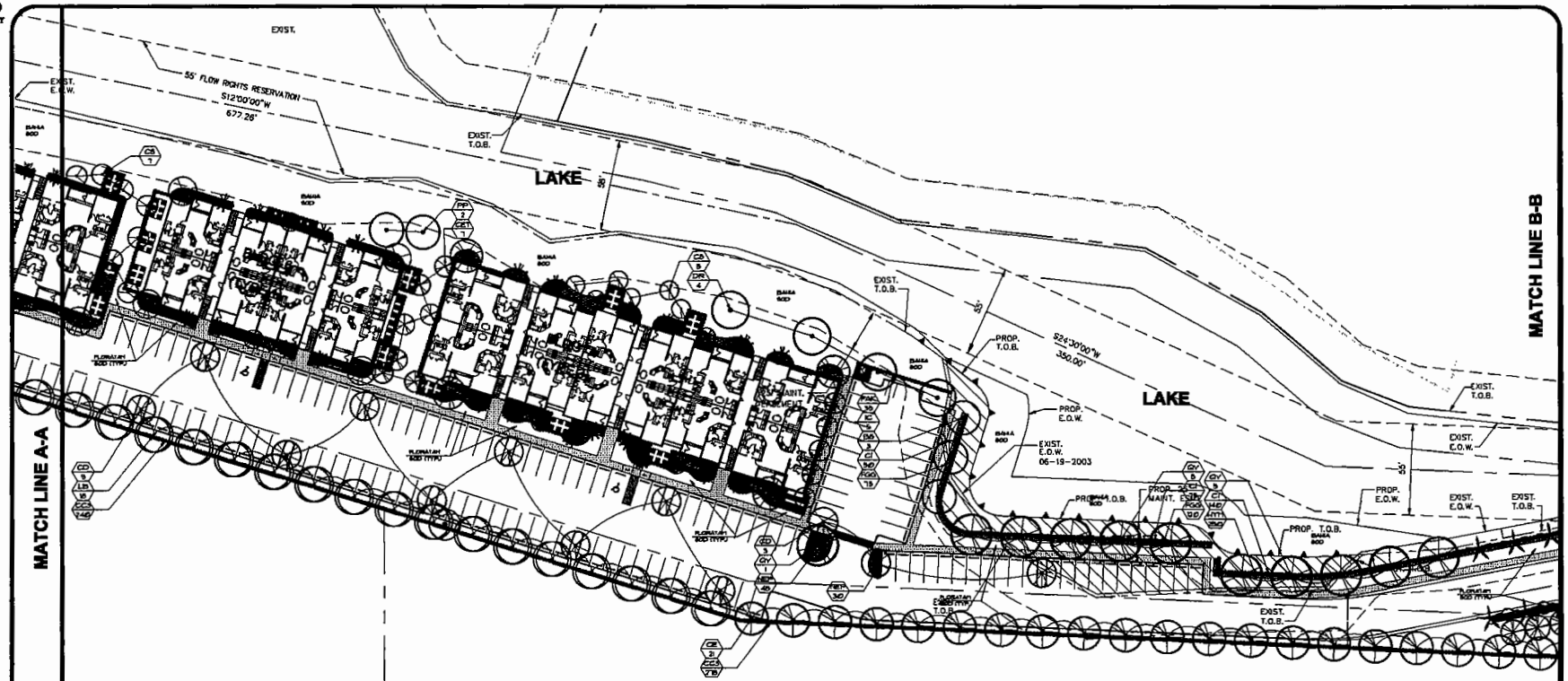


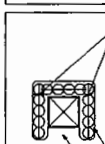
MINIMUM 8' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 8' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL SMALL TREES AND PALMS IS 15 FEET. PER FPL GUIDELINES AND FPL'S "PLANT THE RIGHT TREE IN THE RIGHT PLACE" FOR TREE AND PALM SIZES AND LIST.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR UNCLE. - TEL: 1 (800) 432-4770

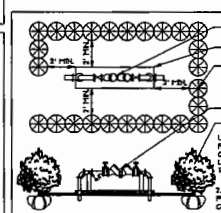
PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 3' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3' MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



BACKFLOW PREVENTER

CONCRETE SLAB

PROPOSED HEDGE COCOPLUM 400 SHRUBS AS NEEDED IF NOT SHOWN ON PLAN, 3 GAL. 24" X 24", 3' O.C.

BACKFLOW PREVENTER

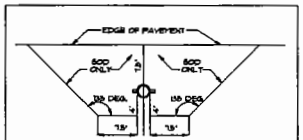
PROPOSED HEDGE

U.S. DOMESTIC BACKFLOW PREVENTION AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

U.S. LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-5(d) OF THE MIAMI-DADE COUNTY CODE.

TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

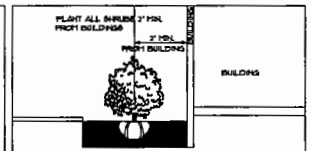
BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD.) MAILBOXES, PARKING LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTION: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE DETAIL

N.T.S.



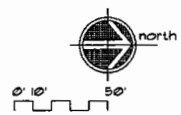
SHRUB PLANTING ADJACENT TO BUILDINGS DETAIL

N.T.S.

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC - AREC FERTILIZER + CHEMICAL (AREC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 2-08-08 (AREC * 5230) RATE: 13 LBS./ INCH OF DIA. * DBH PALMS: 2-04-12 (AREC * 7246) RATE: 13 LBS./ INCH OF DIA. * DBH SHRUBS AND GROUNDCOVERS: 12-06-08 AREC * 5230 RATE: 15 OZ./ FT. OF HEIGHT



CENTRAL SECTOR LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
Landscape Design
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TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date:	Revision
1.	10/11/07	Per Dade County Zoning Dept. comments on 10/04/07.
2.	01/11/08	Per revised base sent from Project Civil Engineer.
3.	03/03/08	Per revised base sent from Project Civil Engineer.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 07-58
scale: 1"=30'
date: Aug. 22, 2007
cad ref: 07-58-63

JAMES F. SOCASH
RLA # 0000333

Drawing:

L-3

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 2071-264
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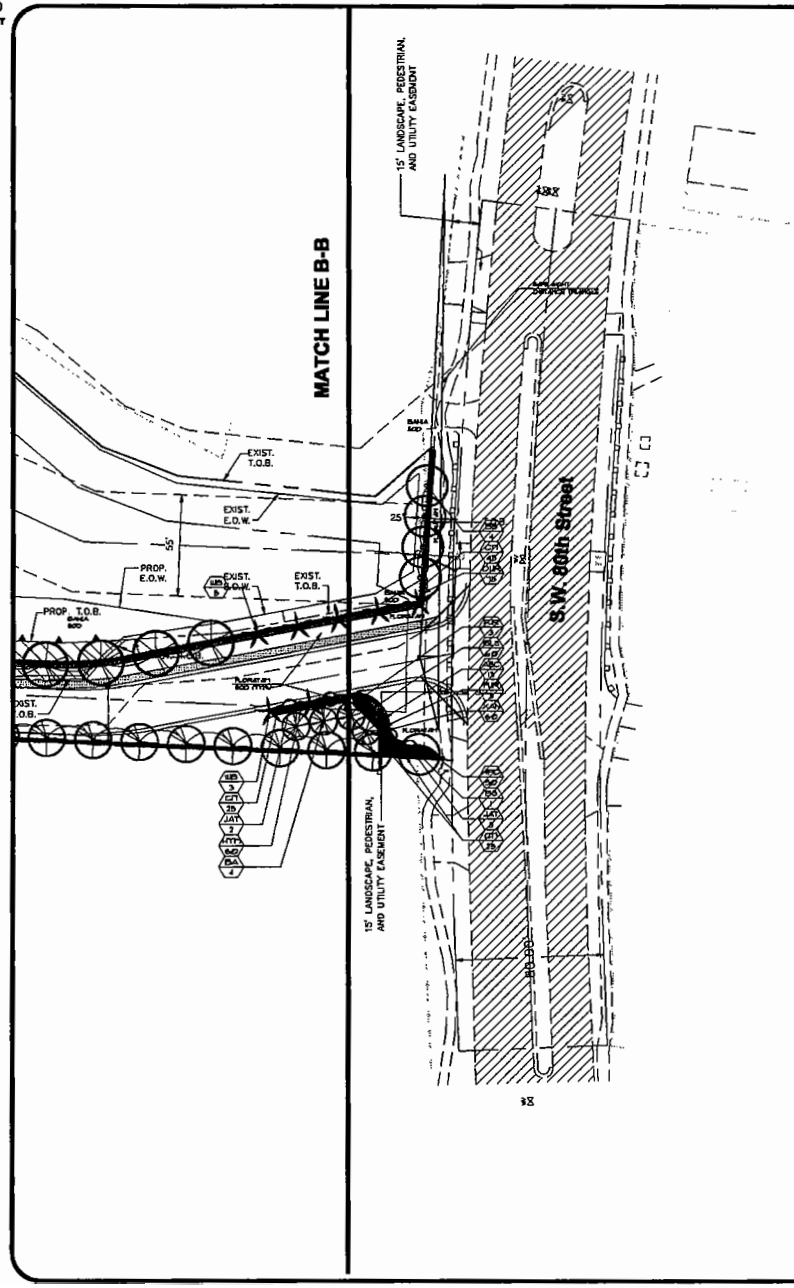
BY: VALDEZ



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE SOILMIX TOPSOIL/SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR ALL LANDSCAPE AREAS.

SODDED-LAWN AREAS:
2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE -OR-
TO THE DEPTH OF THE ROOTBALL OR CONTAINER, WHICHEVER IS GREATEST, THROUGHOUT.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50/50 TOPSOIL/SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME FOR A WIDTH OF 36" FROM THE BUILDING BASE.

THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 3" APPLICATION OF 50/50 TOPSOIL/SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 3" APPLICATION OF 50/50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 3" TOPSOIL/SAND SOIL APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS, AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

5. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PREVAILING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, ETC. ARE TO BE CONTAINED IN THE MULCH. THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

7. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON PLAN, STRONGLY ROOTED, FREE FROM WEED, NEMATODES, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. CONTRACTOR SHALL BE PAID BY THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).

8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 9-MONTH WARRANTY.

9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A 1-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA)
THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PREVAILING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

12. IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 100% OVERLAP AUTOMATIC SYSTEM W/ RAIN TEMPERATURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWD) SHALL BE STRICTLY ADHERED.

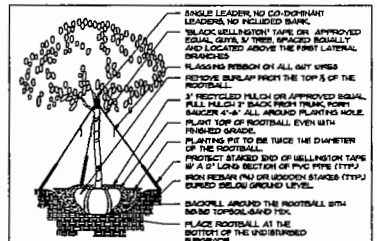
13. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

14. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

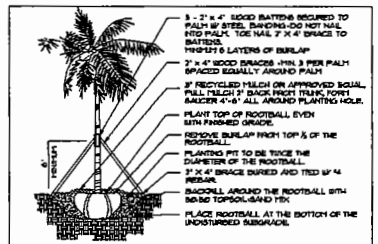
15. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS TEMPORARY ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

16. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK.

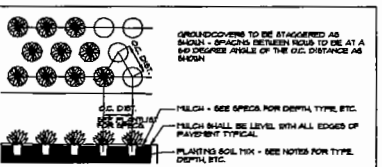
17. REMOVAL OF ANY TREES OR PALMS STILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS "NUISANCE" TREES MAY BE EXEMPT FROM THE PERMIT.



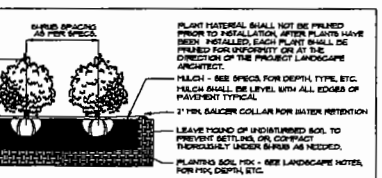
TREE PLANTING DETAIL
N.T.S.



PALM PLANTING DETAIL
N.T.S.



GROUNDCOVER PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

north

0' 10' 5'0'
SCALE: 1" = 30'

NORTH SECTOR LANDSCAPE PLAN

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TRADITION AT KENDALE LAKES
S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date	Revision
1.	10/11/07	Per Dade County Zoning Dept. comments on 10/24/07.
2.	01/11/08	Per revised base xref. from Project Civil Engineer.
3.	03/14/08	Per revised base xref. from Project Civil Engineer.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 07-58
scale: 1"=30'
date: Aug. 22, 2007
cad ref.: 07-58-64

JAMES F. SOCASH
RLA # 0001133

Drawing:
L-4

35

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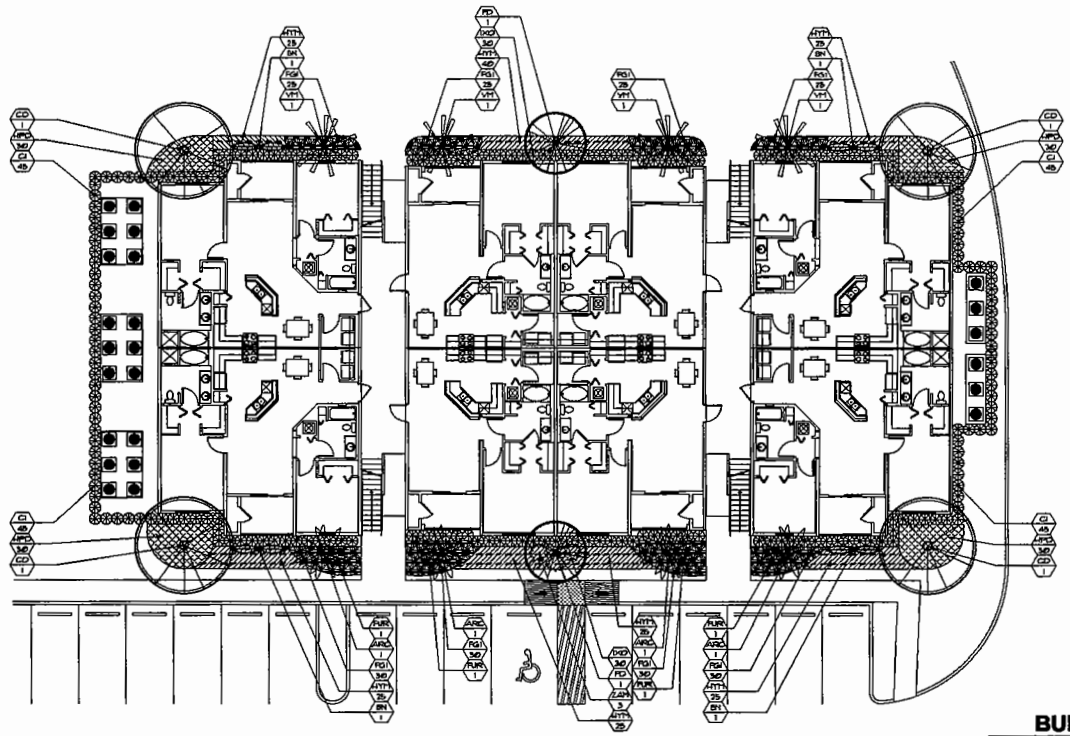

BUILDING TYPE 1

SCALE: 1" = 10'

3 BUILDINGS

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
CD	YES	4	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2" cal.
FD		2	JAPANESE FERN TREE	Ficlus decipiens	10' x 6'spr., 2 " cal.
ARC		4	KING ALEXANDER PALMS	Archontophoenix alexandrae	16' o.a., TRIPLE, full head
VM		4	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 14' o.a., full head
CI	YES	150	COCOPLUM	Chrysobalanus icaco	24" x 24", 24'o.c., full, 3 gal.
FGI		220	"GREEN ISLAND" FICUS	Ficus microcarpa "Green Island"	18" x 18", 18" o.c., full, 3 gal.
FUR		4	GIANT FALSE AGAVE	Furcrea foetida	4' x 4', 15 gal., full specimen
HPD	YES	120	DWARF FIREBUSH	Hamelia patens "Compacta"	18" x 18", 18" o.c., full, 3 gal.
HYM	YES	150	SPIDER LILY	Hymenocallis latifolia	12" x 12" full, 14" o.c., 1 gal.
IXO		60	IXORA "NORA GRANT"	Ixora spp.	24" x 24", 24" o.c., full, 3 gal.
SN		4	WHITE BIRD OF PARADISE	Strelitzia nicolai	6' o.a., full head
ZAM		5	CARDBOARD ZAMIA	Zamia maritima	15 gal., 3' x 3' full

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.

TOWNHOUSE TYPICAL LANDSCAPE PLANS

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TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date:	Revision
1.	10/11/07	Per Dade County Zoning Dept. comments on 10/04/07.
2.	01/11/08	Per revised base sent from Project Civil Engineer.
3.	02/11/08	Per revised base sent from Project Civil Engineer.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 07-58
scale: 1"=10'
date: Aug. 22, 2007
cad ref: 07-58-51

JAMES F. SOCASH
RLA # 0000133

Drawing:
TU-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 2071-294
DATE: MAR 17 2008
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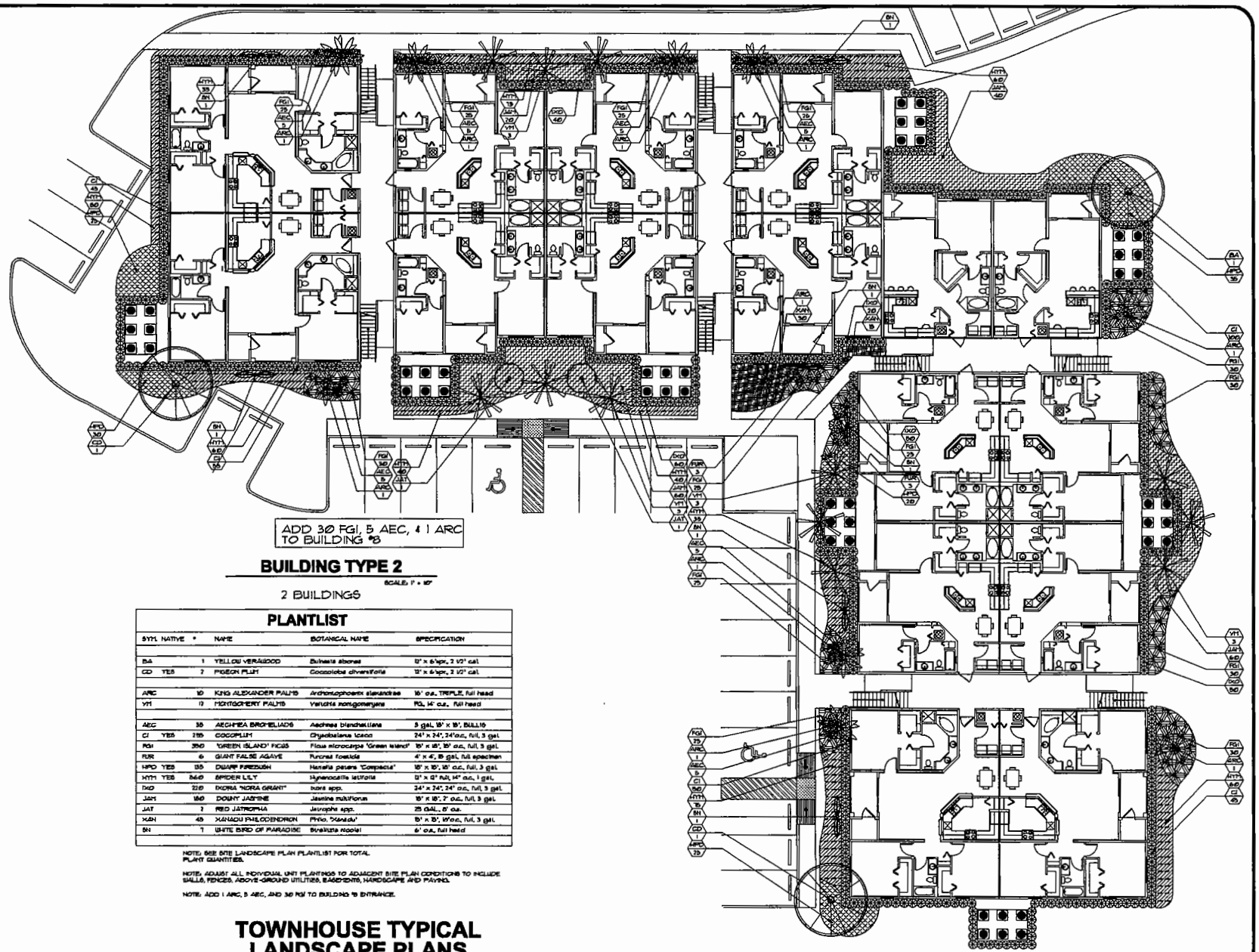
36



BUILDING TYPE 2

SCALE: 1" = 10'

2 BUILDINGS

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
BA		1	YELLOW VERAWOOD	Bulnesia sarmiensis	12' x 6'spr., 2 1/2" cal.
CD	YES	2	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2" cal.
ARC		10	KING ALEXANDER PALMS	Archontophoenix alexandrae	16' o.a., TRIPLE, full head
VM		12	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 14' o.a., full head
AEC		35	AECHMEA BROMELIADS	Aechmea blanchettiana	3 gal., 18" x 18", BULLIS
CI	YES	255	COCOPLUM	Chrysobalanus icaco	24" x 24", 24" o.c., full, 3 gal.
FGI		350	'GREEN ISLAND' FICUS	Ficus microcarpa 'Green Island'	18" x 18", 18" o.c., full, 3 gal.
FUR		6	GIANT FALSE AGAVE	Furcraea foetida	4' x 4', 15 gal., full specimen
HPD	YES	135	DWARF FIREBUSH	Hamelia patens 'Compacta'	18" x 18", 18" o.c., full, 3 gal.
HYM	YES	560	SPIDER LILY	Hymenocallis latifolia	12" x 12" full, 14" o.c., 1 gal.
IXO		220	IXORA 'NORA GRANT'	Ixora spp.	24" x 24", 24" o.c., full, 3 gal.
JAM		180	DOWNY JASMINE	Jasmine multiflorum	18" x 18", 2' o.c., full, 3 gal.
JAT		2	RED JATROPHA	Jatropha spp.	25 GAL., 8' o.a.
XAN		45	XANADU PHILODENDRON	Philo. 'Xanadu'	15" x 15", 18" o.c., full, 3 gal.
SN		7	WHITE BIRD OF PARADISE	Strelitzia nicolai	6' o.a., full head

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.

NOTE: ADD 1 ARC, 5 AEC, AND 30 FGI TO BUILDING #8 ENTRANCE.

TOWNHOUSE TYPICAL LANDSCAPE PLANS

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TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date:	Revision
1.	10/11/07	Per Dade County Zoning Dept. comments on 10/04/07.
2.	01/11/08	Per revised base sent from Project Civil Engineer.
3.	03/11/08	Per revised base sent from Project Civil Engineer.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: T.T. MORAN
approved: J. F. SOCASH
project #: 07-58
scale: 1"=10'
date: Aug. 22, 2007
cad ref: 07-58-52

JAMES F. SOCASH
RLA # 0001132

Drawing:
TU-2

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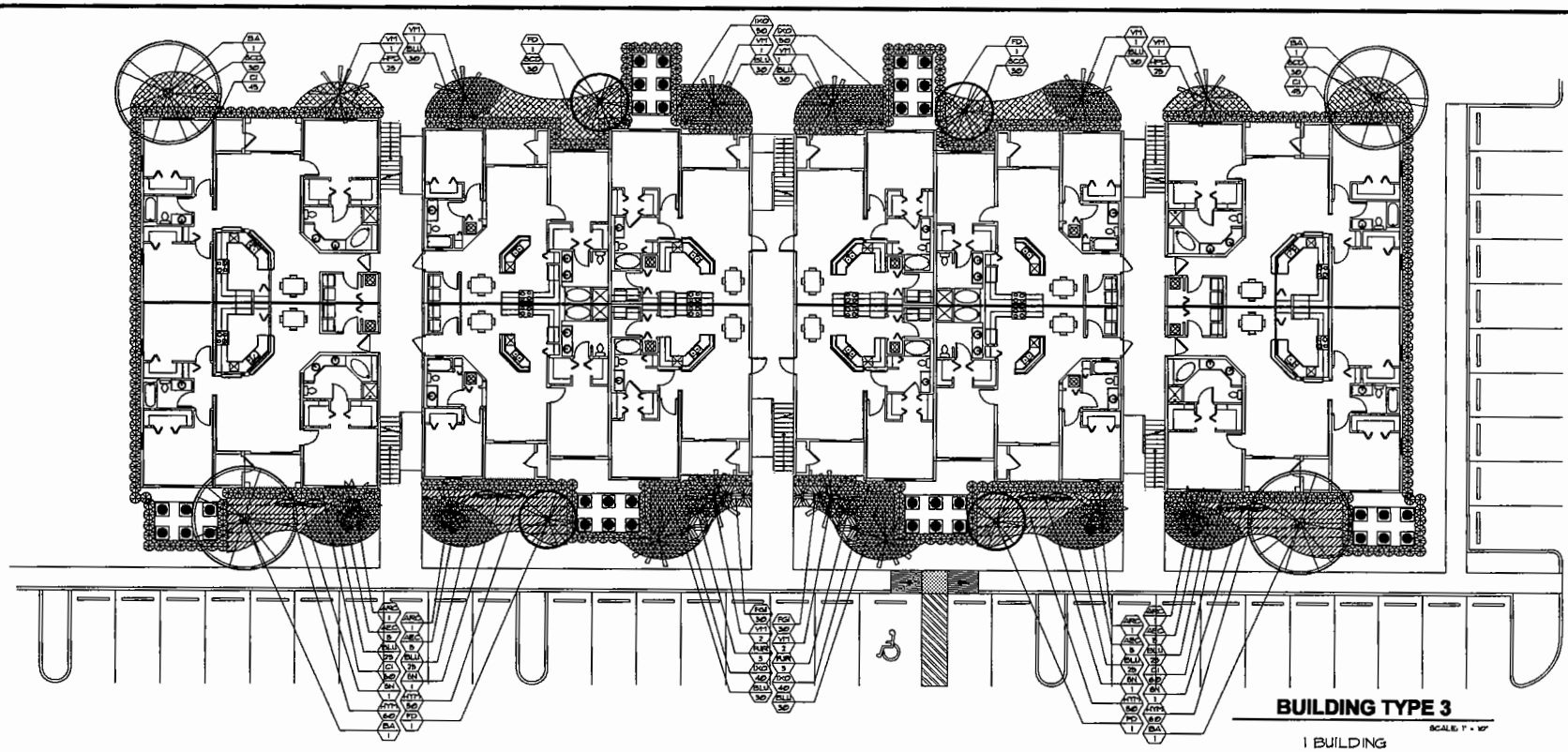

BUILDING TYPE 3

SCALE: 1" = 10'

1 BUILDING

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
BA		4	YELLOW VERAWOOD	Bulnesia abonea	12' x 6'spr., 2 1/2' cal.
FD		4	JAPANESE FERN TREE	Filicium decipiens	10' x 6'spr., 2 ' cal.
ARC		4	KING ALEXANDER PALMS	Archontophoenix alexandrae	16' o.a., TRIPLE, full head
VM		10	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 14' o.a., full head
AEC		20	AECHMEA BROMELIADS	Aechmea blanchetiana	5 gal., 18' x 18', BULLIS
CI	YES	210	COCOPLUM	Chysobalanus icaco	24" x 24", 24'o.c., full, 3 gal.
BLU		280	BLUEBERRY FLAX LILY	Dianella tasmanica	12' x 12', 16' o.c., 1 gal.
FGI		60	'GREEN ISLAND' FICUS	Ficus microcarpa 'Green Island'	18' x 18', 18' o.c., full, 3 gal.
FUR		6	GIANT FALSE AGAVE	Furcrea foetida	4' x 4', 15 gal., full specimen
HPD	YES	50	DWARF FIREBUSH	Hamelia patens 'Compacta'	18' x 18', 18' o.c., full, 3 gal.
HYM	YES	220	SPIDER LILY	Hymenocallis latifolia	12' x 12' full, 14' o.c., 1 gal.
IXD		180	IXORA 'NORA GRANT'	Ixora spp.	24" x 24", 24' o.c., full, 3 gal.
SCD	YES	120	SAND CORDGRASS	Spartina bakerii	3 gal., 16' x 16', 18' o.c. full
SN		4	WHITE BIRD OF PARADISE	Strelitzia nicolai	6' o.a., full head

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.

TOWNHOUSE TYPICAL LANDSCAPE PLANS

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TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date:	Revision
1.	10/17/07	Per Dade County Zoning Dept. comments on 10/04/07.
2.	01/17/08	Per revised base sent from Project Civil Engineer.
3.	03/3/08	Per revised base sent from Project Civil Engineer.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 07-58
scale: 1"=10'
date: Aug. 22, 2007
cad ref: 07-58-53

JAMES F. SOCASH
RLA # 000102

Drawing:
TU-3

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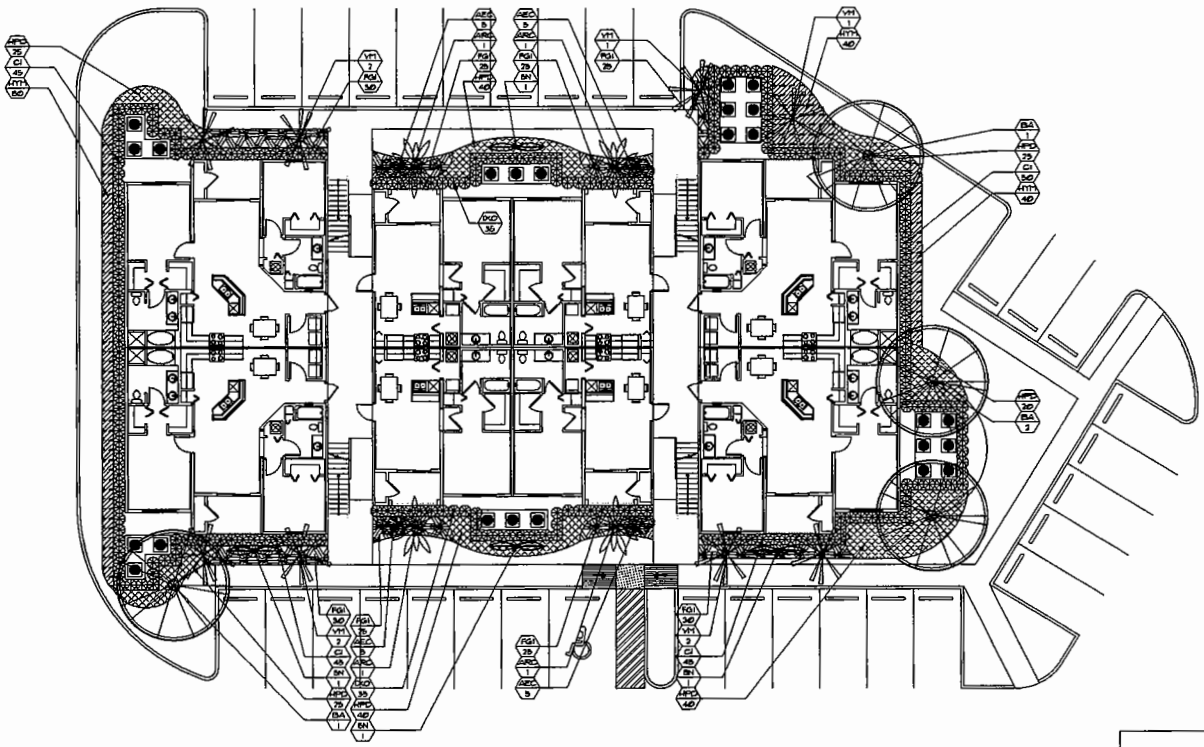

BUILDING TYPE 4

SCALE: 1" = 10'

1 BUILDING

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
BA		4	YELLOW VERAWOOD	Bulnesia sarmiensis	12' x 6'spr., 2 1/2" cal.
ARC		4	KING ALEXANDER PALMS	Archontophoenix alexandrae	16' o.a., TRIPLE, full head
VM		8	MONTGOMERY PALMS	Veitchia montgomeryana	FG, 14' o.a., full head
AEC		20	ABCHMEA BROMELIADS	Aechmea blanchetiana	3 gal, 18" x 18", BULLIS
CI	YES	185	COCOPLUM	Chrysobalanus icaco	24" x 24", 24"o.c., full, 3 gal.
FGI		75	"GREEN ISLAND" FICUS	Ficus microcarpa "Green Island"	18" x 18", 18" o.c., full, 3 gal.
HPD	YES	210	DWARF FIREBUSH	Hamelia patens "Compacta"	18" x 18", 18" o.c., full, 3 gal.
HYM	YES	169	SPIDER LILY	Hymenocallis latifolia	12" x 12" full, 14" o.c., 1 gal.
IXO		70	IXORA "NORA GRANT"	Ixora spp.	24" x 24", 24" o.c., full, 3 gal.
SN		4	WHITE BIRD OF PARADISE	Strelitzia nicolai	6' o.a., full head

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.

TOWNHOUSE TYPICAL LANDSCAPE PLANS

JFS Design Inc.
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Irrigation Design
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TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date	Revision
1.	10/17/07	Per Dade County Zoning Dept. comments on 10/04/07.
2.	01/11/08	Per revised base sent from Project Civil Engineer.
3.	02/18/08	Per revised base sent from Project Civil Engineer.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: T.T. MORAN
approved: J. F. SOCASH
project #: 07-58
scale: 1"=10'
date: Aug. 22, 2007
cad ref: 07-58-54

JAMES F. SOCASH
RLA # 0000183

Drawing:
TU-4

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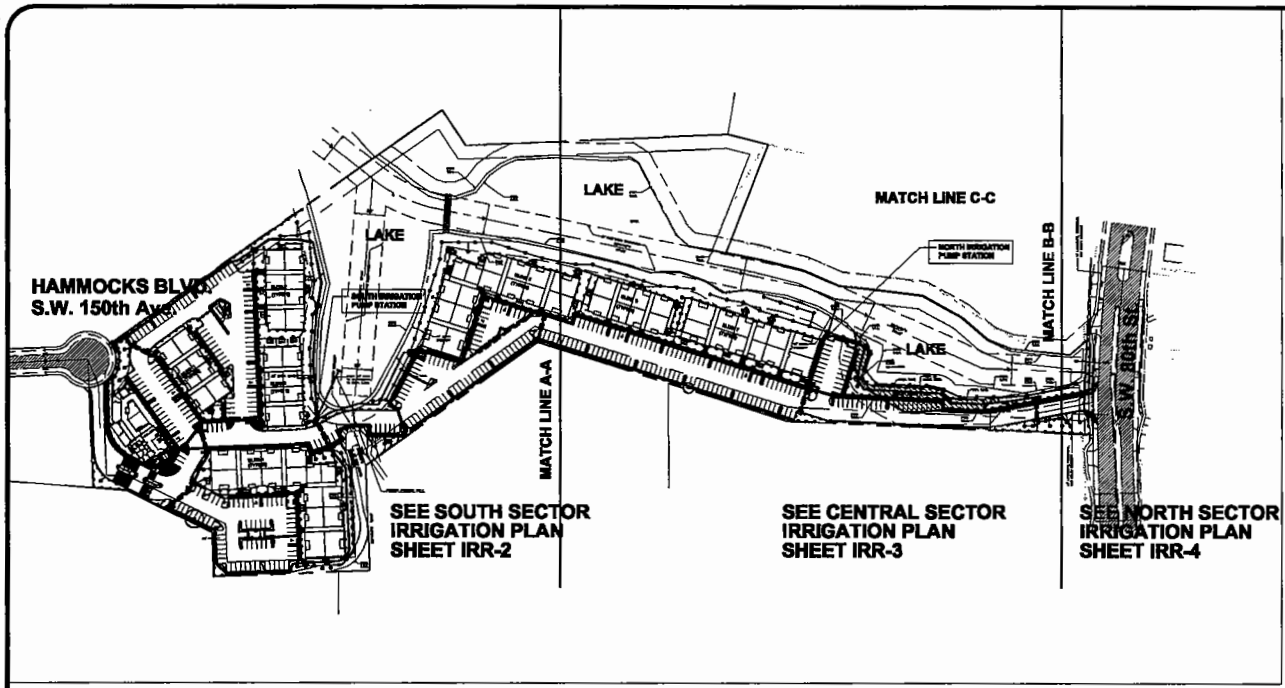

IRRIGATION SPECIFICATIONS

CONTROLLERS (2):
RAINBIRD ESP-LX PLUS 16 STATION CONTROLLERS, OR APPROVED EQUAL
CONTROLLER LOCATIONS TO BE DETERMINED. CONTRACTOR SHALL COORDINATE LOCATION WITH THE PROJECT MANAGER AND PROVIDE FOR ELECTRICAL POWER TO CONTROLLER. RAIN SENSOR TO BE INSTALLED CONCURRENTLY WITH CONTROLLER.

RAIN SENSORS (2):
"MINI-CLIK" OR APPROVED EQUAL
PER SFWMD REQUIREMENTS

VALVES:
RAINBIRD OR APPROVED EQUAL
1" ELECTRIC

VALVE BOXES:
AMTEC OR NELSON, STANDARD 10" RECTANGULAR TURF IRRIGATION BOXES WITH LATCHING GREEN COVERS.

SPRINKLERS:
RAINBIRD 5004 ROTORS - OR APPROVED EQUAL
3.0 GPM - Full or Part Circle

TORO 570 SERIES SPRINKLERS
TORO 570 SERIES SPRAY NOZZLES-
U 15' RADIUS
FULL OR PART CIRCLES AS NEEDED.
4" POP-UP FOR ALL SOD AREAS
6" POP-UP FOR ALL GROUNDCOVER BEDS

12" POP-UP FOR ALL SHRUB BEDS

RISERS ARE NOT PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCH. OR PROJECT MANAGER.

MISCELLANEOUS:
CONTRACTOR TO COORDINATE WITH PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO CONTROLLER AND ANY OTHER COMPONENTS, IE. PUMP STATION, ETC.

NOTE: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO PROVIDE FOR IRRIGATION FOR ANY OTHER AREAS TO BE IRRIGATED NOT SHOWN ON THIS PLAN, OR MODIFIED AFTER THIS DESIGN.

FLORIDA BUILDING CODE- APPENDIX F PART V-A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS. BACKFILL AND COMPACTION PER APPENDIX F.

IRRIGATION LEGEND

- P — PUMP STATIONS (2) -SEE SPECIFICATIONS 2 - 1.5 HP GOULDS OR APPROVED EQUAL CLOCK START-DUATION DEVICE
- SV — ISOLATION GATE VALVE
- 3" PVC Main Supply Line- Sch 40
- C — RAINBIRD ESP-LX PLUS 16 STATION- TORO 570-CLIK" RAIN SENSORS (2) ATTACHED TO EACH PUMP STATION
- JB — JUNCTION BOX W/ WATERPROOF CONNECTORS
- LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- 2" ELEC. VALVE- RAINBIRD OR APP. EQUAL IN 10" VALVE BOX
- ZONE 4 — ZONE DESIGNATION
- RAINBIRD 5004 ROTORS OR APPROVED EQUAL Full or Part Circle as needed
- TORO 570 SERIES SPRINKLERS
  - 4" POP-UP = 5' HALF CIRCLE, 3.0 GPM
  - 6' QUARTER CIRCLE, 1.0 GPM
- TORO RAIN STRIP-TYPE SPRAY HEADS
  - END STRIP, 1.0 GPM
  - SIDE STRIP, 1.5 GPM
- TORO 570 SERIES FLOOD BUBBLERS 1.0 GPM

north

0' 100' 200'
SCALE: 1" = 100'

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.

2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.

3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, IE. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS.

4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.

5. CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 1' X 1' X 1' AT ALL "T" INTERSECTIONS OR BENDS 90 DEGREES OR GREATER ON THE MAIN LINE.

6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.

7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES.

8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.

IRRIGATION NOTES

9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES.

11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.

12. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.

13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE 14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 3 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.

14. LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 50% OVERLAP.

15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.

16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.

17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.

18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.

FLORIDA BUILDING CODE- APPENDIX F
PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 6"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	0"
1 1/2" TO 3"	0" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

SPECIAL NOTE:

A ROUGH INSPECTION IS REQUIRED BY DADE COUNTY PRIOR TO TRENCH BACKFILLING, AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

A WRITTEN TREE REMOVAL PERMIT FROM DADE COUNTY DERM IS REQUIRED PRIOR TO ANY TREE REMOVAL ON THIS SITE.

SITE IRRIGATION PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 0003393
Landscape Design
Irrigation Design
12949 Miramar Pkwy
Miramar, FL 33025
TEL: (954) 447-1852
FAX: (954) 442-8275
jimmy@jfsdesigninc.com

TRADITION AT KENDALE LAKES
S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date	Revision
1.	10/11/07	Per Dade County Zoning Dept. comments on 10/04/07.
2.	01/11/08	Per revised base sent from Project Civil Engineer.
3.	03/13/08	Per revised base sent from Project Civil Engineer.

designed: J. F. SOCASH
drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. SOCASH
project #: 07-58
scale: 1"=100'
date: Aug. 22, 2007
cad ref: 07-58-'11

JAMES F. SOCASH
RLA # 0000137

Drawing:
IRR-1

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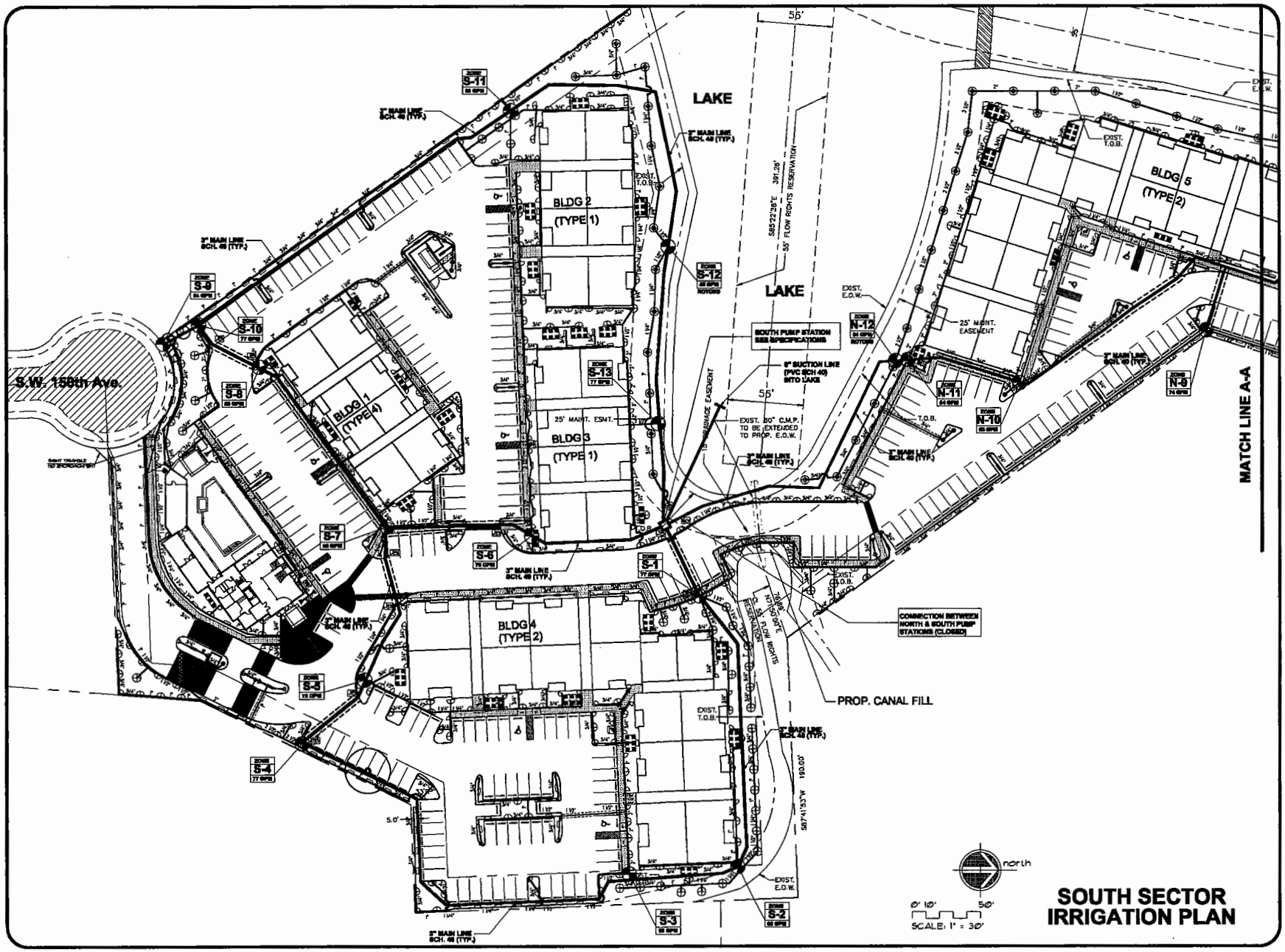

SOUTH SECTOR IRRIGATION PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393

Landscape Design
Irrigation Design
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TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date	Revision
1.	10/11/07	Per Dade County Zoning Dept. comments on 10/04/07.
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drawn: B. DIAZ
checked: T.Y. MORAN
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JAMES F. SOCASH
PLA # 000133

Drawing:
IRR-2

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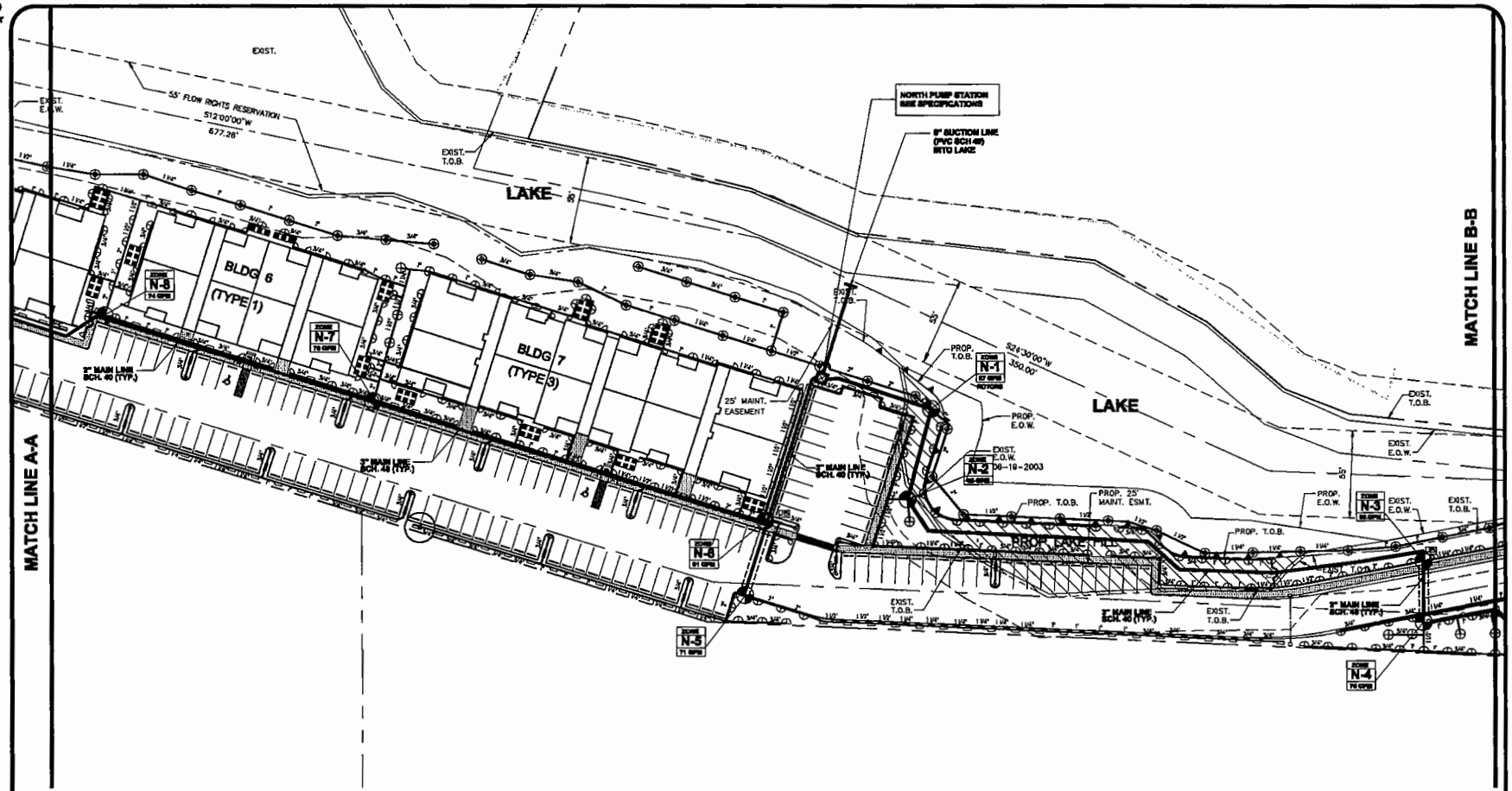

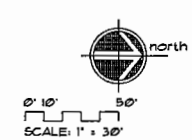

CENTRAL SECTOR IRRIGATION PLAN

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Landscape Design
Irrigation Design
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TEL: (954) 447-1882
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TRADITION AT KENDALE LAKES

S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date:	Revision
1.	10/17/07	Per Dade County Zoning Dept. comments on 10/04/07.
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3.	03/3/08	Per revised base sent from Project Civil Engineer.

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drawn:	B. DIAZ
checked:	T.Y. MORAN
approved:	J. F. SOCASH
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JAMES F. SOCASH
PLA # 0001132

Drawing:
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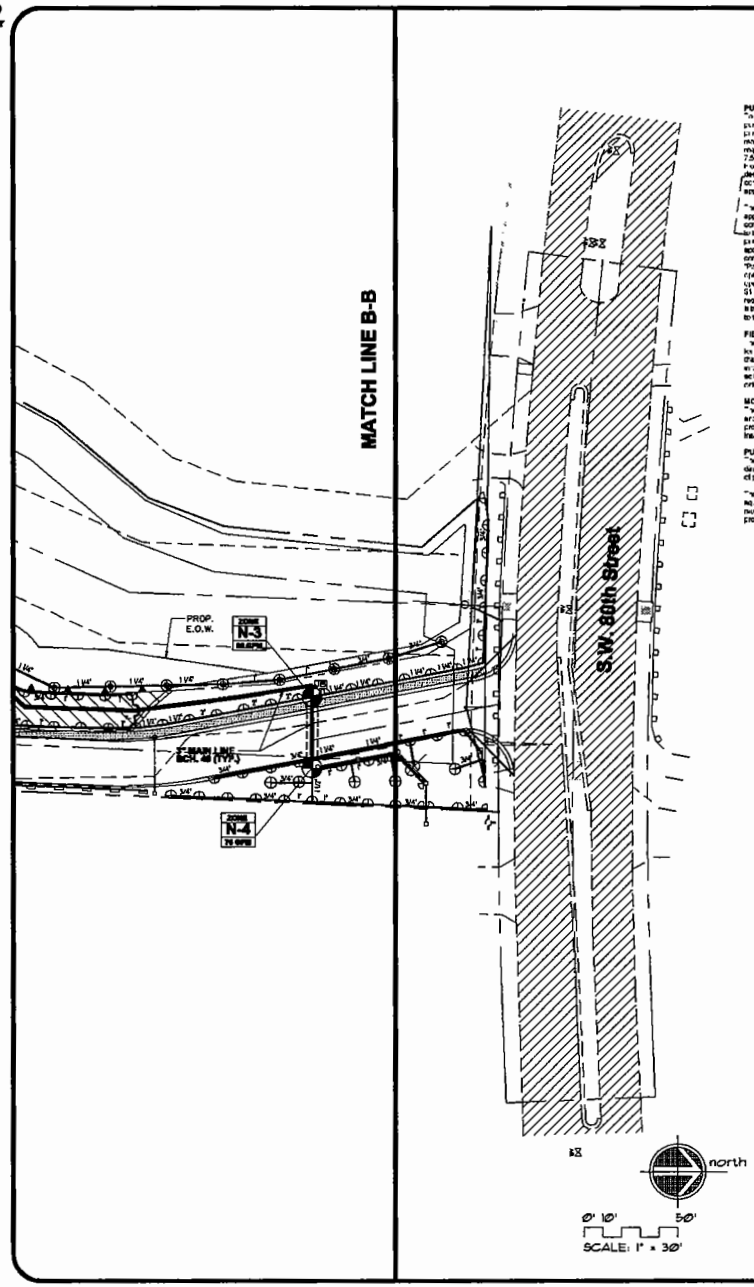


TRADITION AT KENDALE LAKES PUMPS 1 AND 2

SPECIFICATIONS

SINGLE CENTRIFUGAL PUMP SYSTEM
FIBERGLASS ENCLOSED CLOCK START

PURPOSE:
To provide a complete prefabricated skid mounted fiberglass enclosed clock start centrifugal pump system (hereinafter sometimes referred to as the "manufactured pump" or "pump") suitable for the manufacture of potable water pump systems. The manufacturer will make his/her best effort to install and operate the system in strict accordance with manufacturer's directions, notes and/or the system data. The system shall be a Model HCP-7.5CB 2030 E 16LJ-V, as manufactured by Hoover Pumping Systems of Pompano Beach, Florida USA (954) 971-7350 (see attached data sheet for specifications).

FIBERGLASS ENCLOSURE:
The pump station shall be protected by a fiberglass enclosure, 2' 0" x 4' through 30 feet and 4' x 8' for 30 feet and beyond at ground level. Enclosure shall be of the type that is uniform in color and texture, reinforced with fiberglass and stiffened by ribs. The enclosure is to open clear of the station for ease of service and have a stainless steel hinge and an latching locking handle. The enclosure shall be of dimensions adequate to contain the entire pump station including the discharge, sensor and controls.

MOUNTING ASSEMBLY:
The pump station shall be mounted on a galvanized steel runner skid 2'-6" x 4' through 25 feet and galvanized steel structural skid 4' x 8' for 30 feet and beyond. Adequate provisions shall be provided to mount the pump motor and control panel assemblies. The entire station shall be installed on a reinforced concrete slab sized as noted on the system detail.

PUMP AND MOTOR:
The pump shall be a single-stage end-suction centrifugal type, with the liquid end mounted directly to the motor enclosure to allow ease pull out of the entire motor. A pressure sensor for low oil prime protection shall be installed into the pump volute.

The system will be designed for operation at 3,450 RPM. The pump driving motor shall be of the sealed oil type, inductor type. The motor shall be suitable for the voltage stated on the 60 Hz. The motor enclosure shall be totally enclosed fan cooled (TEFC) 5.5 hp sequence and higher and open drip proof (ODP) for smaller sizes, configured to allow direct mounting of the pump to liquid end.

The main pump shall be rated at 7.5 HP at 60 Hz. Motor will not exceed 10-P when only single phase electric service is available.

PUMP STATION PERFORMANCE:
The required pump performance with a maximum of 12 ft. of suction lift is as follows:
a) discharge pressure of 50 psi, b) minimum required flow of 60 GPM, and c) or minimum required flow of 25 GPM.

IRRIGATION PUMP CONTROL PANEL:
The control panel assembly shall be a listed and approved enclosure and its accessories will section 508A for "enclosed industrial control panels." All parts, devices and wiring shall be mounted in a well contained weather resistant, NEMA 4 or 4X control cabinet. An elevation schematic shall be permanently mounted inside the enclosure. The control cabinet shall contain the following protection and control equipment:

Operation
The station operates as a clock start, clock restart system. System features include Loss of Prime and No Flow protection. The system is equipped with Loss Of Prime and No Flow indicator lights and a Hand-Off-Reset-Auto (H-O-A) selector switch. The self-diagnostic control panel assembly includes LED status indicator lights for power failure, no flow, loss of prime, and pump run. Pump clock start relay, and auxiliary contacts are provided.

Clock Start
The pump starts with the irrigation controller (clock) begins a watering sequence.

Clock Retirement
The pump turns off when the clock completes a watering sequence.

Loss of Prime Protection
If a pressure in the pump volute falls below 20 PSI for 45 seconds during pump operation, the pump will shut off and the "Loss of Prime" light will turn on. The system will remain off until manually reset with the H-O-A selector switch.

No Flow Protection
If no flow is detected for 60 seconds during pump operation, the pump will shut off and the "No Flow" light will turn on. The pump will remain off for 12 minutes and then will restart. The "No Flow" light will remain on until manually reset with the H-O-A selector switch to rule by the irrigation maintenance personnel and potential leak/valve failure.

Hand – Off / Reset – Auto Switch
The station is equipped with an H-O-A selector switch, which operates as follows:

Position		Function
Hand	-	Manual pump start. This position overrides all protective features and start controls.
Off / Reset	-	Pump will not run. This position resets all alarms
Auto	-	Pump will start automatically. In this position all start controls and protective features are active.

Protection equipment
- Front operated main power disconnect
- Time delayed motor starter fuses for motor short circuit protection
- Full voltage class 10 FR motor starter
- Metal oxide var alive (MOV) "ie transient voltage suppression per phase
- Fused control circuitry with blown fuse lighted indicator for each circuit

DISCHARGE PIPE MANIFOLD:
The pipe discharge manifold shall be constructed of galvanized steel pipe with galvanized roll groove fittings. A flow switch, pressure gauge and tee shall be provided on the station discharge. A solar type butterfly valve of bronze bodyvalve will be provided on pump station discharge.

FLOWMETER:
The flowmeter will provide total and rate display with plus or minus 2% accuracy within its stated flow range at 14 to 228 gal. Pulse output. Body is corrosion resistant cast iron with baked powder coating.

SUCTION LINE:
The suction line size station line shall be 3" diameter or larger as required for a minimum of 5 feet per second velocity flow. If a reducing fitting is required at the pump station an eccentric reducer shall be installed. Any above ground pipe at the pump system exposed to sunlight shall be schedule 40 galvanized steel with galvanized roll groove fittings. Outdoor pipe and fittings shall be HDPE fusion fused.

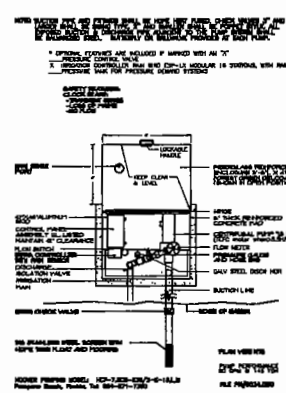
Lake Suction: Suction screen assembly shall be 3" diameter stainless steel 10 mesh and 36" in length. A cast iron roll groove swing check valve shall be provided at the pump station. The suction pipe shall be supported 18" off the shoreline bottom with high density polyethylene HDPE tube float and mooring and have a minimum of 4" water cover.

IRRIGATION CONTROLLER:
A Rain Bird ESP-LX Modular model 16 station irrigation controller and rain sensor shall be installed on the pump system. The panel for shall be powered from a fuse block in the pump system control panel. The control for shall activate the pump via a relay in the control panel.

WARRANTIES
Prior to shipping, the manufacturer shall flow test the system and submit a certified report to the engineer stating the system is within ½ % or ± of the specified flow rate and pressure, and meets the operational requirements.

The manufacturer of the pump station shall warrant all components for a period of one (1) year from date of manufacture.

PN#9534



TRADITION AT KENDALE LAKES
CENTIFUGAL PUMP SYSTEM
PUMPS 1 AND 2

1 PLAN VIEW N.T.S.

DATE: 5 November 2007
TO: Jimmy Socash, JFS Design Inc.
FROM: Danielle Lee, Hoover Pumping Systems
RE: Tradition at Kendale Lakes Pumps 1 and 2 Pump System
Electrical Service PN#9534

Thank you for selecting Hoover Pumping Systems to provide the packaged pump system for this project.

The following design information should be given to the engineering professional responsible for the design of the electrical supply to the pump system.

The system will be manufactured based on one of the following electrical configurations:

Voltage	Phase	Hertz	Panel Connections
208	1	60	4 Wires (A, B, Neutral, Ground)
230	1	60	4 Wires (A, B, Neutral, Ground)
208	3	60	5 Wires (A, B, C, Neutral, Ground)
230	3	60	5 Wires (A, B, C, Neutral, Ground)
460	3	60	4 Wires (A, B, C, Ground)

Note: Three phase power is required for systems over 10 horsepower.

The Hoover Pumping Systems pump system is supplied with an Underwriters Laboratories® (UL®) listed enclosed Industrial Control Panel assembly. The Control Panel assembly contains all of the pump system controls, a main disconnect, and a ground connection. A separate service disconnect is required.

The minimum labeled wire size connection to the panel as required by UL® will be provided to our customer upon confirmation of the system voltage and phase. Note that larger wires may be required to limit voltage drop. Our recommendation, for best operation, is to size conductors for no more than 3% voltage drop [1] at panel listed full load amperes.

The pump station will include the following pump motor loads:

Pump Name	Horsepower	N.E.C. FLA [2] (based on voltage/phase)	Service Factor
Pump#1	7.5	4	1.15
Control Panel	N/A	4	N/A

The data here may be used for selection of appropriate electrical supply equipment, including feeder, branch circuit protection, and disconnects.

Please contact Hoover Pumping Systems at (954) 971-7350 for assistance with voltage drop or other application considerations. Thank you.

[1] ref. NFPA 70 - National Electrics Code (NEC) 215.1 (NUN FPN No. 4, 210.2 FPN No. 2
[2] Pump motor Full Load Amps (FLA) per N.E.C. tables 430.143 & 430.150

NORTH SECTOR
IRRIGATION PLAN

JFS Design Inc.
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Irrigation Design
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JFS
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Miramar, FL 33025
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FAX: (954) 441-8675

TRADITION AT KENDALE LAKES
S.W. 80th STREET & S.W. 150th AVENUE
MIAMI, FLORIDA

No.	Date	Revision
1.	10/17/07	Per Dade County Zoning Dept. comments on 10/24/07.
2.	01/11/08	Per revised base sent from Project Civil Engineer.
3.	03/14/08	Per revised base sent from Project Civil Engineer.

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drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. SOCASH
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cad ref: 07-58-14

JAMES F. SOCASH
RLA # 0000393

Drawing:
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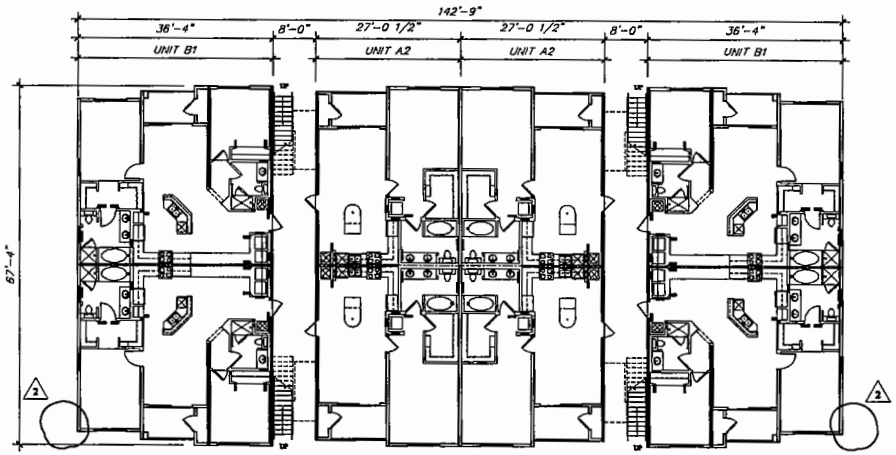
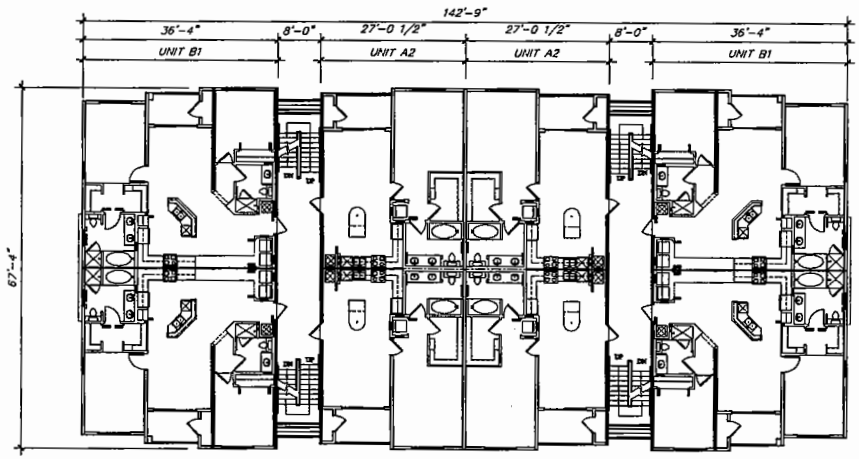


1 BLDG TYPE 1: FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BLDG TYPE 1: SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

RICHARD JONES
ARCHITECTURE
10 S.E. FIRST AVENUE | SUITE 202
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AR 0016172
WWW.RJARCHITECTURE.COM

TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION #	08-004
DESIGNER:	RJ
DRAWN BY:	JS
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:
2 CLIENT REV. 03.14.2008

BUILDING TYPE 1

1ST AND 2ND FLOOR PLAN

A-1

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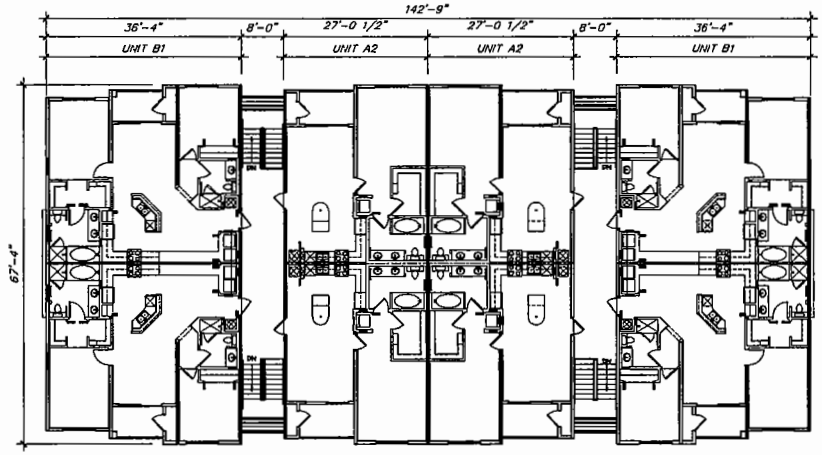
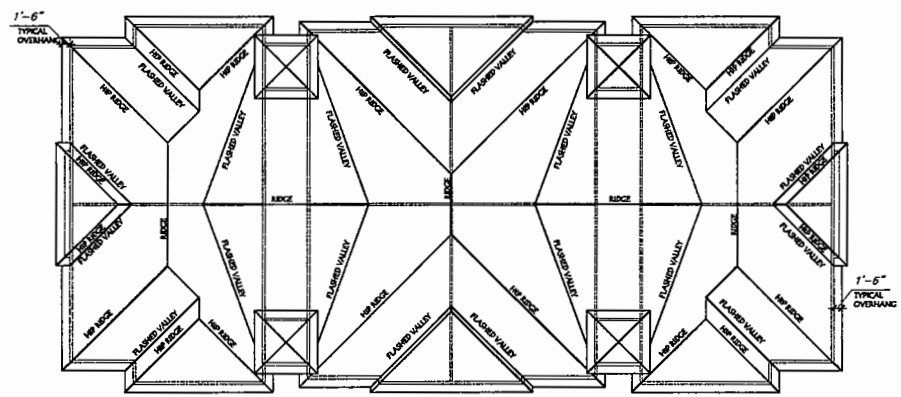


1 BLDG TYPE 1: THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"



2 BLDG TYPE 1: ROOF PLAN
SCALE: 1/32" = 1'-0"

RICHARD JONES
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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200 , Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:

BUILDING TYPE 1

3RD FLOOR AND ROOF PLAN

A-2

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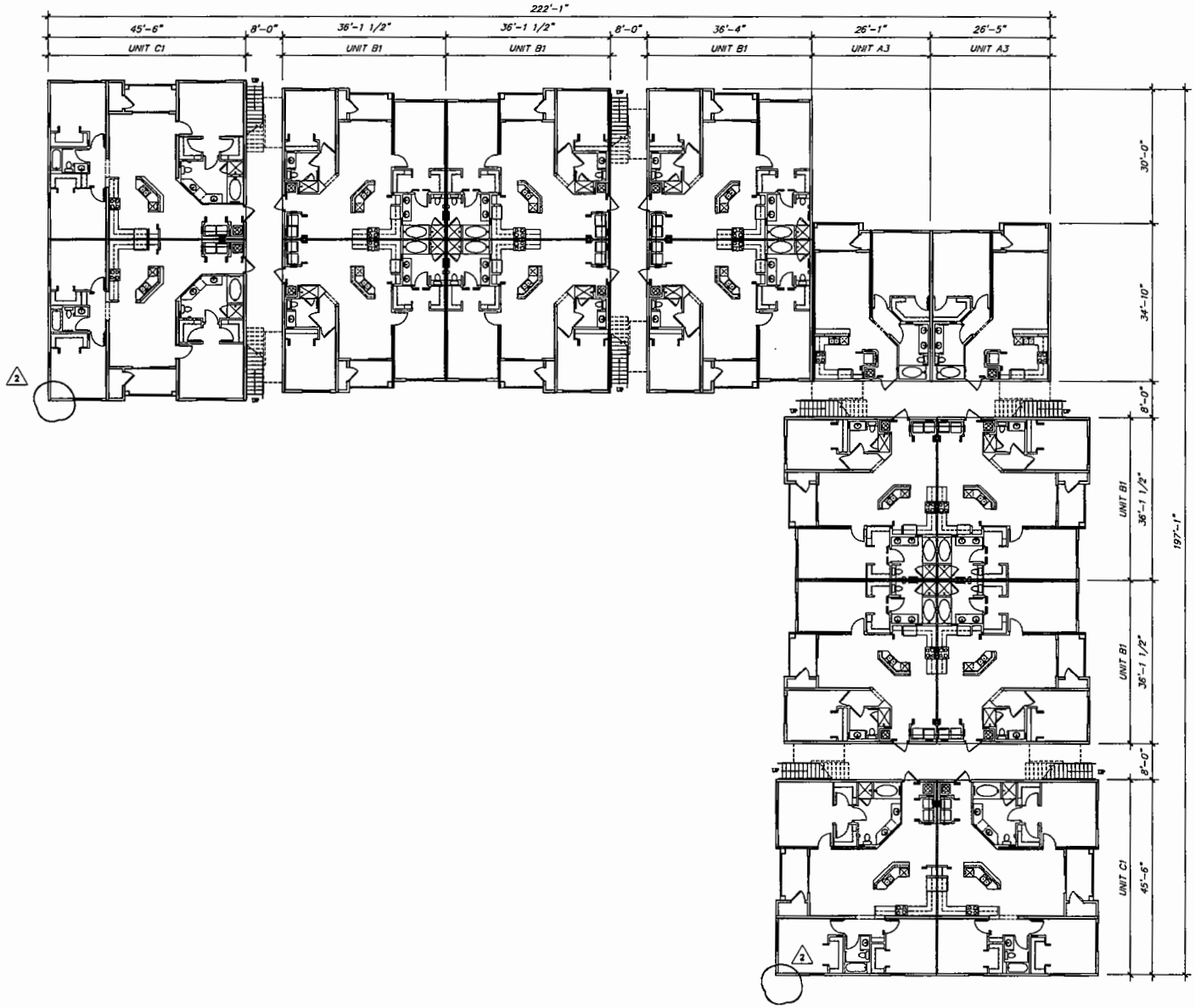

1 BLDG TYPE 2: FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE

AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:
2 CLIENT REV. 05.14.2008

BUILDING
TYPE 2

1ST FLOOR
PLAN

A-4

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46

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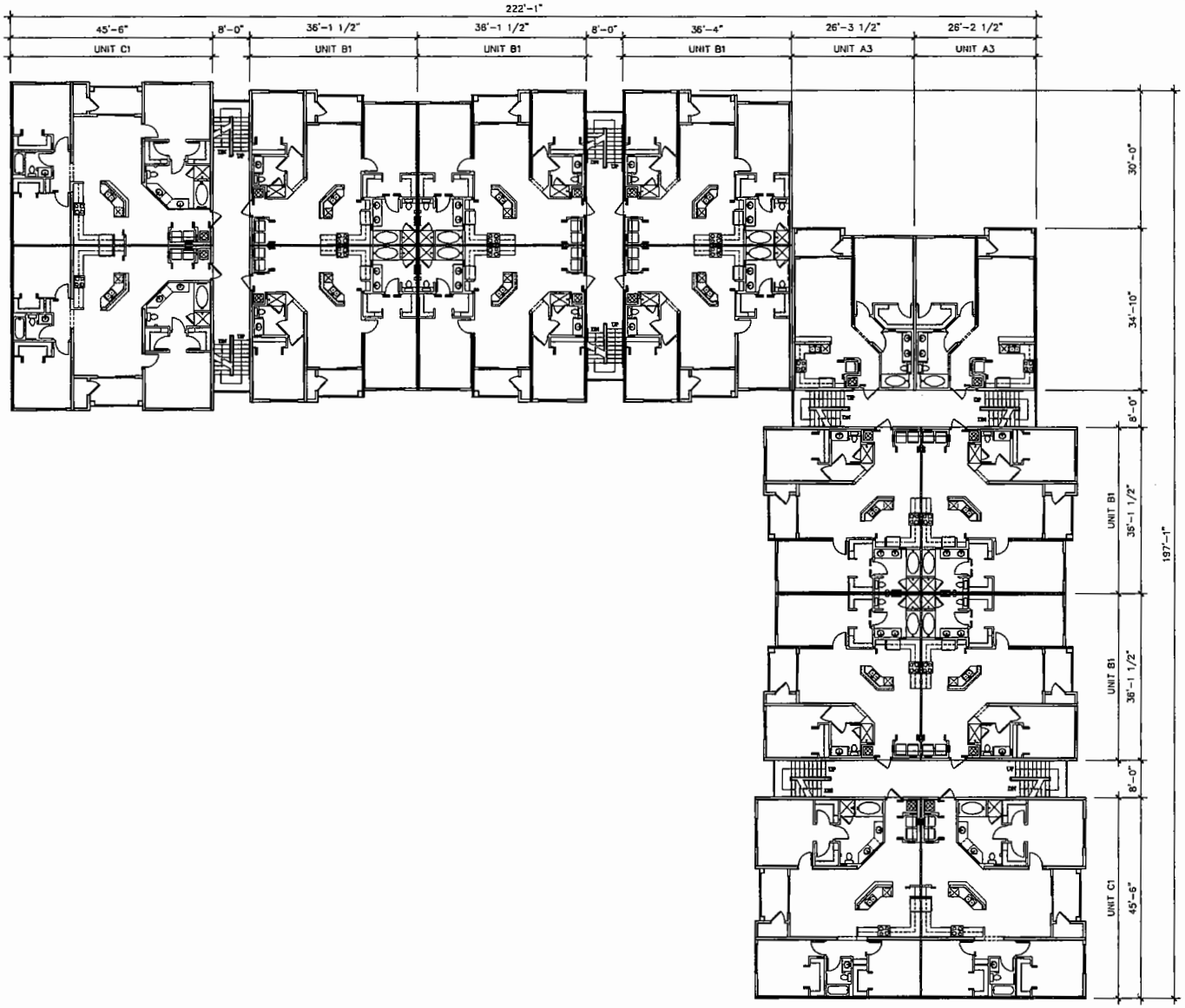

1 BLDG TYPE 2: SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

RICHARD JONES
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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

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250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION #	08-004
DESIGNER:	RJ
DRAWN BY:	JB
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:

BUILDING TYPE 2

2ND FLOOR PLAN

A-5

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RECEIVED
MIAMI-DADE COUNTY
PROCESS # 2011-384
DATE: MAR 11 2011
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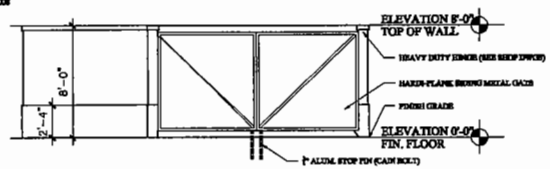
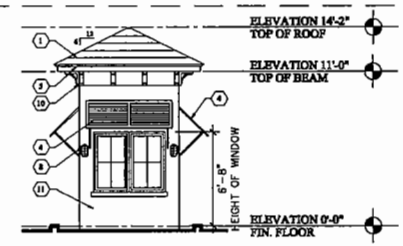
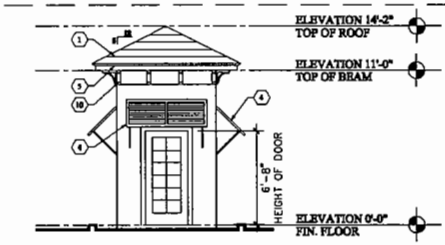


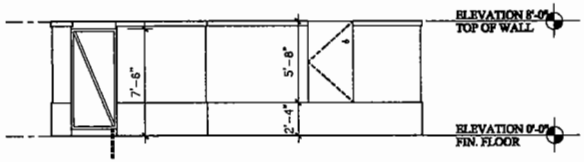
5 DUMPSTER: FRONT ELEVATION
SCALE: 1/4" = 1'-0"



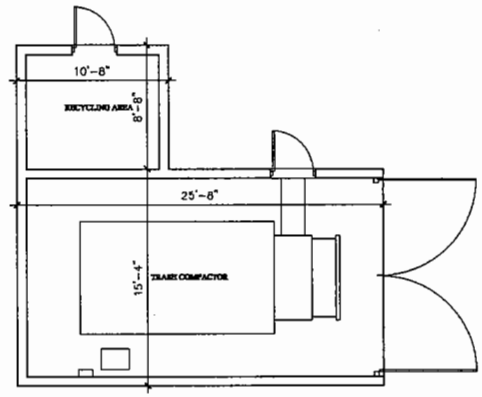
2 UNMANNED GATEHOUSE: FRONT/REAR ELEVATION
SCALE: 1/4" = 1'-0"



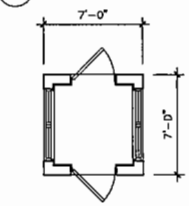
1 UNMANNED GATEHOUSE: SIDE ELEVATION
SCALE: 1/4" = 1'-0"



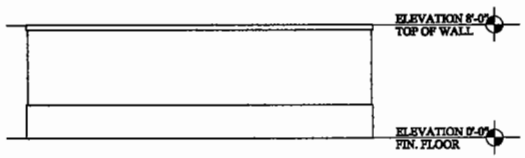
6 DUMPSTER: SIDE ELEVATION
SCALE: 1/4" = 1'-0"



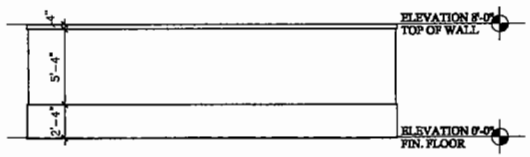
4 DUMPSTER: FLOOR PLAN
SCALE: 1/4" = 1'-0"



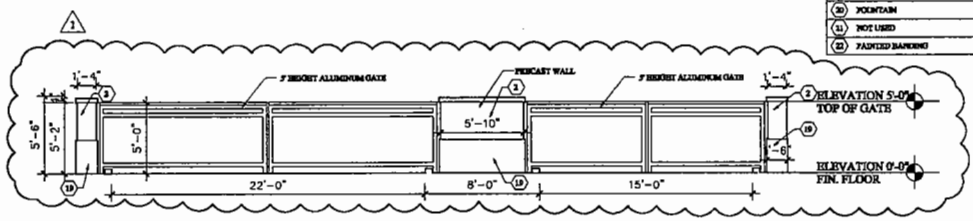
3 UNMANNED GATEHOUSE: FLOOR PLAN
SCALE: 1/4" = 1'-0"



7 DUMPSTER: REAR ELEVATION
SCALE: 1/4" = 1'-0"



8 DUMPSTER: SIDE ELEVATION
SCALE: 1/4" = 1'-0"



9 ENRTY GATE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

	DESCRIPTION
1	FLAT TILE ROOF
2	LIGHT STUCCO TEXTURE FINISH
3	DECORATIVE VINYL SHUTTER. SEE ELEVATION FOR STYLE
4	BAHAMAS SHUTTER
5	2 X F.T. WOOD FASCIA BOARD
6	COLUMN
7	ALUMINUM RAILING, PAINTED
8	LIGHT FIXTURE- SEE ELECTRICAL DRAWINGS
9	DECORATIVE BRACKET
10	DECORATIVE OUTRIGGER
11	4" WINDOW BANDING
12	METAL GRILL
13	BBQ GRILL
14	4" HIGH PRECAST WALL
15	5" BANDING
16	BEAM
17	COVERED LOGGIA
18	DECORATIVE CHIMNEY
19	SMOOTH STUCCO BASE
20	FOUNTAIN
21	NOT USED
22	PAINTED BANDING

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200 , Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION #	08-004
DESIGNER:	RJ
DRAWN BY:	JS
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:
1 CITY COMMENTS 10.15.2007

SITE DETAILS

SD-1

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48

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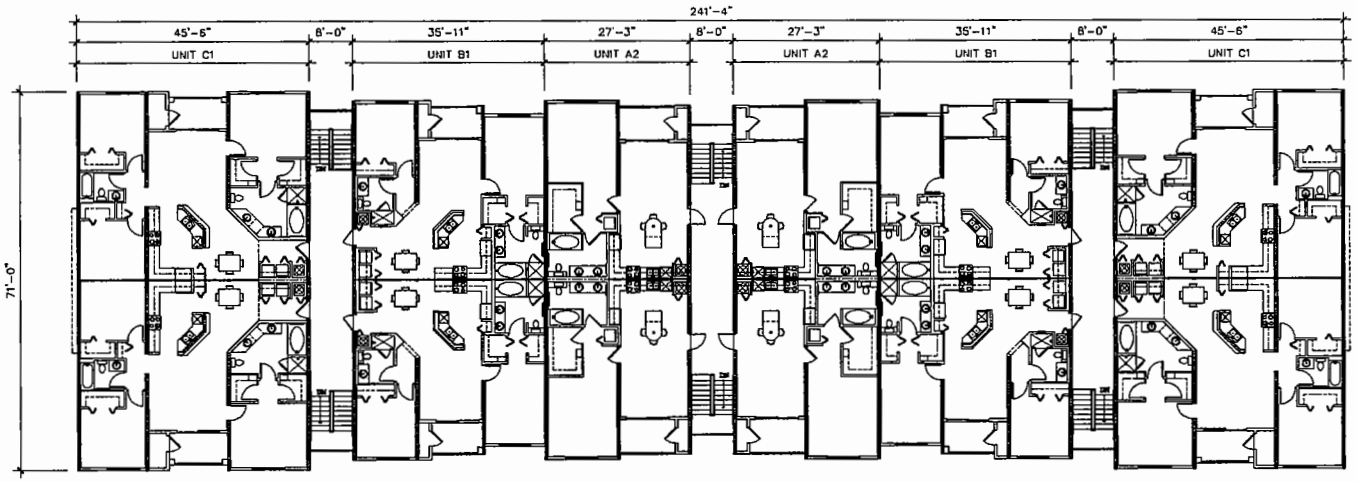
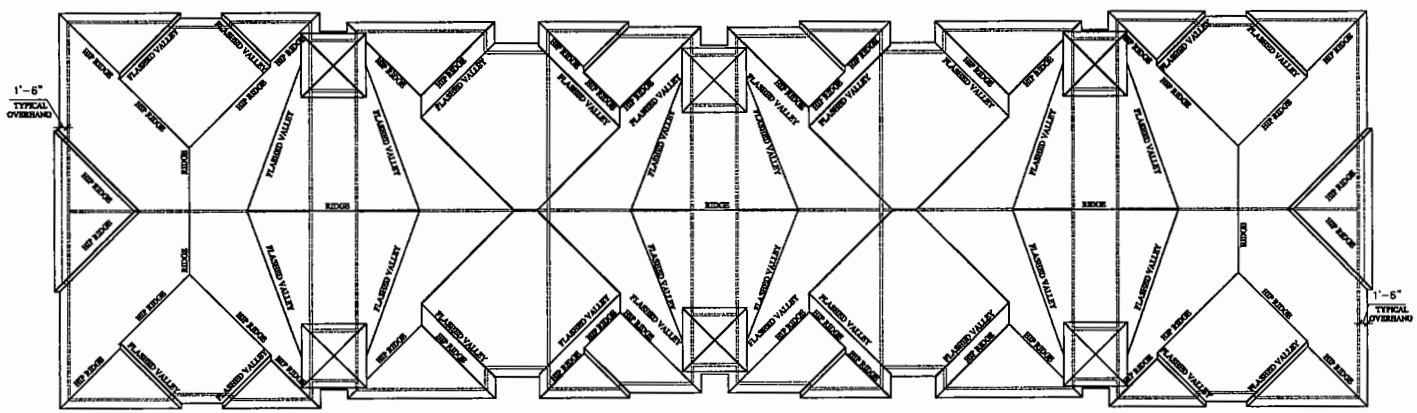
DATE: MAR 17 2008
BY: VALDEZ



1 BLDG TYPE 3: THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BLDG TYPE 3: ROOF PLAN
SCALE: 3/32" = 1'-0"

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TRADITION AT KENDALL
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FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JB
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:

BUILDING TYPE 3

3RD FLOOR AND ROOF PLAN

A-10

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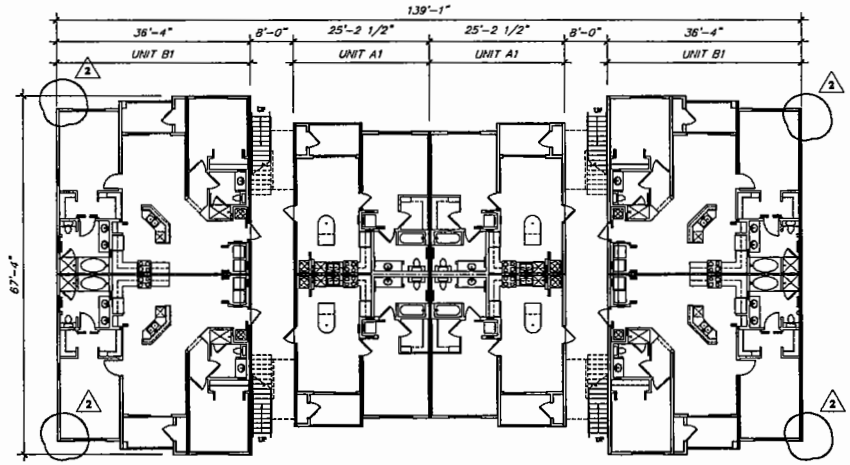
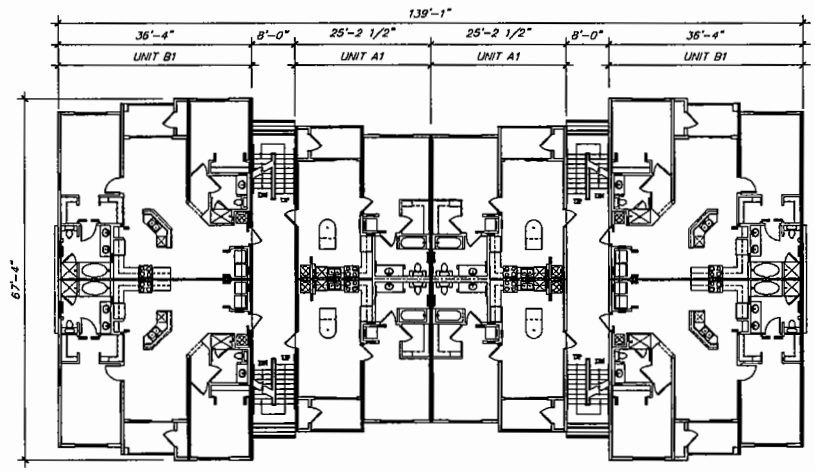
DATE: MAR 17 2008
BY: VALDEZV



1 BLDG TYPE 4: FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BLDG TYPE 4: SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200 , Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION #	08-004
DESIGNER:	RJ
DRAWN BY:	JB
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:
2 CLIENT REV. 03.14.2008

BUILDING
TYPE 4

1ST AND 2ND
FLOOR PLAN

A-12

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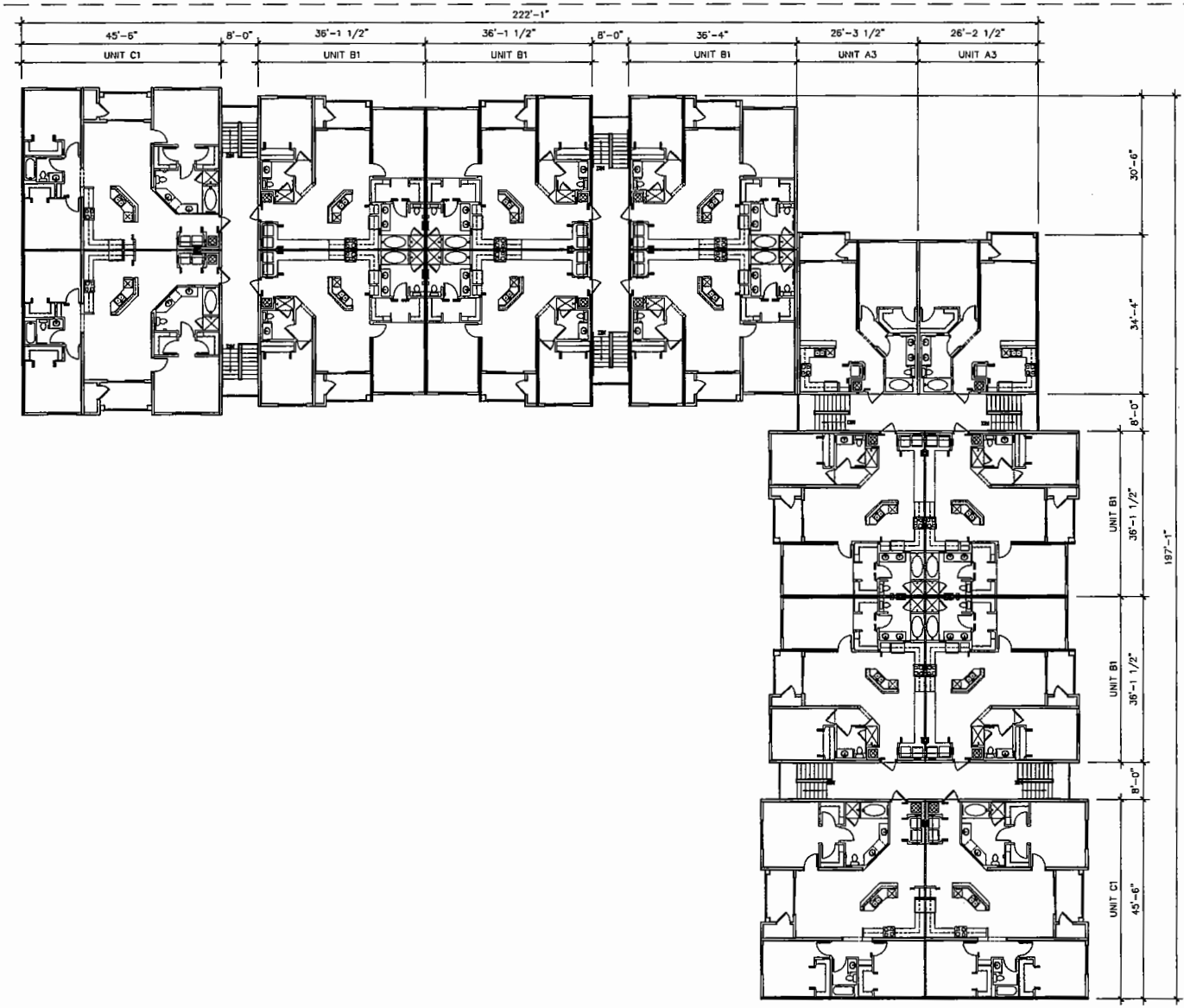

1 BLDG TYPE 2: THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"

RICHARD JONES
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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION #	06-004
DESIGNER:	RJ
DRAWN BY:	JB
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:

BUILDING TYPE 2

3RD FLOOR PLAN

A-6

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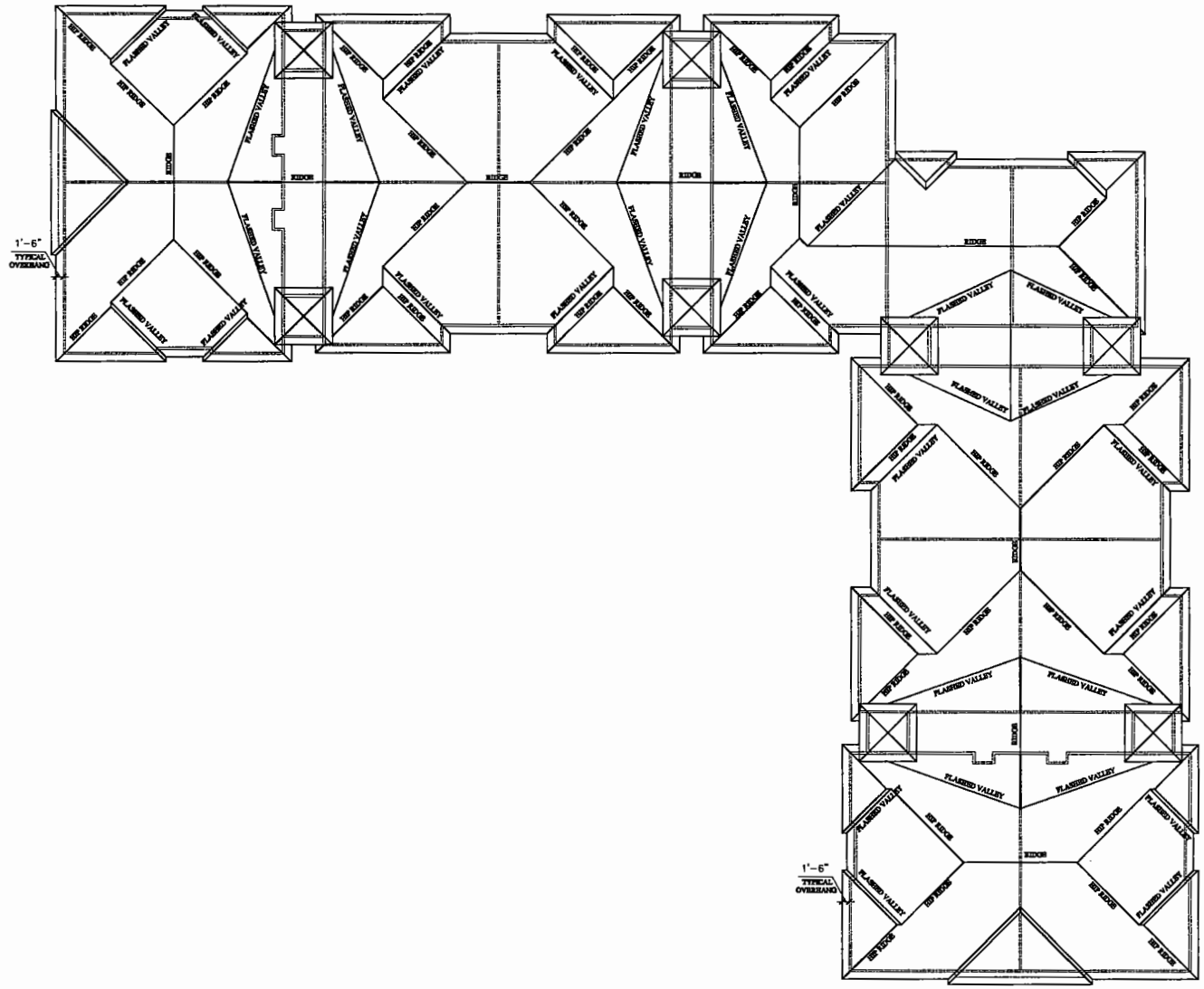

1 BLDG TYPE 2: ROOF PLAN
SCALE: 3/32" = 1'-0"

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TRADITION AT KENDALL
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FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JB
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:

BUILDING TYPE 2

ROOF PLAN

A-7

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51

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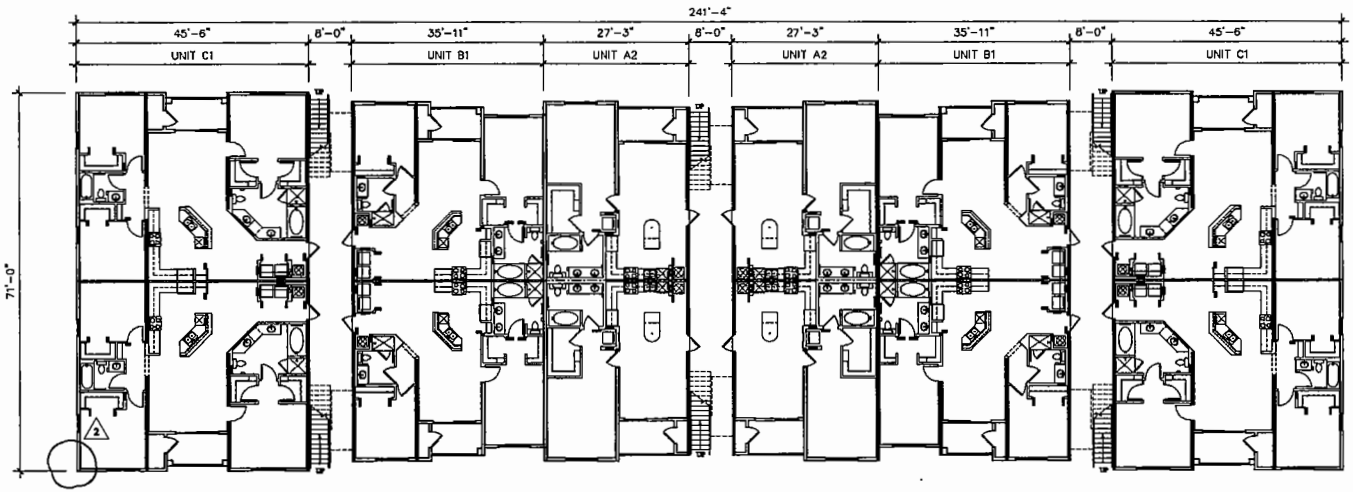
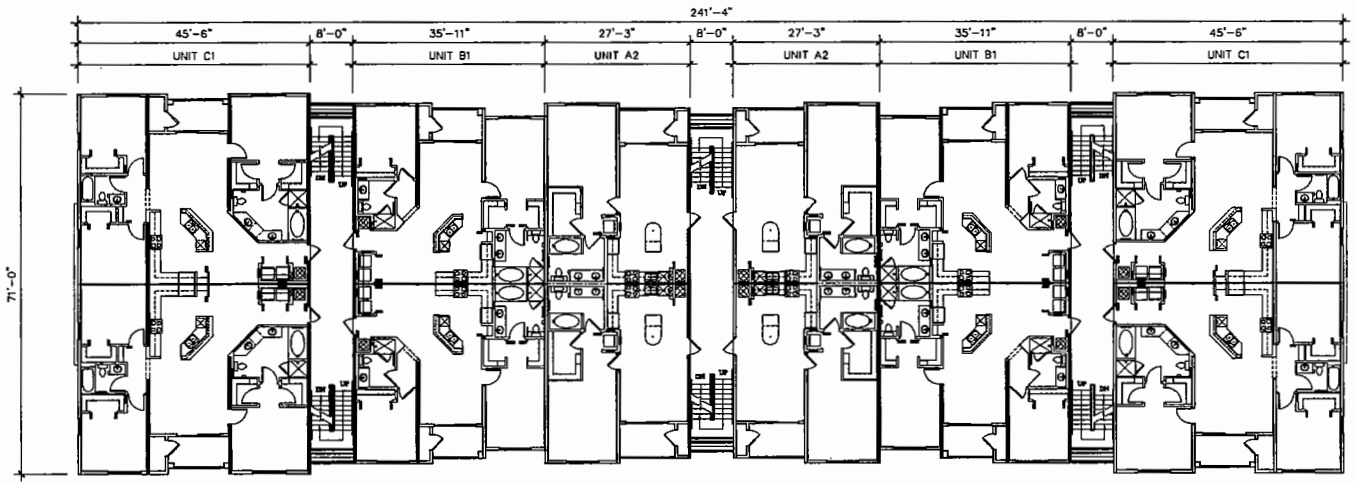


1 BLDG TYPE 3: FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BLDG TYPE 3: SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:
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BUILDING TYPE 3

1ST AND 2ND FLOOR PLAN

A-9

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52

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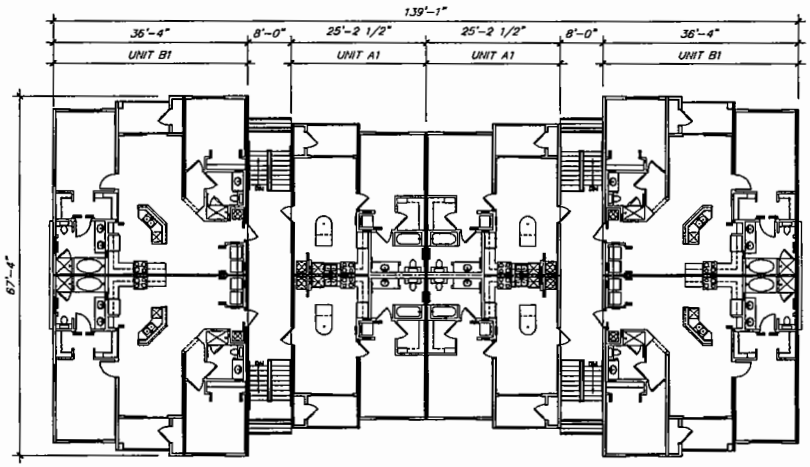
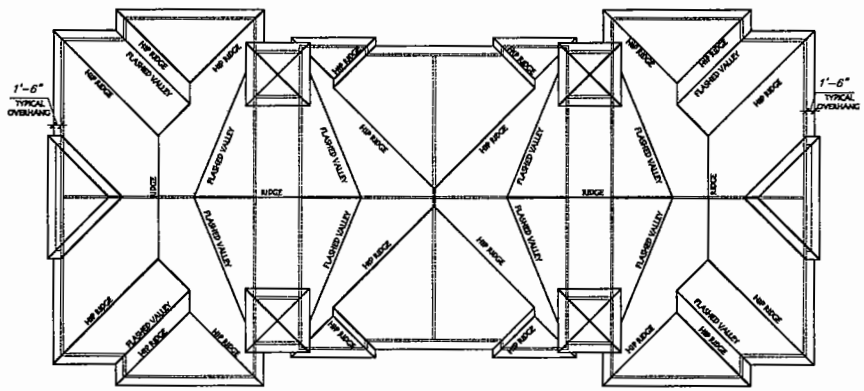
PROCESS #: 207-204
DATE: MAR 17 2008
BY: VALDEZ



1 BLDG TYPE 4: THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BLDG TYPE 4: ROOF PLAN
SCALE: 3/32" = 1'-0"

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:

BUILDING TYPE 4

3RD FLOOR AND ROOF PLAN

A-13

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RECEIVED
MIAMI-DADE COUNTY
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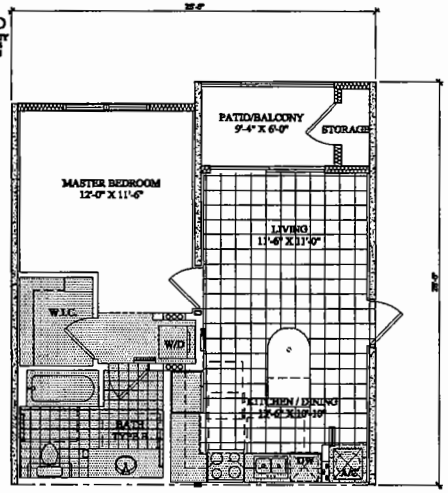
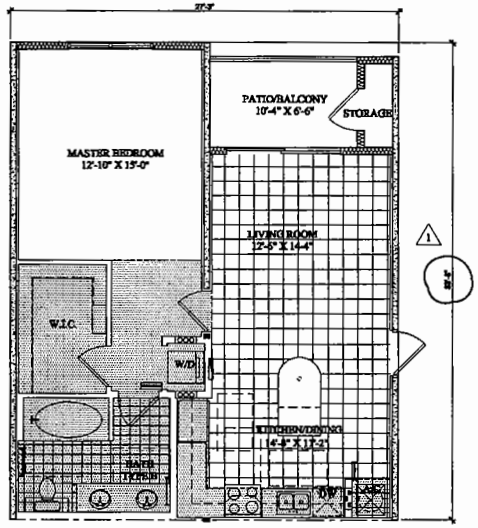
DATE: MAR 17 2008
BY: VALDEZ



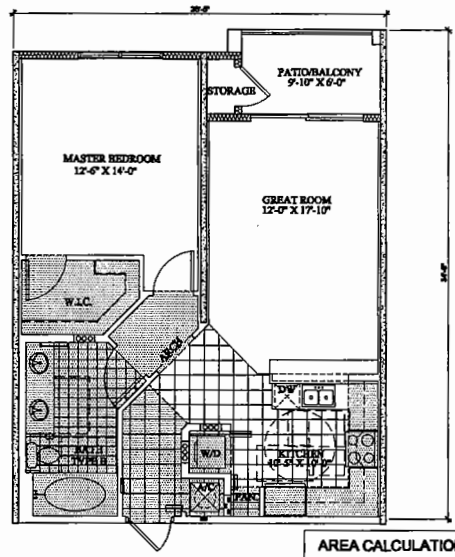
UNIT A1
SCALE: 1/4"= 1'-0"

AREA CALCULATION
A/C AREA = ±617 SQ.FT.
BALCONY = ±57 SQ.FT.
STORAGE = ±16 SQ.FT.
TOTAL = ±690 SQ.FT.



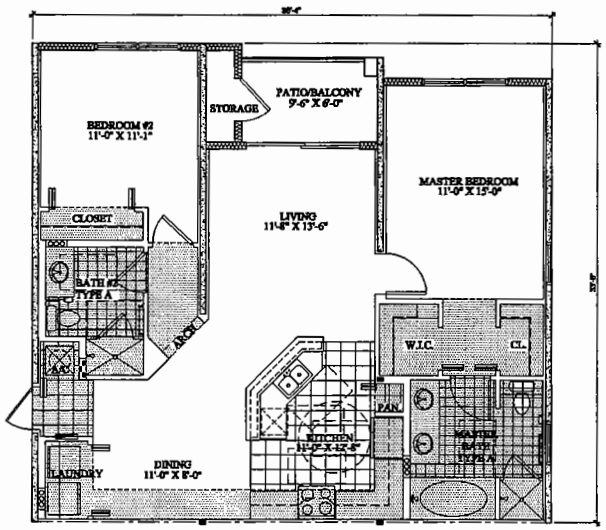
UNIT A2
SCALE: 1/4"= 1'-0"

AREA CALCULATION
A/C AREA = ±610 SQ.FT.
BALCONY = ± 68 SQ.FT.
STORAGE = ± 19 SQ.FT.
TOTAL = ±697 SQ.FT.



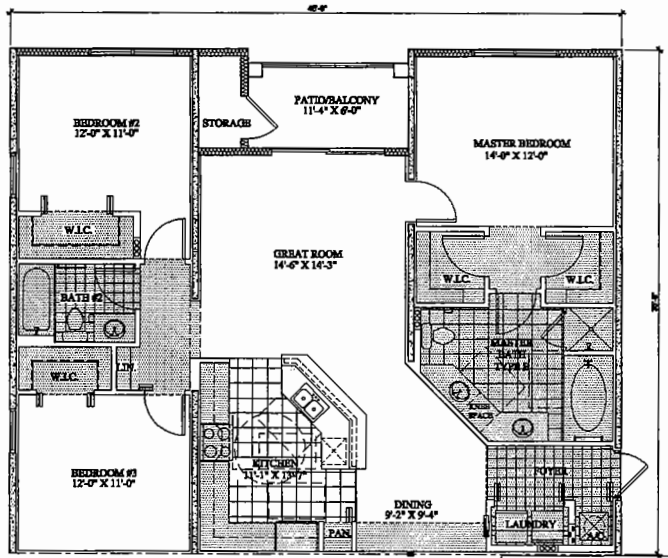
UNIT A3
SCALE: 1/4"= 1'-0"

AREA CALCULATION
A/C AREA = ±613 SQ.FT.
BALCONY = ± 60 SQ.FT.
STORAGE = ± 18 SQ.FT.
TOTAL = ±691 SQ.FT.



UNIT B1
SCALE: 1/4"= 1'-0"

AREA CALCULATION
A/C AREA = ±1084 SQ.FT.
BALCONY = ±66 SQ.FT.
STORAGE = ±19 SQ.FT.
TOTAL = ±1169 SQ.FT.



UNIT C1
SCALE: 1/4"= 1'-0"

AREA CALCULATION
A/C AREA = ±1502 SQ.FT.
BALCONY = ±69 SQ.FT.
STORAGE = ±38 SQ.FT.
TOTAL = ±1607 SQ.FT.

RICHARD JONES
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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSEE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:
1 CITY COMMENTS 10.18.2007

UNIT PLANS

A-15

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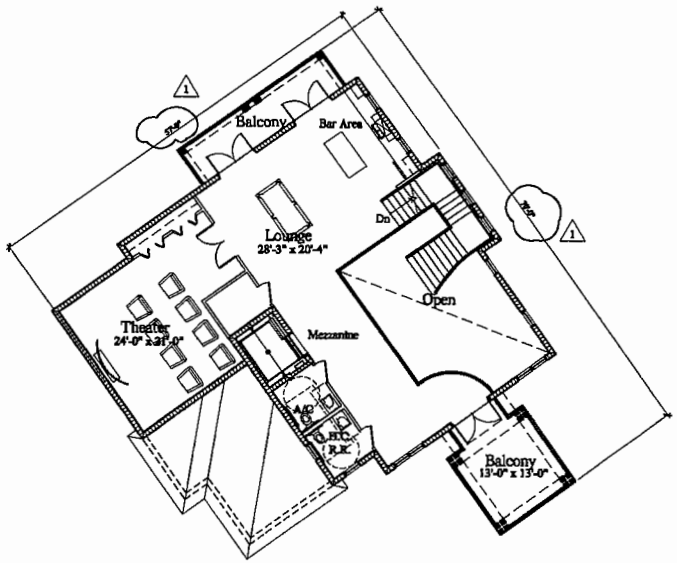
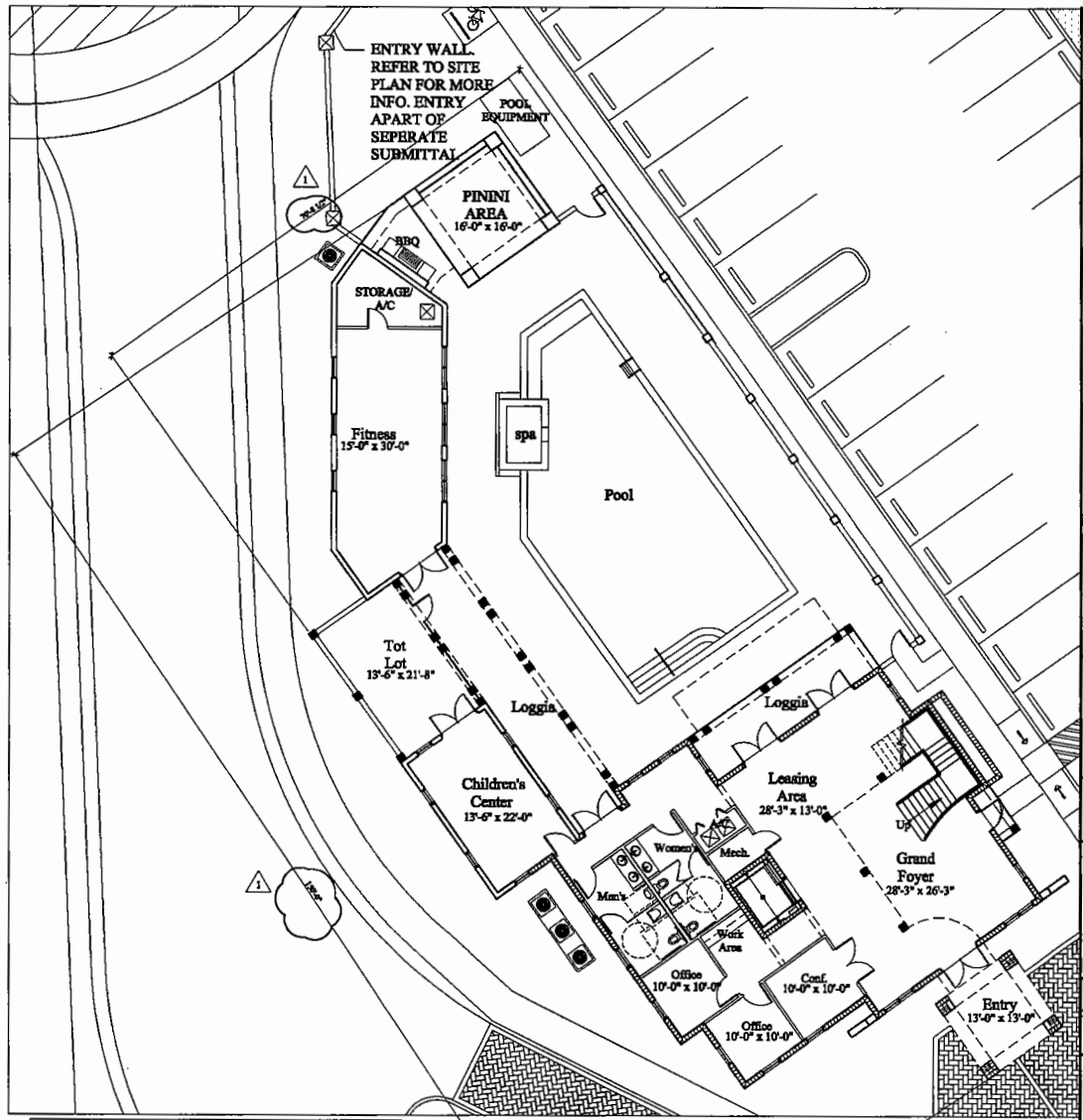
RECEIVED
MIAMI-DADE COUNTY
PROGRESS # 2017-204
DATE: MAR.17.2008
BY: VALDES/



2 CLUBHOUSE: SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 CLUBHOUSE: FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS	
FIRST FLOOR A/C AREA	2,555 sq. ft.
FITNESS AREA	7,79 sq. ft.
SECOND FLOOR A/C AREA	1,641 sq. ft.
TOTAL A/C AREA	4,976 sq. ft.
SUMMER KITCHEN	296 sq. ft.
ENTRY	169 sq. ft.
LOGGIA	571 sq. ft.
BALCONY (FRONT AND REAR)	317 sq. ft.
TOTAL AREA	6,289 sq. ft.

RICHARD JONES
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AR 0024742

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION #	08-004
DESIGNER:	RJ
DRAWN BY:	JS
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:
1 CITY COMMENTS 18.MAR07

CLUBHOUSE

1ST AND 2ND FLOOR PLAN

A-16

RICHARD JONES ARCHITECTURE

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RECEIVED
MIAMI-DADE COUNTY
PROCESS # 107-254
DATE: MAR 17 2008
BY: VALDES

TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

DRAWING INDEX

ARCHITECTURAL	
CVR	COVER SHEET
SD-1	SITE DETAILS
A-1	BLDG TYPE 1: FIRST AND SECOND FLOOR PLAN
A-2	BLDG TYPE 1: THIRD FLOOR AND ROOF PLAN
A-3	BLDG TYPE 1: ELEVATIONS
A-4	BLDG TYPE 2: FIRST FLOOR PLAN
A-5	BLDG TYPE 2: SECOND FLOOR PLAN
A-6	BLDG TYPE 2: THIRD FLOOR PLAN
A-7	BLDG TYPE 2: ROOF PLAN
A-8	BLDG TYPE 2: ELEVATIONS
A-9	BLDG TYPE 3: FIRST AND SECOND FLOOR PLAN
A-10	BLDG TYPE 3: THIRD FLOOR AND ROOF PLAN
A-11	BLDG TYPE 3: ELEVATIONS
A-12	BLDG TYPE 4: FIRST AND SECOND FLOOR PLAN
A-13	BLDG TYPE 4: THIRD FLOOR AND ROOF PLAN
A-14	BLDG TYPE 4: ELEVATIONS
A-15	UNIT PLANS
A-16	CLUBHOUSE: FIRST AND SECOND FLOOR PLAN
A-17	CLUBHOUSE: WEST AND EAST ELEVATION
A-18	CLUBHOUSE: SOUTH AND NORTH ELEVATION
CIVIL	
S-1	COVER
S-2	SITE PLAN AND DATA
S-3	TYPICAL SECTIONS AND DETAILS
L-1	LAKE FILL PLAN
L-2	LAKE CROSS SECTION

LANDSCAPE	
TD-1	TREE DISPOSITION PLAN
L-1	SITE LANDSCAPE PLAN
L-2	SOUTH SECTOR LANDSCAPE PLAN
L-3	CENTRAL SECTOR LANDSCAPE PLAN
L-4	NORTH SECTOR LANDSCAPE PLAN
L-5	PLANTLIST, LEGEND, LANDSCAPE DETAILS, ETC.
TU-1	TYPE I-TYPICAL UNIT LANDSCAPE PLAN
TU-2	TYPE II-TYPICAL UNIT LANDSCAPE PLAN
TU-3	TYPE III-TYPICAL UNIT LANDSCAPE PLAN
TU-4	TYPE IV-TYPICAL UNIT LANDSCAPE PLAN

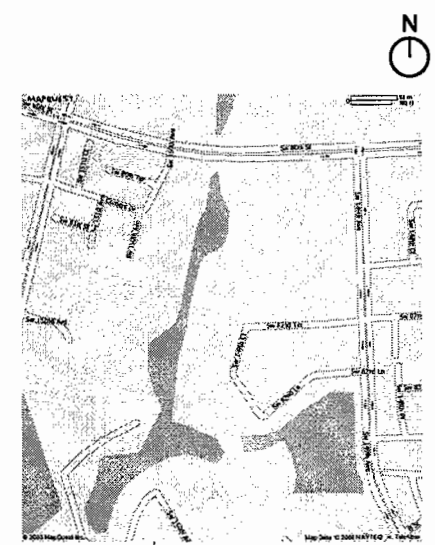
PROJECT INFORMATION

PROPOSED PROJECT:	THREE STORY RENTAL APARTMENTS
GOVERNING CODE:	FBC 2004 EDITION FFPC 2004 EDITION NFPA 1 UFC FLORIDA 2005 EDITION NFPA 101 LSC FLORIDA 2005 EDITION
HEIGHT OF BUILDING: (HIGHEST BUILDING)	42'-0" Top of peak 35'-3" Midpoint of the roof
TYPE OF CONSTRUCTION:	TYPE III-B (SPRINKLED)
OCCUPANCY CLASSIFICATION:	GROUP R2 - RESIDENTIAL
HAZARD CLASSIFICATION:	ORDINARY HAZARD

TABLE 503

MAX. HEIGHT OF BUILDING:	55'
TYPE OF CONSTRUCTION:	TYPE III-B (SPRINKLED)
OCCUPANCY CLASSIFICATION:	GROUP R2 - RESIDENTIAL
MAX. No. OF STORIES:	4
MAX. AREA:	MULTISTORY- 18,000 S.F. PER FLOOR

LOCATION MAP



SITE LOCATION

CLIENT

BSP/FLORIDA LLC.
250 S. PARK AVENUE, SUITE 200
WINTER PARK, FLORIDA 32789
CONTACT: JOE DICRISTINA

ARCHITECT

RICHARD JONES ARCHITECTURE
10 S.E. FIRST AVENUE, SUITE 102
DELRAY BEACH, FL. 33444
CONTACT: RICHARD JONES
TELEPHONE: 561-706-8706

CIVIL/SURVEYING

ROBAYNA AND ASSOCIATES, INC.
5829 N.W. 158 STREET
MIAMI LAKES, FL. 33104
CONTACT: Rafael Robayna
TELEPHONE: 305-823-9316
FAX: 305-838-1569

LANDSCAPE ARCHITECT

JFS DESIGN, INC.
12420 S.W. 20TH STREET
MIRAMAR, FL. 33027
CONTACT: JIMMY SOCASH
TELEPHONE: 954-447-1852
FAX: 954-442-8225

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200 , Winter Park, FL 32789

FLORIDA LICENSURE
AA0016173

COMMISSION #	08-004
DESIGNER:	RJ
DRAWN BY:	JS
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:

COVER

CVR

RICHARD JONES ARCHITECTURE

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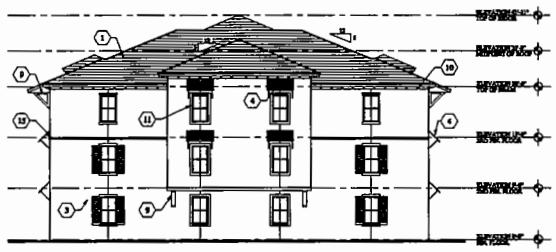
95

RECEIVED
MIAMI-DADE COUNTY
PROJECT # 257-204
DATE: MAR 17 2008
BY: VALDEZ

1 BLDG 3: FRONT/REAR ELEVATION
SCALE: 3/32" = 1'-0"



2 BLDG 3: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEYNOTES

	DESCRIPTION
1	FLAT TILE ROOF
2	LIGHT STUCCO TEXTURE FINISH
3	DECORATIVE VINYL SHUTTER. SEE ELEVATION FOR STYLE
4	BAHAMAS SHUTTER
5	2 X P.T. WOOD FASCIA BOARD
6	COLUMN
7	ALUMINUM RAILING, PAINTED
8	LIGHT FIXTURE- SEE ELECTRICAL DRAWINGS
9	DECORATIVE BRACKET
10	DECORATIVE OUTRIGGER
11	4" WINDOW BANDING
12	METAL GRILL
13	BBQ GRILL
14	4' HIGH PERGAST WALL
15	5" BANDING
16	SIGN
17	COVERED LOGGIA
18	DECORATIVE CHIMNEY
19	SMOOTH STUCCO BASE
20	FOUNTAIN
21	NOT USED
22	PAINTED BANDING

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200 , Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JB
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:
2 CLIENT REV. 05.14.2008

BUILDING TYPE 3

ELEVATIONS

A-11

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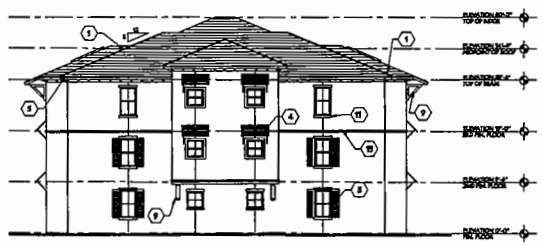
58

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 2071-294
DATE: MAR 17 2008
BY: VALDEZV

1 BLDG 4: FRONT/REAR ELEVATION
SCALE: 8/32" = 1'-0"



2 BLDG 4: SIDE ELEVATION
SCALE: 8/32" = 1'-0"

ELEVATION KEYNOTES

	DESCRIPTION
1	FLAT TILE ROOF
2	LIGHT STUCCO TEXTURE FINISH
3	DECORATIVE VINYL SHUTTER. SEE ELEVATION FOR STYLE
4	BAHAMAS SHUTTER
5	2 X P.T. WOOD FASCIA BOARD
6	COLUMN
7	ALUMINUM RAILING, PAINTED
8	LIGHT FIXTURE- SEE ELECTRICAL DRAWINGS
9	DECORATIVE BRACKET
10	DECORATIVE OUTRIGGER
11	4" WINDOW BANDING
12	METAL GRILL
13	BBQ GRILL
14	4" HIGH PRECAST WALL
15	5" BANDING
16	BEAM
17	COVERED LOGGIA
18	DECORATIVE CHIMNEY
19	SMOOTH STUCCO BASE
20	FOUNTAIN
21	NOT USED
22	PAINTED BANDING

RICHARD JONES
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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:
2 CLIENT REV. 08.14.2008

BUILDING TYPE 4

ELEVATIONS

A-14

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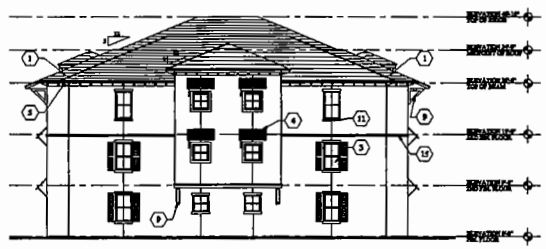
59

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 157-264
DATE: MAR 17 2008
BY: VALDRIN

1 BLDG 1: FRONT/REAR ELEVATION
SCALE: 3/32" = 1'-0"



2 BLDG 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:
1. FRONT ELEVATION IS THE SAME AS REAR
2. SIDE ELEVATION IS THE SAME FOR BOTH SIDES

ELEVATION KEYNOTES

	DESCRIPTION
1	FLAT TILE ROOF
2	LIGHT STUCCO TEXTURE FINISH
3	DECORATIVE VINYL SHUTTER. SEE ELEVATION FOR STYLE
4	BAHAMAS SHUTTER
5	2 X P.T. WOOD FASCIA BOARD
6	COLUMN
7	ALUMINUM RAILING, PAINTED
8	LIGHT FIXTURES- SEE ELECTRICAL DRAWINGS
9	DECORATIVE BRACKET
10	DECORATIVE OUTRIGGER
11	4" WINDOW BANDING
12	METAL GRILL
13	BBQ GRILL
14	4' HIGH PERGART WALL
15	5" BANDING
16	BEAM
17	COVERED LOGGIA
18	DECORATIVE CHIMNEY
19	SMOOTH STUCCO BASE
20	FOUNTAIN
21	NOT USED
22	PAINTED BANDING

RICHARD JONES
ARCHITECTURE

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AR 0016172

WWW.RJARCHITECTURE.COM

TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200 , Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION #	06-004
DESIGNER:	RJ
DRAWN BY:	JS
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:
2 CLIENT REV. 03.14.2008

BLDG
TYPE 1

ELEVATIONS

A-3

RICHARD JONES ARCHITECTURE

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60

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MIAMI DADE COUNTY
PROCESS #: 2017-2054
DATE: MAR 17 2008
BY: VALDEZ

1 BLDG 2: FRONT ELEVATION
SCALE: 3/32" = 1'-0"

2 BLDG 2: REAR ELEVATION
SCALE: 3/32" = 1'-0"

3 BLDG 2: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

4 BLDG 2: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEYNOTES

	DESCRIPTION
1	FLAT TILE ROOF
2	LIGHT STUCCO TEXTURE FINISH
3	DECORATIVE VINYL SHUTTER. SEE ELEVATION FOR STYLE
4	BAHAMAS SHUTTER
5	2 X P.T. WOOD FASCIA BOARD
6	COLUMN
7	ALUMINUM RAILING, PAINTED
8	LIGHT FIXTURE- SEE ELECTRICAL DRAWINGS
9	DECORATIVE BRACKET
10	DECORATIVE OUTRIGGER
11	4" WINDOW BANDING
12	METAL GRILL
13	BBQ GRILL
14	4' HIGH PRECAST WALL
15	5" BANDING
16	BEAM
17	COVERED LOGGIA
18	DECORATIVE CHIMNEY
19	SMOOTH STUCCO BASE
20	FOUNTAIN
21	NOT USED
22	PAINTED BANDING

RICHARD JONES
ARCHITECTURE

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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:
2 CLIENT REV. 03.14.2008

BUILDING TYPE 2

ELEVATIONS

A-8

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61

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MIAMI-DADE COUNTY
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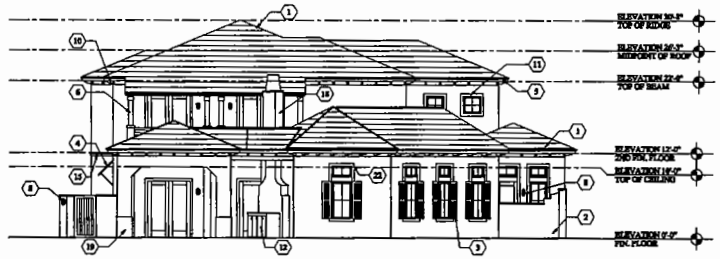
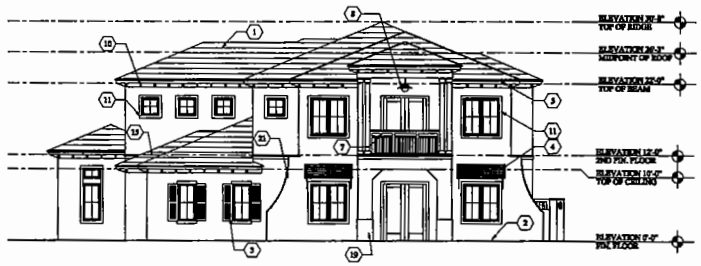
DATE: MAR 17 2008
BY: VALDEZ



1 CLUBHOUSE: WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE: EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

	DESCRIPTION
1	FLAT TILE ROOF
2	LIGHT STUCCO TEXTURE FINISH
3	DECORATIVE VINYL SHUTTER. SEE ELEVATION FOR STYLE
4	BAHAMAS SHUTTER
5	2 X P.T. WOOD FASCIA BOARD
6	COLUMN
7	ALUMINUM RAILING, PAINTED
8	LIGHT FIXTURE- SEE ELECTRICAL DRAWINGS
9	DECORATIVE BRACKET
10	DECORATIVE OUTRIGGER
11	4" WINDOW BANDING
12	METAL GRILL
13	BBQ GRILL
14	4' HIGH PRECAST WALL
15	5" BANDING
16	BEAM
17	COVERED LOGGIA
18	DECORATIVE CHIMNEY
19	SMOOTH STUCCO BASE
20	FOUNTAIN
21	WING WALL
22	PAINTED BANDING

RICHARD JONES
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AR 0016172
WWW.RJARCHITECTURE.COM

TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION # 08-004
DESIGNER: RJ
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:

CLUBHOUSE

WEST AND EAST ELEVATIONS

A-17

RICHARD JONES ARCHITECTURE

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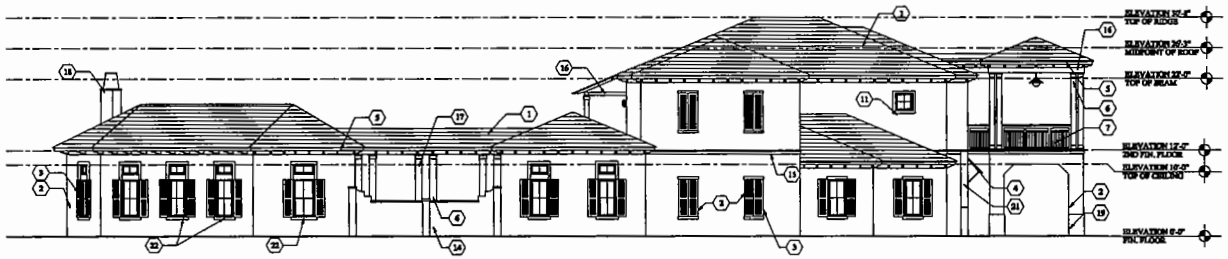
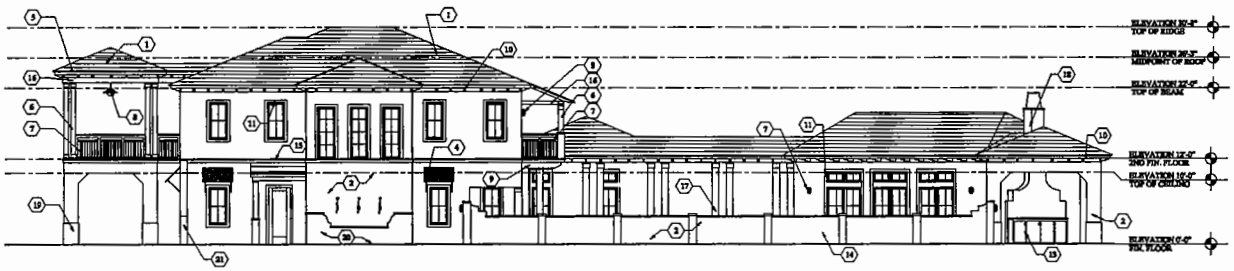
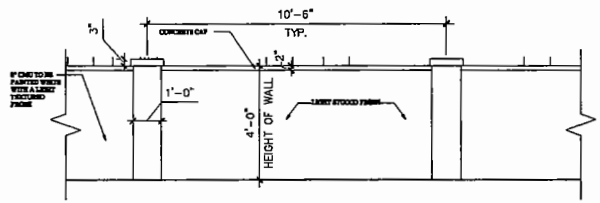
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 2017-204
DATE: MAR 17 2008
BY: VALDEZ



1 CLUBHOUSE: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE: NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 POOL AND TOT LOT FENCING DETAIL
SCALE: 1/2" = 1'-0"

ELEVATION KEYNOTES

	DESCRIPTION
1	FLAT TILE ROOF
2	LIGHT STUCCO TEXTURE FINISH
3	DECORATIVE VINYL SHUTTER. SEE ELEVATION FOR STYLE
4	BAHAMAS SHUTTER
5	2 X P.T. WOOD FASCIA BOARD
6	COLUMN
7	ALUMINUM RAILING, PAINTED
8	LIGHT FIXTURE- SEE ELECTRICAL DRAWINGS
9	DECORATIVE BRACKET
10	DECORATIVE OUTRIGGER
11	4" WINDOW BANDING
12	METAL GRILL
13	BBQ GRILL
14	4' HIGH PRECAST WALL
15	5" BANDING
16	BEAM
17	COVERED LOGGIA
18	DECORATIVE CHIMNEY
19	SMOOTH STUCCO BASE
20	FOUNTAIN
21	WING WALL. REFER TO SITE PLAN FOR WING WALL LOCATIONS
22	PAINTED BANDING

RICHARD JONES
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AR 0016172
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TRADITION AT KENDALL
KENDALL LAKES, FLORIDA

BSP/FLORIDA LLC.
250 S. Park Avenue, Suite 200, Winter Park, FL 32789

FLORIDA LICENSURE
AA0016172

COMMISSION #	08-004
DESIGNER:	RJ
DRAWN BY:	JS
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:

CLUBHOUSE

SOUTH AND NORTH ELEVATIONS

A-18

RICHARD JONES ARCHITECTURE

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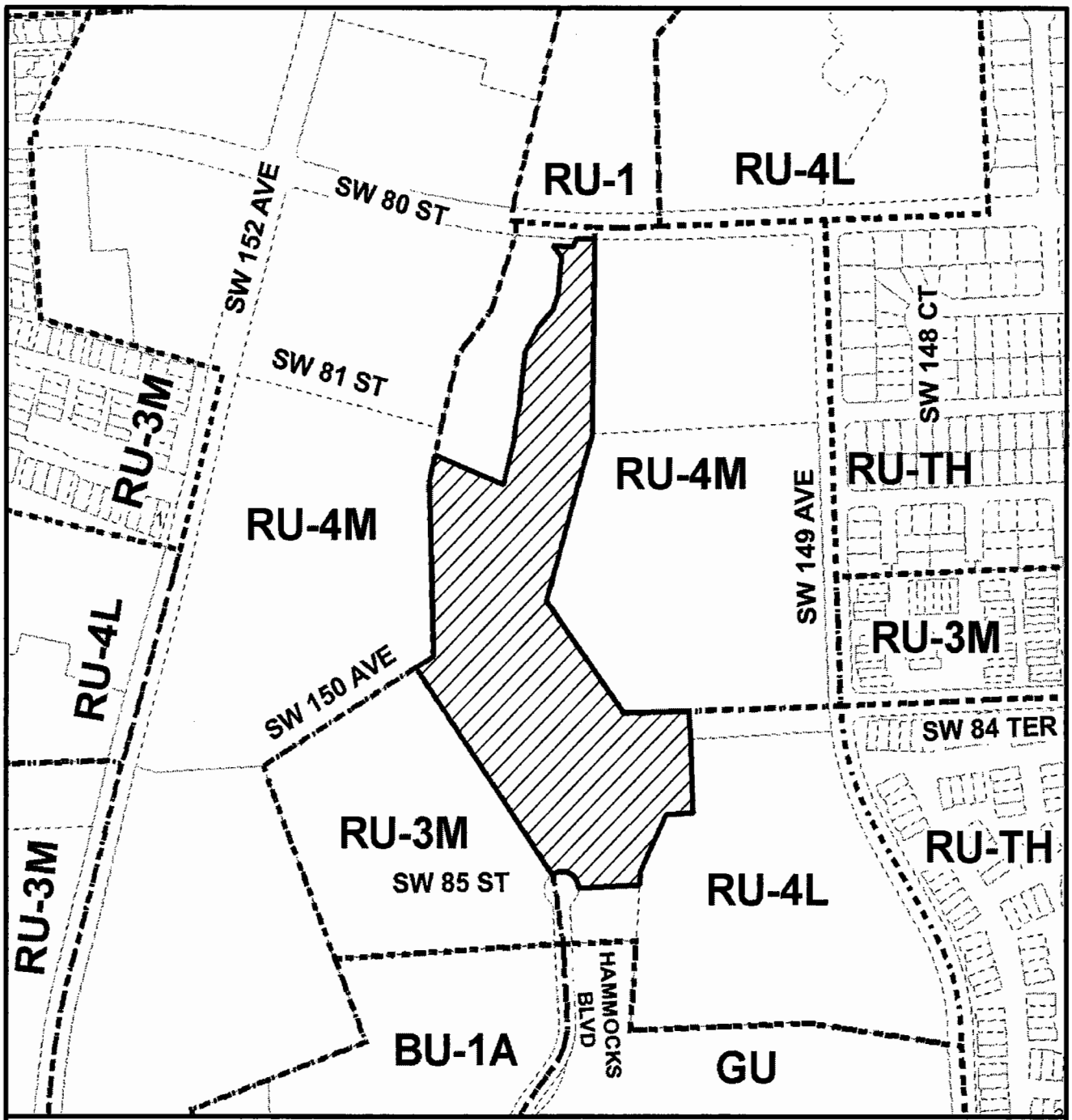


MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-294

N

SUBJECT PROPERTY

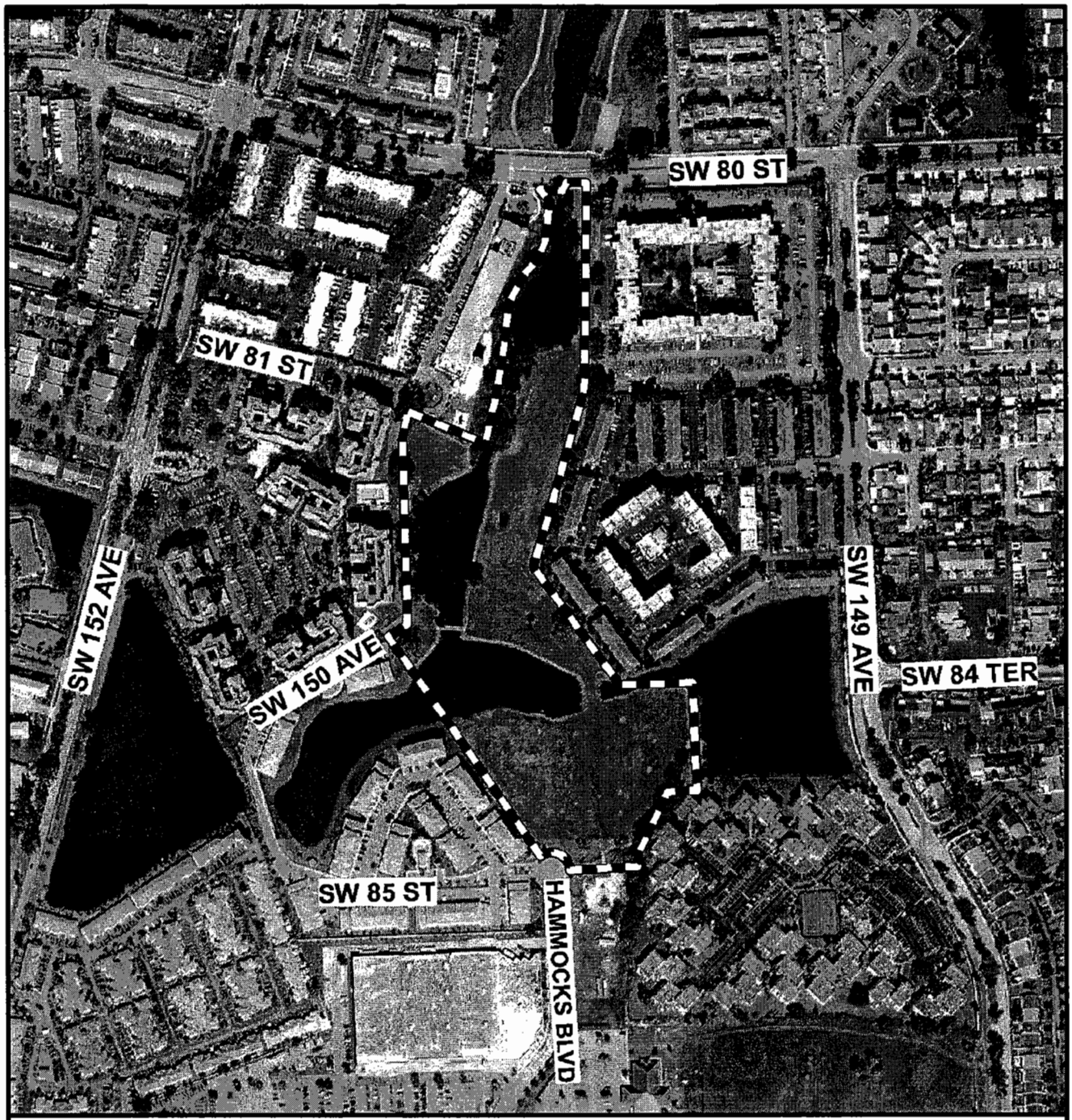
Section: 33 Township: 54 Range: 39
Applicant: UNITED AT KENDALL LAKES, INC.
Zoning Board: C11
District Number: 11
Drafter ID: JOAQUIN
Scale: NTS

MIAMI-DADE COUNTY

63

CREATED ON: 09/25/07

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL

Process Number
07-294

N

SUBJECT PROPERTY

Section: 33 Township: 54 Range: 39
Applicant: UNITED AT KENDALL LAKES, INC.
Zoning Board: C11
District Number: 11
Drafter ID: JOAQUIN
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 09/25/07

REVISION	DATE	BY

7. SUMMERVILLE CHARTER SCHOOL, INC. **08-7-CC-7 (08-38)**
(Applicant) **BCC/District 8**
Hearing Date: 7/3/08

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2005	Summerville Development, Inc.	Special exception to permit a charter school.	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

MIAMI-DADE COUNTY

Date: July 3, 2008

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Summerville Charter School, Inc. (Z08-038)

SUMMARY OF REQUESTS:

The applicant is seeking to modify conditions of a previously approved Resolution (No. Z-24-05) and to modify a Declaration of Restrictions in order to increase the amount of students, grades levels, and the arrival and dismissal times of a previously approved charter school.

LOCATION: 11575 S.W. 243 Street, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is requesting a modification of conditions of a previously approved charter school. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

Charter schools are educational institutions which are authorized and maintained in accord with the provisions of Chapter 1002 and Chapter 1013.35, Florida Statutes, as same may be amended from time to time. All such public charter schools shall be additionally authorized locally by the Miami-Dade County School Board through a process established by that entity for the approval of the charter. Miami-Dade Land Use regulations relating to public charter school facilities are set forth in Sections 33-152 through 162 of the Code of Miami-Dade County which was established in 2004 pursuant to Ordinance 04-108. The purpose of this Section and relevant provisions of the CDMP are to provide standards for land use approval of public charter school facilities pursuant to said Ordinance. In addition, an Interlocal Agreement with the School Board of Miami-Dade County was also established pertaining to the siting of such facilities and is applicable in the unincorporated area.

The meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions.

The Executive Council found that the proposed application is in keeping with the Comprehensive Development Master Plan Land Use map designation for the subject parcel

and is in compliance with Article XI -Public Charter School facilities of Chapter 33 of the Code of Miami-Dade County. In relation to the present and future development of the area, the Executive Council finds that the modifications to the charter school site, with the applied conditions, will permit a development which is **consistent** with the Comprehensive Development Master Plan (CDMP), and will not be contrary to the public interest. In addition, the Council also finds that the proposed development will be **compatible** with the surrounding area and would not detrimentally impact same.

APPLICATION NO. Z08-38
SUMMERVILLE CHARTER SCHOOL, INC.

Respectfully Submited,

DIC Executive Council
May 28, 2008

Susanne M. Torriente Assistant County Manager	Absent
Herminio Lorenzo, Fire Chief Miami-Dade Fire Rescue Department	Absent
Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat	AYE
Subrata Basu, Interim Director Department of Planning and Zoning	AYE
Esther Calas, P.E., Director Public Works Department	AYE
Carlos Espinosa, P.E., Director Department of Environmental Resources Mgmt	Absent
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department	AYE

DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: Summerville Charter School, Inc. **PH:** Z08-038 (08-7-CC-6)

SECTION: 19-56-40 **DATE:** July 3, 2008

COMMISSION DISTRICT: 8 **ITEM NO.:** 7

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A. INTRODUCTION

o **REQUESTS:**

(1) MODIFICATION of Conditions #2, #11, #12 and #14 of Resolution No. Z-24-05, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the submitted for the hearing entitled 'Summerville Charter School,' by Juan Rodriguez Jomoica, dated stamped received July 08, 2005, except as modified herein to indicate that all parking aisles shall have a minimum of 15' radius on the driveway side."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Summerville Charter School,' by Juan A. Rodriguez-RA Jomoica, dated stamped received March 24, 2008 and consisting of 5 pages."

FROM:"11. That the charter school use shall be limited to grades kindergarten through 5th grade."

TO: "11. That the charter school use shall be limited to grades kindergarten through 8th grade."

FROM: "12. That phase I of the charter school facility be limited to a maximum of 300 students, and that phase 2 be limited to a maximum of 455 students."

TO: "12. That the charter school facility be limited to a maximum of 550 students."

FROM: "14. That there be three staggered shifts of arrival and dismissal for students at the charter school. Said shifts shall be as follows:

Grade Levels	# Students	Arrival	Dismissal
K-1	155	8:00 AM	2:00 PM
2-3	150	8:20 AM	2:20 PM
4-5	150	8:40 AM	2:40 PM

TO: " 14. That there be three staggered shirts of arrival and dismissal for students at the charter school. Said shifts shall be as follows:

Grade Levels	# Students	Arrival	Dismissal
K-3	190	7:50 AM	1:50 PM
4-5	180	8:20 AM	2:20 PM
6-8	180	8:50 AM	2:50 PM

(2) MODIFICATION of Paragraph #1, #2 and #3 of a Declaration of Restrictions recorded in Official Record Book 24126, Pages 700-708, reading as follows:

FROM: "1. The use of the Property shall be established and maintained substantially in accordance with the plan submitted with the Application entitled 'Summerville Charter School,' prepared by Juan A. Rodriguez, dated stamped received on September 1, 2005 (the Plan), as said plan may be further modified at public hearing on the Application."

TO: "1. The use of the Property shall be established and maintained substantially in accordance with the plan submitted with the Application entitled 'Summerville Charter School Dade County, Florida,' prepared by Juan A. Rodriguez, RA Jomoica dated stamped received on March 24, 2008 and consisting of 5 pages, as said plan may be further modified at public hearing on the Application."

FROM: "2. The Charter School use shall be limited to kindergarten through fifth grades with four hundred fifty-five (455) students, and shall open in a permanent facility, depicted in Phase II in the Plan, no later than the beginning of the 2007 school year. In the event the Charter School is constructed in two phases, Phase I of the Charter School, as depicted in the Plan, shall be limited to 300 students and any modular facilities erected as part of Phase I shall be removed from the property no later than August 1, 2007."

TO: "2. The Charter School use shall be limited to kindergarten through eight grades with five hundred fifty (550) students."

FROM: "3. The proposed start/dismissal times for the Charter School are as follows:

Kindergarten and 1st Grade – Start 8 a.m./Dismissal 2 p.m.

2nd and 3rd Grades – Start 8:20 a.m./Dismissal 2:20 p.m.

4th and 5th Grades – Start 8:40 a.m./Dismissal 2:40 p.m.

However, the owner, at it its (sic) discretion, may modify the foregoing schedule so long as the Charter School has a minimum of three (3) start/dismissal times staggered at least twenty (20) minutes apart. Further, the Owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Planning and Zoning Department and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors.

TO: "3. The proposed start/dismissal times for the Charter School are as follows:

Kindergarten to 3rd Grade – Start 7:50 a.m./Dismissal 1:50 p.m.

4th and 5th Grades – Start 8:20 a.m./Dismissal 2:20 p.m.

6th to 8th Grades – Start 8:50 a.m./Dismissal 2:50 p.m.

However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has a minimum of three (3) start/dismissal times staggered at least thirty (30) minutes apart. Further, the Owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Planning and Zoning and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors."

The purpose of these requests is to allow the applicant to increase the amount of students, to increase the grades and to modify the schedule for the Charter School.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under Section 33-311(A)(7) (Generalized Modification Standards) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

- **SUMMARY OF REQUESTS:**

  The applicant is seeking to modify conditions of a previously approved Resolution (No. Z-24-05) and to modify a Declaration of Restrictions in order to increase the amount of students, grades levels, and the arrival and dismissal times of a previously approved charter school.

- **LOCATION:** 11575 S.W. 243 Street, Miami-Dade County, Florida.

- **SIZE:** 2.5 acres

- **IMPACT:**

  The approval of the application would allow the charter school to serve additional students in the community. It could also negatively impact the traffic circulation and bring additional noise into the surrounding community.

B. ZONING HEARINGS HISTORY:

In October 2002, Community Zoning Appeals Board-15 (CZAB 15) granted a rezoning of the subject property from AU, Agricultural District, to EU-1, One Acre Estate Single-Family Residential District, and PAD, Planned Area Development District, pursuant to Resolution CZAB15-22-02. The Board accepted a Planned Area Development Agreement that was proffered by the applicant that limited the development of the site to plans that were

submitted for said hearing for a residential development consisting of 267 dwelling units. Among other things, the aforementioned agreement made assurance to the County that the owner of the property would set aside a 2.5-acre site for the development of a K-5 charter school by the beginning of the school year following the issuance of a certificate of occupancy for the 166th dwelling units. In January 2003, the above resolution was appealed. The Board of County Commissioners, however, upheld the decision of CZAB 15 and denied the appeal. In November 2005, pursuant to Resolution No. Z-24-05, the Board of County Commissioners granted a special exception to permit a charter school with among other things a total of 455 students and staggered arrival and dismissal times.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being approximately 2 miles east of and within the Urban Development Boundary for **Low Density Residential.** The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. **Residential Communities**
   Also permitted in Residential Communities are neighborhood and community services including **schools**, parks, houses of worship, day care centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.

3. **Educational Element Goal**
   Develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the County and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of Miami-Dade County, Florida.

4. **EDU-1**
   Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Strive to provide additional solutions to overcrowding so that countywide enrolment in Miami-Dade County's public schools does not exceed 145% of enhanced program capacity. Additionally, by 2005 the countywide enrolment should not exceed 125% enhanced program capacity, and by 2015 does not exceed 100%. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders.

5. **EDU-1C**
   Cooperate with the Miami-Dade County Public School System in their efforts to develop and implement alternative educational facilities such as primary learning centers which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

6. **EDU-1D**
   Cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

7. **Institutional and Public Facility**
   Neighborhood- or community-serving institutional uses, cell towers and utilities including **schools,** libraries, sanitary sewer pumps stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility facilities should generally be guided away from residential areas, however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

8. **LU-4A**.
   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.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
PAD; charter school	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: AU and RU1-M(a); single family residences, and vacant parcel	Low Density Residential, 2.5 to 6 dua
SOUTH: PAD; vacant platted lots	Low Density Residential, 2.5 to 6 dua

EAST:	AU and RU1-M(a); single family residences	Low Density Residential, 2.5 to 6 dua
WEST:	PAD; vacant land	Low Density Residential, 2.5 to 6 dua

The subject parcel is located at 11575 SW 243 Street. The area where the subject property lies is known as Palm Glade, which is currently being developed with residential communities consisting of single-family and townhouse residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable***
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

*Subject to conditions

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 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; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, 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.

Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing). The Community Zoning Appeals shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs of this section have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being

applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Sec. 33-157. Physical standards. All charter school facilities shall meet the minimum requirements included herein.

(a) Outdoor areas. Outdoor recreation/play areas are not required. Where same are provided the outdoor recreation/play area shall, wherever possible, be located so that the recreation/play area is not immediately adjacent to single family residences or section line roads, nor create incompatible impacts on other immediately adjacent properties. Adequate screening in the form of a wall, fence and/or landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership.

(b) Signs. Signs shall comply with district regulations as contained in Chapter 33 of the Miami-Dade County Code; provided, however, that the total square footage of all freestanding signs in any residential district shall not exceed six (6) square feet in size.

(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, may be provided in the form of specified parking stalls and/or areas clear of vehicular drive aisles. Stacking space shall be provided for a minimum of two (2) automobiles for charter schools with twenty (20) to forty (40) children; schools with forty-one (41) to sixty (60) children shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.

(d) Parking requirements. Parking requirements shall be as provided in section 33-124(1) of the Zoning Code.

(e) Height. The structure height shall not exceed the height permitted for that site by the existing underlying zoning district.

(f) Trees. Landscaping and trees shall be provided in accordance with Chapter 18A of this code.

(g) Charter school facilities as described herein shall be prohibited from operating on property abutting or containing a water body such as a pond, lake, canal, irrigation well, river, bay, or the ocean unless a safety barrier is provided which totally encloses or affords complete separation from such water hazards. Swimming pools and permanent wading pools in excess of eighteen (18) inches in depth shall be totally enclosed and separated from the balance of the property so as to prevent unrestricted admittance. All such barriers shall be a minimum of forty-eight (48) inches in height and shall comply with the following standards.

(1) Gates shall be of the spring back type so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the area is without adult supervision.

(2) All safety barriers shall be constructed in accordance with the standards established in section 33-12, except that screen enclosures shall not constitute a safety barrier for these purposes.

(h) Lot coverage and floor area ratio. The charter school facility shall not exceed the lot coverage and floor area ratio allowed by the underlying zoning district.

(i) Building setbacks. The charter school facility shall comply with the setbacks established in sections 33-17 and 33-18 (a) and (b) of the Zoning Code for buildings of public assemblage.

Sec. 33-159. Plan review standards

(a) Scale. The scale of proposed public charter school facilities shall be compatible with the scale of surrounding proposed or existing uses and shall be made compatible by the use of buffering elements.

(b) Compatibility. The design of public charter school facilities shall be compatible with the design, kind and intensity of uses and scale of the surrounding area.

(c) Buffers. Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary.

(d) Landscape. Landscape shall be preserved in its natural state insofar as is practicable by minimizing the removal of trees or the alteration of favorable characteristics of the site. Landscaping and trees shall be provided in accordance with Chapter 18A of this code.

(e) Circulation. Pedestrian and auto circulation shall be separated insofar as is practicable, and all circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility.

(f) Noise. Effective measures shall be provided to keep noise at acceptable levels.

(g) Service areas. Wherever service areas are provided, they shall be screened and so located as to be compatible with the adjacent properties.

(h) Parking areas. Parking areas shall be screened and so located as to be compatible with the adjacent properties.

(i) Operating time. The operational hours of a public charter school facility shall be compatible with the activities of other adjacent properties.

(j) Industrial and commercial. Where schools are proposed in or adjacent to, industrial or commercial areas, it shall be clearly demonstrated in graphic form and otherwise, how the impact on the commercial or industrial area has been minimized through site design techniques and/or operational modifications.

(k) Fences and walls. Outdoor recreation and/or play areas shall be enclosed with fences and/or walls.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Water and Sewer	**No objection**
Aviation	**No objection**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The applicant, Summerville Charter School, Inc., is requesting modifications of four conditions of a previously approved Resolution (No. Z-24-05) (request #1) and of three paragraphs of a previously recorded Declaration of Restrictions (request #2). These requests will allow the applicant to submit revised plans, increase the maximum number of students from 455 to 550 students, increase the grade levels from kindergarten through fifth grade to kindergarten through eighth grade, and to modify the arrival and dismissal times for the students at the charter school. The 2.5-acre subject parcel is located at 11575 S.W. 243 Street in an area known as Palm Glade, which is currently being developed with residential communities consisting of single-family and townhouse residences. The applicant has submitted a site plan that reflects the changes.

The Department of Environmental Resources Management (**DERM**) **has no objections** to this application and has indicated that it meets the minimum requirements as set forth in Chapter 24 of the Code of Miami-Dade County. The applicant will have to comply with all applicable conditions indicated in their memorandum. The **Aviation Department has no objections** to this application and indicates that the applicant is required to coordinate with the Homestead Air Reserve Base to ensure conformity with Article XXXV Homestead Air Reserve Base Zoning Code (Code of Miami-Dade County Section 33-292-33-301). The Miami-Dade Fire and Rescue Department **(MDFR) does not object** to this application and indicates in their memorandum that this development is expected to generate approximately 8 fire and rescue calls annually. Further, the average travel time to the vicinity of the proposed development is **6.94 minutes** which complies with the performance objective of national industry. The **Public Works Department does not object** to this

application. However, their memorandum indicates that the applicant must comply with various site plan, traffic impact and standard conditions as set forth in their memorandum. The conditions they have requested include, but are not limited to, that the specific beginning and ending of classes per shift including grade levels, and number of students must be provided in a covenant for the facility and public sidewalks are required to extend across all school driveways around the site and all pedestrian crosswalks around the school must have zebra pavement markings. Additionally, Miami-Dade Transit **(MDT,** Miami-Dade Water and Sewer **(WASD)** and Miami-Dade Park and Recreation **(MDPR) do not object** to this application.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Low Density Residential** use. The residential densities allowed in this category range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. Also permitted in Residential Communities are neighborhood and community services including **schools**, parks, houses of worship, day care centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. Further, the CDMP provides that neighborhood or community-serving institutional uses and utilities including **schools** and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories. In staff's opinion, the location of the building provides ample open space and landscaping to buffer it from the developing residential community and mitigate any aural impact generated by the additional students. The additional student population will not detrimentally impact the surrounding residential neighborhood, as the building can properly accommodate the number of students requested. Additionally, the existing school adjoins streets that, in staff's opinion, further help to buffer said school from surrounding uses as well. Additionally, the scale and height of the building is compatible with the existing adjoining residential neighborhood and developing residential neighborhoods found nearby. As such, staff is of the opinion that the requested modifications are **compatible** with the surrounding community and is **consistent** with the Low-Density Residential LUP map designation of the CDMP.

The Educational Element Goal of the CDMP is geared to develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the County and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of Miami-Dade County, Florida. The CDMP's Educational Element Policy **EDU-1** works toward the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Similarly, the CDMP's Educational Element Policy **EDU-1C** states that the County shall cooperate with the Miami-Dade County Public School System in their efforts to develop and implement alternative educational facilities such as primary learning centers which can be constructed on small parcels of land and **relieve overcrowding** at elementary schools, in so far as funding and rules permit. Educational Element Policy **EDU-1D** states that Miami-Dade County shall cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students which operate at optimum capacity. Operational alternatives may be developed and implemented, where appropriate, which mitigate the

impacts of overcrowding while maintaining the instructional integrity of the educational program. Furthermore, the Miami-Dade Public Schools Charter School Facilities Information Report indicates that the school is currently operating pursuant to its current contract cap and zoning approval. Staff is of the opinion that the expansion to the previously approved charter school use on this site will serve a need for the community by helping to accommodate some of the student population generated by the approved residential development that surrounds said use. As such, the proposed expansion to the facility is deemed to be **consistent** with the aforementioned EDU policies of the CDMP.

When analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the modification of Conditions #2, #11, #12 and #14 (request #1) and modification of Paragraphs #1, #2 and #3 of a Declaration of Restrictions that restricted the development of the school site to 455 students, grades kindergarten through fifth grades, and specified certain arrival and dismissal times, are supported by staff. Staff is of the opinion that the increase in the number of students from 455 to a maximum of 550 will benefit this developing community. The subject 2.5-acre parcel is located at 11575 SW 243 Street. The site is improved with a 37,534 sq. ft., two-story charter school with adapted Mediterranean architectural elements. The existing school is located at the southeastern portion of the site. The surrounding area is made up of single-family residences and vacant parcels to the north, south and west. A metal fence with gates surrounds the entire property. Entrance onto the site for the drop-off and pick-up of students is accessed from SW 243 Street or SW 242 Street. Egress from the site is located at the southeast portion of the site onto SW 243 Street. Entrances into the building are provided at both east and south ends of the building. The modular structures that were part of Phase I of the charter facility have been removed from the site and students and facility are currently housed in the existing permanent building. Forty-three (43) parking spaces for staff, parents and guests are provided at the eastern portion of the property and a 2,600 sq. ft. primary recreation area and a 43,234 sq. ft. open field is located at the center of the site. The submitted plans indicate abundant landscaping in the forms of native and non-native trees and shrubs planted along the perimeter of the site. The landscaping on the site will help lessen the noise impact that the increase in the number of students will generate and will provide additional privacy to the surrounding properties. The overall height of the school building is 31'8". The existing school building's height of 31'8" is compatible with, and not out of character with the maximum heights allowed in the surrounding area. Staff opines that the application is consistent with **Policy LU-4A** since the modifications will not negatively impact the surrounding area and the various departments do not object to the application. Furthermore, the school is already in operation and has complied with all the conditions imposed by the previous declaration except as modified herein. As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7).

The Standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application. Due to the lack of information, staff is unable to properly analyze the requests

#1 and #2 under said Standards and, as such, staff recommends denial without prejudice under Section 33-311(A)(17).

Based on all the aforementioned, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

I. RECOMMENDATION:

Approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of requests #1 and #2 under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing),

J. CONDITIONS:

1. That all the conditions of Resolution No. Z-24-05 remain in full force and effect except as herein modified.

2. That a revised Declaration of Restrictions be submitted to the Department of Planning and Zoning within 90 days after final public hearing approval of this application, unless a time extension is granted by the Director, for good cause shown.

3. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of this application and incorporated herein by reference.

DATE INSPECTED: 3/26/08
DATE TYPED: 5/01/08
DATE REVISED: 5/02/08, 5/05/08, 5/09/08, 5/12/08, 5/13/08
DATE FINALIZED: 5/16/08
SB:MTF:LVT:NN:CI

Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: May 8, 2008

To: Nicholas D. Nitti
Educational Facilities Coordinator
Department of Planning and Zoning

From: Jeff Cohen, P.E., Assistant Chief
Traffic Engineering Division
Public Works Department

Subject: Recommendations for Summerville Advantage Academy Charter School
Process No.: Z2008000038

This project is acceptable subject to the following list of requirements, recommendations and comments on the Site Plans, undated (but received by the P&Z Dept. March 24, 2008), and the Traffic Impact Study, dated Revised April 25, 2008, (but revised since then) and received May 8, 2008, (today), for the facility located at SW 243rd St. and SW 116th Ct.:

Site Specific Comments:

- Site Plan Review

  1. Previously required signing and striping, and curbing need to be revised and corrected due to prior improper installations. These must be completed prior to the beginning of the 2008/2009 school year. Paving and Drainage, Sign, and Striping Plans are required for this purpose to be provided for review and approval.
  2. Post "No Outlet" signs for northbound and eastbound traffic at the SE corner of the intersection of SW 242nd St. and SW 116th Ct., and for northbound traffic at the NE corner of SW 243rd St. and SW 116th Ct., since SW 242nd St. is an eastbound one-way one-lane street from SW 117th Ave. that terminates at the Summerville School north entrance.
  3. The site plans must properly show existing and proposed paving, sidewalks, swale areas, pavement markings, signs, etc. around the site including dimensions where applicable.
  4. School Speed Zone posted time intervals must be modified as required by the new proposed staggered arrival and dismissal shifts. These times must be shown on the site plans, as well as, the P&D Plans when submitted, and completed prior to the beginning of the 2008/2009 school year. In addition, our Traffic Signals and Signs Division must be notified of the new times so that they may modify the school flashing signal operations.
  5. Plans must clearly indicate which stalls are for staff and which are for visitor including quantity for each.
  6. Maintain pedestrian Safe Sight Distance Triangles at all Summerville driveways.
  7. No fence gate or other structures may protrude into or over the public ROW. In particular, staff noted on a field inspection that the fence gate from the parking lot on SW 243rd St. was swung into the public ROW.

- Traffic Impact Review

  1. Due to site distance considerations, the on-street parking along SW 243rd St. can only accommodate 2 vehicles; however, the net overall available space is still sufficient to accommodate the projected PM vehicle accumulation for each proposed shift.

2. Staggered shifts must be separated by a minimum 30 minutes for arrival and dismissal times to clear traffic between shifts.
3. The specific times for beginning and ending of classes per shift including grade levels, and number of students (see Table 11 of the Traffic Impact Study and item 4 above) must be provided in a covenant for this facility. Included in this covenant must be an agreement that the school administration will take corrective measures if conditions change in the future where passenger vehicles are stacked or parking in the public ROW.

Standard Comments:

- Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.

- Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of this Department. Also, any relocation or removal of trees must be approved by DERM. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public record, must be provided prior to permitting any of these types of installations within the public right-of-way.

- Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.

- All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

- The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact me at (305) 375-2030.

cc: Esther Calas, P.E., Director
Muhammed M. Hasan, P.E., Chief, Traffic Engineering Division
Robert Williams, P.E., Head, Traffic Control Center, Traffic Signals and Signs Division
Raul A. Pino, P.L.S., Chief, Land Development Division
David Cardenas, Chief, Right of Way and Aesthetic Assets Management Division

Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division
Armando Hernandez, Concurrency Coordinator, Traffic Engineering Division

Memorandum

MIAMI-DADE COUNTY

Date: March 28, 2008

To: Subrata Basu, Interim Director
Department of Planning & Zoning

From: Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department

Subject: DIC # 08-038 Summerville Charter School
24325 SW 117 Avenue, Miami-Dade County, FL

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately **8** fire and rescue calls annually.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2007, the average travel time to the vicinity of the proposed development was **6.94** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
5	13150 SW 238 Street	Rescue, BLS Engine	7
34	10850 SW 211 Street	Rescue, 50' BLS Squrt	7
52	12105 Quail Roost Drive	Rescue, ALS Tanker	7
55	21501 SW 87 Avenue	ALS Engine	4

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the plans entitled 'Summerville Charter School,' as prepared by Juan A. Rodriguez, R.A., dated stamp received March 5, 2008.

(B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact the Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE COUNTY

Date: April 3, 2008

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: DIC No. Z2008000038
Summerville Charter School, Inc.
24325 S.W. 117th Avenue
Modification of Resolution Z-24-05 to Increase the Number of Students
(PAD) (2.5 Acres)
19-56-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

The subject property is located within the franchised water service area of the Miami-Dade County Water & Sewer Department (MDWASD). The closest public water is an 8-inch water main abutting the subject property. Connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. The estimated demand for this project is 8,250 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the Florida Building Code in order to more efficiently use the Southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is the use of drought tolerant plants, which reduce the use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Wastewater Disposal

The property is located within the franchised sewer service area of the MDWASD. The closest public sanitary sewer is a 10-inch gravity main abutting the subject property along S.W. 243rd Street.

Downstream flow is directed to Pump Station 30-1107 and then to the South District Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or Miami-Dade Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Wetlands
The subject property does not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
An After-the-Fact Specimen Tree Removal Permit 2005-759 was issued for this property to Summerville Development, Inc., on July 26, 2005, renewed on February 15, 2007, and is scheduled to expire July 11, 2008. All approved tree removal, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions.

The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to After-the-Fact Specimen Tree Removal Permit 2005-759 shall be required prior to the removal or relocation of any other tree on the subject property. The applicant is advised to contact the DERM Tree Program at (305) 372-6574 for further information.

Enforcement History
DERM has found the following enforcement records for the subject property:

Summerville Development, Inc. (TREE-309):
On July 11, 2005, DERM executed a Consent Agreement for the subject site for a tree permit violation. On August 1, 2005, DERM received payment in full for settlement costs as required by the Consent Agreement and the case was closed due to compliance.

Summerville Charter School (ASB-77):
On September 27, 2006, DERM issued a Notice of Violation (NOV) for failure to submit an asbestos notification and for not providing thorough inspection. On October 15, 2007, the penalty was paid and the case was closed due to compliance.

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum

MIAMI-DADE COUNTY

Date: April 9, 2008

To: Nicholas D. Nitti
DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner
Miami-Dade Transit - Planning & Development Division

Subject: Review of DIC Project No. 08-038 (Summerville Charter School, Inc.)

Project Description

The applicant is seeking to revise the application to include a special exception to permit the expansion of the school's student population, to increase the permitted grade levels and to modify the arrival and dismissal times for the students of the charter school. The subject property is ±2.5 acres and is located at 24325 SW 117th Avenue in Miami-Dade County, Florida.

Current Transit Service

There is no direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Route 70 along SW 112th Avenue which is approximately one half mile from the application site. The service headways for the Route 70 (in minutes) are as follows:

Route	Peak	Off-Peak	Evening	Overnight	Sat	Sun
70	30	30	60	n/a	60	60

Future Transportation/Transit Improvements

The 2008 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project. The 2030 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

The 2007 Transit Development Program (TDP) identifies in its 2012 Recommended Service Plan the following improvements on the existing routes serving the vicinity of the project:

Route 70: Improve peak headway from 30 to 15 minutes.
Improve weekend headway from 60 to 30 minutes.
Realign along South Miami-Dade Busway extension.

MDT Comments/Recommendations

Based on the information presented, MDT has no objections to this project.

Concurrency

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

Memorandum

MIAMI-DADE COUNTY

Date: April 11, 2008

To: Subrata Basu, Interim Director
Department of Planning & Zoning

From: Sunil Harman, Director, Aviation Planning, Land-Use & Grants
Aviation Department

Subject: DIC Application #08-038
Summerville Charter School, Inc.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #08-038 for Summerville Charter School, Inc. The applicant is requesting a modification of a previous Resolution in order to modify the approved site plan and to increase the number of students on the property from 455 to 550 in grades K through 5. The subject property is approximately 2.5 acres and is located at 24325 SW 117 Avenue in Miami-Dade County, Florida.

MDAD has determined that the application is compatible with operations from Homestead General Aviation Airport. Please note that since school is located in proximity to Homestead Air Reserve Base, the applicant is required to coordinate with the Base to ensure conformity with Article XXXV Homestead Air Reserve Base Zoning (Code of Miami-Dade County §§33-292--33-301). Please be advised that MDAD does not have jurisdiction over Homestead Air Reserve Base. The contact at the Base is Major Tim Arnett, 305-224-7306, tim.arnett@homestead.af.mil.

SH/rb

C: Max Fajardo, E.I., Deputy Aviation Director
John Cosper, P.E., Deputy Aviation Director – CIP
José Ramos, R.A., Chief, Aviation Planning
File DIC

Memorandum

MIAMI-DADE COUNTY

Date: March 13, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From for Maria T. Capote
Phillip Torres, P.E.
Miami-Dade Water and Sewer Department
Manager, Plans Review Section

Subject: DIC

The Miami-Dade Water and Sewer Department comments and recommendations are as follows:

1. **Project:** Summerville Charter School, Inc. (08-038)
   Location: 24325 SW 117 Ave.

WATER:

Connect to any of the existing eight (8)-in W.M.(s) in S.W. 242 St., SW 243 St. and/or SW 116 Ct. Any W.M. extension within the property shall be eight (8)-in. min. in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s)

Please refer to water conservation requirements attached.

SEWER:

Connect to any of the existing and/or proposed eight (8)-in gravity sewers in SW 243 St. and/or SW 242 St. respectively. If Unity of title does not apply, then any gravity sewer within the property shall be public and eight (8)-in minimum in diameter.

GENERAL NOTES:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings. Please note that the aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27th, 1993, the First Amendment to Settlement Agreement between DEP and County dated December 21st, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and

the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

Should you have any questions, please do not hesitate to call me at 786-268-5214.

Cc: Jorge S. Rodriguez, Assistant Director

WATER CONSERVATION

Miami-Dade County is currently developing recommendations for new development that would achieve higher water use savings than currently required by code.

The following is a list of water saving practices to be used as a guide to achieve additional water savings above current code requirements. These recommendations are targeted at new commercial and institutional construction projects and are based on the following principles:

- Use waterless technologies where available
- Maximize use of on-site sources of water
- Choose equipment that is water and energy efficient
- Install automatic shot offs, solenoids and controllers to turn water off when not in use
- Install flow restrictors when possible
- Eliminate once-through cooling

Plumbing Fixtures and Practices

Toilets and Urinals

- Ensure all water closets use no more than 1.3 gallons per flush, high efficiency toilets (HETs) can achieve 20 to 25% water use savings.
- Use toilets included the Uniform North American Requirements (UNAR) certified list.
- Consider waterless urinals

Faucets

- Install hand washing faucets or aerators that use no more than 1.0 gallons per minute
- Install sensor controls on hand washing faucets in public restrooms
- Install showerheads that use no more than 1.5 gallons per minute

Plumbing Design

- Use tankless water heating or other devices that reduce water wasted waiting for the water to get hot where possible
- Post prominent signs in all restrooms and other water using areas listing telephone numbers to promptly report leaks and other plumbing problems.

Metering and Sub-Metering

- Install a separate meter and keep monthly records of all major water-using function such as cooling towers and individual buildings.

Heating Ventilation and Air Conditioning Equipment

Cooling Towers

- Eliminate all once-through cooling
- On cooling towers, install both makeup and blowdown meters
- Equip cooling towers with overflow sensors on the overflow pipes to alert the operator to problems that can waste thousands of gallons daily
- All cooling towers should achieve at least (5.0) cycles of concentration

Boilers

- Equip boilers with makeup meters and conductivity controllers for blowdown control
- Reuse or return steam condensate to the boiler wherever possible
- Install makeup meters on all recirculating closed water loops used for heating and cooling systems so that leaks in the recirculating systems can be easily detected.

Food Service

Equipment Selection

- Eliminate all water cooled equipment using once-through cooling
- All water-cooled equipment should be eliminated unless it uses chilled water or cooling tower loop. This includes ice makers, refrigeration equipment, and ice cream machines.

Dishwashing Equipment

- Dishwashers should use less than 1.2 gallons per rack for fill-and-dump machines and less than 0.9 gallons per rack for all other types of machines. For under the counter machines, water use should not exceed 1.0 gallons per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines and 1.7 gallons per rack for low temperature machines.
- Pre-rinse spray valves that use 1.6 gallons per minute and have a shot off valve

Food Preparation

- Use connectionless steamers. They do not need either a water supply or a wastewater drain.
- Select ice machines that use no more than 20 gallons per hundred pounds of ice made.

Efficient Landscape Irrigation

Water can be conserved through the use of a properly designed and managed landscape irrigation systems, and choice of plant material.

Irrigation controllers

- Moisture sensing shut-off switch equipment for automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture. Said equipment shall consist of an automatic mechanical or electronic sensing devise or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

Irrigation equipment and design

- Use drip irrigation or microsprinklers for planning beds (once plants are established, irrigation is not usually needed)
- Irrigated areas shall not be less than 4 feet wide, except when next to contiguous property or using micro or drip irrigation.
- Create hydrozoned areas, with beds and turf watered separately (plant beds may not need irrigation after plants are established)
- Design systems to maintain manufacturer-recommended pressure to prevent misting and unnecessary pipe wear

Soil

- Terrace any area that exceeds a 3.1 slope
- Do not add soil on top of tree roots

Mulch

- Use organic, preferably locally derived mulch, such as pine bark, dyed landscape mulch, or enviromulch. Avoid cypress mulch which encourages deforestation of natural areas.
- Limit use of rock mulch due to increased heat and reflection
- Mulch should be 3-4 inches deep over the root zone and several inches away from the base of plants

Plant Selection

- Use low-maintenance (drought tolerant) species. The Extension Service's Florida Yards and Neighborhoods Program list these in a publication for South Florida. http://miami-dade.ifas.ufl.edu/programs/fyn/publications/dtpl.htm
- Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities. Select plants that are drought and freeze tolerant.
- For areas with limited soil space such as parking lots, use naturally small stature trees or use palms. Information for small stature trees for restricted spaces, such as narrow swales and limited space residential lots where canopy and roots can become problem can be found at http://miami-dade.ufiedu/programs/urbanhort/publications/PDF/Samll%20Trees%20for%20Miami-Dade.pdf
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- Xeriscape or Florida-friendly landscape principles should be applied. These principles conserve water and protect the environment and include efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. 373.185 F.S.)

Memorandum

MIAMI-DADE COUNTY

Date: March 12, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Randy Koper
Property Management Section
Planning and Research Division
Park and Recreation Department

Subject: DIC 08-038
Summerville Charter School, Inc
Sec 19 Twp 56 Rge 40

Randy Koper

The applicant is requesting a modification of a previous Resolution in order to modify the approved site plan and to increase the number of students on the property from 455 to 550 in grades K through 5. The subject property is approximately 2.5 acres and is located at 24325 SW 117 Avenue in Miami-Dade County, Florida. Plans may be modified prior to the DIC Executive Council meeting

Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

cc: Barbara Falsey, Planning and Research Division

CHARTER SCHOOL INFORMATION SHEET

Miami-Dade County Public Schools
Charter School Facilities Information

School Number/ Location Number	Name of School	Address	Grade Levels	SY Open	Municipality	Expiration Dates					Enrollment					Specified Use on CO/CU	Issues/Concerns	Non-Compliance Letters
						Fire Permit	Certificate of Occupancy	Certificate of Use	Occupational License	Health Permit	Contract Cap	CO/CU Cap	Architect's Letter Cap	Other Official Document Cap	Actual Enrollment (PARIS 1/9/2008)			
0300	Rosa Parks Charter School (6-8)	713 West Palm Drive Florida City, FL 33034	6-8	1999	Florida City	1/14/2008		Permanent (Florida City)			600 (K-8)	None	107	N/A	52 (6-8 as per PARI)	Commercial	never been uploaded	to remove vented hood from kitchen area
7030	SIA Tech - Main Campus	12350 SW 285 Street Homestead, FL 33033	9-12	2004	Federal Property	9/9/2008	Exempt	Exempt			800 (both campuses)	N/A	N/A	300	405 (both campuses)	Job Corps Program: Federal Property	U. S. Dept. Of Labor letter on file defining exempt status and enrollment cap	
7030	SIA Tech - North Campus	3050 NW 183 Street Miami Gardens, FL 33056	9-12	2004	Federal Property	4/19/2008	Exempt	Exempt			800 (both campuses)	N/A	N/A	496	405 (as per school)	Job Corps Program: Federal Property	U. S. Dept. Of Labor letter on file defining exempt status and enrollment cap	
0520	Somerset Academy	18491 SW 134 Avenue Miami, FL 33177	K-5	2004	County	8/18/2008	Permanent	9/30/2008			700	700	N/A	N/A	539	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with 6004)	3/28/2007
6004	Somerset Academy Middle	18491 SW 134 Avenue Miami, FL 33177	6-8	2004	County	8/18/2008	Permanent	9/30/2008			300	700	N/A	N/A	161	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with Loc. 0520)	3/28/2007
7042	Somerset Academy High School	11400 SW 232 Street Miami, FL 33032	9-12	2004	County	10/21/2008	Permanent	9/30/2008			500	800 (07-08) and 1100 (08-09) between both schools	N/A	N/A	32	Charter High School	(Housed with Loc. 0332)	
0332	Somerset Silver Palms (K-8)	11400 SW 232 Street Miami, FL 33032	K-8	2007	County	10/21/2008	Permanent	9/30/2008			1100	800 (07-08) and 1100 (08-09) between both schools	N/A	N/A	733	Bus. Use: School Other than Listed; Use Specific: 1-12 Grade Charter School	(Housed with Loc. 7042)	
6029	Spirit City Academy	285 NW 199 Street Miami Gardens, FL 33169	6-8	2005	City of Miami Gardens	9/11/2008		12/31/2008 (City of Miami Gardens)			350	None	100	N/A	53	Permitted Use: C004		12/1/2006; 10/24/2007
0072	Summerville Charter School	11575 SW 243 Street Miami, FL 33032	K-5	2007	County	8/27/2008	Permanent	9/30/2008			600	455	N/A	N/A	452	Charter School: K-5		10/24/2007
1010	Waterstone	855 Waterstone Way Homestead, FL 33033	K-8	2005	City of Homestead	2/4/2009	Permanent (City of Homestead)	N/A			1150	1150	N/A	N/A	1117	School: Non-Profit		

34

DATE: 05/22/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

SUMMERVILLE CHARTER SCHOOL, INC.

APPLICANT

11575 SW 243 ST, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2008000038

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;
Case 200801003235 was opened based on enforcement history request and inspected on 5-12-08.
No violations were observed and case was closed.

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Summerville Charter School, Inc.

NAME AND ADDRESS	Percentage of Stock
Luis Machado, 305 Alcazar Ave Suite # 3 Coral Gables, Fl. 33134	Non-Profit
Ceferino Machado, 305 Alcazar Ave Suite # 3 Coral Gables, Fl. 33134	Non-Profit
Joaquin Avino, P.O. Box 831766 Miami, Fl. 33283	Non-Profit

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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 partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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BY

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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (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 changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final p

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 20th day of February, 2008. Affiant is personally known ~~to me~~ or has produced _____ as identification.

_____
(Notary Public)

SIUBY FLEITES
MY COMMISSION # DD 413270
EXPIRES: April 16, 2009
Bonded Thru Notary Public Underwriters

My commission expires _____

*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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SUMMERVILLE CHARTER SCHOOL

Juan A. Rodriguez, RA
JOMOLCA

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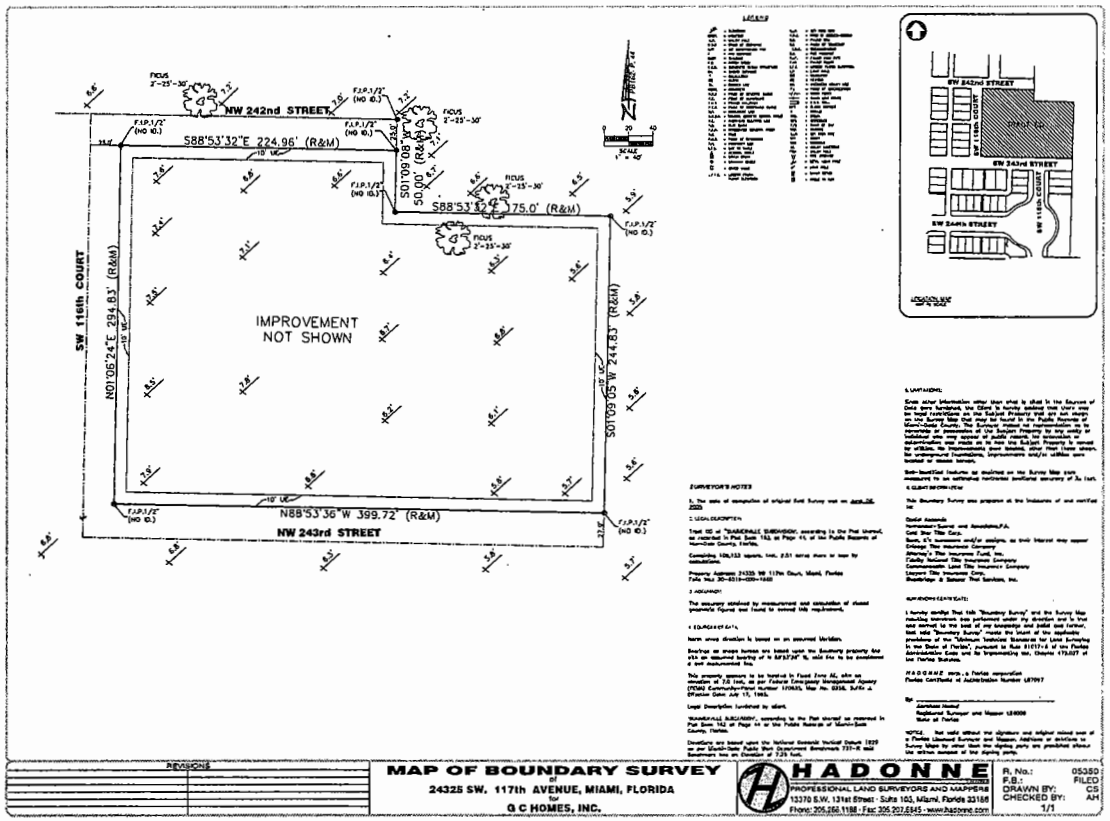
PROCESS # 250-[illegible]
DATE: MAR 30 2005
BY: VALDEZ



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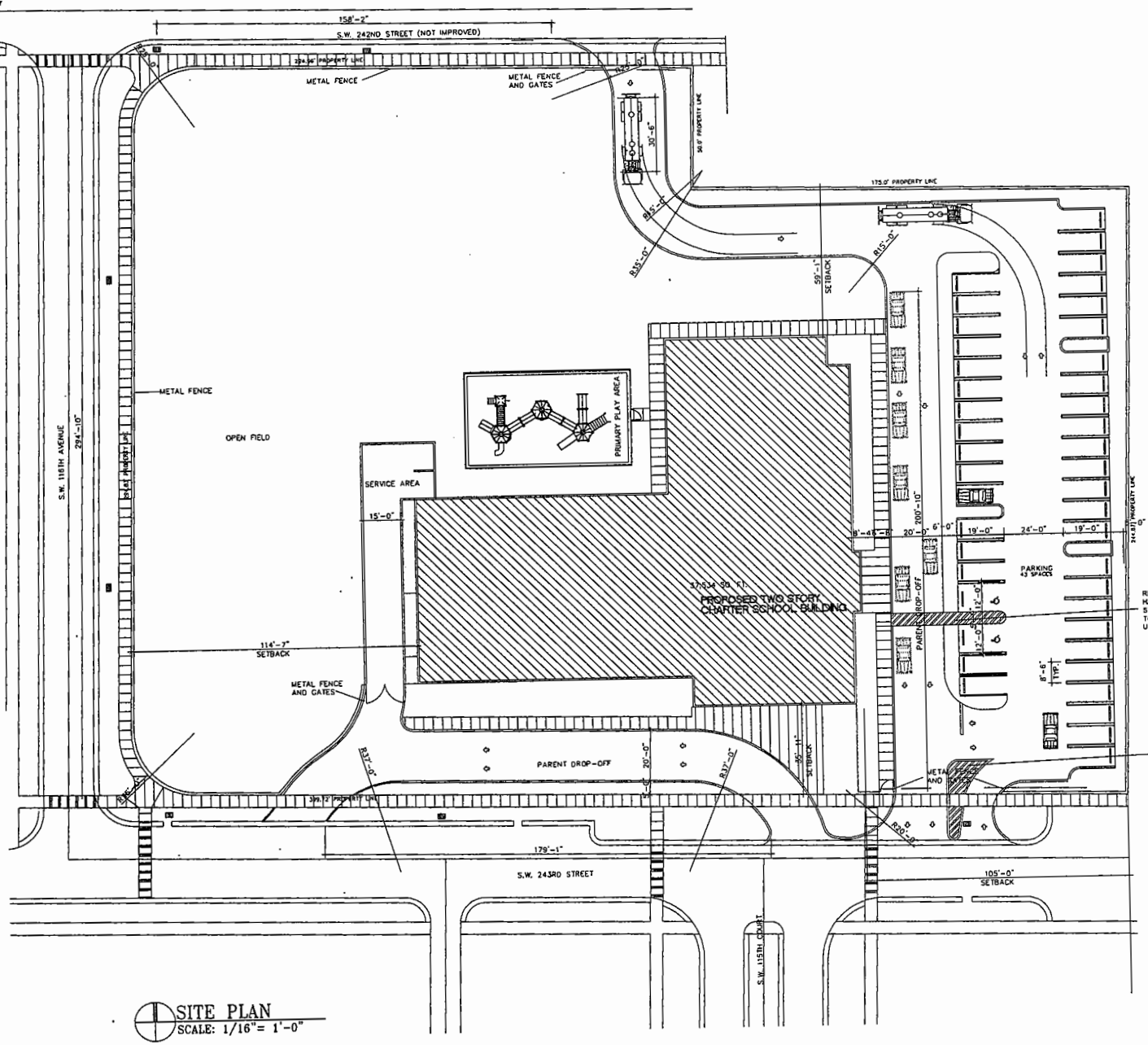

SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING ANALYSIS

ZONING DATA
BASED ON MIAMI DADE COUNTY ZONING REQUIREMENTS.

USE: ELEMENTARY CHARTER SCHOOL (K THRU 5TH GRADE)

ZONING CLASSIFICATION: PAD (PLANNED AREA DEVELOPMENT DISTRICT)
RESOLUTION NO. CZAB15-22-02

TOTAL NET LOT AREA: 109,133 SQ. FT. (2.51 ACRES)

GROSS BUILDING AREAS:
PROPOSED CHARTER SCHOOL BUILDING = 37,534 SQ. FT.

LOT COVERAGE:
ACTUAL = 18,766 SQ. FT. (17 %)

STUDENT CAPACITY:
KINDERGARTEN–5th GRADE
TOTAL= 550 STUDENTS

STAFF CAPACITY:
ADMINISTRATION AND SUPPORT STAFF= 11
TEACHERS (KINDERGARTEN THRU 5TH GRADE)= 27
TOTAL= 38 STAFF MEMBERS

CLASSROOM SPACE:
TOTAL NUMBER OF CLASSROOMS= 23
CLASSROOM AREAS= 17,351 SQ. FT.

OUTDOOR PLAY AREA:
REQUIRED= NONE (ORDINANCE NO. 04–108)
PROVIDED OUTDOOR PRIMARY PLAY AREA= 2,600 SQ. FT.
OPEN FIELD AREA= 43,234 SQ. FT.

SETBACKS:

FRONT (SOUTH)	35'-11"
REAR (NORTH)	59'-1"
SIDE (EAST)	105'-0"
SIDE (WEST)	114'-0"

BUILDING HEIGHT:
ALLOWED: 2 STORIES (35'-0") (33–52)
ACTUAL: 2 STORIES (31'-8")

PARKING:
REQUIRED: 38 SPACES (33–124 L,1,2)
PROVIDED: 43 SPACES (5 SPACES FOR VISITORS)

AUTO STACKING:
REQUIRED= 5 SPACES (33–151.18,C) AND (ORDINANCE NO. 04–108)
PROVIDED= 5 SPACES

LANDSCAPE: REFER TO LANDSCAPE DRAWINGS

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

A2.01

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PROJECT # 2000-001
DATE: MAR 24 2000
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plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1988, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ flourescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
13. Sod shall be SL Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc..
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

landscape legend

Zoning District: BU-1 (Under Alternate Use) — Land Use - Educational Facility — Net Lot Area: 2.5 acres 109,144 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 22, as indicated on site plan: Net Lot Area = 109,144 s.f. x 60 % = 65,486 s.f.	65,486	56,983
LAWN AREA CALCULATION		
A. 65,486 total s.f. of landscaped open space required by chapter 33	32,793	26,141 (Bermuda is not considered a type of grass) 21,111 (St. Agustine)
B. Maximum lawn area (sod) permitted = 40 % x 56,983 s.f. =		
TREES		
A. No. trees required per net lot acre 28 — Less existing number of trees meeting minimum requirements 28 trees x 2.5 Net Lot Acres	70	58
B. % Palms allowed: No trees provided x 30%	21	15
% Palms permitted to count as street trees on 1:1 basis x 30%	7	0
C. % Natives Required: No. trees provided x 30%	21	47
D. Street Trees (maximum average spacing of 35' o.c.): 800' linear feet along street / 35	22	22
SHRUBS		
A. No. trees required x 10 + No. of shrubs required	990	1,188
B. % Natives required: No. shrubs required x 30%	297	542

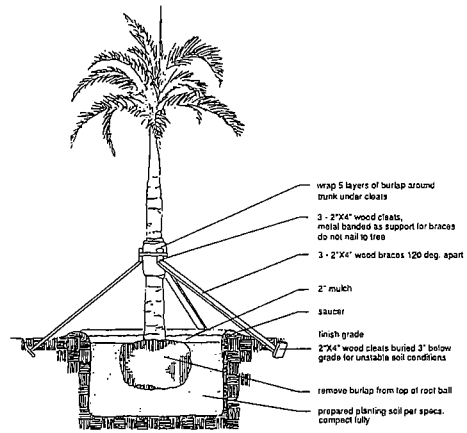
PLANT LIST

	Key	L1.02	L1.03	Description	Specification
Trees	dr	3		Delonix Regia Royal Poinciana	12' ht. x 6-8' spr. 5' c.t. full head 2 1/2" cal.
	cd	4		Coccoloba Deversifola (Native) Pigeon Plum	12' ht. x 6-8' spr. 5' c.t. 2 1/2" cal.
	ca	15		Conocarpus erectus (Native) Buttonwood	10' ht. x 6-8' spr. 4' c.t. full head 2" cal.
	sp	2		Ravenala Madagascarienals Traveler Tree	12'-18' c.t.
	tb	14		Tabebuia heterophylla Pink Trumpet	10' ht. x 5-6' spr. x 4' c.t. full head
	tc	16		Tabebuia cariba Yellow Trumpet	10' ht. x 5-6' spr. x 5' c.t. full head
	qv	20		Quercus virginiana (Native) Live Oak	12' ht. x 6-8' spr. 5' c.t. 2 1/2" cal.
	wr	22		Swietenia Mahagoni Mahagoni	12' ht. x 6-8' spr. 5' c.t. full head 2 1/2" cal.
	pe	29		Ptychosperma Elegans Alexander Palm	16' o.a. ht. matched, full head staggerred

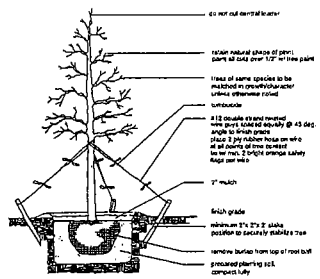
Shrubs

chr	542		Chrysobalanus icaco (Native) Cocoplum	3 gal 24" ht. x 16" spr. full 34" o.c.
jv	258		Jasmin Volubile Wax Jasmine	3 gal 24" ht. x 18" spr. full to base 24" o.c.
pm	161		Pedocarpus Macrophylla Yew Podocarpus Maki	3 gal 24" ht. x 16-18" spr. 24" o.c.
sa	227		Schefflera Arboricola Dwarf Var. Schefflera	3 gal 24" ht. x 18-20" spr. 30" o.c.
sod			St. Augustine 'Flor-Tam'	Solid Sod -all areas without shrubs or groundcovers, unless otherwise noted

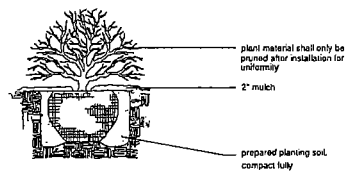
plant details



palm/large tree planting detail



small tree planting detail



shrub planting detail

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

L-1

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DATE
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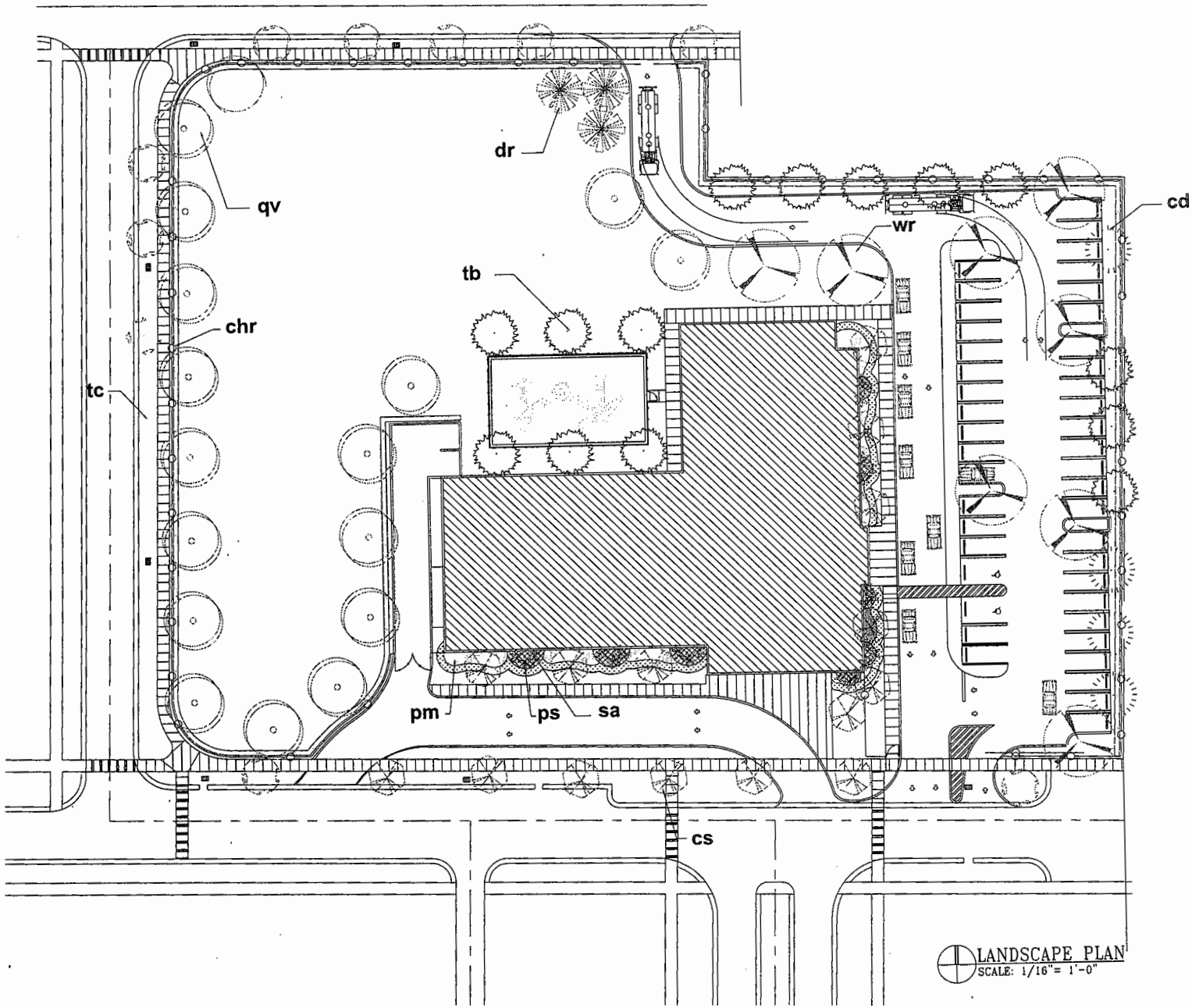

LANDSCAPE PLAN
SCALE: 1/16"= 1'-0"

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

L-2

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DATE: MAR 28 2008
BY: VALDERY

43

plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
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24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

landscape legend

Zoning District: RU-1 (Under Alternate Use) — Land Use - Educational Facilty
Net Lot Area: 2.5 acres 109,144 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 22, as indicated on site plan: Net Lot Area = 109,144 s.f. x 60 % = 65,486 s.f.	65,486	56,963

LAWN AREA CALCULATION

A. 65,486 total s.f. of landscaped open space required by chapter 33	22,793	26,141 (Bermuda is not considered a type of grass) 21,111 (St. Agustine)
B. Maximum lawn area (sod) permitted = 40 % x 56,963 s.f. =		

TREES		
A. No. trees required per net lot acre 28 — Less existing number of trees meeting minimum requirements 28 trees x 2.5 Net Lot Acres	70	58
B. % Palms allowed: No trees provided x 30%	21	15
% Palms permitted to count as street trees on 1:1 basis x 30%	7	0
C. % Natives Required: No. trees provided x 30%	21	47
D. Street Trees (maximum average spacing of 35' o.c.): 800' linear feet along street / 35	22	22

SHRUBS		
A. No. trees required x 10 + No. of shrubs required	990	1,186
B. % Natives required: No. shrubs required x 30%	297	542

PLANT LIST

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	cs	15		Conocarpus erectus (Native) Buttonwood	10' ht. x 6-8' spr. 4' c.t. full head 2" cal.
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	tb	14		Tabebuia heterophylla Pink Trumpet	10' ht. x 5-6' spr. x 4' c.t. full head
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	wr	22		Swietenia Mahagoni Mahagoni	12' ht. x 6-8' spr. 5' c.t. full head 2 1/2" cal.
	pe	29		Ptychosperma Elegans Alexander Palm	16' o.a. ht. matched, full head staggered
Shrubs	chr	542		Chrysobalanus icaco (Native) Cocoplum	3 gal 24" ht. x 16" spr. full 34" o.c.
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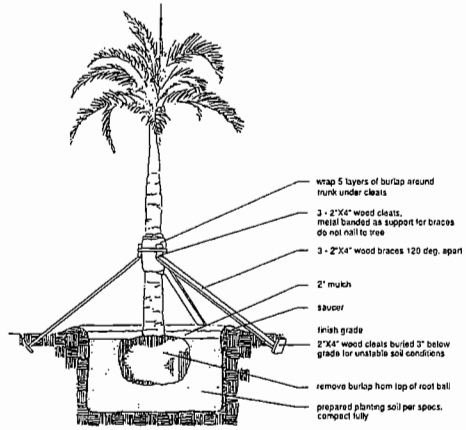
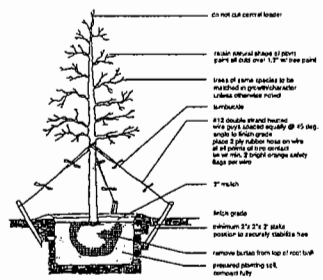
	pm	161		Podocarpus Macrophylla Yew Podocarpus Maki	3 gal 24" ht. x 16-18" spr. 24" o.c.
	aa	227		Schefflera Arboricola Dwarf Var. Schefflera	3 gal 24" ht. x 18-20" spr. 30" o.c.
	sod			St. Augustine 'Flor-Tam'	Solid Sod -all areas without shrubs or groundcovers, unless otherwise noted

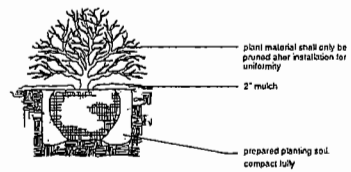
plant details



palm/large tree planting detail



small tree planting detail



shrub planting detail

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

L-1

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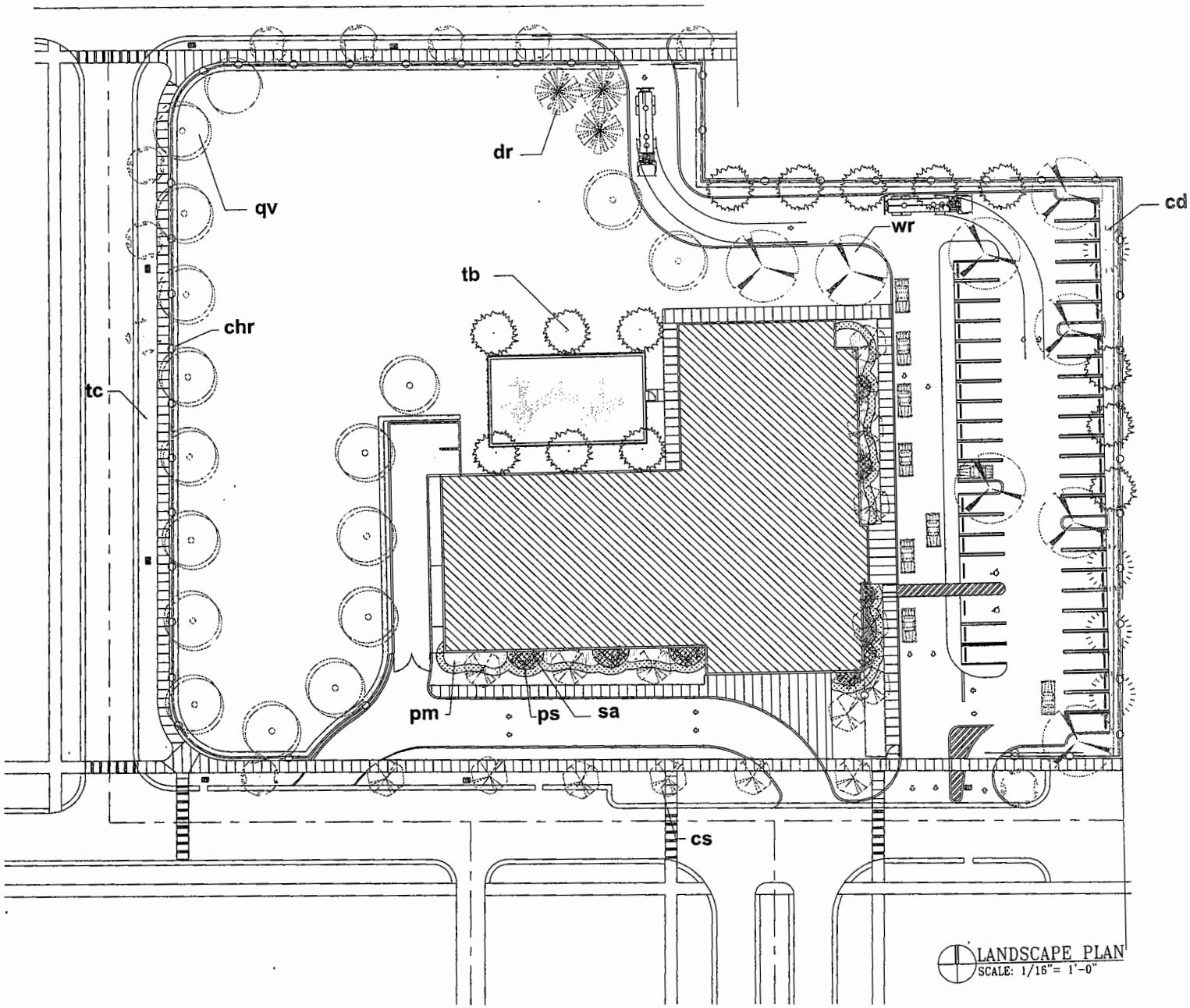

LANDSCAPE PLAN
SCALE: 1/16"= 1'-0"

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

L-2

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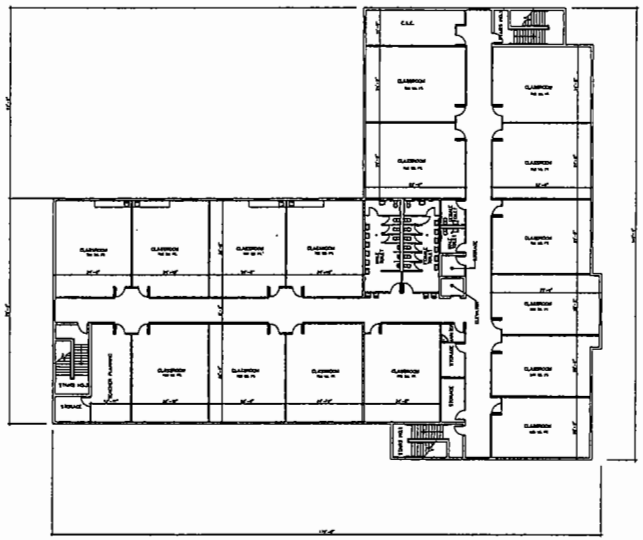
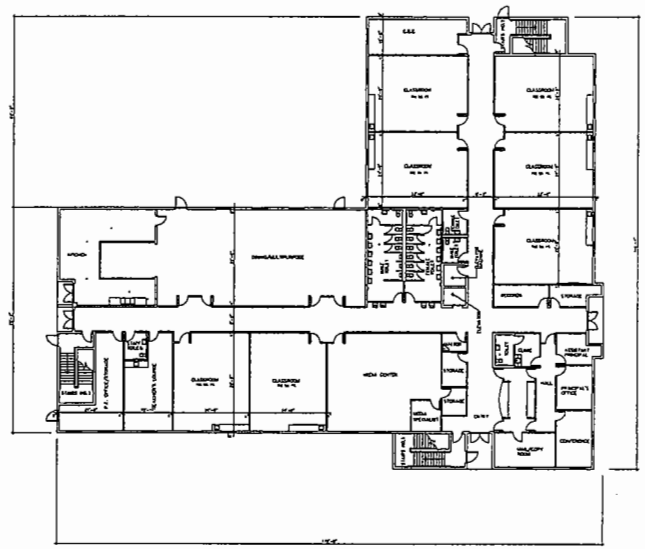


SECOND FLOOR PLAN
SCALE: 1/16"= 1'-0"



GROUND FLOOR PLAN
SCALE: 1/16"= 1'-0"

BUILDING AREA:

FIRST FLOOR=	18,767 SQ.FT.
SECOND FLOOR=	18,767 SQ.FT.
TOTAL=	37,534 SQ.FT.

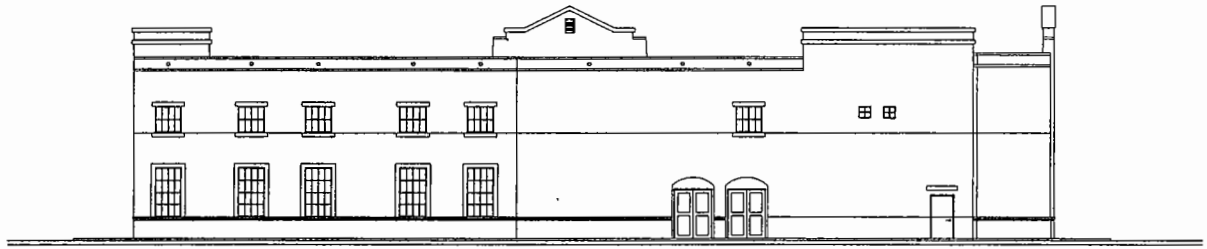
Juan A. Rodriguez RA
JOMOLCA

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

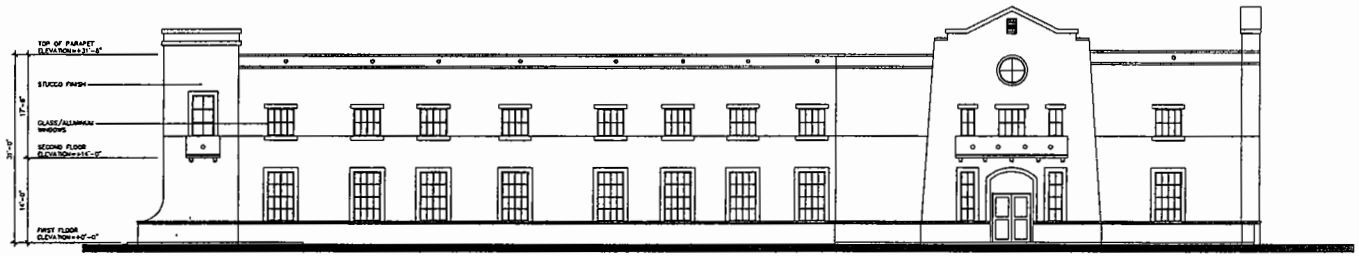
A3.01

RECEIVED
MIAMI-DADE COUNTY
PROCESS & ENGINEERING
DATE: MAR 24 2008
BY: VALDEZ

46

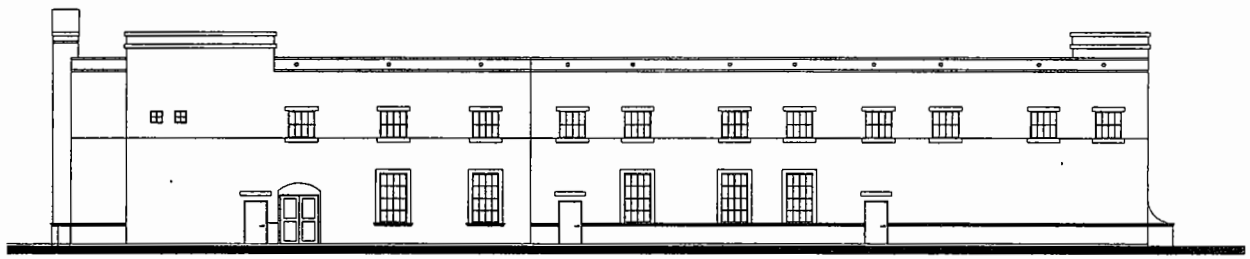


WEST ELEVATION
SCALE: 1/8"= 1'-0"



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

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



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

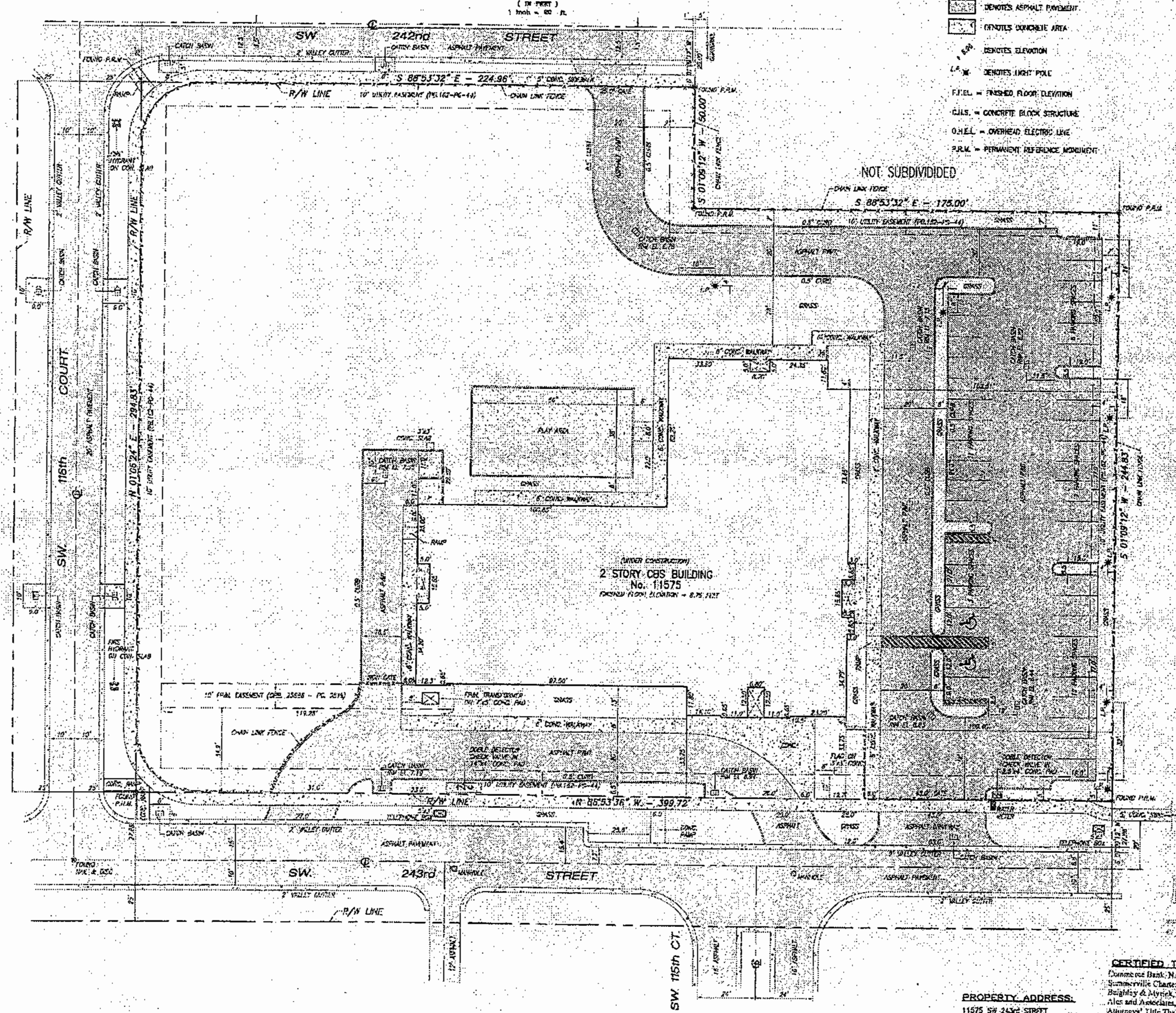
Juan A. Rodriguez RA
JOMOLCA

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

A4.01

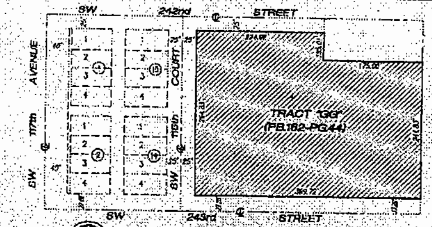
ALTA/ACSM LAND TITLE SURVEY (URBAN SURVEY)

REV	REVISIONS DESCRIPTION	DATE	APPROVED
1	FINAL SURVEY	07/14/07	E.E.
2	FINAL SURVEY – RECERTIFIED AND TITLE COMMITMENT REVISION	10/27/07	E.E.



LEGEND:

- DENOTES ASPHALT PAVEMENT
- DENOTES CONCRETE AREA
- DENOTES ELEVATION
- DENOTES LIGHT POLE
- F.F.EL. = FINISHED FLOOR ELEVATION
- C.B.S. = CONCRETE BLOCK STRUCTURE
- O.H.E.L. = OVERHEAD ELECTRIC LINE
- P.R.M. = PERMANENT REFERENCE MONUMENT



LOCATION SKETCH

SCALE 1" = 100'

SPECIAL NOTES:

I have reviewed the items listed below of the exemptions of commitment No. C-3062140 schedule B of Agent's file No. 07-132963, prepared by Attorneys' Title Insurance Fund, Inc. dated Oct. 9, 2007, and I found the following:

a) Items that affect the property and they are shown on this Survey.

24. Easement filed 06/08/07 in Official Records Book 25656, Page 2914, in the Public Records of Miami-Dade County, Florida.

b) Items that affect the property and they are not shown on this survey, because are not capable to be drawn.

7. Ordinance No. 6324 recorded in O.R. Book 11781 Page 1422, re-recorded in O.R. Book 12048 Page 481, of the Public Records of Miami Dade County, Florida.
8. Right of Way Deed recorded in O.R. Book 12447 Page 254, of the Public Records of Miami-Dade County, Florida.
12. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 21737 Page 2287, of the Public Records of Miami Dade County, Florida.
13. Subject to rights of tenants under unrecorded leases, if any.
14. All matters contained on the Plat of Summerville Subdivision, as recorded in Plat Book 162, Page(s) 44, Public Records of Miami Dade County, Florida.
15. Easement recorded in O.R. Book 22877, Page 2462, Public Records of Miami Dade County, Florida.
16. Planned Area Agreement O.R. Book 21005, Page 3720, O.R. Book 22594, Page 3807, Modifications of Planned Area Agreement recorded in O.R. Book 23923, Page 466, Public Records of Miami Dade County, Florida.
17. Easement recorded in O.R. Book 24050, Page 4237, Public Records of Miami Dade County, Florida.
18. Easement recorded in O.R. Book 24050, Page 4240, Public Records of Miami Dade County, Florida.
19. Declaration of Restriction recorded in O.R. Book 24120, Page 700, Public Records of Miami Dade County, Florida.
20. Notice of Assessment by Summerville Community Development District recorded in O.R. Book 24154, Page 23, Public Records of Miami Dade County, Florida.
21. Declaration of Consent to Jurisdiction of Summerville Community Development District recorded in O.R. Book 24170, Page 3448, Public Records of Miami Dade County, Florida.
22. Agreement Assumption and Acceptance of Agreement record in O.R. Book 24414, Page 4580, Public Records of Miami Dade County, Florida.
23. Notice of commencement filed 03/27/07 in Official Records Books 25464, Page 3570, in the Public Records of Miami-Dade County, Florida.

c) Items 6, 8 and 10 don't affect this property.

LEGAL DESCRIPTION:

Tract GG of "SUMMERVILLE SUBDIVISION", according to the Plat thereof as recorded in Plat Book 162 at Page 44 of the Public Records of Miami-Dade County, Florida.
Containing 100,133 square feet, 2.51 Acres more or less by calculations.

I HEREBY CERTIFY: That the attached BOUNDARY SURVEY of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

1. Legal description was furnished by the client.
2. Examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property.
3. Legal description subject to any dedications, limitations, restrictions or easement of record.
4. Underground improvements and utilities, if any, not located.
5. Ownership of fences, if any, not determined.
6. All elevations, if any, refer to NGVD.
   Benchmark No. 737-R   Elevation 7.25 feet
   Located at SW 112th Avenue and SW. 232nd Street
7. Bearings, shown, are based on an assumed meridian of the center line of the SW 243rd Street, Bears N88°53'36"W – (PB 162, PG 44).
8. NATIONAL FLOOD INSURANCE PROGRAM DATA:
   Community No. 120635   Panel No. 0358 J
   Flood Zone : "AE"   Base Flood Elevation : 7.00 feet.
   Firm Date: 07/17/1995
9. This survey has been prepared for the exclusive use of the entities named herein and the Certification not extend to any unnamed party.
10. Not valid unless sealed with an embossed surveyor's seal.

EDUARDO ENSENAT
Reg. Land Surveyor No. 4513
State of Florida.

RECEIVED
FEB 23 2009

CERTIFIED TO:

Commerce Bank, N.A./BAOA, ATIMA
Summerville Charter School Developers, LLC
Brighley & Myrick, P.A.
Alex and Associates, P.A.
Attorneys' Title The Fund

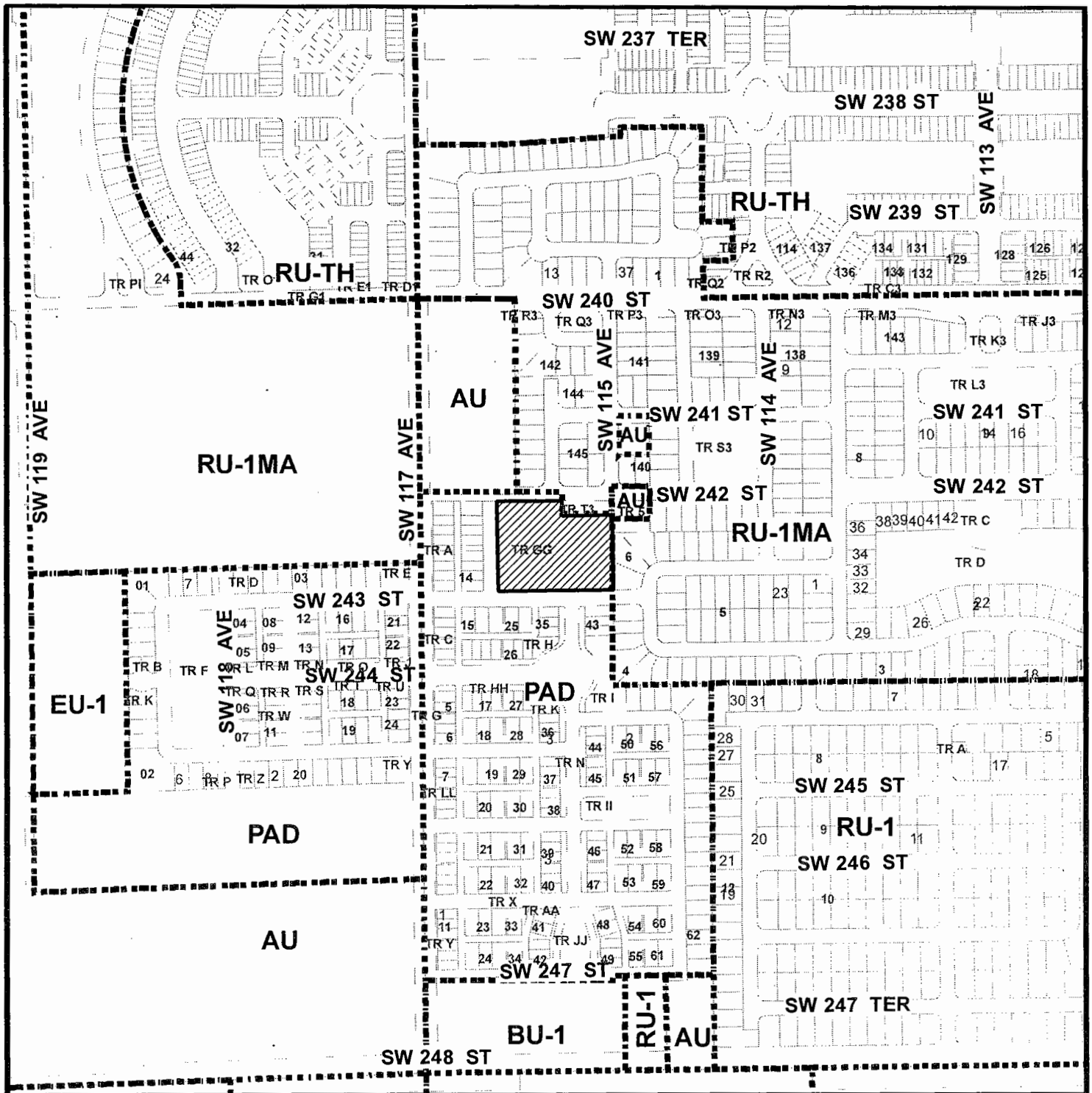
PROPERTY ADDRESS:

11575 SW 243rd STREET
MIAMI, FLORIDA 33032

EDUARDO ENSENAT SURVEYING INC.
5981 N.W. 151st STREET, SUITE 213
MIAMI LAKES, FL 33014
PH: (305) 885-2770 FAX (305) 387-5713

ALTA/ACSM LAND TITLE SURVEY (URBAN SURVEY)
TRACT GG OF "SUMMERVILLE SUBDIVISION"
PLAT BOOK 162, PAGE 44
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAWN: JM	DATE: 03-08-07	JOB NO. 2007-87	F.B. 2007-87	FILE: 11575sw243st
SCALE: AS SHOWN	PG/DR:			SHEET 1 of 1



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

08-038

SUBJECT PROPERTY

N
W E
S

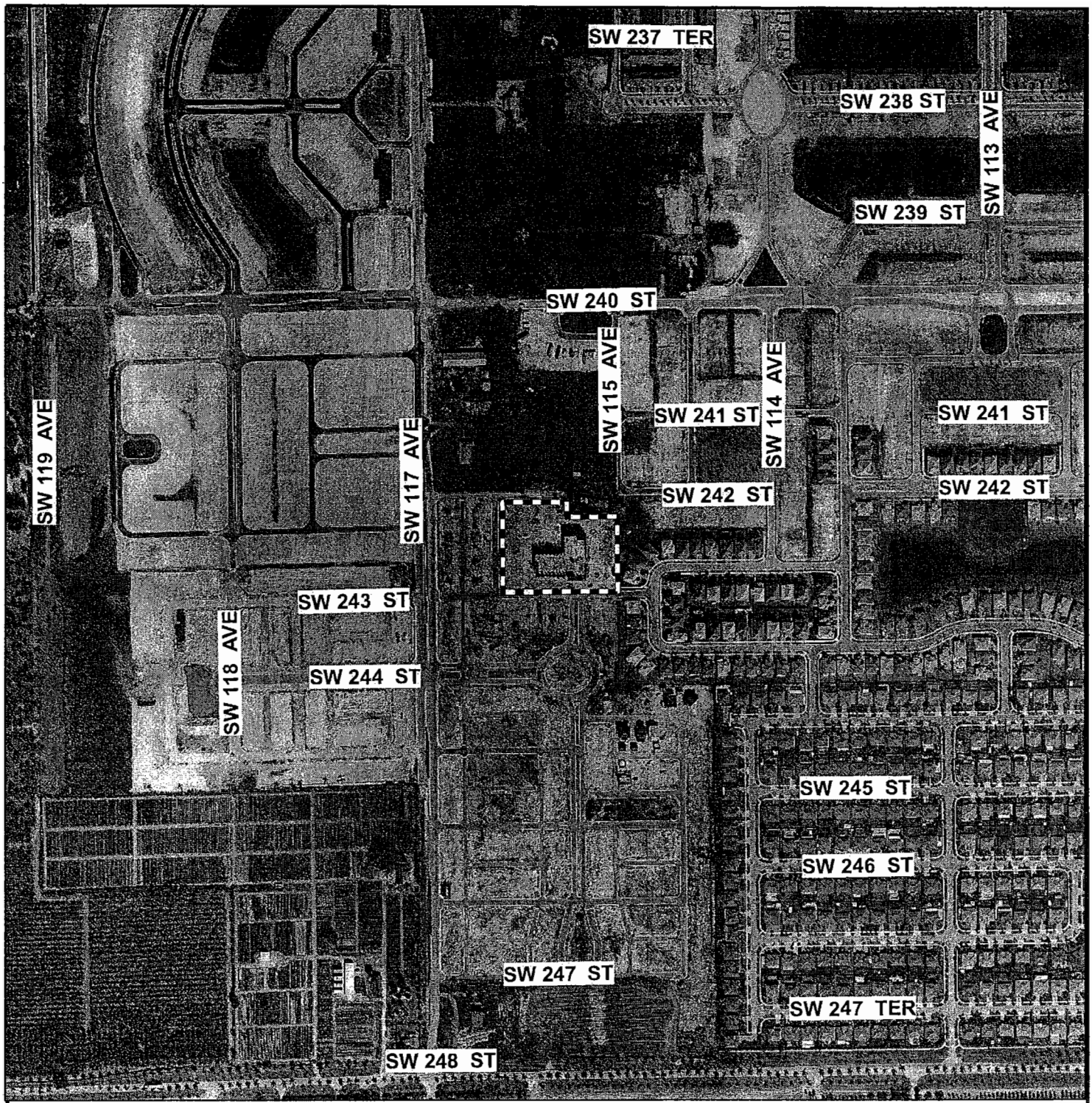
Section: 19 Township: 56 Range: 40
Applicant: SUMMERVILLE CHARTER SCHOOL, INC.
Zoning Board: C15
District Number: 08
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 03/03/08

REVISION	DATE	BY

48



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MIAMI-DADE COUNTY

CREATED ON: 03/03/08

REVISION	DATE	BY