FINAL AGENDA

3-5-2013 Version # 3

COMMUNITY ZONING APPEALS BOARD 5
LAWTON CHILES MIDDLE SCHOOL
8190 NW 197 Street, Miami
Thursday, March 14, 2013 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	13-1-CZ5-1	MIAMI GARDENS PARK, LLC	12-89	12-52-40	

CURRENT

1.	13-3-CZ5-1	LIBERTY PROPERTY LIMITED PARTNERSHIP	12-126	31-52-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, MARCH 14, 2013

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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 MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM 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

A. MIAMI GARDENS PARK, LLC (13-1-CZ5-1/12-089) **12-52-40**
Area 05/District 01

(1) DISTRICT BOUNDARY CHANGE from IU-C to RU-4L.

(2) DELETION of a Declaration of Restrictions recorded in Official Record Book 11507, Pages 577 through 581, only as it applies to the subject property.

The purpose of the request is to remove the requirements that calls for a 50' no building area, a 50' greenbelt open space and a 10' utility easement along the west property line.

(3) UNUSUAL USE to permit an entrance feature; to wit: an entrance feature consisting of decorative masonry walls 8' in height and signage.

(4) UNUSUAL USE to permit the filling of a portion of an existing lake.

(5) NON-USE VARIANCE of setback requirements to permit certain buildings setback 15' from the rear (south) property line (25' required).

(6) NON-USE VARIANCE of spacing requirements to permit the clubhouse to be spaced a minimum 23'-8" (20' required) from other residential buildings

(7) NON-USE VARIANCE of spacing requirements to permit certain residential buildings to be spaced 16' (20' required) from each other.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed 178 Apartments for Miami Gardens Park" as prepared by Oscar J. Gonzalez Architect consisting of 17 sheets and "Lake Section" as prepared by Ludovici & Orange Consulting Engineers, Inc., consisting of 1 sheet, with all plans dated stamped received 10/25/12, Plans may be modified at public hearing.

LOCATION: Lying West of NW 59 Avenue and South of theoretical NW 182 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.2 Acres

Department of Regulatory and Economic Resources Recommendation: Approval, of request #1, approval with conditions of requests #2 through #5 and withdrawal of requests #6 and #7.

Protests: 24 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

1. LIBERTY PROPERTY LIMITED PARTNERSHIP (13-3-CZ5-1/12-126) **31-52-40**
Area 05/District 12

DELETION of Condition #11 of Resolution CZAB5-2-12, reading as follows:

"11.That the use of explosives shall be strictly prohibited in connection with the lake excavation operation."

The purpose of the above request is to allow the applicant to delete a condition prohibiting the use of explosives in connection with a previously approved lake excavation.

LOCATION: Lying South of NW 122 Street and East of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

SIZE OF PROPERTY: 123.89 Acres

Department of Regulatory and Economic Resources Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 5

PH: Z12-089 (13-1-CZ5-1) **March 14, 2013**
Item No. A

Recommendation Summary	
Commission District	1
Applicant	Miami Gardens Park, LLC
Summary of Requests	The applicant is seeking to allow a zone change to RU-4L in order to develop the parcel with a multi-family residential apartment complex. Additionally, the applicant seeks to delete restrictions on the development of the west portion of the parcel, to permit the filling of an existing lake encroaching onto the property as well as to allow an entrance feature and to permit the development with a reduced setback from the rear property line.
Location	Lying west of NW 59 Avenue and south of theoretical NW 182 Lane, Miami-Dade County, Florida.
Property Size	8.2 gross acres
Existing Zoning	IU-C, Conditional Industrial District
Existing Land Use	vacant
2015-2025 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards Section 33-311(A)(7) Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval, of request #1, approval with conditions of requests #2 through #5 and withdrawal of requests #6 and #7.**

This item was deferred from the January 17, 2013 meeting of Community Zoning Appeals Board (CZAB) #5, and subsequently, was deferred from the February 28, 2013 meeting of said Board to allow the applicant to meet with the neighbors.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from IU-C to RU-4L.

(2) DELETION of Declaration of Restrictions recorded in Official Records Book 11507 Pages 577-581, only as it applies to the subject property.

The purpose of the request is to remove the requirements that call for a 50' no building area, a 50' greenbelt open space and a 10' utility easement along the west property line.

(3) UNUSUAL USE to permit an entrance feature; to wit; an entrance feature consisting of decorative masonry walls 8' in height and signage.

(4) UNUSUAL USE to permit the filling a portion of an existing lake.

(5) NON-USE VARIANCE of setback requirements to permit certain buildings setback 15' from the rear (south) property line (25' required).

(6) NON-USE VARIANCE of spacing requirements to permit the clubhouse to be spaced a minimum 23'-8" (20' required) from other residential buildings

(7) NON-USE VARIANCE of spacing requirements to permit certain residential buildings to be spaced 16' (20' required) from each other.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed 178 Apartments for Miami Gardens Park" as prepared by Oscar J. Gonzalez Architect, consisting of 17 sheets, and "Lake Section" as prepared by Ludovici & Orange Consulting Engineers, Inc. consisting of 1 sheet, with all plans dated stamped, received 10/25/12. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The submitted plans depict the proposed 178 unit, multi-family residential development consisting of the sixteen (16), two (2)-story apartment buildings, a clubhouse and parking areas on the approximately 8.2-acre parcel.

The 8.2 acre subject parcel is a part of a larger tract of land that was rezoned from AU, Agricultural District to IU-C, Conditional Industrial District in 1982 pursuant to Resolution #Z-149-82. Said approval also permitted some commercial and office uses in the IU-C district as would have been allowed in BU, RU-5 and RU-4A zoning districts. The applicant proffered a covenant that was accepted by the County that restricted development within the western 100' of the parcel and required that the west 50' of this restricted area contain only a landscaped green area.

Subsequently, staff notes that the subject parcel was also a part of a larger tract that was the subject of Application Number 1 in the November 1995 cycle of applications to amend the Land Use Plan map of the Comprehensive Development Master Plan (CDMP) for Dade County (now Miami-Dade County). As a result of this application the land use designation was changed from Industrial and Office to Business and Office at which time the applicant proffered a covenant that was accepted by the County. However, although the covenant among other things maintained the restrictions on development within 100' of the west property line for industrial and retail development, the covenant did not require this buffer for residential and office uses.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	IU-C; vacant land, lake	Business and Office
North	IU-C; vacant land	Business and Office
South	RU-4L; apartments	Business and Office
East	IU-C; office park	Business and Office
West	RU-1;single-family residences, lake excavation	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The 8.2-acre subject property is a vacant parcel containing a portion of a small lake. The subject property is surrounded by an existing office park to the east, an apartment complex to the south, single-family residences and a lake excavation to the west and a vacant IU-C zoned parcel to the north.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the parcel in accordance with the proposed RU-4L, Limited Apartment House District regulations and provide the community with additional multi-family residences in this area. However, since the site is vacant the proposed development of the residential site could have traffic impacts on the surrounding residential and commercial developments in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant seeks to permit the rezoning of the subject parcel from IU-C to RU-4L (request #1). The CDMP Land Use Plan (LUP) map designates the subject 8.2-acre property for Business and Office use. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.* However, the CDMP Land Use Element interpretative text for the Business and Office use states that *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in business and office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed-use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met, residential development may be authorized to occur in the business and office category at a density up to one density category higher than the LUP map's designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher.* The adjacent residential property to the west is designated for Low-Medium Density Residential use, 6 to 13 units per gross acre on the CDMP Land use plan map. For the reasons stated below, based on the CDMP Land Use Element interpretative text for the Business and Office category, the subject property would be allowed to develop one category higher, at the Medium Density Residential category which allows residential development at 13 to 25 units per gross acre. This would allow the applicant to develop the 8.2-acre site with minimum of 106 residential units and at a maximum of 205 residential units. This application would permit the applicant to provide additional housing for the community. RU-4L zoning permits the development of 23 units per acre, which would allow a total of 188 units on this site. Plans submitted by the applicant indicate the proposed development of the site with a maximum of 178 residential units or 21 units per acre. Staff notes that this is below the maximum of 25 units per acre allowed by the CDMP Land Use Element interpretative text for the Business and Office category and the maximum of 23 units per acre allowed by the RU-4L zoning district.

As previously noted by staff, the Business and Office designation of the subject property was adopted in the November 1995 cycle of applications to amend the CDMP at which time the

applicant proffered a covenant which maintained the 100' buffer along the western property line for industrial and retail development. However, the restrictions on development did not extend to residential and office development within this 100' wide buffer area. The CDMP covenant only required any future residential development in this area to be equivalent to the corresponding setbacks for the residential developments located to the west. In the case of office uses two (2) stories high, the required landscaped buffer along the west property line was 50' and if higher than two (2) stories the development would be required to comply with the setbacks required by Code measured from the edge of the 50' wide landscaped buffer area. Said CDMP covenant also stated that development of and on the master tracts shall be subject to certain Urban Design Guidelines set forth in the covenant.

Staff is of the opinion that the submitted site plan conforms with the CDMP Land Use Element's interpretative text for the Business and Office land use category that states that *any residential proposal in Business and Office designated parcels not be out of character with the surrounding community, not detrimentally impact adjacent development and zoning and provide a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* Further, CDMP land Use Element, **Policy LU-4A** states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk, and scale of architectural elements and parking among other things. The applicant is proposing to develop the property with a 178 unit residential apartment complex made up of sixteen (16) apartment buildings, a club house and an entrance feature. Additionally, the applicant seeks to delete a prior covenant as it applies to the subject property, which restricted development along the west 100' of the subject parcel (request #2), to permit and entrance feature (request #3) and the partial filling of a lake along the interior side (west) property line (request #4) along with request for a variance to the setback requirements (request #5).

The site plan incorporates principles of urban design such as architecturally defined blocks and open spaces in the form of greens and squares. The squares are distributed throughout the site to offer areas for social encounters and for recreation. Landscaping is used to buffer the proposal from adjacent uses as well as to reinforce the urban spaces created by the block and street design. Further, the parking areas are for the most part located central to the site and screened from the abutting roadways by the apartment buildings. The height and scale of the proposed buildings are also similar to the buildings in the adjacent development located to the south that was approved in January 2005 pursuant to Resolution #CZAB5-01-05. The submitted plans indicate that the maximum height of the two (2) story apartment buildings within the proposed development will be 26'-4". The RU-1 zoning district within which the residences to the west are located permits residences with a maximum height of 35'. Additionally, the open recreational area abutting the portion of the lake that encroaches onto the subject parcel from the property to the west provides a well-designed landscape open space that will provide the residents of the proposed development with a view of the lake and compliments the views from the existing residential development to the west. Also, the applicant has provided liberal buffering in the form of a continuous hedge and a row of trees along the interior side (west) and rear (south) property lines that will mitigate any negative visual impact of the rows of apartment buildings located along said property lines on the residential developments to the west and south.

Staff further opines that the design principles outlined in the submitted plans conform to the Urban Design Guidelines outlined in the CDMP covenant that was proffered by the applicant and accepted by the County at the time of the amendment of the CDMP LUP map to Business and Office during the November 1995 cycle. All of the design principles adopted in this development

will create a neighborhood that is pedestrian-friendly and sympathetic to human scale as well. The applicant has diligently worked with staff in order to provide urban design principles and guidelines on the site plan. Staff is of the opinion that the proposed development has incorporated numerous principles of urban design as described in the adopted Miami-Dade Urban Design Manual to create a new development that will serve as a sensitive and well-designed transition between the commercial uses found to the east and the residential uses found to the west. Staff opines that the proposed development including the lake fill, the entrance feature and reduced setbacks will be adequately buffered and will not have a negative visual impact on the surrounding properties or on passersby along NW 182 Street or NW 59 Avenue and therefore would satisfy the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-4A**.

Since the approval of the application would maintain the restrictions of the development of the site based on the CDMP amendment and the CDMP covenant staff opines that approval of the application is **compatible** with the area and therefore **consistent** with the CDMP Land Use Element interpretative text for residential uses and the density threshold permitted in **Business and Office** areas and the CDMP Land Use Plan map **Business and Office** designation for the subject property and the CDMP covenant.

ZONING ANALYSIS:

The applicant seeks approval of a request for a zone change from IU-C to RU-4L (requests #1). In addition, the application seeks to approve other requests (requests #2 through #5) for the development of the site under the RU-4L zoning regulations which are contingent on the approval of the district boundary change.

For the reasons stated above, staff opines that when the applicant's requests to rezone the 8.2-acre parcel to RU-4L (request #1), is analyzed under Section 33-311, District Boundary Change; to delete a declaration of restrictions that restricts development of the west portion of the parcel under Section 33-311(A)(7), Generalized Modification Standards (request #2);and requests to permit an entrance feature with signage (request #3) and permit the filling of a portion of an existing lake (request #4), under Section 33-311(A)(3), Special Exception, Unusual and New Uses, that the approval of the requests would be **compatible** with the commercial, single and multi-family residential uses in the surrounding area.

The existing IU-C zoning district allows all the uses permitted in the IU-1, Light Industrial Manufacturing District except adult entertainment uses, and every use permitted in the IU-3, Unlimited Industrial Manufacturing District including utility plants and substations such as, but not limited to, sewage, water, power, communications and gas. Also included in the IU-3 district are uses such as scrap metal reduction plants, metal and metal ores, reduction, refining, smelting and alloying. As such, staff opines that approval of the rezoning to RU-4L (request #1), would permit residential uses that would not be out of character with, and would be more compatible with the residentially zoned properties located to the west Further, although the proposed residential development is more intensive than the single family residential development to the west, staff opines that it will provide a reasonable transition to the more intense commercial uses located to the east of the subject parcel.

Staff notes that for the reasons explained earlier, the deletion of the declaration of restrictions (request #2) as it pertains to the 100' wide buffer along the west property line will be compatible with the residential subdivision located to the west and the multi-family development to the

south that was approved for a similar request pursuant to Resolution #CZAB-5-105. Further, staff notes that the applicant has provided a continuous landscaped strip comprised of a row of trees planted at approximately 30' on center and a continuous hedge. The residential properties to the west will also be buffered by an existing 8' high wall along 2/3 of the property line abutting the proposed development and a lake with a proposed 6' high wall along the remaining 1/3 portion of said property line. Further, staff notes that only seven (07) of the residential properties abut the west property line of the south portion of the proposed development and four (04) of the residences abut the northern portion of said development. Staff notes that the existing lake provides an approximately 150' buffer at the narrowest point. However, staff recommends as a condition for approval that in the event this wall is removed, the applicant shall replace this wall along the property line abutting the residential development with a 6' high CBS wall. Staff also recommends as an additional condition of approval of this request (request #2) that the applicant provides a dual, row of trees planted in staggered rows along the west property line, spaced 25' on center and be a minimum of 12' high at the time of planting. Further, staff recommends that the landscape buffer along the west property line be installed prior to the issuance of the first Certificate of Occupancy for the residential development.

Staff notes that based on the memorandum from the Public Works and Waste Management Department, the approval of the aforementioned requests #1 through #4 would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic. Their memorandum states that subject to conditions, the application meets the criteria for traffic concurrency for an Initial Development Order. In addition, staff notes that the subject property fronts onto NW 59 Avenue and NW 182 Street, and is located approximately 330' south of Miami Gardens Drive, 0.33 miles to the west of NW 57 Avenue, both of which are section line roadways that provide the parcel with connectivity to the east and west and north and south respectively. Similarly, the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates that the approval with conditions of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. Specifically, its memorandum indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal and flood protection are valid for this initial development order. As a condition for approval, the DERM memorandum further requires the applicant to demonstrate that the partial lake filling will not result in higher ground water level in the area. The Miami-Dade Fire Rescue Department (MDFRD) memorandum indicates that approval with conditions of the aforementioned requests will not unduly burden the MDFRD resources that exists or that are budgeted or planned for in this area.

Based on the aforementioned, staff recommends approval of request #1 under Section 33-311, District Boundary Change, and approval with conditions request #2 under Section 33-311(A)(7) Generalized Modification Standards and requests #3 and #4 under Section 33-311(A)(3), Special Exception, Unusual and New Uses.

When request #5 to permit certain buildings setback 15' (25' required) from the rear (south) property line is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. Staff notes that the proposed site abuts a recently approved multi-family residential development located to the south. A review of the approved plans for this abutting development indicates that the

buildings on this site are also setback 15' from the north property line. However, the north property line for said property is an interior side property line that only required a minimum 15' setback since the property fronts onto NW 59 Avenue. Although the subject property also abuts NW 59 Avenue, the frontage for the subject property is along NW 182 Street. As such, the south property line of the subject property is the rear property line and requires a 25' setback. Staff opines that the proposed development is similar in scale and height to the previously approved development to the south and that the proposed 15' setback for some of the buildings from the rear (south) property line allows for a uniform pattern of development that will not be visually intrusive to the surrounding area and will be **compatible** with same. Further, staff notes that the submitted plans indicate a landscape buffer containing a continuous row of hedges and trees along said property line which staff opines will mitigate any negative visual impact of the encroachment. **Staff therefore recommends approval with conditions of request #5 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

Staff opines that requests #6 and #7 are not needed for this application and were inadvertently advertised. As such, staff recommends the withdrawal of these requests.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate three (3) ingress/egress points along NW 59 Avenue and one (1) along NW 182 Street. The applicant has provided 37 more parking spaces than the required 304 parking spaces for the 178 unit residential development with adequate drives that connect to the aforementioned ingress/egress points.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, approval with conditions of requests #2 through #5 and withdrawal of requests #6 and #7.

CONDITIONS FOR APPROVAL (For requests #2 through #5 only):

General Conditions

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed 178 Apartments for Miami Gardens Park" as prepared by Oscar J. Gonzalez Architect, consisting of 17 sheets, and "Lake Section" as prepared by Ludovici & Orange Consulting Engineers, Inc. consisting of 1 sheet, with all plans dated stamped, received 10/25/12, except as herein amended to show an increased landscaped buffer along the west property line. Said landscape buffer shall consist of dual, row of trees planted in staggered rows along the west property line, spaced 25' on center and be a minimum of 12' high at the time of planting.

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

4. That the applicant submit to the Department of Regulatory and Economic Resources for review and approval a landscape plan which in addition to the submitted landscape plans shall include the required landscape buffer along the west property line. Said landscape buffer shall consist of a dual row of trees planted in staggered rows along the west property line, spaced 25' on center and be a minimum of 12' high at the time of planting, and shall be installed along that portion of the west property line prior to the issuance of the first Certificate of Occupancy.

5. That the applicant shall be permitted to operate construction activities for the proposed development between the hours of 7:00 A.M. and 7:00 P.M. on weekdays; Saturday and Sunday operation and/or other hours of operation than 8:00 A.M. to 5:00 P.M., may be permitted by the Director only if the same does not become objectionable, in his opinion, to the surrounding area.

Lake Fill Conditions

6. That in the event the existing 8' high wall along 2/3 of the west property line is removed by the neighboring residential development to the west the applicant shall install a similar buffer within the zoning regulations.

7. That no portion of the property subject to the approved excavation fill plan and permit shall be transferred without the approval of the Director, unless the filling of the subject excavation has been completed in accordance with the excavation fill plan and permit for the fill project and unless the bond has been released.

8. That no fill be permitted within the adjacent rights-of-way.

9. That if in the opinion of the Director the lakefill is hazardous to the surrounding area, the hazardous area shall be fenced in, or otherwise protected, by the applicants as directed by the Director.

10. That the applicant shall obtain all permits required by this Code and comply with all permit requirements and all applicable conditions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as well as the Public Works and Waste Management Department for the duration of the fill project

11. That only such clean fill material as allowed by Chapter 24 of this Code and approved in writing by the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources, as set forth herein, shall be used in the fill project.

12. That in order to insure compliance with all terms and conditions imposed, a cash bond or substantially equivalent instrument meeting with the approval of the Director shall be posted with the Department of Regulatory and Economic Resources, payable to Miami-Dade County, in an amount as may be determined and established by the Director of the Department of Regulatory and Economic Resources; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have

an interest in the land, such as mortgagees, etc. The bond amount shall be based on the volume of cut required to create the approved slope configuration.

13. That any unacceptable fill material shall be stored in containers; shall not be permitted to remain on the project site for more than thirty (30) days; and shall not exceed a volume of forty (40) cubic yards.

14. That neither the clean fill material piles, nor the unacceptable fill material piles, nor the piles awaiting sorting shall be permitted to exceed a height of 10 feet above the applicable flood elevations for the property.

15. That the fill project shall meet all storm water management requirements of the Code of Miami-Dade County and the filled excavation or portion of excavation filled shall not exceed the applicable flood elevations for the property.

16. That if the fill project is discontinued, abandoned, falls behind schedule or time expires under the permit, the remaining excavation shall immediately be sloped to conform with the previously approved excavation plans and all equipment and concomitant uses shall be removed from the premises, unless an application to extend the time is filed with the Department prior to expiration of the approval and provided that good cause is demonstrated as to the delay in completing the filling of the excavation. In no event shall such extension allow the fill project to continue beyond three (3) years after issuance of the permit.

17. That the property shall be suitably posted to meet with the approval of the Director; said posting shall denote the fill project and shall warn the public concerning the possible hazards prior to commencement and for the duration of the fill project.

18. That the property shall be staked to meet with the approval of the Director of the Department of Regulatory and Economic Resources; said stakes shall be maintained in proper position so that the limits of the lake fill, slopes and grade levels may be easily determined.

19. That all Federal, State and local permits be obtained prior to commencement of the lake fill. In the event that any Federal, State or local permit is revoked or otherwise held to be invalid, the lake fill operation shall immediately cease.

20. That the deadline date for the completion of the fill project, including final closure and completion of all tasks set forth in the approved plans and permit shall be determined by the Director and established in the permit. All authorized work shall be carried on continuously and expeditiously so that the filling will be completed within the allocated time, but in no event for any more than three (3) years from issuance of the fill permit;

21. 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 Regulatory and Economic Resources.

22. That the applicant shall be permitted to operate between the hours of 7:00 A.M. and 7:00 P.M. on weekdays; Saturday and Sunday operation and/or other hours of operation than

8:00 A.M. to 5:00 P.M., may be permitted by the Director only if the same does not become objectionable, in his opinion, to the surrounding area.

23. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the lakefill operation progresses. In accordance with this requirement, the applicants 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-month intervals, whichever is of a lesser duration, or upon request of either the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources when it appears that the lake fill is proceeding contrary to approved plans.

24. 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 incorporated herein by reference.

25. That any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.

ES:MW:NN:AN:CH

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

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Park, LLC
Z12-089

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

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

Business and Office (Page I-41)	*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 such as private commercial marinas. Also allowed are telecommunication 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 to Land Use Element 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.* *Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* ***Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher.*** *If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.*

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Park, LLC
Z12-089

Land Use Policy LU-4A (Page I-11)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the 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*

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Park, LLC
Z12-089

	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)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*
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; 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 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.*

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 5
MOTION SLIP

A

APPLICANT'S NAME: **MIAMI GARDENS PARK, LLC**

REPRESENTATIVE: Javier Vazquez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-1-CZ5-1 (12-089)	February 28, 2013	CZAB5		12

REC: Approval, of request #1, approval with conditions of requests #2 through #5 and withdrawal of requests #6 and #7.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: **March 14, 2013** ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

■ OTHER: Deferred by the Board to allow the applicant to meet with the neighbors for a second time.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	**S**	Jessica FORTICH	**X**		
VICE CHAIRMAN		Juan A. GARCIA (C.A.)		**X**	
COUNCILMAN	**M**	Leonardo A. PEREZ	**X**		
COUNCILMAN		Alexander C. SENDEROFF			**X**
CHAIR WOMAN		Joanne CARBANA	**X**		
		VOTE:	**3**	**1**	

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: **JOHN MCINNIS**

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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 5
MOTION SLIP

#1

APPLICANT'S NAME: **MIAMI GARDENS PARK, LLC**

REPRESENTATIVE: Javier Vazquez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-1-CZ5-1 (12-089)	January 17, 2013	CZAB5		12

REC: Approval, of request #1, approval with conditions of requests #2 through #5 and withdrawal of requests #6 and #7.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: February 28, 2013 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

■ OTHER: Deferred at applicant's request to allow the applicant to work with the neighbors.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIR WOMAN	**M**	Joanne CARBANA	**X**		
COUNCILWOMAN	**S**	Jessica FORTICH	**X**		
COUNCILMAN		Leonardo A. PEREZ	**X**		
COUNCILMAN		Alexander C. SENDEROFF	**X**		
CHAIRMAN		Juan A. GARCIA (C.A.)	**X**		
		VOTE:	**5**	**0**	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **JOHN MCINNIS**

A. MIAMI GARDENS PARK, LLC
(Applicant)

13-1-CZ5-1 (12-089)
Area 5/District 1
Hearing Date: 03/14/13

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
1982	1000 Brickell, Inc.	-Zone change fro AU, RU-3M and RU-4L to IUC. -Unusual use for a lake excavation -Deletion conditions of Resolutions	BCC	Approved with Condition(s)

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: September 5, 2012

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

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: #Z2012000089-1st Revision
Miami Gardens Park, LLC
SW Corner of NW 182nd Lane and NW 59th Avenue
Zone Chance from IU-C to RU-4L; Modification of a Previous Agreement; Unusual Use to Permit and Entrance Feature; and Unusual Use to Permit the Filling of a Lake
(IU-C) (8.2 Acres)
12-52-40

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

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.

Be advised that the water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Department's Water and Wastewater Engineering Section.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Department's Water and Wastewater Engineering Section.

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

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

Stormwater Management
The proposed site plan does not match the previously approved paving and drainage plans under the existing Environmental Resource Permit number 13-03926-P issued by the Department. Therefore, a letter of permit modification is required. This letter must be obtained prior to the Department Plan Review and Development Approval.

The applicant shall demonstrate that partial filling of the existing lake will not result in higher ground water level in the surrounding area.

Any development in the post filling operation shall be required to conform to the conditions of a Surface Water Management Permit issued by the Department.

Wetlands
This property is part of Class IV Wetland Permit FW 00-083 which was issued for the filling of 0.037 acres of wetlands for a roadway between NW 186th Street and NW 177th Street. The permit expired on March 26, 2006. However, prior to the expiration date, 0.018 acres of wetlands were filled. The remainder 0.019 acres of wetlands were permitted under the same permit number (Class IV Wetland Permit FW00-083) on January 22, 2007, and expired on January 22, 2009. An on site inspection performed by staff on August 13, 2010 revealed that the wetlands on site were filled prior to the permit expiration date.

Therefore, this Section has no objection to the scheduling of this zoning application provided that no impacts occur beyond what was permitted on this site.

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
From 2007 to 2009 tree resources have been removed from this property without first obtaining the required Miami-Dade County Tree Removal/Relocation Permit. Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal/Relocation Permit. The applicant is advised that enforcement action may be forthcoming as a consequence of the violation. Section 24-49 of the Code requires the preservation of tree resources. Therefore, this Department will require the preservation of all the specimen-sized trees (trunk diameter 18 inches or greater) as defined in the Code, on the site.

A Miami Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is advised to contact the Tree Permitting Program at (305)-372-6600, voice option #2, for permitting procedures and requirements prior to development of site and landscaping plans.

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

Concurrency Review Summary

A concurrency review has been conducted for this application and 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 written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

REVISION 1

PH# Z2012000089
CZAB - C05

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI GARDENS PARK, LLC

This Department has no objections to this application.

This land requires re-platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

A re-plat is required to remove a 10 foot utility easement along the western boundary of the property where the 4 buildings are proposed.

Additional improvements may be required at time of permitting/platting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 117 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-1233	Miami Gardens Dr. e/o NW 57 Ave.	B	B
F-2516	Miami Gardens Dr. w/o NW 57 Ave.	E	E
F-1190	NW 57 Ave. s/o NW 173 Dr.	E	E
F-2514	NW 57 Ave. n/o NW 183 St.	B	B

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

Raul A Pino, P.L.S.

27-SEP-12

Memorandum

MIAMI-DADE COUNTY

Date: August 8, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC #12-089
Miami Gardens Park,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 Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-089
Miami Gardens Park, LLC

Application: ***Miami Gardens Park, LLC*** is requesting a district boundary change from Industrial (IU-C) to Limited Apartment House District (RU-4L) to develop 180 residential dwelling units on the property, in the form of a gated community, to be distributed among 16 buildings. The applicant also requests a modification to an existing covenant to delete Declaration of Restrictions recorded in O.R. Book 11507, at Page 577 and unusual use permits to allow for a guardhouse, gate, and to fill a lake.

Size: The subject property is approximately 8.2 acres.

Location: The subject property is approximately located at the SW corner of NW 182 Lane and NW 59 Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) 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 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly 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 property as mentioned in the application falls within the PWWM solid waste collection service area. The development of a gated community comprised of 180 residential dwelling units among 16 buildings will likely be considered development for a "multi-family residential establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Multi-family Units

Regarding **multi-family units, Section 15-2.2a** requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

1) Newspaper
2) Glass (flint, emerald, amber)
3) Aluminum cans
4) Steel cans
5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are ***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 accordance with standard street specifications with sufficient width and turning radii to permit large vehicle accesss. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

Memorandum

MIAMI-DADE COUNTY

Date: November 13, 2012

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

From: Maria I. Nardi, Chief M. N.
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2012000089: MIAMI GARDENS PARK, LLC
Includes plans dated stamped received through 10/25/12.

Application Name: MIAMI GARDENS PARK, LLC

Project Location: The site is located west of NW 59 AVENUE and south of theoretical NW 182 LANE, Miami-Dade County. Review includes plans dated stamped received through 10/25/12.

Proposed Development: The applicant is requesting approval for a district boundary change from IU-C to RU-4L for development of 180 dwelling units and a centralized clubhouse. An unusual use to permit an entry feature for a guardhouse and gate and to fill a portion of a lake is requested. Also requested is a modification of an existing covenant.

Impact and demand: The proposed development consisting of 180 dwelling units generates the need for approximately 1.36 acres of parkland based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population. The site is located in Park Benefit District 1 which has a surplus of 310.91 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District. The Department has no objection to this application.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space.

Current Park Benefit District Area Conditions: County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest park to the application is Country Village Park which is located .5 miles northwest of the site.

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

Park Facility	Classification	Acreage
Lake Stevens Park	NEIGHBORHOOD PARK	11.75
Country Village Park	COMMUNITY PARK	16.74
Country Club of Miami Tot Lot	MINI-PARK	0.30
Country Lake Park	COMMUNITY PARK	19.20
Acadia Park	NEIGHBORHOOD PARK	5.99
North Glade Park	COMMUNITY PARK	3.98
Spanish Lake	NEIGHBORHOOD PARK	6.37

Country Club of Miami South Park	COMMUNITY PARK	88.29
Norman & Jean Reach Park	COMMUNITY PARK	19.28
North Pointe Community Ctr.	COMMUNITY PARK	5.58
Area 1176	MAINTENANACE AREA	35.38
Area 262	MAINTENANCE AREA	34.37

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

REVISION 1

Memorandum

Date: 06-NOV-12

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

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2012000089

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated 07/19/12.
APPROVAL
No objection via Case # Z2012000089 with the following condition:
A Knox key switch required at entry gates.

Service Impact/Demand

Development for the above Z2012000089
located at Lying west of NW 59 AVENUE and south of theoretical NW 182 LANE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0174 is proposed as the following:

180 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 50.49 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 1 - Miami Lakes - 16699 NW 67 Avenue
Rescue, ALS Aerial

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 Letter of Intent. Substantial changes to the Letter of Intent will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 06-NOV-12

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

MIAMI GARDENS PARK, LLC

APPLICANT

Lying west of NW 59 AVENUE and south of theoretical NW 182 LANE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2012000089

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC: No open cases. Prior case opened September 21, 2012 for overgrown vacant lot and a warning was issued. Reinspection was done on October 18, 2012 and case closed because corrected by owner. BNC: No bss cases opened/closed.

Miami Gardens Park LLC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Miami Gardens Park, LLC

NAME AND ADDRESS	Percentage of Stock
Richard Rafuls	50%
Hector Marrero	50%
7901 West 25 Avenue, Bay 3	
Hialeah, Florida 33016	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

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

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

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

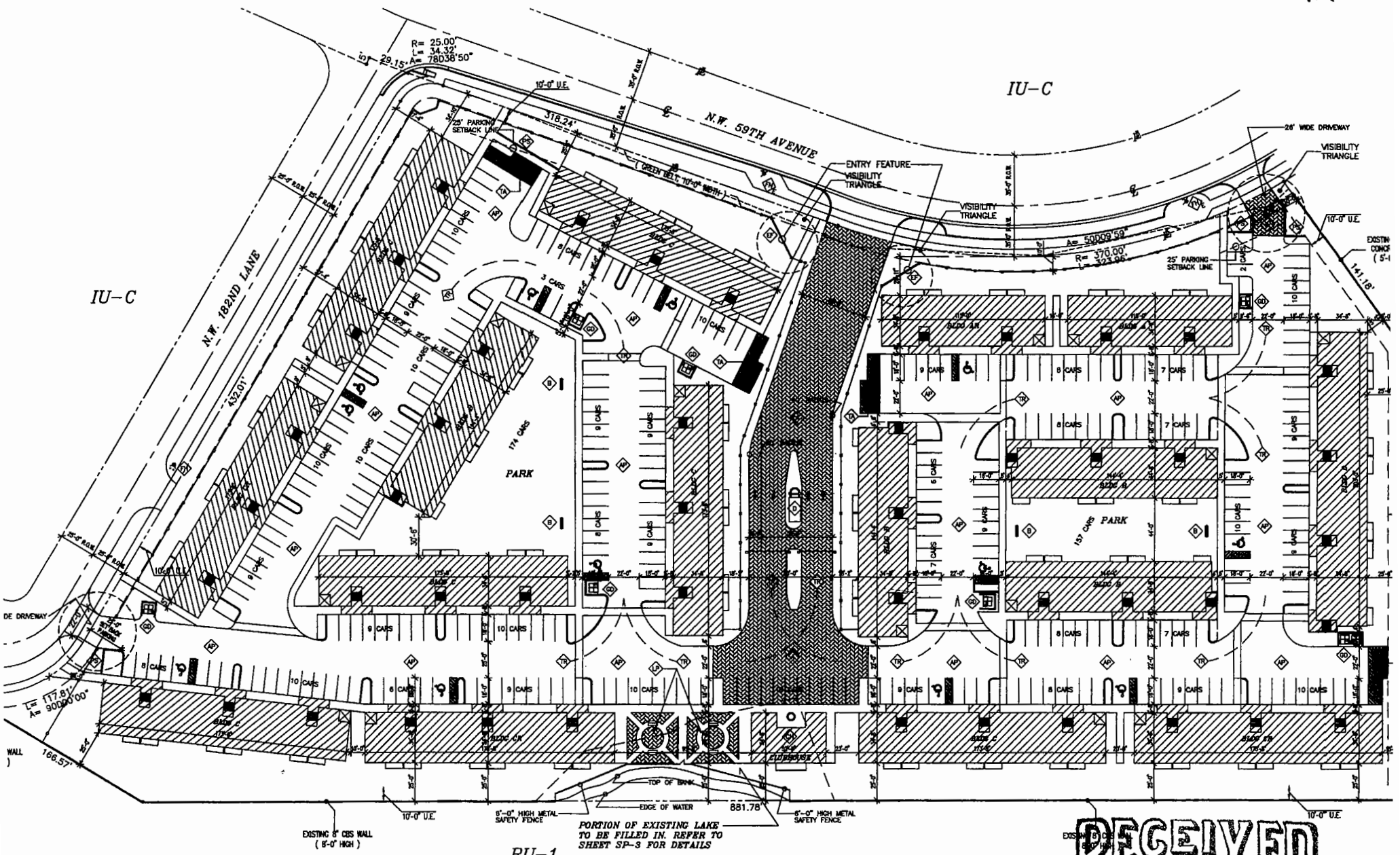
Signature: _____
(Applicant)

Sworn to and subscribed before me this 28th day of June, 2012. Affiant is personally know to me or has produced _____ as identification.

Clara Martinez
(Notary Public)
CLARA MARTINEZ
My commission expires: 05/01/16

Notary Public State of Florida
Clara Martinez
My Commission EE 166954
Expires 05/01/2016
Seal

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



GENERAL SITE PLAN

1"= 40'-0"

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PROPOSED SITE PLAN ZONING LEGEND

1)	SITE ZONING: (PROPOSED USE: CONDOMINIUMS)		
2)	SITE AREA GROSS	6.(82 ACRES) = 267,349 SQFT.	
	NET	6.(82 ACRES) = 267,349 SQFT.	
	LAKE AREA	N/A ACRES = N/A SQFT.	
3)	No. OF BEDS	3	
4)	100% BUILDING HEIGHT	35'-0" REQ. OR ALLOW.	PROVIDED
5)	GROSS BLDG. COVERAGE OF FLOOR	101,308 SQ.FT.(38.%)	91,830 SQ.FT.(34.%)(CLUBHOUSE)
6)	LOT COVERAGE	30.% MAX.	33.9% (90,633 SF.)
7)	100% LANDSCAPE OPEN SPACE (LOT)	20% MIN.	65.1% (173,994 SF.)
8)	100% IMPERVIOUS PAVED AREA	45 % MAX.	43.9% (117,345 SQ.)
9)	VISION / NO AGE	25 AGE	30 AGE
10)	100% 1BL BARS	125	150 (+ 0%) (125 UNITS + 10 RIVER UNITS)
	10 UNIT A 1 BEDROOM UNITS @	850 SQFT. = 29,750 SQFT.	
	140 UNIT B 2 BEDROOM UNITS @	960 SQFT. = 134,400 SQFT.	
	TOTAL SQUARE FOOTAGE PROVIDED		167,248 SQFT.
12)	FLOOR AREA RATIO ALLOWED (30% = 176,679 SF.)		
	10 UNIT A 1 BEDROOM UNITS @	850 SQFT. = 29,750 SQFT.	
	140 UNIT B 2 BEDROOM UNITS @	960 SQFT. = 134,400 SQFT.	
	CLUBHOUSE	= 1,850 SQFT.	
	LAUNDRY ROOM (16 @ 60 SF.)	= 1,080 SQFT.	
	TOTAL FLOOR AREA RATIO PROVIDED		170,266 SQFT.
13)	100% PARKING REQUIRED	= 304 SPACES	
	(ONE SPACE PER 1 BEDROOM UNIT)	= 10 SPACES	
	(ONE SPACE PER 2 BEDROOM UNIT)	= 294 SPACES	
14)	100% PARKING PROVIDED	= 346 SPACES	350 SPACES
	NOTE: ATTACHED GARAGES		8 HANDICAP
15)	UNITS WITH 2 CAR GARAGE		
16)	GARAGE 2 STORY'S OF INTERIOR DIMENSION CENTERS.		

*NOTE : GARBAGE REMOVAL TO BE DONE BY PRIVATE CONTRACTOR.
*NOTE : WATER & SEWER BY MIAMI DADE W.A.S.A.

17)	BLDG. A (1 UNITS = 1 BEDS)	2 UNIT A/ 4 UNITS
	BLDG. AR (1 UNITS = 1 BEDS)	2 UNIT A/ 4 UNITS
	BLDG. B (10 UNITS = 10 BLDG. = 40 BEDS)	2 UNIT A/ 8 UNITS
	BLDG. C (1 UNITS = 4 BLDG. = 72 BEDS)	2 UNIT A/ 10 UNITS
	BLDG. CR (1 UNITS = 3 BLDG. = 54 BEDS)	2 UNIT A/ 10 UNITS
	BLDG. D (1 UNITS = 1 BLDG. = 14 BEDS)	2 UNIT A/ 12 UNITS
	TOTAL NUMBER OF UNITS	= 170 UNITS

LOT COVERAGE DATA

BLDG TYPE	NO. OF BLDGS	LOT COVERAGE
BLDG. A	1 BUILDINGS	4,231SF
BLDG. AR	1 BUILDINGS	4,231SF
BLDG. B	4 BUILDINGS	5,380SF
BLDG. C	6 BUILDINGS	6,347SF
BLDG. CR	3 BUILDINGS	6,347SF
BLDG. D	1 BUILDING	7,546SF
CLUBHOUSE	1 BUILDING	1,830SF

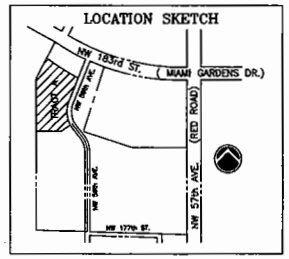
LOT COVERAGE CALCULATIONS

BLDG TYPE		
BLDG. A	1 @ 4,231 SF =	4,231 SF
BLDG. AR	1 @ 4,231 SF =	4,231 SF
BLDG. B	4 @ 5,380 SF =	21,520 SF
BLDG. C	6 @ 6,347 SF =	38,082 SF
BLDG. CR	3 @ 6,347 SF =	19,041 SF
BLDG. D	1 @ 7,546 SF =	7,546 SF
CLUBHOUSE	1 @ 1,830 SF =	1,830 SF
TOTAL LOT COVERAGE		96,633 SF

LEGAL DESCRIPTION

TRACT A OF GARDENS PARK SUBDIVISION
PLAT BOOK 167 PAGE 29
OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY

LOCATION SKETCH



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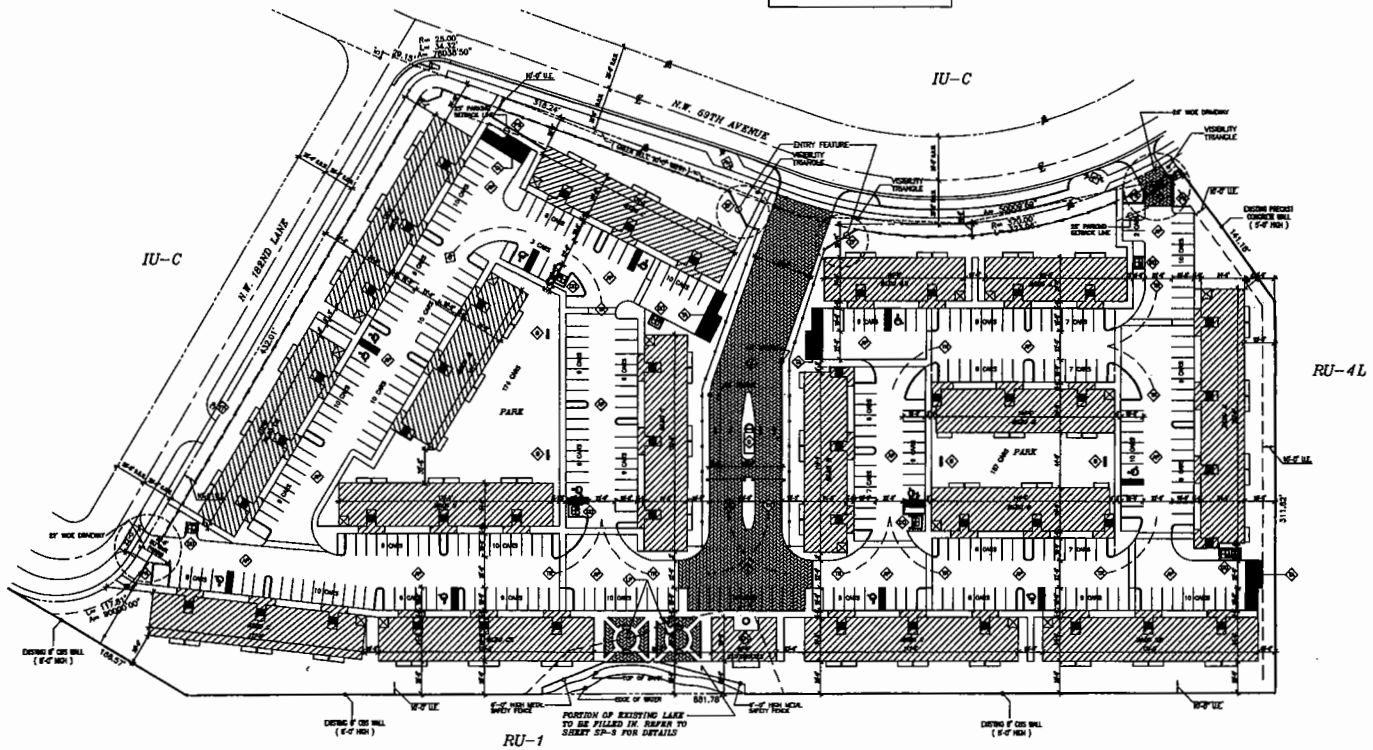

GENERAL SITE PLAN
1"= 40'-0"

SITE PLAN SYMBOL LEGEND

ID	SYMBOL DESCRIPTION
A	DENOTES LOCATION OF BRICK PAVERS
B	DENOTES LOCATION OF BICYCLE RACK
C	DENOTES LOCATION OF FOUNTAIN
AP	DENOTES LOCATION OF ASPHALT PAVING
GH	DENOTES LOCATION OF GUARDHOUSE SEE SHEET GH-1 FOR DETAILS
CH	DENOTES LOCATION OF CLUBHOUSE SEE SHEET CH-1 FOR DETAILS
TR	DENOTES 50' FIRETRUCK CL TURNING RADIUS
EF	DENOTES LOCATION OF ENTRY FEATURE
PS	DENOTES LOCATION OF 30" HIGH PARKING STALL SCREEN WALL
DD	DENOTES LOCATION OF GARBAGE DUMPSTER
TA	DENOTES LOCATION OF PARKING TURNAROUND AREA. TO BE STRIPPED AND LABELED AS NO PARKING TURNAROUND ONLY
LP	DENOTES LOCATION OF BRICK PAVERED LAKEVIEW PLAZA

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GENERAL SITE PLAN

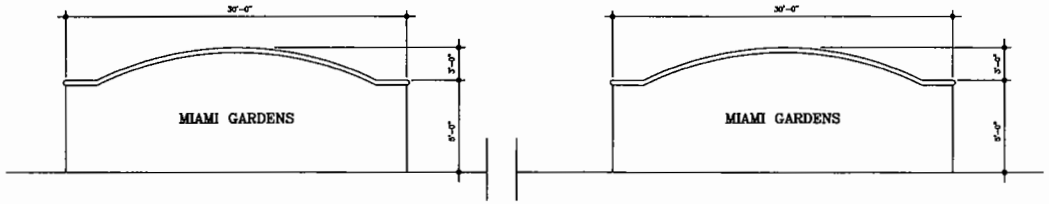
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-6881
JOB ADDRESS :

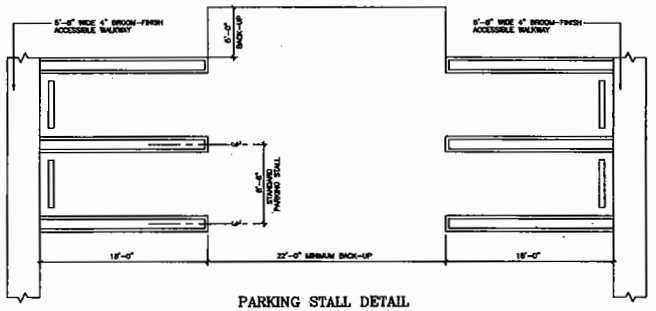
DATE	04/25/12
SCALE	AS NOTED
SHEET	SP-1 OF

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

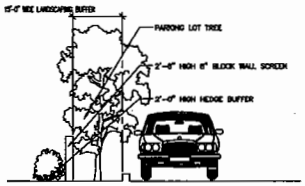
REVISIONS		
NO	DATE	BY
1	10/17/12	O.J.G
2		O.J.G
3		O.J.G



ENTRY FEATURE DETAIL



PARKING STALL DETAIL



PROPERTY-LINE PARKING SCREEN DETAIL

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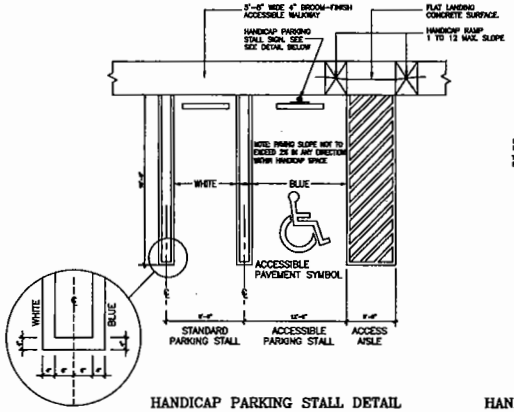
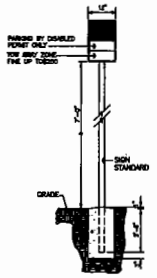


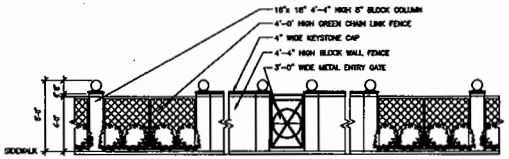
HANDICAP PARKING STALL DETAIL



HANDICAP PARKING SIGN DETAIL

HANDICAP PARKING SIGN NOTES

1. TOP PORTION SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH WHITE OPAQUE LEGEND AND BORDER.
3. SIGN TO BE USED AS PER FLORIDA STATUTES. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT ABOVE GROUND SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BOTH SUCH SYMBOL AND CAPTION (SEE SIGN DETAIL) SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.



FRONT PROPERTY-LINE FENCE DETAIL

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SITE PLAN DETAILS

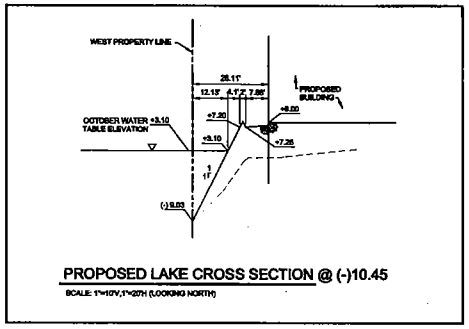
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE	04/25/12
SCALE	AS NOTED
SHEET	OF
	SP-2

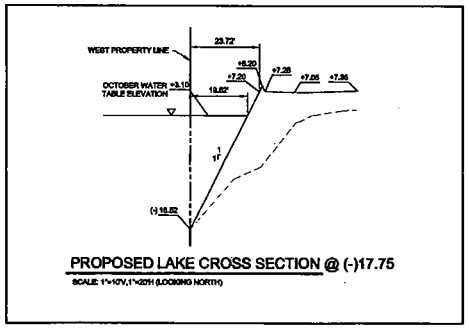
OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



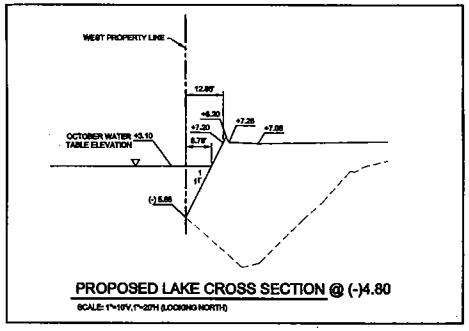
PROPOSED LAKE CROSS SECTION @ (-)10.45

SCALE: 1"=10'V, 1"=20'H (LOOKING NORTH)



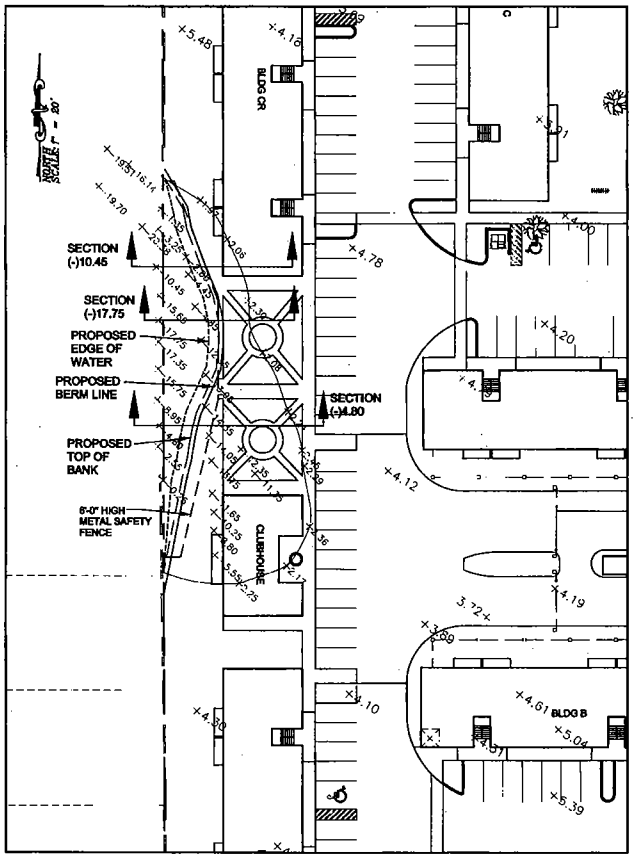
PROPOSED LAKE CROSS SECTION @ (-)17.75

SCALE: 1"=10'V, 1"=20'H (LOOKING NORTH)



PROPOSED LAKE CROSS SECTION @ (-)4.80

SCALE: 1"=10'V, 1"=20'H (LOOKING NORTH)



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BY 7

NO.	DATE	DESCRIPTION	BY

LAKE SECTION

EXHIBIT

GARDENS PARK

RAFULS & ASSOCIATES CONSTRUCTION COMPANY

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
320 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

SEAL

ANDREW W. ADAMS
REGISTERED FLORIDA ENGINEER
STATE OF FLORIDA

DESIGNED: AWA
DRAWN: AWA
CHECKED: AWA
SCALE: AS NOTED
DATE: 10/15/12
PROJ. NO. 2005-12
SHEET SP-3
OF 3 SHEETS

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MIAMI-DADE COUNTY
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DATE: OCT 25 2012
BY: DAH

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SYMBOL USED			PLANT NAME		NATIVE	CALIPER	HEIGHT	CANOPY	USE	QNTY
SYMBOL	MIN	EXISTING	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED	INSTALLED	
	53	0		SILVER BUTTONWOOD	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	53
	35	19		MAHOGANY	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE / STREET TREE	35
	39	0		MAHOGANY	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	39
	56	0		MAHOGANY	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE / PARK TREE	56
	24	0		GEIGER	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	24
	10	0		PINK TABEBUIA	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	10
	16 (2 PALMS=1 LOT TREE)			ROYAL POINCIANA	●		4" MIN.	12' MIN.	8' MIN.	LOT TREE	8
	17 (2 PALMS=1 LOT TREE)			FL. ROYAL PALM	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	8
	31			SPANISH STOPPER	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	31
	12	0		BOTTLEBRUSH	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	12
	2,800	0		COCOPLUM	●		24" MIN. HEIGHT @ 24" O.C.			SHRUBS	2,800
				GROUND COVER	●		LINEAR			SOD-GROUND COVER	
				SOD	●		ST. AUGUSTINE FLOTAM SOD			SODDED AREAS	

ZONING DISTRICT RU-4L NET LOT AREA: 357,349 SF 8.20 ACRES

OPEN SPACE

A. SQUARE FEET OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 357,349 S.F. X 25 % = 89,377 S.F.

B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18 A: TOTAL PARKING SPACES 344 X 10 S.F PER PARKING SPACE = 3,440 S.F.

C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A + B = 92,817 S.F.

LAWN AREA CALCULATION:

A. OPEN SPACE REQUIRED PER SECTION 33 OF ZONING CODE: NET LOT AREA = 357,349 S.F. X 25 % = 89,377 S.F.

B. PARKING LOT LANDSCAPE REQUIRED PER CHAPTER 18A-6(J): TOTAL PARKING SPACES 344 X 10 S.F PER PARKING SPACE = 3,440 S.F.

C. ADD A + B = 92,817 SQ.FT. (TOTAL LAWN AREA REQUIRED) (102,358 S.F. PROVIDED)

D. MAXIMUM LAWN AREA (SOD) PERMITTED 60% OF A + B= 55,690 SQ.FT.

E. MAXIMUM LAWN AREA PROVIDED: 54,800 SQ.FT.

TREES:

	REQD	PROVD
A. NO. TREES REQUIRED PER NET LOT ACRE LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS 28 TREES @ NET LOT ACRES = 28 x 8.20 ACRES = 230 TREES	230	240
B. % PALMS ALLOWED: NO TREES PROVIDED / 2 X 30% =	36	36
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS X 30%	NA	NA
C. % NATIVES REQUIRED: NO TREES PROVIDED X 30% =	72	240
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.): 1,225/35 = 35	35	35
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. 25' O.C.): LINEAR FEET ALONG STREET / 25 =	NA	NA

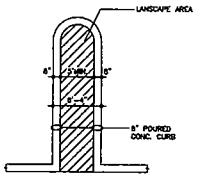
SHRUBS:

A. NO. TREES REQUIRED X 10 = NO. OF SHRUBS REQUIRED	2,750	2,800
B. NO. SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQUIRED	825	2,500

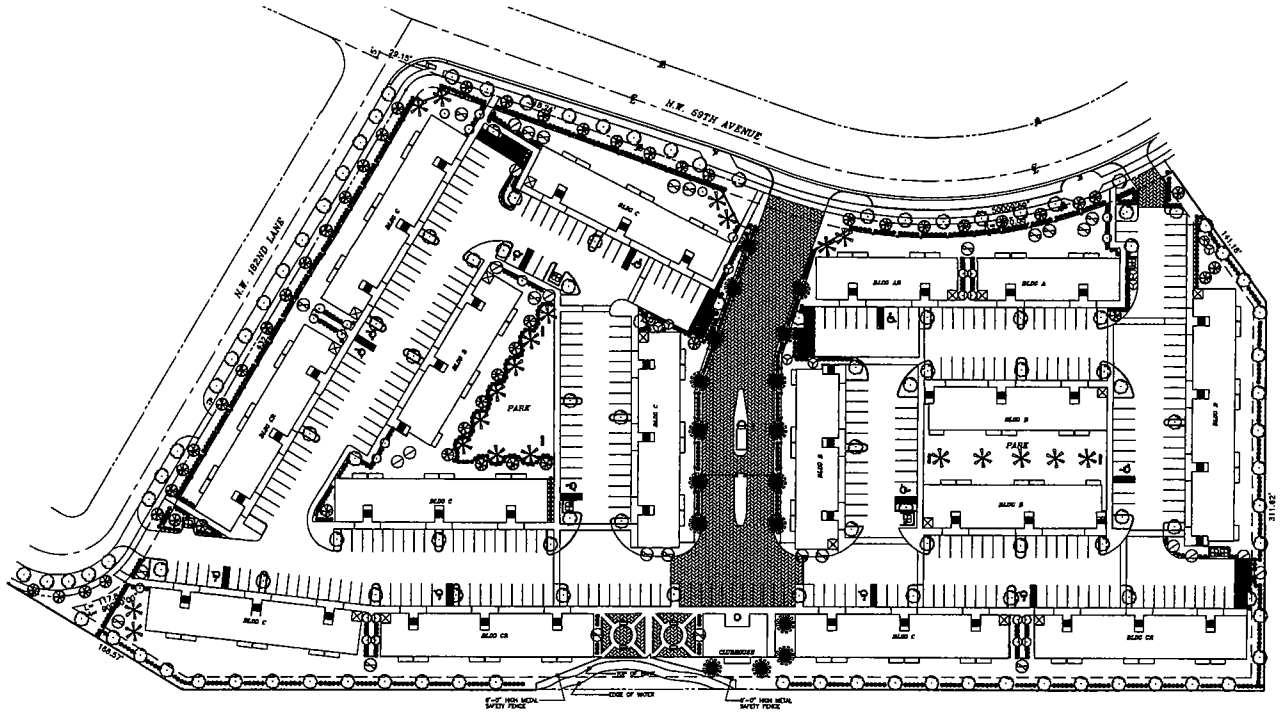
SPRINKLER SYSTEM REQUIRED — *YES*

LANDSCAPING GENERAL NOTES

* LANDSCAPE PLAN TO BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE LANDSCAPING CODES AND STANDARDS.
* PLANTING SOIL TO BE WEED, ROCK, AND ROOT FREE.
* ALL PLANTING BEDS TO BE SPRAYED WITH ROUND-UP PRIOR TO FINAL INSTALLATION AT THE JOB-SITE.
* GENERAL FERTILIZER (10-10-10 OR 8-8-8) CONTAINING TRACE ELEMENTS OF IRON AND MANGANESE TO BE APPLIED AT TIME OF FINAL PLANTING AT THE JOB-SITE.
* CONTRACTOR SHALL ADD 2 TWO OUNCE "CONTRACTOR PACKS "TERRA-SORB" SOIL ADDITIVE FOR EACH TREE. ADD ONE PACKET BACKFILL SOIL. SHRUBS SHALL BE PLANTED WITH 1/2 OUNCE "TERRASORB" PER FOUR (4) SQUARE FEET OF PLANTING AREA.
* ALL PLANTING BEDS AND TREE WELLS TO BE TOPPED WITH 2" MINIMUM EUCALYPTUS MULCH, GRADE A.
* ALL PLANT MATERIALS TO BE FLORIDA #1 GRADE OR BETTER DEPT. OF AGRICULTURE GRADES AND STANDARDS, PART 1 & 2
* ALL TREES TO BE A MIN. OF 12' IN HEIGHT AT TIME OF PLANTING (UNLESS NOTED OTHERWISE ON PLAN) WITH A 6' DIAMETER CROWN SPREAD. THERE WILL BE NO BRANCHING OF TREES BELOW 6'-0" ALONG ANY PEDESTRIAN OR ACCESSIBLE ROUTE.
* SOD SHALL BE "FLORATAM" ST. AUGUSTINE LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD TO BE PLACED GREEN SIDE UP ON 4" MINIMUM GRADED TOP SOIL.



PARKING LOT CURB DETAIL
TYPICAL TREE PLANTING
WELL DETAIL



LANDSCAPING PLAN
1"= 40'-0"

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212.89
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LANDSCAPING PLAN

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

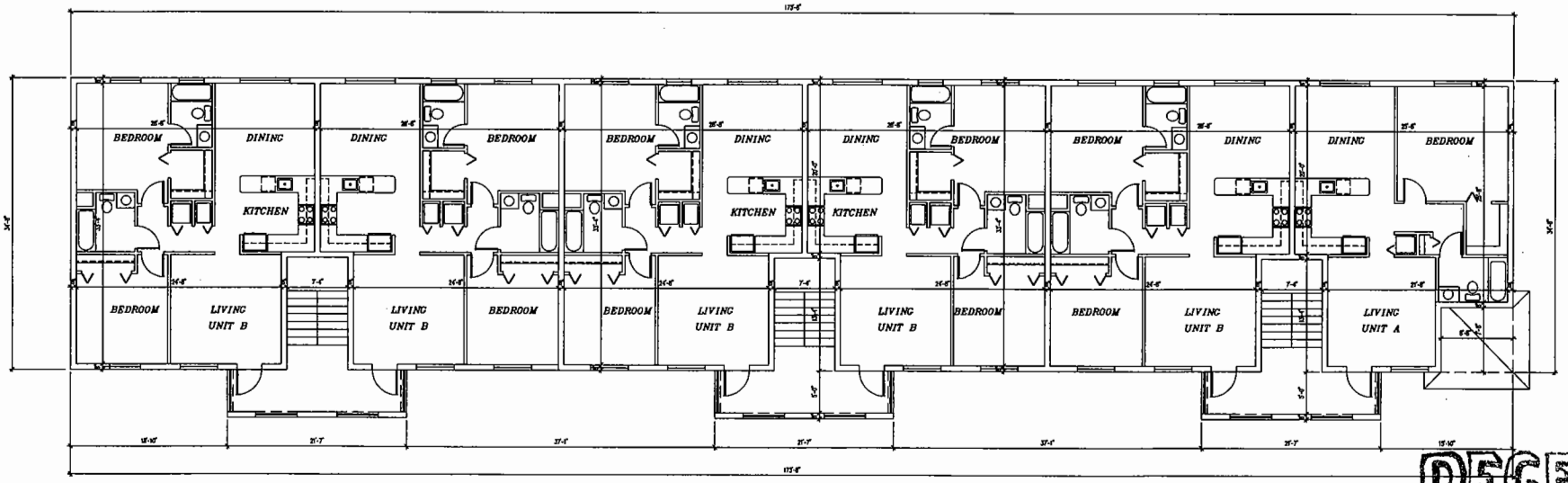
OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE 04/25/12
SCALE AS NOTED
SHEET OF
LS-1

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1	10/17/12	O.J.G
2		O.J.G
3		O.J.G

35



SECOND FLOOR PLAN

3/16" = 1'-0"

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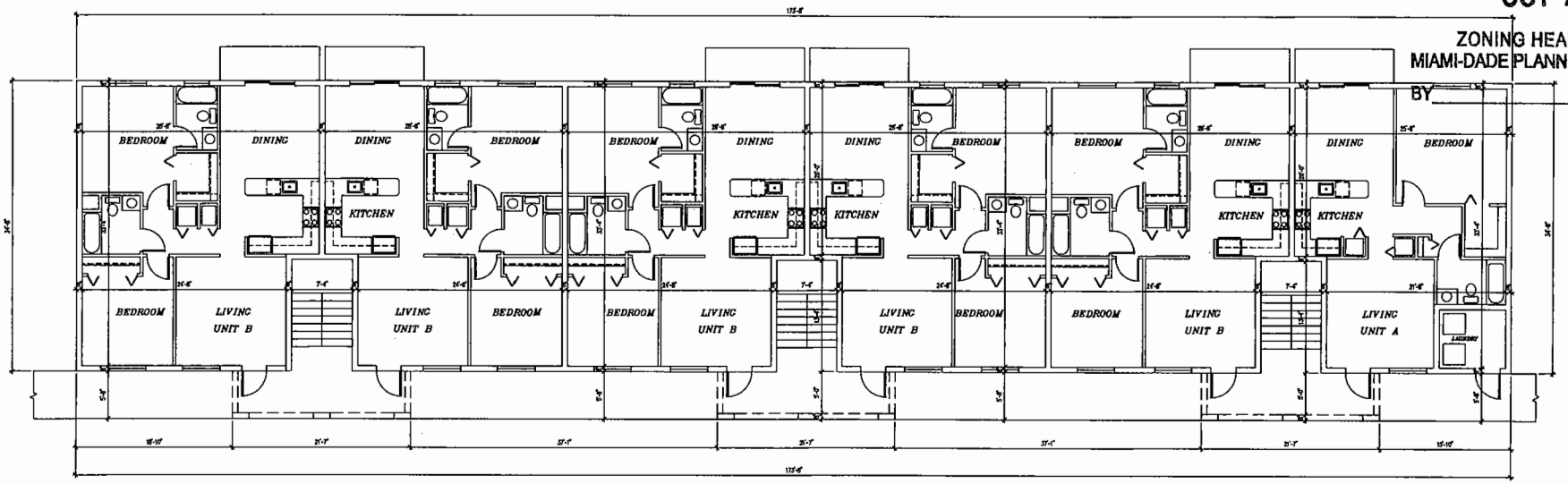
212. BG
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



RECEIVED

GROUND FLOOR PLAN

3/16" = 1'-0"

FLOOR PLAN BLDG C

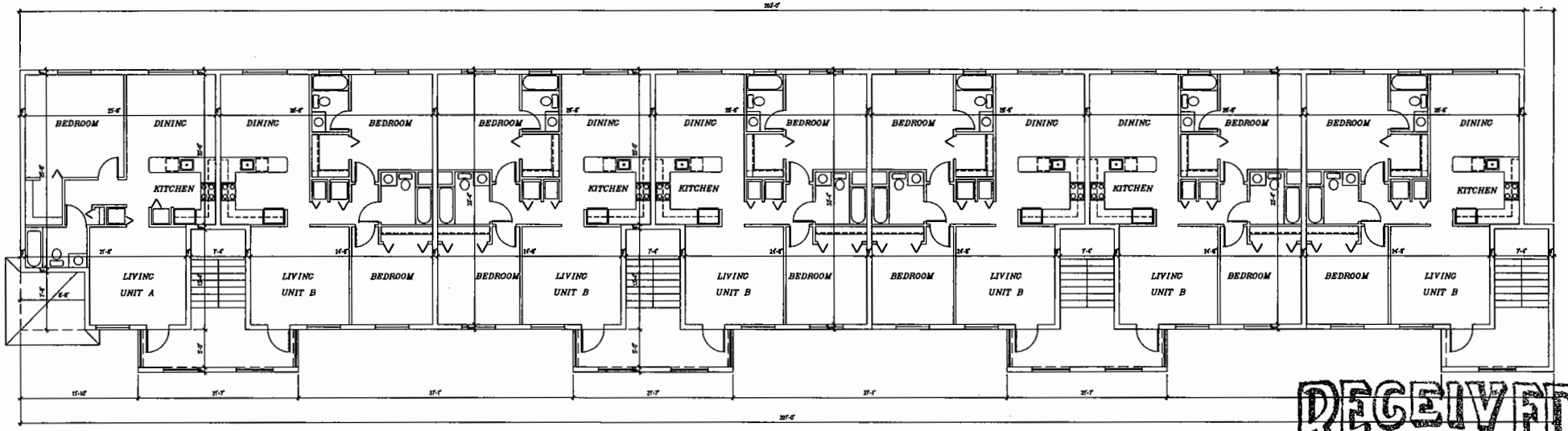
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE 04/25/12
SCALE AS NOTED
SHEET A-5 OF

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

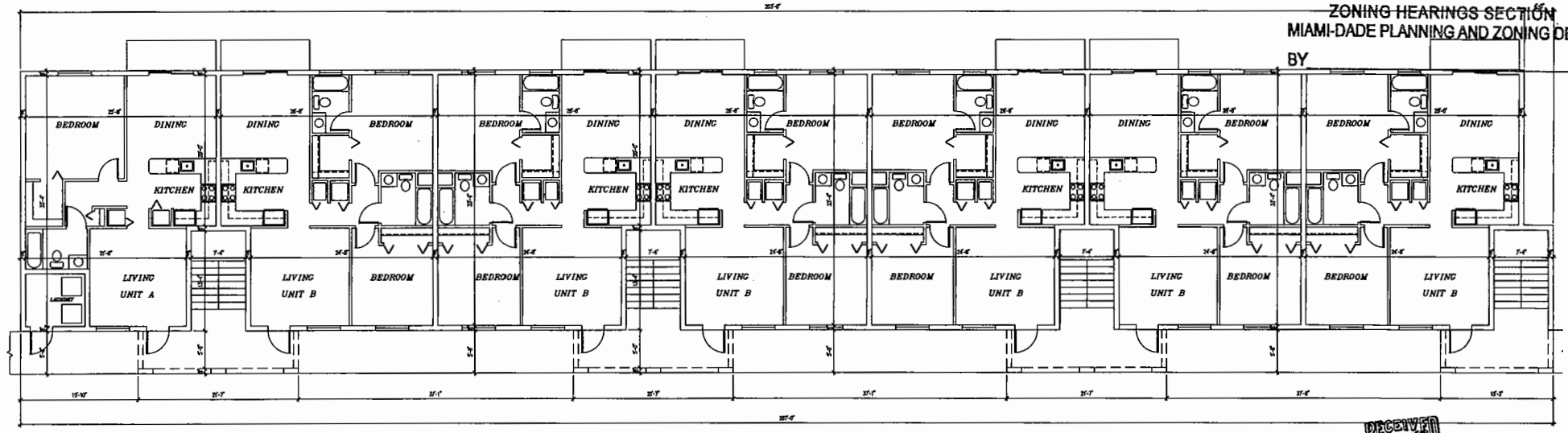
REVISIONS		
NO	DATE	BY
1		OJG
2		OJG
3		OJG



SECOND FLOOR PLAN

3/16" = 1'-0"

RECEIVED
2.12.89
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



GROUND FLOOR PLAN

3/16" = 1'-0"

RECEIVED

FLOOR PLAN BLDG D

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE	04/20/12
SCALE	AS NOTED
SHEET	OF
	A-6

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G

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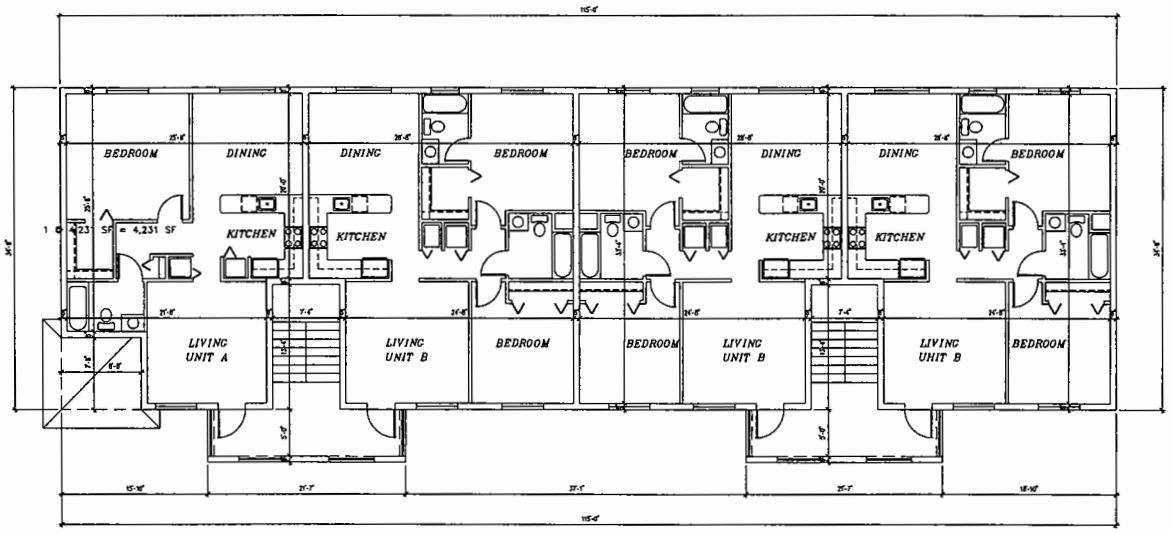
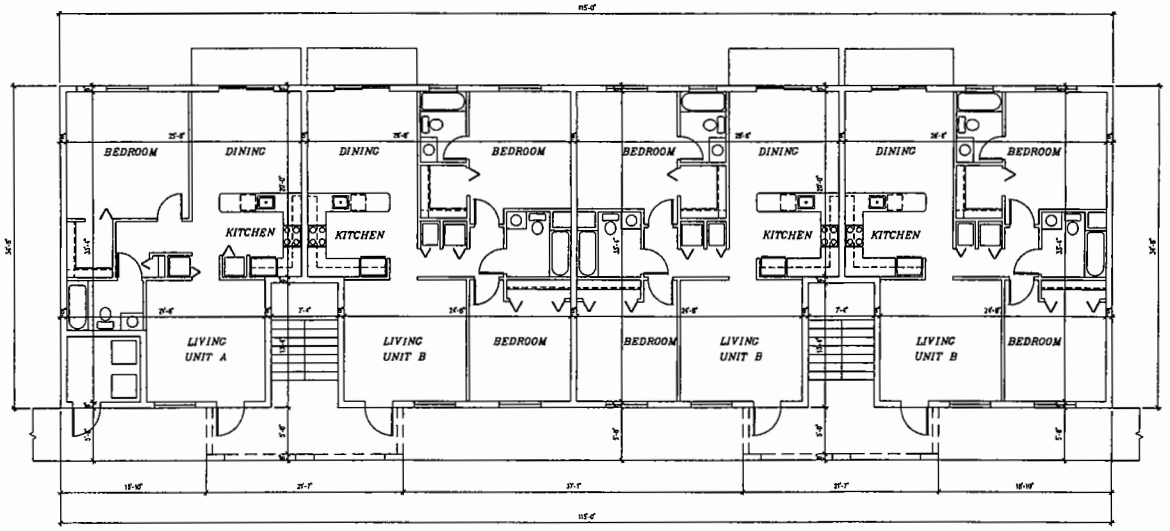
MIAMI-DADE COUNTY
PROCESS #: 212-089
DATE: OCT 25 2012
BY: DAH

37



SECOND FLOOR PLAN

3/16" = 1'-0"



GROUND FLOOR PLAN

3/16" = 1'-0"

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212.89
OCT 25 2012
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MIAMI-DADE PLANNING AND ZONING DEPT.
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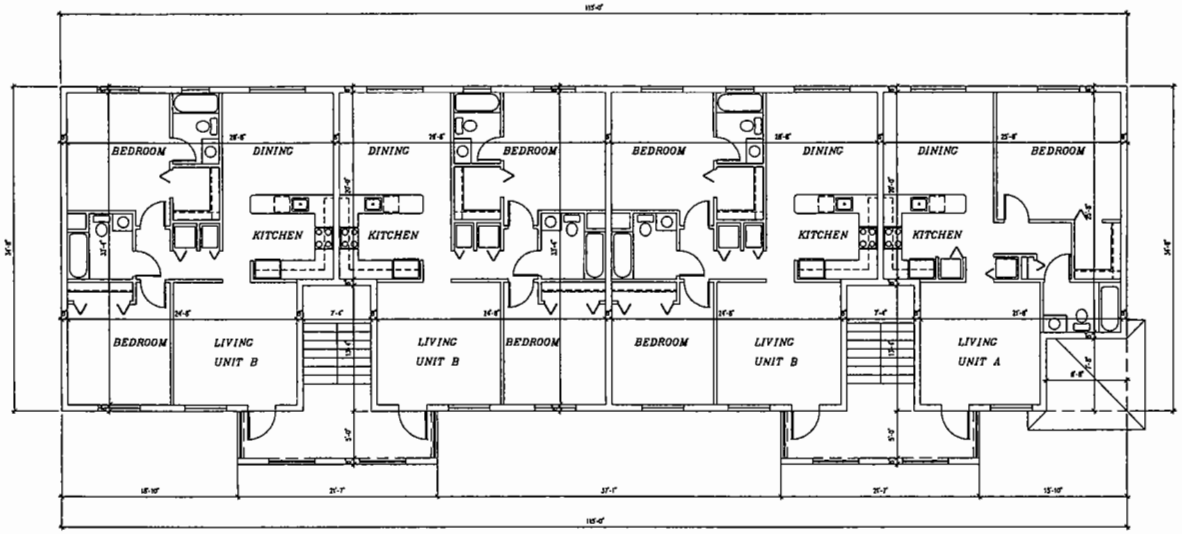
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

FLOOR PLAN BLDG A

PROPOSED 178 APARTMENTS FOR : MIAMI GARDENS PARK	OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA OWNER TELEPHONE : (305) 883-8881 JOB ADDRESS :	DATE 04/25/12 SCALE AS NOTED SHEET OF A-1	OSCAR J. GONZALEZ ARCHITECT ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA TELEPHONE : (305) 332-4059 AR-0010705

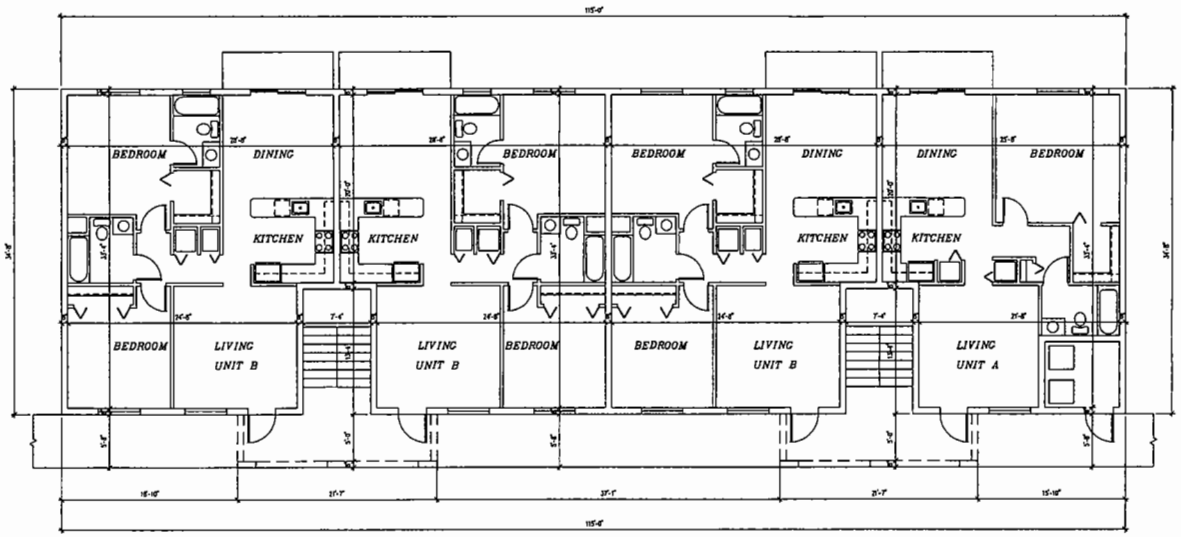
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G

RECEIVED
MIAMI-DADE COUNTY
PROCESS #
DATE: OCT 25 2012
INIT: DAB



SECOND FLOOR PLAN

3/16" = 1'-0"



GROUND FLOOR PLAN

3/16" = 1'-0"

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21284
OCT 25 2012
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MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

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OCT 25 2012
BY

FLOOR PLAN BLDG AR

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE 04/25/12
SCALE AS NOTED
SHEET OF
A-2

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1		OJG
2		OJG
3		OJG

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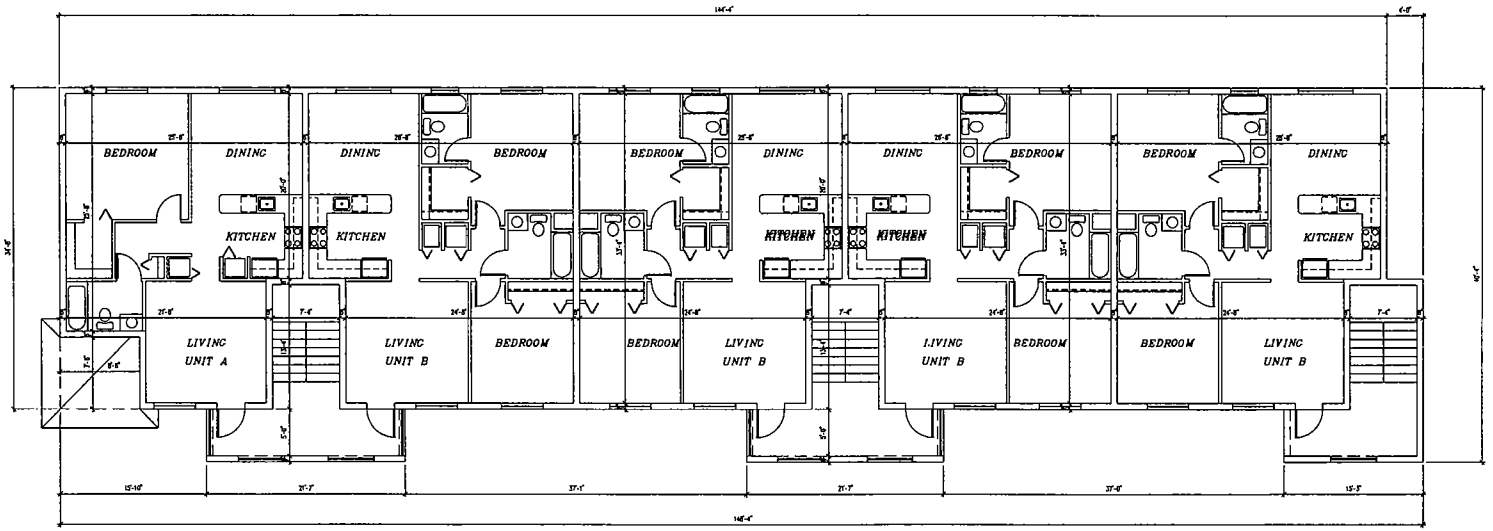
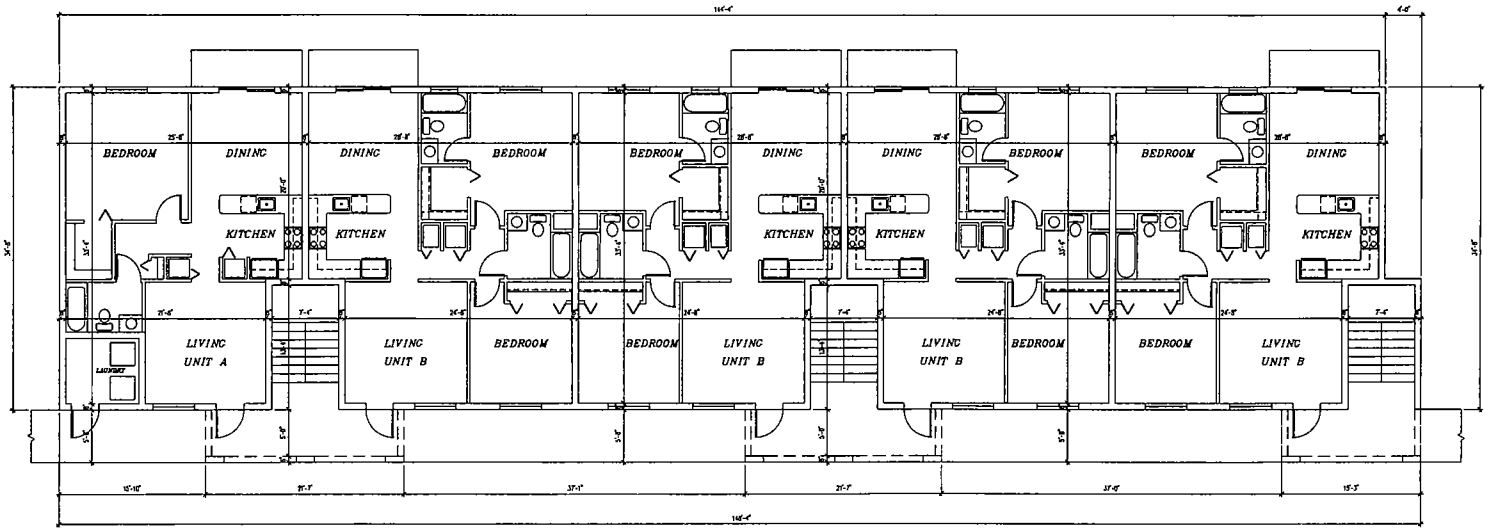
MIAMI-DADE COUNTY
PAGE(S): 223-260
DATE: OCT 25 2012
BY: DAH



SECOND FLOOR PLAN

3/16" = 1'-0"



GROUND FLOOR PLAN

3/16" = 1'-0"

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2/12. 85
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MIAMI-DADE PLANNING AND ZONING DEPT.
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OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

FLOOR PLAN BLDG B

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE 04/25/12
SCALE AS NOTED
SHEET A-3 OF

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G

40

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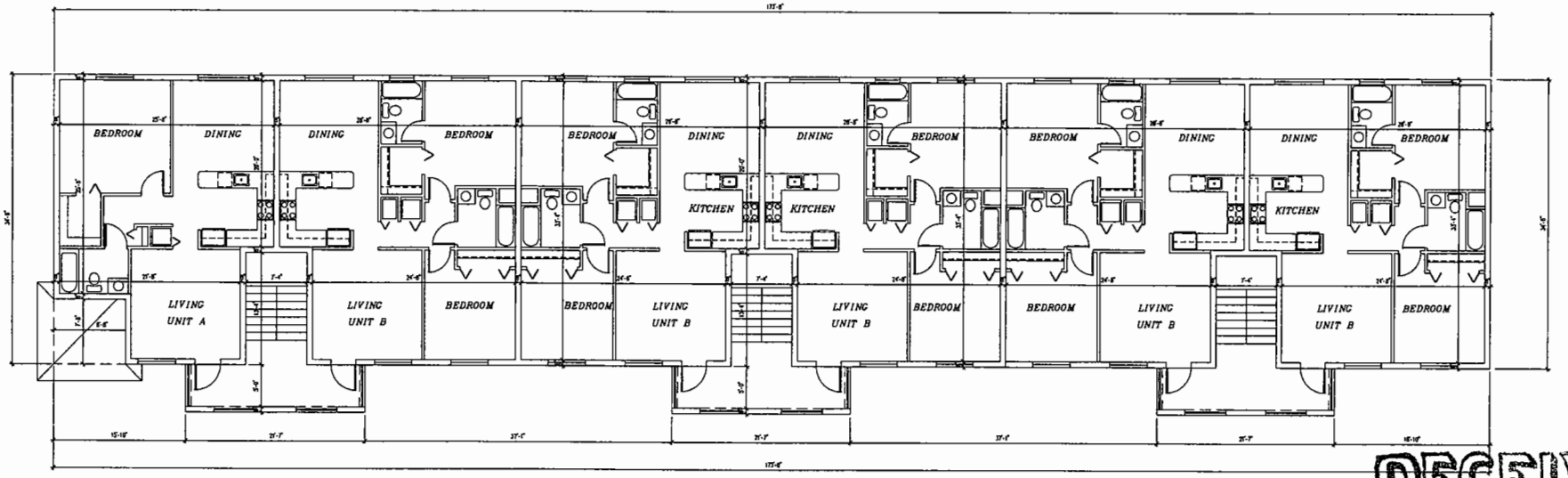
MIAMI-DADE COUNTY
PROCESS #: 212.89
DATE: OCT 25 2012
BY: DAE



SECOND FLOOR PLAN

3/16" = 1'-0"

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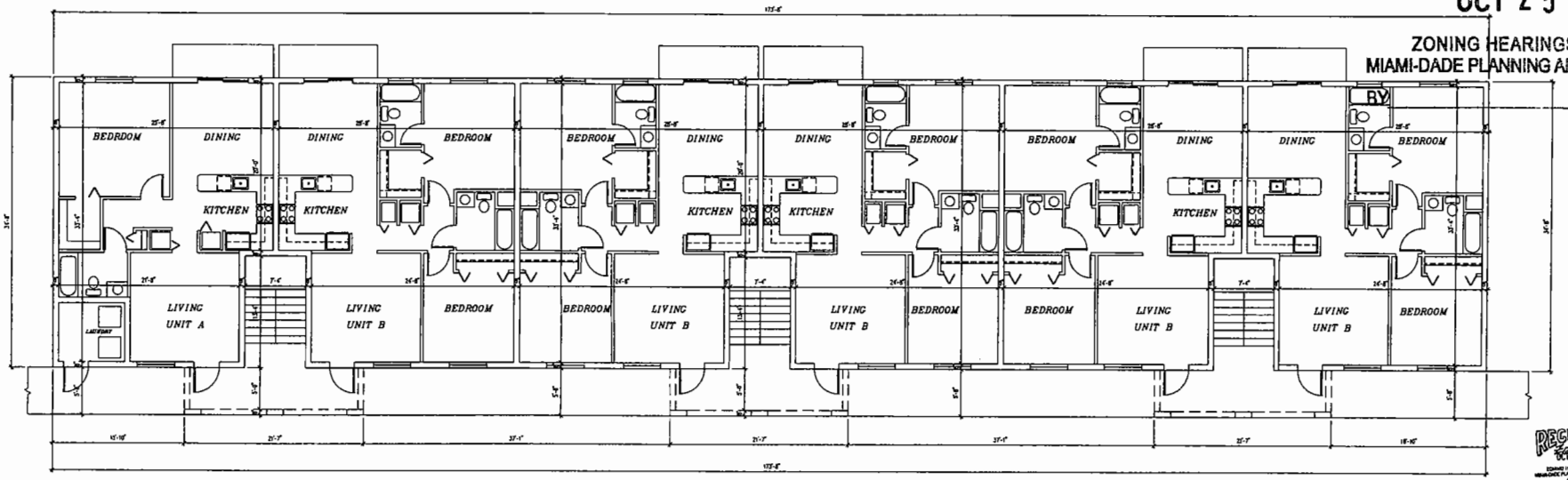
212.89
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



GROUND FLOOR PLAN

3/16" = 1'-0"

RECEIVED
OCT 25 2012

FLOOR PLAN BLDG C

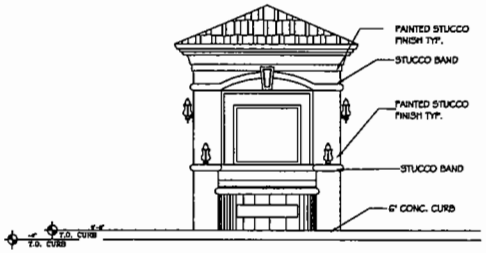
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-6881
JOB ADDRESS :

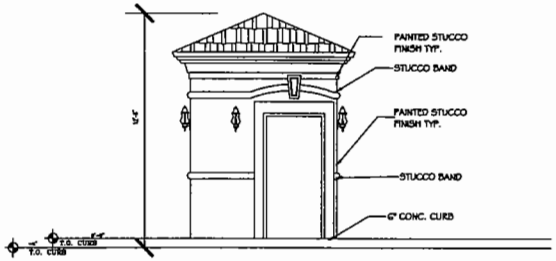
DATE	04/25/12
SCALE	AS NOTED
SHEET	OF
A-4	

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

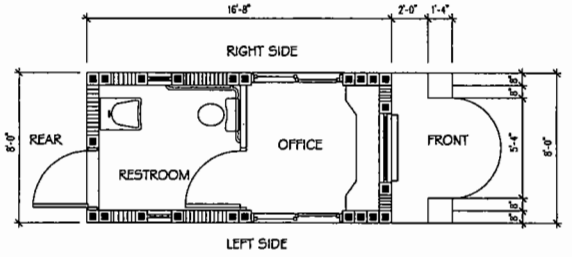
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



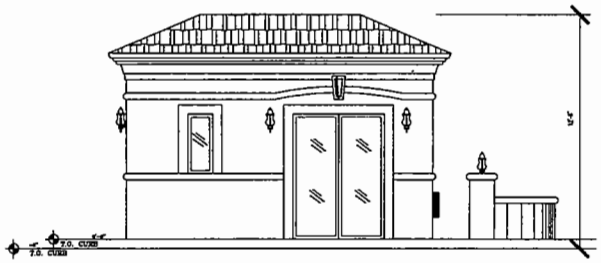
FRONT ELEVATION
Scale : 3/8"=1'-0"



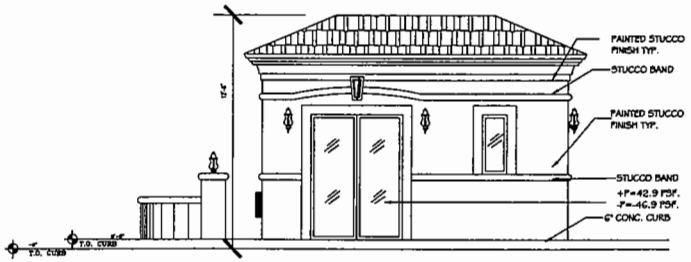
REAR ELEVATION
Scale : 3/8"=1'-0"



FLOOR PLAN
Scale : 3/8"=1'-0"



LEFT SIDE ELAVATION
Scale : 3/8"=1'-0"



RIGHT SIDE ELEVATION
Scale : 3/8"=1'-0"

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2.12.84
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MIAMI-DADE PLANNING AND ZONING DEPT.
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MIAMI-DADE PLANNING & ZONING DEPT.
BY

GUARDHOUSE

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

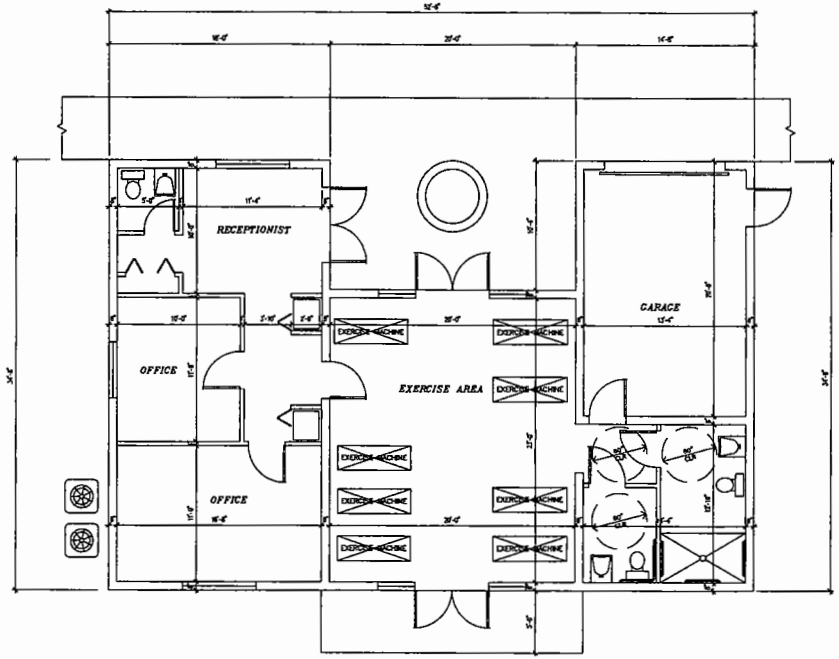
OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE 04/25/12
SCALE AS NOTED
SHEET OF
GH-1

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

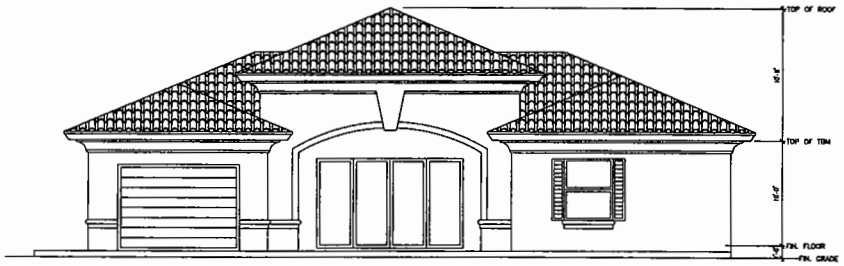
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G

42

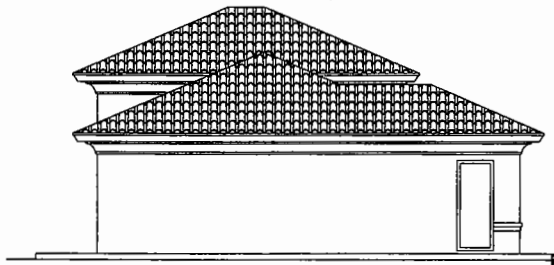


EXCERCISE ROOM (FIIXED EQUIPMENT)

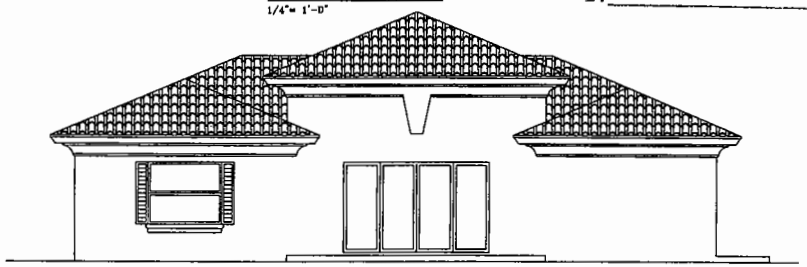
FLOOR PLAN
1/4"= 1'-0"



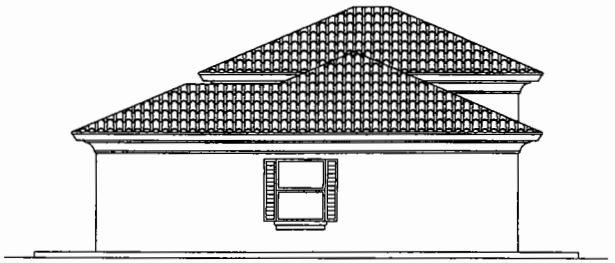
EAST ELEVATION
1/4"= 1'-0"



SOUTH ELEVATION
1/4"= 1'-0"



WEST ELEVATION
1/4"= 1'-0"



NORTH ELEVATION
1/4"= 1'-0"

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CLUBHOUSE

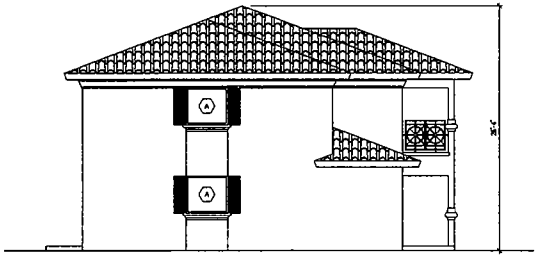
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE 04/25/12
SCALE AS NOTED
SHEET OF
CH-1

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

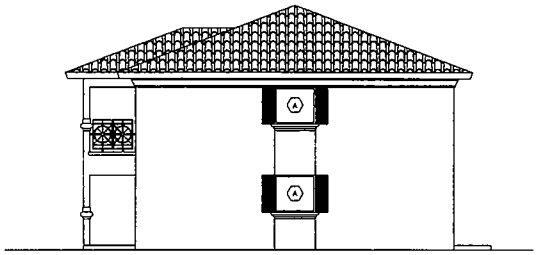
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



LEFT ELEVATION

3/16" = 1'-0"

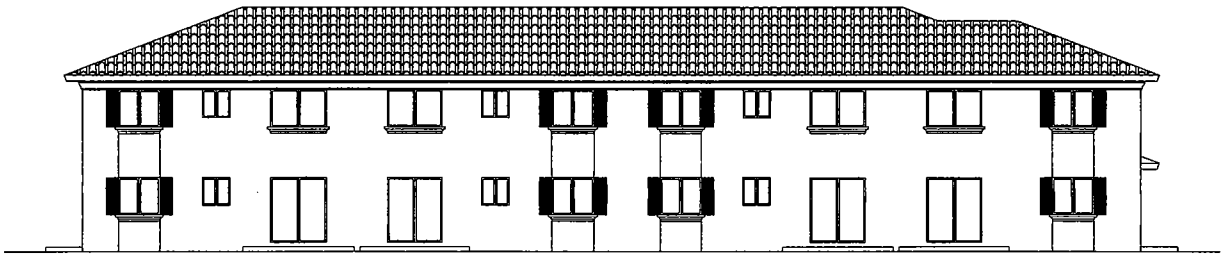
(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



RIGHT ELEVATION

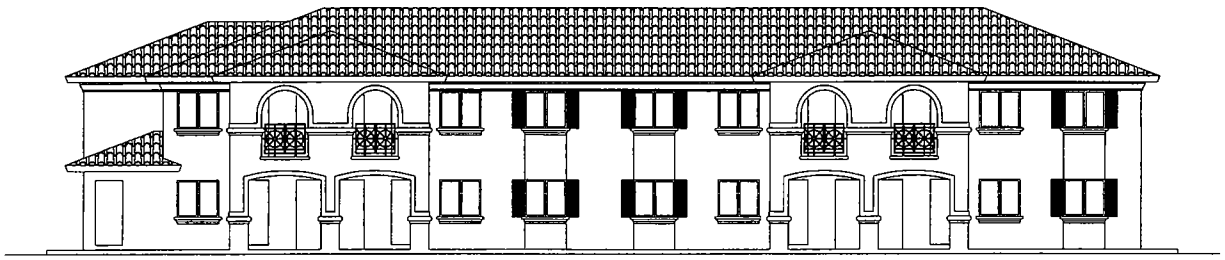
3/16" = 1'-0"

(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ELEVATIONS BLDG A

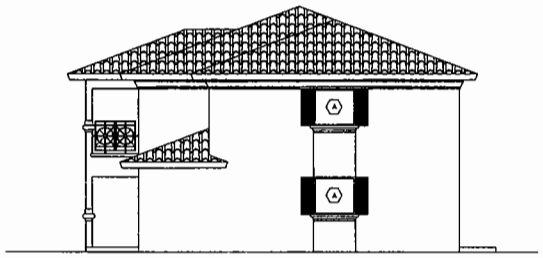
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE	04/25/12
SCALE	AS NOTED
SHEET	OF
	A-9

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

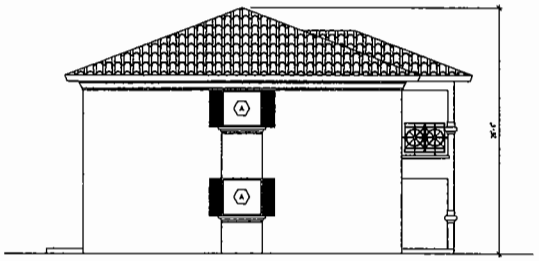
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



RIGHT ELEVATION

3/16" = 1'-0"

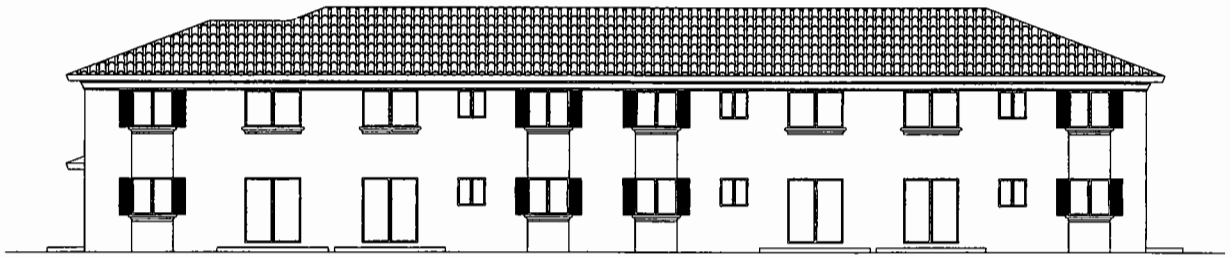
(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



LEFT ELEVATION

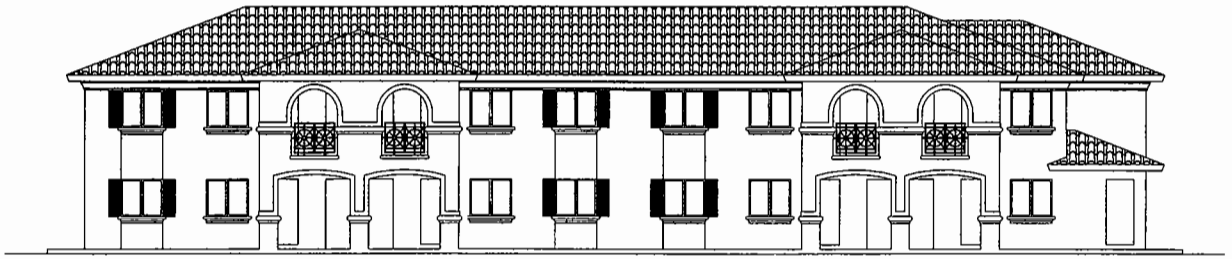
3/16" = 1'-0"

(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

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2128
OCT 25 2012
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MIAMI-DADE PLANNING AND ZONING DEPT.
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OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ELEVATIONS BLDG AR

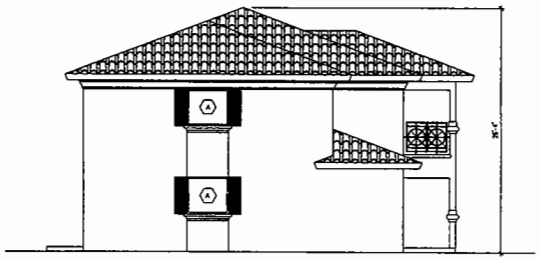
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE	04/25/12
SCALE	AS NOTED
SHEET	OF
	A-10

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

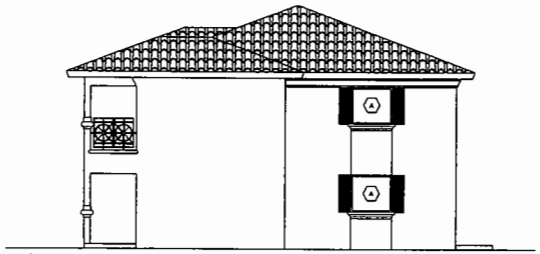
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



LEFT ELEVATION

3/16" = 1'-0"

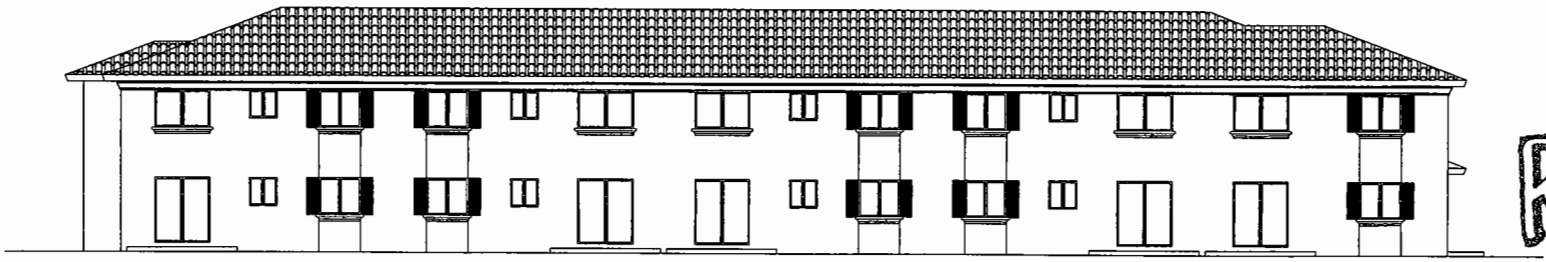
(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



RIGHT ELEVATION

3/16" = 1'-0"

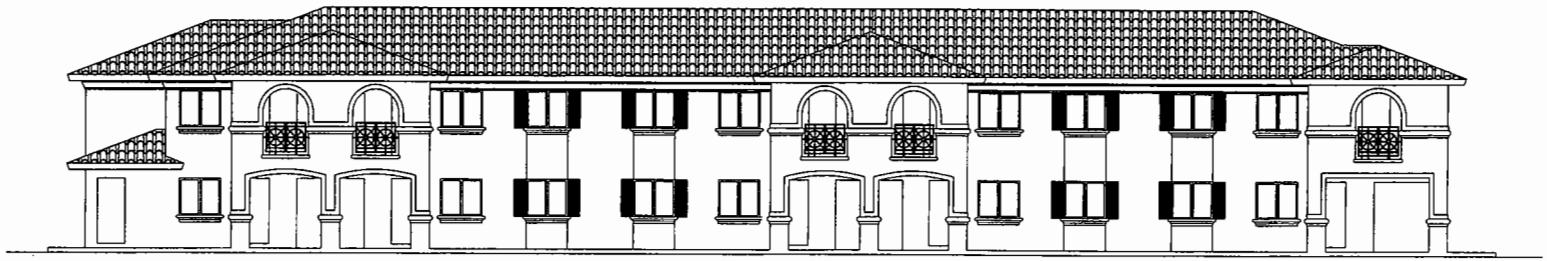
(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



REAR ELEVATION

3/16" = 1'-0"

RECEIVED
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



FRONT ELEVATION

3/16" = 1'-0"

RECEIVED
OCT 25 2012

ELEVATIONS BLDG B

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

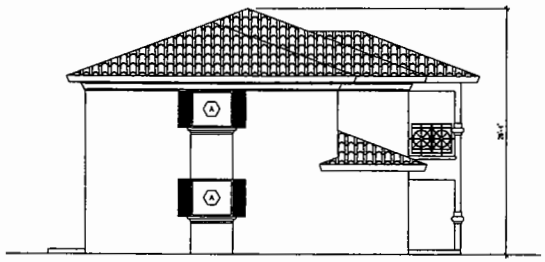
OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE 04/25/12
SCALE AS NOTED
SHEET OF
A-11

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G

46



LEFT ELEVATION

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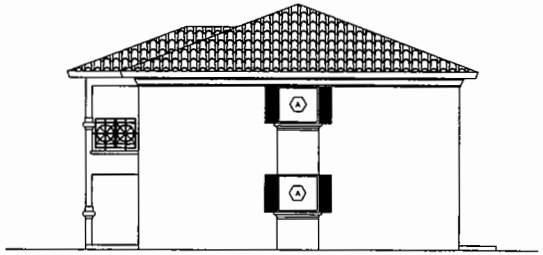
(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



RIGHT ELEVATION

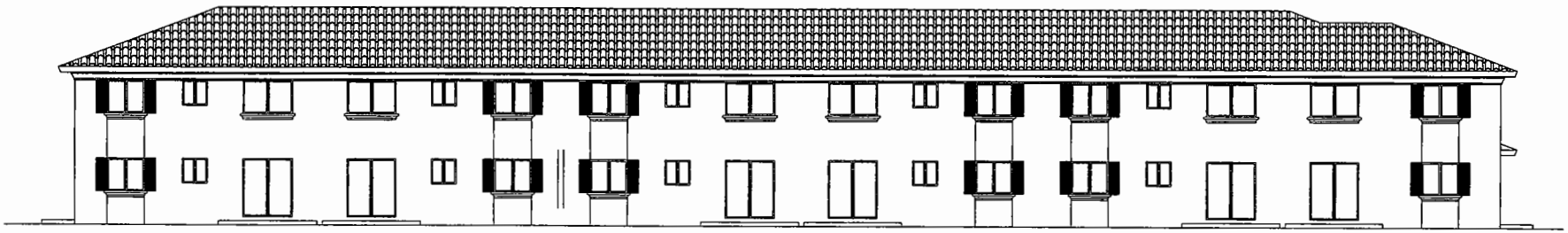
3/16" = 1'-0"

(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)

RECEIVED
2/12-84
OCT 25 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____



REAR ELEVATION

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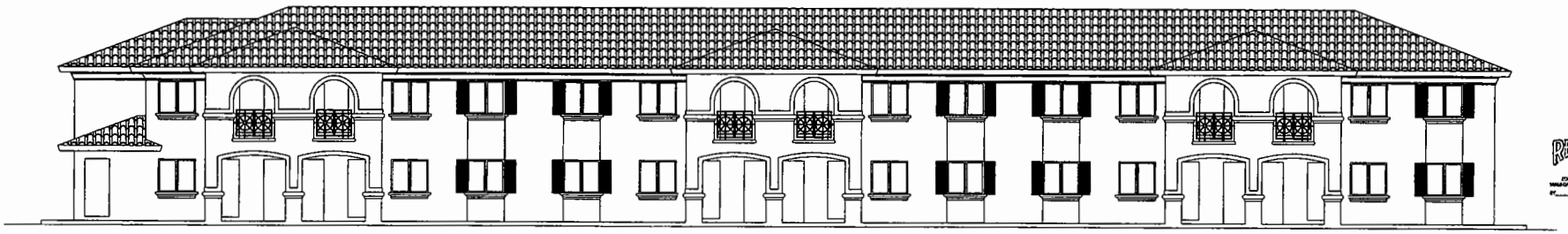


FRONT ELEVATION

3/16" = 1'-0"

RECEIVED
OCT 25 2012

ELEVATIONS BLDG C

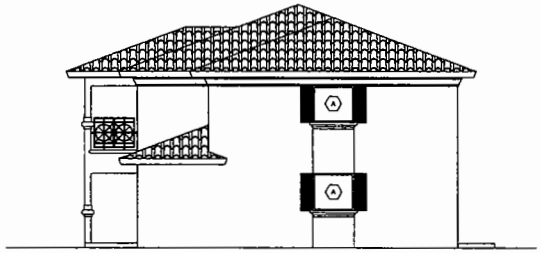
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE 04/25/12
SCALE AS NOTED
SHEET A-12 OF

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



RIGHT ELEVATION

3/16" = 1'-0"

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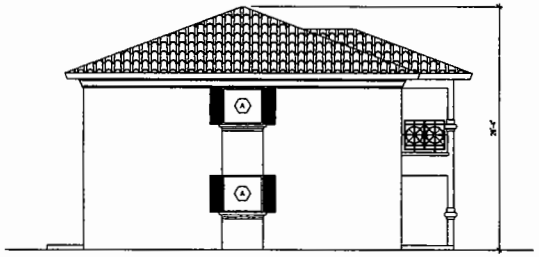
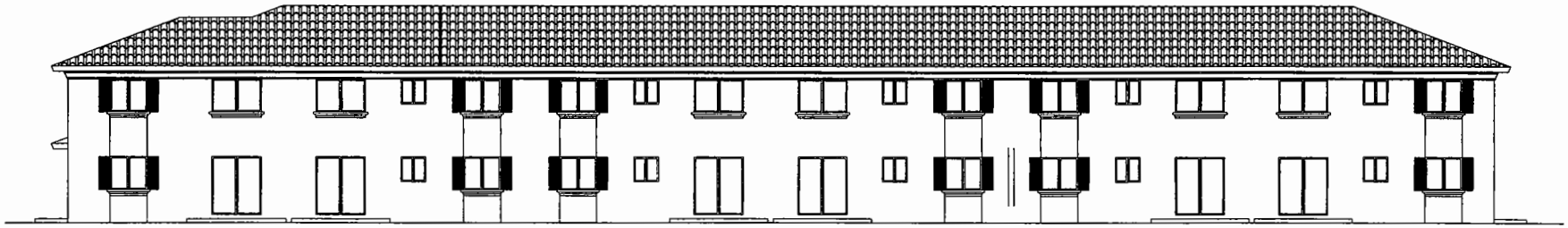


LEFT ELEVATION

3/16" = 1'-0"

(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)

RECEIVED
Z12-85
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



REAR ELEVATION

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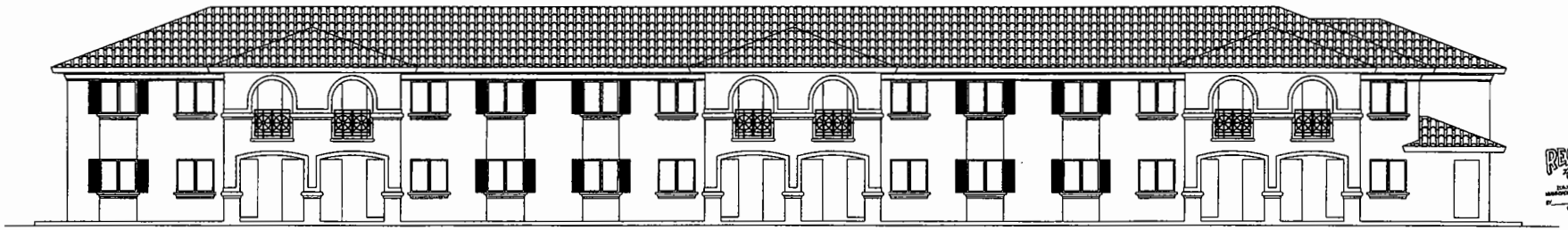


RECEIVED
OCT 25 2012

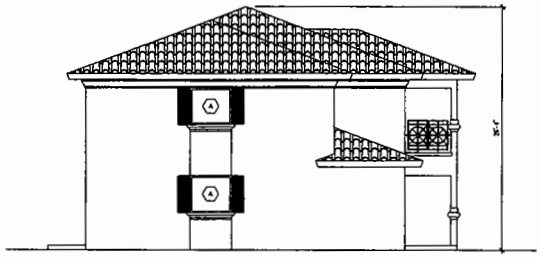
FRONT ELEVATION

3/16" = 1'-0"

ELEVATIONS BLDG CR

PROPOSED 178 APARTMENTS FOR : MIAMI GARDENS PARK	OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA OWNER TELEPHONE : (305) 863-8661 JOB ADDRESS :	DATE 04/25/12 SCALE AS NOTED SHEET OF A-13	OSCAR J. GONZALEZ ARCHITECT ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



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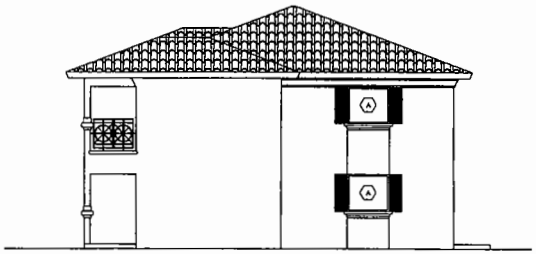

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(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)

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OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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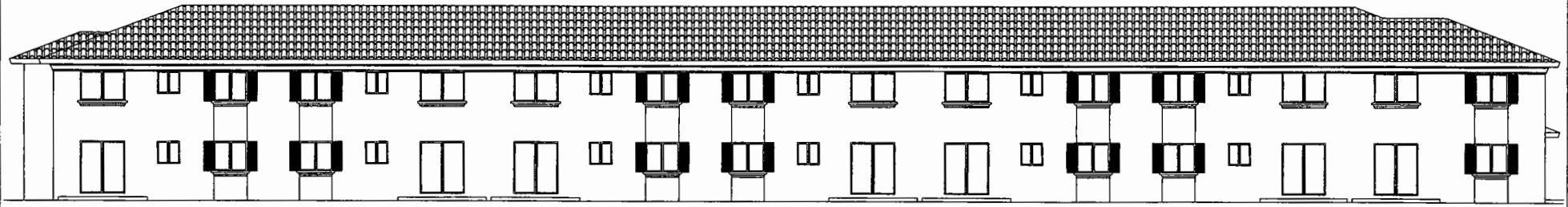

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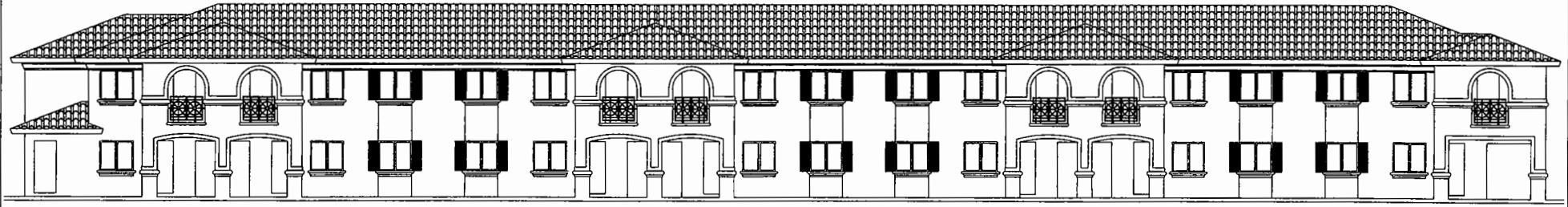

FRONT ELEVATION

3/16" = 1'-0"

RECEIVED
SEP 19 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

ELEVATIONS BLDG D

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

DATE	04/25/12
SCALE	AS NOTED
SHEET	OF
	A-14

OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

REVISIONS		
NO	DATE	BY
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2		O.J.G
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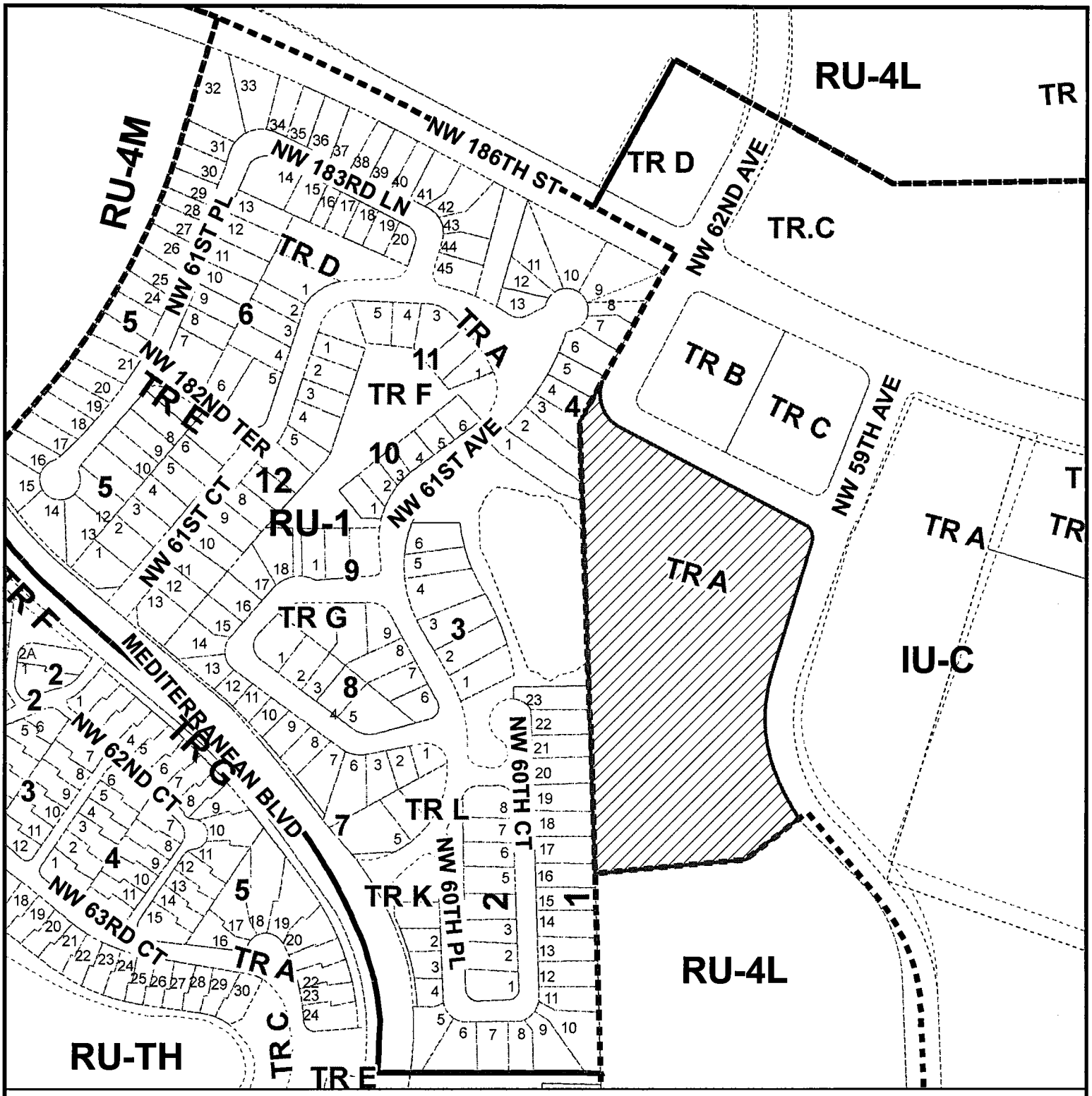

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000089

Section: 12T ownship: 52 Range: 40
Applicant: MIAMIG ARDENS PARK,L LC
Zoning Board: C5
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

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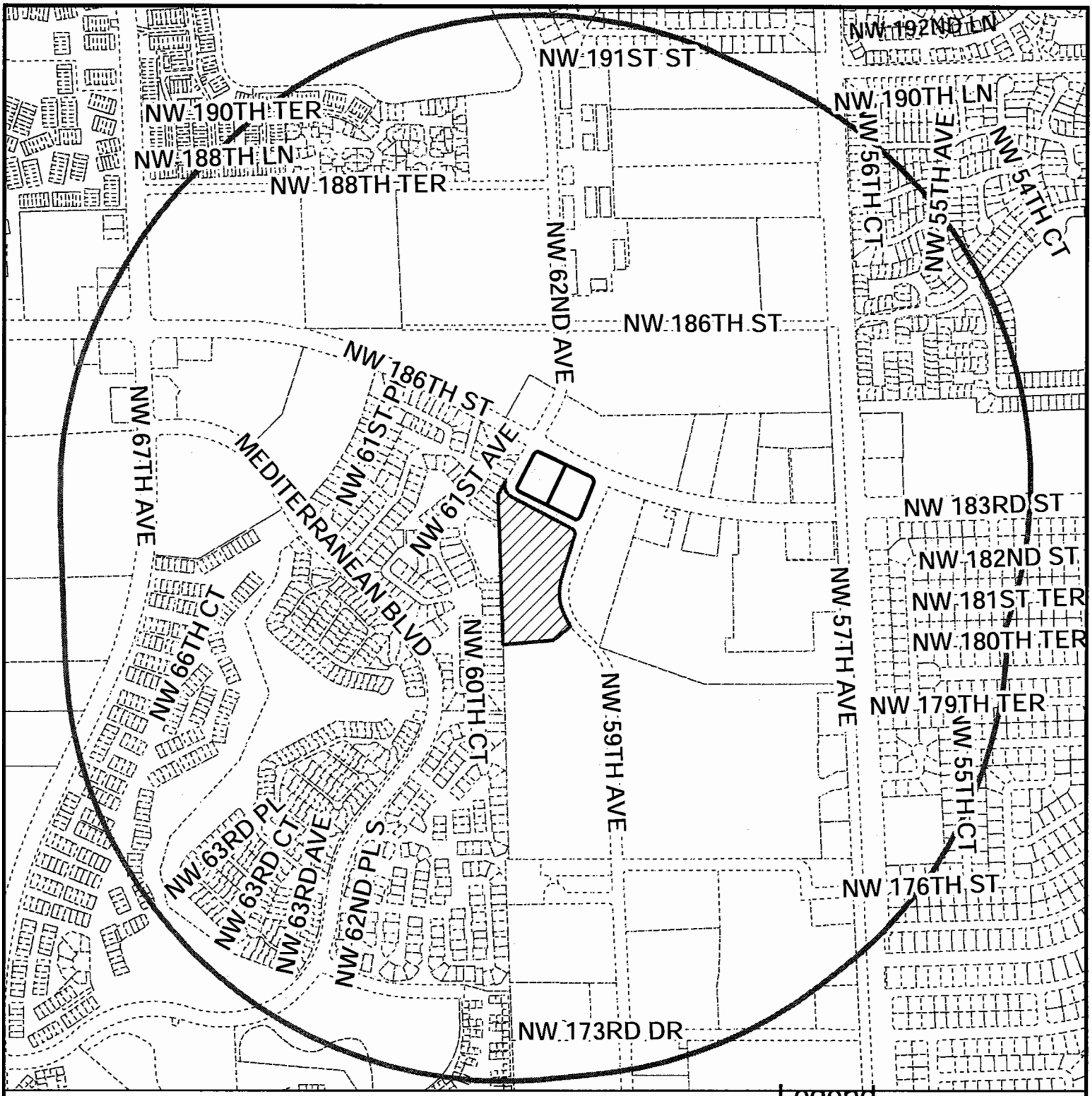
Legend

SubjectP roperty Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday,A ugust 1, 2012

REVISION	DATE	BY
		49



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000089

RADIUS: 2640

Section: 12 Township: 52 Range: 40
Applicant: MIAMI GARDENS PARK, LLC
Zoning Board: C5
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

- Subject Property
- Contiguous Properties
- Buffer
- Street (Centerline)
- Property Boundari

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 31, 2012

REVISION	DATE	BY
		50

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2012000089

Section: 12 Township: 52 Range: 40
Applicant: MIAMI GARDENS PARK, LLC
Zoning Board: C5
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 31, 2012

REVISION	DATE	BY
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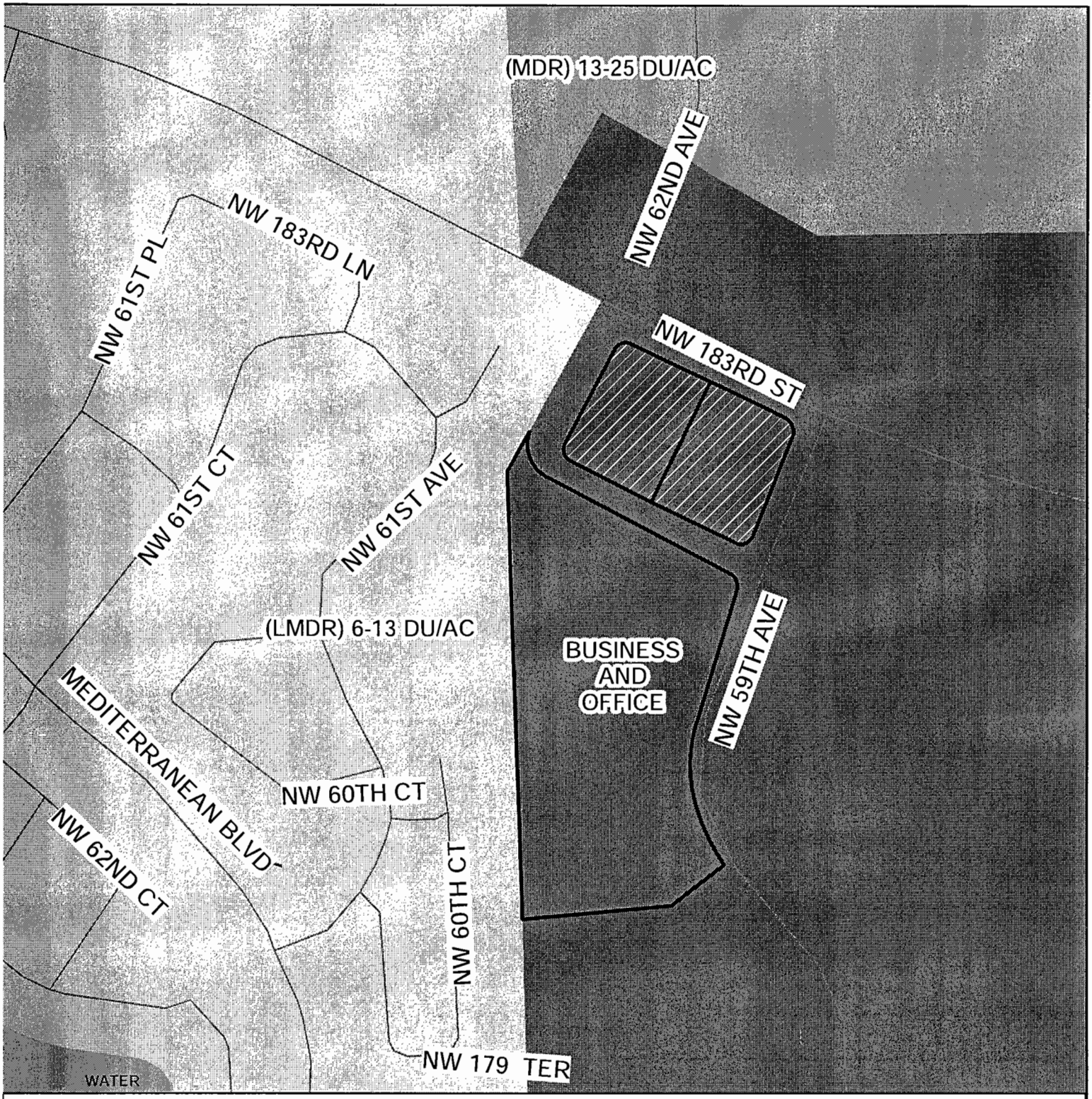

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000089

Section: 12 Township: 52 Range: 40
Applicant: MIAMI GARDENS PARK, LLC
Zoning Board: C5
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 31, 2012

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 5

PH: Z12-126 (13-3-CZ5-1) **March 14, 2013**
Item No. 1

Recommendation Summary	
Commission District	12
Applicant	Liberty Property Limited Partnership
Summary of Requests	The applicant seeks to delete a condition prohibiting the use of explosives in connection with a previously approved lake excavation.
Location	South of NW 122 Street and East of Homestead extension of Florida Turnpike, Miami-Dade County, Florida.
Property Size	123.89 acres
Existing Zoning	IU-3
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Industrial and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) **Generalized Modification Standards** *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice**

REQUEST:

DELETION of Condition #11 of Resolution CZAB5-2-12, reading as follows:

"11. That the use of explosives shall be strictly prohibited in connection with the lake excavation operation."

The purpose of the above request is to allow the applicant to delete a condition prohibiting the use of explosives in connection with a previously approved lake excavation.

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

PROJECT DESCRIPTION:

A 30.54 +/- acre lake excavation project previously approved pursuant to CZAB5-2-12.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	IU-3; vacant	Restricted Industrial and Office/Industrial and Office
North	City of Medley; industrial area	Restricted Industrial and Office/Industrial and Office
South	OPD and IU-3; cement manufacturing plant	Restricted Industrial and Office/Industrial and Office
East	OPD and IU-3; cement manufacturing plant	Restricted Industrial and Office/Industrial and Office
West	GU; Florida Turnpike Expressway	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in the southeast corner of the intersection of N.W. 122nd Street and the Florida Turnpike Expressway. The surrounding properties are vacant parcels, commercial sites and a lake. The area surrounding the subject property is primarily characterized by commercial and industrial uses.

SUMMARY OF THE IMPACTS:

The approval of this application would allow the applicant to use explosives for the lake excavation. However, the use of explosives may create a negative aural impact and nuisance for the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map designates a small portion of the site as **Restricted Industrial and Office** and the remaining parcel as **Industrial and Office**.

The CDMP Land Use Element interpretative text under the **Restricted Industrial and Office** land use category provides that *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. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on 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.*

The CDMP Land Use Element interpretative text under the **Industrial and Office** land use category allows *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development.*

As such, staff opines that the previously approved lake excavation is **consistent** with the CDMP LUP map designations for the subject property.

ZONING ANALYSIS:

In 2012, pursuant to Resolution #CZAB5-2-12, the subject property was approved for a district boundary change from IU-3 (Industry-Unlimited) and OPD (Office Park District) to IU-3

(Industry-Unlimited), an unusual use to permit a lake excavation, and a non-use variance to permit less right-of-way widths than permitted. The current application seeks to delete a condition from the previously approved application that prohibits the use of explosives in connection with the proposed lake excavation. At the public meeting, the applicant was asked about the use of explosives by members of the board as they are typically used in lake excavations. The applicant stated on the record that they would not be used in accordance with this lake excavation and is restricted by the Department's conditions of approval. When asked what means would be used to excavate the proposed lake, the applicant replied that they would use mechanical means. The applicant further explained that since the area had been used as a stormwater management area they would not have to excavate too deep, therefore, explosives would not be necessary.

When the subject request is analyzed under Section 33-311(A)(7), **General Modification Standards**, staff opines that the proposed deletion, allowing the use of explosives, will generate noise and vibration, tend to provoke a nuisance, be **incompatible** with the surrounding industrial/commercial and residential areas, and contrary to the public interest. Although the memoranda submitted by the Departments of Public Works and Waste Management, the Environmental Resources Management Division of the Department of Regulatory and Economic Resources and the Miami-Dade Fire Rescue Department do not object to the application, staff is of the opinion that the use of explosives with the lake excavation would be disruptive, unexpected and would create a negative impact for residents and property owners of the surrounding areas.

Miami-Dade County established an area located in the NW corner of Miami-Dade County called the Rockmining Overlay Zoning Area (ROZA), which allows rockmining and ancillary uses and the use of explosives without a public hearing. The ROZA district is specifically located west of the turnpike, south of NW 202 Street and north of SW 8 Street. State and local agencies considered multiple factors, with significant public input, when making determinations regarding the impacts of the rockmining land use in Miami-Dade County. Although located in close proximity to the ROZA, the subject property lies east of the ROZA boundary and closer to residential neighborhoods/communities, where blasting effects are not typically expected to occur. Staff notes that the subject property is abutted on the north by industrial buildings, warehouses, and other structures. On the south, the subject property is abutted by two structures owned by Tarmac, a cement manufacturing facility, also the previous owner of the subject property. The nearest residential structures are located approximately one (1) mile from the subject property where the area is made up of numerous homes and established residential communities.

The geotechnical report provided by the applicant indicates that the proposed blasting would not exceed a ground vibration of 0.5 in/sec, which meets the ground vibration criteria of the Code. However, staff opines that the use of explosives on this site may cause adverse effects on the nearby industrial buildings, warehouses, and other structures and nearby residents in the area.

Notwithstanding testimony offered at the prior hearing to approve the lake excavation, the letter of intent provided by the applicant states that they are seeking deletion of this condition in order to facilitate the excavation process. It further states that project engineers have determined that based on the size of the proposed lake and type of material within the lake area, blasting techniques will be far more timely, efficient and cost effective than mechanical means. They also state that the "expedited lake excavation operation will facilitate the development of the property"; however, the applicant has had over a year from their previous approval to begin their lake excavation operation. Staff opines that the applicant's desire to expedite the lake excavation operation does not constitute a necessity or hardship, it would just take longer to

complete. Furthermore, staff opines that the adverse effects of the proposed blasting to the residents of the surrounding area far outweigh the benefits of an expedited lake excavation operation for Miami-Dade County.

As such, staff opines that the proposed request would result in an over-intensive method of excavating the lake excavation that is not necessary and would create a nuisance for the surrounding area. Additionally, *when considering the necessity for and reasonableness of the proposed request 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,* staff opines that approval of this application would be **incompatible** with the same. **Consequently, staff recommends denial without prejudice of the subject request under the Generalized Modification Standards, Section 33-311(A)(7).**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JC

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

ZONING RECOMMENDATION ADDENDUM

Liberty Property Limited Partnership
Z12-126

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Resources Management Division)	No objection
Regulatory and Economic Resources (Platting Section)	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

Industrial and Office (Pg. I-39)	*Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections.*
Restricted Industrial and Office (Pg. I-40)	*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. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on 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.*

ZONING RECOMMENDATION ADDENDUM

Liberty Property Limited Partnership
Z12-126

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(7)(a) 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 Board of County Commissioners, 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.*

1. LIBERTY PROPERTY LIMITED PARTNERSHIP **13-3-CZ5-1 (12-126)**
(Applicant) **Area 05/District 12**
Hearing Date: 03/14/13

Property Owner (if different from applicant) **LIBERTY PROPERTY LIMITED PARTNER.**

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
1973	Maule Industries, Inc.	- Zone change from GU to IU-3.	BCC	Approved
1973	Maule Industries	- Zone change from GU to IU-3.	ZAB	Recommended for approval
1989	Directors, Building & Zoning & Planning	- Zone change from IU-3 to OPD. - Unusual Use Lake Excavation & quarrying.	BCC	Approved In Part
2012	Tarmac America, LLC	- Zone change from IU-3, OPD to IU-3. - Unusual Use for Lake Excavation. - Non-Use Variance of Zoning regulations.	C05	Approved with condition(s)

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: November 15, 2012

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

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-11 #Z2012000126
Liberty Property Limited Partnership
South of NW 122nd Street and East of the Homestead Extension of Florida's Turnpike in Unincorporated Miami-Dade County, Florida
Deletion of Conditions of a Previous Resolution for a Previously Approved Lake Excavation.
(IU-3) (124 Acres)
31-52-40

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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.

Stormwater Management

This proposed development is located within the Basin B and currently has a cut and fill approval (CF 575). Any deviation of the final site plan from the below conditions will require a modification of the Cut and Fill CF-575.

The site, with exception of the proposed water management areas, shall be filled to average crown of road +7.61 feet NGVD, with a minimum low point set at elevation +7.25 feet NGVD.

A berm shall be provided with minimum elevation of +8.5 feet NGVD or equivalent grading along the property lines to match the required berm elevation at all roadway entrances.

No encroachment by fill or any use other than drainage is allowed in the surface water management areas.

A Class II permit is required if an emergency overflow outfall is proposed.

An Environmental Resources Permit from the South Florida Water Management District may 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 public works approval of paving and drainage plans.

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

Pollution Remediation
Since the extreme western portion of the property fall within the Northwest Wellfield Interim Protection area, if blasting is permitted, only food grade blasting fuels shall be allowed to be used on that portion of the property that falls within the wellfield protection area. In addition, a groundwater and surface water monitoring program shall be required for excavations which utilize explosives within the wellfield protection area.

Wetlands
The subject properties lie within the East Turnpike Wetland Basin and contain wetlands as defined by Section 24-5 of the Code. However, Class IV Wetland Permit CLIV 20120005 has been issued for the sites for the filling of 0.92 acres and excavation of 1.31 acres of wetlands for an industrial warehouse development and a Lake. Permit (CLIV 20120005) is scheduled to expire on May 18, 2014.

Be advised that the State of Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may require permits in this area. It is the applicant's responsibility to contact these agencies for their permitting requirements.

Tree Preservation
Class IV Wetland Permit (CLIV 20120005) was issued for these sites. Be advised that any wetland resources will be regulated through this permit. Any non wetland tree resources on the sites will require a Miami-Dade County Tree Removal/Relocation Permit prior to removal and/or relocation.

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

Concurrency Review Summary
A concurrency review has been conducted for this application and 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 written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

Date: November 30, 2012

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS
Platting Section
Department of Regulatory and Economic Resources

Subject: Z2012000126
Name: Liberty Property Limited Partnership
Location: Lying South of NW 122 St. & East of H.E.F.T.
Section 31 Township 52 South Range 40 East

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

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum

MIAMI-DADE COUNTY

Date: November 9, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC # 12-126
Limited Property Limited Partnership

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 Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-126
Limited Property Limited Partnership

Application: ***Limited Property Limited Partnership*** is requesting a Modification of Resolution No. CZAB5-2-12 regarding a previously approved lake excavation on the property, which is currently zoned in an Industrial District, unlimited manufacturing (IU-3).

Size: The subject property is approximately 124 acres.

Location: The subject property is located on the south side of NW 122nd Street between NW 109th Avenue and the SR 821 Extension of the Florida Turnpike in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) 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 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly 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 property as mentioned in the application falls within the PWWM solid waste collection service area. The requested modifications regarding a lake excavation in an Industrial District will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** 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
6) Steel (cans, scrap)

2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: December 3, 2012

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

From: Maria I. Nardi, Chief
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2012000126: LIBERTY PROPERTY LIMITED PARTNERSHIP

Application Name: LIBERTY PROPERTY LIMITED PARTNERSHIP

Project Location: The site is located in that area LYING SOUTH OF NW 122 STREET AND EAST OF HOMESTEAD EXTENSION OF FLORIDA TURNPIKE, Miami-Dade County.

Proposed Development: The request is for a modification of a previous resolution to permit lake excavation by blasting methods and removal of excess excavation material.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards. The Department has no objections to this application.

We have no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum

Date: 05-NOV-12

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

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2012000126

Fire Prevention Unit:

No objection via Case # Z2012000126.

Service Impact/Demand

Development for the above Z2012000126
located at LYING SOUTH OF NW 122 STREET AND EAST OF HOMESTEAD EXTENSION OF FLORIDA TURNPIKE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0570 is proposed as the following:

N/A (residential)	dwelling units	N/A (industrial)	square feet
N/A (Office)	square feet	N/A (institutional)	square feet
N/A (Retail)	square feet	N/A (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 46 - Medley - 10200 NW 116 Way
ALS 50' Aerial (TRT), Battalion 14

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

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BY

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: **Liberty Property Limited Partnership**

NAME AND ADDRESS	Percentage of Ownership
See attached	

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

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

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

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BY AH

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

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

LIBERTY PROPERTY LIMITED PARTNERSHIP, a Pennsylvania limited partnership

By: Liberty Property Trust, a Maryland real estate investment trust, sole general partner of Liberty Property Limited Partnership

Signature: _____
Andy Petry, Vice President

Sworn to and subscribed before me this 24th day of September, 2012. Affiant is personally know to me or has produced _____ as identification.

Amanda Zinzi
(Notary Public)

My commission expires: 12-18-15

Seal

AMANDA ZINZI
Notary Public - State of Florida
My Comm. Expires Dec 18, 2015
Commission # EE 132774

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

Disclosure of Interest Information for Liberty Property Limited Partnership:

Liberty Property Limited Partnership is owned by a publicly traded company and other limited partners with partnership interests totaling over 5,000.

General Partner	Percentage Owned
Liberty Property Trust	96.8046%

Liberty Property Trust is a publicly traded company, NYSE: LRY

Limited Partners	Partnership Interests	Percentage Owned
		3.1954%
Balitsaris, Peter	58,542	0.0490%
Carr, Claiborn	115,000	0.0962%
Denny, Joseph	260,250	0.2177%
Felix, Jill	195,043	0.1632%
Fenza, Robert	195,043	0.1632%
Fitzgerald, Ward	14,491	0.0121%
Larry Gildea Estate	-	0.0000%
Goldschmidt, Robert	22,895	0.0192%
Hagan, Michael	14,491	0.0121%
Hammers, David	244,426	0.2045%
Kiel, Bob	14,491	0.0121%
Kline, Earl	19,128	0.0160%
Lutz, Jim	37,312	0.0312%
Mazzarelli, James	14,491	0.0121%
Messaros, Sharron	7,245	0.0061%
Morrissey, Mary Beth	14,491	0.0121%
Price, Leslie	60,000	0.0502%

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Reichert, Joseph	27,242	0.0228%
Marital Trust for Susannah Rouse	460,418	0.3852%
Trust for Congdon Children	85,347	0.0714%
Trust for Hammers Children	95,348	0.0798%
Trust for Mary Rouse	13,621	0.0114%
Trust for Anne Rouse	13,621	0.0114%
Trust for Rouse Younger Children	81,726	0.0684%
Trust for Laurie Hammers	5,506	0.0046%
Weitzmann, Mike	42,312	0.0354%
Liberty Special Purpose Trust	10,574	0.0088%
Thomas, Rebecca	8,076	0.0068%
Trust for J. Ryan Lingerfelt	15,625	0.0131%
Trust for Justin M. Lingerfelt	15,625	0.0131%
Trust for Daniel K. Lingerfelt	15,625	0.0131%
Trust for Catherine E. Lingerfelt	15,625	0.0131%
Lingerfelt, Alan T.	268,750	0.2248%
Lingerfelt, L. Harold	164,375	0.1375%
Lingerfelt, David L.	30,674	0.0257%
Morris U. Ferguson Family Trust	6,000	0.0050%
Lingerfelt, Carl C.	10,900	0.0091%
Wright, Murray H.	7,500	0.0063%
Latimer, Erle Marie	12,500	0.0105%
Norman G. Samet Revocable Trust	14,013	0.0117%
Mann, Bernard	14,012	0.0117%
Rouse & Associates Maryland Partnership	20,000	0.0167%

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Helwig, A. Carl	169,737	0.1420%
Sunday, James J.	79,348	0.0664%
Walters, Charles J.	100,723	0.0843%
Stanford Baratz Revocable Trust	9,044	0.0076%
F. Greek Logan Properties, LLC	33,682	0.0282%
Virginia Acquisition I, LLC	228,144	0.1909%
David Mandelbaum	228,144	0.1909%
Nathan Mandelbaum	228,144	0.1909%

Preferred Limited Partners

Belcrest Realty Corporation - Series B	**250,000**	N/A
Belwater Realty Corp. - Series B	**1,260,000**	N/A
Belbrook Realty Corporation - Series B	**740,000**	N/A
Clearfork Realty Corporation - Series B	**750,000**	N/A
Belvedere Equity Real Estate Corporation. - Series B	**800,000**	N/A
BSSF RP Holdings LLC - Series E	**400,000**	N/A
GSEP 2005 Realty Corp. - Series F	**1,000,000**	N/A
GSEP 2006 Realty Corp. - Series G	**540,000**	N/A
Belport Realty Corporation - Series H	**400,000**	N/A
Belrose Realty Corporation - Series H	**1,000,000**	N/A
Belshire Realty Corporation - Series H	**500,000**	N/A
Belterra Realty Corporation - Series H	**600,000**	N/A
Clearfork Realty Corporation (3/11/2010) - Series H	**150,000**	N/A
Beldore Realty Corporation - Series H	**1,350,000**	N/A

Total Ownership 100.0000%

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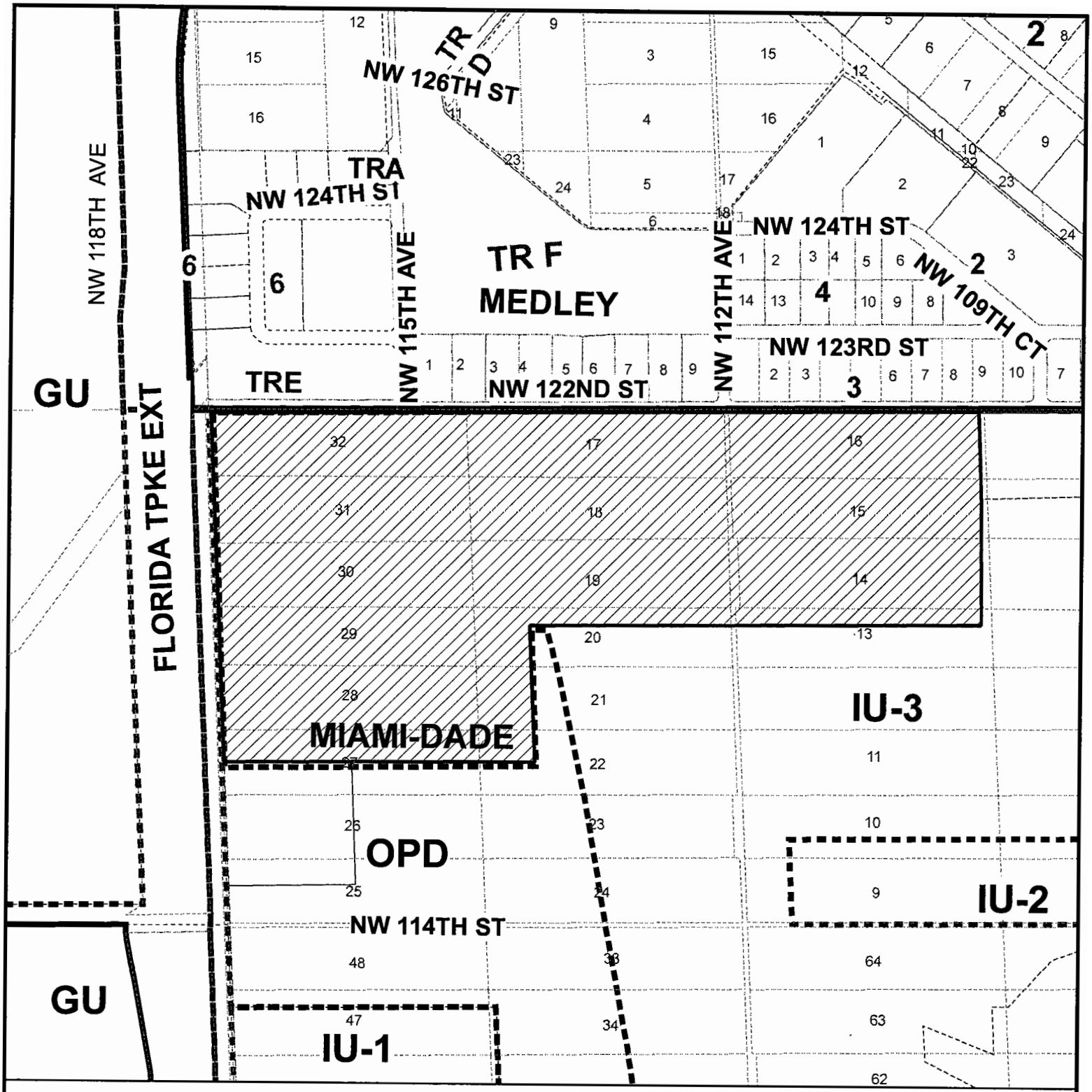


MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000126

Section: 31 Township: 52 Range: 40
Applicant: LIBERTY PROPERTY LIMITED PARTNER
Zoning Board: C5
Commission District: 12
Drafter ID: JEFFER GURDIAN
Scale: NTS

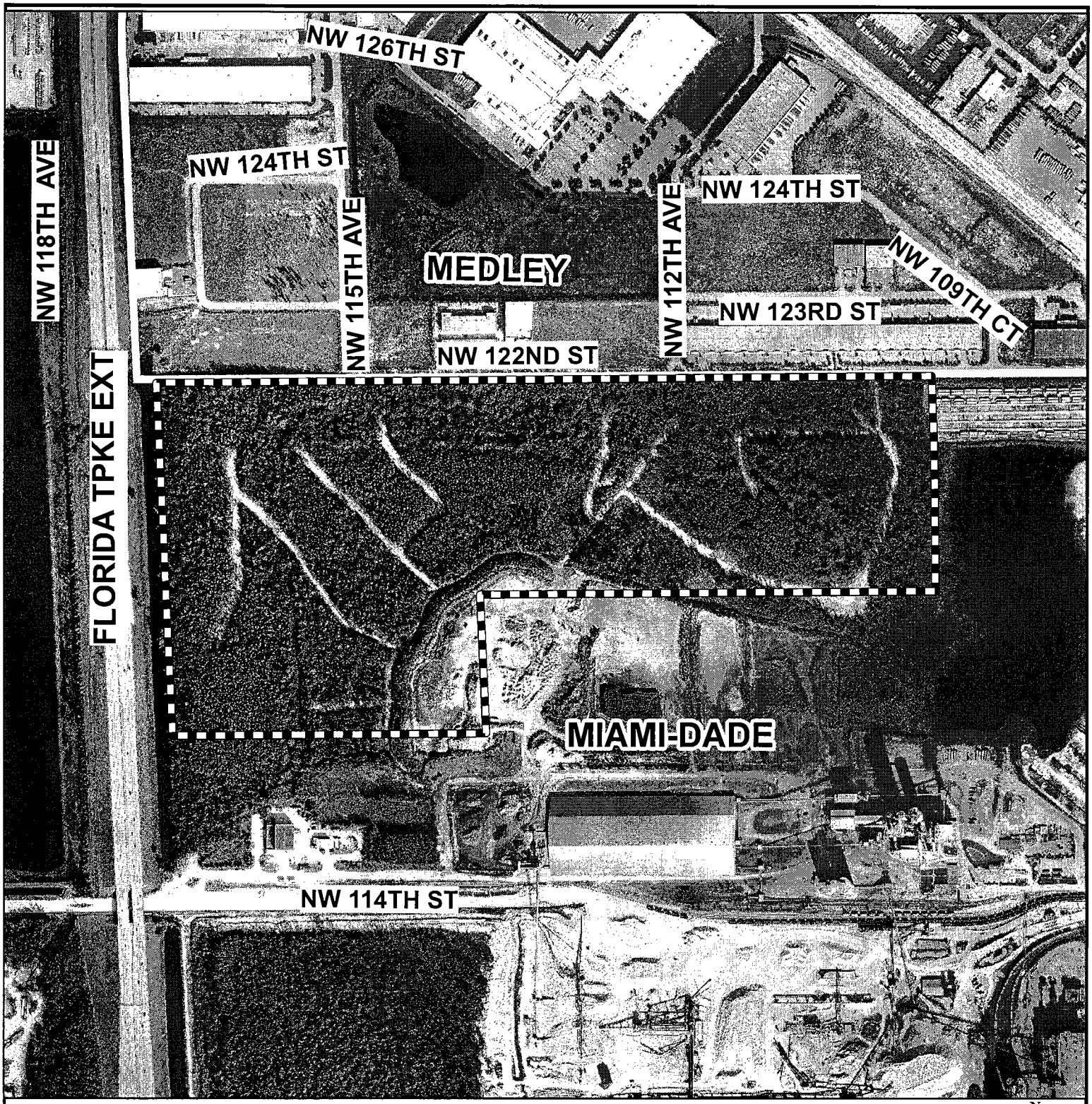
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 5, 2012

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY

AERIAL YEAR 2010

Process Number

Z2012000126

N
W E
S

Section: 31 Township: 52 Range: 40
Applicant: LIBERTY PROPERTY LIMITED PARTNER
Zoning Board: C5
Commission District: 12
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 5, 2012

REVISION	DATE	BY
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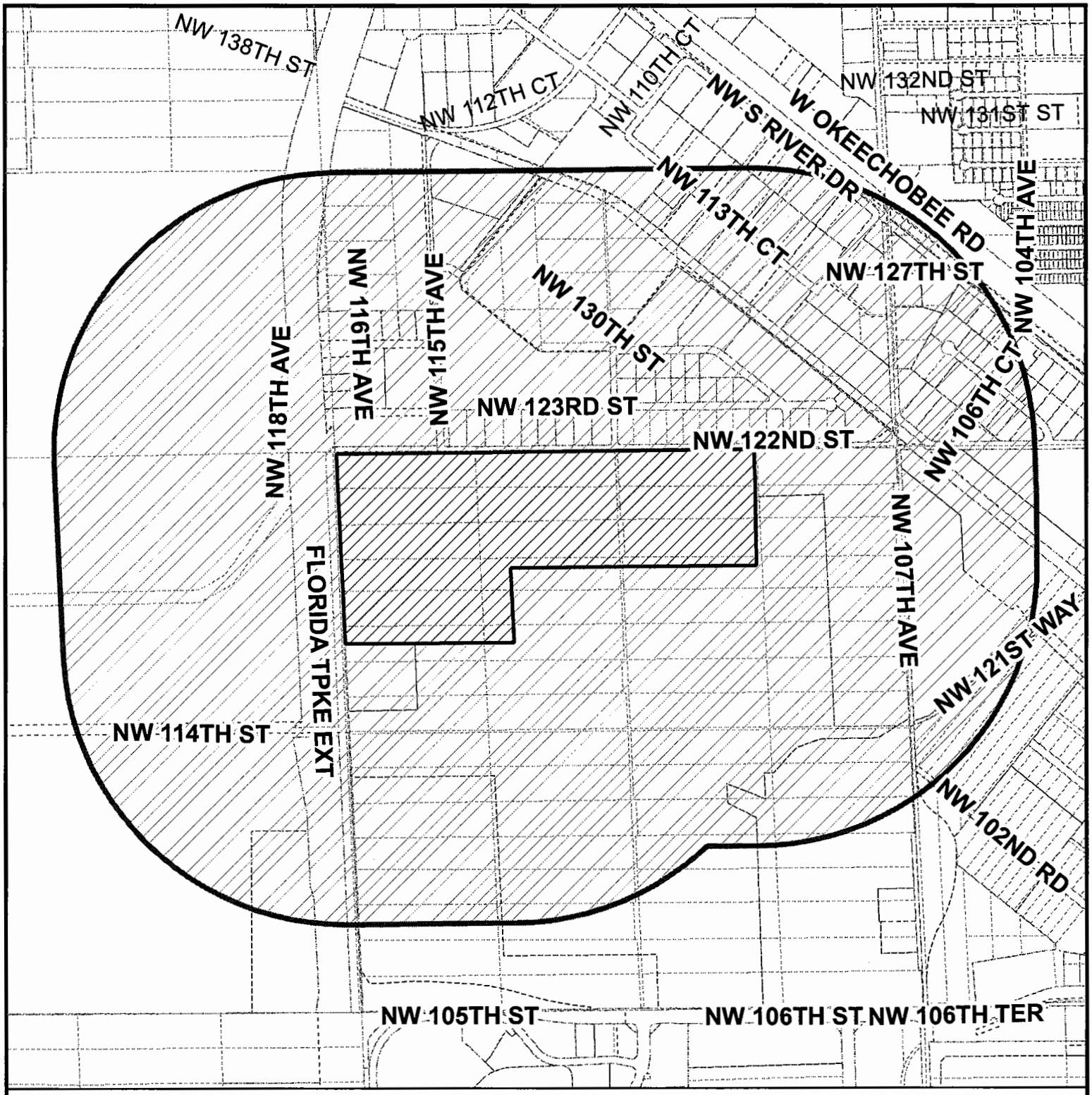

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000126

RADIUS: 2640

Section: 31 Township: 52 Range: 40
Applicant: LIBERTY PROPERTY LIMITED PARTNER
Zoning Board: C5
Commission District: 12
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 5, 2012

REVISION	DATE	BY
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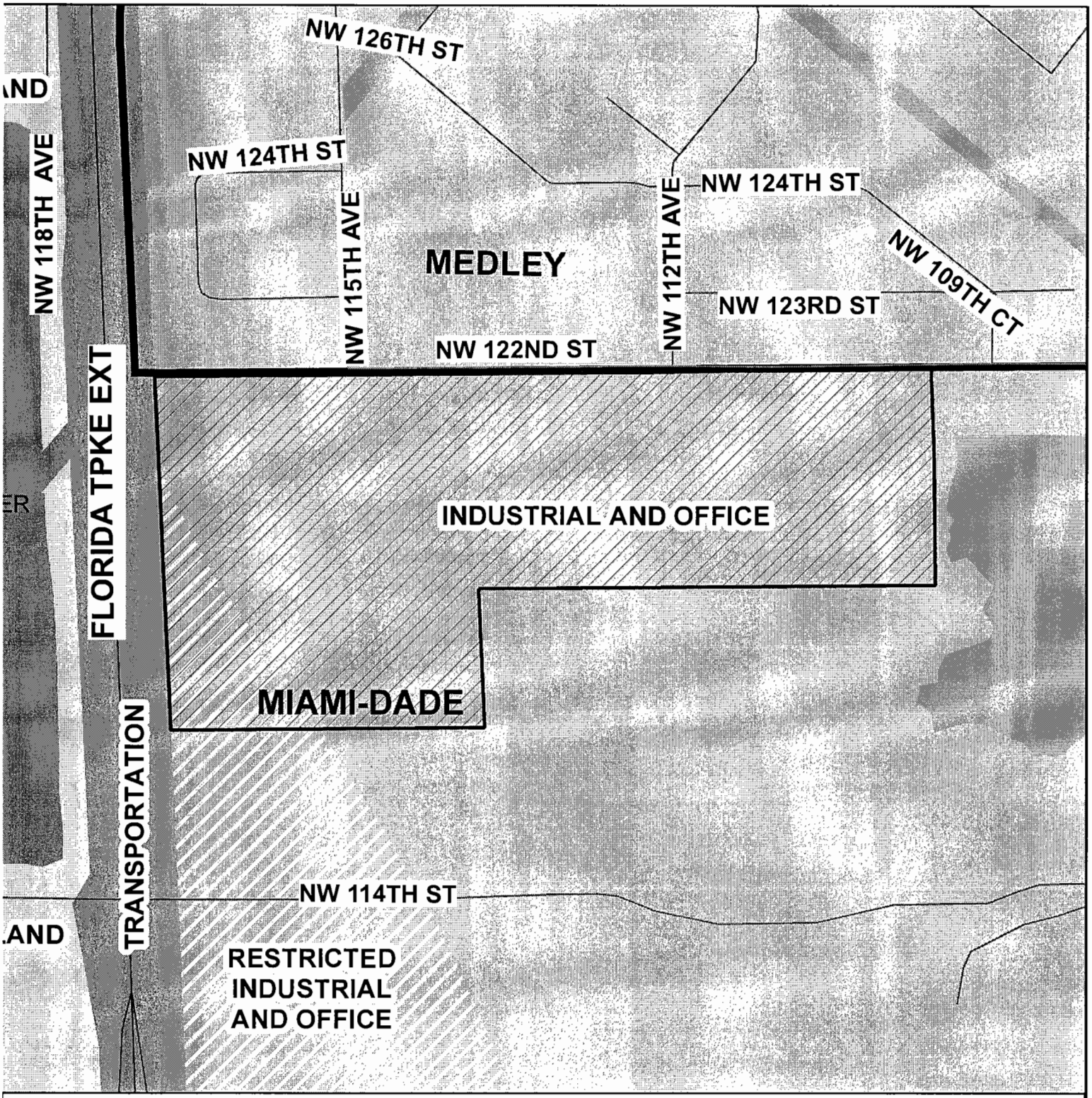

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000126

N
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Section: 31 Township: 52 Range: 40
Applicant: LIBERTY PROPERTY LIMITED PARTNER
Zoning Board: C5
Commission District: 12
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 5, 2012

REVISION	DATE	BY