

KITS

11-10-2011 Version # 2



COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Wednesday, November 16, 2011 at 6:00 p.m.

PREVIOUSLY DEFERRED

A.	10-7-CZ14-4	<u>LALEX II, LLC</u>	(DEVELOPMENTAL IMPACT COMMITTEE)	<u>09-178</u>	27-55-39	N
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CURRENT

1.	11-11-CZ14-1	<u>ALICIA GOVANTES MIRA</u>		<u>09-119</u>	11-56-38	N
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Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF WEDNESDAY, NOVEMBER 16, 2011

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 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

(4) NON-USE-VARIANCE to permit (0) street trees (10 street trees minimum required).

(5) NON-USE-VARIANCE to permit (0) parking spaces (21 parking spaces required).

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "Born Free Pet Shelter," as prepared by Brockhouse Assoc. P.A., dated stamped received 11/19/10, consisting of 4 sheets. Plans may be modified at public hearing.

LOCATION: 19015 S.W. 208 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

Department of Permitting, Environment and Regulatory Affairs

Recommendation:

Approval with conditions of requests #1 and #2, and denial without prejudice of requests #3 through #5.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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.

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 Permitting Environment & Regulatory Affairs Department within 14 days after the Permitting Environment & Regulatory Affairs Department 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. (The Permitting Environment & Regulatory Affairs Department posting will be made on a bulletin board located in the office of the Permitting Environment & Regulatory Affairs Department.) 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.

A. LALEX II, LLC
(Applicant)

10-7-CZ14-4 (09-178)
Area 14/District 09
Hearing Date: 11/16/11

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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No History

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



Date: November 16, 2011

To: The Community Zoning Appeals Board - 14

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Lalex II, LLC (Z09-178)

SUMMARY OF REQUESTS:

The applicant is requesting a zone change from RU-3M, Minimum Apartment House District, to RU 4-M, Modified Apartment House District. Additionally, the applicant is seeking the deletion of a previously approved covenant, and to permit a proposed 296-unit residential development with detached carports setback less than required from the rear (west) property line.

LOCATION: Lying approximately 672' North of SW 168 Street and West of SW 137 Avenue, AKA 16400 SW 137 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee due to the number of units. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held on October 19, 2011 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenant as set forth in the Department of Permitting, Environment and Regulatory Affairs' recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with conditions and the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that this application will permit a development which is **consistent** with the CDMP and **compatible** with the surrounding area.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

A

APPLICANT'S NAME: LALEX II, LCC

REPRESENTATIVE: Tracy Slavens

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
10-7-CZ14-4 (09-178)	October 26, 2010	CZAB14	10

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: _____ 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: At applicant's request to revise the site plans and to address the concerns of staff.

Any re-advertisement is at applicant's expense.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Nehemiah DAVIS	X		
VICECHAIRMAN	M	Curtis LAWRENCE	X		
COUNCILMAN	S	Patrice MICHEL	X		
COUNCILMAN		Michael RODRIGUEZ			X
CHAIRMAN		Wilbur B. BELL	X		
VOTE:			4	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: THOMAS ROBERTSON

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

#4

APPLICANT'S NAME: **LALEX II, LLC**

REPRESENTATIVE: Juan Mayol

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
10-7-CZ14-4 (09-178)	July 27, 2010	CZAB14	10

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>October 26, 2010</u> <input checked="" type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferral at applicant's request to submit a revised site plan and to address staff's concerns. Any additional cost will be at applicant's expense.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	S	Nehemiah DAVIS	X		
VICECHAIRMAN		Curtis LAWRENCE			X
COUNCILMAN		Patrice MICHEL	X		
COUNCILMAN	M	Michael RODRIGUEZ	X		
CHAIRMAN		Wilbur B. BELL	X		
VOTE:			4	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **RONALD BERNSTEIN**

APPLICATION NO. Z09-178
LALEX II, LLC

Respectfully Submitted,

DIC Executive Council
October 19, 2011

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department

 AYE

Irma San Roman, Interim Director
Metropolitan Planning Organization Secretariat

Absent

Grisel M. Rodriguez, Assistant Director for Zoning
Department of Planning and Zoning

 AYE

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

Absent

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt

 AYE

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department

 AYE

**Miami-Dade County Department of Permitting,
Environment and Regulatory Affairs
Staff Report to the Developmental Impact Committee (DIC)**

PH: Z09-178

DIC Date: October 19, 2011

Recommendation Summary	
Commission District	9
Applicant	Lalex II, LLC
Summary of Requests	The applicant is requesting a zone change from RU-3M, Minimum Apartment House District, to RU 4-M, Modified Apartment House District. Additionally, the applicant is seeking the deletion of a previously approved covenant, and to permit detached carports setback less than required from the rear (west) property line.
Location	Lying approximately 672' North of SW 168 Street and West of SW 137 Avenue, AKA 16400 SW 137 Avenue, Miami-Dade County, Florida.
Property Size	12.69 Acres
Existing Zoning	RU-3M
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Office/Residential and Business 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 33-303.1 Developmental Impact Committee Section 33-311 District Boundary Change Section 33-311(A)(7) Generalized Modification Standards Section 33-311(A)(4)(b) Non-Use Variances (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions, subject to the acceptance of the proffered covenant.

REQUESTS:

- (1) DBC from RU-3M to RU-4M.
- (2) DELETION of Declaration of Restrictions recorded in the Official Records Book 24505, Pages 2442-2448.

The purpose of Request #2 is to allow the applicant to submit a new site plan showing additional units and new building configurations for the previously approved multi-family development.

- (3) Non-Use Variance to permit detached carports setback a minimum of 10' (25' required) from the rear (west) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "The Park at Kendall", as prepared by MSA Architects and Witkins Hults Design Group, dated stamped received 9/12/11, sheets SP-1, SP-1B, GA-1, GA-2 and index last handwritten revision dated 9/21/11, consisting of 38 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant has submitted plans depicting a multi-family apartment development with 296 units and architecture that is similar to and complements the buildings in the communities located to the west of the subject property. The plans propose a harmonious community and provide numerous amenities for the future residents and their guests, including a pool, clubhouse, and open recreation areas. Carports and attached garages will provide residents with covered parking. Additionally, the applicant has proffered a covenant which, among other things, restricts the development of the site to the submitted plans. The plans show extensive landscaping and adequate setbacks for the buildings that abut the property lines to the north and south.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M; vacant	Office Residential/ Business and Office
North	IU-1; scrap metal yard	Industrial and Office
South	IU-1; vacant	Industrial and Office
East	AU; correctional facility	Institutions Utilities and Communications
West	AU; FP&L easement	Industrial and Office/ Transportation/ Low-Medium Density (6-13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 16400 SW 137 Avenue. Industrial facilities, vacant land and correctional facilities characterize the surrounding area where the subject property lies. However, single-family residences and townhouses can be found to the west of the subject property across from the FP&L easement.

SUMMARY OF THE IMPACTS:

The proposal of 296 units in this development will provide additional housing for this community. However, it could impact schools and water and sewer services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Office/Residential** and **Business and Office** on the Adopted 2015-2025 Land Use Plan (LUP) map. These categories allow a total maximum density of 25 dwelling units per gross acre for residential uses based on the adjacent residentially designated land, which is designated Low-Medium Density Residential (6 – 13 dua). The interpretative text of the CDMP indicates that “*residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially*

*designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher” (see attached Zoning Recommendation Addendum). The proposed development contemplates 296 dwelling units, which is at a proposed density of 23.325 units per acre. Therefore, the application is **consistent** with the density threshold of the LUP map of the CDMP.*

ZONING ANALYSIS:

Staff supports the district boundary change in request #1. The submitted plans show extensive landscaping and adequate setbacks for the buildings that abut the property lines to the north and south, which offer a smoother transition from the site to the industrial uses found to the north and the potential industrial uses on the parcel to the south. An FP&L easement exists to the west, which staff opines will not be negatively impacted by the proposed development and the extensive landscaping will provide further privacy and lessen impacts of the development onto said easement. Additionally, the applicant has proffered a covenant restricting the development of the site to the submitted plans and restricting the number of residential units to 296. Therefore, staff is of the opinion that the proposed residential development is **compatible** with the industrial land uses to the north and south and the FP&L easement to the west. **As such, staff recommends approval of request #1, subject to the Board’s acceptance of the proffered covenant.**

When request #2 is analyzed under Section 33-311(A)(7) Generalized Modification Standards, the deletion of a Declaration of Restrictions limiting the development of the subject property to a the previously approved multi-family development, in staff’s opinion, will not generate excessive noise or traffic, tend to create a fire or other dangerous hazard, provoke excessive overcrowding of people, or tend to provoke a nuisance, as the proposed residential development will be **compatible** with the area and will not be contrary to public interest. The deletion of the Declaration of Restrictions will not adversely affect the area since the applicant has proffered a covenant restricting the development of the site to the submitted plans. **As such, staff recommends approval with conditions of request #2 under the Generalized Modification Standards.**

When request #3 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that in order to mitigate any negative visual impacts the applicant has submitted landscape plans which indicate extensive landscaping so as to lessen said impact that the development could have on the adjacent properties and to provide a pleasing environment for the residents. **As such, staff recommends approval of request #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

Access to this site is provided through one egress/ingress access point located along SW 137 Avenue. Parking spaces are located throughout the site concentrating mainly along the perimeter of the site.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

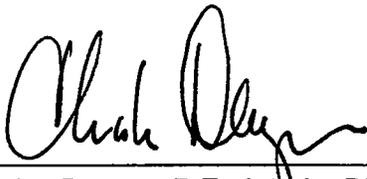
RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant; approval with conditions of request #2 under Section 33-311(A)(7); and approval with conditions of request #3 under Section 33-311(A)(4)(b).

CONDITIONS FOR APPROVAL: For Requests #2 and #3.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning 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 "The Park at Kendall", as prepared by MSA Architects and Witkins Hults Design Group, dated stamped received 9/12/11, sheets SP-1, SP-1B, GA-1, GA-2 and index last handwritten revision dated 9/21/11, consisting of 38 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained within this report.

MCL:GR:NN:CH:JV



Charles Danger, P.E., Interim Director
Department of Permitting, Environment
and Regulatory Affairs

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

ZONING RECOMMENDATION ADDENDUM

Applicant: *Lalex II, LLC*
PH: Z09-178

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memoranda.	

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

Business and Office	<p><i>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.</i></p> <p><i>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.</i></p>
Office/Residential	<p><i>Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses.</i></p> <p><i>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows</i></p>

ZONING RECOMMENDATION ADDENDUM

Applicant: Lalex II, LLC
PH: Z09-178

across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity or residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site uses(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.

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 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.*
 - (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.*

ZONING RECOMMENDATION ADDENDUM

Applicant: *Lalex II, LLC*
PH: Z09-178

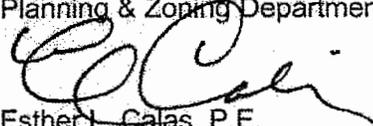
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance 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.</i></p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>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, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.</i></p>
<p>Section 33-303.1 Developmental Impact Committee</p>	<p><i>(7) Review and make recommendations concerning County zoning actions, with the exception of applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), which are:</i></p> <p style="padding-left: 40px;"><i>(a) Required by the regulations to be taken after public hearing, and which would allow individually, or cumulatively within an independent development parcel:</i></p> <ol style="list-style-type: none"> <i>1. Residential developments involving in excess of two hundred fifty (250) dwelling units.</i>

Memorandum



Date: September 7, 2011

To: Marc C. Laferrier
Director
Planning & Zoning Department

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

Subject: DIC09-178
Name: The park at Kendall Miami-Dade
Location: SW 137th Avenue North of SW 168th Street
Sec. 27 Twp. 55 Rge. 39

- I. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY
 - A. Trip Generation
PM Peak Hour trip ends 73
 - B. Cardinal Distribution
 - North 43.0 % East 38.0 %
 - South 15.0 % West 4.0 %
- II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION
 - A.1 SW 137th Avenue
 - B.1 Description: Section Line Road
 - A.2 South of SW 160th Street
 - B.2 Description: Half Section Line Road
 - A.3 North of SW 168th Street
 - B.3 Description: Section Line Road
- III. IMPACT ON EXISTING ROADWAYS:
 - A. CONCURRENCY:

Station 9820 located on SW 137th Avenue, S/O SW 184 Street has a maximum LOS "D" of 1530 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 786 vehicles and 25 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9820** with its 811 PHP and assigned vehicles is at LOS "C". The 11 vehicles generated by this development when combined with the 811 equals 822 and LOS "C" where the range of LOS "C" is from 691 to 1380 vehicles.

Station 9878 located on 184th Avenue, W/O SW 137th Avenue has a maximum LOS "D" of 2150 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1072 vehicles and 288 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9878** with its 1360 PHP and assigned vehicles is at LOS "C". The 2 vehicles generated by this development when combined with the 1360 equals 1362 and LOS "C" where the range of LOS "C" is from 1221 to 2070 vehicles.

Station 9876 located on SW 184th Street Avenue, W/O SW 117th Avenue has a maximum LOS "D" of 3130 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1971 vehicles and 41 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9876** with its 2012 PHP and assigned vehicles is at LOS "C". The 14 vehicles generated by this development when combined with the 2012 equals 2026 and LOS "C" where the range of LOS "C" is from 1 to 2330 vehicles.

Station 9818 located on SW 137th Avenue, S/O SW 152 Street has a maximum LOS "D" of 4560 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2924 vehicles and 129 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9818** with its 3053 PHP and assigned vehicles is at LOS "C". The 46 vehicles generated by this development when combined with the 3053 equals 3099 and LOS "C" where the range of LOS "C" is from 771 to 4060 vehicles.

IV. SITE PLAN REQUIRED CONDITIONS:

For all improvements or median modifications along SW 137th Avenue, please contact the Land Development Division for additional requirements or contributions. Prior to development, all traffic signing, markings and signal plans, on site and offsite, shall be submitted to the Public Works Department for Paving & Drainage review and approval at the Stephen P. Clark Building, 111 NW 1st Street, 14th Floor Miami, Florida. A Traffic Study will be required to assess traffic impact in surrounding intersections.

V. STANDARD CONDITIONS THAT APPLY TO THIS DEVELOPMENT

- A. It is required that the land be platted.
- B. Street lights, as well as other right of way improvements are required per Miami-Dade County Public Works Department Standards.
- C. Appropriate radii must be provided to allow passage to large vehicles such as Fire, Rescue and Solid Waste Collection Trucks.
- D. Driveways shall be no less than twenty feet (20') in width and shall be designed for large and heavy vehicles.
- E. All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code; G5.3 of the Public Works Manual; and Index 546, Florida Department of Transportation Design Standards for Design Construction, Maintenance and Utility Operations on the State Highway System (FDOT Design Standards).
- F. Entrance features are not reviewed and/or approved under this application. They must be submitted to the Plat Committee as an Entrance Feature application.
- G. All traffic signing, markings and signal plans, on site and offsite, shall be submitted to the Public Works Department for Paving & Drainage review and approval.

This application **meets** the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. In addition it will be subject to the payment of road Impact Fees.

cc: Jorge Vital, Development Impact Coordinator, Planning and Zoning Department
Joan Shen, P.E., PhD, Assistant Chief, Traffic Engineering Division
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division
Armando E. Hernandez, Special Administrator, Traffic Concurrency Coordinator

Memorandum

Date: August 5, 2011
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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



Subject: DIC #Z2009000178-4th Revision
Lalex II, LLC
West of S.W. 137 Avenue and S.W. 164 Street
Request to Permit a Zone Change from RU-4L and BU-1A, Request to
Delete a Recorded Declaration of Restrictions and to Request to Waive a
Wall Requirement between Residential and Business Zone
(RU-3M) (12.69 Acres)
27-55-39

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

Potable Water Service

The closest public water main is located approximately 144 linear feet south from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

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

Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would

generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The proposed project has an existing Surface Water Management Standard General Permit No. 13-03844-P which has been modified in this application. Therefore a permit modification is required prior to construction. Applicant is advised also that a permit transfer may be required. The applicant is advised to contact the DERM Water Control Section for more information at (305) 372-6681.

Site grading and development shall provide for the retention of the 25-year/3-day storm event and shall also comply with the requirements of Section 11C of the Code.

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

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Wetlands

The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

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

Tree Preservation

Tree Removal Permit 2007-TREE-PER-00140 was issued for these properties to Luxor Townhomes Estates LLC, on April 30, 2007 and expired on April 30, 2008.

Please be advised that this permit has expired, therefore the required replanting and final inspection as per this permit must take place. The applicant should renew Tree Removal Permit 2007-TREE-PER-00140 or request a final inspection to avoid violation of permit conditions. A two weeks notice is required prior to the final inspection.

Please be advised that a Tree Removal Permit is required for the removal or relocation of any trees that have not been previously permitted. Please contact this Program at (305) 372-6574 for information regarding tree permits.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that if the installation of a private sanitary pump station is required for the connection to public sewer, an operating permit from DERM will be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

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

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

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

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

Memorandum

MIAMI-DADE
COUNTY

Date: September 28, 2011

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

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

Subject: DIC 2009000178 – Lalex II, LLC
16400 SW 137 Avenue, Miami-Dade County, FL (Revision No. 2)

According to the letter of intent dated July 28, 2011, the applicant is seeking a district boundary change from RU-3M to RU-4M, a non-use variance of setback requirements, along with the deletion of a recorded Declaration of Restrictions. The purpose of the requests is to allow the applicant to develop a multi-family residential community consisting of 296 units on a 12.69-acre parcel of land located at 16400 SW 137 Avenue.

SERVICE IMPACT/DEMAND

- (A) The proposed multi-family residential community is expected to generate approximately **83** fire and rescue alarms annually. Although the estimated number of alarms results in a moderate impact to existing fire and rescue service, current stations serving this area will be able to handle the additional number of alarms.
- (B) Based on data retrieved during calendar year 2010, the average travel time to the vicinity of the proposed development was **6:15** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.
- (C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesquirts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
43	13390 SW 152 Street	Rescue, Aerial	7
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8
53	11600 SW Turnpike Hwy	Rescue	3
50	9788 Hibiscus Street	Rescue, Engine	7

PLANNED SERVICES

STATION	ADDRESS	SERVICE
71	SW 184 St. & SW 147 Ave	Undetermined

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised site plan entitled 'The Park at Kendall' as prepared by MSA Architects, dated stamp received September 12, 2011.
- (B) This plan has been reviewed to assure compliance with the MDRR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards, including all applicable conditions set forth during the DIC review process.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor at 786-331-4544.

WWB/ch

Memorandum



Date: August 16, 2011

To: Jorge Vital, Special Projects Administrator 2 (DIC Coordinator)
Miami-Dade Department of Planning and Zoning

From: James K. Loftus, Director
Miami-Dade Police Department

Subject: Review - Developmental Impact Committee Zoning Application
Case: No. Z2009000178- Lalex II, LLC.

APPLICATION

The Applicant, the Lalex II, LLC., is requesting district boundary changes and deletion of certain restrictions to allow the development of a residential community. The subject property consists of 12.69 acres at approximately SW 164 Street west of SW 137 Avenue, in Miami-Dade County (MDC), Florida.

The proposed development calls for a total number of 296 multi-family units (apartments).

CURRENT POLICE SERVICES

The proposed development will be located in unincorporated MDC and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. Current data of police staffing, population, and calls for service was examined and compared to expected population growth and projected increases in calls for service. Based on this data, no additional sworn officers would need to be added to the Hammocks District staffing in order to maintain current staffing levels to population and projected volume of calls for service. Should demand for police services increase beyond these calculations, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service.

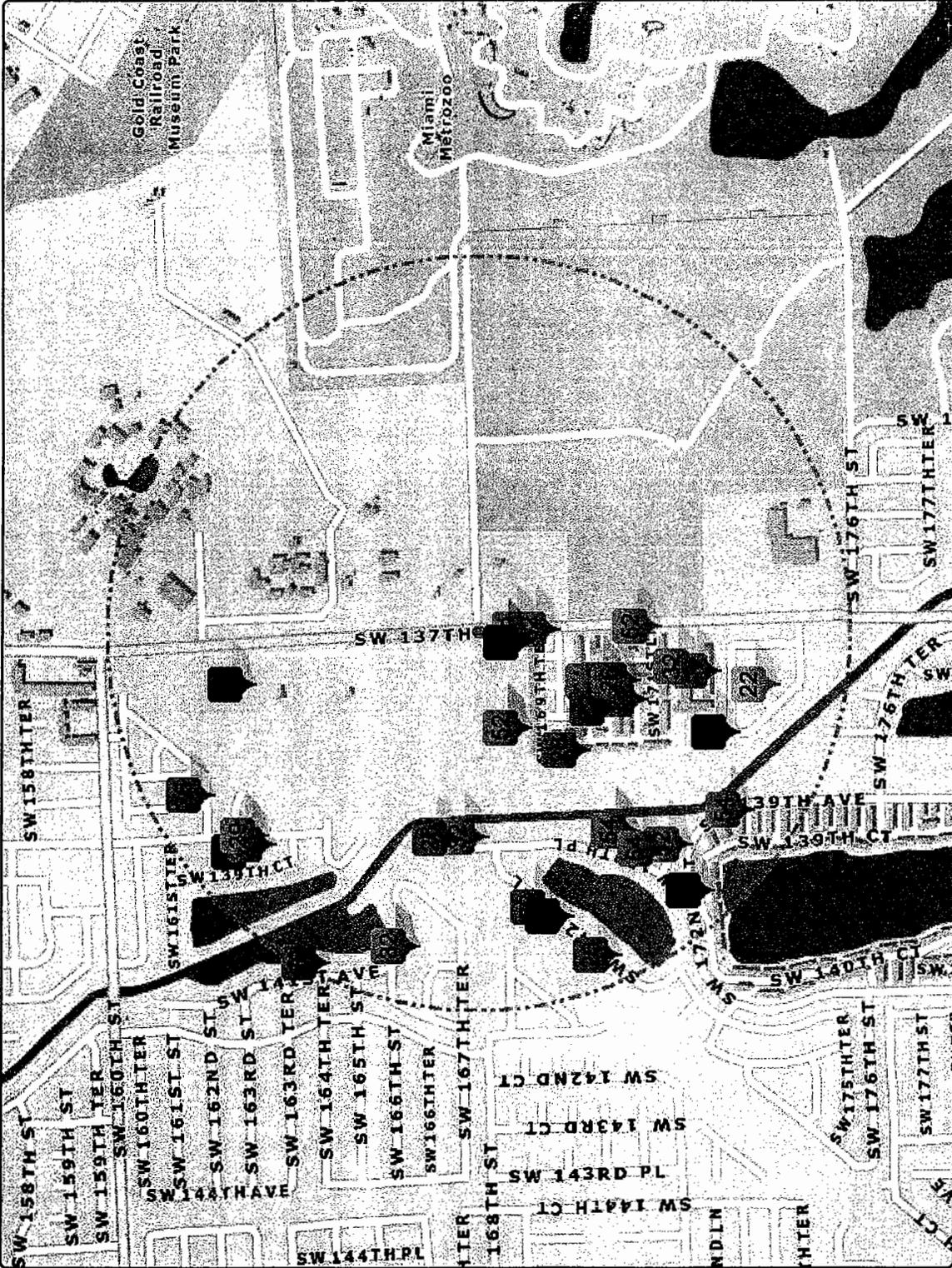
Although the MDPD has some concern about potential difficulties in traffic exiting the proposed community onto SW 137 Avenue, the MDPD does not object to the proposed zoning modifications. The MDPD encourages developers to work with police during any future design and construction changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Lieutenant William Gonzalez of the Public Information and Education Bureau may be contacted at (305) 471-1775.

JKL/kh
Attachment

Lalex II, LLC 2011 Selected Crimes (Jan 1 - Jul 10)

Z2009000178 0.5 Mi



Map Legend	
CDW Incidents (39)	
26R - Burglary Residential (9)	
52 - Narcotics Investigation (5)	
54 - Fraud (5)	
28 - Vandalism (3)	
32D - Domestic Assault (3)	
14 - Conduct Investigation (3)	
22S - Auto Theft Stolen (2)	
32 - Assault (2)	
22A - Auto Theft Attempt (1)	
15 - Meet an Officer (1)	
55 - Weapons Violation (1)	
33 - Sex Offense (1)	
29 - Robbery (1)	
26C - Burglary Commercial (1)	
27O - Larceny Over (1)	

This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.



NICAL

Memorandum



Date: August 11, 2011

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José A. Ramos, R.A., Interim Director, Aviation Planning Division
Aviation Department

Subject: DIC Application #09-178
Lalex II, LLC
DN-11-08-575

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #09-178, Lalex II, LLC. The applicant is requesting a district boundary change from RU-3M to RU-4M, a non-use variance and a deletion of a covenant. The subject property is 12.69 acres and is located west of SW 137 Avenue and SW 164 Street, Miami-Dade County, Florida.

Based on the available information, MDAD has determined that the proposed requests are compatible with operations from MDAD's system of airports.

JR/rb

RECEIVED
AUG 16 2011
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING
201108256

Memorandum



Date: June 16, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *M.I.* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2009000178: LALEX II, LLC.
5th amendment

Application Name: LALEX II, LLC.

Project Location: The site is located at SW 137th and the theoretical SW 164th Street, Miami-Dade County.

Proposed Development: The applicant is seeking approval a residential development consisting of 296 multi-family dwelling units. The applicant is requesting a district boundary change from RU-3M to RU-4M and the deletion of Declaration of Restrictions recorded in OR Book 24505, page 2442. A revised Declaration of Restrictions will be proffered.

Impact and demand:

Existing Service

The nearest park to the application is Serena Lakes Park, a neighborhood park providing a tot lot, shelter, and unlighted informal playfields. The parks within a 2-mile radius are included in the following table.

Park Name	Classification	Acreage
Serena Lakes Park	Neighborhood Park	5.0
Eureka Villas Park	Neighborhood Park	5.0
Kings Grant	Neighborhood Park	7.0
Chuck Pezoldt Park	Community Park	40.0
Eureka Park	Community Park	5.13

Concurrency/Capacity Status

Development in the new PAD parcel proposes 296 multi-family units which are estimated to produce a population of 651 based on current population estimates prepared by the Research Division of the Planning and Zoning Department. The population within the PAD parcel generates a need for 1.79 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

This application is located in Park Benefit District 2, which has a surplus of 475.26 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.

Site Plan Critique & Quality of Life Issues

The site plan for this mixed-use development (dated May 17, 2011) provides private park, tot lot, pool and clubhouse facility for the residential portion of the proposal. The buildings face the park and open space area, providing "eyes on the park", consistent with recommendations of the County's Parks and Open Space Master Plan.

The Department has no objection to the proposed application.

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum



Date: August 2, 2011

To: Jorge Vital
DIC Coordinator
Department of Planning and Zoning

From: Nilia Cartaya
Principal Planner
Miami-Dade Transit - Planning & Development Division

Subject: Review of DIC Project No. 09-178
(Lalex, II, LLC.)

Project Description

The applicant is requesting a district boundary change from RU-3M, Minimum Apartment House District to RU-4M, Modified Apartment House District, in order to develop the subject property with a multi-family residential development. The applicant also seeks to delete a previously recorded Declaration of Restrictions. The size of the property is 12.69 acres and is located approximately 672' north of SW 168 Street and west of SW 137th Avenue in Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the application site. The closest transit service is provided by Metrobus Routes 137/West Dade Connection and 252/Coral Reef MAX within 0.3 mile of the project site. The service headways for the above mentioned routes (in minutes) are as follows:

**Metrobus Route Service Summary
Lalex II, LLC. Application Site**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (at 8pm)	Overnight	Saturday	Sunday		
137	30	45	60	n/a	40	45	0.3	L
252	20	60	50	n/a	60	60	0.3	F/E

*Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Express or Limited-Stop Metrobus service*

Future Transportation/Transit Improvements

Currently, the 2011 Transportation Improvement Plan (TIP) does not propose any improvements in the immediate vicinity of this project. The 2035 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

The draft 2011 ten-year Transit Development Plan (TDP), that currently is in the review/approval phase before adoption by the Board of County Commissioners identifies in its 2021 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route 137: No planned improvements

Route 252: Operate later evening service into Zoo Miami Entertainment Complex

MDT Comments/Recommendations

Miami-Dade Transit (MDT) currently provides local bus service within 0.3 mile of the subject property. Based on the information presented, MDT has no objections to this project.

Concurrency

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



Date: July 13, 2011

To: Jorge Vital
Department of Planning and Zoning

From: Susan Schreiber, Transportation Systems Analyst 
Miami-Dade County Metropolitan Planning Organization

Subject: DIC Lower Council Meeting 7-6-11
Process # 09-178, Lalex II – Request Boundary Change to RU-4M, and
deletion of Declaration of Restriction to permit development of 296
residential units at 16400 SW 137 Avenue

Regarding DIC Process # 09-178 Lalex II, LLC (at 16400 SW 137th Avenue) latest request discussed at last week's DIC Lower Council meeting, the Metropolitan Planning Organization (MPO) recommends that directional signs be placed near the development entrance, indicating the range of building numbers or letters which can be reached in sequence in each direction to make it easier (particularly for emergency personnel) to locate desired address. The connection of the internal with the external sidewalks as well as provision of bicycle racks within the development are commended.

Thank you for the opportunity to comment on this application.

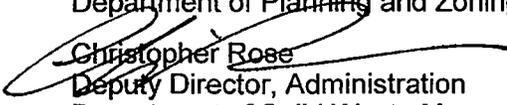
C. Irma San Roman, Acting MPO Director
David Henderson, Bicycle Pedestrian Program Manager

Memorandum



Date: July 1, 2011

To: Jorge Vital
DIC Coordinator
Department of Planning and Zoning

From: 
Christopher Rose
Deputy Director, Administration
Department of Solid Waste Management

Subject: DIC # 09-178 - Lalex II, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. Should you have any questions, please do not hesitate to contact Stacey McDuffie, Division Director, Planning and Intergovernmental Affairs at 305-514-6661.

Attachment

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #09-178

Lalex II, LLC

Application: Lalex II, LLC is requesting a district boundary change within medium density residential uses RU-3M to RU-4M, to permit the development of a residential community with a maximum of 296 dwelling units. Additionally, the applicant requests the deletion of that certain Declaration of Restrictions recorded in the Official Records of Miami-Dade County in Official Records Book 24505, at Page 2442.

Size: The subject property is 12.69 acres.

Location: The subject property is generally located north of S.W. 168 Street and west of S.W. 137 Avenue, otherwise known as 16400 S.W. 137 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 Department does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 30, 2010, 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 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 current application proposes to develop a multi-family residential community of a maximum 296 dwelling units.

Multi-family residences, based on their configuration, business and office uses will likely be considered "commercial units." Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial and multi-family 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 DSWM facilities.

3. Recycling: Multifamily 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. 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 | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 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.

5. 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."

6. 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 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 DSWM has no objections to the proposed application.**



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Carlos L. Curbelo
Renier Diaz de la Portilla
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

July 1, 2011

VIA ELECTRONIC MAIL

Ms. Tracy Slaven
Holland and Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
LALEX II, LLC (Z2009-178)
LOCATED APPROXIMATELY AT 16400 SW 137 AVENUE
PH3011062300118 – Folio No. 3059270000240**

Dear Applicant:

The above-referenced application was submitted by Miami-Dade County for processing under Public School Concurrency. Please be advised that this development is governed by a previously recorded covenant in favor of The School Board of Miami-Dade County and therefore school concurrency does not apply in this instance.

As such, we are returning the \$252.75 check (check # 2087) you submitted for the review fee. Additionally, because the above-mentioned zoning application is requesting approval for a development of 296 residential units (100 more units than previously approved), the amount of the voluntary monetary contribution will be adjusted on a pro rata basis, payable at time of final plat.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director II

IMR:ir
L002

cc: Ms. Ana Rijo-Conde, AICP
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

DATE: 20-OCT-11
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

LALEX II, LLC

Lying approximately 672' north of
S.W. 168 Street and west of S.W.
137 Avenue, AKA 16400 sw 137 ave

APPLICANT

ADDRESS

Z2009000178

HEARING NUMBER

HISTORY:

DEPARTMENT OF PERMITTING, ENVIRONMENT & REGULATORY AFFAIRS

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY

09-178

ADDRESS: LYING APPROX 672' NORTH OF S.W. 168 ST & WEST OF S.W. 137 AVE

FOLIO: 3059270000150 & 3059270000240

DATE: 10-20-11

NAME: LALEX II, LLC

OPEN CASES:

Neighborhood Regulations:

No open cases.

Building Code:
No open cases.

CLOSED CASES:
Neighborhood Regulations:
No closed cases.

Building Code:
No closed cases.

Ricardo Roig, Division Director
Miami-Dade County Department of Permitting, Environment and Regulatory Affairs

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: BOELLARD, FRANCIE

Inspection Date

Evaluator: JORGE VITAL

10/13/11

Process #: Z2009000178
Applicant's Name: LALEX II, LLC

Locations: Lying approximately 672' north of S.W. 168 Street and west of S.W. 137 Avenue, AKA 16400 sw 137 ave

Size: 12.69 ACRES

Folio #: 3059270000240

Request:

- 1 DBC from RU-3M to RU-4M.
- 2 Deletion of Declaration of Restrictions recorded in the Official Records Book 24505 page 2442-2448.

The purpose of request #2 is to allow the applicant to submit a new site plan showing additional units and new building configurations for the previously approved multi family development.

EXISTING ZONING

Subject Property RU-3M,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

NONE

USE(S) OF PROPERTY:

VACANT LAND

FENCES/WALLS:

6' TEMPORARY CHAIN LINK FENCE ERECTED AROUND THE PERIMETER ABUTTING SW 137 AVENUE

LANDSCAPING:

NONE

BUFFERING:

NONE

VIOLATIONS OBSERVED:

OTHER:

Process # Applicant's Name

ZONING INSPECTION REPORT

Z2009000178 LALEX II, LLC

SURROUNDING PROPERTY

NORTH:

IU1, WHOLESALERS & MFGRS, CSX RR & BU1A

SOUTH:

IU1 UNDEVELOPED LAND, BU2 & RU3M

EAST:

FEDERAL PRISON

WEST:

FPL UTILITY EASEMENT, AU UNDEVELOPED LAND, RU3M

SURROUNDING AREA

IU ZONED PROPERTIES, BU1A, BU2, RU3M, RU4, RU-TH, US ARMY RESERVE BASE, PUBLIC STORAGE FACILITY

NEIGHBORHOOD CHARACTERISTICS:

COMMENTS:

VACANT LAND UNDEVELOPED NO PRIOR CU HAS BEEN ISSUED

Memorandum



Date: June 30, 2011

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

From: Maria A. Valdes, Chief *M. Valdes*
Comprehensive Planning & Water Supply Certification Section

Subject: Lalex II, LLC, (Luxor Estates) DIC Application # - Z2009000178

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

Application Name: Lalex II, LLC (Luxor Estates)

Proposed Development: The applicant is proposing a district boundary change from RU-3M to RU-4M to accommodate the proposed development of 296 apartments. The total water demand for this project will be 44,400 (gpd), based on new flow rates implemented on October 1, 2010.

Project Location: The subject property is located west of SW 137th Avenue at SW 164th Street, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. The source of water for this project is the Alexander Orr Water Treatment Plant. A new 12-inch water distribution main will be required to be installed along SW 137th Avenue, heading southerly from SW 163rd Street to the southeast corner of the Developer's property. Please note that SW 137th Avenue is a section line and a 16-inch water main may be required to be installed per MDWASD's Rules and Regulations. Also note that Agreement No. 20934 has been requested from MDWASD for the subject project. Final points of connection will be issued at the time said Agreement for the proposed development is offered. Furthermore, the water comments provided herein are consistent with CDMP policies WS-1A, WS-1B and WS-2A.

Additionally, effective January 11, 2011, MDWASD has implemented a Water Supply Certification (WSC) Program to assure adequate water supply is available to all water users of the MDWASD as required by policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit. Please note that a WSC will be required for this project and will be issued at the time the Agreement is offered.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. The nearest point of connection for sewer service is an existing 8-inch sanitary sewer gravity line located on SW 137th Avenue north of SW 168th Street from where the Developer shall connect and install an 8-inch gravity sewer line heading northerly to serve the subject property, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer facilities. If said gravity sewer connection is not feasible, then the Developer is to connect to a 20-inch sanitary sewer force main along S.W.137th Avenue, abutting the property. A private pump station would be required. Please note that final points of connection will be issued at the time Agreement No. 20934 is offered.

The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

P.S.#- 1099
Projected NAPOT – 1.23 Hrs.

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

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

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Should you have any questions, please call me at (786) 552-8198.

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MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____

THE PARK AT KENDALL MIAMI-DADE

PROJECT LOCATED AT:
S.W 187TH AVENUE, MIAMI FL.

FOR:

SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

• OWNER / DEVELOPER
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145
T (305) 584-5904 F (305) 984-5044

• ARCHITECT:
NSA ARCHITECTS
ARCHITECTS & ENGINEERS
7602 SOUTH WEST 104TH STREET
SUITE 100 33156
MIAMI, FL. 33156
T (305) 723-8911
F (305) 723-8993

• CIVIL

• SURVEYOR

• ATTORNEY
HOLLAND & KNIGHT
ATTORNEYS
1900 BAYVIEW AVENUE, SUITE 300
MIAMI, FL. 33137
T (305) 768-7642 F (305) 788-7798

• LANDSCAPE
WILKIN HULL'S DESIGN GROUP
HOLLAND AVENUE #31020
MIAMI, FL. 33130
T (305) 923-8681 F (305) 923-8689

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MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____

THE PARK AT KENDALL

MIAMI-DADE

PROJECT LOCATED AT:
S.W. 1937TH AVENUE, MIAMI FL.
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC

• OWNER / DEVELOPER
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #801
MIAMI, FL 33133
T (305)854-5504 F (305)854-5044

• ARCHITECT:
MSA ARCHITECTS
2780 SW 10TH AVENUE
SUITE 100
MIAMI, FL 33135
T (305) 773-8911
F (305) 773-8911
MSA ARCHITECTS
FL, IA, CO, OR, WA

INDEX OF DRAWINGS

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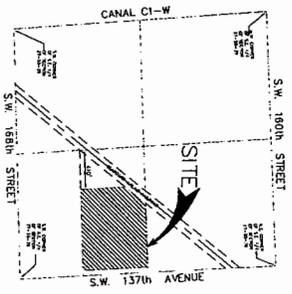
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PORTION OF THE SE 1/4 OF THE SE 1/4
SECTION 27-55-39

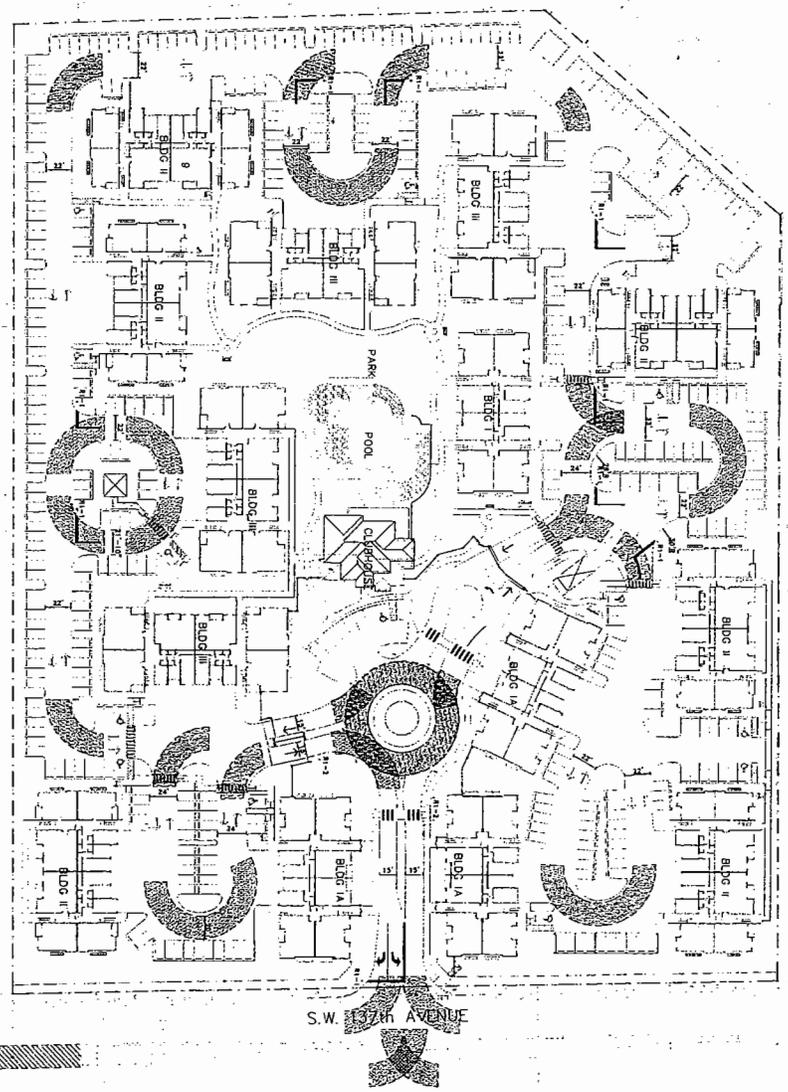
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____

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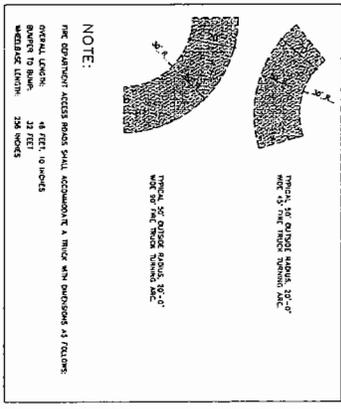


LOCATION MAP
S.E. 1/4 OF SECTION 27-55-39
MIAMI-DADE COUNTY FLORIDA
NOT TO SCALE



NOT SUBDIVIDED
SOUTHWEST 1/4, SECTION 27-55-39

S.W. 168th STREET
(RICHMOND DRIVE)



- STRIPING AND SIGNAGE NOTES**
1. ALL STRIPING TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL SPECIFICATIONS. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. ALL STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
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SIGN LEGEND
1/2" = 1' 0" SIGN SIZE
1/4" = 1' 0" SIGN SIZE

TRAFFIC/FIRE ACCESS PLAN
SCALE: 1"=50'-0"
NORTH

SP-1A

MSA ARCHITECTS
ARCHITECTURE & PLANNING

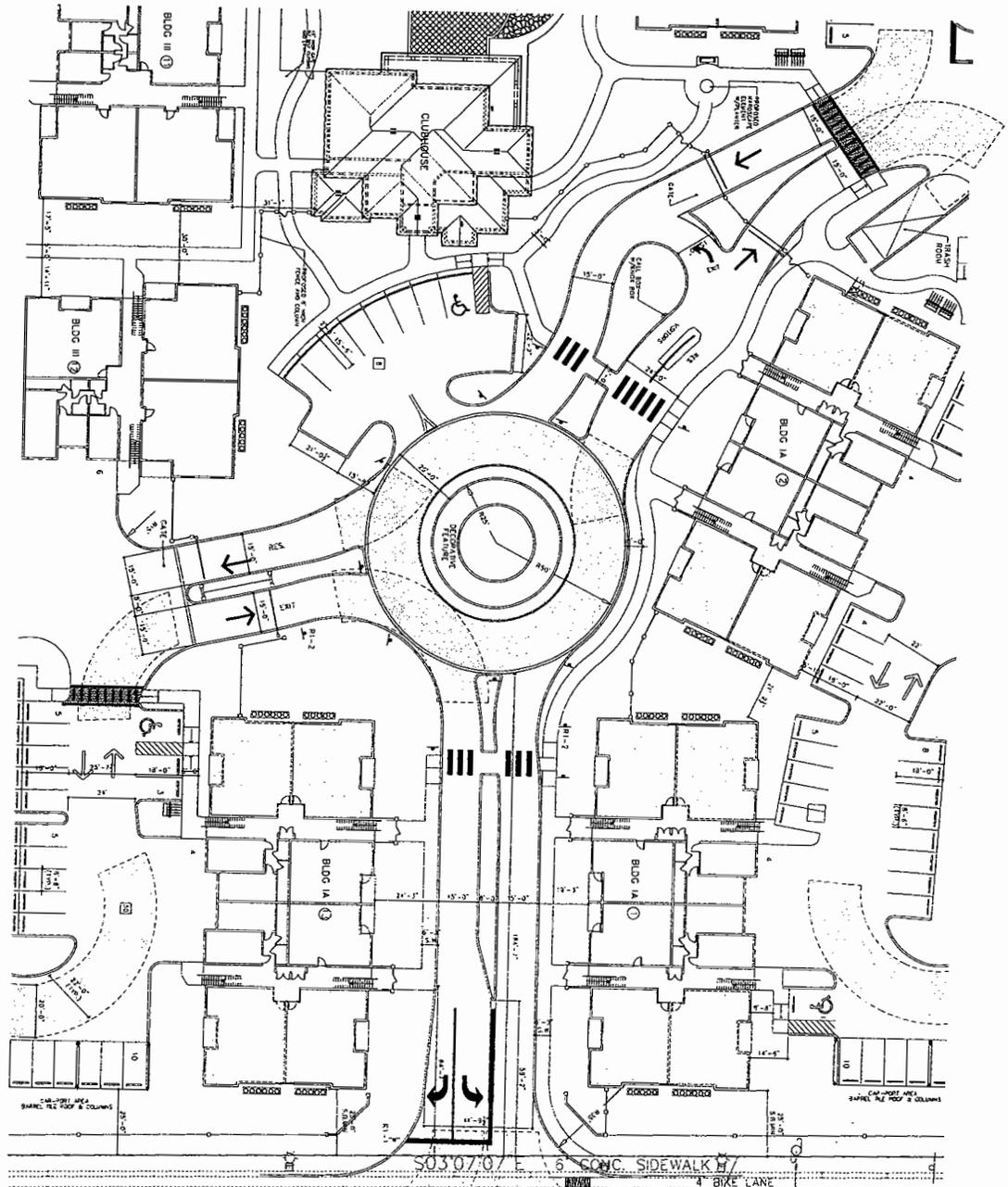
MSA ARCHITECTS, INC.
MIAMI OFFICE
2100 CORAL WAY #601
MIAMI, FL 33145

THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL 33145

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MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



S.W. 137th AVENUE

S03°07'07"E 67'2-29"

NOT SUBDIVIDED
SOUTHWEST 1/4, SECTION 27-55-39



SITE ENTRANCE BLOW-UP
SCALE: 1"=20'-0"

SP-18

DESIGNER	MSA
CHECKED	MSA
DATE	MAY 2011
JOB NO.	11111
SHEET	11111
TITLE	11111

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
2700 N.W. 121st ST
SUITE 100
MIAMI, FL 33158
(305) 271-2111

THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL 33145

REVISIONS	BY

4/2

FOR THE RECORD: THIS IS A PRELIMINARY DESIGN AND NOT A FINAL DESIGN. THE CLIENT AND ARCHITECT ASSUME ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT AND ARCHITECT ASSUME ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT AND ARCHITECT ASSUME ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

SITE DATA

ZONE: RU-4D DISTRICT (UNOFFED APARTMENT HOUSE DISTRICT 35.9 UNITS/NET ACRE)
 PROPOSED LAND USE: RESIDENTIAL
 NET LOT AREA 1269 ACRES = 52,278.4 SQ FT
 GROSS AREA: 589,850.28 SQ FT

SETBACKS	REQUIRED	PROVIDED
FRONT	25'	25' MIN
INTERIOR SIDE	15'-20'	VARIES > 25'
SIDE STREET	25'	N/A
REAR	25'	VARIES > 25'
ANCILLARY STRUCTURES (REAR)	5'	10'

BUILDING HEIGHT

MAX. HEIGHT: 100' (9 STORIES) (28'-6" (12x) (38'-0" (17x)-(17'-1" (17x) (1, 800x))

OPEN SPACE

OPEN SPACE: 25% TOTAL LOT AREA: 13,119.61 SQ FT (167,020.50 SQ FT (30.22x))

BUILDING COVERAGE (100% OF LOT: 165,880.10 SQ FT)

BUILDING FOOTPRINT	AREA
CURBHOUSE	134,278.18 SQ FT
MAINTENANCE BUILDING	4,657.07 SQ FT
MALL-WALK	555.33 SQ FT
CAR-PORCH	4,000.00 SQ FT
TOTAL	8,113.58 SQ FT

* 1 ACRE = 43,560 SQ FT

FAR CALCULATION (1 STORY: 0.25 = 414,627.75 F.F.)

BUILDING TYPE I	AREA
BUILDING TYPE I A	24,211.33 S.F.
BUILDING TYPE I B	58,888.33 S.F.
BUILDING TYPE II	158,703.86 S.F.
BUILDING TYPE III	122,226.12 S.F.
TOTAL PROVIDED FAR	364,030.64 S.F.

PARKING DATA

TYPE	REQUIRED	PROVIDED
1 BEDROOM X 1.5 : 108 UNITS	162	163 OPEN SPACES
2 BEDROOMS X 1.25 : 140 UNITS	216	44 CAR-PORCHS
3 BEDROOMS X 2 : 48 UNITS	96	12 RACKS OF 4 BIKES OR 4 BIKES
TOTAL	504 SPACES	507 SPACES

* REQUIRED ACCESSIBLE PARKING SPACES 22/TOTAL PARKING: 504x2% = 10.08 SPACES : PROVIDED 13 SPACES.

UNIT MIX

UNIT TYPE	AREA SQ FT	TOTAL UNIT NUMBER	PERCENTAGE OF MIX
A-1 1BR/1B	31.36	40 UNITS	13.51%
A-2 1BR/1B+DEN	809.67	72 UNITS	24.33%
B-1 2BR/2B	1,061.04	76 UNITS	25.88%
B-2 2BR/2B+DEN	1,140.31	60 UNITS	20.27%
C-1 3BR/3B	1,760.19	48 UNITS	16.22%
TOTALS		296 UNITS	100%

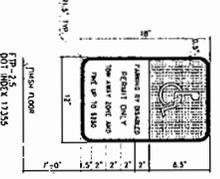
UNIT MIX PER BUILDING

UNIT TYPE	TYPE I (1 BLDG) (22 UNITS /BLDG)	TYPE IA (3 BLDGS) (18 UNITS /BLDG)	TYPE II (6 BLDGS) (22 UNITS /BLDG)	TYPE III (4 BLDGS) (22 UNITS /BLDG)	TOTAL
A-1 1BR/1B	0	30	-	-	30
A-2 1BR/1B+DEN	12	24	-	-	36
B-1 2BR/2B	-	-	60	-	60
B-2 2BR/2B+DEN	-	-	-	48	48
C-1 3BR/3B	-	-	-	48	48
TOTALS	12	54	132	88	296 UNITS

BIKE RACKS

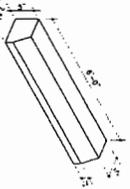
SPACES & MARKING

ALL BIKE RACK SPACES SHALL BE MARKED WITH CONCRETE TYPING SHALL CONFORM TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST 18" FROM THE CURB AND SHALL BE AT LEAST 18" FROM THE ADJACENT SIDEWALK OR DRIVE. THE BIKE RACK SHALL BE 48" WIDE AND 18" DEEP. THE BIKE RACK SHALL BE 18" FROM THE CURB AND 18" FROM THE ADJACENT SIDEWALK OR DRIVE. THE BIKE RACK SHALL BE 18" FROM THE CURB AND 18" FROM THE ADJACENT SIDEWALK OR DRIVE.



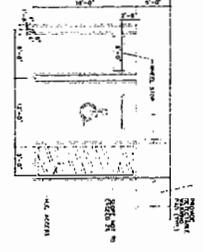
HANDICAP PARKING SIGN DETAIL

N.T.S.



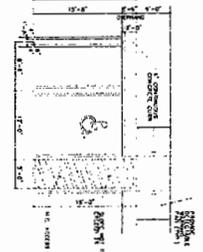
WHEELSTOP DETAIL

N.T.S.



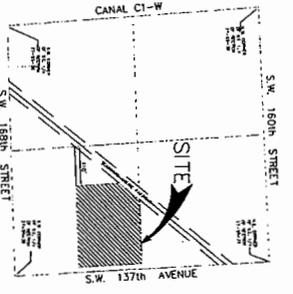
HANDICAP PARKING DETAIL & TYP. PARKING

N.T.S.



HANDICAP PARKING DETAIL & TYP. PARKING W/OVERHANG OVER PAVED AREA

N.T.S.



RECEIVED

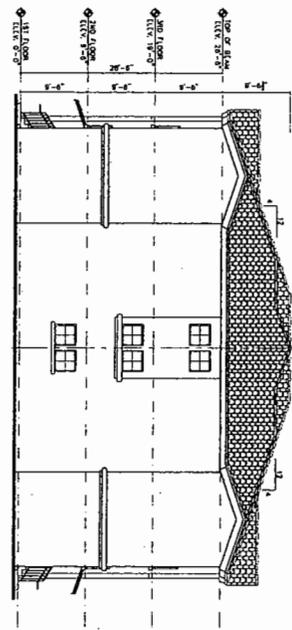
SEP 12 2011

MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

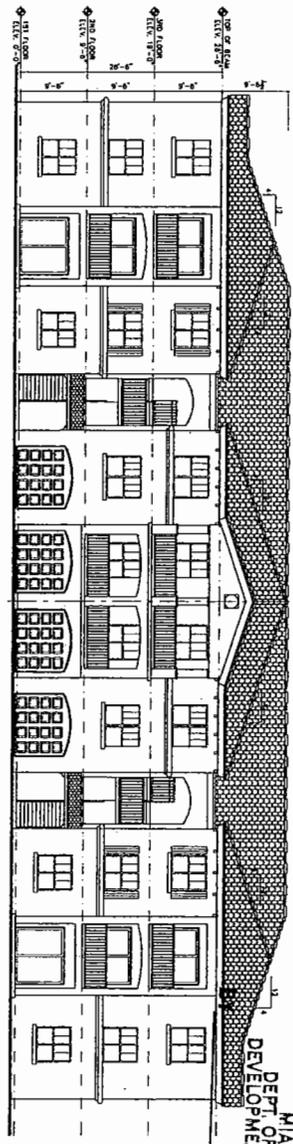
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

1101 S.W. 157th Avenue, Suite 100
 Miami, FL 33145
 Phone: (305) 555-1101
 Fax: (305) 555-1102
 Email: info@msaarchitects.com

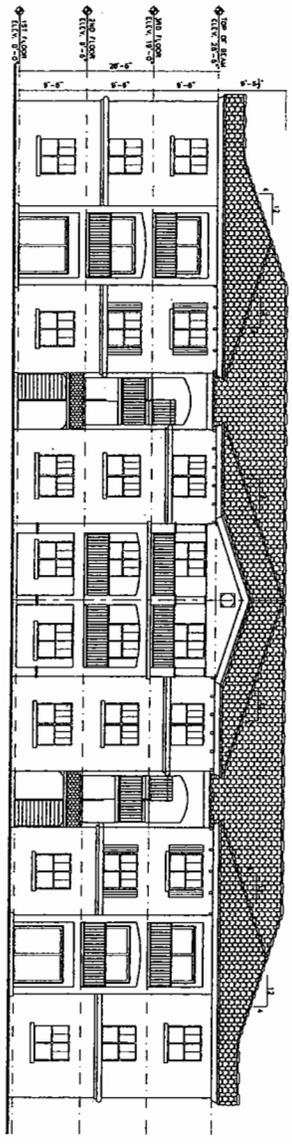
THE PARK AT KENDALL
 MIAMI DADE
 FOR:
 SOUTHEAST LEGACY INVESTMENTS, LLC
 2100 CORAL WAY #601
 MIAMI, FL 33145



RIGHT & LEFT ELEVATION
SCALE: 1/8"=1'-0"



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



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

ELEV. LEGEND

- 1 4"X4" METAL STUDS, 1/2" GYPSUM BOARD
- 2 IMPACT ALUM. WINDOWS
- 3 3/4"X6" GYPSUM BOARD
- 4 ROOF TRUSS
- 5 CONC. SPANING "X" TRC.
- 6 METAL RAILING
- 7 2" X 4" WOOD FLOOR
- 8 STUCCO BAND
- 9 ALUMINUM CLITTER
- 10 DOWNSPOUT

RECEIVED

SEP 12 2011

MIAMI DADE COUNTY
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DEVELOPMENTAL IMPACT COMMITTEE

BUILDING TYPE 1

DATE: MAY 2011
SCALE: AS SHOWN
SHEET: 11A-A-2.1.08

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
7800 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

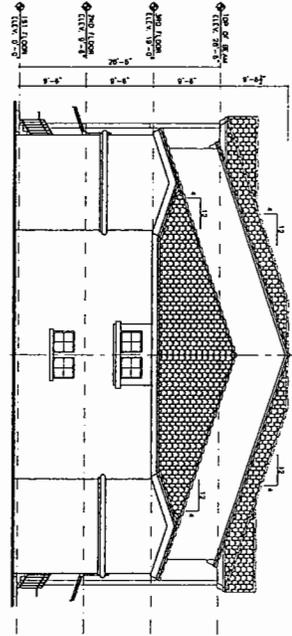
REVISIONS	BY

45

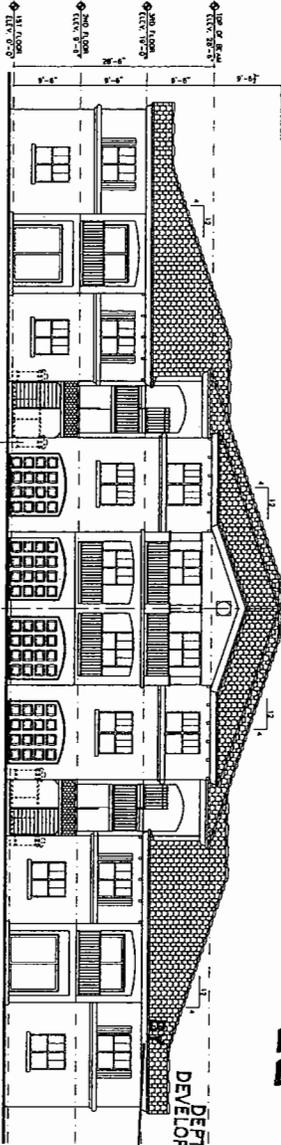
A-2.1

OF SHEETS

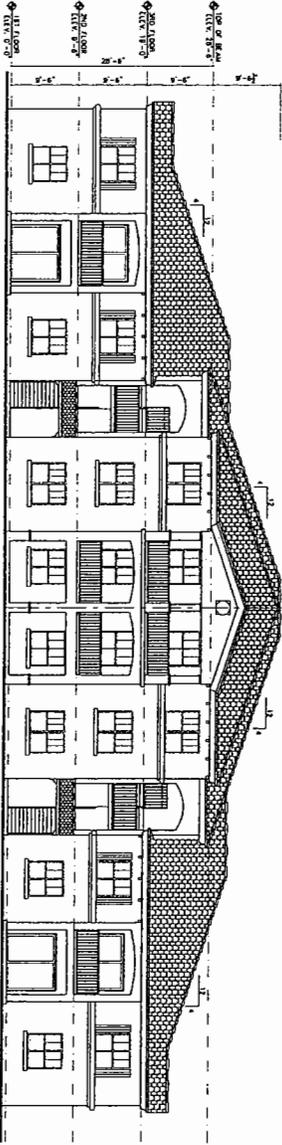
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RIGHT & LEFT ELEVATION
SCALE: 1/8"=1'-0"



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



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



ENTRY FEATURE DETAIL (AT ENTRANCES)
FACING PAVED MAIN ROAD
SCALE: 1/20"=1'-0"

ELEV. LEGEND	
□	1/2" MIPOL TEXTURE PAINT
□	IMPACT RESISTANT PAINT
□	IMPACT ALUM. WINDOW
□	SCOTCH GRIT
□	FLOR. TILES
□	CERAM. SPANISH "S" TILE
□	WALL GRANITE SPOTS
□	WALL BRICK
□	2" x 2" WOOD JAMB
□	FINISH GROUT
□	ALUMINUM CLITTER
□	CONCRETE

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

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BUILDING TYPE 1A

A-31A

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ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MAIN OFFICE: 104 S. 104th ST., SUITE 100, MIAMI, FL 33158
PHONE: (305) 273-1111

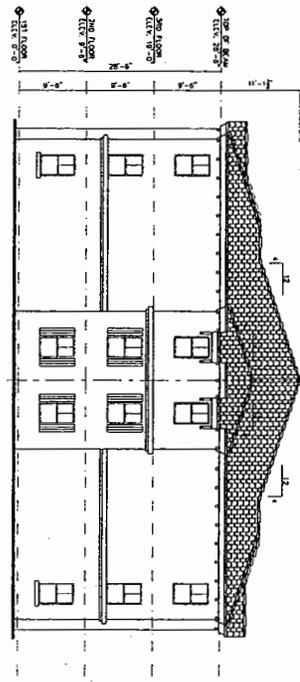
THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL 33145

REVISIONS	BY

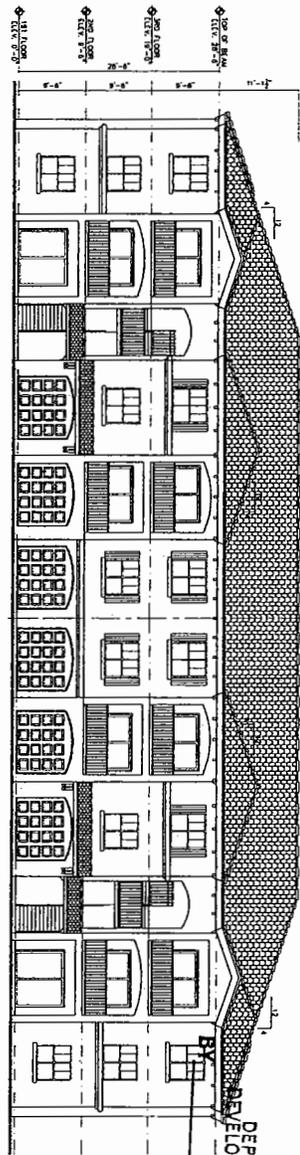
46

DATE	BY	SCALE	SHEET

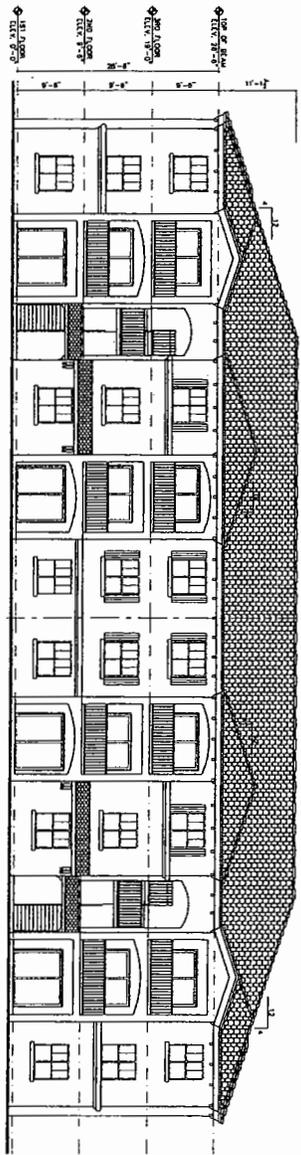
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RIGHT & LEFT ELEVATION
SCALE: 1/8"=1'-0"



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



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

ELEV. LEGEND

1	3/8" METAL INSULATED PANEL
2	SHIELD ALUM. WINDOW
3	SCREEN PANEL
4	FRONT FIN.
5	CONC. BALCONY "3" TILT
6	METAL GARAGE DOOR
7	METAL SILING
8	2" x 4" WOOD ASSY.
9	TRUSS BAND
10	ALUMINUM CLIFFER
11	DOWNSPOUT

RECEIVED
SEP 12 2011
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BUILDING TYPE II

DRAWN BY: MSA
CHECKED BY: MSA
DATE: 08/29/11
SCALE: AS SHOWN
JOB NO.: 1011487
SHEET: 1011487-2-2010

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
HEAD OFFICE:
2655 SW 104th St.
Suite 100
Miami, Florida 33156
(305) 273-9911

THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

REVISIONS

NO.	DESCRIPTION	DATE	BY

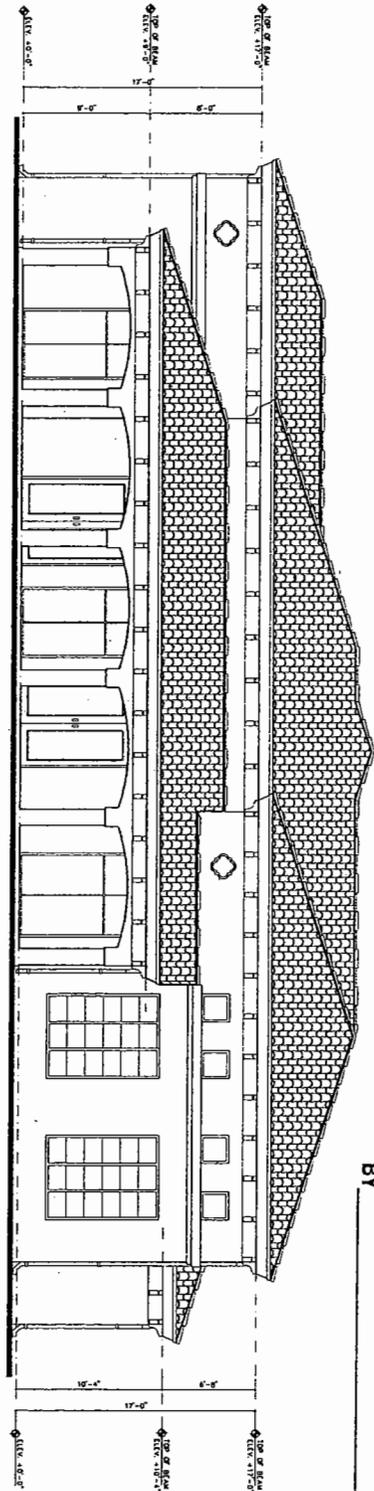
RECEIVED

SEP 12 2011

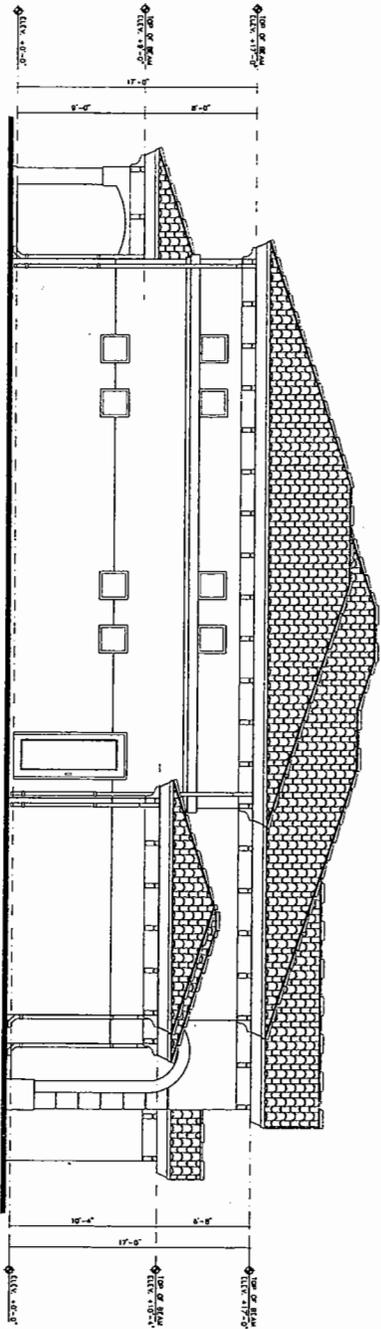
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____

50



WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

CLUBHOUSE ELEVATIONS

DATE	BY
SCALE	AS SHOWN
JOB NO.	141404
SHEET	141404-2208

CM-9.2

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(305) 273-9911

THE PARK AT KENDALL
MIAMI DADE
FOR
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

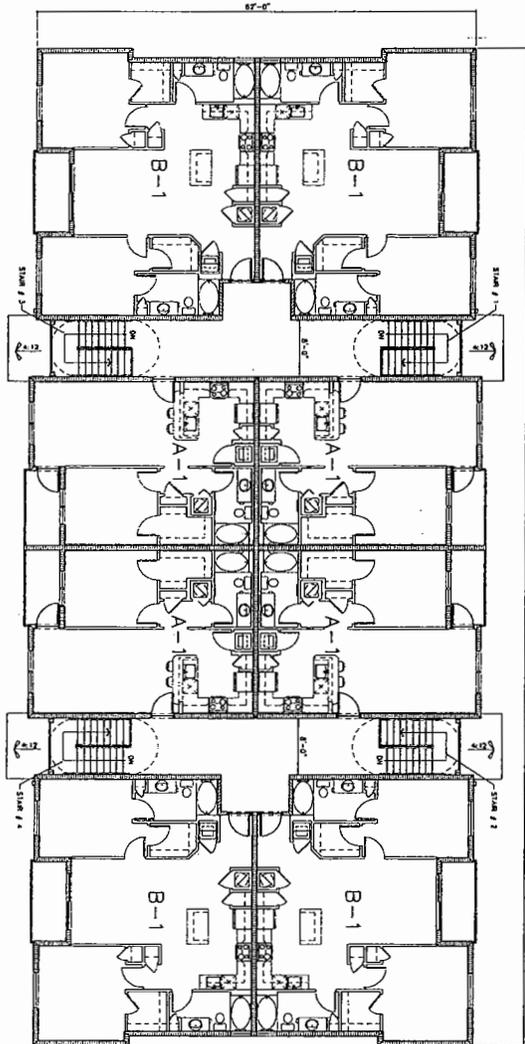
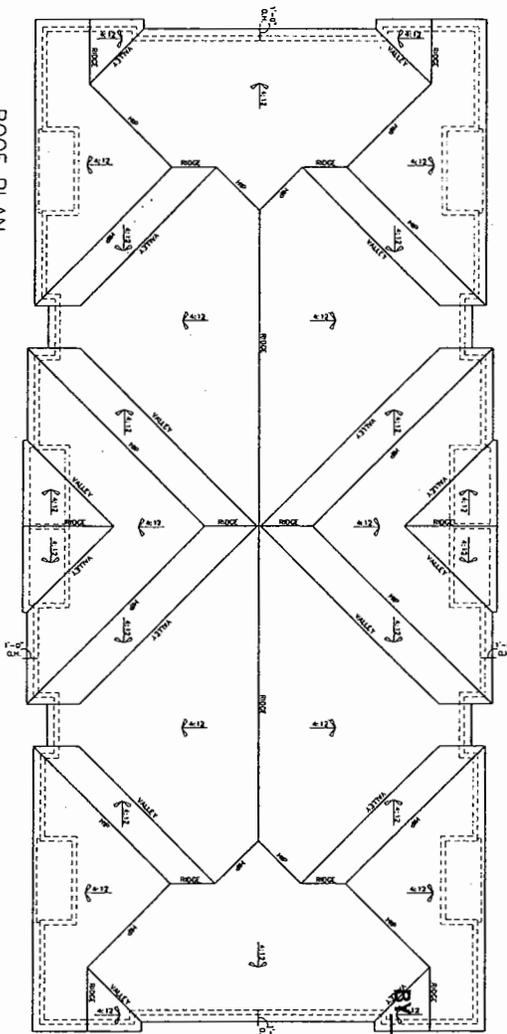
REVISIONS	BY

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DEVELOPMENTAL IMPACT COMMITTEE



BLDG. PLAN THIRD FLOOR
SCALE: 1/8"=1'-0"
TOTAL AREA = 8,736.25 S.F.
A/C AREA = 7,822.50 S.F.
CORRIDOR & STAIR AREA = 1,022.16 S.F.

BUILDING TYPE I

52

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
2800 SW 104th ST.
SUITE 100
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(305) 273-8911

THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

NO.	REVISIONS	BY

DESIGNED BY	MSA
CHECKED BY	
DATE	AUG 2011
SCALE	AS SHOWN
DRAWING NO.	147490
SHEET NO.	147490-03

A-2.1.2
OF SHEETS

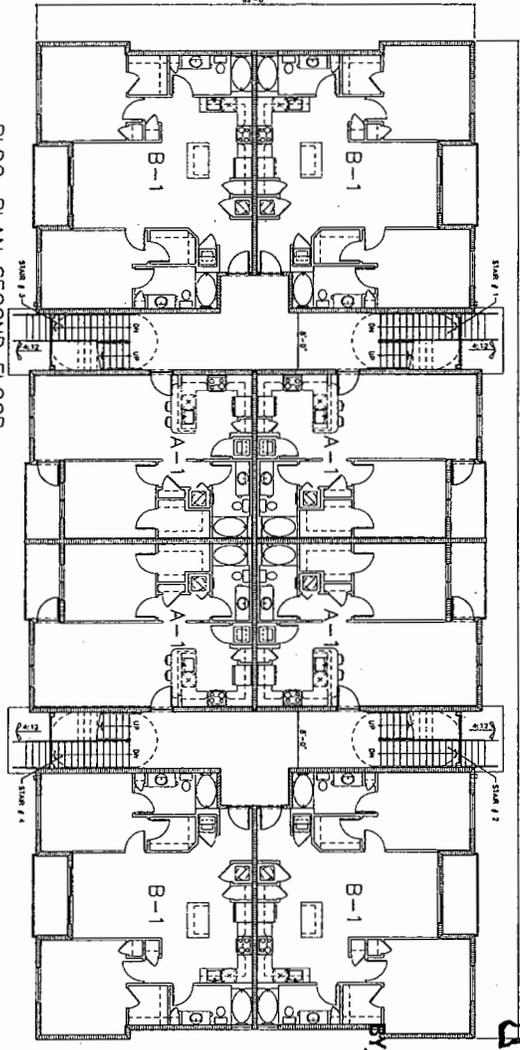
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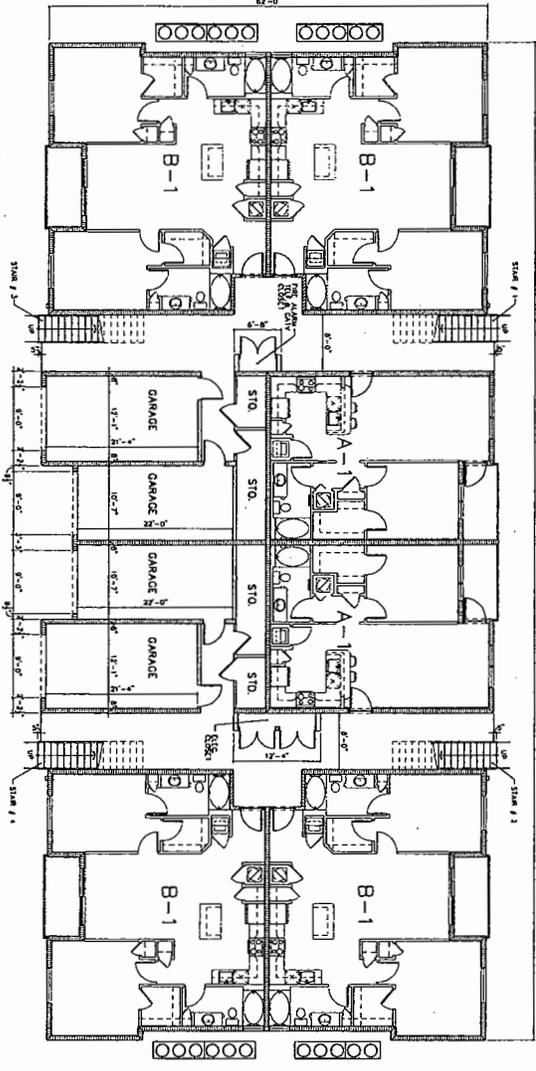
SEP 12 2011

MIAMI DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

53



BLDG. PLAN SECOND FLOOR
SCALE: 1/8"=1'-0"
TOTAL AREA = 8,796.55 SF.
B.A.C. AREA = 7,283.20 SF.
B.A.C. AREA = 1,513.35 SF.
CORRIDOR & STAIR AREA = 1,032.16 SF.



BLDG. PLAN GROUND FLOOR
SCALE: 1/8"=1'-0"
TOTAL AREA = 8,796.55 SF.
B.A.C. AREA = 7,283.20 SF.
B.A.C. AREA = 1,513.35 SF.
CORRIDOR & STAIR AREA = 1,032.16 SF.
GARAGE AREA = 1,052.20 SF.
GARAGE AREA = 1,052.20 SF.

BUILDING TYPE IA

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
7605 SW 104th ST.
SUITE 100
MIAMI, FLORIDA, 33156
(305) 273-9911

THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

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REVISIONS

NO.	DATE	BY	DESCRIPTION

DRAWN: MS
CHECKED: MS
DATE: 10/21/10
SCALE: AS SHOWN
JOB NO. 1114
SHEET TITLE: A-2, IA, 1

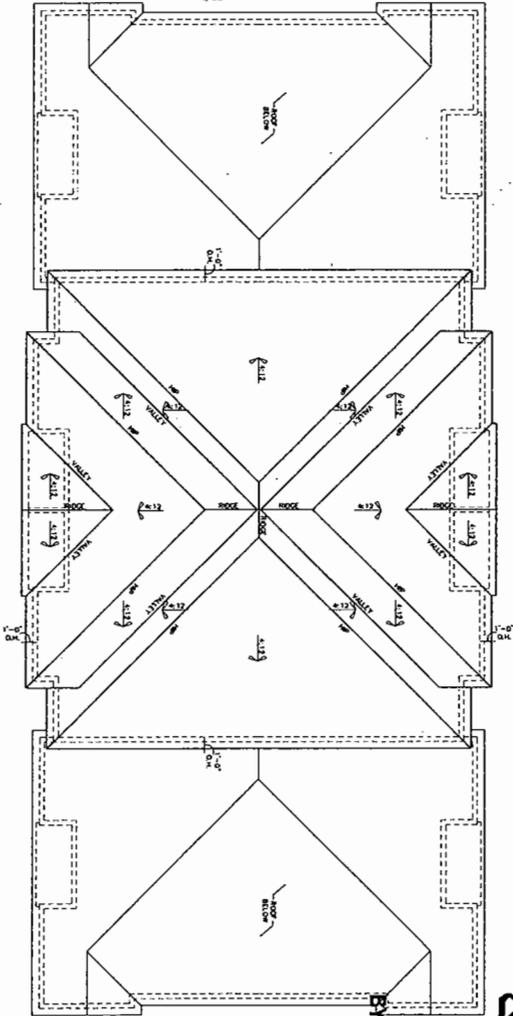
A-2, IA, 1

OF SHEETS

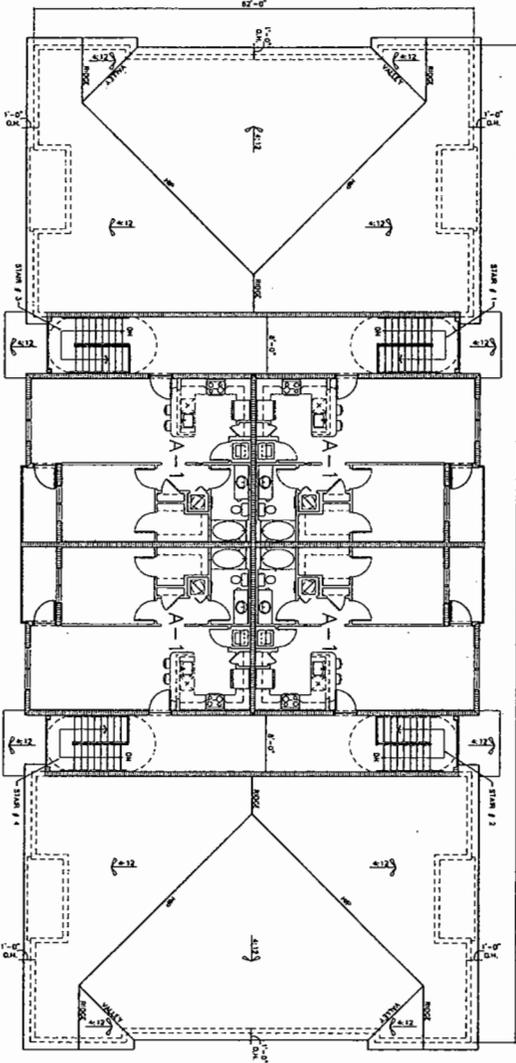
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MIAMI DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



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



BLDG. PLAN THIRD FLOOR
SCALE: 1/8"=1'-0"
TOTAL AREA = 4,152.08 SF.
A/C AREA = 3,922.49 SF.
BALC. AREA = 219.22 SF.
CORRIDOR & STAIR AREA = 1,008.22 SF.

BUILDING TYPE IA

OF SHEETS

A-2.1A.2

DATE	2011
CHECKED	AS
SCALE	AS SHOWN
SHEET	111-A-2.1A.2

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
7885 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-8991

THE PARK AT KENDALL
MIAMI DADE
FOR:
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MIAMI, FL. 33145

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FILED FOR PUBLIC RECORDING AT THE OFFICE OF THE COUNTY CLERK, MIAMI DADE COUNTY, FLORIDA, SEPTEMBER 12, 2011, 10:11 AM. BY: [Signature]

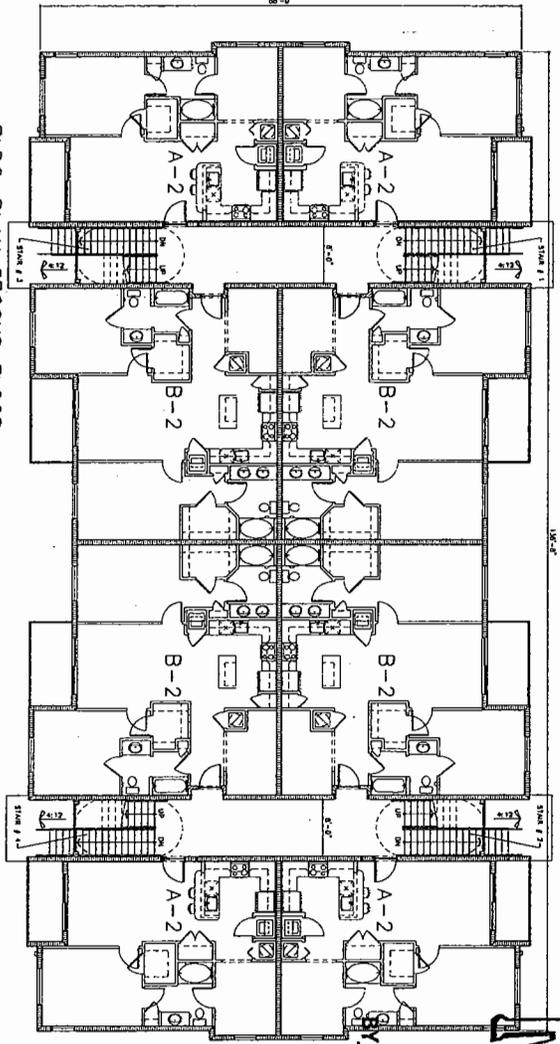
54

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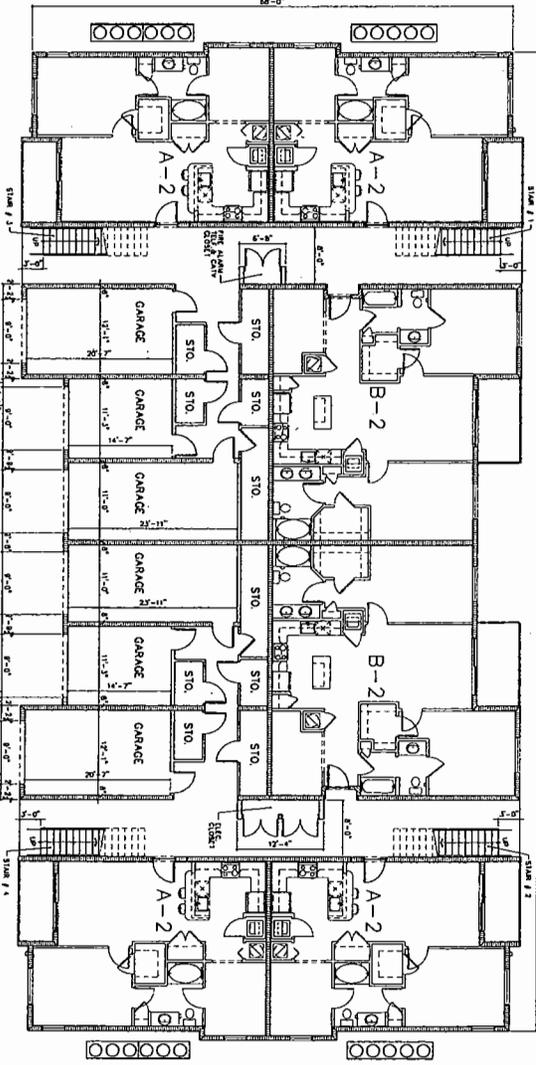
SEP 12 2011

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

55



BLDG. PLAN SECOND FLOOR
TOTAL AREA = 9,372.88 S.F.
A/C AREA = 7,835.88 S.F.
CORRIDOR & STAIR AREA = 955.00 S.F.
SCALE: 1/8" = 1'-0"



BLDG. PLAN GROUND FLOOR
TOTAL AREA = 9,381.55 S.F.
A/C AREA = 5,537.27 S.F.
CORRIDOR & STAIR AREA = 1,412.22 S.F.
STORAGE AREA = 504.06 S.F.
GARAGE AREA = 1,940.00 S.F.
SCALE: 1/8" = 1'-0"

BUILDING TYPE II

THE PARK AT KENDALL
MIAMI DADE
FOR
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

MSA ARCHITECTS
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MSA ARCHITECTS, INC.
MIAMI OFFICE
7685 SW 104TH ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-0611

DRAWN: []
CHECKED: []
DATE: []
SCALE: AS SHOWN
JOB NO.: []
SHEET: 12N-A-2.1.06

OF SHEETS

A-2.2.1

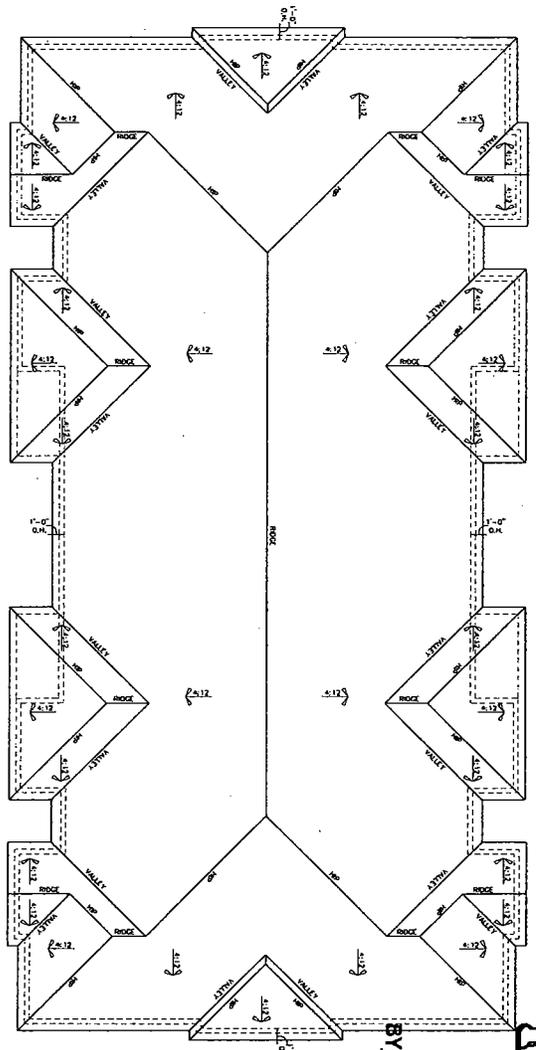
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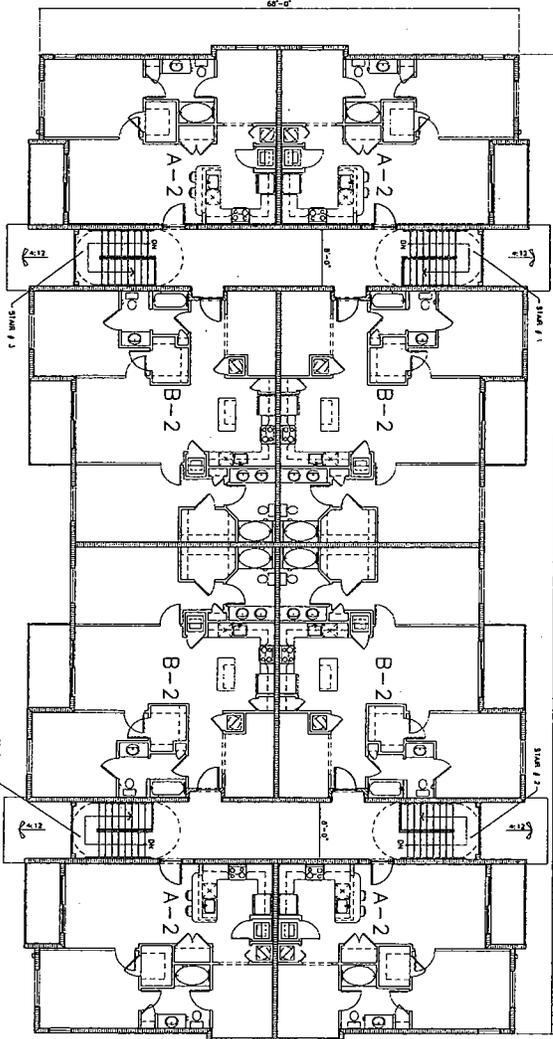
SEP 12 2011

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

56



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



BLDG. PLAN THIRD FLOOR
SCALE: 1/8"=1'-0"

TOTAL AREA = 31728 S.F.
CORRIDOR & STAIR AREA = 955.00 S.F.
BALC. AREA = 532.00 S.F.

BUILDING TYPE II

A-2.2

DATE	NOV 2011
SCALE	AS SHOWN
SHEET NO.	117/120
TOTAL SHEETS	120

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MSA ARCHITECTS, INC.
MIAMI OFFICE
7102 SW 10TH ST.
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(305) 272-0911

THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

REVISIONS	BY	DATE

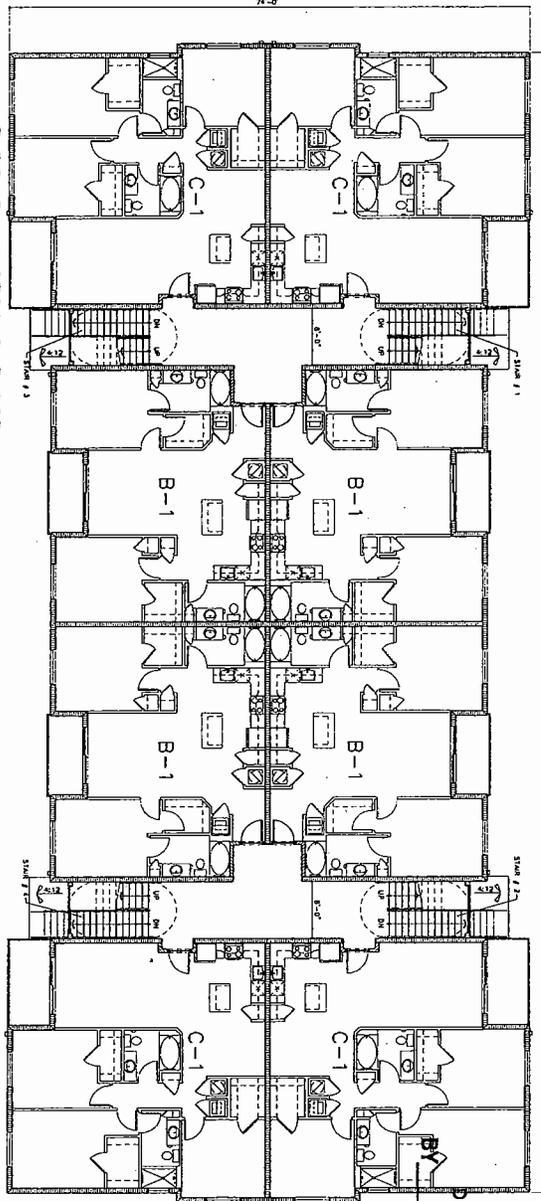
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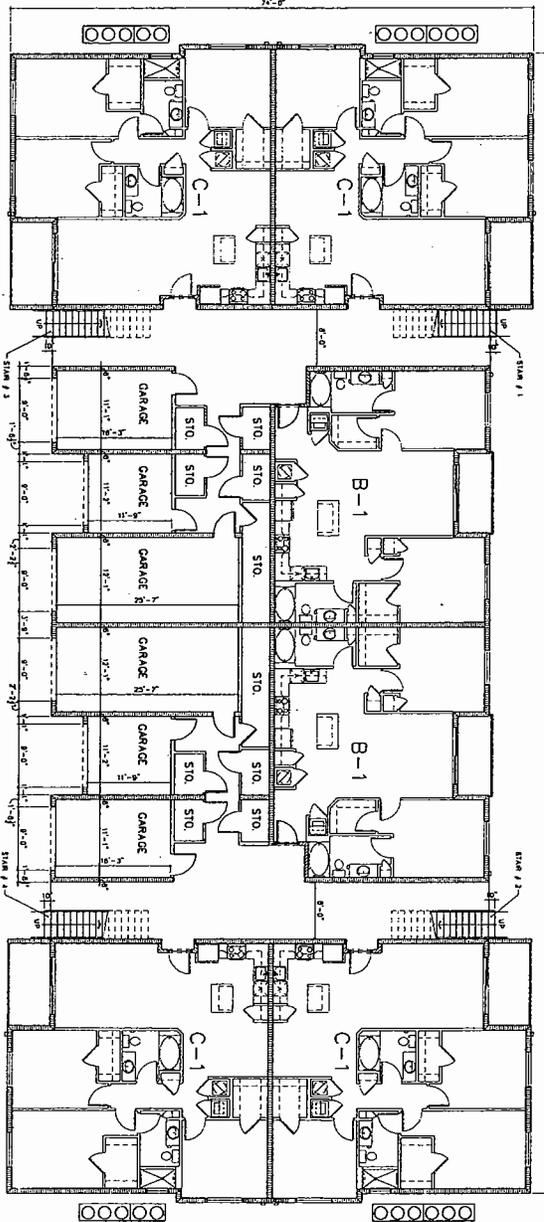
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MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



BLDG. PLAN SECOND FLOOR
SCALE: 1/8"=1'-0"

TOTAL AREA = 10,890.11 S.F.
A/C AREA = 3,029.53 S.F.
CORRIDOR & STAIR AREA = 1,040.50 S.F.



BLDG. PLAN GROUND FLOOR
SCALE: 1/8"=1'-0"

TOTAL AREA = 10,890.11 S.F.
A/C AREA = 7,198.87 S.F.
B/C AREA = 108.33 S.F.
STORAGE AREA = 392.65 S.F.
GARAGE AREA = 1,420.94 S.F.

BUILDING TYPE III

A-2.9.1

MSA ARCHITECTS
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MSA ARCHITECTS, INC.
MIAMI OFFICE
2505 SW 104TH ST.
SUITE 100
MIAMI, FLORIDA 33158
(305) 273-0911

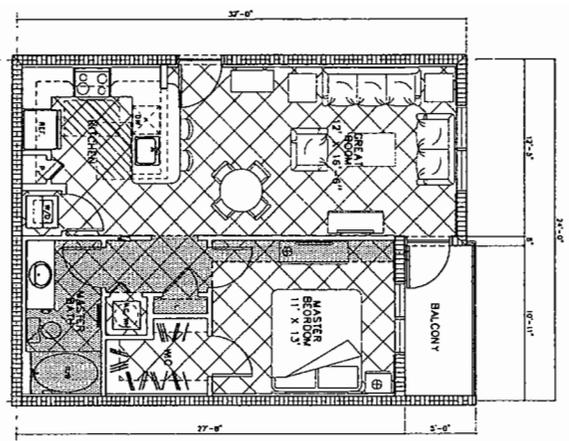
THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

DESIGNED BY	DATE	SCALE	SHEET NO.	TOTAL SHEETS
MSA	08/20/11	AS SHOWN	10	10
CHECKED BY	DATE	SCALE	SHEET NO.	TOTAL SHEETS
MSA	08/20/11	AS SHOWN	10	10

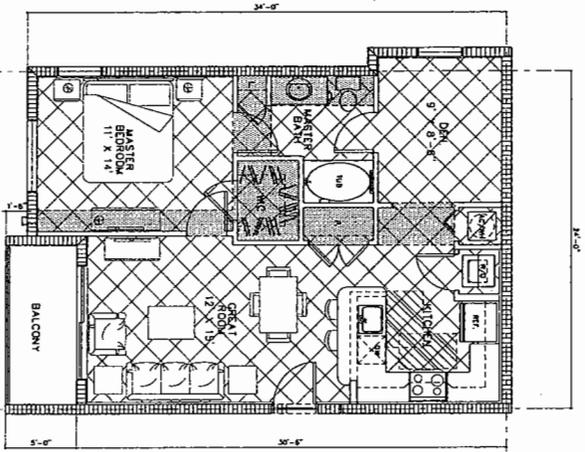
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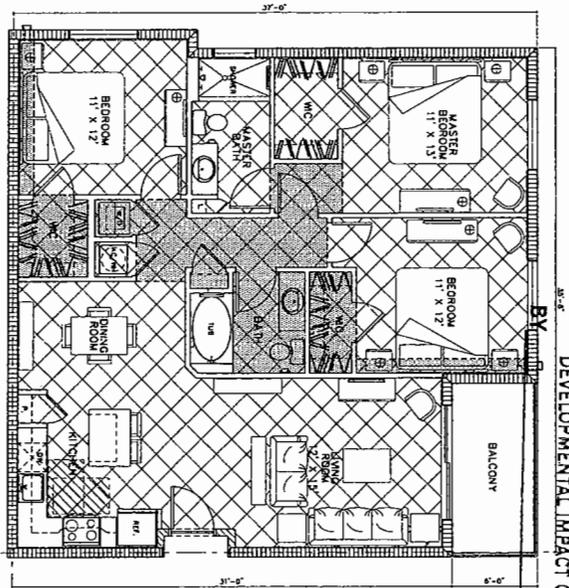
MIAMI DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



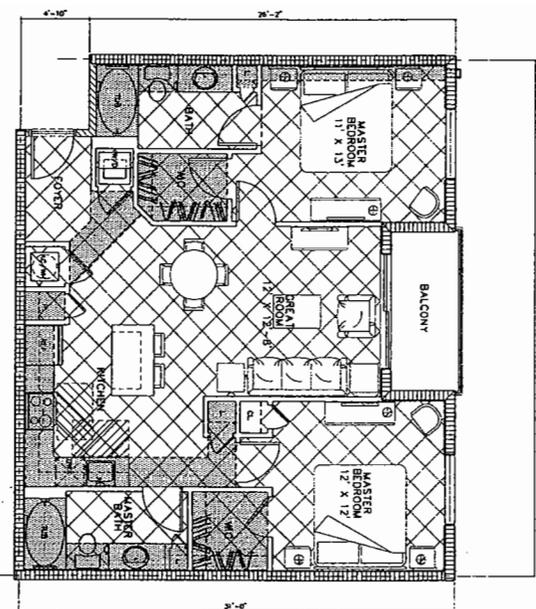
UNIT A1
A/C AREA: 73.56 S.F.
BALCONY AREA: 54.81 S.F.



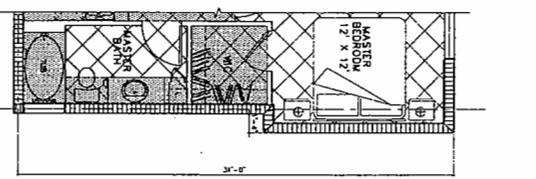
UNIT A2
A/C AREA: 809.67 S.F.
BALCONY AREA: 59.33 S.F.



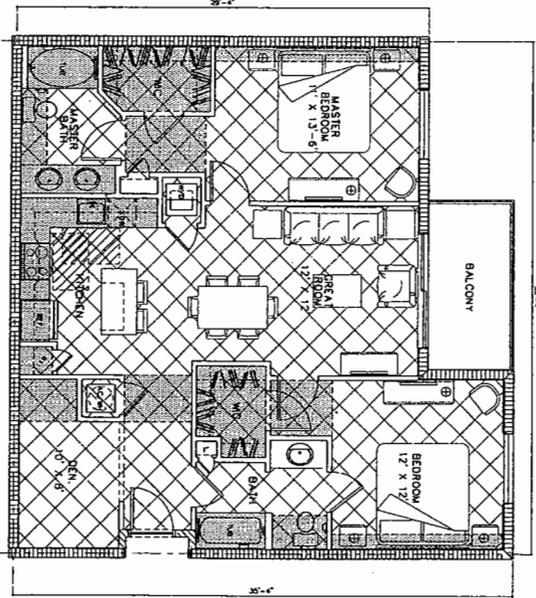
UNIT C1
A/C AREA: 1,259.19 S.F.
BALCONY AREA: 71.50 S.F.



UNIT B1
A/C AREA: 1,081.04 S.F.
BALCONY AREA: 56.17 S.F.



UNIT B1
A/C AREA: 1,081.40 S.F.
BALCONY AREA: 56.17 S.F.



UNIT B2
A/C AREA: 1,149.21 S.F.
BALCONY AREA: 72.00 S.F.

UNIT PLANS
SCALE 1/4"=1'-0"

A-4.1

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SUITE 100
MIAMI, FL 33198
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THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL 33145

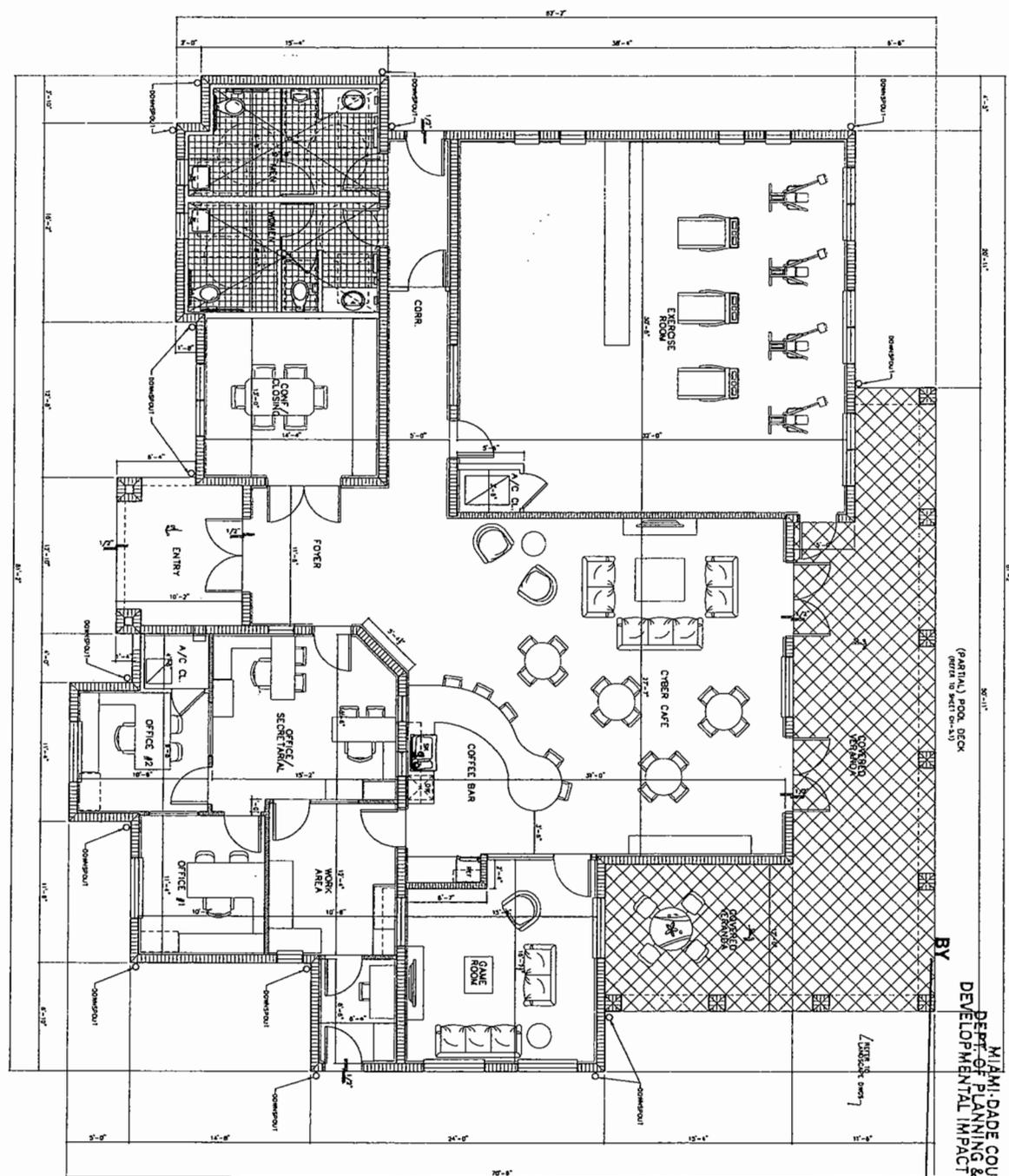
DESIGNED BY	DATE	SCALE
CHECKED BY	DATE	SCALE
DATE	DATE	SCALE

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DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



CLUBHOUSE FLOOR PLAN
SCALE: 1/8"=1'-0"

DATE	DESCRIPTION
JULY 2011	AS SHOWN
AUGUST 2011	REVISED
SEPTEMBER 2011	REVISED

GM-21

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THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

REVISIONS	BY

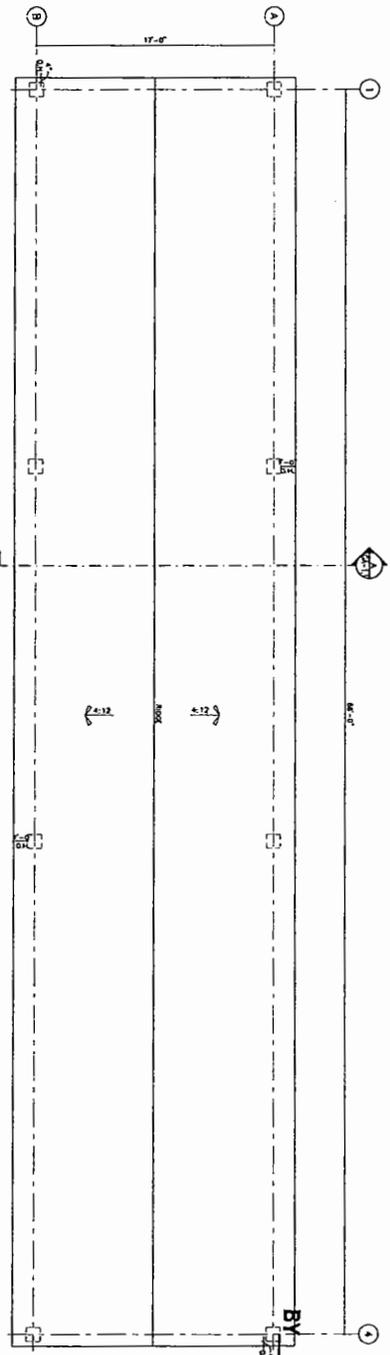
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MIAMI-DADE COUNTY
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DEVELOPMENTAL IMPACT COMMITTEE

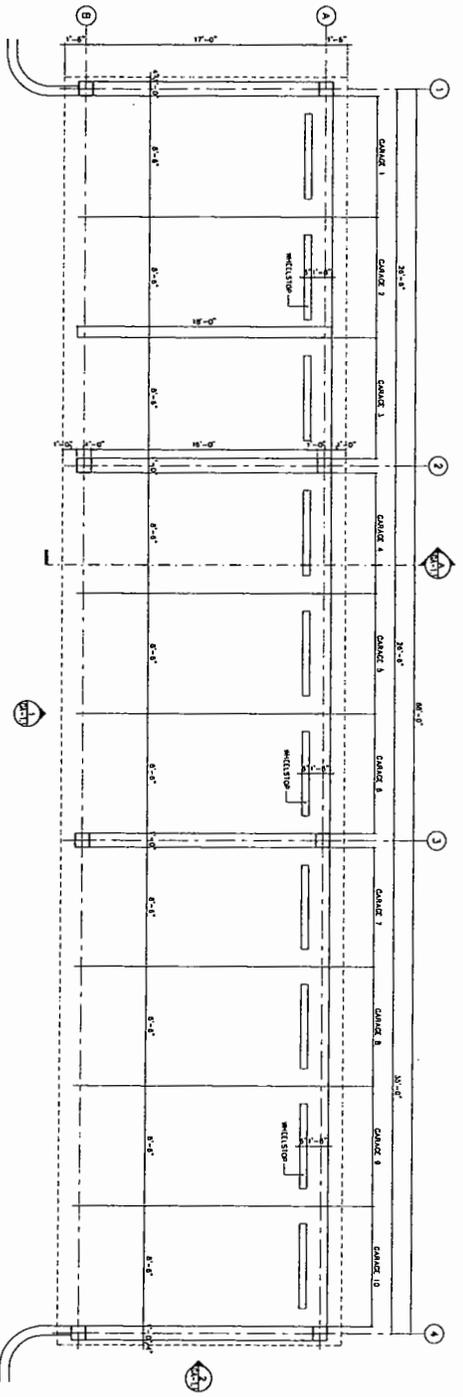
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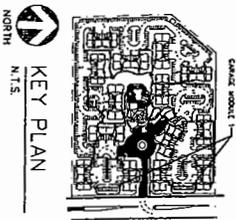
1 ROOF LEVEL PLAN
SCALE: 1/4"=1'-0"

TYPICAL ROOF DECK NOTES:

1. CONSULT WITH ARCHITECT FOR ALL DIMENSIONS AND CONDITIONS.
2. ALL ROOF FLOORS TO BE 1012 8 MIL DIMITS GUTTERING WITH 2" MINIMUM OVERLAP.
3. ALL ROOF FLOORS TO BE 1012 8 MIL DIMITS GUTTERING WITH 2" MINIMUM OVERLAP.
4. ALL OPENINGS TO BE 1'-0" DIMITS OVERHEAD DOORS.



2 FLOOR LEVEL PLAN
SCALE: 1/4"=1'-0"



GARAGE MODULE 1

REVISIONS	BY

THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #601
MIAMI, FL. 33145

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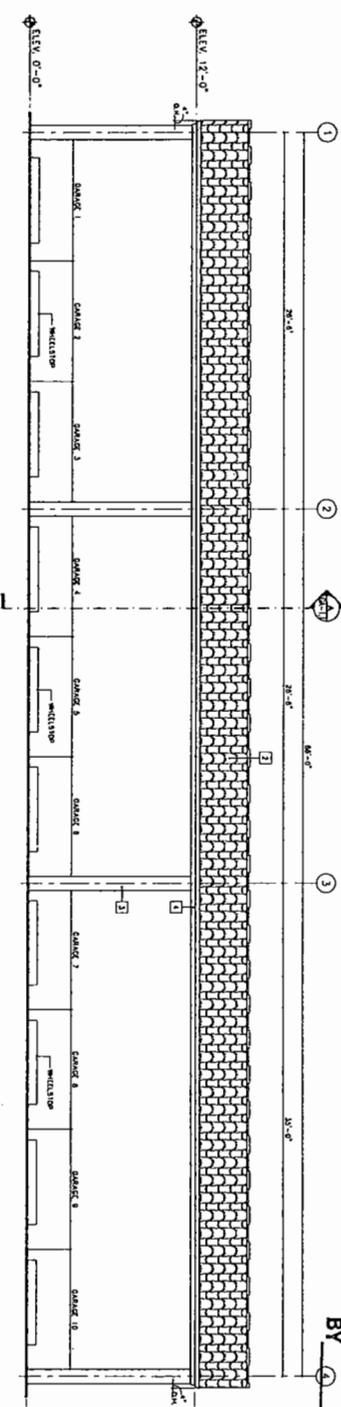
DRAWN: MSA
DATE: MAY 2011
SCALE: AS SHOWN
JOB NO.: 1117101
SHEET: 1/11-GA-1/2011

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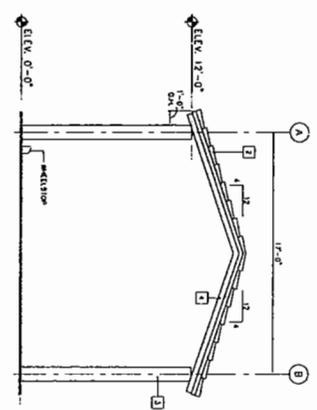
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DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

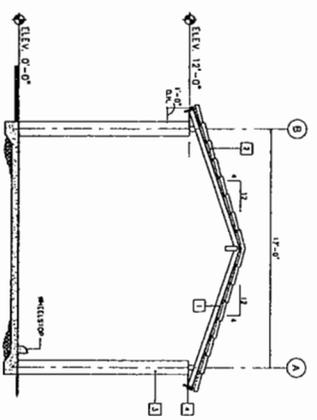
BY



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



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 SECTION A
SCALE: 1/4"=1'-0"

ELEVATION LEGEND

1	1/2" x 1/2" WOOD SH. 18" W/ 18/23"
2	CONC. SPANNER 1/2" HOOR.
3	CONC. COLUMN.
4	2" x 8" WOOD FASCH.

GARAGE MODULE 1

GA-1.1

OF SHEETS

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SUITE 100
MIAMI, FLORIDA 33156
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THE PARK AT KENDALL
MIAMI DADE

FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #501
MIAMI, FL 33145

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63

DRAWN BY: MSA
CHECKED BY: MSA
DATE: MAY 2011
SCALE: AS SHOWN
SHEET NO. 114-001-11.000
SHEET TOTAL: 114-001-11.000

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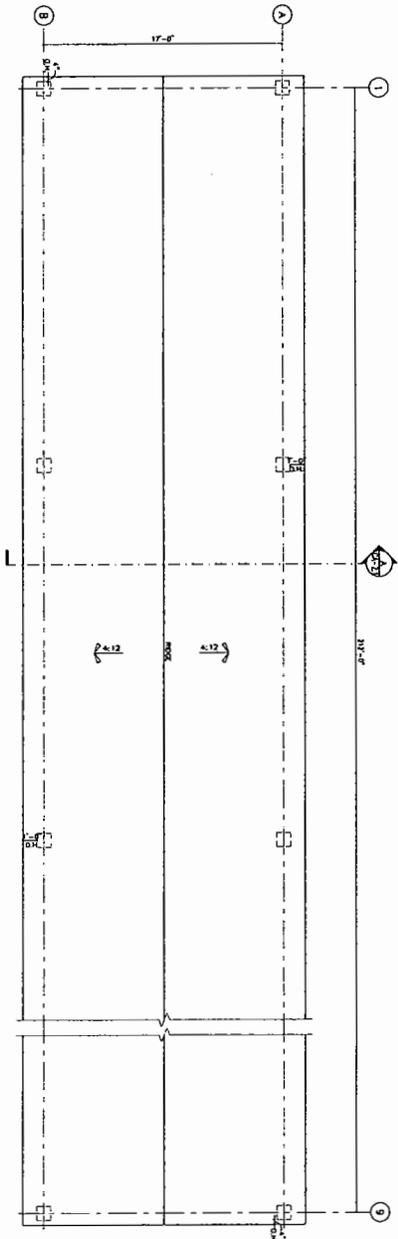
6.4

MIAMI DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

REVISIONS

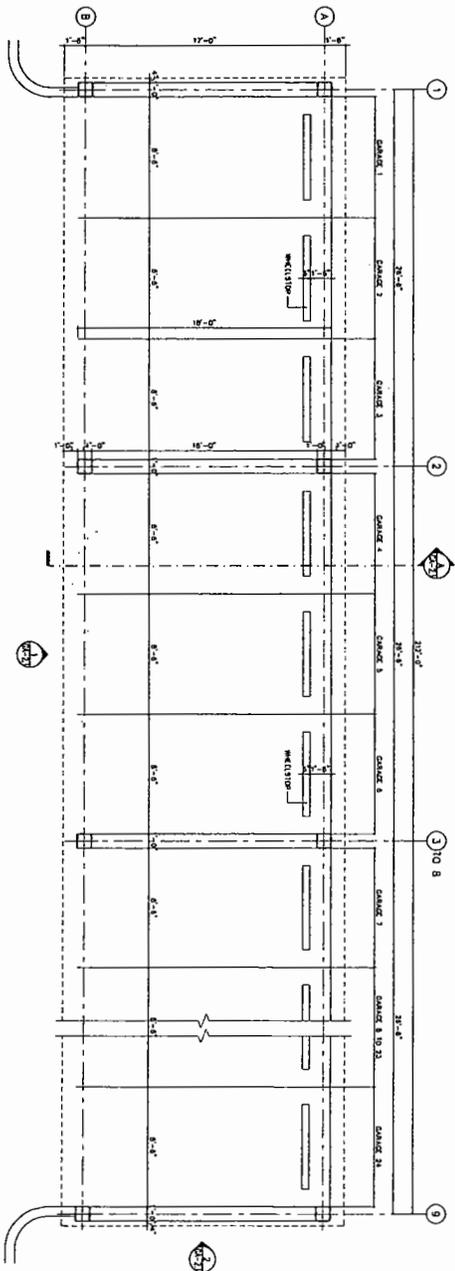
1 ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"



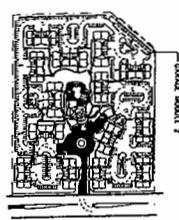
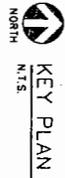
TYPICAL ROOF PLAN NOTES:

1. DO NOT SCALE DRAWING. USE DIMENSIONS SHOWN ON THIS DRAWING FOR ALL FIELD, ENDWORK AND CORNER DIMENSIONS. A CORNER COPY SHOULD BE OBTAINED.
2. ALL ROOF PITCHES TO BE SHOWN IN 3/8" UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHOWN FOR THIS DRAWING ARE DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO BE 1/8" UNLESS OTHERWISE NOTED.

2 FLOOR LEVEL PLAN
SCALE: 1/4" = 1'-0"



GARAGE MODULE 2



DRAWN: MSA
CHECKED: MSA
DATE: AUG 2011
SCALE: AS SHOWN
SHEET: 1416-GA-2-2011
SHEET

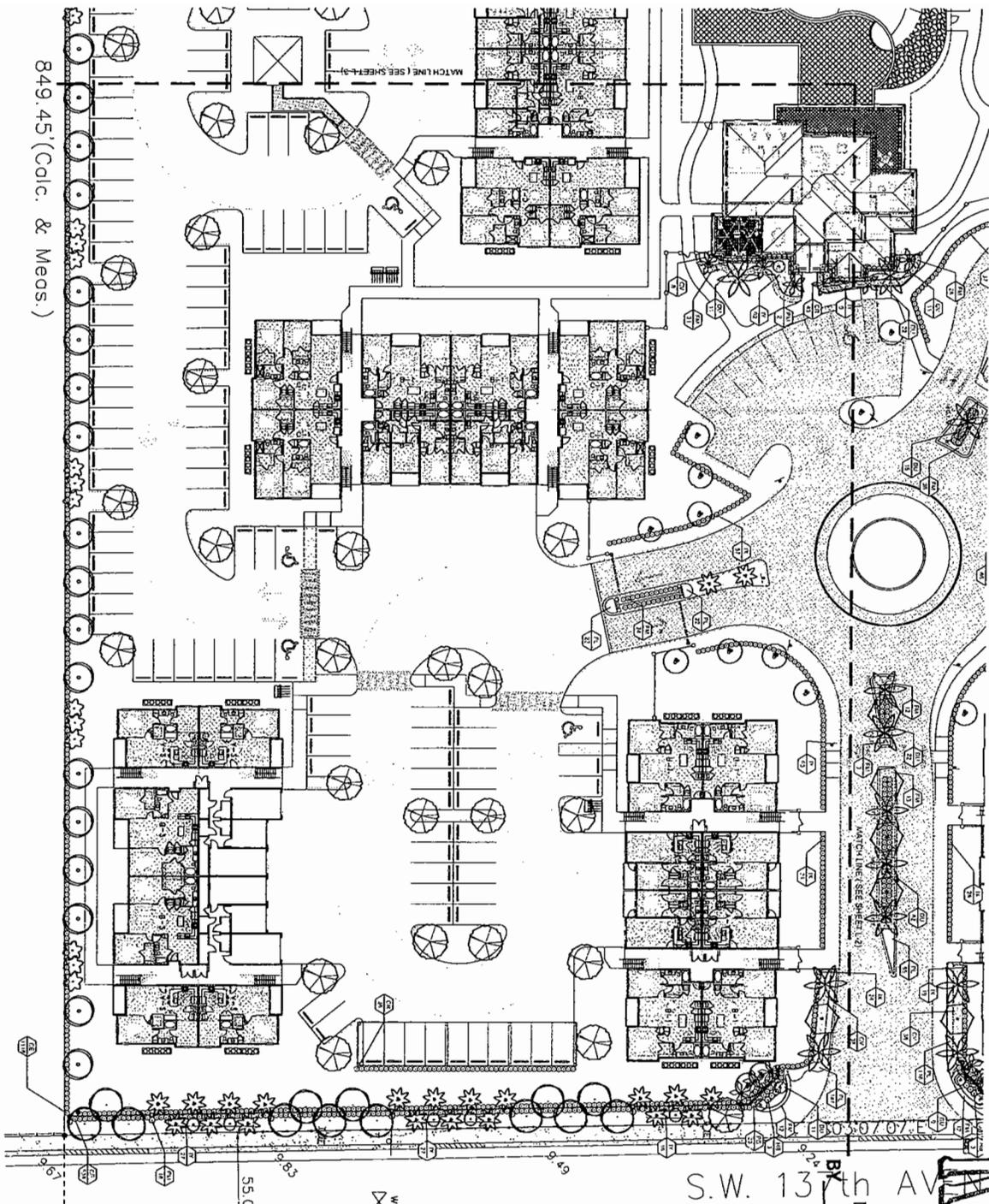
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MIAMI OFFICE
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SUITE 100
MIAMI, FLORIDA 33156
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THE PARK AT KENDALL
MIAMI DADE
FOR:
SOUTHEAST LEGACY INVESTMENTS, LLC
2100 CORAL WAY #501
MIAMI, FL 33145

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FILED: 2011/09/12 10:00 AM BY: MSA ARCHITECTS, INC. 15105 N. MIAMI BLVD. 1000



849.45' (Calc. & Meas.)

LANDSCAPE PLAN

Scale: 1"=20'-0"

S.W. 168th STREET

S.W. 13th AVENUE

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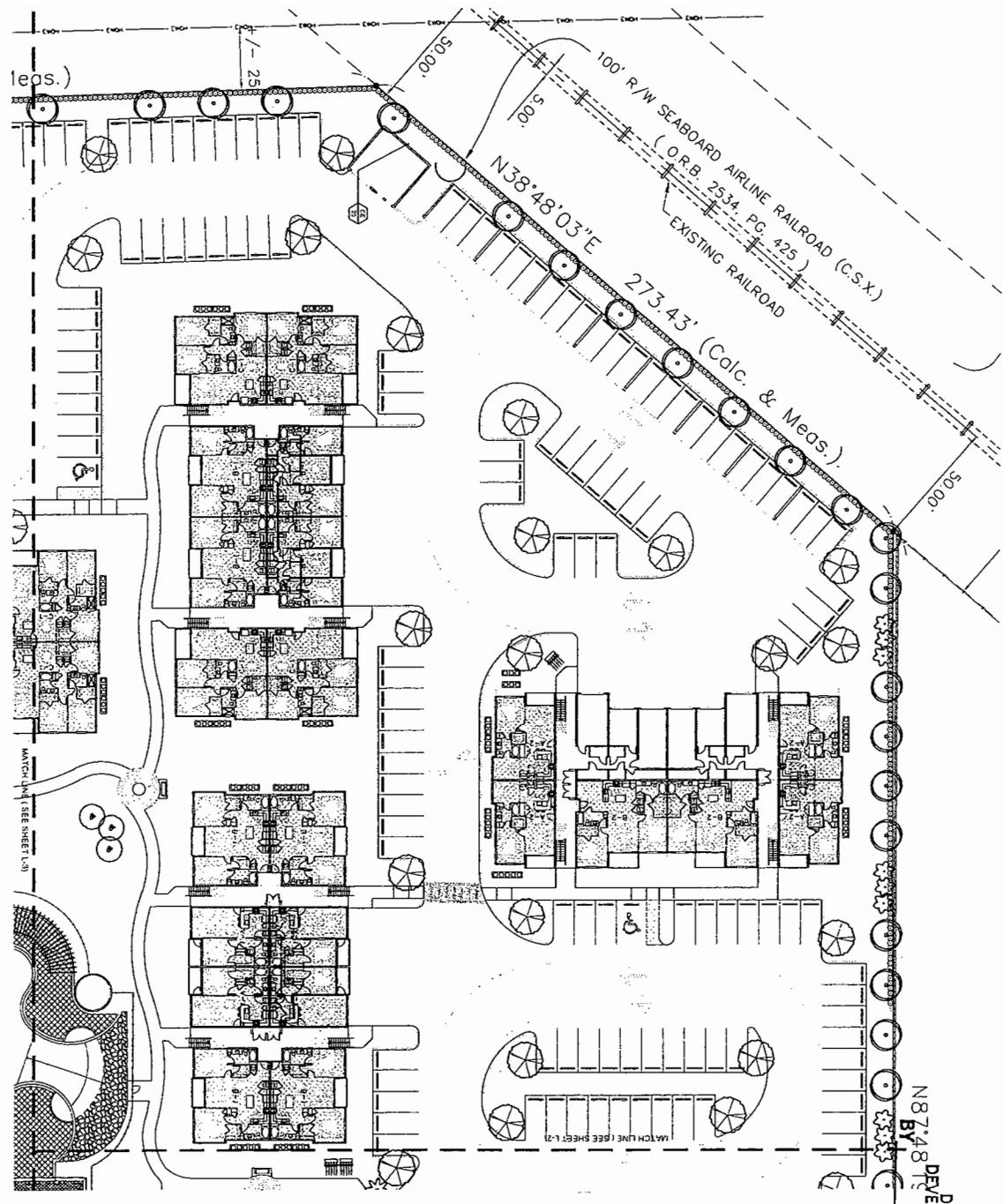


<p>WITKIN HULTS DESIGN GROUP 8774 N.W. 11th St., Suite 200, Fort Lauderdale, FL 33304 Phone: (561) 322-1500 Fax: (561) 322-1501 www.witkinhults.com</p>	<p>The Park at Kendall Miami-Dade, Florida LANDSCAPE PLAN</p>	<p>PROJECT: 17,741,111 S.W. 13th Avenue 27,251 S.W. 168th Avenue MIAMI, FLORIDA</p>	<p>DATE: 08/22/11</p>	<p>PROJECT: Landscape Plan DATE: 08/22/11 SCALE: 1"=20' DRAWN BY: JG CHECKED BY: JG SHEET NO.: L-4</p>
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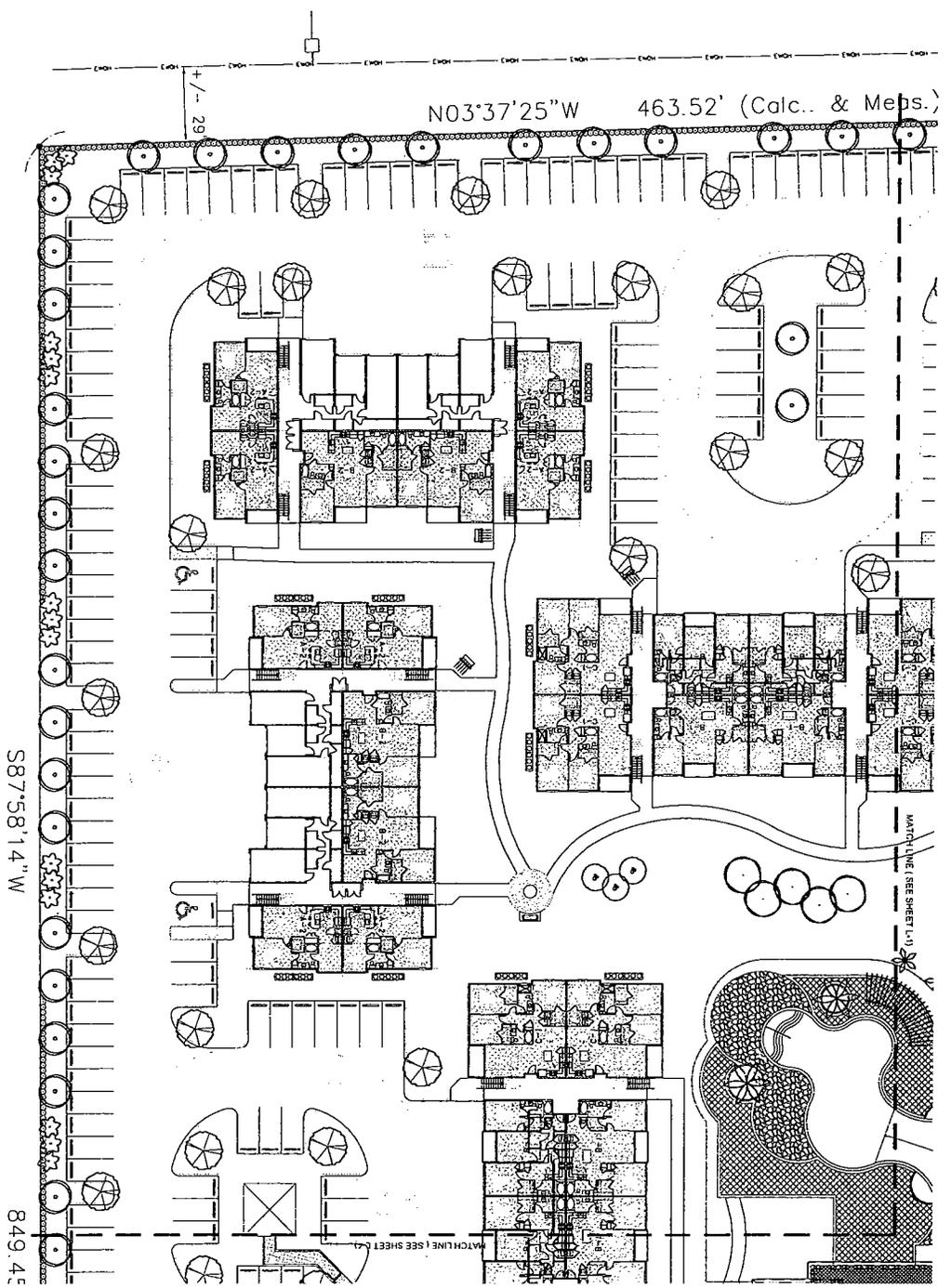


LANDSCAPE PLAN
Scale: 1"=20'-0"



<p>WH WITKIN HULTS DESIGN GROUP 301 South Dixie Avenue, Fort Lauderdale phone: 954-223-2461, fax: 954-223-2462 www.witkindesign.com</p>	<p>The Park at Kendall Miami-Dade, Florida LANDSCAPE PLAN</p>	<p>Prepared For: The Development at Park at Kendall 273.43' (Calc. & Meas.) N38°48'03"E</p>	<p>Site Date: 08/11/11</p>	<p>Project: The Park at Kendall Client: The Development Scale: 1"=20'-0" Author: W.H.G. Drawn: W.H.G. Date: 08/11/11 Sheet: L-1</p>
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LANDSCAPE PLAN
Scale: 1"=20'-0"



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Project: L-3 Date: 08/11/2010 Scale: 1"=20'-0" Drawing No.: L-3
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Project: L-3 Date: 08/11/2010 Scale: 1"=20'-0" Drawing No.: L-3
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Project: L-3 Date: 08/11/2010 Scale: 1"=20'-0" Drawing No.: L-3
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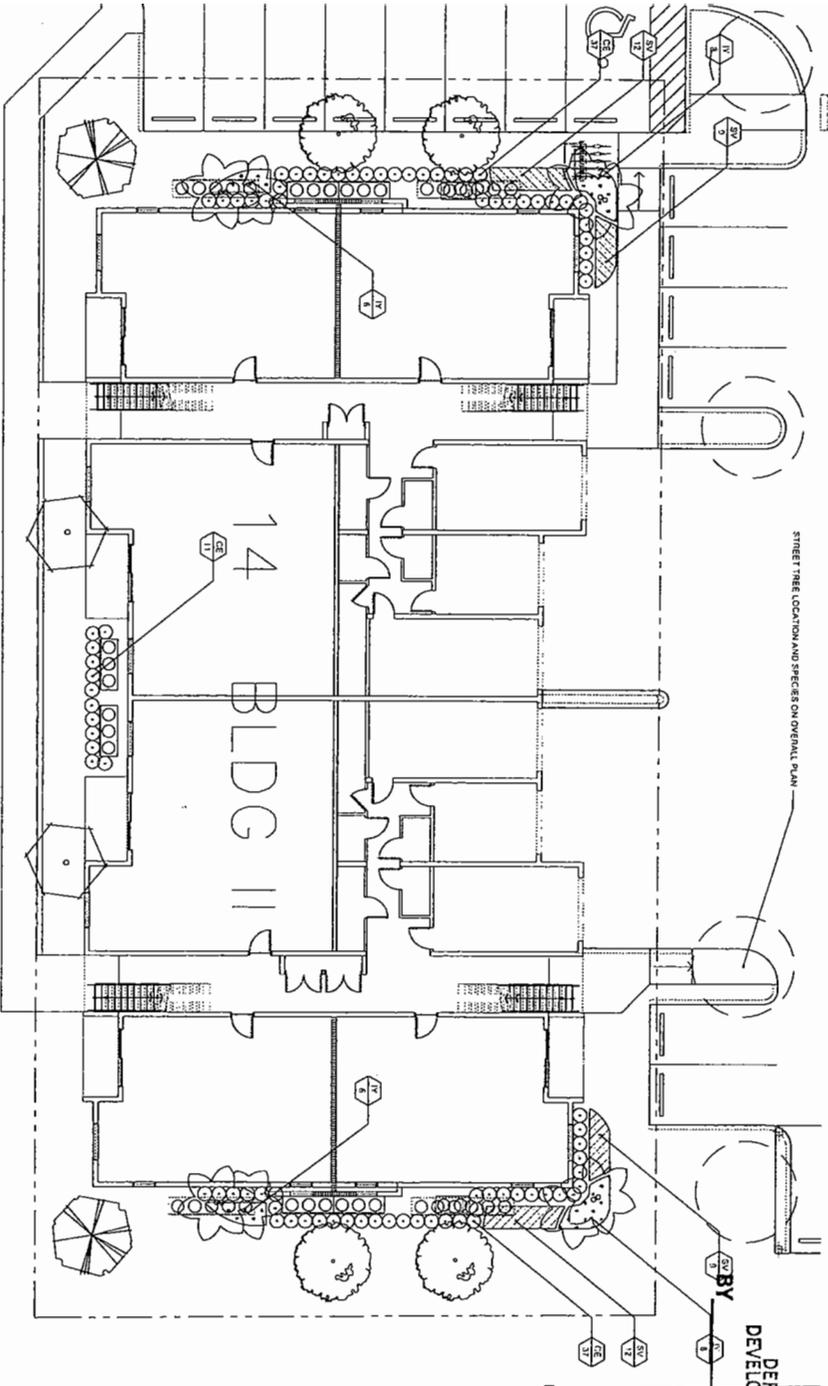
<p>The Park at Kendall Miami-Dade, Florida LANDSCAPE PLAN</p>
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LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT : RU4M (TOWN HOMES)	
Gross Lot: 15,368 sq. ft. Net Lot: 13,348 sq. ft. Water Bed: 0	
Landscape Open Space (if applicable)	REQ. N/A
Greenbelt Within (if applicable)	N/A 40%
Lawn Area (As defined in Ordinance)	REQ. N/A
TREES: 28 per acre = 0.35 Acres	10
Trees per Lot: 28 per acre = 0.35 Acres	5
Shrub Trees: 125/75 = 4 Trees	4
Specified on overall plan	4
TOTAL NUMBER OF TREES	14
SHRUBS: (10 plants for each tree req.)	140
30% shrubs/shrub shall be native species.	42
Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	155
	85

LANDSCAPE LIST

SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
2	2	Greenbelt Buttonwood	18" HT. x 4" DBH. 7" CAL.
4	4	Yellow Dwarf Palmetto	18" HT. x 4" DBH. 7" CAL.
2	2	Shrub Tree	18" HT. x 4" DBH. 7" CAL.
4	4	Shrub Tree	18" HT. x 4" DBH. 7" CAL.
SHRUBS AND GROUNDCOVERS			
CE	85	Greenbelt Buttonwood	24" HT. x 24" DBH. / 24" O.C.
IV	28	Yellow Dwarf Palmetto	24" HT. x 24" DBH. / 24" O.C.
SV	42	Shrub Tree	24" HT. x 24" DBH. / 24" O.C.
LAWN	AS REQ.	Shrub Tree	24" HT. x 24" DBH. / 24" O.C.



Project: The Park at Kendall
Miami-Dade, Florida
LANDSCAPE PLAN

WITKIN HULTS DESIGN GROUP
301 N.W. 25th Street, Suite 200
Miami, FL 33135-3641
Phone: 784.322.2641
www.witkinhults.com

Scale: 1/8" = 1'-0"
Date: 08/11/2011
Drawn by: JAV
Checked by: JAV

Sheet No. L-6

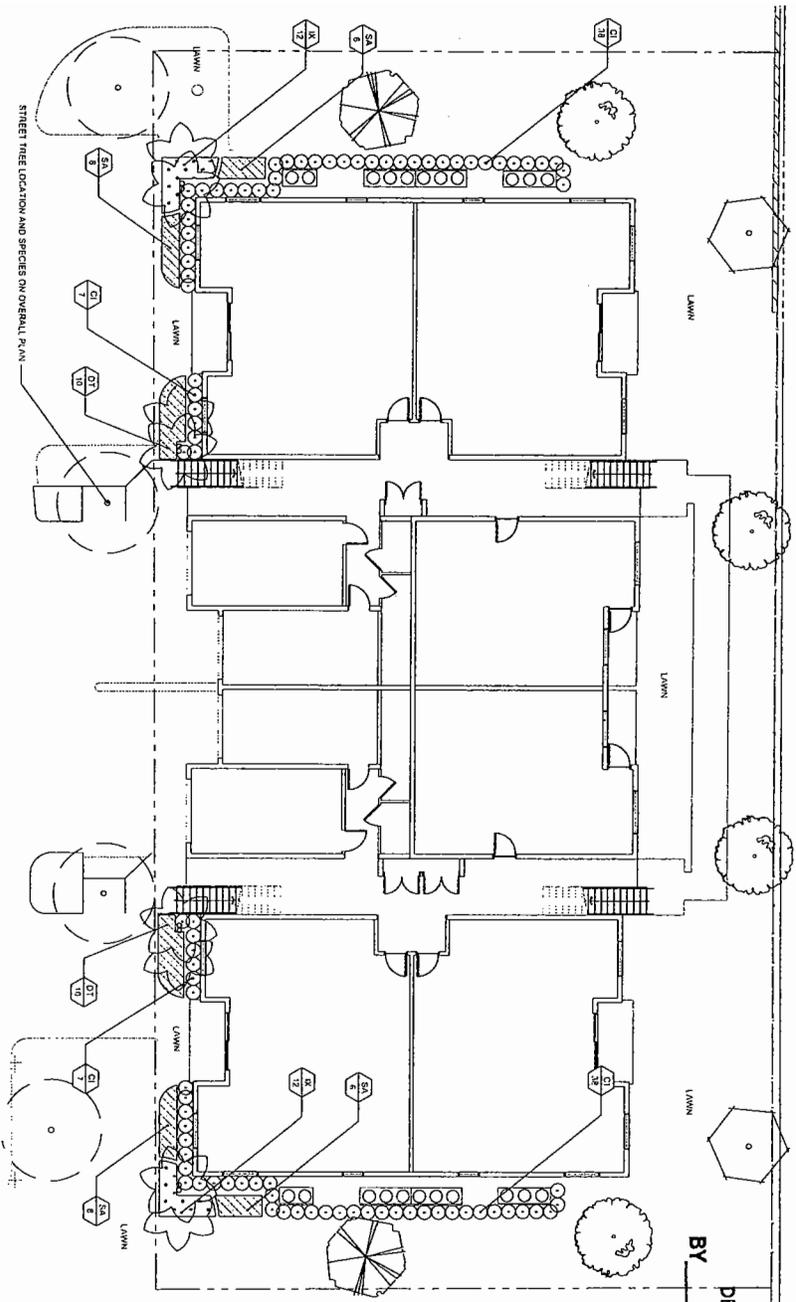
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BY



LANDSCAPE LEGEND CHAPTER 33

ZONE DISTRICT: RU-1TH (TOWN HOMES)			
Green Lawn: 13,288 sq. ft. Red Lawn: 13,288 sq. ft. Yellow Borders: 0	REQD.	PROV.	
Landscape Open Space (if applicable)	N/A	N/A	
Greenbelt Width (if applicable)	40%	40%	
Lawn Area (As defined in Ordinance)	10	10	
TREES:			
Trees per Lot: 28 per acre * 0.35 Acres	5	6	
Note: 30% of required trees and/or palms shall be native species.	4	4	
Street Trees: 1281/25 = 4 Trees Specified on overall plan	14	14	
TOTAL NUMBER OF TREES	42	50	
SHRUBS: (10 shrubs for each tree req.)	140	156	
30% shrubs/natives shall be native species.			
Irrigation system required pursuant to Chapter 33 of Miami-Dade Code			

LANDSCAPE PLAN

Scale: 1"=8'-0"

LANDSCAPE LIST

SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
2	2	SHRUBS AND GROUNDCOVERS	SHRUBS AND GROUNDCOVERS
4	4	TREES	TREES
IK	24	SHRUBS AND GROUNDCOVERS	SHRUBS AND GROUNDCOVERS
SA	22	TREES	TREES
LAMN	AS REQD.	SHRUBS AND GROUNDCOVERS	SHRUBS AND GROUNDCOVERS



Project: **The Park at Kendall**
Miami-Dade, Florida
LANDSCAPE PLAN

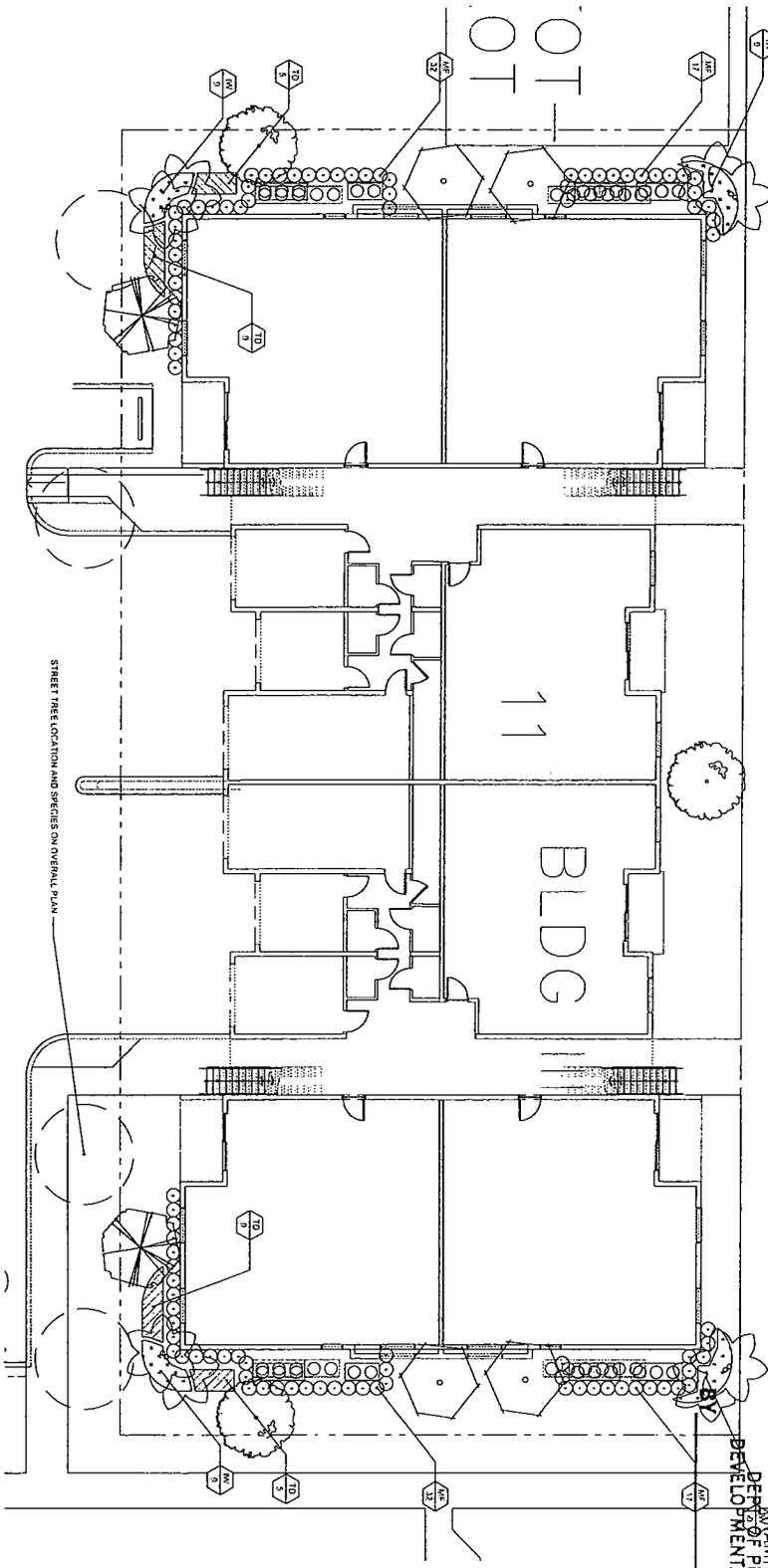
W H
WITKIN HULTS
DESIGN GROUP
307 South 27th Avenue, Suite 200
Miami, FL 33135
Phone: 305.321.3441 Fax: 305.321.3442
www.witkinhults.com

DATE: 09/08/11
DRAWN: J. L. HARRIS
CHECKED: J. L. HARRIS
DATE: 09/08/11
SCALE: 1/8"=1'-0"
PROJECT: THE PARK AT KENDALL
SHEET: L-5

DATE: 09/08/11
DRAWN: J. L. HARRIS
CHECKED: J. L. HARRIS
DATE: 09/08/11
SCALE: 1/8"=1'-0"
PROJECT: THE PARK AT KENDALL
SHEET: L-5

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LANDSCAPE LEGEND
 CHAPTER 33

ZONE DISTRICT:	RU-4M (TOWN HOMES)
Gross Lot: 16,350 sq. ft. Net Lot: 16,350 sq. ft. Water Bodies: 0	
Landscaped Open Space (if applicable)	N/A
Lawn Area (As defined in Ordinance)	40%
TREES:	
Trees per Lot: 28 per acre = 0.38 Acres	11
Note: 30% of required trees and/or palms shall be native species.	5
Street Trees: 125 / .25 = 4 Trees	4
Specified on overall plan	4
TOTAL NUMBER OF TREES	15
SHRUBS: (10 shrubs for each tree)	150
30% shrubstock shall be native species.	45
Irrigation system required pursuant to Chapter 33 of Miami-Dade Code	126

LANDSCAPE LIST

SYMBOL	QUANT.	PROPOSED MATERIAL	DESCRIPTION
4		BUREAU SHRUBS	16" HT. X 4" SPIN. 2" CAL.
3		GUINEA LIMBO	F. G.
2		DIAPYCNON MOLLY	16" HT. X 4" SPIN. 2" CAL.
4		PIRIPURE PAPERBELL	F. G.
		VARIOUS MONOCOTYLEDON VEGETATION	F. G.
		DOUBLE MONOCOTYLEDON PALM	16" HT. X 4" SPIN. 2" CAL.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUANT.	PROPOSED MATERIAL	DESCRIPTION
MF	98	MADAGASCAR TROPICAL	24" HT. X 24" SPIN. 24" O.C.
		SILVERBERRY STOPPER	3" CAL.
IW	36	IGORA THOR	24" HT. X 24" SPIN. 24" O.C.
		WHITE DWARF LANTANA	24" HT. X 24" SPIN. 24" O.C.
TD	28	TROPICAL FAN PALM	24" HT. X 16" SPIN. 16" O.C.
		SHRUBS AND GROUNDCOVERS	3" CAL.
LAWN	AS REQ.	ST. AUGUSTINE GRASS	SOLID BROWN SOIL

* REMOTES NATIVE SPECIES

LANDSCAPE PLAN

Scale: 1"=8'-0"



DATE: 08/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=8'-0"
 SHEET NO.: L-7

PROJECT: The Park at Kendall
 LOCATION: Miami-Dade, Florida
 CLIENT: [Name]

DESIGNER: WITKIN HULTS DESIGN GROUP
 ADDRESS: 13750 SW 12th St, Suite 200, Miami, FL 33186
 PHONE: (305) 551-1111
 FAX: (305) 551-1112
 WWW: www.witkinhults.com

The Park at Kendall
 Miami-Dade, Florida
 LANDSCAPE PLAN

WITKIN HULTS DESIGN GROUP
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 (305) 551-1111
 www.witkinhults.com

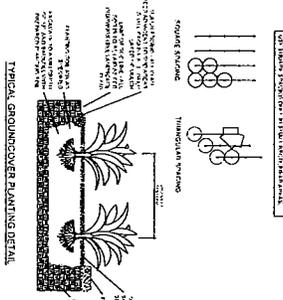
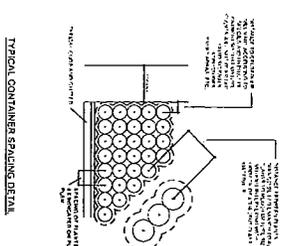
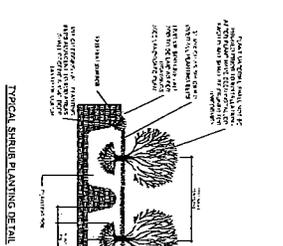
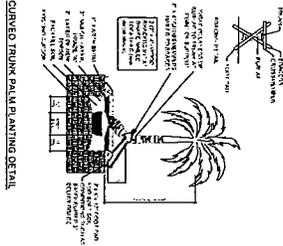
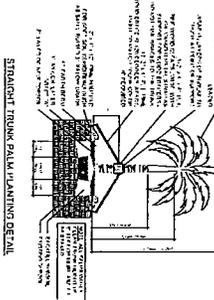
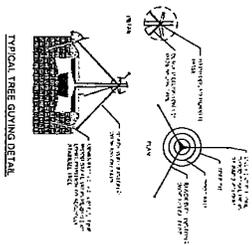
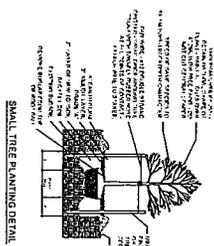
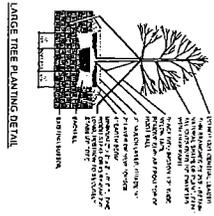
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DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____



PLANTING NOTES:

- All plant material is to be Florida Number 1 or better equivalent to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Mulch/Manure mix. Eucalyptus mulch is equal.
- Planting plans shall take precedence over plant lists in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage, irrigation, and light verification for 100% soil coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Clearly-rel root balls are not acceptable.
- Planting soil for topsoil and hardsell shall be 50/50 mix, vermiculite free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% stall free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with 7-gallon Peat-lite 2-10-gallon stake with a 20-10-5 analysis, or suitable application provided by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade 1x weed free.
- All areas marked "LAWN" shall be sodded with St. Augustine "Floritan" solid sod. See final on plan. All areas marked "BASIC GRASS" shall be sodded with Perennial.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of soil is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted. In staggered rows at right angles in slopes.
- Keep edges of sod hard a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod slice.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing soil.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact owner utility companies and/or General Contractor prior to digging for light verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Runway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unlanded and unlanded tree pits are to be properly backfilled and lagged during installation.
- All planting plans are issued as drawings for site layout. Any deviations, site changes, alterations are to be brought to the attention of the Landscape Architect for confirmation prior to installation.

The Park at Kendall
Miami-Dade, Florida
LANDSCAPE DETAILS

W H
WITKIN HULTS
DESIGN GROUP
300 South 75th Street, Suite 200
Miami, Florida 33156
Tel: 305.674.1111
Fax: 305.674.1112
www.witkinhults.com

Project: Landscape Plan
Date: 08/09/11
Sheet: 115
Drawn by: ETC
Check by:
L-8

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: LALEX II, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
See Exhibit A	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

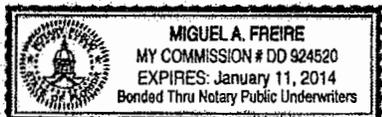
NOTICE:For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 14 day of December, 2009. Affiant is personally known to me or has produced A Drivers License as identification.

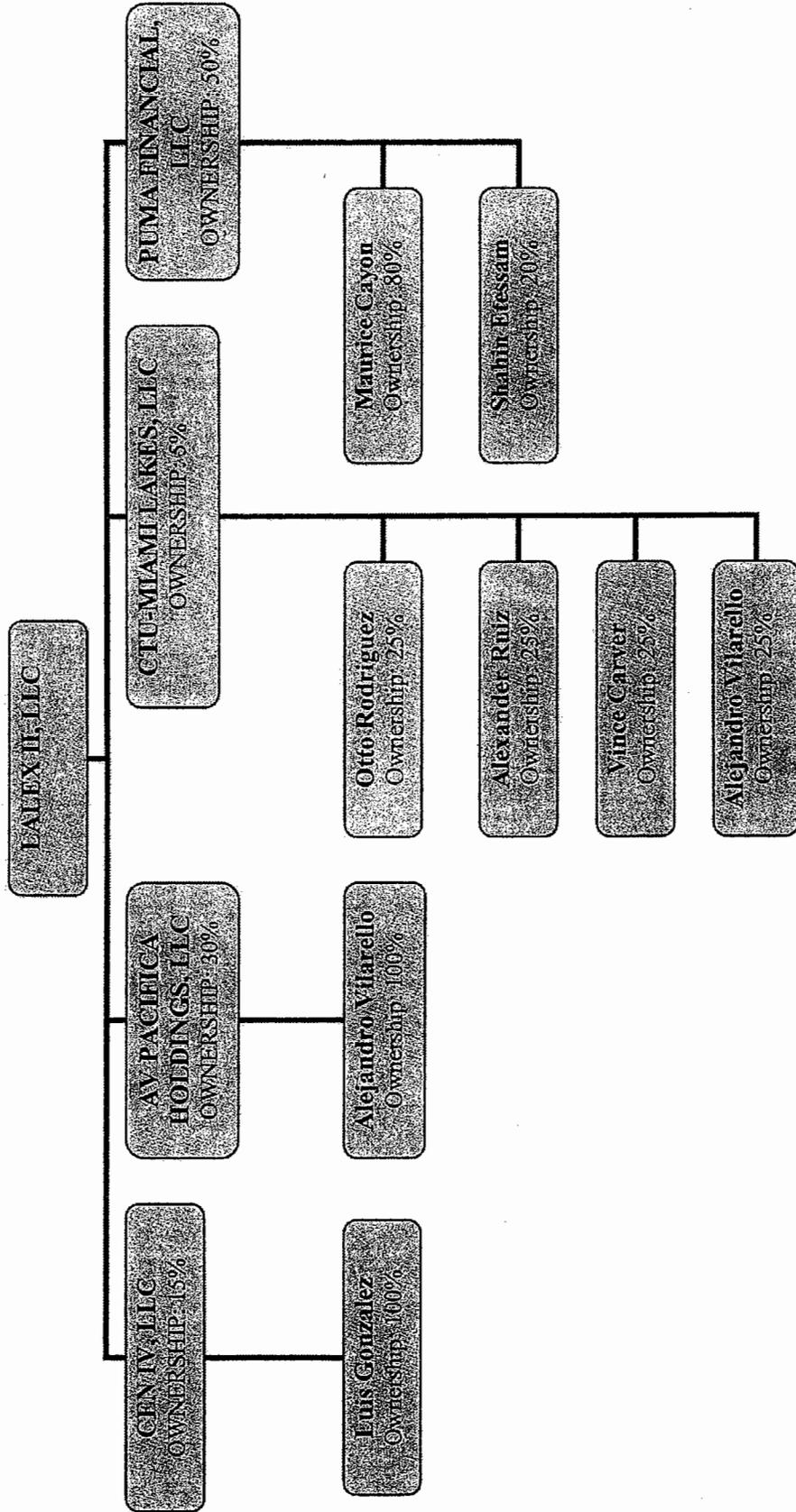
(Notary Public)

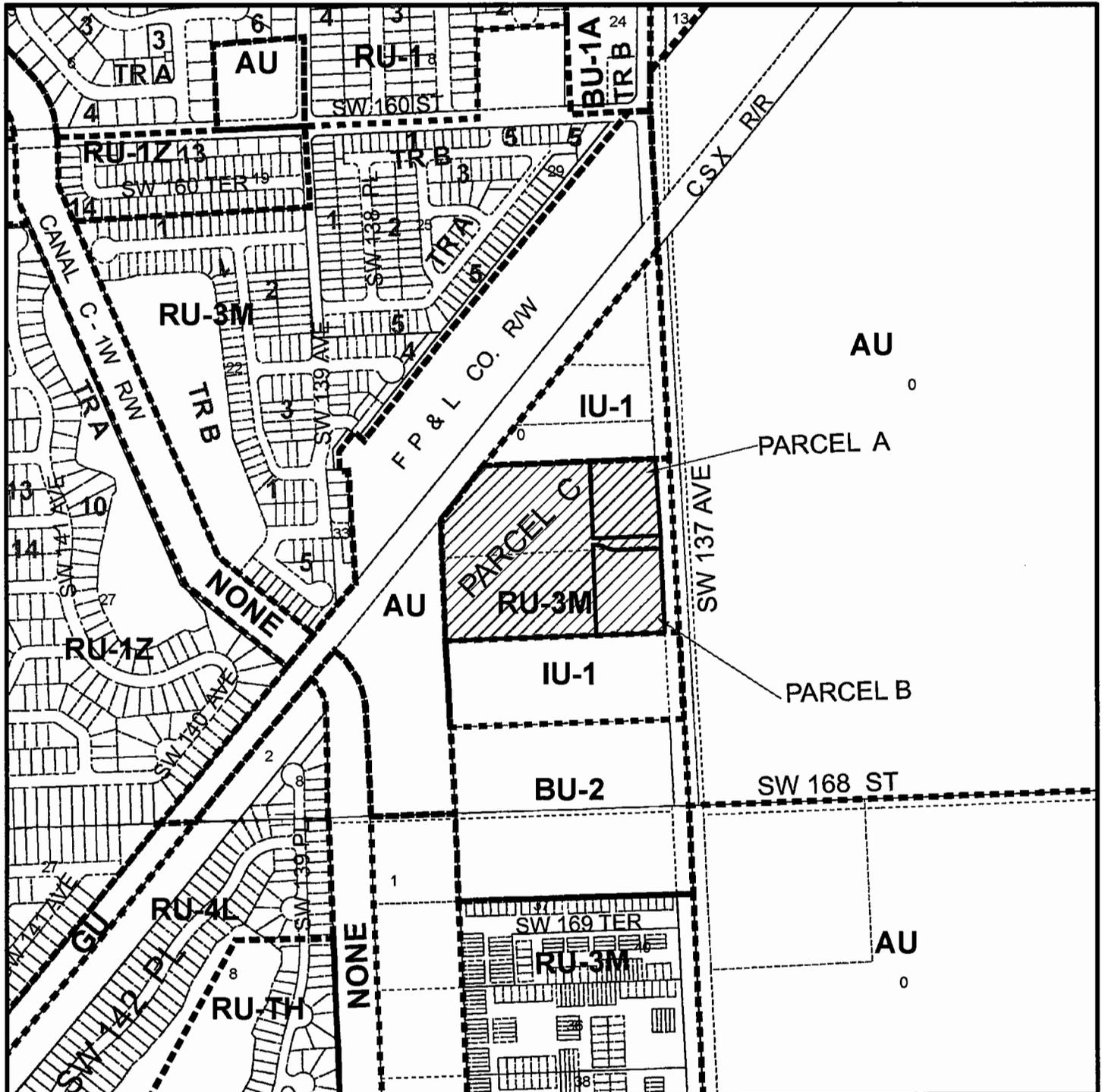


My commission expires _____

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

**EXHIBIT A
TO DISCLOSURE OF INTEREST FORM
FOR
LALEX II, LLC
A FLORIDA LIMITED LIABILITY COMPANY**





MIAMI-DADE COUNTY

HEARING MAP

Section: 27 Township: 55 Range: 39
 Applicant: LALEX II, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: KEELING
 Scale: NTS

Process Number

Z2009000178

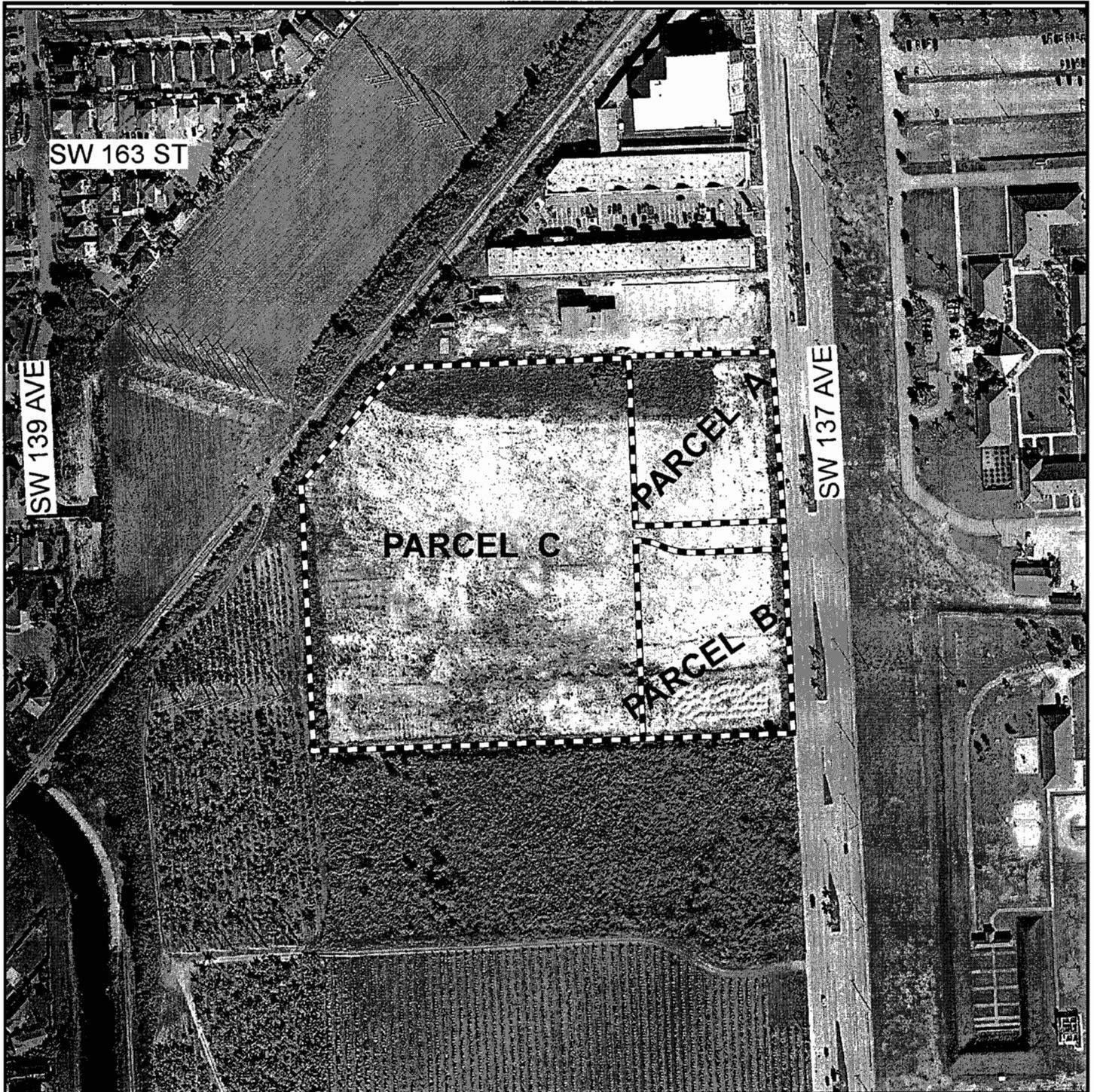
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, April 26, 2010

REVISION	DATE	BY
		80



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2009000178

Section: 27 Township: 55 Range: 39
 Applicant: LALEX II, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: KEELING
 Scale: NTS

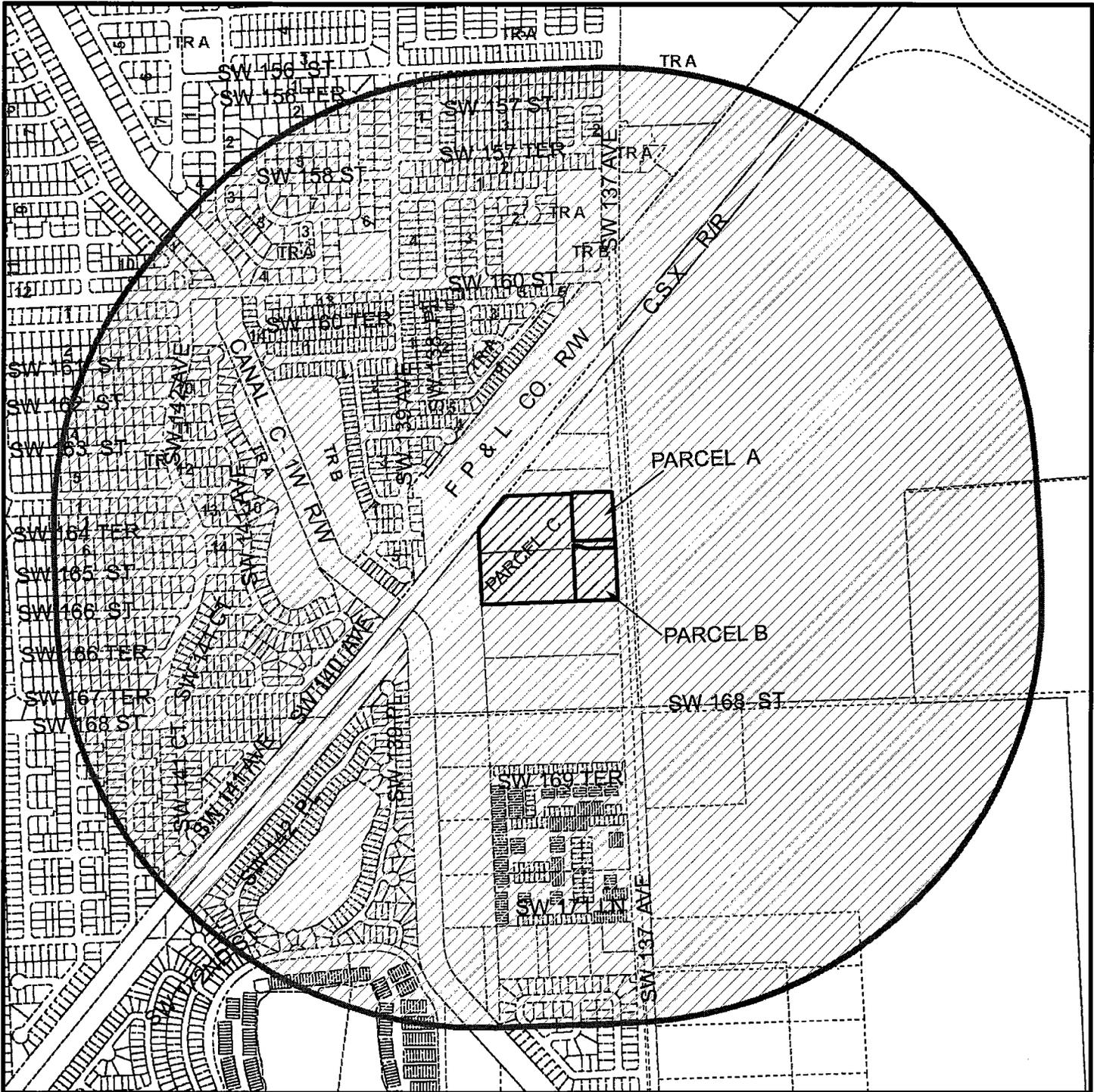
Legend

-  Subject Property
-  Zoning



SKETCH CREATED ON: Tuesday, April 27, 2010

REVISION	DATE	BY
		81



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2009000178
 RADIUS: 2640

Section: 27 Township: 55 Range: 39
 Applicant: LALEX II, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: KEELING
 Scale: NTS



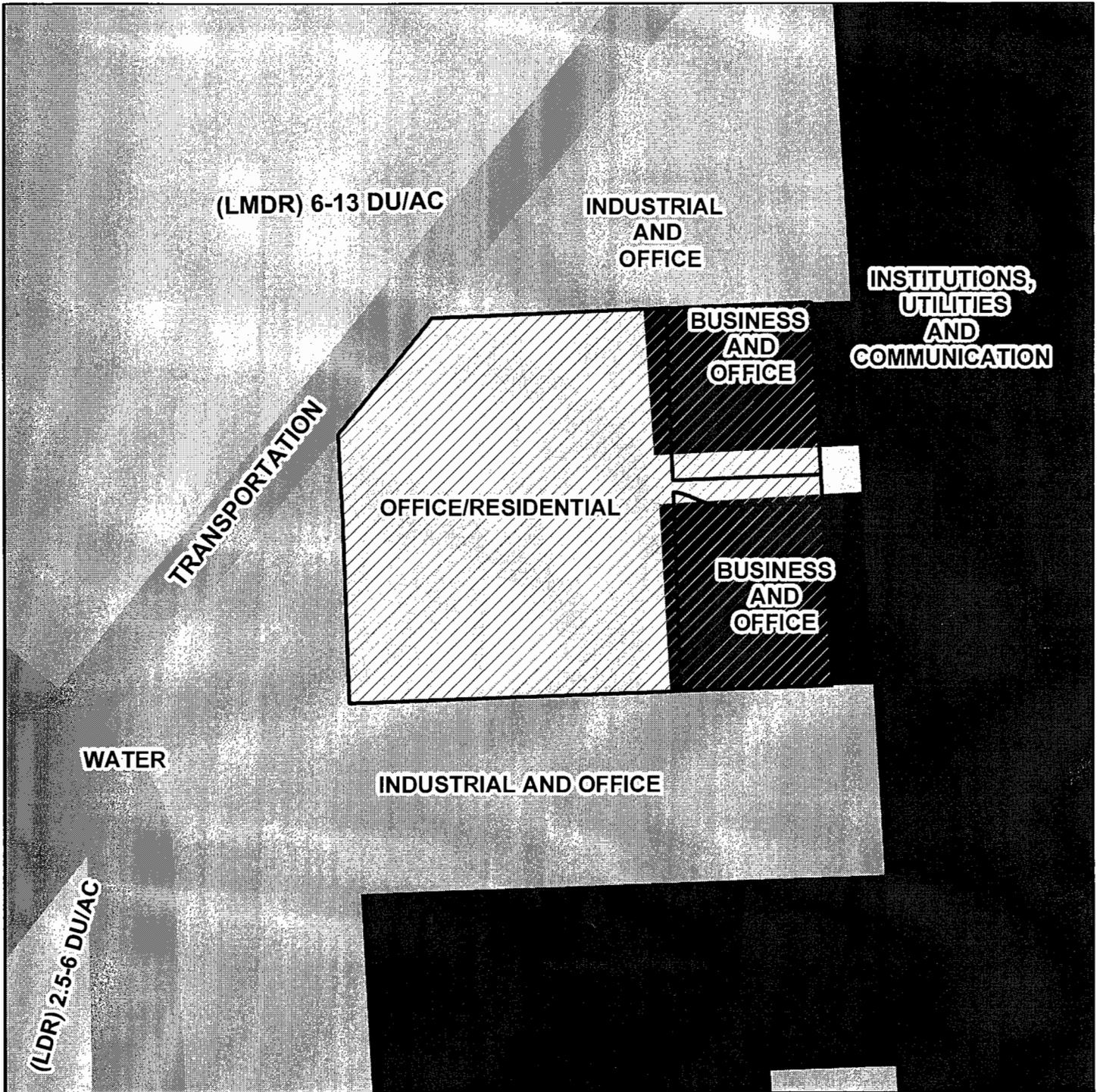
Legend

- Subject Property
- Buffer



SKETCH CREATED ON: Monday, April 26, 2010

REVISION	DATE	BY
		82



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2009000178



Section: 27 Township: 55 Range: 39
 Applicant: LALEX II, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, August 3, 2011

REVISION	DATE	BY

This instrument was prepared by:
Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owner (the "Owner") holds the fee simple title to that certain parcel of land located in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" attached hereto (the "Property");

WHEREAS, the Owner has filed a zoning application with the Department of Permitting, Environmental and Regulatory Affairs of Miami-Dade County (the "County"), which application is currently pending under Public Hearing No. 09-178 (the "Application") and seeks the approval of certain zoning approvals to facilitate the development of the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during the County's consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with title to the Property:

- (1) **Residential Density Restriction.** The number of dwelling units that may be developed on the Property shall not exceed two hundred ninety-six (296).

- (2) **Site Plan.** The Property shall be developed substantially in accordance with the plans entitled "The Park at Kendall", as prepared by MSA Architects and Witkins Hults Design Group, dated stamped received 9/12/11, sheets SP-1, SP-1B, GA-1, GA-2 and index last

(Public Hearing)

Section-Township-Range: 27-55-39
Folio number: 30-5927-000-0150 and 30-5927-000-0240

PLANNING AND ZONING
AGENDA OFFICE

2011 OCT 20 P 4: 16

PLANNING AND ZONING
AGENDA OFFICE
2011 OCT 20 P 4: 15

handwritten revision dated 9/21/11, consisting of 38 sheets. Plans may be modified at public hearing.

(3) **Developmental Impact Committee Recommendation.** The Owner shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of the Developmental Impact Committee Executive Council meeting, which took place on October 19, 2011 for consideration of this application and incorporated herein by reference.

(4) **Miscellaneous.**

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

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

(Public Hearing)

- (c) **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
- (d) **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.
- (e) **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- (f) **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

(Public Hearing)

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

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

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

- (j) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of

(Public Hearing)

the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

- (l) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

(Public Hearing)

EXHIBIT A

Legal description of subject property:

Parcel 1:

The North 1/2 of the North 2/3 of the South 3/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 55 South, Range 39 East, Miami-Dade County, Florida, Less the West 410 feet thereof, and less the East 55 feet for road.

Parcel 2:

The North 1/2 of the North 1/2 of the Southeast 1/4 of the Southeast 1/4, less the SAL Railway except the West 80 feet lying Northwesterly of the SAL Railway except the West 80 feet thereof, in Section 27, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida, less the East 55 feet for road.

#10510705_v4

(Public Hearing)

Section-Township-Range: 27-55-39
Folio number: 30-5927-000-0150 and 30-5927-000-0240

1. ALICIA GOVANTES MIRA
(Applicant)

11-11-CZ14-1 (09-119)
Area 14/District 09
Hearing Date: 11/16/11

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

No History

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

**Miami-Dade County Department of Permitting, Environment and Regulatory Affairs
Staff Report to Community Council No. 14**

PH: Z09-119 (11-11-CZ14-1)

November 16, 2011

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	Alicia Govantes Mira
Summary of Requests	The applicant is seeking to permit a dog kennel with stalls setback and spaced less than permitted, waive landscape regulations, permit zero street trees and zero parking spaces.
Location	19015 SW 208 Street, Miami-Dade County, Florida.
Property Size	5-Acres
Existing Zoning	GU
Existing Land Use	Single-family residence and dog kennel
2015-2025 CDMP Land Use Designation	Agriculture (see attached Zoning Recommendation Addendum) Outside of the Urban Development Boundary
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1 and 2, and denial without prejudice of requests #3 through #5

REQUESTS:

- (1) USUSAL USE to permit a dog kennel.
- (2) NON-USE VARIANCE to permit the proposed kennel stalls to be spaced varying from 2' to 17' between each stall (20' minimum required) and to permit certain stalls to setback 8' (20' minimum required) from the interior side (west) property line.
- (3) NON-USE VARIANCE to waive the landscape regulations requiring a 5' wide landscape buffer strip and trees to be planted every 35' on center between dissimilar land uses along the interior sides and rear (north, east and west) property lines.
- (4) NON-USE VARIANCE to permit (0) street trees (10 street trees minimum required).
- (5) NON-USE VARIANCE to permit (0) parking spaces (21 parking spaces required).

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "Born Free Pet Shelter," as prepared by Brockhouse Assoc. P.A., dated stamped received 11/19/10, consisting of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan depicts an existing 83,916 sq. ft. dog kennel facility with fifty-eight (58) dog pens on a 5-acre parcel of land.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; single-family residence and dog kennel	Agriculture
North	GU; vacant	Agriculture
South	GU; row crops	Agriculture
East	GU; nursery	Agriculture
West	GU; single-family residence	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 19015 SW 208 Street and zoned GU, Interim District, with an agricultural trend. The surrounding area is characterized by agriculture uses.

SUMMARY OF THE IMPACTS:

The approval of this application will provide a safe haven for abandoned dogs; however the facility will be located outside the Urban Development Boundary and is not directly supportive of agriculture.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Agriculture** on the Adopted 2015-2025 Land Use Plan (LUP) map. The interpretative text of the Comprehensive Development Master Plan (CDMP) indicates that the area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved.

The CDMP interpretative text further indicates that, *other uses including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.* Staff notes to demonstrate the public necessity for additional rescue facilities in the County the applicant has submitted the "Miami-Dade County Animal Services Department 5 Year Performance Report" dated December 2010. Said report indicates that the Animal Services Department is the only open admission shelter in the community. The report also indicates that since 2005 the Animal Services Department has annually taken in over 30,000 animals and that in FY 2009-2010, over 20,000 animals were euthanized.

In staff's opinion, the existing dog kennel would meet a public necessity and, is therefore **consistent** with the interpretative text of the CDMP.

Further, staff notes that **Policy LU-1R** of the CDMP states that the *County shall take steps to reserve the amount of available land necessary to maintain an economically viable agricultural industry.*

Staff opines that the use is similar to other agriculture uses such as a horse stable and is in keeping with the rural character of the community and therefore is **compatible** with the surrounding area. However, based on criteria set forth in **Policy LU-4A** which states that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale or architectural elements, landscaping, hours of operation, buffering, and safety, as applicable,* staff opines that approval of the application as requested could be incompatible with the surrounding area because the applicant is not providing the required parking spaces and landscape buffer strip between dissimilar land uses along the interior sides (east and west) and rear (north) property lines. Further, staff notes that the required landscape buffer could mitigate any visual or aural impact from the subject property and that the required parking could mitigate any impact to the surrounding properties, the adjacent right of way and fire truck access to the subject property.

ZONING ANALYSIS:

The applicant is seeking an unusual use to permit the continued use of a dog kennel. The CDMP specifies that *certain uses are not authorized under any LUP map category, including many of the uses listed as **unusual uses** in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of the Master Plan, and provided that the use would be compatible with and would not have an unfavorable effect on the surrounding area.* In staff's opinion, the request to the use is similar to other agriculture uses such as a horse stable and is in keeping with the rural character of the community and therefore is **compatible** with the surrounding Agriculture area.

Staff notes that dog kennels are a permitted use within the BU-3, Liberal Business District; as an exception to Section 33-256.5 and are also permitted in the following industrial districts IU-1, Light Industrial District; IU-2, Heavy Industrial District; IU-3, Unlimited Industrial District; and IU-C, Controlled Industrial District as an exception to Section 33-260 subject to conditions outlined in the respective sections of the Code.

When analyzing request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff opines the request to permit a dog kennel is **compatible** with the surrounding area. Staff notes that the existing dog kennel provides a safe haven for dogs that have been abandoned by their owners. The applicant's Letter of Intent indicates that the facility is staffed by volunteers and receives donations to care for approximately 100 dogs. However, staff opines that the existing dog kennel could result in excessive noise and recommends the applicant provide a landscaped buffer along the interior (east and west) and rear (north) property lines to mitigate any potential noise impact to the adjacent properties. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

When request #2 is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of the request is germane to request #1. Further, staff opines that the request to vary the spacing between the stalls and setbacks from the interior (west) property line 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 appearance of the community. However, as mentioned above, staff recommends that the applicant provide a landscaped buffer along the interior (west) property line to mitigate any potential visual impact to the adjacent single-family residence. **As such, staff recommends approval with conditions of requests #2 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

When requests #3 through #5 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of these requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the appearance of the community. In staff's opinion, the landscape buffer and street trees as required by the Code will help to mitigate any visual or aural impacts the existing dog kennel has on the surrounding properties. Further, the applicant's request to permit zero (0) parking spaces could impact the adjacent right of way and fire truck access if dedicated parking spaces are not provided. Visitors to the facility will need to locate parking which could lead to spillage of vehicles into the right of way. **As such, staff recommends denial without prejudice of requests #3 through #5 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

ACCESS, CIRCULATION AND PARKING:

Applicant is seeking to permit 0 (21 required) parking spaces which may affect the operation of the facility and could have a negative impact on the adjacent right of way and fire truck access.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions of requests #1 and #2 and denial without prejudice of requests #3 through #5.

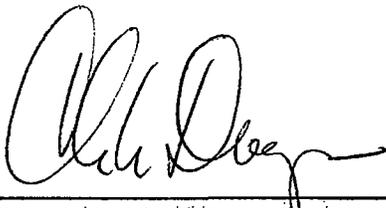
CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning 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 "Born Free Pet Shelter," as prepared by Brockhouse Assoc. P.A., dated stamped received 11/19/10, consisting of 4 sheets, except as herein modified to show

the required amount of street trees and parking and to show the required landscape buffer along the north, east and west property lines.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant provide 10 street trees as required by the Code.
5. That the applicant provide 21 parking spaces as required by the Code.
6. That the applicant provide the landscape buffer as required by Code along the interior (east and west) and rear (north) property lines.

CD:ES:GR:NN:CH:AN



Charles Danger, P. E. Interim Director
Miami-Dade County Department of
Permitting, Environment and Regulatory Affairs

NDW
3



Mark R. Woerner, AICP Interim Assistant Director of Planning
Miami-Dade County Department of
Sustainability, Planning and Economic Enhancement

NDW
3

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

11/9/2011

ZONING RECOMMENDATION ADDENDUM

Applicant: *Alicia Govantes Mira*
PH: Z09-119

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
DERM	No objection
Public Works	No objection
Parks	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in the Department's attached memorandum.	

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

<p>Agriculture (Pg. I-58)</p>	<p>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p>
<p>Other Land Uses Not Addressed (Pg. I-73)</p>	<p>Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out</p>

ZONING RECOMMENDATION ADDENDUM

Applicant: Alicia Govantes Mira
PH: Z09-119

	<i>of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.</i>
Land Use Policy 4A (Pg. I-11)	<i>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 or architectural elements, landscaping, hour of operation, buffering, and safety, as applicable.</i>
Land Use Policy 1R (Pg. I-4)	<i>Miami-Dade County shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. Miami-Dade County shall adopt and develop a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights program to preserve agricultural land and environmentally sensitive property. The density cap of the land use category in the receiving area established by the TDR program may be exceeded. Land development regulations shall be developed to determine the extent that the density cap may be exceeded based on parcel size but in no case shall it exceed 20 percent.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special Exceptions, Unusual Uses and New Uses	<i>The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i>
33-311(A)(4)(a) Use Variances from other than airport regulations	<i>Upon appeal or direct application in specific cases to hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises; and further provided, no variance from any airport zoning regulation shall be granted under this subsection; provided, however, no use variance shall be granted permitting a BU or IU use in any residential, AU or GU District, unless the premises immediately abuts a BU or IU District. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>

Memorandum

Date: August 3, 2011

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

Subject: C-14 #Z2009000119-3rd Revision
Aliicia Govantes Mira
19015 S.W. 208 Street
Unusual Use to Permit a Dog Kennel
(GU) (5 Acres)
11-56-38

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

Potable Water Supply and Wastewater Disposal

Public water and public sanitary sewer systems are not available in this general area; furthermore, since the site is located outside the Urban Development Boundary, neither public water nor public sanitary sewers can be extended to serve the site. Consequently, the existing and proposed development would have to be served by an on-site drinking water supply well, as source of potable water, and by a septic tank and drainfield system as a means for the disposal of the domestic liquid waste.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage. There are activities that are inherent to land uses permitted in the proposed zoning classification that generate liquid waste other than domestic sewage.

Section 24-43.1 (6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements, the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1 (4) of the Code.

Inasmuch as the above-noted request did not comply with the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances before

the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition.

Notwithstanding the foregoing, the DERM approval of the on-site drinking water supply well will be subject to compliance with the minimum drinking water standards for a potable water supply well, including DERM review and approval of the on-site well and water treatment system. The applicant shall also obtain an annual operating permit from the Water Supply Section of DERM for the potable water supply system. In addition, a minimum separation distance of 100 feet is required from septic tank drainfields, from all surface waters and from any other source of contamination.

Stormwater Management

The site is in Basin C-102, where the *no net encroachment into the floodplain standard* set forth in Section 6.6 of the Basis of Review applies.

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

Wetlands

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

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

Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit an existing dog kennel will not impact tree resources. Please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property(s).

Operating Permits

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

Concurrency Review Summary

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

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

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

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

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

PH# Z2009000119
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: ALICIA GOVANTES MIRA

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

09-OCT-09

Memorandum



Date: 03-DEC-09
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2009000119

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated, August 21, 2009.
 APPROVAL
 No objection to Site plan date stamped November 17, 2009.

Service Impact/Demand

Development for the above Z2009000119
 located at 19015 S.W. 208 STREET, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2255 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>700</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.25 alarms-annually.
 The estimated average travel time is: 8:18 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 60 - Redland - 17605 SW 248 Street
 ALS Tanker

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 site plan date stamped November 17, 2009.

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

13

DATE: 27-SEP-11
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

ALICIA GOVANTES MIRA

19015 S.W. 208 STREET, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000119

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY
BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

BUILDING DIVISION ENFORCEMENT CASES

OPEN BUILDING CASES: NONE

CLOSED BUILDING CASE (1)

A2010002948-X

UPDATE: Citation was paid on 06/13/2011. Permit was renewed, compliance was achieved and case was closed on 06/13/2011.

NEIGHBORHOOD COMPLIANCE DIVISION

OPEN NEIGHBORHOOD COMPLIANCE CASE:

Cases #200901006996

UPDATE: An Affidavit of Non Compliance was filed on 05/06/2011 and a lien was filed against the property for \$12,381.17.

CLOSED NEIGHBORHOOD COMPLIANCE DIVISION CASES: NONE

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: FERNANDEZ, RENE

Inspection Date

Evaluator: AMINA NEWSOME

10/05/11

Process #: Z2009000119
Applicant's Name: ALICIA GOVANTES MIRA

Locations: 19015 S.W. 208 STREET, MIAMI-DADE COUNTY, FLORIDA.

Size: 5 ACRES

Folio #: 3068110000073

Request:

1 THE APPLICANT IS REQUESTING AN UNUSUAL USE TO PERMIT A DOG KENNEL.

EXISTING ZONING

Subject Property GU,

EXISTING USE SFR

SITE CHARACTERISTICS

STRUCTURES ON SITE:

RESIDENTIAL HOUSE, ADDITION UNDER CONSTRUCTION AND APPROXIMATELY 38 CBS STRUCTURE DOG HOUSES WITH ENCLOSED CHAIN LINK PENS & DOORS ON ALL THE HOUSES FOR SLEEPING

USE(S) OF PROPERTY:

RESIDENTIAL & DOG KENNEL

FENCES/WALLS:

6' CHAIN LINK FENCE ON THE SOUTH, NORTH & WEST SIDE. 4' CHAIN LINK FENCE ON EAST SIDE

LANDSCAPING:

APPROXIMATELY 130 TREES

BUFFERING:

5' HEDGE AROUND NORTH, SOUTH & EAST SIDE OF PROPERTY. 4' HEDGE AROUND WEST SIDE

VIOLATIONS OBSERVED:

NA

OTHER:

Process # Z2009000119
Applicant's Name ALICIA GOVANTES MIRA

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:

40 ACRES GU WITH AU USE; FARMED LAND;NURSERIES

SOUTH:

20 ACRES GU WITH AU USE; GROVES

EAST:

19 1/4 ACRES GU WITH AU USE; NURSERY

WEST:

4 1/4 ACRES GU WITH AU USE; NURSERY

SURROUNDING AREA

GU ZONES WITH AGRICULTURAL USE

NEIGHBORHOOD CHARACTERISTICS:

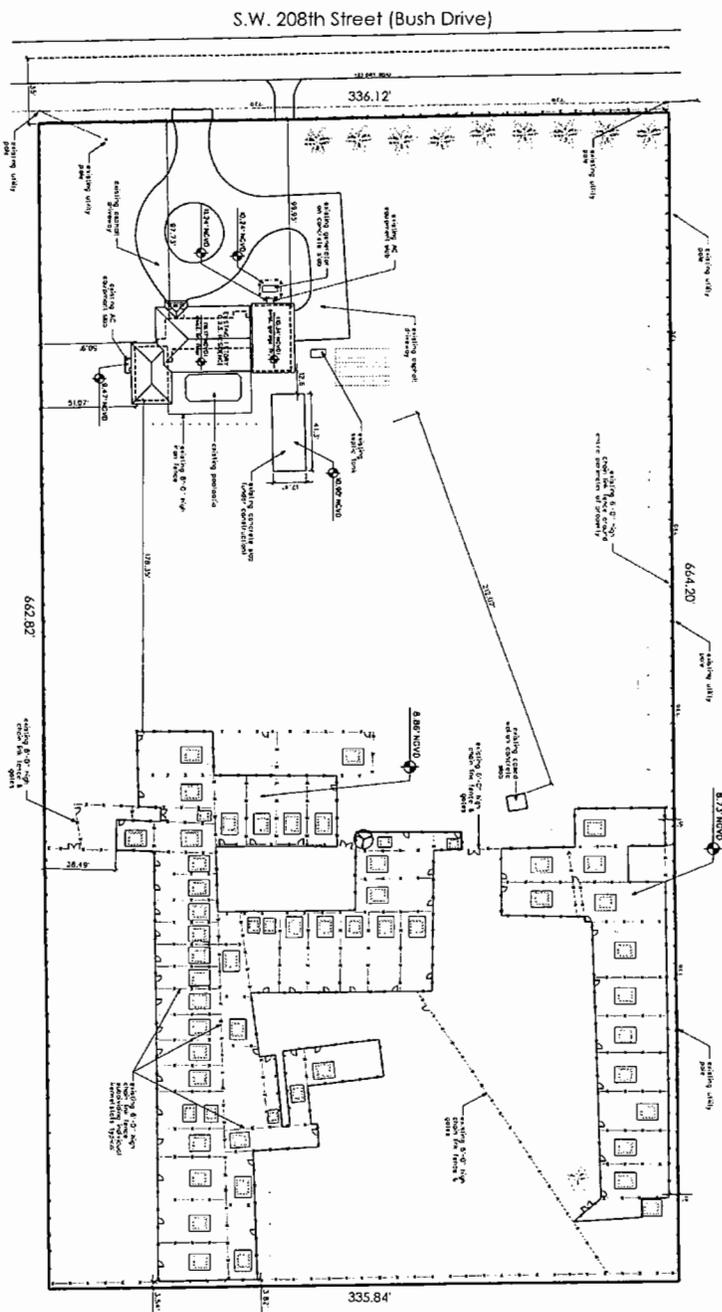
VACANT LAND IN ALL DIRECTIONS ZONED GU WITH AU USE. NURSERIES, GROVES, SHADEHOUSES

COMMENTS:

RECEIVED
 NOV 19 2010

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____



Zoning Information

ZONING DESIGNATION: GU / AU
 DISTRICT: 217,800 SQ. FT.
 AREA OF PROPERTY (AS PER MIAMI-DADE COUNTY): 2,068 SQ. FT.
 AREA OF EXISTING RESIDENCE (UNDER AIR): 5,534 SQ. FT.
 AREA OF EXISTING RESIDENCE (UNDER AIR): 399 SQ. FT.
 AREA OF EXISTING COVERED TERRACE: 1,002 SQ. FT.
 AREA OF EXISTING POOL PATIO: 719 SQ. FT.
 EXIST. CONCRETE SLAB (UNDER CONSTRUCTION): 34,990 SQ. FT.
 EXISTING KENNEL SLABS: 290 SQ. FT.
 MISC. EXISTING CONCRETE SLABS: 43,044 SQ. FT.
 TOTAL ADDITIONAL AREAS: 43,044 SQ. FT.

Setback Information

REQUIRED FRONT EXISTING FRONT: 50.00'
 REAR REQUIRED EXISTING REAR: 25.00'
 REQUIRED SIDE EXISTING INTERIOR SIDE: 15.00'
 LOT COVERAGE: 32,670 SQ. FT. (115.0%)
 MAXIMUM ALLOWABLE EXISTING LOT COVERAGE: 2,697 SQ. FT. (1.2%)
 GREENSPACE: 76,220 SQ. FT. = 35%
 GREENSPACE REQUIRED EXISTING GREENSPACE: 173,227 SQ. FT. = 80.0%

Property Site Plan
 1" = 30'-0"

Legend Description
 Delineate Note:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

BROCKHOUSE
 1000 N.W. 11th Street, Suite 100
 Miami, FL 33136
 Phone: (305) 375-1111
 Fax: (305) 375-1112

PROJECT: BROCKHOUSE - 1000 N.W. 11th Street, Suite 100

DATE: 10/20/10

DESIGNER: BROCKHOUSE ARCHITECTS

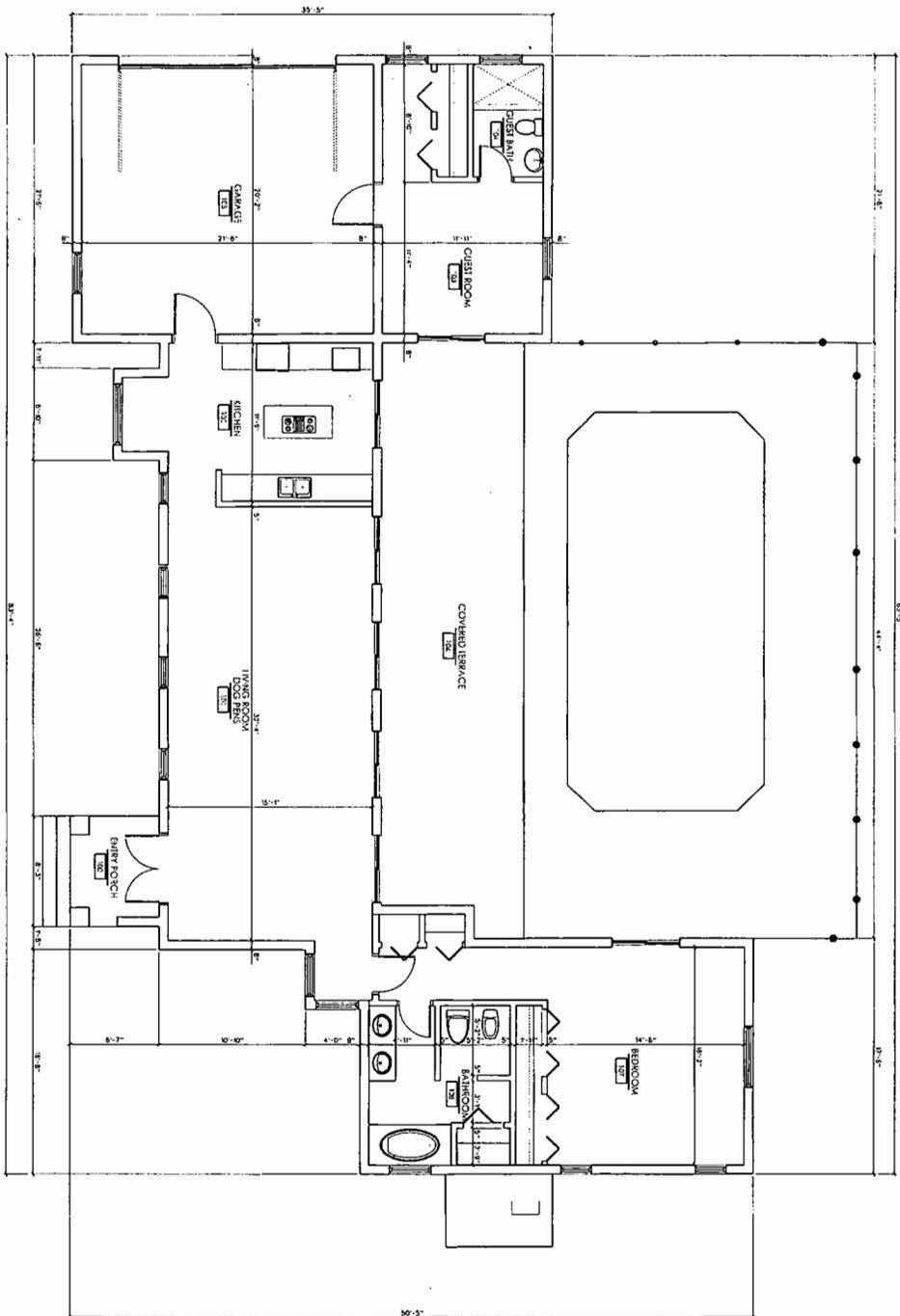
SCALE: AS NOTED

PROJECT NO.: 09026

DATE: 10/20/10

BY: A. J.

19



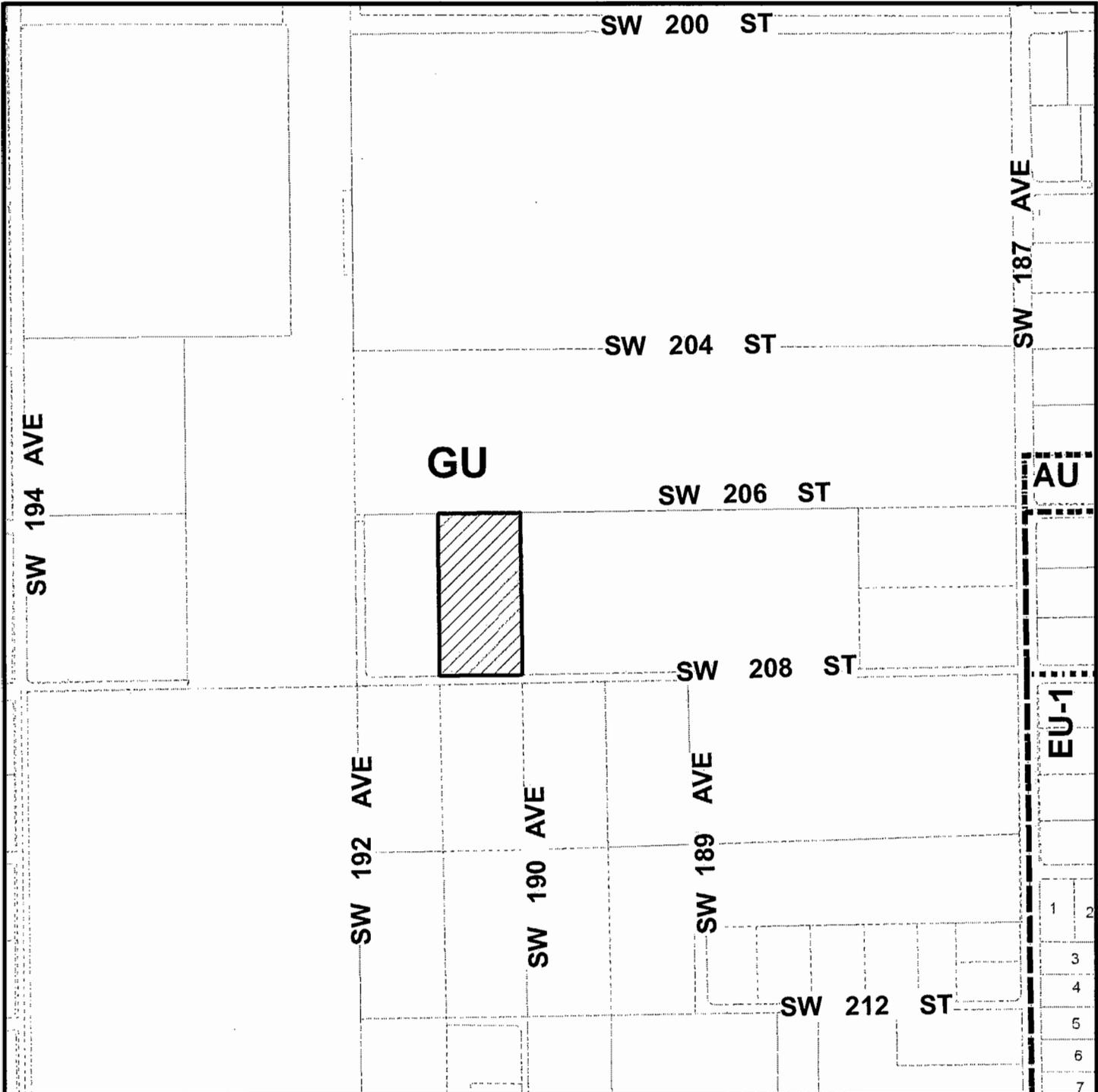
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 2014-11-19
 NOV 19 2010

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

 First Floor Plan
 1/4"=1'-0"

12-09-11-19

	
BROCKHOUSE ARCHITECTURE 2701 N.W. 25th Avenue Miami, Florida 33135 Phone: 305.446.2321 Fax: 305.446.2322	
PROJECT: 1100119 SHEET: 1100119-1 ROOM: 1100119-1-1 SHEET: 1100119-1-1	DATE: 10-30-10 SCALE: 1/4"=1'-0" DRAWING: 09/02/10 DRAWN: A.A. CHECKED: H.A. APPROVED: A.A. TITLE: 1100119-1-1
SHEET TITLE: EXISTING FLOOR PLAN SHEET REFERENCE:	
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MIAMI-DADE COUNTY

Process Number

HEARING MAP

09-119

Section: 11 Township: 56 Range: 38

Applicant: ALICIA GOVANTES MIRA

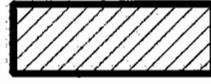
Zoning Board: C14

Commission District: 9

Drafter ID: JEFFER

Scale: NTS

----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 08/13/09

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
09-119



Section: 11 Township: 56 Range: 38
 Applicant: ALICIA GOVANTES MIRA
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning

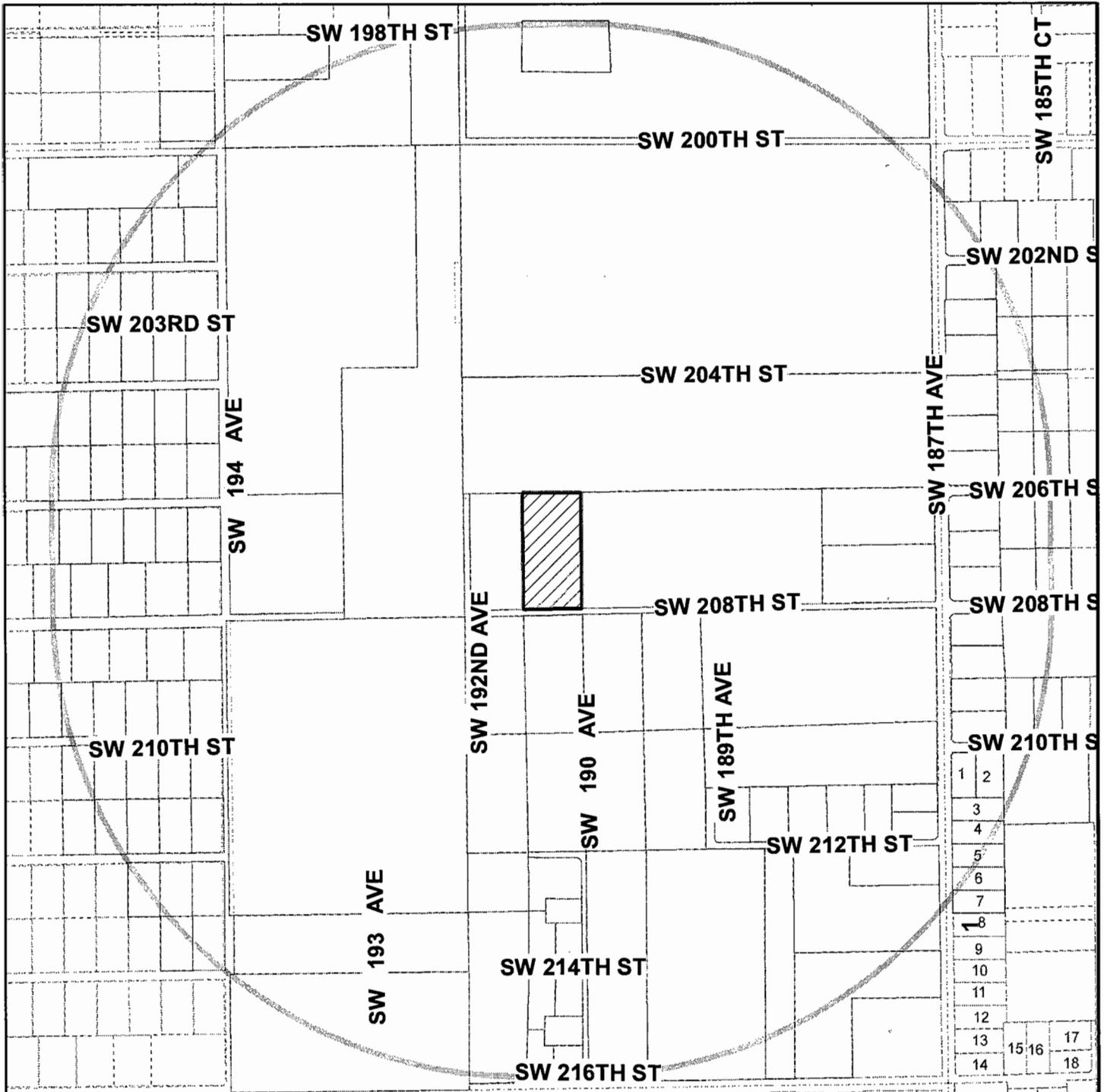


SUBJECT PROPERTY



SKETCH CREATED ON: 08/13/09

REVISION	DATE	BY
		24

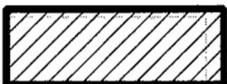


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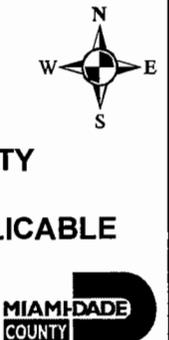
**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 11 Township: 56 Range: 38
 Applicant: ALICIA GOVANTES MIRA
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning

Process Number
09-119


**SUBJECT PROPERTY
 AND
 CONTIGUOUS IF APPLICABLE**

RADIUS: 2640'



REVISION	DATE	BY