



2-22-2010 Version # 4



BOARD OF COUNTY COMMISSIONERS  
ZONING HEARINGS

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

111 NW 1 Street, Miami

Thursday, March 4, 2010 at 9:30 a.m.

**PREVIOUSLY DEFERRED**

**DISTRICT**

A. 10-2-CC-1	<u>PRINCETON LAND INVESTMENTS LLC &amp; COUNTY PALM HOLDINGS, LLC</u>	(DEVELOPMENTAL IMPACT COMMITTEE)	<u>09-6</u>	24-56-39		8
B. 08-11-CC-1	<u>THE DEPARTMENT OF PLANNING &amp; ZONING</u>	(DEVELOPMENTAL IMPACT COMMITTEE)	<u>07-415</u>	33-56-39/04 & 05-57-39	N	8 9

**CURRENT**

**DISTRICT**

1. 10-3-CC-1	<u>CARLISLE GROUP IV, LTD AND BROWNSVILLE VILLAGE II, LTD.</u>		<u>09-140</u>	21-53-41	N	3
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# **Official Zoning Agenda**

BOARD OF COUNTY COMMISSIONERS

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**COUNTY COMMISSION MEETING OF THURSDAY, MARCH 4, 2010**

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

**ALL PARTIES SHOULD BE PRESENT AT THAT TIME**

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

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

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

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

**SWEARING IN OF WITNESSES**

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**A. PRINCETON LAND INVESTMENTS LLC & (10-2-CC-1/09-006)  
COUNTY PALM HOLDINGS, LLC**

**24-56-39  
BCC/District 8**

- (1) RU-1M(a) and AU to RU-4

**REQUEST #1 ON PARCELS "A," "B" AND "E"**

- (2) MODIFICATION of Conditions #5 and #13 of Resolution Z-15-05, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "5. That in the approval of the plan, the same be substantially in accordance with that submitted for hearing entitled 'Somerset Academy at Country Palms,' by Civica, dated stamped received 2/10/05, except as modified herein to provide the 7' wide landscape strip along the rights-of-way."

TO: "5. That in the approval of the plan, the same be substantially in accordance with that submitted for hearing entitled 'Somerset Academy at Country Palms', as prepared by Civica, dated stamped received 9/24/09, consisting of 15 sheets."

FROM: "13. That the charter school use shall be limited to grades K-8 for a maximum of 1,440 students."

TO: "13. That the charter school use shall be limited to grades K-12 for a maximum of 1,440 students."

The purpose of request #2 is to permit the applicant to submit revised plans for the charter school showing an increase in grade levels.

- (3) DELETION of the Declaration of Restrictive Covenants recorded at Official Record Book 23798, Pages 4449-4466.

The purpose of request #3 is to permit the applicant to delete a covenant tying the site to specific plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school developments which will provide both additional flexibility in phasing the development of their tracts separately.

**REQUESTS #2 AND #3 ON PARCELS "A" THROUGH "D"**

- (4) Applicant is requesting to permit apartments buildings with a Floor Area Ratio (FAR) of .85 (.80 permitted).
- (5) Applicant is requesting to permit apartment buildings with a 24% landscape open space (40% required).
- (6) Applicant is requesting to permit a minimum setback 2' (25' required) on the front, rear and side street property lines.
- (7) Applicant is requesting to permit 2,208 parking spaces (2,559 required).
- (8) Applicant is requesting to permit on-street parking (not permitted).
- (9) Applicant is requesting to permit a two-way drive 19' wide (20' required).
- (10) Applicant is requesting to permit a parking back-up aisle width of 18' (22' required).

**REQUESTS #4 - #10 ON PARCELS "A," "B" AND "E"**

- (11) Applicant is requesting to permit rowhouses with 4% common open space (12% required) and to permit garden apartments with 18.7% common open space (40% required).

**REQUESTS #4 - #11 ON PARCELS "A," "B" AND "E"**

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Princeton Commons", as prepared by Chisholm Architects-Planners-Interior Designers, date stamped received Oct. 9, 2009, consisting of 28 sheets and plans entitled 'Somerset Academy at Country Palms', as prepared by Civica, dated stamped received 9/24/09, consisting of 15 sheets. Plans may be modified at public hearing.

LOCATION: Lying between S.W. 124 Avenue and S.W. 129 Avenue and between S.W. 248 Street and U.S. Highway #1, Miami-Dade County, Florida.

SIZE OF PROPERTY: 94.43 Acres

Development Impact Committee  
Recommendation:

Approval with conditions, subject to the Board's acceptance of the proffered covenants as set forth in the Department of Planning and Zoning's recommendation.

Protests: 2

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_  
Deferred from 2-04-10

DEFERRED: \_\_\_\_\_

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**B. DIRECTOR OF THE DEPARTMENT OF  
PLANNING AND ZONING (08-11-CC-1/07-415)**

**33-56-39/4 & 5-57-39  
BCC/Districts 8 & 9**

GU, AU, RU-1, RU-1M(a), RU-2, RU-3, RU-3M, RU-4, RU-4A, RU-4L, RU-4M, BU-1A, BU-2, BU-3 and IU-1 to Leisure City Community Urban Center (LCCUC).

LOCATION: East of U.S. Highway #1 between SW 145 Avenue and SW 296 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 420.4 Acres

Developmental Impact Committee  
Recommendation:

Approval, as set forth in the Department of Planning and Zoning's recommendation.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_  
Deferred from 11-06-08

DEFERRED: \_\_\_\_\_



1. **CARLISLE GROUP IV, LTD. AND**  
**BROWNSVILLE VILLAGE II, LTD. (10-3-CC-1/09-140)**

**21-53-41**  
**BCC/Districts 3**

- (1) SPECIAL EXCEPTION to permit site plan approval for a residential development in the Rapid Transit Zone.
- (2) MODIFICATION of Condition #2 of Resolution #Z-3-09, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Everett Stewart Senior Brownsville Village Phase 1,' as prepared by Corwil Architects, Inc. and consisting of 30 sheets and 'Everett Stewart Senior Village Brownsville Village Phase 1,' as prepared by JFS Design, Inc. Landscape Architects, consisting of 5 sheets, all dated stamped received 1/05/09.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Everett Stewart Senior Brownsville Village Phase 11,' as prepared by Corwil Architects, Inc. and consisting of 29 sheets 12/23/09 and 7 sheets dated stamped received 1/22/10."

The purpose of Request #2 is to permit the applicant to submit a new site plan to showing a second apartment building and an addition to the parking garage with townhouse style residential units for the previously approved residential development.

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

LOCATION: The southeast corner of N.W. 29 Avenue and N.W. 53 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.79 Acres

Department of Planning and  
Zoning Recommendation::

Approval with conditions.

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

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THE END

### NOTICE OF APPEAL RIGHTS

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

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

**A. PRINCETON LAND INVESTMENTS LLC**  
**& COUNTY PALM HOLDINGS, LLC.**  
**(Applicant)**

**10-2-CC-1 (09-006)**  
**BCC/District 8**  
**Hearing Date: 03/04/10**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1965	Harry E. Engstrom	- Unusual use for outdoor paint testing facility.	ZAB	Approved w/conds.
1990	John Dimitriou	- Modified prior plans for paint testing facility.	ZAB	Approved
2005	Gary Trewick, ET AL	- Zone change from AU to RU-1MA & RUTH	BCC	Approved w/conds

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

**ZONING ACTION****MEMORANDUM**

Harvey Ruvin  
Clerk of the Circuit and County Courts  
Clerk of the Board of County Commissioners  
(305) 375-5126  
(305) 375-2484 FAX  
www.miami-dadeclerk.com

**DATE:** 2/4/10**#Z-****ITEM: 1**

**APPLICANT: PRINCETON LAND INVESTMENTS LLC & COUNTY PALM HOLDINGS LLC (10-1-CC-1/09-006)**

**MOTION:** Deferred to March 4, 2010

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Edmonson				X
Gimenez				X
Heyman		X		
Jordan				X
Martinez		X		
Rolle	S	X		
Seijas				X
Sorenson	M	X		
Sosa		X		
Souto		X		
Vice Chairman Diaz				X
Chairman Moss		X		
<b>TOTAL</b>		<b>8</b>	<b>0</b>	<b>5</b>

# Memorandum



**Date:** March 4, 2010

**To:** The Board of County Commissioners

**From:** Developmental Impact Committee  
Executive Council

**Subject:** Developmental Impact Committee Recommendation

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**APPLICANT:** Princeton Land Investments LLC & County Palm Holdings, LLC (Z09-006)

## **SUMMARY OF REQUESTS:**

Approval of this application will allow the applicants to change the zoning on Parcels A, B & E of the subject property from RU-1M(a), Single-family Modified Residential District and AU, Agricultural District, to RU-4, High Density Apartment House District. Additional requests are to modify a resolution and to delete a previously proffered Declaration of Restrictions to allow the applicants to submit a new site plan showing an increase in grade levels from K-8 to K-12 and to delete a covenant in order to proffer two separate covenants governing the residential development and charter school. The applicants have also requested variances for parking, landscaping, setbacks, open space, parking back-up aisles, two-way drives and FAR.

**LOCATION:** Lying between S.W. 124 Avenue and S.W. 129 Avenue and between S.W. 248 Street and U.S. Highway #1, Miami-Dade County.

## **COMMENTS:**

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

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

## **DIC RECOMMENDATION:**

**Approval with conditions**, subject to the Board's acceptance of the proffered covenants as set forth in the Department of Planning and Zoning's recommendation.

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

- That sidewalks and bike lanes be provided along both SW 127 Avenue and SW 240 Street, if feasible within the zone rights-of-way, as required by Objective TE-2 of the Comprehensive Development Master Plan (CDMP).

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 covenants, 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.

APPLICATION NO. Z09-6  
PRINCETON LAND INVESTMENTS LLC & COUNTY PALM HOLDINGS,  
LLC

Respectfully Submitted,

DIC Executive Council  
December 30, 2009

Ysela Llort  
Assistant County Manager

Absent

Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department

Absent

Irma San Roman, Deputy Director  
Metropolitan Planning Organization Secretariat



AYE

Subrata Basu, Assistant Director of Planning  
Department of Planning and Zoning



AYE

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



AYE

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

Absent

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



AYE

**DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO DEVELOPMENT IMPACT COMMITTEE**

**APPLICANT:** Princeton Land Investments LLC &  
County Palm Holdings, LLC

**PH:** Z09-006

**SECTION:** 24-56-39

**DIC DATE:** December 30, 2009

**COMMISSION DISTRICT:** 8

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**A. INTRODUCTION:**

o **REQUESTS:**

(1) RU-1M(a) and AU to RU-4

REQUEST #1 ON PARCELS "A", "B" AND "E"

(2) MODIFICATION of Conditions #5 and #13 of Resolution Z-15-05, passed and adopted by the Board of County Commissioners reading as follows:

FROM: "5. That in the approval of the plan, the same be substantially in accordance with that submitted for hearing entitled 'Somerset Academy at Country Palms,' by Civica, dated stamped received 2/10/05, except as modified herein to provide the 7' wide landscape strip along the rights-of way."

TO: "5. That in the approval of the plan, the same be substantially in accordance with that submitted for hearing entitled " Somerset Academy at County Palms,' as prepared by Civica, date stamped received 9/24/09 consisting of 12 sheets.

FROM:"13. That the charter school use shall be limited to grades K-8 for a maximum of 1,440 students."

TO: "13. That the charter school use shall be limited to grades K-12 for a maximum of 1440 students."

The purpose of the request #2 is to permit the applicant to submit revised plans for the charter school showing an increase in grade levels.

(3) Deletion of the Declaration of Restrictive Covenants Recorded at Official Record Book 23798, Page 4449-4466.

The purpose of request #3 is to permit the applicant to delete a covenant tying the site to specific plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school developments which will provide both additional flexibility in phasing the development of their tracts separately.

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o **SUMMARY OF REQUESTS:**

Approval of this application will allow the applicant to change the zoning on Parcels A, B & E of the subject property from RU-1M(a), Single-family Modified Residential District and AU, Agricultural District, to RU-4, High Density Apartment House District. Additional requests are to modify a resolution and to delete a previously proffered Declaration of Restrictions to allow the applicant to submit a new site plan allowing the applicant to increase grade levels from K-8 to K-12 and to delete a covenant in order to proffer two separate covenants governing the residential development and charter school. The applicant has also requested variances for parking, landscaping setbacks, open space, parking back-up aisles, two-way drives and FAR.

- o **LOCATION:** Lying between S.W. 124 Avenue and S.W. 129 Avenue and between S.W. 248 Street and U.S. Highway #1 at, Miami-Dade County.
- o **SIZE:** 94.43 acres

**B. ZONING HEARINGS**

In 1965, pursuant to Resolution #3-ZAB-275-65, a portion of the subject property was granted an unusual use to permit outdoor paint testing and a paint testing laboratory. In 1990, pursuant to Resolution #4-ZAB-5-90, a portion of the subject property was

granted a modification to permit the applicant to submit new plans showing a storage room addition to the existing paint testing laboratory. In 2005, pursuant to Resolution #Z-15-05, the Board of County Commissioners (BCC) granted the subject property district boundary changes from AU, Agricultural District to RU-1M(a), Single-family Modified Residential District on Parcels A and B and from AU to RU-TH, Townhouse District on Parcel C. In addition, requests were granted for a special exception to permit a charter school and variances for height, one-way drives, parallel parking, lot coverage and landscape buffering.

### **CDMP HISTORY**

The subject property was approved in the April 2005 CDMP Amendment Cycle (Application #22) to redesignate Parcels A and C of the subject property from Low-Density Residential to the Medium Density Residential category. Parcel B was redesignated from Low-Density Residential to the Low-Medium Residential category. The applicant proffered a covenant which required the applicant to develop and design the property to be compatible with the Residential, Residential Modified and Mixed Use Main Street PCUC regulations, align the roadways within the property as much as possible with corresponding roads in the Princeton Community Urban Center (PCUC), develop the property with at least two (2) acres of public open space in the form of plazas, greens, or squares as defined under the Miami Dade County Standard Urban Center District Regulations, cooperate with Miami Dade Transit to accommodate future transit facilities, work in good faith with Public Works to ensure that adequate infrastructure will be available to accommodate the traffic trips generated by the development, provide 65 units of workforce housing and provide the Planning and Zoning Director with an Educational Facilities Mitigation Plan.

### **C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates **Parcels B and E** of the subject property as being **within the Urban Development Boundary for Medium Density Residential use**. This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.

**Parcel A** is designated **Low-Medium Density**. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

**Parcel C** is designated as being within the Urban Development Boundary for **Princeton Community Urban Center**.

**Parcel D** is designated **Low Density**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum

density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. **Urban Center.** Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate to high intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to nearby expressway or major roadways to ensure a high level of countywide accessibility.

The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.

The core of the centers should contain business, employment, civic, and/or high or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses that serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning and evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development of these centers over time. In addition to the Urban Center locations depicted on the Land

Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

### **Uses and Activities**

Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses are encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

### **Radius**

The area developed as an urban center shall extend to one mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

### **Streets and Public Spaces**

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined

by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edged landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixture and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenade, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

#### **Parking**

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

#### **Buildings**

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

#### **Density and Intensity**

The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core	250
<b>Community Urban Centers (Leisure City)</b>	<b>greater than 1.5 in the core not less than 0.5 in the edge</b>	<b>125</b>

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Land Use Policy LU-7F.

### 3. Uses and Zoning Not Specifically Depicted on the LUP Map.

Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

4. **Policy LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
5. **Policy LU-5A.** The textual material titled "Interpretation of the Land Use Plan Map" contained in this Element establishes standards for allowable land uses, and densities or intensities of use for each land use category identified on the adopted Land Use Plan (LUP) map, and is declared to be an integral part of these adopted Land Use Policies.

6. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.
7. **Policy LU-8A.** Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resources degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
8. **Guidelines for Urban Form.** The following guidelines establish a generalized pattern for location of different uses, their intensity, and the interconnecting network of vehicular and pedestrian movement. The general pattern of land use in residential communities shall conform to the following guidelines to the maximum extent consistent with the land use patterns and densities authorized and encouraged by the Land Use Plan (LUP) map, and future amendments to the LUP map should endeavor to promote this localized form within the metropolitan pattern of urban centers and transit corridors. Exceptions may occur (a) for Developments of Regional Impact and Development of County Impact or (b) to conform the density, intensity, use, building, envelope, traffic generation and demand on services and infrastructure of a proposed new use to such contextual elements as the general pattern of use, intensity and infrastructure which exists in an established neighborhood.
  1. The section line roads should form the physical boundaries of neighborhoods
  2. The section line, half-section line, and quarter-section line road system should form a continuous network, interrupted only when it would destroy the integrity of a neighborhood or development, or when there is a significant physical impediment. Pedestrian and vehicular traffic networks should serve as physical links between neighborhoods, with multiple points of access between neighborhoods.
  3. Within a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.
  4. Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities, which may be approved in a section through density averaging or on an individual site



basis, the higher density residential uses should be located at or near the activity nodes.

5. Pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions through connectivity of section, half-section and local roadways constructed with sidewalks and supplemented by pedestrian paths.
6. Areas abutting and adjacent to activity nodes should serve as transition areas suitable for eligible higher residential densities, public and semi-public uses including day care and congregate living uses.
7. Areas located along section line roads between transition areas are also authorized for eligible higher residential densities, public and semi-public uses. When section line roads are served by adequate mass transit, these areas are more suitable for office uses than such properties not served by adequate transit.
8. Pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions through connectivity of section, half-section and local roadways constructed with sidewalks and supplemented by pedestrian paths.
9. **Housing Variety.**

Residential communities having a variety of housing types, such as standard single-family detached homes, townhouse, other single-family attached homes, and multi-family units, are encouraged by this plan. Toward this end, all new residential developments should include housing types which will contribute to the diversity of housing types in the immediate area, and in all instances residential developments exceeding 40 acres in size shall contain more than one of the foregoing housing types. It is especially important to mix townhouses with single-family detached and the former with multi-family units. Multi-family buildings should offer a variety of sizes ranging from efficiency units through two and three bedroom apartments.

**D. NEIGHBORHOOD CHARACTERISTICS:**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property: (Parcels A, B,C,E)**

RU-1M(a) and AU; vacant  
 Princeton Community Urban Center  
 District

Low Density Residential, 2.5 to 6 du  
 Low- Medium Density Residential  
 13 to 25 du  
 Princeton CUC

**Surrounding Properties:**

**NORTH:** AU, vacant and residences

Low Density Residential, 2.5 to 6 du



**SOUTH:** EU-1, AU, PCUC;  
vacant and residences

Low Density Residential 2.5 to 6 dua

**EAST:** AU; vacant and residences

Low Density Residential 2.5 to 6 dua

**WEST:** AU, BU-1A, BU-3, PCUC;

Low Density Residential 2.5 to 6 dua  
vacant and residential

**Charter School (Parcel D)**

**ZONING**

**Subject Property**

AU; plant nurseries

Low Density Residential 2.5 to 6 dua

**NORTH**

AU; vacant

Low Density Residential, 2.5 to 6 dua

**SOUTH**

AU and EU-1, plant nurseries,  
single-family residences

Low Density Residential, 2.5 to 6 dua

**EAST**

AU; vacant land, single-family  
residences

Estate Density, 1 to 2.5 dua

**WEST**

AU; single-family residences

Low Density Residential, 2.5 to 6 dua

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:

(Site plan submitted.)

Location of Buildings:

**Acceptable**

Compatibility:

**Acceptable**

Landscape Treatment:

**Acceptable**

Open Space:

**Acceptable**

Buffering:

**Acceptable**

Access:

**Acceptable**

Parking Layout/Circulation:

**Acceptable**

Visibility/Visual Screening:

**Acceptable**

Service Areas:

**Acceptable**

Signage:

**Acceptable**

Urban Design:

**Acceptable**

**F. PERTINENT REQUIREMENTS/STANDARDS:**

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**Section 33-311(A)(7) (Generalized Modification Standards).** The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, 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 fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

**Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.** Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

**Section 33-193.12 Design and unit placement.**

- (A) Workforce housing units shall be comparable in design and materials to market-rate units within the development in terms of exterior appearance. Workforce housing units may be grouped or dispersed throughout the development.
- (B) Notwithstanding underlying zoning regulations that limit the number of residential units that may be constructed on a single platted lot, residential developments incorporating workforce housing units may utilize the following flexible design provisions, provided that the total development density shall not exceed that allowed by this article. Units to be developed in accordance with this section shall be approved only upon demonstration that a declaration of condominium has been filed in accordance with state law (if any unit is to be sold).
  - (1) No more than 3 total residential units may be placed on a single platted lot, of which no more than one unit may be, but shall not be required to be, a market rate unit, and
  - (2) The entrance to each of the units on a single platted lot shall be
    - (a) through a common hall/foyer area in the front of the building, which shall be concealed by a building wall with 1 entrance door, giving the appearance of a single family residential unit, or
    - (b) the entrance to the workforce housing unit(s) shall be clearly designed to be subordinate to the principal entrance of the building for the market rate unit. When the entrance is configured in this manner the design shall incorporate architectural features and elements that clearly distinguish and develop the market rate entrance as the predominant entrance from the other entrances.
  - (3) Buildings designed under these parameters shall not be located on the periphery of a development, adjacent to or across the street from previously established single family residential neighborhoods.
  - (4) The locations of the parking spaces for the units within the building shall be dispersed around the building so as not to create a parking field for all of the spaces in the front of the building.

**Section 33-193.13 Required declaration of restrictive covenants**

Prior to final approval of any application seeking to utilize the density or intensity bonus available pursuant to this article, the applicant shall submit a separate declaration of restrictive covenants, encumbering the entire project, approved in form by the Director and sufficient for recording in the public records of Miami-Dade County, Florida, including provisions requiring development of a specified number, type, and location of all dwelling units, a general plan for staging construction of all units, and such other provisions as the Department may require to demonstrate the applicant's compliance with this article. The development and the WHU staging plan must be consistent with the CDMP and any applicable land use, subdivision regulations, zoning and site plan approval for the property. The declaration of restrictive covenants shall require the property to be developed in accordance with the following specifications:

- (A) a general description of the covered development, including whether the covered development will contain rental dwelling units or owner-occupied dwelling units, or both.
- (B) the total number of market rate dwelling units and WHUs in the development and the timetable for construction; and
- (C) the location of the WHUs in the development and phasing, if any, and construction schedule for the development sequence demonstrating that:
  - (1) WHUs will be built and made available for occupancy simultaneously with or before market-rate dwelling units, except that building permits for the last 10% of the market-rate units shall be withheld until building permits have been issued for all of the WHUs; and
  - (2) the last building shall not contain only WHUs.
- (D) The declaration of restrictive covenants may be modified by mutual consent of the applicant and the Department of Planning and Zoning and the Miami-Dade Housing Agency, as long as the modified agreement remains in conformity with this article and substantially conforms to the recorded declaration's provisions relating to number, location, distribution and timing or construction of WHUs.

**Section 33-193.14 Workforce housing agreement.**

Prior to the earlier of final plat approval or application for building permit for the first residential unit on the property subject to the requirements of this article applicant shall submit a declaration of restrictive covenants, approved in form by the Director and sufficient for recording in the public records of Miami-Dade County, Florida, encumbering the individual WHUs in the entire development, specifying the restrictions of the WHU and such further arrangements, restrictive covenants, and resale restrictions as are necessary to carry out the purposes of Chapter 17, Article IX of the code, sections 17-142 through 17-144 inclusive, and shall include the following:

- (a) a binding commitment that the restrictions of this article shall run with the land for the entire control period, and
- (b) a binding commitment that the covenants will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to or an interest in the property, and
- (c) these covenants shall be senior to all other liens or encumbrances on the property including all instruments securing permanent financing, except that tax and assessment liens shall be superior to these covenants, and
- (d) a binding commitment that incorporates all terms and conditions regarding WHUs, including without limitation, the required shared equity agreement, eligibility standards, appropriate sales and rental price standards and affordability controls required of purchasers of WHUs pursuant to Chapter 17, Article VIII of this code.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Solid Waste	No objection
Schools	Takes no position
WASD	No objection*
Aviation	No objection

\*Subject to conditions indicated in their memoranda.

**H. ANALYSIS:**

The subject property is a portion of the larger assemblage that was the subject of zoning application #04-404 (Gary Trewick, et al). The development included single-family residences and townhouses which are now located within the Princeton Community Urban Center (PCUC) delineated as Parcel C of the subject property. At the time of approval, the applicant proffered a covenant, which among other things, required the applicant to develop portions of the property under the site plan submitted under application #04-404. In 2006, the subject property was granted a CDMP amendment that redesignated Parcels A and C to Medium Density Residential and Parcel B to Low-Medium Residential Density. A Declaration of Restrictions was proffered which required that all design and development on the property be compatible with the regulations governing the PCUC Residential, Residential Modified and Mixed Use Main Street Districts, as set forth in Article XXXIII(M) of the zoning code; that the roadway network align as much as possible with corresponding roads in the PCUC; the provision of a K-8 charter school for 1440 students and 65 workforce housing units, public open space, and transit improvements. Parcel C was subsequently rezoned to Princeton Community Urban City District. The applicant is currently requesting a district boundary change from RU-1M(a), Single-family Modified Residential District and AU, Agricultural District to RU-4, High Density Apartment House District on Parcels A, B and E, a modification of Resolution # Z-15-05 to permit the applicant to submit revised plans for the charter school showing an increase in grade levels, and a deletion of a Declaration of Restrictions in order to allow the applicant to delete the covenant tying the site to specific site plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school developments. According to the applicant, approval of the requested deletion will permit the residential development and the charter school to be independently developed. That will provide both owners additional flexibility in phasing the development of their tracts. Additionally, the applicant has requested several variances which are primarily a result of the applicant's attempt to be compatible with the PCUC regulations as required by the CDMP covenant. The subject property is designated Low-Medium Density Residential (Parcel A), Medium Density Residential (Parcels B and E), PCUC (Parcel C) and Low Density Residential (Parcel D). The proposed development consists of 1320 units (944 apartments, 376 townhouses) of which 65 units will be workforce housing units in accordance with the CDMP covenant. It should be noted that Parcel C is located within the PCUC and the applicant has requested an Administrative Site Plan Review

(ASPR) which is a separate process. The site plans submitted for this application depict a development that is compatible and consistent with the more intense urban development of the PCUC. Additionally, the requested zone change is compatible with the current land use designations. Based on the aforementioned, staff opines the proposed development is **compatible** with the surrounding community and is **consistent** with the CDMP.

As previously mentioned the applicant proffered a covenant during the April 2005 CDMP Amendment Cycle which stated that the owner shall voluntarily comply with all applicable Miami-Dade County, or successor municipality, workforce housing requirements, notwithstanding the applicability of any codified exemption. Furthermore, the covenant states that in the event that Miami-Dade County fails to enact an ordinance governing the development of workforce housing units on the property, the owner shall develop at least 65 units of the residential units on the property as workforce. Though Miami-Dade County has enacted a workforce housing ordinance as of May 2008, the applicant has proffered a covenant which provides 65 units of workforce housing. The site plan submitted by the applicant depicts 65 of the 102 units as designated for workforce housing which will be located in the two garden style apartments at the northern portion of the development. A workforce housing unit has been defined as a dwelling unit intended for sale or rental to a household within the income range of 65% to 140% of the County's median income. The workforce housing units will be for persons meeting the income eligibility requirements (65% to 140% of the median income of Miami-Dade County which is \$49,200). The Workforce Housing Development Program allows applicants to obtain a twenty-five percent density increase provided that a minimum 12.5% of the proposed units in the development are workforce housing units. However, the applicant is not seeking any additional density increases for the proposed development. Staff opines that the workforce housing units would be **compatible** with the surrounding community and **consistent** with the CDMP.

The Department of Environmental Resources Management (DERM) **does not object** and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the subject property is located near County-designated Natural Forest Community (NFC) properties. Their memorandum states that parcels containing or adjacent to NFC properties must avoid adverse impacts to the NFC properties associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion. The **Public Works Department has no objections** to this application. The Miami-Dade Fire Rescue Department (MDFR) **does not object** to this application and indicates that the response time for this application is **5:05 minutes**. The Department of Solid Waste Management (DSWM), Miami Dade Transit (MDT) and **Miami-Dade Park and Recreation have no objections** to this application. The Miami-Dade Water and Sewer Department (WASD), Solid Waste Department (SWD) and the **Aviation Department have no objections** to this application. The Miami-Dade County Public Schools (MDCPS) **does not take a position** regarding this application, however their memorandum indicates there is not sufficient capacity at the elementary school serving the area to accommodate the density increase proposed under this application.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development will: conform to the Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida; have a favorable or unfavorable impact on the environmental and natural resources of

Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

The rezoning of Parcels A, B and E of the subject property from RU-1M(a) and AU to RU-4 would allow the applicant to develop 1320 apartments and townhouses on those parcels. The rezoning to the more intense RU-4 zoning would allow the applicant to develop the subject property in a manner that is compatible with the more intense PCUC standards and is consistent with as many PCUC standards as possible which is consistent with the CDMP covenant. Therefore, staff supports the district boundary change to RU-4 (request #1) and is of the opinion that the proposed residential development is **consistent** with the LUP map designation of the CDMP and the CDMP covenant. The proposed development would not have an unfavorable effect on the economy of Miami-Dade County, would not cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, as evidenced by the memoranda provided by WASD, DERM and DSWM. The applicant has submitted a covenant which indicates that the owner acknowledges that the development of the property will be subjected to Miami-Dade County's uniform school concurrency system. In addition to any educational facilities mitigation required under the school concurrency system due to the impact of the students generated by the development of the property, the owner shall donate \$10,000 to Miami-Dade County Public Schools. The monetary donation shall be made prior to the approval of a final plat for any portion of the property and shall be over and above any educational facilities impact fees paid for the development. Staff opines that the aforementioned meets the educational facilities mitigation plan as required by the CDMP covenant. As such, staff recommends approval of the district boundary change.

When requests #2 and #3 are analyzed under the Modification Standards Section 33-311(A)(7) staff is of the opinion that the proposed modification and deletion 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 applicant has submitted a new site plan for the proposed charter school which depicts a two phase development located at SW 124 Avenue and SW 248 Street. Phase I is proposed as a two-story, 60,975 sq. ft. building with 50,000 sq. ft. of recreation area. Phase II is a two-story 52,625 sq. ft. building with 33,500 sq. ft. of recreation space. The submitted Letter of Intent indicates that the applicant will open Phase I as a K-12 charter school. As previously mentioned, the CDMP covenant proffered by the applicant during the 2005 CDMP amendment cycle required the applicant to submit an Educational Facilities Mitigation Plan. This plan was intended to mitigate the impacts on Miami-Dade County Public School educational facilities. The applicant had various options to mitigate the proposed development and chose the provision of a charter school serving up to 1,440 students in grades K- 8. The purpose of request #2 is to allow the applicant to submit revised plans for the



charter school showing an increase in grade levels from K-8 to K-12 with the number of students remaining at 1440. Request #2 will not, in staff's opinion, unduly burden or affect public transportation facilities as evidenced by the memoranda from Public Works. The memorandum from the Miami-Dade County Public Schools indicates that the development will generate an additional 592 students: 278 elementary; 136 middle; and 178 high school students. Request #3 is to allow the applicant to delete a covenant tying the site to specific site plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school requirements. Said covenant called for, among other things, the construction of phase 1 of the charter school prior to the issuance of building permits for 278 residential units. Staff notes that approval of request #3 will eliminate said restriction and will no longer tie the charter school development to the residential development. The proposed covenant proffered by the applicant indicates, among other things, that the charter school will be developed according to the new plans submitted, will have 1,440 students in grades K-12, operate between the hours of 7:00 A.M. and 6:00 P.M. and have three staggered arrival and dismissal times. Additionally, the covenant states that Phase I will operate with two shifts with the maximum number of students not to exceed 535 K-12 students in each shift and that Phase II of the proposed school will operate with one shift with a maximum of 640 K-12 students. Furthermore, said covenant indicates that the owner acknowledges that the development of the property will be subjected to Miami-Dade County's uniform school concurrency system. In addition to any educational facilities mitigation required under the school concurrency system due to the impact of the students generated by the development of the property, the owner shall donate \$10,000 to Miami-Dade County Public Schools. The monetary donation shall be made prior to the approval of a final plat for any portion of the property and shall be over and above any educational facilities impact fees paid for the development. The memorandum from Miami-Dade County Public School indicates that the impact is primarily at the elementary school level and staff opines that the charter school would mitigate the impact of the approximately 592 students generated by this application. However, as previously mentioned, the charter school development will no longer be tied to the residential development. Based on the aforementioned, staff is recommending approval with conditions of requests #2 and #3 under Section 33-311(A)(7) (Generalized Modification Standards).

When requests #4 through #11 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that these requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the surrounding area. Staff supports request #4, to permit apartment buildings with an Floor Area Ratio (FAR) of .85 (.80 permitted) since it is compatible with the CDMP Urban Center requirements which allows an FAR greater than 1.5 in the core and not less than 0.5 in the edge. Request #5, to permit apartment buildings with 24% landscape open space (40% required) in staff opinion would be compatible with the PCUC regulations. While staff acknowledges that the development is less than the RU-4 zoning requirement, staff also notes the applicant has proffered 2 parks totaling 2 acres of open space for the development. Furthermore, the CDMP Urban Center regulations state that public area provided outdoors<sup>7</sup>, at grade will be counted toward satisfaction of requirements for other common open space. Approval of request #6 to permit a minimum setback of 2' (25' required) on the front, rear and side street property is consistent with the Community Urban Center Standards which allows setbacks ranging from 0' to 6' for apartments and rowhouses. Requests #7 and #8 which are to permit 2,208 parking spaces where 2,559 are required and to permit on-



street parking which is not permitted. However, the parking requests are compatible with the parking regulations within the PCUC which permits and credits on street parking as part of the parking count. Shared parking is encouraged in Community Urban Centers. Furthermore, reductions from standard parking requirements shall be authorized in Community Urban Centers where there is a complementary mix of uses on proximate development site, and near transit stations. Staff opines that the parking deficit would be adequately addressed with the on-street parking and the site proximity to US 1 Busway and is consistent with the intent of the PCUC regulations. The Public Works Department memorandum indicates that they have no objections to the request. In staff's opinion requests #9 and #10 to permit a two-way drive 19' where 20' is required and to permit a two-way drive 18' wide where 22' is required are minor and would not have an adverse effect on the surrounding community. These requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and will be compatible with the surrounding land uses and would not be detrimental to the community, would not adversely affect the stability and appearance of the surrounding community nor would it create a negative visual impact to the neighborhood. Staff opines that request #11, to permit rowhouses with a common open space of 4% (12% required) and garden apartments with 18.7% common open space (40% required) will not be detrimental to the community and maintains the basic intent of the zoning regulation. CDMP CUC regulations do not address open space requirements for rowhouses and apartments but requires landscaping in the front setback. The plans submitted depict landscaping in the front setbacks. In staff's opinion, the applicant has provided adequate open space and has designed the rowhouses and apartments to be compatible with the PCUC requirements. Based on the aforementioned, staff opines that requests #4 through #11 should be approved, with conditions, under the NUV Standards.

Based on the foregoing, staff recommends approval of the district boundary change (request #1) on Parcels, A, B and E from RU-1M(a) and AU to RU-4, subject to the Board's acceptance of the proffered covenant; approval with conditions of requests #2 and #3 under Section 33-311(A)(7) General Modification Standards, and approval with conditions of requests #4-#11 under Section 33-311(A)(17) (Non Use Variance).

I. **RECOMMENDATION:** Approval of the district boundary change (request #1) from RU-1(M)(a) and AU to RU-4, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 and #3 under Section 33-311(A)(7) (Generalized Modification Standards), and approval of requests #4 - 11 Section 33-311(A)(4)(b) (NUV).

J. **CONDITIONS:** For Requests #2-#11

1. That the two site plans be submitted to and meet with the approval of the Director of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited to, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, 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: 'Princeton Commons, as prepared by RE Chisolm

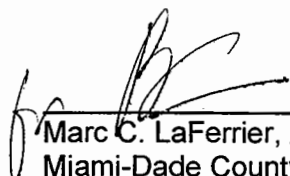
Architects, Inc., dated stamped received October 9, 2009, and 1 sheet dated stamped received 12/21/09 consisting of 27 sheets.

3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled: Somerset Academy at Country Palms, as prepared by Civica, dated stamped received 9/24/09 consisting of 11 sheets.
4. That the use be established and maintained in accordance with the approved plan.
5. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.
6. That the applicant provide 65 units of workforce housing in accordance with the CDMP covenant.
7. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
8. That all development on the subject property meet all requirements of the CDMP covenant.
9. That the subject property be developed with at least two (2) acres of public open space, in the form of plazas, greens, or squares as defined under the Miami-Dade County Standard Urban Center District Regulations.
10. That all roadways with the subject property align as much as possible with the corresponding roads in the PCUC in order to form a unified grid network.
11. That the applicant, prior to the approval of a final plat for the subject property, work with the Miami-Dade Transit to accommodate future transit facilities within the Property (including bus shelters, pull-out bays, and other facilities).
12. That the applicant work with the Miami-Dade County Public Works Department and Department of Planning and Zoning to ensure adequate infrastructure will be available to accommodate the traffic trips generated by the development of the subject property.
13. That during the permitting process the applicant make a good faith effort to preserve specimen trees on the subject property in accordance with the requirements of Chapter 24 of the Miami-Dade County Code.
14. That the applicant complies with Section 33-193.14, Workforce housing agreement, which indicates that prior to the earlier of final plat approval or application for building permit for the first residential unit on the property subject to the requirements of this article applicant shall submit a declaration of restrictive covenants, approved in form by the Director and sufficient for recording in the public records of Miami-Dade County, Florida, encumbering the individual WHUs in the entire development,

specifying the restrictions of the WHU and such further arrangements, restrictive covenants, and resale restrictions as are necessary to carry out the purposes of Chapter 17, Article IX of the Code, Sections 17-142 through 17-144 inclusive.

15. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of the December 30, 2009 DIC of this application and incorporated herein by reference.
16. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
17. That no outside loud speakers shall be permitted on the property.
18. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
19. That the school gates be opened at least 30 minutes prior to the arrival and dismissal times.
20. That the charter school use be limited to grades Kindergarten through 12<sup>th</sup> and be limited to a maximum of 1,440 students.
21. That there will be staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 20 minutes.
22. That at time of yearly renewal of Certificate of Use, the applicant shall submit to the Department of Planning and Zoning a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.
23. That at the time of plat the property meets all related concurrency, mitigates all assessed impacts of the project and that the applicant makes contribution of \$10,000 over and above the impact mitigation.
24. That the site set aside for a school remains as a school site.

**DATE TYPED:** 11/24/09  
**DATE REVISED:** 11/25/09, 11/27/09, 11/30/09, 12/18/09, 12/21/09, 12/23/09,  
12/24/09; 12/28/09  
**DATE FINALIZED:** 12/28/09  
MCL:GR:NN:JV:CI

  
\_\_\_\_\_  
Marc C. LaFerrier, AICP, Director  
Miami-Dade County Department of  
Planning and Zoning

# Memorandum



**Date:** December 4, 2009

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

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

**Subject:** Recommendations for Princeton Land Investments LLC & County Palm Holdings,  
(Somerset Academy at Country Palms) Process number: Z2009000006

Miami Dade County Public Works Department Traffic Engineering Division has no objection to this application only if the applicant complies with all of the following recommendations and comments below.

The Traffic Engineering Division has reviewed the Site Plans, revised 09/17/09, submitted to Department of Planning & Zoning on 09/24/09, and the Traffic Impact Analysis, dated 09/02/09, submitted to Dept. P&Z on 09/23/09 for the proposed facility located at SW 124 Avenue & SW 248 Street and has the following recommendations and comments:

- Traffic Study Comments:

1. The applicant's traffic study recommends a traffic signal be installed at SW 124 Avenue & SW 248 Street, and Public Works Department concurs that the applicant shall install this signal. Alternatively, the applicant may provide a Signal Warrant Analysis for the 2011 project year at the recommended signal location. If a signal is not warranted, alternate LOS improvements (e.g. additional lanes, roundabout) shall be studied and provided.
2. A Level of Service study at the SW 124 Avenue entrance driveway is required. If a left turn lane is required, the proposed roadway section will be coordinated with the SW 124 Avenue & SW 248 Street intersection operations and geometry.

- Project Requirements

1. School Speed Zone signs (fluorescent yellow-green material must be used where applicable on sign panel segments), pavement markings, and flashing signals are required along the major roadways adjacent to the site.
2. A proposed schedule of arrival and dismissal times including grade level and number of students, is required to be provided in a covenant (and/or "Letter of Intent") for this facility.
3. Trained personnel shall be provided to manage traffic operations during arrival and dismissal periods.
4. Provide a maintenance of traffic (MOT) operation plan, including provision of any traffic control devices (e.g. – cones, delineators) for arrival and dismissal periods in a covenant ("Letter of Intent") for this facility.

- Standard Comments:

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
2. Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of this Department. Also, any relocation or removal of trees must be approved by DERM. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public record, must be provided prior to permitting any of these types of installations within the public right-of-way.
3. Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
4. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.
5. The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

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

cc: Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division  
Robert Williams, P.E., Acting Chief, Traffic Signals and Signs Division  
Raul A. Pino, P.L.S., Chief, Land Development Division  
David Cardenas, Chief, Right of Way and Aesthetic Assets Management Division  
Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division  
Armando Hernandez, Concurrency Coordinator, Traffic Engineering Division  
Vishnu Rajkumar, Signal Design Administrator, Traffic Engineering Division

# Memorandum



**Date:** November 12, 2009

**To:** Marc C. LaFerrier  
Director  
Planning & Zoning Department

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

**Subject:** DIC09-006  
Name: Princeton Commons Multifamily  
Location: SW 127 Avenue & SW 240 Street  
Sec. 23 & 24 Twp. 56 Rge. 39

## I. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

- A. Trip Generation  
773 PM Peak Hour trip ends
- B. Cardinal Distribution
- |       |        |      |        |
|-------|--------|------|--------|
| North | 51.0 % | East | 8.0 %  |
| South | 28.0 % | West | 13.0 % |

## II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

- A.1 SW 127 Avenue, South of South Dixie Highway.
- B.1 From SW 248 Street to SW 236 Street is a Section Line 2-lane roadway.
- A.2 SW 232 Street, West of South Dixie Highway.
- B.2 From South Dixie Highway to SW 132 Avenue is a Section Line 2-lane roadway.
- A.3 South Federal Highway (US-1), North of SW 248 Street to SW 216 Street.
- B.3 From SW 248 Street to SW 216 Street is an Arterial 4-lane roadway.

## III. IMPACT ON EXISTING ROADWAYS:

### A. CONCURRENCY:

**Station 9790** located on SW 127 Avenue, S/O SW 216 Street to SW 232 Street has a maximum Level of Service (LOS) "D" of 900 vehicles during the PM Peak Hour Period (PHP). It has a current PHP of 213 vehicles and 29 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9790** with its 242 PHP and assigned vehicles is at LOS "D". The 78 vehicle increment generated by this development when combined with the previous 242 count equals to 320 total vehicles and LOS "D" where the range is from 180 to 1040 vehicles.

**Station 9910** located on SW 232 Street, W/O SW 137 Avenue to SW 147 Avenue has a maximum LOS "C" of 1470 vehicles during the PHP. It has a current PHP of 415 vehicles and 56 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9910** with its 471 PHP and assigned vehicles is at LOS "A". The 99 vehicle increment generated by this development when combined with the previous 471 count equals to **570** total vehicles and LOS "A" where the range is from 1 to 1090 vehicles.

**Station 9971** located on South Dixie Highway, S/O SW 248 Street between SW 112 Avenue-SW 304 Street has a maximum LOS "EE" of 4068 vehicles during the. It has a current PHP of 2893 vehicles and 958 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9971** with its 3851 PHP and assigned vehicles is at LOS "D". The 216 vehicle increment generated by this development when combined with the previous 3851 count equals to **4067** total vehicles and LOS "E" where the range is from 3470 to 4068 vehicles.

**Station F-8** located on South Dixie Highway, S/O SW 232 Street, SW 304 Street to SW 112 Avenue has a maximum LOS "EE" of 4068 vehicles during the PHP. It has a current PHP of 2801 vehicles and 410 vehicles have been assigned to this section of road from previously approved Development Orders. **Station F-8** with its 3211 PHP and assigned vehicles is at LOS "B". The 380 vehicle increment generated by this development when combined with the previous 3211 count equals to **3591** total vehicles and LOS "E" where the range is from 3390 to 4068 vehicles.

#### IV. SITE PLAN REQUIRED CONDITIONS:

- A. It is required that the land be platted.
- B. The applicant shall submit prior to platting a transition geometric design alignment for the intersection of SW 127 Avenue and SW 240 Street, acceptable to the Public Works Department's Traffic and Highway Divisions. Site Plan as presented may be required to be modified in accordance with Chapter 33 of the Miami-Dade Code.
- C. The applicant shall provide right-of-way dedication and improvements along SW 127 Avenue, SW 240 Street and all streets and avenues surrounding the project.
- D. A traffic study shall be provided during the Plat procedure in order to determine the need for new and/or improvement of existing traffic signals.

#### V. STANDARD CONDITIONS

- A. Street lights, as well as other right-of-way improvements are required per Miami-Dade County Public Works Department Standards.
- B. Appropriate radii must be provided to allow large vehicles such as Fire, Rescue and Solid Waste Departments.
- C. Driveways shall be no less than twenty-two feet (22') in width and shall be designed for large and heavy vehicles.
- D. 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).

- E. 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, the project 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, Manager, Traffic Engineering Division

Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division

Armando E. Hernandez, Special Administrator for Concurrency, Traffic Engineering Division





# Miami-Dade County Public Schools

*giving our students the world*

## Superintendent of Schools

Alberto M. Carvalho

## Miami-Dade County School Board

Dr. Solomon C. Stinson, Chair

Dr. Marta Pérez, Vice Chair

Agustin J. Barrera

Renier Díaz de la Portilla

Dr. Lawrence S. Feldman

Perla Tabares Hantman

Dr. Wilbert "Tee" Holloway

Dr. Martin Karp

Ana Rivas Logan

October 30, 2009

Mr. Marc C. LaFerrier, Director  
Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, 11<sup>th</sup> Floor, Suite 1110  
Miami, FL 33128

**RE: 09-006 – Princeton Land Investments LLC & County Palm Holdings LLC - DIC  
Generally Southeast of U.S.1 and SW 127 Avenue**

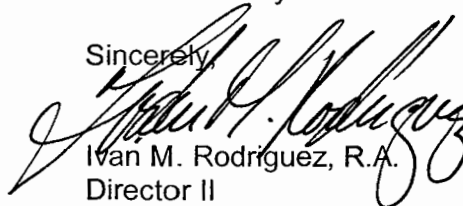
Dear Mr. LaFerrier:

Miami-Dade County (County) has requested that the School District prepare an analysis of the impact that the proposed zoning application No. 09-006 would have on the public schools serving the area. Please note that the County and the School Board recently entered into a new Interlocal Agreement by which the County adopted school concurrency within its jurisdiction and is currently in the process of preparing the necessary enabling Administrative Orders. In the meantime, as a courtesy to the County, please find attached a school impact analysis (provided for informational purposes only) of the potential impacts generated by the application.

The proposed zoning application would permit 944 Garden Apartments (multifamily) and 376 Townhouses (single family attached). Based on this information, the permitted residential units would generate approximately 592 students: 278 Elementary; 136 Middle School; and 178 High School. At this time, there is not sufficient capacity at the elementary school serving the area to accommodate the density increase proposed under this application.

Please note that this is not to be construed as a public school concurrency review, and is solely meant to provide an overall picture of potential impacts on area schools, and the availability of student stations at this point in time. Individual determinations of public school concurrency and capacity reservations will be made at the time of approval of plat, site plan or functional equivalent. As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Ivan M. Rodriguez, R.A.  
Director II

IMR:ir  
L147

## Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Ms. Vivian Villaamil

Planning, Design and Sustainability Department

Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2 Ave. • Suite 525 • Miami, FL 33132

305-995-7285 • (FAX) • 305-995-4760 • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)

2009 11231

31

# 09-006 – Princeton Land Investments LLC & County Palm Holdings LLC

## FOR INFORMATIONAL PURPOSES ONLY

This Review Analysis does not constitute School Concurrency Review

October 30, 2009

### Student Generation Multiplier

MSA	Multiplier (Single Family Attached)	Multiplier (Multifamily)
7.1	.72	.34

### Estimated Student Population Increase

Number of Units	Student Generation Multiplier	Number of Students
944 Multifamily	.34	321
376 Townhomes	.72	271

### 592 Total Students Generated

School Level	Generation Multiplier	Students	Students Generated
Elementary	.47	x 592	= 278
Middle	.23	x 592	= 136
Senior	.30	x 592	= 178

### Potential Available Capacity at the Elementary School

Facility Name	2009 (Interim) FTE Membership	Perm Capacity	% Utilization Perm	Relocable Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Coconut Palm K-8 Academy	947	1,004	94%	0	1004	94%	57
<b>TOTAL</b>	<b>947</b>	<b>1,004</b>	<b>94%</b>	<b>0</b>	<b>1,004</b>	<b>94%</b>	<b>57</b>

### Potential Available Capacity at Middle Schools

Facility Name	2009 (Interim) FTE Membership	Perm Capacity	% Utilization Perm	Reloc Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Coconut Palm K-8 Educational (Middle)	270	495	55%	0	495	55%	225
Redland Middle	772	1,218	63%	79	1,297	60%	525
<b>TOTAL</b>	<b>1,042</b>	<b>1,713</b>	<b>60%</b>	<b>79</b>	<b>1,792</b>	<b>58%</b>	<b>750</b>

### Potential Available Capacity at the Senior High School

Facility Name	2009 (Interim) FTE Membership	Perm Capacity	% Utilization Perm	Reloc Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Homestead Senior High	1,834	2,893	63%	0	2,893	63%	1,059
<b>TOTAL</b>	<b>1,834</b>	<b>2,893</b>	<b>63%</b>	<b>0</b>	<b>2,893</b>	<b>63%</b>	<b>1,059</b>

**February 9, 2010**

**09-006 – Princeton Land Investments LLC & County Palm Holdings LLC**

Proposed 944 Multi-Family Units and 376 Single Family Attached Units  
592 Students Generated: 278 Elementary; 136 Middle; and 178 Senior High  
Generally Southeast Corner of U.S. 1 and SW 127 Avenue

The proposed level of service (LOS) standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) with relocatable classrooms. This review is an initial review and no concurrency reservation is required at this stage. The proposed application meets school concurrency LOS standard.

**CONCURRENCY SERVICE AREA SCHOOLS**

<b>CSA id</b>	<b>Facility Name</b>	<b>Available Capacity</b>	<b>Seats Required</b>	<b>LOS Met</b>	<b>Source Type</b>
3621	Coconut Palm K-8 Academy	282	278	No	Current CSA
4461	Pine Villa Elementary	563	278	Yes	Adjacent CSA
6761	Redland Middle	525	136	Yes	Current CSA
7151	Homestead Senior	1059	178	Yes	Current CSA

Source: Miami-Dade County Department of Planning and Zoning, 2010  
Miami-Dade County Public Schools, 2009

# Memorandum



**Date:** December 15, 2009

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

**Subject:** DIC #Z2009000006-3<sup>rd</sup> Revision  
Princeton Land Investments, L.L.C. and County Palm Holdings  
S.E. of U.S. 1 at S.W. 127 Avenue  
District Boundary Changes to RU-4 on Parcels A,B, and E, Request to  
Permit Setback that Exceeds Requirements, and Request to Permit a  
Charter School  
(RU-1(M)(a)) (94.43 Acres)  
24-56-39

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 subject property is located within the franchised water service area of the Miami-Dade County Water & Sewer Department (MDWASD). The subject property is abutted by a 12-inch public water main along S.W. 129<sup>th</sup> Ave and 48-inch public water main along S.W. 127<sup>th</sup> Avenue. Connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. The estimated demand for this project is 306,410 gallons per day (gpd). This figure does not include irrigation demands.

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

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

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

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is the use of drought tolerant plants, which reduce the use of turf grass together with efficient irrigation

system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

#### Wastewater Disposal

The property is located within the franchised sanitary sewer service area of the MDWASD. The closest public sanitary sewer is an 8-inch public gravity sewer main along S.W. 127<sup>th</sup> Avenue abutting the subject property at its northernmost point. In addition, there is an 8-inch public gravity sewer main located approximately 100 feet northwest from the property, along S.W. 129<sup>th</sup> Avenue. The flow collected for these two gravity systems is directed to pump station 30-1083, then to pump station 30-0522 and finally to the South District Wastewater Treatment Plant. Connection of the proposed development to the public sanitary sewer system shall be required in accordance with the Code requirements.

All the pump stations as well as the Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree. However, at the present time, pump station 30-1083 does not have sufficient capacity to handle the additional flows to be generated by the proposed development. The applicant is advised to contact MDWASD for further information concerning points of connection.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of 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

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

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

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

#### Wetlands

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

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

#### Natural Forest Communities

The above referenced sites are near County-designated Natural Forest Community (NFC) properties. The County has a vested interest in maintaining these NFC areas as a natural preserve. Development on parcels containing or adjacent to NFC properties must avoid adverse impacts to the NFC properties associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion. Also, in order to avoid damage to protected plants and substrate, the parking of heavy machinery, staging of construction materials and/or any other development related activities shall not be allowed inside or adjacent to the NFC.

The NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject properties lie within the potential smoke dispersion corridor. Consequently, the subject properties may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

#### Tree Preservation

Tree Removal Permit 2009-TREE-PER-00374 was issued for the properties with folios 30-6923-000-0930 and 0931, 30-6924-000-0450, 0810, 0820, 1200 and 1210 on December 1, 2009 and is scheduled to expire on December 1, 2010. TP 2009-TREE-PER-00374 requires the preservation of all regular size trees as indicated in the revised tree survey dated October 27, 2009 that was submitted with the tree removal permit application.

All approved tree removal or re-location; replanting and final inspection must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. A two weeks notice is required prior to the final inspection. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2009-TREE-PER-00374 is required prior to the removal or relocation of any other tree on the subject properties. Please contact this Program at 305-372-6574 for information regarding tree permits.

#### Pollution Control

A review of the DERM files indicates that there are no records of current contamination assessment or remediation issues on these properties or abutting these properties. Additionally, there are no historical records of contamination assessment or remediation issues regarding non-permitted sites associated with the properties. The applicant is advised that there are historical records of contamination assessment or remediation issues regarding non-permitted sites abutting to the east of Folio # 30-

6924-000-1190, Folio # 30-6924-000-1180 (DCPS-Palm Glade K-8 Center (Former Borek Farms), SW 124 AVE/SW 244 ST, HWR -597/F-22101 has historical records regarding arsenic contamination. Except as indicated above, there are no other abutting properties with historical records of assessment or remediation issues regarding non-permitted sites.

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, Interim Manager at (305) 372-6764.



# Memorandum



**Date:** October 14, 2009

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

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

**Subject:** DIC # 2009000006 – Princeton Land Investments et al  
Lying on the southeast corner of US Highway No. 1 and SW 127<sup>th</sup> Avenue  
Miami-Dade County, Florida (Revision No. 3)

## SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **370** fire and rescue calls annually. Although the number of calls will result in a severe impact to existing fire and rescue service, the construction of the Coconut Palm Fire Rescue Station No. 70 will absorb the impact to existing stations. Station No. 70 will be constructed along SW 248<sup>th</sup> Street and SW 114<sup>th</sup> Place. It is anticipated that the Station will be completed in 2012.
- (B) 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

Based on data retrieved during calendar year 2008, the average travel time to the vicinity of the proposed development was **5:05 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
5	13150 Hobson Drive	Rescue, Engine	7
6	15890 SW 288 Street	Rescue, Tanker, Battalion	8
34	10850 SW 211 Street	Rescue, Rescue*, Aerial, Platform	10
52	12105 Quail Roost Drive	Rescue, ALS Tanker	7

ALS= Advanced Life Support

\* Rescue 70 (this unit is temporarily being housed at Station No. 34 pending completion of the Coconut Palm station at SW 248 St.)

## SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised plans entitled 'Princeton Commons' as prepared by Chisholm Architects, dated stamp received 10/9/09.

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

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

HL:ch

# Memorandum



**Date:** April 6, 2009

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

**From:** José Ramos, R.A., Chief, Aviation Planning  
Aviation Department

A handwritten signature in black ink, appearing to be "JR" or "J. Ramos", with a long horizontal stroke extending to the right.

**Subject:** DIC Application #09-006  
PRINCETON LAND INVESTMENTS LLC & COUNTY PALM HOLDINGS, LLC  
Determination Number DN-09-04-121

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #09-006, Princeton Land Investments LLC & County Palm Holdings, LLC. The applicant is requesting a District Boundary Change from RU-1MA, RUTH & AU TO RU-4M. The subject property is 94.43 ACRE acres and is located southeast of US Hwy 1 & S.W. 127 Avenue, Miami-Dade County, Florida.

Based on the available information, it was determined that this parcel is located outside of any land use restrictive zones as defined in the proposed Zoning Ordinance for Homestead General Aviation Airport.

Please note that MDAD does not have jurisdiction over Homestead Air Reserve Base, since the proposed project may be impacted by land use restrictions at Homestead Air Reserve Base, you are may advised to contact them. The contact at the Base is Major Tim Arnett, 305-224-7306, [tim.arnett@homestead.af.mil](mailto:tim.arnett@homestead.af.mil).

Should you have any questions, please contact me at 305-876-8080.

JR/AH/cf

C: M. Fajardo  
S. Harman  
Nick Nitti, DIC Coordinator, Department of Planning & Zoning  
A. Herrera  
File

**Vital, Jorge (DPZ)**

---

**From:** Graham Penn [gpenn@brzoninglaw.com]  
**Sent:** Monday, December 21, 2009 2:08 PM  
**To:** Vital, Jorge (DP&Z)  
**Subject:** FW: Miami-Dade County Zoning Application 09-006

Jorge,

Here is the HAFB memo.

Graham

Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, Florida 33131  
Direct Line: (305) 377-6229  
Facsimile: (305) 377-6222  
[gpenn@brzoninglaw.com](mailto:gpenn@brzoninglaw.com)

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

----- Forwarded Message

**From:** <[Lawrence.Ventura@homestead.af.mil](mailto:Lawrence.Ventura@homestead.af.mil)>  
**Date:** Fri, 14 Aug 2009 09:42:29 -0400  
**To:** Graham Penn <[gpenn@brzoninglaw.com](mailto:gpenn@brzoninglaw.com)>  
**Cc:** Renee Bergeron <[rbergeron@miami-airport.com](mailto:rbergeron@miami-airport.com)>  
**Subject:** RE: Miami-Dade County Zoning Application 09-006

Sir,  
Thank you for taking the time to contact Homestead Air Reserve Base regarding this matter. I have reviewed the attached proposal and find that it falls outside our area of interest. As such, we have no objections to your project.

Vr  
Lawrence Ventura  
Chief, Environmental Flight

482 MSG/CEV  
29350 Westover Street, Bldg 232  
Homestead ARB, FL 33039-1299

Comm Phone: (305) 224-7163  
Comm Fax: (305) 224-7347  
DSN Prefix: 791

-----Original Message-----

From: Graham Penn [<mailto:gpenn@brzoninglaw.com>]  
Sent: Tuesday, August 11, 2009 11:38 AM  
To: Ventura, Lawrence Civ USAF AFRC 482 BCE/CEV  
Cc: Renee Bergeron  
Subject: Miami-Dade County Zoning Application 09-006

Mr. Ventura,

It was a pleasure chatting with you yesterday regarding the above application. As you and I discussed, the application involves the development of a residential community and charter school located at approximately S.W. 240 Street and S.W. 127 Avenue. I am attaching a copy of the survey of the land for your review. Parcel D is proposed for the charter school use, while the remaining properties will be residentially developed.

Please confirm by return email whether there would be any issues raised by our proposed development.  
Thanks again.

Graham

Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, Florida 33131  
Direct Line: (305) 377-6229  
Facsimile: (305) 377-6222  
[gpenn@brzoninglaw.com](mailto:gpenn@brzoninglaw.com)

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

----- End of Forwarded Message

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

PRINCETON LAND INVESTMENTS  
LLC & COUNTY PALM HOLDINGS,  
LLC

LYING BETWEEN SW 124 AVENUE  
AND 129 AVENUE AND BETWEEN  
SW 248 STREET AND U.S.  
HIGHWAY #1, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2009000006

---

HEARING NUMBER

**HISTORY:**

Current case history;

Cases 201001000080, 81 and 85 were opened for folios 3069230000850, 0870 and 0081 based on enforcement history request and inspected on 1-7-10. No violations were observed and the cases were closed.

Previous case history;

Case 20090100366 was opened based on enforcement request and inspected on 1-28-09. No violations were observed and case was closed. Please note that one case was opened and all the folios involved were inspected. Active agricultural activity.

Folio 30-6924-000-1621:

Case 200801001692 was opened based on an anonymous complaint and inspected on 2-29-08. A Warning notice was issued for a field fence in disrepair. The property was re-inspected on 5-28-08 and case was closed.

Case 200601004843 was opened based on an anonymous complaint and inspected on 9-23-06. A Warning notice was issued for an overgrown swale. The property was re-inspected on 11-7-06 and case was closed in compliance.

Folio 30-6924-000-1620:

Case 200601004844 was opened based on an anonymous complaint and inspected on 9-23-06. A Warning notice was issued for an overgrown swale. The property was re-inspected on 11-7-06 and case was closed in compliance.

Folio 30-6924-000-1410:

Case 200601004845 was opened based on an anonymous complaint and inspected on 9-23-06. A Warning notice was issued for an overgrown swale. The property was re-inspected on 11-7-06 and case was closed in compliance.

Folio 30-6923-000-0930:

Case 200901000395 was opened based on a complaint of illegal dumping and inspected on 2-6-

09. A warning notice was issued for junk and trash and will be re-inspected after 2-23-09.

Folio 30-6923-000-0851:

Case 200601000582 was opened based on an anonymous complaint and inspected on 1-30-06 for over height hedges. A warning notice was issued. A reinspection was conducted on 3-15-06 and was found to be in compliance and case was closed.

No previous cases for folios;

30-6924-000-1210,30-6924-000-1200,30-6924-000-1190,30-6924-000-1160,30-6924-000-0820,30-6924-000-0810,30-6924-000-0450,30-6923-000-0931,30-6923-000-0880,30-6923-000-0870,30-6923-000-0850,30-6923-000-0190,30-6923-000-0111,30-6923-000-0100,30-6923-000-0091,30-6923-000-0090,30-6923-000-0081 and 30-6923-000-0080.

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

**REPORTER NAME:**

# Memorandum



**Date:** May 13, 2009

**To:** Jorge Vital  
Acting DIC Coordinator  
Department of Planning and Zoning

**From:** John Garcia  
Principal Planner *J. Garcia*  
Miami-Dade Transit - Transit Planning Section

**Subject:** Review of DIC Project No. 09-006 (Princeton Land Investments, Inc.)

## Project Description

The applicant is requesting a district boundary change to Modified Apartment House District in order to develop the subject property with different residential types, show additional property, increase the grade levels for the charter school and delete references to the timing of the construction and phase development for the charter school. The applicant is also requesting changes to setbacks to permit a greater floor area ratio than is permitted and to permit a modification to previously approved plans. The subject property is 94.43 acres and is located generally southeast of US-1 and SW 127<sup>th</sup> Avenue in Miami-Dade County, Florida.

## Current Transit Service

There is non-direct transit service within the immediate vicinity of the application site. The closest transit service is provided along US-1 by Metrobus Route 35 and along the South Miami-Dade Busway by Routes 34/Busway Flyer and 38/Busway MAX. The northeastern corner of the subject property lies just to the east of another development which fronts US-1/the Busway. Local bus stops for the Route 35 exist on US-1, but stops on the Busway close to the subject property are only located at SW 244<sup>th</sup> Street and SW 232<sup>nd</sup> Street. The service headways for the above mentioned routes (in minutes) are as follows:

**Metrobus Route Service Summary**  
**Princeton Land Investments, Inc. Application Site**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
34/Busway Flyer	7½	N/A	N/A	N/A	N/A	N/A	0.4	E / F
35	30	30	60	N/A	30	30	0.2	L
38/Busway MAX	15	15	15	60	15	20	0.4	E / F

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**

The 2009 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project. The 2030 Long Range Transportation Plan (LRTP) also does not propose any improvements in the immediate vicinity of this project.

The 2008 ten-year Transit Development Plan (TDP) identifies in its 2018 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

- Route 34: No planned improvements
- Route 35: Improve peak headway from 30 to 20 minutes  
Adjust weekend headways from 30 to 60 minutes
- Route 38: Improve peak headway from 15 to 10 minutes

No new service is proposed in the immediate vicinity of this project within the 2018 Recommended Service Plan.

### **MDT Comments/Recommendations**

Miami-Dade Transit (MDT) currently provides local bus service in close proximity to the application sites. No impact is expected to be generated by the request to change the district boundary designation. Based on the information presented, MDT has no objections to this project.

### **Concurrency**



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

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** May 4, 2009

**To:** Jorge Vital  
Acting DIC Coordinator  
Department of Planning and Zoning

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

**Subject:** DIC#09-006  
Princeton Land Investments, Inc.

---

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

Attachment

## DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #09-006

**Princeton Land Investments, Inc.**

**Application:** *Princeton Land Investments, Inc* is requesting a district boundary change from RU-1M (a), Modified Single Family Residential District, and RU-TH, Townhouse District, to RU-4L, Limited Apartment House District, in order to develop the subject property with different residential development types, show additional property and increase the grade levels for the charter school and delete references to the timing of construction phase development for the charter school. The applicant is also requesting to permit certain buildings setback less than is required from the front and side street property lines, to permit a greater floor area ratio than is permitted and to permit a modification of the previously approved plans.

**Size:** The subject property is 94.43 acres.

**Location:** The subject property is located generally southeast of US Highway #1 and SW 127 Avenue, Miami-Dade County, Fl.

### **Analysis:**

#### **1. Solid Waste Disposal**

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 17, 2008, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

#### **2. Garbage and Trash Collection Services**

This project falls within the DSWM **solid waste collection service area**. A number of the residences proposed for inclusion in this project meet the County Code definition of **residential unit**. Per the code, residential units located within the project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, scheduled bulky waste collections service, and unlimited use of the Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

In addition the project proposes multifamily uses. Chapter 15-2 of the Miami-Dade County Code requires the following of multi-family and commercial uses located in unincorporated Miami-Dade County:

**Section 15-2** - "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."

### 3. Recycling

Currently, DSWM provides curbside recycling services to **residential units** located in the unincorporated Dade County. Residential units shall, therefore, utilize DSWM weekly curbside recycling services, provided for the County by Waste Services Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in the residential program is mandatory in accordance with Chapter 15, Section 15-2.6 of the County Code. Further information may be obtained by calling the Department's Service Development Division at 594-1500 or 514-6714.

As it relates to the multi-family uses, **Section 15-2.2** requires that "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.

#### Recyclable Materials: Multi-family

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

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 514-6666.

### 4. Waste Storage/Setout Considerations

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

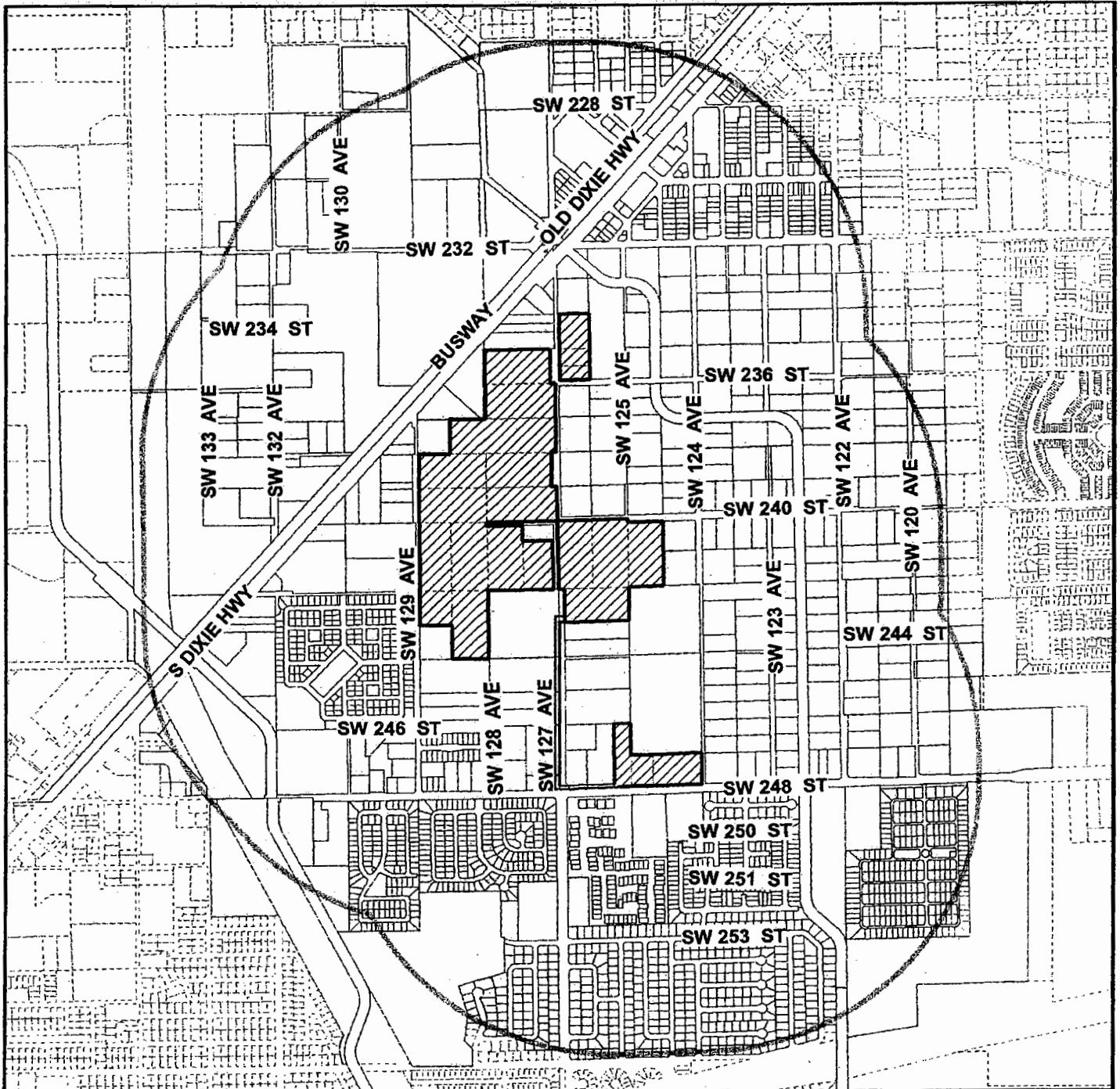
### 5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

50



# **MIAMI-DADE COUNTY RADIUS MAP**

**Process Number  
09-006**

Section: 23,24 Township: 56 Range: 39  
 Applicant: PRINCETON LANDINVESTMENTS LLC  
 & COUNTY PALM HOLDINGS, LLC.  
 Zoning Board: C15  
 Commission District: 08  
 Drafter ID: ALFREDO  
 Scale: NTS  
 ——— Zoning



**SUBJECT PROPERTY  
AND  
CONTIGUOUS IF APPLICABLE**

**RADIUS: 2640'**



FOLIO FILE DATE: 01/26/09

REVISION	DATE	BY

51

# Memorandum



**Date:** May 11, 2009

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

**From:** Bertha M. Goldenberg, P.E., Assistant Director  
Regulatory Compliance and Planning *BM Goldenberg*

**Subject:** Princeton Land Investments, L.L.C., and County Palm Holdings, L.L.C.  
DIC Application # - Z2009000006

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

**Application Name:** Princeton Land Investments Inc.

**Proposed Development:** The applicant is requesting a District Boundary Change from RU-1M(a), RU-TH & AU to RU-4M.

**Project Location:** The subject property is 94.43 acres and is located southeast of US Highway 1 and S.W. 127 Avenue, Miami-Dade County, Florida.

**Water:** The subject project is located within MDWASD's service area. The nearest points of connection for water are the following existing water mains; a sixteen (16)-inch water main along S.W. 248 Street, a forty eight (48)-inch water main along S.W. 127 Avenue, a twelve (12)-inch water main that runs along S.W. 129 Avenue up to S.W. 242<sup>nd</sup> Street, a twenty four (24)-inch water main that runs along S. Dixie Highway, and a twelve (12)-inch water main running along S.W. 129<sup>th</sup> Avenue between S.W. 238 Street and S. Dixie Highway. The source of water for this project is the Alexander Orr Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. 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. On the south side of this project there is an eight (8)-inch Force Main that runs from S.W. 129<sup>th</sup> Avenue to S.W. 127 Avenue along S.W. 248<sup>th</sup> Street, and a twenty four (24)-inch Force Main that also runs along S.W. 248<sup>th</sup> Street, from S.W. 127<sup>th</sup> Avenue running eastward. On the northwest side of the project, there is an existing eight (8)-inch Gravity Sewer and Force Main, both running along S. Dixie Highway. On the west side there is an eight (8)-inch Gravity Sewer running along S.W. 129<sup>th</sup> Court stretching from S.W. 242<sup>nd</sup> Terrace to S.W. 245<sup>th</sup> Terrace. 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:

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.
- Adequate transmission and plant capacity exist at the time of the owner's request. 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.

**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.

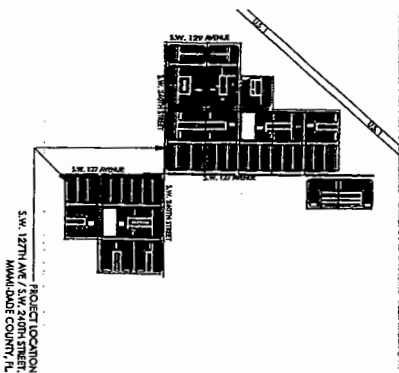
Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

# PRINCETON COMMONS

## MULTIFAMILY APARTMENT COMPLEX

### S.W. 127TH AVENUE / S.W. 240TH STREET MIAMI-DADE COUNTY, FLORIDA

LOCATION PLAN N12



PROJECT LOCATION  
S.W. 127TH AVE / S.W. 240TH STREET,  
MIAMI-DADE COUNTY, FL

#### LEGAL DESCRIPTION:

THAT PT OF SW1/4 OF SW1/4 OF SEC 14, TOWNSHIP 56, SOUTH, RANGE 40 EAST  
& LESS W/2 PT FOR E/4 SECTION 7, TOWNSHIP 56, SOUTH, RANGE 40 EAST  
AND  
ALL THAT PORTION OF E/4 SEPT OF SW1/4 OF SW1/4 OF NW1/4 OF NW1/4  
OF SEC 14, TOWNSHIP 56, SOUTH, RANGE 40 EAST  
SECTION 7, TOWNSHIP 56, SOUTH, RANGE 40 EAST  
AND  
W/2 SEPT OF SW1/4 OF SW1/4 OF SEC 14, TOWNSHIP 56, SOUTH, RANGE 40 EAST  
AND  
LESS W/2 SEPT SECTION 7, TOWNSHIP 56, SOUTH, RANGE 40 EAST  
AND  
THE EAST 83.5 FEET OF THE WEST 145 FEET OF THE SE/4 OF THE SW1/4  
OF THE NW1/4 OF THE SW1/4 SECTION 7, TOWNSHIP 56, SOUTH, RANGE 40 EAST, LING IN  
MIAMI-DADE COUNTY, FLORIDA.

#### LIST OF DRAWINGS:

- COVER SHEET**
- ARCHITECTURAL**
- 1.01 GENERAL SYMBOLS AND GENERAL NOTES
- 1.02 SITE PLAN / ZONING INFORMATION
- 1.03 ZONING REGULATED SITE PLAN B1.F
- 1.04 ZONING REGULATED SITE PLAN B1.F
- 1.05 ZONING REGULATED SITE PLAN B1.F
- 1.06 STREET SECTION
- 1.07 LANDSCAPE INFORMATION
- 1.08 ENLARGED LANDSCAPE PLAN B1.F
- 1.09 ENLARGED LANDSCAPE PLAN B1.F
- 1.10 OPEN SPACE PLAN
- 1.11 LANDSCAPE AND OPEN SPACE CALCULATION PLAN
- 1.12 TYPICAL TOWNHOUSE UNIT 2-F FLOOR PLAN
- 1.13 TYPICAL TOWNHOUSE UNIT 3-F FLOOR PLAN
- 1.14 TYPICAL GARDEN STYLE UNIT, GROUND FLOOR PLAN
- 1.15 TYPICAL GARDEN STYLE UNIT, SECOND FLOOR PLAN
- 1.16 TYPICAL TOWNHOUSE UNIT 2-F FLOOR PLAN
- 1.17 TYPICAL TOWNHOUSE UNIT 3-F FLOOR PLAN
- 1.18 THREE STORY UNIT FLOOR PLANS UNITS A - C
- 1.19 THREE STORY UNIT FLOOR PLANS UNITS D - J
- 1.20 TYPICAL TOWNHOUSE UNIT 2-F FLOOR PLAN
- 1.21 TYPICAL TOWNHOUSE UNIT 3-F FLOOR PLAN
- 1.22 TOWNHOUSE ELEVATION

Architect: Planners, Interior Designers 7254 SW 48th St., Miami, FL 33155 P: 305.681.2070 F: 305.681.6090 P/E Chisholm Architects, Inc. 00001 982 www.chisholmarchitects.com

CHISHOLM

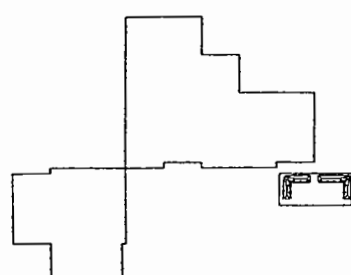
SUBMITTAL: ZONING

DATE: 06-27-07

RESUBMITTED: 02-23-08  
03-04-09  
10-02-09



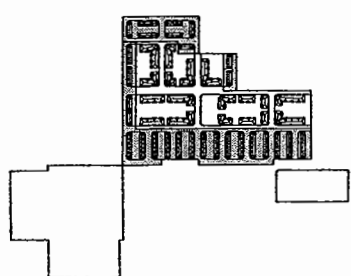
SITE DATA: PARCEL E



ZONING:

DESCRIPTION	OVERALL RUL-4	ALLOWED / REQD	REMARKS
1. SUBJECT PROPERTY SIZE (ACRES) =	11.24 AC	11.24 AC	
2. NET LAND SCIENCE FOOTPRINT =	11.24 AC	11.24 AC	
3. BUILDING COVERAGES @ GROUND LEVEL	11.24 AC	11.24 AC	
4. COMMON OPEN SPACE REQUIREMENTS	11.24 AC	11.24 AC	
5. TOTAL OPEN SPACE - 80% OF NET ACRES	11.24 AC	11.24 AC	
6. MINIMUM LOT WIDTH - GARDEN TRAIL APARTMENTS	11.24 AC	11.24 AC	
7. TOTAL OF BUILDINGS BY HEIGHT, STORY, GARDEN TRAIL APARTMENTS	11.24 AC	11.24 AC	
8. MAX. 120' MAXIMUM HEIGHT	11.24 AC	11.24 AC	
9. MINIMUM LOT WIDTH - GARDEN TRAIL APARTMENTS	11.24 AC	11.24 AC	
10. TOTAL OPEN SPACE - 80% OF NET ACRES	11.24 AC	11.24 AC	
11. TOTAL DEVELOPING UNIT PROPOSED	11.24 AC	11.24 AC	
12. TABLE OF PARKING REQUIREMENTS AND PROPOSED	11.24 AC	11.24 AC	
13. TOTAL PARKING REQUIRED - 191	11.24 AC	11.24 AC	
14. TOTAL PARKING PROVIDED - 191	11.24 AC	11.24 AC	

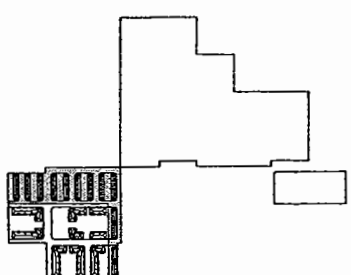
SITE DATA: PARCEL B



ZONING:

DESCRIPTION	OVERALL RUL-4	ALLOWED / REQD	REMARKS
1. SUBJECT PROPERTY SIZE (ACRES) =	1.64 AC	1.64 AC	
2. NET LAND SCIENCE FOOTPRINT =	1.64 AC	1.64 AC	
3. BUILDING COVERAGES @ GROUND LEVEL	1.64 AC	1.64 AC	
4. COMMON OPEN SPACE REQUIREMENTS	1.64 AC	1.64 AC	
5. TOTAL OPEN SPACE - 80% OF NET ACRES	1.64 AC	1.64 AC	
6. MINIMUM LOT WIDTH - GARDEN TRAIL APARTMENTS	1.64 AC	1.64 AC	
7. TOTAL OF BUILDINGS BY HEIGHT, STORY, GARDEN TRAIL APARTMENTS	1.64 AC	1.64 AC	
8. MAX. 120' MAXIMUM HEIGHT	1.64 AC	1.64 AC	
9. MINIMUM LOT WIDTH - GARDEN TRAIL APARTMENTS	1.64 AC	1.64 AC	
10. TOTAL OPEN SPACE - 80% OF NET ACRES	1.64 AC	1.64 AC	
11. TOTAL DEVELOPING UNIT PROPOSED	1.64 AC	1.64 AC	
12. TABLE OF PARKING REQUIREMENTS AND PROPOSED	1.64 AC	1.64 AC	
13. TOTAL PARKING REQUIRED - 127	1.64 AC	1.64 AC	
14. TOTAL PARKING PROVIDED - 127	1.64 AC	1.64 AC	

SITE DATA: PARCEL A



ZONING:

DESCRIPTION	OVERALL RUL-4	ALLOWED / REQD	REMARKS
1. SUBJECT PROPERTY SIZE (ACRES) =	11.24 AC	11.24 AC	
2. NET LAND SCIENCE FOOTPRINT =	11.24 AC	11.24 AC	
3. BUILDING COVERAGES @ GROUND LEVEL	11.24 AC	11.24 AC	
4. COMMON OPEN SPACE REQUIREMENTS	11.24 AC	11.24 AC	
5. TOTAL OPEN SPACE - 80% OF NET ACRES	11.24 AC	11.24 AC	
6. MINIMUM LOT WIDTH - GARDEN TRAIL APARTMENTS	11.24 AC	11.24 AC	
7. TOTAL OF BUILDINGS BY HEIGHT, STORY, GARDEN TRAIL APARTMENTS	11.24 AC	11.24 AC	
8. MAX. 120' MAXIMUM HEIGHT	11.24 AC	11.24 AC	
9. MINIMUM LOT WIDTH - GARDEN TRAIL APARTMENTS	11.24 AC	11.24 AC	
10. TOTAL OPEN SPACE - 80% OF NET ACRES	11.24 AC	11.24 AC	
11. TOTAL DEVELOPING UNIT PROPOSED	11.24 AC	11.24 AC	
12. TABLE OF PARKING REQUIREMENTS AND PROPOSED	11.24 AC	11.24 AC	
13. TOTAL PARKING REQUIRED - 191	11.24 AC	11.24 AC	
14. TOTAL PARKING PROVIDED - 191	11.24 AC	11.24 AC	

Project Name: PRINCETON COMMONS

Project No.: 2387

Date: 10/15/2014

Drawn by: [Name]

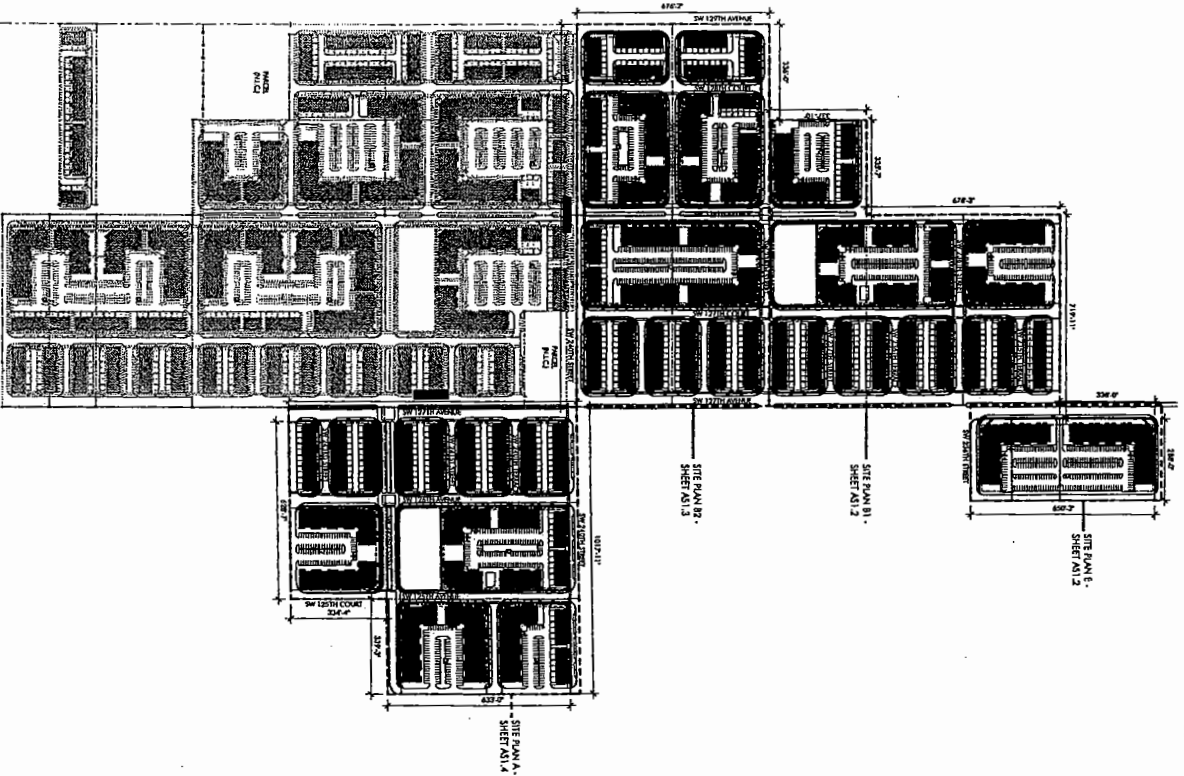
Checked by: [Name]

Approved by: [Name]

Scale: 1" = 20'

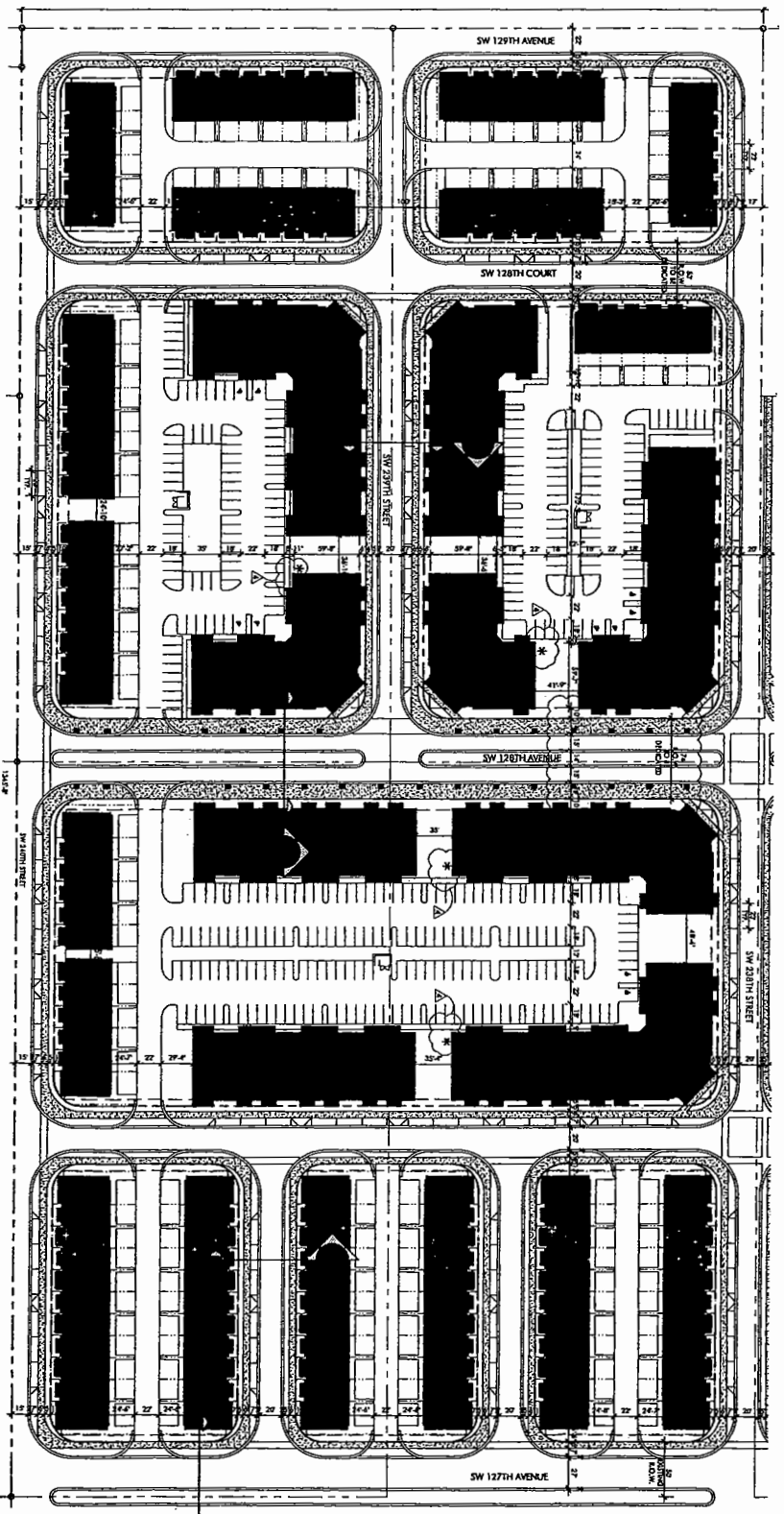
Sheet No. AS01

55



DESCRIPTION	SITE DATA	EXISTING	PROPOSED	REMARKS
1. PROPERTY ZONING DESIGNATION:	AS	AS	AS	
2. PROPOSED PROPERTY ZONING:	AS	AS	AS	
3. SUBJECT PROPERTY ARE (SQ. FT.)	3,293,810 SQ. FT. = 64.1 ACRES			
4. NET LAND SQUARE FOOTAGE = (SQ. FT.)	1,111,501 SQ. FT. = 25.4 ACRES			
5. BUILDING COVERAGES & DISTRICTS	49% BUILDING COVERAGES 100% DISTRICTS			
6. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
7. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
8. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
9. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
10. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
11. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
12. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
13. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
14. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
15. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
16. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				
17. TOTAL LOT AREA = 3,293,810 SQ. FT. = 64.1 ACRES				

56

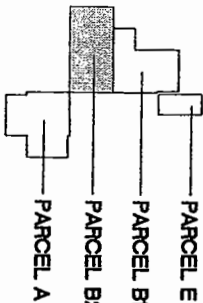


\* BIKE RACK LOCATION, EACH RACK HOLDS 8 BIKES. SEE SHEET A50.1 FOR NUMBER OF REQUIRED AND PROVIDED BICYCLE PARKING SPACES

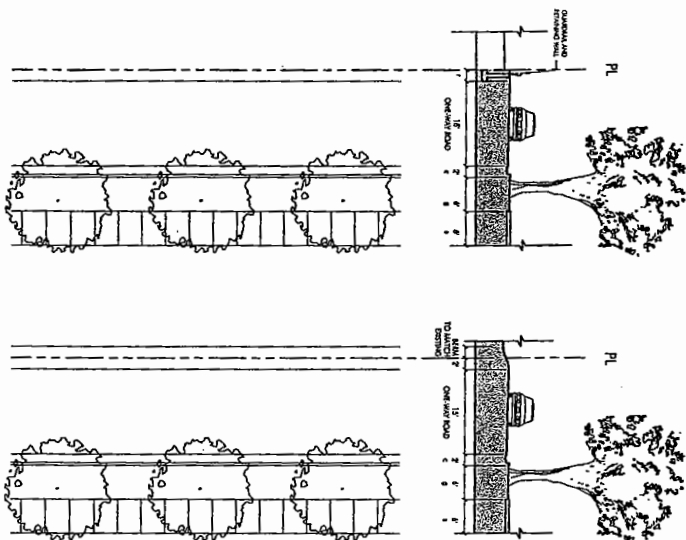
ENLARGED SITE PLAN B2



## KEY PLAN

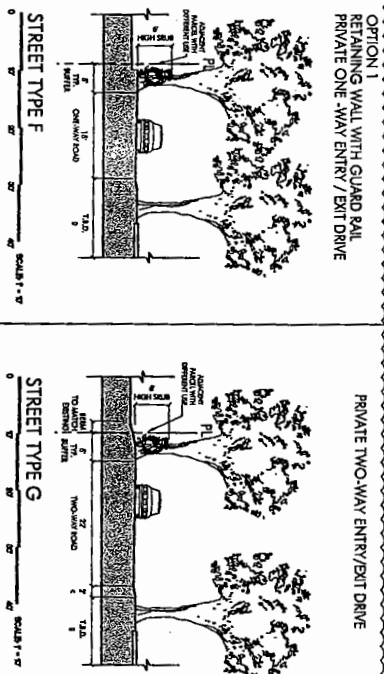
[illegible]

**OPTION 2**  
**2' BERM SLOPING ONTO NEIGHBORS SIDE**



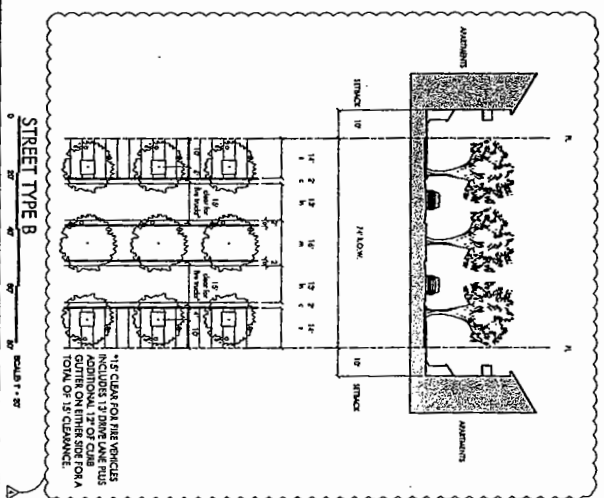
**NOTE: MINIMUM SHOWN. ONE-WAY STREET MAY ALSO INCLUDE PARKING ON ONE SIDE**

**STREET TYPE A**

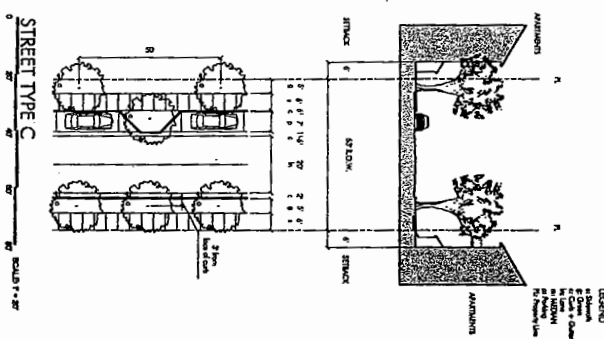


SPRINGS USED AS A BUFFER SHALL BE MINIMUM OF THIRTY-SIX (36) INCHES IN HEIGHT AT TIME OF PLANTING AND PLANTED AT A MAXIMUM AVERAGE SPACING OF FORTY-EIGHT (48) INCHES ON CENTER.

TREES SHALL BE PLANTED AT A MAXIMUM AVERAGE SPACING OF THIRTY-FIVE (35) FEET ON CENTER WITHIN A MINIMUM FIVE-FOOT LANDSCAPE STRIP.

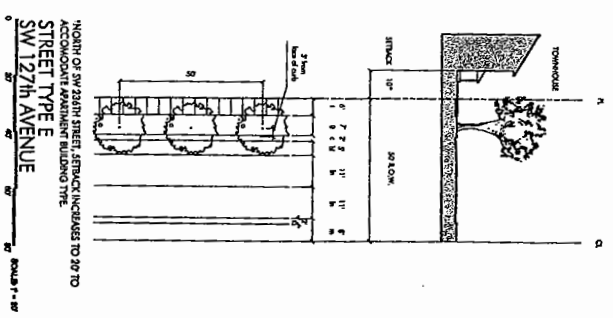
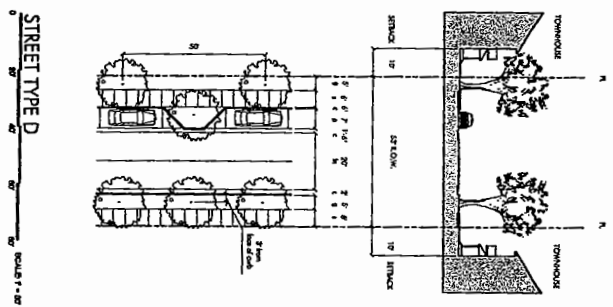


\*15" CLEAR FOR FIRE VEHICLES  
INCLUDES 13" DRIVE LANE PLUS  
ADDITIONAL 12" OF CURB  
GUTTER ON EITHER SIDE FOR A  
TOTAL OF 15" CLEARANCE.



**LEGEND**

- **Subtotal**
- **Green**
- **Gold + Green**
- **Low**
- **MEDIUM**
- **High**
- **Anybody Use**



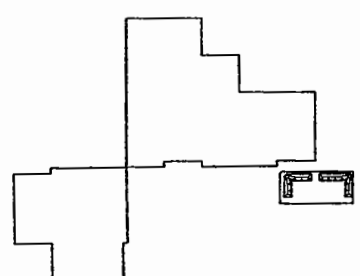
NORTH OF SW 234TH STREET, SETBACK INCREASES TO 20' TO  
ACCOMMODATE APARTMENT BUILDING TYPE  
STREET TYPE E  
SW 127th AVENUE

[illegible]

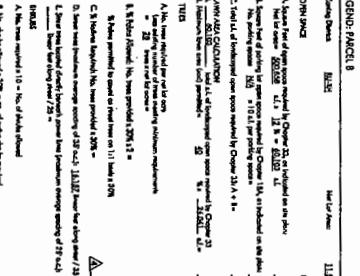




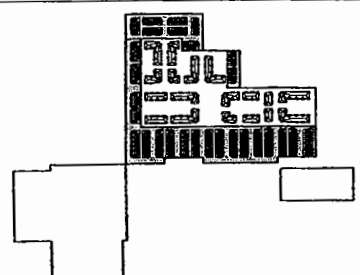
\* The first part of the book (Chaps. 1-4) leads to the concept of a *subgroup* of a group. The second part (Chaps. 5-6) leads to the concept of a *coset* of a subgroup. The third part (Chaps. 7-8) leads to the concept of a *quotient group*. The fourth part (Chaps. 9-10) leads to the concept of a *homomorphism*. The fifth part (Chaps. 11-12) leads to the concept of a *direct product*. The sixth part (Chaps. 13-14) leads to the concept of a *simple group*. The seventh part (Chaps. 15-16) leads to the concept of a *solvable group*. The eighth part (Chaps. 17-18) leads to the concept of a *nilpotent group*. The ninth part (Chaps. 19-20) leads to the concept of a *finite group*. The tenth part (Chaps. 21-22) leads to the concept of a *group action*. The eleventh part (Chaps. 23-24) leads to the concept of a *group extension*. The twelfth part (Chaps. 25-26) leads to the concept of a *group representation*. The thirteenth part (Chaps. 27-28) leads to the concept of a *group cohomology*. The fourteenth part (Chaps. 29-30) leads to the concept of a *group homomorphism*. The fifteenth part (Chaps. 31-32) leads to the concept of a *group isomorphism*. The sixteenth part (Chaps. 33-34) leads to the concept of a *group automorphism*. The seventeenth part (Chaps. 35-36) leads to the concept of a *group endomorphism*. The eighteenth part (Chaps. 37-38) leads to the concept of a *group epimorphism*. The nineteenth part (Chaps. 39-40) leads to the concept of a *group monomorphism*. The twentieth part (Chaps. 41-42) leads to the concept of a *group isomorphism*. The twenty-first part (Chaps. 43-44) leads to the concept of a *group automorphism*. The twenty-second part (Chaps. 45-46) leads to the concept of a *group endomorphism*. The twenty-third part (Chaps. 47-48) leads to the concept of a *group epimorphism*. The twenty-fourth part (Chaps. 49-50) leads to the concept of a *group monomorphism*. The twenty-fifth part (Chaps. 51-52) leads to the concept of a *group isomorphism*. The twenty-sixth part (Chaps. 53-54) leads to the concept of a *group automorphism*. The twenty-seventh part (Chaps. 55-56) leads to the concept of a *group endomorphism*. The twenty-eighth part (Chaps. 57-58) leads to the concept of a *group epimorphism*. The twenty-ninth part (Chaps. 59-60) leads to the concept of a *group monomorphism*. The thirtieth part (Chaps. 61-62) leads to the concept of a *group isomorphism*. The thirty-first part (Chaps. 63-64) leads to the concept of a *group automorphism*. The thirty-second part (Chaps. 65-66) leads to the concept of a *group endomorphism*. The thirty-third part (Chaps. 67-68) leads to the concept of a *group epimorphism*. The thirty-fourth part (Chaps. 69-70) leads to the concept of a *group monomorphism*. The thirty-fifth part (Chaps. 71-72) leads to the concept of a *group isomorphism*. The thirty-sixth part (Chaps. 73-74) leads to the concept of a *group automorphism*. The thirty-seventh part (Chaps. 75-76) leads to the concept of a *group endomorphism*. The thirty-eighth part (Chaps. 77-78) leads to the concept of a *group epimorphism*. The thirty-ninth part (Chaps. 79-80) leads to the concept of a *group monomorphism*. The fortieth part (Chaps. 81-82) leads to the concept of a *group isomorphism*. The forty-first part (Chaps. 83-84) leads to the concept of a *group automorphism*. The forty-second part (Chaps. 85-86) leads to the concept of a *group endomorphism*. The forty-third part (Chaps. 87-88) leads to the concept of a *group epimorphism*. The forty-fourth part (Chaps. 89-90) leads to the concept of a *group monomorphism*. The forty-fifth part (Chaps. 91-92) leads to the concept of a *group isomorphism*. The forty-sixth part (Chaps. 93-94) leads to the concept of a *group automorphism*. The forty-seventh part (Chaps. 95-96) leads to the concept of a *group endomorphism*. The forty-eighth part (Chaps. 97-98) leads to the concept of a *group epimorphism*. The forty-ninth part (Chaps. 99-100) leads to the concept of a *group monomorphism*. The fiftieth part (Chaps. 101-102) leads to the concept of a *group isomorphism*. The fifty-first part (Chaps. 103-104) leads to the concept of a *group automorphism*. The fifty-second part (Chaps. 105-106) leads to the concept of a *group endomorphism*. The fifty-third part (Chaps. 107-108) leads to the concept of a *group epimorphism*. The fifty-fourth part (Chaps. 109-110) leads to the concept of a *group monomorphism*. The fifty-fifth part (Chaps. 111-112) leads to the concept of a *group isomorphism*. The fifty-sixth part (Chaps. 113-114) leads to the concept of a *group automorphism*. The fifty-seventh part (Chaps. 115-116) leads to the concept of a *group endomorphism*. The fifty-eighth part (Chaps. 117-118) leads to the concept of a *group epimorphism*. The fifty-ninth part (Chaps. 119-120) leads to the concept of a *group monomorphism*. The sixtieth part (Chaps. 121-122) leads to the concept of a *group isomorphism*. The sixty-first part (Chaps. 123-124) leads to the concept of a *group automorphism*. The sixty-second part (Chaps. 125-126) leads to the concept of a *group endomorphism*. The sixty-third part (Chaps. 127-128) leads to the concept of a *group epimorphism*. The sixty-fourth part (Chaps. 129-130) leads to the concept of a *group monomorphism*. The sixty-fifth part (Chaps. 131-132) leads to the concept of a *group isomorphism*. The sixty-sixth part (Chaps. 133-134) leads to the concept of a *group automorphism*. The sixty-seventh part (Chaps. 135-136) leads to the concept of a *group endomorphism*. The sixty-eighth part (Chaps. 137-138) leads to the concept of a *group epimorphism*. The sixty-ninth part (Chaps. 139-140) leads to the concept of a *group monomorphism*. The seventieth part (Chaps. 141-142) leads to the concept of a *group isomorphism*. The seventy-first part (Chaps. 143-144) leads to the concept of a *group automorphism*. The seventy-second part (Chaps. 145-146) leads to the concept of a *group endomorphism*. The seventy-third part (Chaps. 147-148) leads to the concept of a *group epimorphism*. The seventy-fourth part (Chaps. 149-150) leads to the concept of a *group monomorphism*. The seventy-fifth part (Chaps. 151-152) leads to the concept of a *group isomorphism*. The seventy-sixth part (Chaps. 153-154) leads to the concept of a *group automorphism*. The seventy-seventh part (Chaps. 155-156) leads to the concept of a *group endomorphism*. The seventy-eighth part (Chaps. 157-158) leads to the concept of a *group epimorphism*. The seventy-ninth part (Chaps. 159-160) leads to the concept of a *group monomorphism*. The eightieth part (Chaps. 161-162) leads to the concept of a *group isomorphism*. The eighty-first part (Chaps. 163-164) leads to the concept of a *group automorphism*. The eighty-second part (Chaps. 165-166) leads to the concept of a *group endomorphism*. The eighty-third part (Chaps. 167-168) leads to the concept of a *group epimorphism*. The eighty-fourth part (Chaps. 169-170) leads to the concept of a *group monomorphism*. The eighty-fifth part (Chaps. 171-172) leads to the concept of a *group isomorphism*. The eighty-sixth part (Chaps. 173-174) leads to the concept of a *group automorphism*. The eighty-seventh part (Chaps. 175-176) leads to the concept of a *group endomorphism*. The eighty-eighth part (Chaps. 177-178) leads to the concept of a *group epimorphism*. The eighty-ninth part (Chaps. 179-180) leads to the concept of a *group monomorphism*. The ninetieth part (Chaps. 181-182) leads to the concept of a *group isomorphism*. The hundredth part (Chaps. 183-184) leads to the concept of a *group automorphism*. The hundred-first part (Chaps. 185-186) leads to the concept of a *group endomorphism*. The hundred-second part (Chaps. 187-188) leads to the concept of a *group epimorphism*. The hundred-third part (Chaps. 189-190) leads to the concept of a *group monomorphism*. The hundred-fourth part (Chaps. 191-192) leads to the concept of a *group isomorphism*. The hundred-fifth part (Chaps. 193-194) leads to the concept of a *group automorphism*. The hundred-sixth part (Chaps. 195-196) leads to the concept of a *group endomorphism*. The hundred-seventh part (Chaps. 197-198) leads to the concept of a *group epimorphism*. The hundred-eighth part (Chaps. 199-200) leads to the concept of a *group monomorphism*. The hundred-ninth part (Chaps. 201-202) leads to the concept of a *group isomorphism*. The hundred-tenth part (Chaps. 203-204) leads to the concept of a *group automorphism*. The hundred-eleventh part (Chaps. 205-206) leads to the concept of a *group endomorphism*. The hundred-twelfth part (Chaps. 207-208) leads to the concept of a *group epimorphism*. The hundred-thirteenth part (Chaps. 209-210) leads to the concept of a *group monomorphism*. The hundred-fourteenth part (Chaps. 211-212) leads to the concept of a *group isomorphism*. The hundred-fifteenth part (Chaps. 213-214) leads to the concept of a *group automorphism*. The hundred-sixteenth part (Chaps. 215-216) leads to the concept of a *group endomorphism*. The hundred-seventeenth part (Chaps. 217-218) leads to the concept of a *group epimorphism*. The hundred-eighteenth part (Chaps. 219-220) leads to the concept of a *group monomorphism*. The hundred-nineteenth part (Chaps. 221-222) leads to the concept of a *group isomorphism*. The hundred-twentieth part (Chaps. 223-224) leads to the concept of a *group automorphism*. The hundred-twenty-first part (Chaps. 225-226) leads to the concept of a *group endomorphism*. The hundred-twenty-second part (Chaps. 227-228) leads to the concept of a *group epimorphism*. The hundred-twenty-third part (Chaps. 229-230) leads to the concept of a *group monomorphism*. The hundred-twenty-fourth part (Chaps. 231-232) leads to the concept of a *group isomorphism*. The hundred-twenty-fifth part (Chaps. 233-234) leads to the concept of a *group automorphism*. The hundred-twenty-sixth part (Chaps. 235-236) leads to the concept of a *group endomorphism*. The hundred-twenty-seventh part (Chaps. 237-238) leads to the concept of a *group epimorphism*. The hundred-twenty-eighth part (Chaps. 239-240) leads to the concept of a *group monomorphism*. The hundred-twenty-ninth part (Chaps. 241-242) leads to the concept of a *group isomorphism*. The hundred-thirtieth part (Chaps. 243-244) leads to the concept of a *group automorphism*. The hundred-thirty-first part (Chaps. 245-246) leads to the concept of a *group endomorphism*. The hundred-thirty-second part (Chaps. 247-248) leads to the concept of a *group epimorphism*. The hundred-thirty-third part (Chaps. 249-250) leads to the concept of a *group monomorphism*. The hundred-thirty-fourth part (Chaps. 251-252) leads to the concept of a *group isomorphism*. The hundred-thirty-fifth part (



<sup>2</sup> During high flood stage a short reach of about 100 km at the mouth of the river is flooded. The flood extends about 100 km further up river at low stage. At low stage the river is about 100 km wide.



Faculty of Science, Department of Mathematics, University of Toronto, 40 St. George Street, Toronto, Ontario, Canada M5S 1A5



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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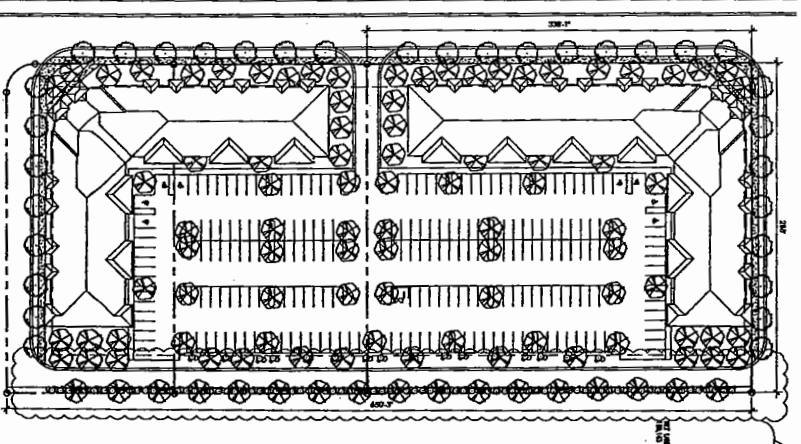
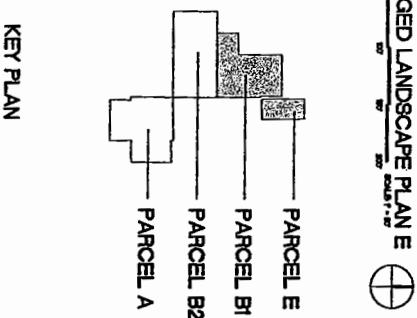
\* Strongly agree (shall have a clear priority of time 10) less, or not  
in line with being a priority of 10 hours, strongly agree (shall have  
a priority of time 10)

ability of males (12) to lose and a reduction in flow of heat (2) at a reduction of heat (12) heat loss and heat a reduction at heat of flowing

10



FISHING GEAR INDEX		
LOT SIZE	REQUIRED	PROPOSED
48 x 30 = 1,380 A.L.	30% 409 A.L.	40% 553 A.L.
48 x 30 = 1,380 A.L.	30% 412 A.L.	45% 567 A.L.



**Princeton Common**  
for  
**PRINCETON COMMONS**

86 NEW BRUNSWICK ROAD, PRINCETON, NEW JERSEY 08540  
PRINCETON COMMONS, ALUMBA

**Project Name:** \_\_\_\_\_

**Project No.:** 2807

**Owner:** SS. SODINI

**Date:** 8-21-97

**Drawn:** CS

**Checked:** JF, JH

**Revised:** ASZ

**Grid File:** 111

**Drawing Title:** \_\_\_\_\_

**NOTES:**

1. SEE ATTACHED DRAWING FOR DETAILS.

2. SEE ATTACHED DRAWING FOR DETAILS.

3. SEE ATTACHED DRAWING FOR DETAILS.

4. SEE ATTACHED DRAWING FOR DETAILS.

5. SEE ATTACHED DRAWING FOR DETAILS.

6. SEE ATTACHED DRAWING FOR DETAILS.

7. SEE ATTACHED DRAWING FOR DETAILS.

8. SEE ATTACHED DRAWING FOR DETAILS.

9. SEE ATTACHED DRAWING FOR DETAILS.

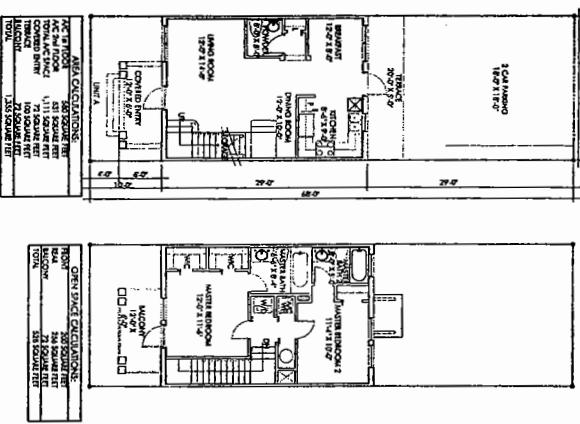
10. SEE ATTACHED DRAWING FOR DETAILS.

**REVISIONS:**

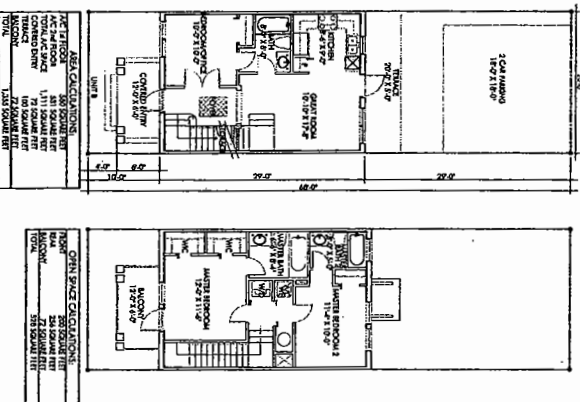
NO.	DATE	DESCRIPTION
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6	8-21-97	ISSUED FOR PERMIT
7	8-21-97	ISSUED FOR PERMIT
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10	8-21-97	ISSUED FOR PERMIT



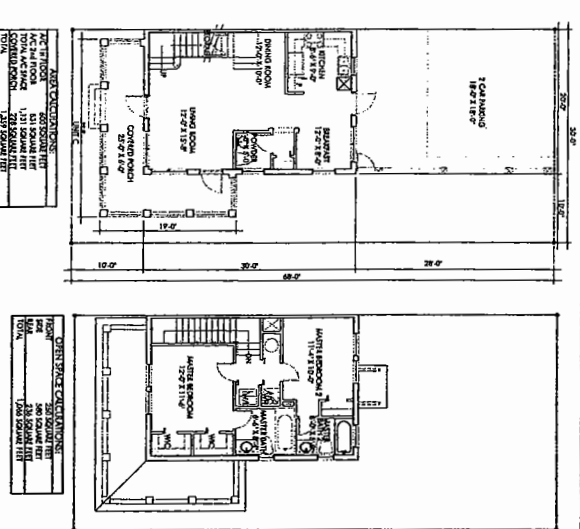
**UNIT A OPEN SPACE-68' DEEP LOT**  
 SCALE 1/4" = 1'-0"



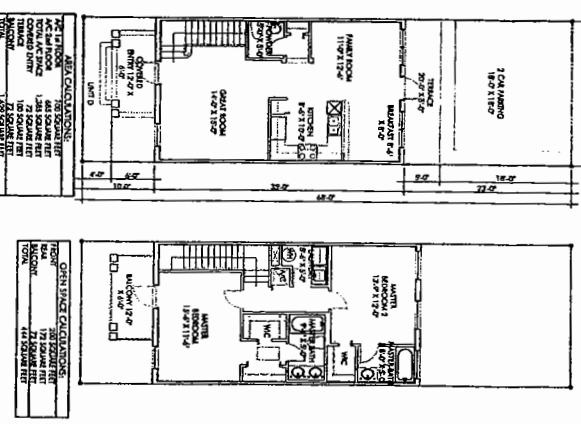
**UNIT B OPEN SPACE-68' DEEP LOT**  
 SCALE 1/4" = 1'-0"



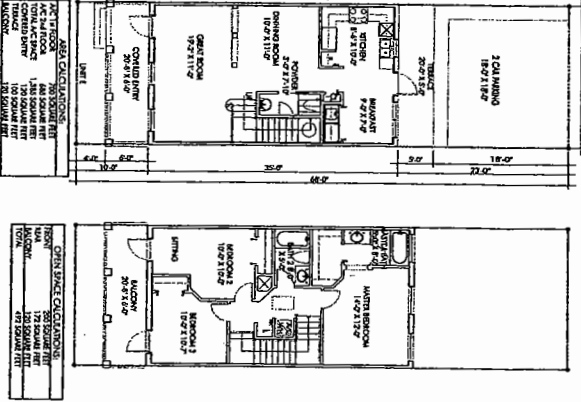
**UNIT C OPEN SPACE-68' DEEP LOT**  
 SCALE 1/4" = 1'-0"



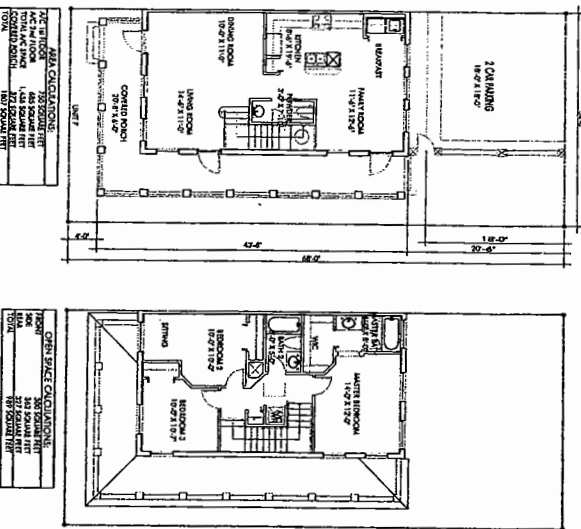
**UNIT D OPEN SPACE-68' DEEP LOT**  
 SCALE 1/4" = 1'-0"



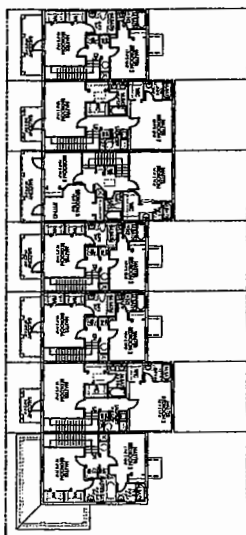
**UNIT E OPEN SPACE-68' DEEP LOT**  
 SCALE 1/4" = 1'-0"



**UNIT F OPEN SPACE-68' DEEP LOT**  
 SCALE 1/4" = 1'-0"



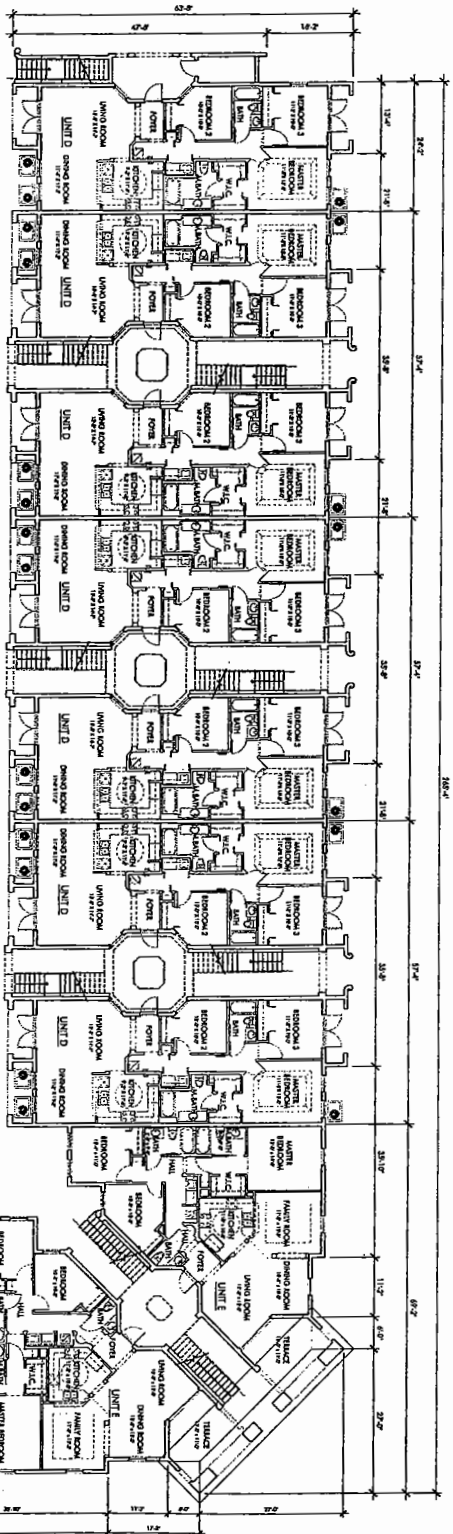
NOTE: FLOOR PLANS REPRODUCED COURTESY OF PRINCETON, PRINCE, KIDDOON & ASSOCIATES, ALL RIGHTS RESERVED.

[illegible]

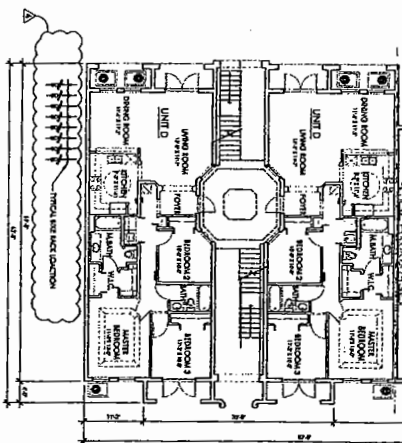
NOTE: ALL UNITS ON 68' DEEP LOTS ARE INTERCHANGEABLE  
1ST FLOOR PLAN-- TYPICAL TOWNHOUSE-- UNITS A-F

NOTE: FLOOR PLANS REPRODUCED COURTESY OF PASCUAL PEREZ, KUDDUJIAN & ASSOCIATES. ALL RIGHTS RESERVED.

[illegible]



NOTE: MULTI-FAMILY UNITS A, B, C AND D MAY BE SUBSTITUTED WITH UNITS H, I, J, K, L AND M.  
TYPICAL GARDEN STYLE APARTMENT GROUND FLOOR PLAN

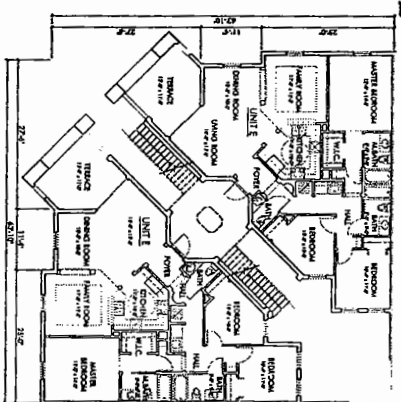


NOTE: FLOOR PLANS REPRODUCED COURTESY OF MACQUAY, FREESE, RUDOLPH & ASSOCIATES, ALL RIGHTS RESERVED.

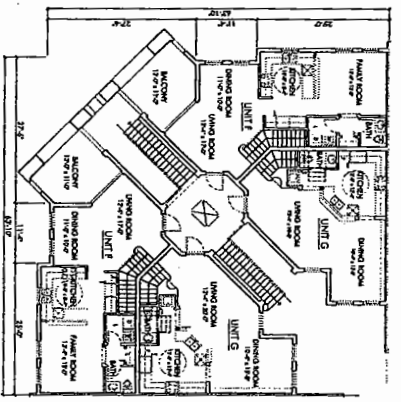
NOTE: FLOOR PLANS REPRODUCED COURTESY OF MACQUAY, FREESE, RUDOLPH & ASSOCIATES, ALL RIGHTS RESERVED.

<p>Project No. 202</p> <p>Scale: 3/8" = 1'-0"</p> <p>Date: 06/21/87</p> <p>Drawn: MCA B</p> <p>Checked: JCS, CL</p> <p>Old Rev: A14</p> <p>Drawing Title:</p>		<p>Project Name:</p> <p><b>ZONING SUBMITTAL</b></p> <p><b>PRINCETON COMMONS</b></p> <p>1000 JEFFERSON AVENUE, SUITE 1000</p> <p>PRINCETON, NEW JERSEY 08540</p>		<p>Project No. 202</p> <p>Scale: 3/8" = 1'-0"</p> <p>Date: 06/21/87</p> <p>Drawn: MCA B</p> <p>Checked: JCS, CL</p> <p>Old Rev: A14</p> <p>Drawing Title:</p>	
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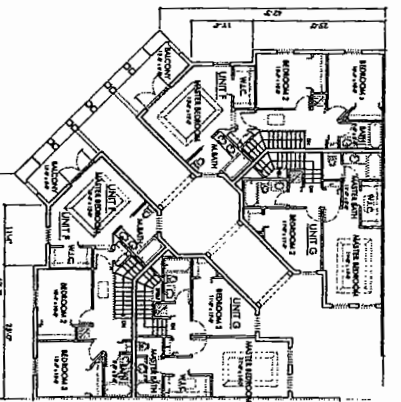
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 10/10/2018



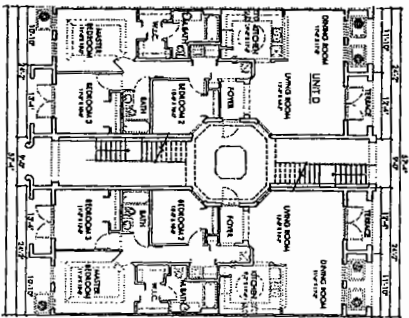
1ST FLOOR PLAN - UNIT E - CORNER



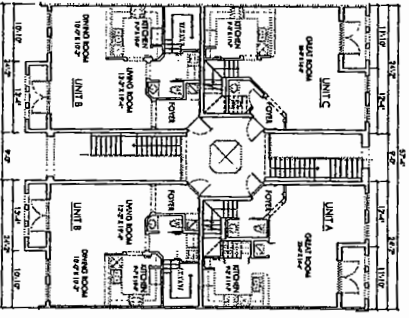
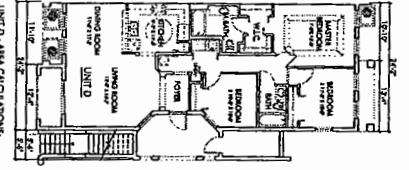
2ND FLOOR PLAN - UNIT F+G (1ST FLR) - CORNER



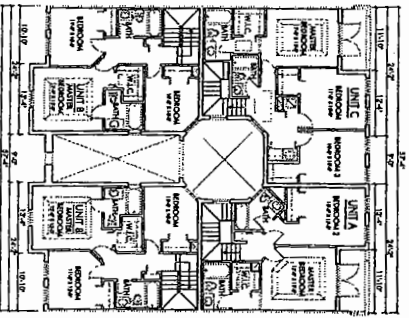
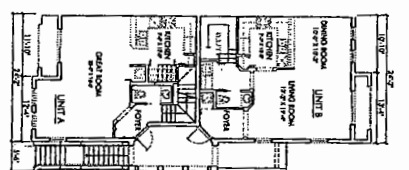
3RD FLOOR PLAN - UNIT F + G (2ND FLR) - CORNER



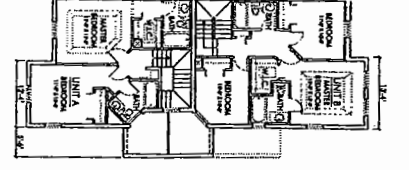
1ST FLOOR PLAN - UNIT D + END



2ND FLOOR PLAN - UNITS A+B+C + END (1ST FLR)

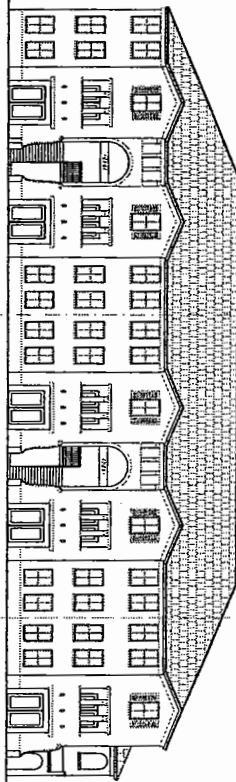
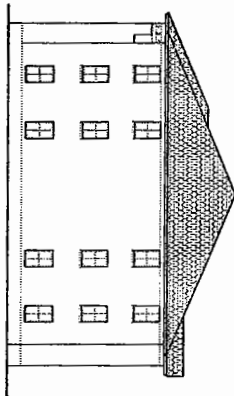


3RD FLOOR PLAN - UNITS A+B+C + END (2ND FLR)

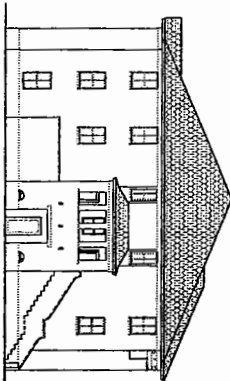


NOTE: FLOOR PLANS REPRODUCED COURTESY OF MASQUA, PRINCE GEORGES ASSOCIATES. ALL RIGHTS RESERVED.

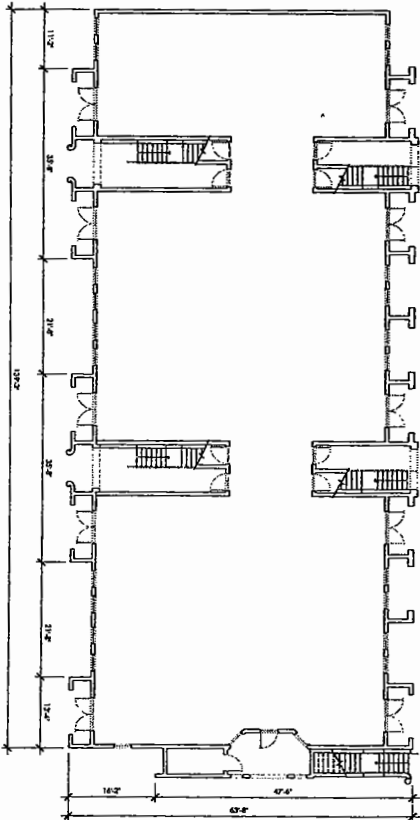
<b>PRINCE GEORGES ASSOCIATES</b> 2000 BAYVIEW PRINCE GEORGES COMMONS		Project No. 1022 Date: 08/21/2018 Drawn: JACOB Checked: JACOB Title: UNIT A-G	Sheet No. A17
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- ◆ + 38'-0" TO RIDGE
- ◆ + 29'-0" TO BEAM
- ◆ + 19'-4" TO BEAM
- ◆ + 9'-8" F.F.E.
- ◆ + 9'-4" TO BEAM
- ◆ 0'-0" F.F.E.
- ◆ GROUND FLOOR



NOTE: UNITS ARE ABOVE AMENITY CENTER ON SECOND AND THIRD FLOORS  
**AMENITY CENTER STREET ELEVATION**



NOTE: UNITS ARE ABOVE AMENITY CENTER ON SECOND AND THIRD FLOORS  
**AMENITY CENTER GROUND FLOOR PLAN**

NOTE: UNIT ELEVATIONS REPRODUCED COURTESY OF  
MCCOY, PFEZ, KIDDOGAN & ASSOCIATES, ALL RIGHTS  
RESERVED.

NOTE:  
REVISIONS  
DATE 01/20/00 BY J

Block No. A19

PRINCETON COMMONS  
10/1/00

PRINCETON COMMONS  
10/1/00

PRINCETON COMMONS  
10/1/00

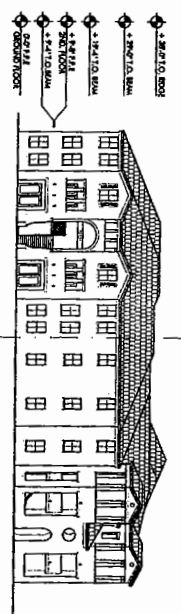
Block No.	Unit No.	Area (sq. ft.)	Notes
A19	101	1,200	Unit 101
A19	102	1,200	Unit 102
A19	103	1,200	Unit 103
A19	104	1,200	Unit 104
A19	105	1,200	Unit 105
A19	106	1,200	Unit 106
A19	107	1,200	Unit 107
A19	108	1,200	Unit 108
A19	109	1,200	Unit 109
A19	110	1,200	Unit 110

PRINCETON COMMONS  
10/1/00

PRINCETON COMMONS  
10/1/00

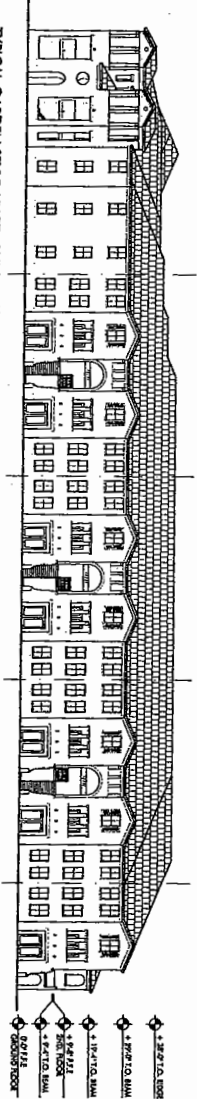
PRINCETON COMMONS  
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PRINCETON COMMONS  
10/1/00



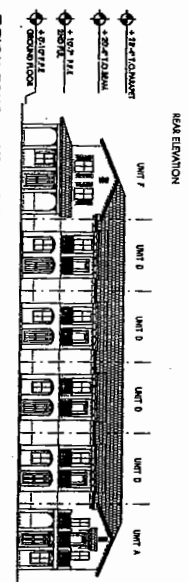
TYPICAL GARDEN STYLE APARTMENTS: FULL BAY END UNIT  
 MULTI-FAMILY UNITS A, B, C AND D MAY BE SUBSTITUTED WITH UNITS H, I, J, K, L AND M.  
 BUILDING ELEVATION WILL VARY DEPENDING ON FINAL UNIT DETERMINATION.

**1 SIDE ELEVATION**



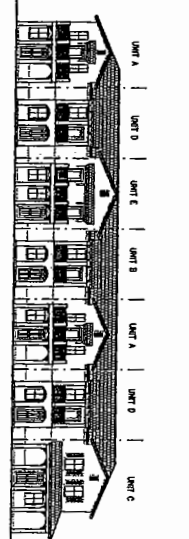
TYPICAL GARDEN STYLE APARTMENTS: HALF BAY END UNIT  
 MULTI-FAMILY UNITS A, B, C AND D MAY BE SUBSTITUTED WITH UNITS H, I, J, K, L AND M.  
 BUILDING ELEVATION WILL VARY DEPENDING ON FINAL UNIT DETERMINATION.

**2 STREET ELEVATION (REAR ELEVATION SIMILAR)**



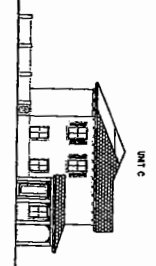
**3 TYPICAL TOWNHOUSE UNITS A-F FRONT ELEVATION**

**4 SIDE ELEVATION**

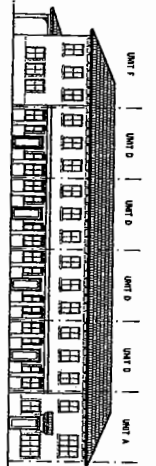


**5 TYPICAL TOWNHOUSE UNITS A-F SIDE ELEVATION**

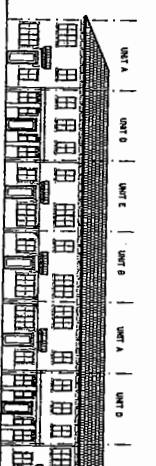
**6 REAR ELEVATION**



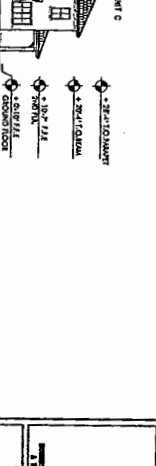
**7 TYPICAL TOWNHOUSE UNITS A-F SIDE ELEVATION**



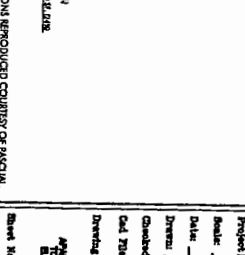
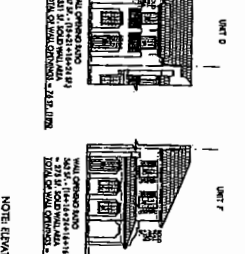
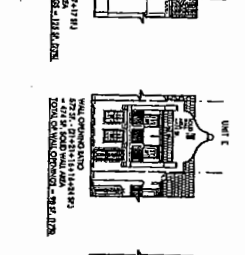
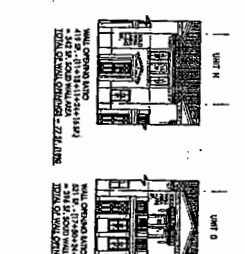
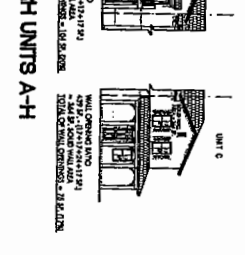
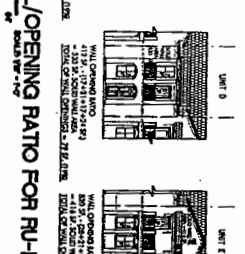
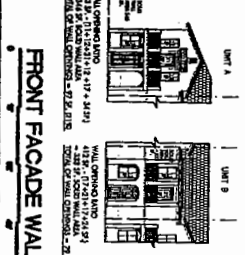
**8 TYPICAL TOWNHOUSE UNITS A-F REAR ELEVATION**



**9 TYPICAL TOWNHOUSE UNITS A-F SIDE ELEVATION**



**10 TYPICAL TOWNHOUSE UNITS A-F REAR ELEVATION**



**FRONT FACADE WALL/OPENING RATIO FOR RU-FH UNITS A-H**

NOTE: ELEVATION REPRODUCED COURTESY OF AISC/CA.

PRSZ, GORDON & ASSOCIATES, ALL RIGHTS RESERVED.

Sheet No. A21

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 SIGNED

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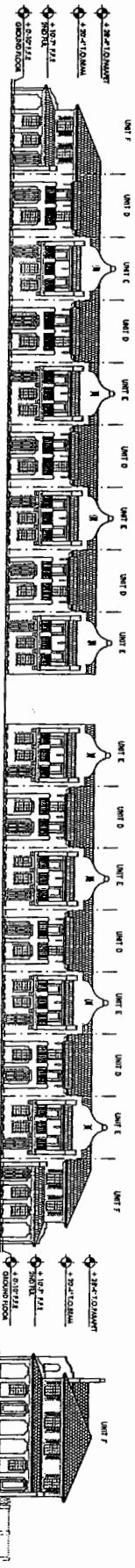
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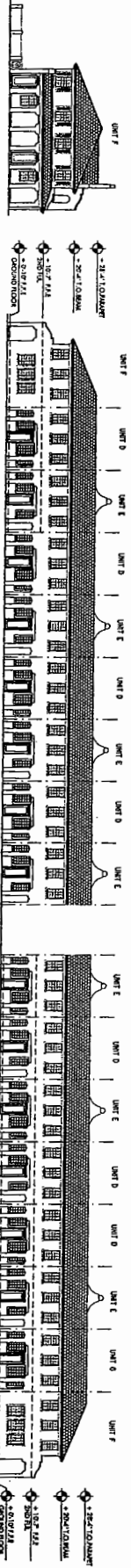
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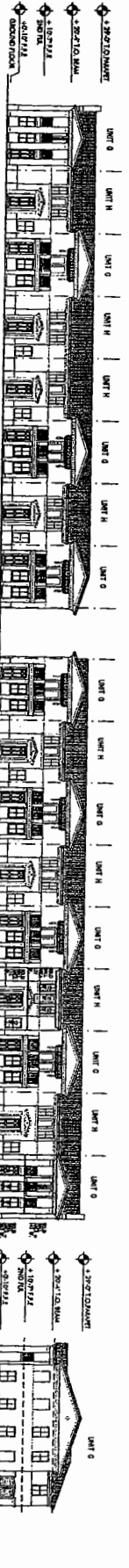
TYPICAL TOWNHOUSE UNITS D-F  
FRONT ELEVATION

TYPICAL TOWNHOUSE UNITS D-F  
SIDE ELEVATION



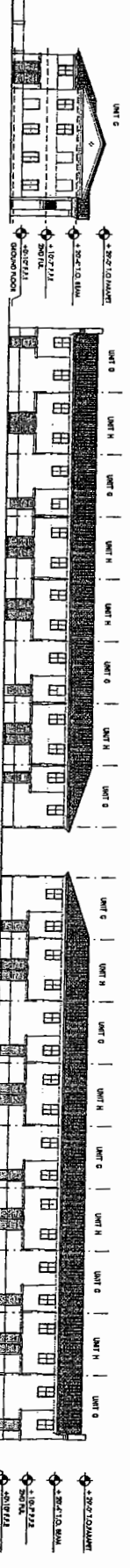
TYPICAL TOWNHOUSE UNITS D-F  
SIDE ELEVATION

TYPICAL TOWNHOUSE UNITS D-F  
REAR ELEVATION



TYPICAL TOWNHOUSE UNITS G-H  
FRONT ELEVATION

TYPICAL TOWNHOUSE UNITS G-H  
SIDE ELEVATION



TYPICAL TOWNHOUSE UNITS G-H  
SIDE ELEVATION

TYPICAL TOWNHOUSE UNITS G-H  
REAR ELEVATION

NOTE: ELEVATIONS REPRODUCED COURTESY OF PRINCETON, PRINCETON ASSOCIATES & ASSOCIATES, ALL RIGHTS RESERVED.

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TEL: 609.981.1111  
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NO.	DESCRIPTION	DATE
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2	11/1/2011	11/1/2011
3	11/1/2011	11/1/2011
4	11/1/2011	11/1/2011
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8	11/1/2011	11/1/2011
9	11/1/2011	11/1/2011
10	11/1/2011	11/1/2011

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# SOMERSET ACADEMY AT COUNTRY PALMS (K-12th GRADE SCHOOL)

S.W. 124 AVENUE & S.W. 248th STREET  
MIAMI, FLORIDA

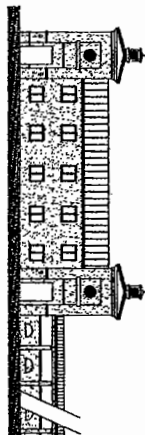
DIC No. 04-404

APPLICANT:  
SCHOOL DEVELOPMENT HC,  
LLC

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

DATE: JAN, 2005 / FEB, 2009 / AUG, 2009 / SEPT, 2009  
ISSUED FOR: DIC SUBMITTAL

ARCHITECT  
**CIVICA**  
tel: 305.593.9859 8323 NW 12th St, Suite No. 208, Doral, FL 33126 fax: 305.593.9855



## INDEX OF DRAWINGS

ARCHITECTURAL	
A-1	LOCATION MAP & ZONING DATA
A-1A	PARKING DETAILS & GENERAL ROAD TAPERING DIAGRAM
A-2	PROPOSED SITE PLAN
A-3	PHASE-I BLDG. 1st & 2nd FLOOR PLANS
A-4	PHASE-II BLDG. 1st & 2nd FLOOR PLANS
A-5	PROPOSED ELEVATIONS
A-6	PROPOSED ELEVATIONS
A-7	GENERAL SITE DETAILS
LANDSCAPE	
LA-1	PROPOSED LANDSCAPE PLAN & PLANT LIST
LA-2	LANDSCAPE LEGEND & SPECIFICATION

REVISION  
04/2009  
PUBLIC WORKS MEETING





# PARKING DATA: (K-12th GRADE SCHOOL, 1440 STUDENTS)

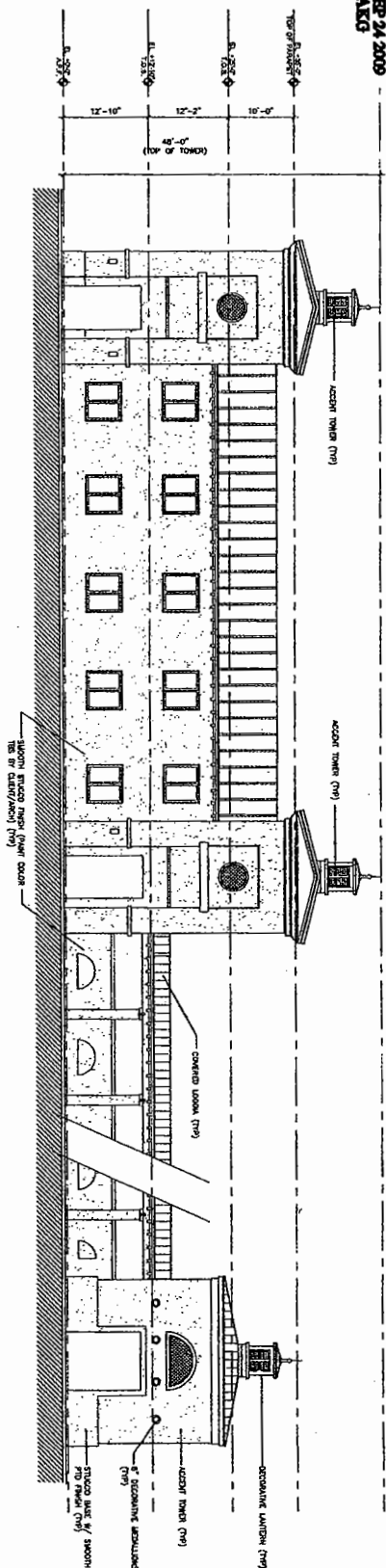
Use Proposed	Total	Classroom	No. of	No. of	No. of	No. of	Transports	Total	Adults
Classroom	Classroom	Classroom	Students	Teachers	Admins	Admins	Van/Bus	Personnel	Personnel
K-5th GRADES	28	18,000 SQ. FT.	510	28	1	1	2 Van/Bus	31	
6th-8th GRADES	18	10,800 SQ. FT.	360	18	0	0	2 Van/Bus	20	
9th-12th GRADES	24	11,200 SQ. FT.	540	24	4	2	2 Van/Bus	22	
Grand Total	70	40,000 SQ. FT.	1410	70	5	3	6 Van/Bus	73	

SECTION 50-20000 FOR SCHOOL USE			
Code Requirement		Fueling Required	Fueling Provided
1	Reg per sq. Staff plus sq transportation vehicles	(20 Staff + 3 Vehicles) = 23,000	
2	1 Reg per sq. Staff plus 14 sq of staff Re transportation vehicles	(18 Staff + 3 Vehicles) (0.21 sq/ft) = 5 20 + 3 = 23,000	1:24
3	1 Reg per sq. Staff plus 14 sq of staff Re transportation vehicles	(12,000 sq ft. Classroom + 150 sq. Admin + 100 sq ft. Media) / 500 = (19,500) / 500 = 39	
4	Classroom & Admin Area E.A. Staff	(19 Staff + 3 Drivers) = 22,000	
5	Classroom & Admin Area E.A. Staff	(18 Staff + 3 Drivers) = 21,000	
6	Classroom & Admin Area E.A. Staff	(17 Staff + 3 Drivers) = 20,000	
7	Classroom & Admin Area E.A. Staff	(16 Staff + 3 Drivers) = 19,000	
8	Classroom & Admin Area E.A. Staff	(15 Staff + 3 Drivers) = 18,000	
9	Classroom & Admin Area E.A. Staff	(14 Staff + 3 Drivers) = 17,000	
10	Classroom & Admin Area E.A. Staff	(13 Staff + 3 Drivers) = 16,000	
11	Classroom & Admin Area E.A. Staff	(12 Staff + 3 Drivers) = 15,000	
12	Classroom & Admin Area E.A. Staff	(11 Staff + 3 Drivers) = 14,000	
13	Classroom & Admin Area E.A. Staff	(10 Staff + 3 Drivers) = 13,000	
14	Classroom & Admin Area E.A. Staff	(9 Staff + 3 Drivers) = 12,000	
15	Classroom & Admin Area E.A. Staff	(8 Staff + 3 Drivers) = 11,000	
16	Classroom & Admin Area E.A. Staff	(7 Staff + 3 Drivers) = 10,000	
17	Classroom & Admin Area E.A. Staff	(6 Staff + 3 Drivers) = 9,000	
18	Classroom & Admin Area E.A. Staff	(5 Staff + 3 Drivers) = 8,000	
19	Classroom & Admin Area E.A. Staff	(4 Staff + 3 Drivers) = 7,000	
20	Classroom & Admin Area E.A. Staff	(3 Staff + 3 Drivers) = 6,000	
21	Classroom & Admin Area E.A. Staff	(2 Staff + 3 Drivers) = 5,000	
22	Classroom & Admin Area E.A. Staff	(1 Staff + 3 Drivers) = 4,000	
23	Classroom & Admin Area E.A. Staff	(0 Staff + 3 Drivers) = 3,000	
24	Classroom & Admin Area E.A. Staff	(0 Staff + 3 Drivers) = 2,000	
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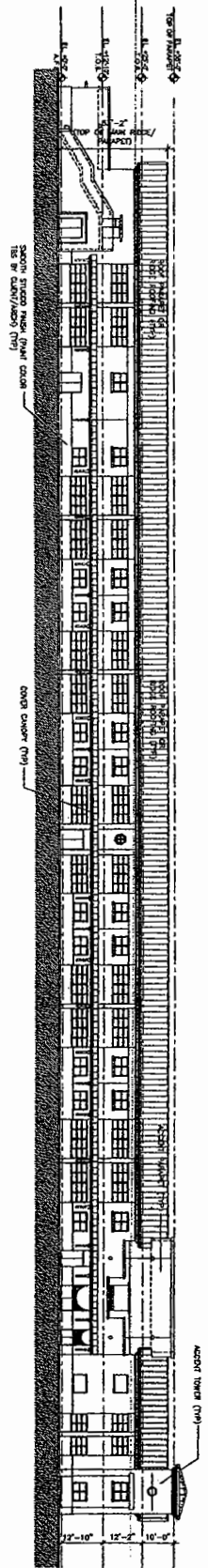
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**RECEIVED**  
**MIAMI-DADE COUNTY**  
**PROCESS # 219-005**  
**DATE SEP 24 2009**  
**BY: ZALGO**



**1**  
**PROPOSED EAST BLDG ELEVATION AND COVERED LOGGIA (PHASE I)**  
 Scale: 1/8" = 1'-0"

**CLARIFICATION NOTE:**  
 ALL SOFT FURNITURE, LIGHTING AND ACCESSORIES SHALL BE SELECTED FROM THE 3D-UP INTERIOR SPECIFICATIONS AS PER DRAWING (P) AND THE 3D-UP COUNTY BOOKS.



**2**  
**PROPOSED SOUTH ELEVATION (PHASE I)**  
 Scale: 1/8" = 1'-0"

74

**ARCHITECT:**  
**CIVICA**

**PROJECT NAME:**  
**SOMERSET ACADEMY AT COUNTRY PALMS**

**OWNER:**  
**SCHOOL DEVELOPMENT INC.**

**DATE:**  
**2004-19**

**ISSUED FOR:**  
**DIC APPROVAL**

**DATE:**  
**2004-19**

**DATE:**  
**2004-19**

**DATE:**  
**2004-19**

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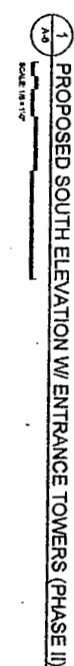
75

ASPECTOS  
CIVICA

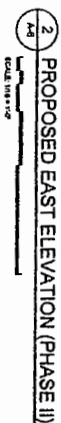
5010 SW 30th St.  
Miami, FL 33163  
Tel: 305.790.1364

PROJECT NAME:

ACADEMY

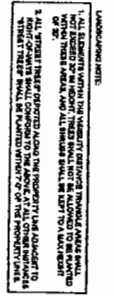


DESIGNED BY:	APPROVED BY:
W	REL
DATE:	SCALE:
7/11-2008	As shown



A-6

### PHOTOSTAT MACHINES





**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: Princeton Land Investments, L.L.C.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>KG Group, L.L.C.</u>	<u>100%</u>
<u>230 Palermo Avenue, Coral Gables, Florida 33134</u>	

CORPORATION NAME: Country Palm Holdings, L.L.C.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Ignacio G. Zulueta</u>	<u>50%</u>
<u>6361 Sunset Drive, Miami Florida 33143</u>	
<u>Fernando J. Zulueta</u>	<u>50%</u>
<u>6361 Sunset Drive, Miami Florida 33143</u>	

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: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

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JAN 20 2009

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: 3

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

NAME OF PURCHASER: N/A

NAME ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Date of contract: \_\_\_\_\_

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

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

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

Signature: [Signature] (Applicant) (Ignacio G. Zulueta)

Sworn to and subscribed before me this day of 5 Jan 2009 Affiant is personally known to me or has produced N/A as identification

(Notary Public)



Notary Public State of Florida  
Annette M. Trach  
My Commission DD648700  
Expires 03/08/2011

My commission expires \_\_\_\_\_

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

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JAN 20 2009

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
BY [Signature]

78



**Interests in KG Group, LLC**

	Percentage of Interest
Princeton Associates, LLC 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	25%
Princeton Group Investments, LLC 230 Palermo Avenue, Coral Gables, Florida 33134	75%

**Interests in Princeton Associates, LLC**

	Percentage of Interest
Goldmeier (NJ) Ltd. Mack Centre IV 61 South Paramus Road Paramus, New Jersey 07652	100%

**Interests in Goldmeier (NJ) Ltd.**

	Percentage of Interest
Barry Goldmeier Trust 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	40%
Lee Goldmeier Trust 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	40%
Goldmeier (NJ) Corp. Mack Centre IV 61 South Paramus Road Paramus, New Jersey 07652	20%

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ZONING HEARINGS SECTION  
MID-SCALE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

**Interests in Barry Goldmeier Trust**

Percentage of Interest

Barry Goldmeier  
250 Catalonia Avenue, Suite 606  
Coral Gables, FL 33134

100%

**Interests in Lee Goldmeier Trust**

Percentage of Interest

Lee Goldmeier  
250 Catalonia Avenue, Suite 606  
Coral Gables, FL 33134

100%

**Interests in Goldmeier (NJ) Corp.**

Percentage of Interest

Barry Goldmeier  
250 Catalonia Avenue, Suite 606  
Coral Gables, FL 33134

50%

Lee Goldmeier  
250 Catalonia Avenue, Suite 606  
Coral Gables, FL 33134

50%

**Interests in Princeton Group Investments, LLC**

Percentage of Interest

Christopher Korge  
230 Palermo Avenue, Coral Gables, Florida 33134

86%

Tom Korge  
230 Palermo Avenue, Coral Gables, Florida 33134

8%

Christopher G. Korge Family Trust  
230 Palermo Avenue, Coral Gables, Florida 33134

6%

**Interests in Christopher G. Korge Family Trust**

Percentage of Interest

Christopher Korge  
230 Palermo Avenue, Coral Gables, Florida 33134

100%

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

## CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

A signed charter contract from the Miami-Dade County School Board must accompany this application which matches the location, # of students and grade levels of the proposed application.

Sunset Academy at  
School Name: Country Palms School Address: Sw 124 Ave and Sw 24<sup>th</sup> St

Tax Folio # 30 8924 000-1621, 1620, 1410 Total size of site: 6.97 net acres

Is this an expansion to an existing school? ☒ Yes ☐ No Additional grades requested to approved but unbr.  
If yes, indicate the # of students and grade levels previously approved: School

1,440 K-8 and the Resolution # E-15-05

Number of children/students requested: 1,440 Grade Levels: K-12 Ages: 5-18

Number of classrooms: 70 Total square footage of classroom area: 13,200

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) Approx 100,400

Total square footage of outdoor recreation/play area: 50,000

Number of parking spaces provided for staff, visitors, and transportation vehicles: 84

Days and hours of operation: M-F 7:00 - 6:00

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

Signed, sealed, executed and acknowledged on this 21 day of December at Miami-Dade County, Florida.

WITNESSES:

[Signature]  
[Signature]

[Signature]  
Attorney for Applicant

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I hereby certify that on this 21 day of December, 2009, before me personally appeared Cristina D. Gonzalez, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

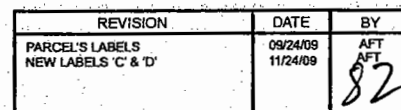
My Commission Expires

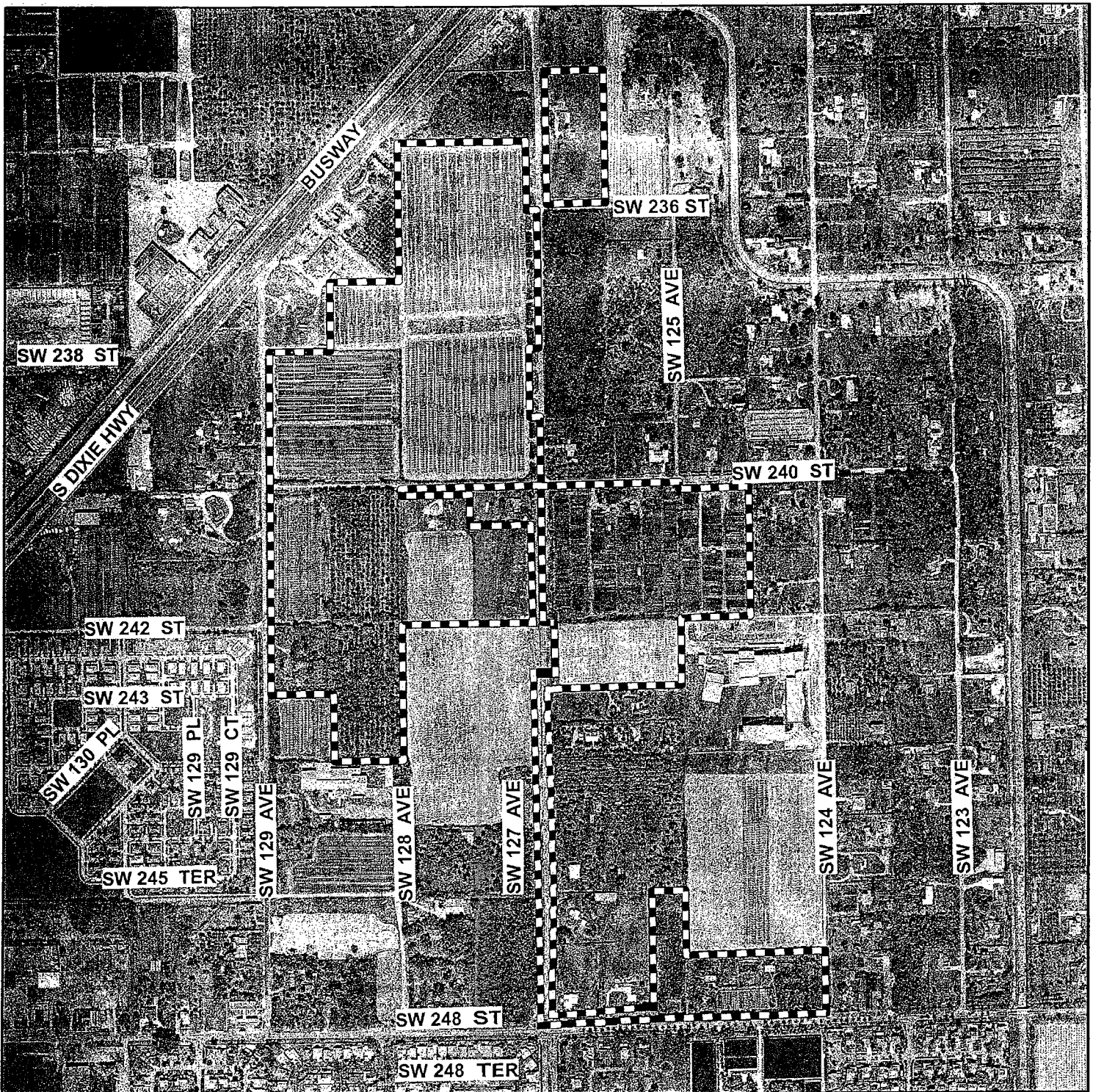
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2009  
DEC 21 2009

4/1/08

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY [Signature]

Cristina D. Gonzalez  
NOTARY PUBLIC-STATE OF FLORIDA  
Cristina D. Gonzalez  
Commission # DD514108  
Expires: MAR. 23, 2010  
Issued: Tami Adams & Bonding Co., Inc.





# **MIAMI-DADE COUNTY**

**AERIAL YEAR 2008**

Section: 23,24 Township: 56 Range: 39  
 Applicant: PRINCETON LANDINVESTMENTS LLC  
 & COUNTY PALM HOLDINGS, LLC.

Zoning Board: C15  
 Commission District: 08  
 Drafter ID: ALFREDO  
 Scale: NTS  
 ----- Zoning

Process Number  
**09-006**



**SUBJECT PROPERTY**



SKETCH CREATED ON: 01/27/09

REVISION	DATE	BY
		83

BCC — March 4, 2010  
Item # A — 09-006  
Princeton Land Investments, LLC.  
§ County Palm Holdings, LLC.

Part 1 of 2

This instrument was prepared by:

Name: Graham Penn, Esq.

Address: Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, FL 33131

(Space reserved for Clerk)

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### **DECLARATION OF RESTRICTIONS**

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

*IN ORDER TO ASSURE* the **County** that the representations made by the Owner during consideration of Public Hearing No. 09-006 will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

**1. Development Plans.** That said Property shall be developed substantially in accordance with the development plans previously submitted, entitled "Somerset Academy at Country Palms" prepared by Civica, consisting of twelve (12) sheets, and dated September 17, 2009 (the "Development Plans") said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

**2. School Site.** The Property shall be developed as a school site.

**2. Operation of Charter School.** The operation of the charter school on the Property shall be subject to the following requirements:

- a) The charter school shall be limited to a maximum of 1,440 K-12 students.
- b) The operating hours of the school shall be limited to 7:00 A.M. to 6:00 P.M., except for normal and customary before and after school activities common to public schools.

(Public Hearing)

(Space reserved for Clerk)

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- c) There will be three staggered arrival times and three staggered dismissal times for students as follows:
    - 1) The Phase I building, as depicted on the Development Plans, will operate with two shifts with the maximum number of students in each shift not to exceed 535 K-12 students.
    - 2) The Phase II building, as depicted on the Development Plans, will operate with one shift with a maximum number of 640 K-12 students.
  - d) Properly trained personnel shall be posted adjacent to and within the site during the school dismissal periods to facilitate traffic operations.
  - e) No outside speakers shall be permitted on the school property.
  - f) The waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 A.M. and 4:00 P.M., Monday through Friday, except that pick up shall not occur during arrival and dismissal times.
  - g) The school gates shall be opened at least thirty (30) to forty-five (45) minutes prior to the arrival and dismissal times.
  - h) 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 December 30, 2009 Developmental Impact Committee ("DIC") record of the Application, except as amended by the DIC Executive Council at its meeting on December 30, 2009, and incorporated herein by reference.
  - i) At time of Certificate of Use renewal, the Owner shall submit to the Department a letter from the principal of the school detailing the number of students and the grade levels that are then currently enrolled in said facility.
4. **Closure of School.** If the Charter School is constructed but fails to begin operation and/or the Charter School fails after establishment, the Owner, within thirty-six (36) months of the Charter School's failure to begin operation or closure, shall:

(Space reserved for Clerk)

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- (a) cause the Charter School to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school use, or
- b) transfer the operation of the Charter School to another charter school operator or to the Miami-Dade County School Board, after securing the necessary approvals from the Miami-Dade County School Board, or
- (c) convert the Charter School to a permitted use within the zoning district applicable to the Property, provided said use has first been authorized through the issuance of the appropriate permits from the Department, or
- (d) secure necessary public hearing approvals to convert the Charter School to a use not otherwise permitted within the zoning district applicable to the Property.

**5. 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.

**6. 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 the 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 its 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. The Owner, and its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.



(Space reserved for Clerk)

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**7. 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.

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

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

**9. 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.

(Space reserved for Clerk)

**10. 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.

**11. 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.

**12. 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.

**13. 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

**14. 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

(Space reserved for Clerk)

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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 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.

**15. Acceptance of Declaration.** The Owner acknowledges that 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.

**16. Owner.** The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

**ACKNOWLEDGMENT  
LIMITED LIABILITY COMPANY**

Signed, witnessed, executed and acknowledged on this 12 day of December, 2009.

IN WITNESS WHEREOF, Country Palm Holdings, L.L.C. has caused these presents to be signed in its name by its proper officials.

**Witnesses:**

Annette M. Iraola

Signature

Annette M. Iraola

Print Name

Signature

Twinky Rodriguez

Print Name

Country Palm Holdings, LLC

**Name of Limited Liability Company**

Address:

6361 Sunset Drive

Miami, Florida 33143

By

Ignacio Zulueta

**Managing Member**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by Ignacio Zulueta, the Managing Member of Country Palm Holdings, L.L.C., on behalf of the Limited Liability Company. He is personally known to me.

Witness my signature and official seal this 12 day of December, 2009, in the County and State aforesaid.

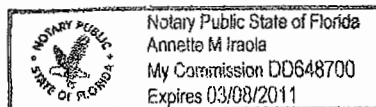
Annette M. Iraola

Notary Public, State of

Florida

Print Name

My Commission Expires:



**JOINDER BY MORTGAGEE**  
**TO THE DECLARATION OF RESTRICTIONS**

The undersigned, 1<sup>st</sup> National Bank of South Florida, and mortgagee ("Mortgagee") under that certain Mortgage and Security Instrument dated October 3, 2005 and recorded October 4, 2005 in Official Records Book 23839, Page 272, Public Records of Miami-Dade County; covering all/or a portion of the property described in the foregoing Declaration of Restrictions (the "Declaration") does hereby acknowledge that the terms of the Declaration are and shall be binding upon the undersigned and its successors in title.

NOW THEREFORE, Mortgagee consents to the recordation of the Declaration.

Mortgagee makes no warranty or representation of any kind or nature concerning the Declaration, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of the Charter School, and does not assume and shall not be responsible for any of the obligations or liabilities of the Owner or Charter School Operator contained in the Declaration. None of the representations contained in the Declaration or other documents shall be deemed to have been made by the Mortgagee, nor shall they be construed to create any obligations on the Mortgagee to any person relying thereon. Nothing contained herein shall affect or impair the rights and remedies of the Mortgagee as set forth in the Mortgage or in the Declaration.

IN WITNESS WHEREOF, these presents have been executed this 18<sup>th</sup> day of December 2009.

**WITNESSES:**

**1<sup>st</sup> National Bank of South Florida**

Patricia L. Dunker  
Signature

Patricia L. Dunker  
Printed Name

Idania Kestel  
Signature

Idania Kestel  
Printed Name

By: Karen Hirschko  
Signature

KAREN Hirschkowitz  
Printed Name

Vice President  
Title

Address

1<sup>ST</sup> NATIONAL Bank of South Florida  
1550 NORTH KROME Avenue  
Homestead, Florida 33030

[NOTARY SIGNATURE NEXT PAGE]

STATE OF Florida )  
COUNTY OF Miami-Dade )

The foregoing instrument was acknowledged before me this 18 day of January December 2009, by Raven Hirschowitz, as Vice President of 1<sup>st</sup> National Bank of South Florida, on behalf of same. She/He is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires:



Mariela Huanuco  
Notary Public - State of \_\_\_\_\_  
Printed Name: Mariela Huanuco

**Exhibit A -- LEGAL DESCRIPTION**

**PARCEL "D"**

**SUBPARCEL1**

The E1/2 of E1/2 of S.W.1/4 of S.W.1/4 of S.W.1/4 less street R/W.

AND

**SUBPARCEL2**

The W 132.4 feet of S1/2 of S.E.1/4 of S.W.1/4 of S.W.1/4 & S 11.32 feet of W 132.4 feet of N1/2 of S.E.1/4 of S.W.1/4 of S.W.1/4 less street R/W AND

**SUBPARCEL3**

The S11.34 feet of the N1/2 of The S.E.1/4, of The S.W.1/4, of the S.W.1/4, less the West 132.4 feet and the S1/2 of the S.E.1/4, of the S.W.1/4 of the S.W.1/4, less W 132.4 feet and less street R/W, lying and being in Section 24, Township 56 South, Range 39 East, in Dade County, Florida, and being ±3.72 acres

## OPINION OF TITLE

**To: Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete "Abstract of Title" covering the period from the beginning to the 28<sup>th</sup> day of December 2009 at the hour 11:00 p.m., inclusive, of the following described property:

**Parcel One:**

The E1/2 of the E1/2 of the SW1/4 of the SW1/4 of the SW1/4, less street R/W. Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

**Parcel Two:**

The West 132.4 feet of S1/2 of SE1/4 of SW1/4 of SW1/4 & South 11.32 feet of West 132.4 feet of N1/2 of SE1/4 of SW1/4 of SW1/4 less street R/W. Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

**Parcel Three:**

The South 11.34 feet of the N1/2 of the SE1/4 of the SW1/4 of the SW1/4, less the West 132.4 feet and the S1/2 of the SE1/4 of the SW1/4 of the SW1/4; less the West 132.4 feet and less street R/W, Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

I am of the opinion that on the last mentioned date, the fee simple title to the above described real property was vested in:

**Country Palm Holdings LLC, a Florida limited liability company**

Subject to the following encumbrances, liens and other exceptions:

**1. RECORDED MORTGAGES:**

Mortgage in favor of 1<sup>st</sup> National Bank of South Florida dated October 3, 2005 and recorded October 4, 2005 in Official Records Book 23839, Page 272, Public Records of Miami-Dade County, Florida.

**2. RECORDED CONSTRUCTION LIENS, CONTRACTORS LIENS AND JUDGEMENTS:**

N/A

**3. GENERAL EXCEPTIONS:**

1. Real Estate taxes.



2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanic's or materialsmen's liens.
5. Zoning and other restrictions imposed by governmental authority.
6. Easement in favor of Florida Power and Light Company, contained in instrument recorded March 5, 1971, in O.R. Book 7140, Page 998; O.R. Book 7140, Page 1000; O.R. Book 7141, Page 5, Public Records of Miami-Dade County, Florida.
7. Covenants recorded in O.R. Book 14411, Page 4948 and O.R. Book 16456, Page 581, Public Records of Miami-Dade County, Florida.
8. Subject to rights of tenants under unrecorded leases, if any.
9. Taxes and assessments for the year 2007 under Folio Number 30-6924-000-1410; 30-6924-000-1620; 30-6924-000-1621 (are paid).
10. Declaration of Restrictions recorded in O.R. Book 23798, Page 4449, Public Records of Miami-Dade County, Florida.
11. Assignment of Rents recorded in O.R. Book 23829, Page 0280, Public Records of Miami-Dade County, Florida.
12. UCC Financing Statement in favor of 1<sup>st</sup> National Bank of South Florida recorded in O.R. Book 23839, Page 286, Public Records of Miami-Dade County, Florida.
13. Agreement recorded in O.R. Book 23839, Page 289, Public Records of Miami-Dade County, Florida.
14. Taxes for the year 2009, which are not yet due and payable.

**4. SPECIAL EXCEPTIONS:**

N/A

**I HEREBY CERTIFY** that I have reviewed all the aforementioned encumbrance and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

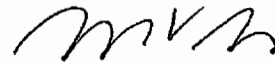
<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Country Palm Holdings LLC	100%	N/A

<u>Number</u>	<u>Company Certifying No. of Entries Period Covered</u>
N/A	N/A

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am in attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 28<sup>th</sup> day of December 2009.



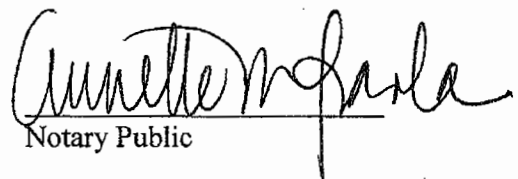
Maria V. Rives, Esq.  
Florida Bar No.: 273960

**NOTE:** Ignacio G. Zulueta is authorized to sign on behalf of COUNTRY PALM HOLDINGS LLC, a Florida limited liability company, as Manager.

**STATE OF FLORIDA**

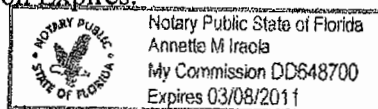
**COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 28 day of December 2009, by Maria V. Rives, Esq., who is personally known to me.



Notary Public

My Commission Expires:



BCC — March 4, 2010  
Item #A — 09-006  
Princeton Land Investments, LLC.  
½ County Palm Holdings, LLC.  
Part 2 of 2

This instrument was prepared by:

Name: Graham Penn, Esq.

Address: Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, FL 33131

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**DECLARATION OF RESTRICTIONS**

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

*IN ORDER TO ASSURE* the **County** that the representations made by the Owner during consideration of Public Hearing No. 09-006 will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

**1. Development Plans.** That said Property shall be developed substantially in accordance with the development plans previously submitted, entitled "Princeton Commons" prepared by Chisholm Architects, Inc., consisting of twenty-seven (27) sheets, dated October 7, 2009, except Sheet AS1.7, dated stamped received December 21, 2009 (the "Development Plans") said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

**2. Total Residential Density.** In no event shall the Property be developed with more than 1,320 residential units.

**3. Public Park(s).** The Owner voluntarily agrees to offer to convey two public parks on the Property to Miami-Dade County. The total size of the park areas shall be two (2)

(Public Hearing)

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acres. The location of the park areas shall be substantially in accordance with the park areas depicted on Parcels A and B of the Development Plans.

Subject to the foregoing, each park area shall be subject to the review of the Park and Recreation Department for appropriateness for use as County parks at the time of final plat approval for Parcel A or B. The park areas shall be offered to be conveyed to the County by general warranty deed, in fee simple, free from all liens and encumbrances. The conveyance of an individual park area shall occur immediately after the recordation of the plat covering the portion of the Property in which the park area is located.

Conveyance shall occur only upon a determination by Miami-Dade County that the value of the donation, including both the value of the land and any proposed improvements, will be accepted by the County as a contribution in lieu of the payment of all or a portion of the required Park Impact Fee under Section 33H-7 of the Miami-Dade County Code.

Prior to any conveyance, the Owner shall fund and provide to the County an Assessment Report(s) prepared by a licensed geotechnical firm, and shall further provide a Phase I Environmental Assessment and a Phase II Environmental Assessment if indicated by such Phase I Environmental Assessment Report.

The County shall retain the sole right to accept or reject the conveyance of each of the park areas in accordance with Section 33H-10 of the Code of Miami-Dade County governing the suitability of public park donations, as amended from time to time.

If the County accepts a proffered park area donation, the Owner shall construct on the park areas passive recreational improvements pursuant to a site plan and specification approved by the Miami-Dade County Parks and Recreation Department. The cost of the improvements shall be at least equal to the Owner's obligation to pay the improvement portion of the Park Impact Fee under Section 33H-7 of the Code of Miami-Dade County, as

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amended from time to time. The improvements specified in this paragraph for any individual park area shall be completed no later than the issuance of the 250th building permit for a residential unit on the Parcel (A or B) in which the park area is located.

If the County accepts the proffered park area donations, the funding for the improvement and perpetual maintenance of the park areas shall be through a special taxing district, if approved by Miami-Dade County, or similar entity, as approved by Miami-Dade County.

In the event one or more of the proffered park areas are not accepted by the County, the Owner shall improve and maintain these park areas as private open space for the benefit of the Owner and residents of Parcels A and B. In this event, funding for the improvement and perpetual maintenance of the park areas shall be through a homeowner's association, special taxing district, if approved by Miami-Dade County, or similar entity, as approved by Miami-Dade County.

**4. Workforce Housing.** In accordance with the Workforce Housing Development Program, Chapter 33, Article XIIA of the Code of Miami-Dade County (the "Code"), the development of the Property shall include 65 workforce housing units. Additionally, the Property shall be developed in accordance with the following specifications:

- (a) A workforce housing unit ("WHU" or "restricted WHU") shall mean a dwelling unit, the sale, rental or pricing of which, is restricted to households whose income range is established at between 65% and 140% of the most recent median family income for the County as reported by the U.S. Department of Housing and Urban Development (HUD) and as maintained by the Department of Planning and Zoning at the time of sale or rental of each WHU;
- (b) The development of the Property shall include 65 WHUs, which will be restricted by a Declaration of Restrictions in accordance with Chapter 33, Article XIIA of the Code and 1,255 unrestricted dwelling units, which may include market-rate dwelling units;
- (c) WHUs may be offered for sale or lease;

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- (d) Each owner or lessee of the restricted WHUs will use the WHU as the owner or lessee's primary residence and subleasing shall be prohibited;
- (e) The Property will be developed generally in accordance with the following estimated construction schedule which indicates the approximate dates when construction of the new residential dwelling units (including the restricted WHUs and unrestricted units) is currently anticipated to be initiated and completed:

<b>Units</b>	<b>Anticipated Construction</b>
1 - 330	2011
331 - 660	2013
661 - 990	2015
991 - 1320	2017

Market conditions may accelerate or slow the above construction schedule;

- (f) The restricted WHUs on the Property will consist of apartment type units and will be developed in "garden apartment" style buildings in the project as depicted on the Development Plans;
- (g) The final new residential building on the Property to be issued a building permit shall not contain only restricted WHUs;
- (h) The restricted WHUs and unrestricted units will be built and made available for occupancy simultaneously except that building permits for the last 10% of the market-rate units shall be withheld until building permits have been issued for all of the WHUs; and
- (i) Prior to the earlier of final plat approval or application for building permit for the first new residential unit on the Property, the Owner shall submit a Workforce Housing Agreement (the "Agreement") for the restricted WHUs on the Property to the Director of the Department of Planning and Zoning. The Agreement will encumber each restricted WHU in the entire development, and specify the restrictions of each of the restricted WHUs and such further arrangements, restrictive covenants, resale restrictions, and rental

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restrictions as are necessary to carry out the purposes of Chapter 17, Article IX, Sections 17-142 through 17-144 inclusive, of the Code, and shall include the following:

- i. A binding commitment that the restrictions of Chapter 33, Article XIIA and Chapter 17, Article IX of the Code shall run with the land for the entire 20-year control period of each of the WHUs;
- ii. A binding commitment that the covenants will bind the Owner, any assignee, mortgagee, or buyer, and all other parties that receive title to or an interest in each of the WHUs;
- iii. A statement that the covenants shall be senior to all other liens or encumbrances on the Property, including all instruments securing permanent financing, except that tax and assessment liens shall be superior to the covenants; and
- iv. A binding commitment that incorporates all terms and conditions regarding WHUs, including without limitation, the required shared equity agreement, eligibility standards, appropriate sale and rental price standards and affordability controls required of purchasers of WHUs pursuant to Chapter 17, Article IX of the Code.

**5. Educational Facilities Mitigation Plan.** The Owner acknowledges that the development of the Property will be subjected to Miami-Dade County's uniform school concurrency system. In addition to any educational facilities mitigation required under the school concurrency system due to the impact of the students generated by the development of the Property, the Owner shall donate \$10,000 to Miami-Dade County Public Schools. The monetary donation shall be made prior to the approval of a final plat for any portion of the Property and shall be over and above any educational facilities impact fees paid for the development. The educational facilities mitigation shall not include the 1,440 student station charter school approved under Zoning Application No. 04-404.

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**6. 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.

**7. 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 the 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 its 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. The Owner, and its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

**8. 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.

**10. Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released 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.



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

**11. 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.

**12. 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.

**13. 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.

**14. 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

(Space reserved for Clerk)

approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

**15. 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

**16. 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 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.

**17. Acceptance of Declaration.** The Owner acknowledges that 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.

**18. Owner.** The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

**ACKNOWLEDGMENT  
LIMITED LIABILITY COMPANY**

Signed, witnessed, executed and acknowledged on this 18<sup>th</sup> day of December, 2009.

IN WITNESS WHEREOF, Princeton Land Investments, LLC has caused these presents to be signed in its name by its proper officials.

**Witnesses:**

Ruth M. Bayley  
Signature  
Ruth M. Bayley  
Print Name  
Crystal Mueller  
Signature  
Crystal Mueller  
Print Name

Princeton Land Investments, LLC  
**Name of Limited Liability Company**  
Address:  
230 Palermo Avenue  
Coral Gables, Florida 33134  
Christopher G. Korge  
By Christopher G. Korge  
(Managing Member of Princeton Group Investments, LLC, which is the Managing Member of KG Group, LLC, which owns 100% of Princeton Land Investments, LLC)

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by Christopher G. Korge, the Managing Member of Princeton Group Investments, LLC, which is the Managing Member of KG Group, LLC, which owns 100% of Princeton Land Investments, LLC, on behalf of the Limited Liability Company. He is personally known to me.

Witness my signature and official seal this 18 day of December, 2009, in the County and State aforesaid.

Randall Daily  
Notary Public-State of Florida  
Randall Daily  
Print Name

My Commission Expires:



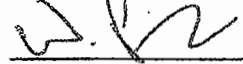
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**JOINDER BY MORTGAGEE  
CORPORATION**


The undersigned Israel Discount Bank of New York, a Florida Banking Corporation, Mortgagee under that certain mortgage from Princeton Land Investments, L.L.C. dated the 10th day of February 2006, and recorded in Official Records Book 24227, Page 509 of the Public Records of Miami-Dade County, Florida, covering all of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 22 day of December 2009.

**Witnesses:**

  
\_\_\_\_\_  
Signature

William P. ANA  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

Rajesh Mehra  
\_\_\_\_\_  
Print Name

Israel Discount Bank of New York

**Name of Corporation**

Address:

18851 N.E. 29 Avenue, Suite #600  
Aventura, Florida 33180

By:   
\_\_\_\_\_

**(Senior Vice-President)**

Print Name: **John W. White**

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

(Space reserved for Clerk)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me John W. White, a Senior Vice President of Israel Discount Bank of New York, on behalf of the banking corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this 22 day of December, 2009, in the County and State aforesaid.

  
Notary Public-State of FLORIDA

TANIA GOMEZ  
Print Name

My Commission Expires:



TANIA GOMEZ  
MY COMMISSION # DD 816025  
EXPIRES: December 18, 2012  
Bonded Thru Budget Notary Services

## **Exhibit A -- LEGAL DESCRIPTION**

### **PARCEL "A"**

A PORTION OF THE SW  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 24-56-39; THENCE N88°25'55"E ALONG THE NORTH LINE OF THE SW  $\frac{1}{4}$  OF SAID SECTION 24, AS A BASIS OF BEARING, FOR 678.60 FEET; THENCE S00°48'39"E FOR 35.00 FEET; THENCE N88°25'55"E FOR 339.29 FEET; THENCE S00°48'38"E FOR 663.20 FEET; THENCE S 88°20'37"W FOR 339.29 FEET; THENCE S00°48'39"E FOR 334.36 FEET; THENCE S88°17'59"W FOR 628.59 FEET; THENCE N00°48'44"W FOR 334.85 FEET; THENCE S88°20'37"W FOR 50.01 FEET TO A POINT ON THE WEST LINE OF THE SW  $\frac{1}{4}$  OF SAID SECTION 24; THENCE N00°48'44"W ALONG SAID WEST LINE OF THE SW  $\frac{1}{4}$  OF SAID SECTION 24 FOR 669.77 FEET TO THE POINT OF BEGINNING.

AND

### **PARCEL "B"**

A PORTION OF THE NE  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION 23-56-39; THENCE S89°11'46"W ALONG THE SOUTH LINE OF THE NE  $\frac{1}{4}$  OF SAID SECTION 23, AS A BASIS OF BEARING, FOR 1345.72 FEET TO A POINT ON THE WEST LINE OF THE NE  $\frac{1}{4}$  OF SAID SECTION 23; THENCE N00°42'55"W ALONG THE WEST LINE OF THE NE  $\frac{1}{4}$  OF SAID SECTION 23 FOR 676.02 FEET; THENCE N89°11'01"E FOR 335.85 FEET; THENCE N00°45'52"W FOR 338.05 FEET; THENCE N89°10'38"E FOR 335.55 FEET; THENCE N00°48'49"W FOR 676.17 FEET; THENCE N89°09'51"E FOR 619.94 FEET; THENCE S00°54'44"E FOR 338.16 FEET; THENCE N89°10'14"E FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE  $\frac{1}{4}$  OF SAID SECTION 23; THENCE S00°54'44"E ALONG THE EAST LINE OF THE NE  $\frac{1}{4}$  OF SAID SECTION 23 FOR 676.32 FEET; THENCE S89°11'00"W FOR 50.00 FEET; THENCE S00°54'44"E FOR 338.16 FEET; THENCE N89°11'23"E FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE  $\frac{1}{4}$  OF SAID SECTION 23; THENCE S00°54'44"E FOR 338.16 FEET TO THE POINT OF BEGINNING.

AND

**PARCEL "C"**

A PORTION OF THE SE  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION 23-56-39;  
THENCE S89°11'46"W ALONG THE NORTH LINE OF THE SE  $\frac{1}{4}$  OF SAID SECTION 23, AS A BASIS OF BEARING FOR 336.42 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S00°46'22"E FOR 185.00 FEET; THENCE N89°11'46"E FOR 286.55 FEET; THENCE S00°48'44"E FOR 484.80 FEET; THENCE S89°09'36"W FOR 623.78 FEET; THENCE S00°43'58"E FOR 670.19 FEET; THENCE S89°07'28"W FOR 337.35 FEET; THENCE N00°41'36"W FOR 335.06 FEET; THENCE S89°08'03"W FOR 302.12 FEET; THENCE N00°39'14"W TO A POINT ON THE NORTH LINE OF THE SE  $\frac{1}{4}$  OF SAID SECTION 23 FOR 1006.07 FEET; THENCE N89°11'46"E ALONG TO THE NORTH LINE OF THE OF THE SE  $\frac{1}{4}$  OF SAID SECTION 23 FOR 974.28 FEET TO THE POINT OF BEGINNING.

AND

**PARCEL "E"**

SUB PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROAD PURPOSES.

SUB PARCEL 2:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET AND LESS THE SOUTH 25 FEET AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50 FEET OF THE WEST  $\frac{1}{2}$  OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SAID SECTION 24 BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET OF THE WEST  $\frac{1}{2}$  OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

SUB PARCEL 3:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES. ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

AND

The East One (1) foot of the SE  $\frac{1}{4}$  of Section 23, Township 56 South, Range 39 East in Miami-Dade County, Florida

AND

The South One (1) foot of the West 512.00 feet of the SW  $\frac{1}{4}$  of Section 24, Township 56 South, Range 39 East in Miami-Dade County, Florida

AND

The East One (1) foot of the West 512.00 feet of the South 35.00 feet of the SW  $\frac{1}{4}$  of Section 24, Township 56 South, Range 39 East in Miami-Dade County, Florida.



**MIAMI-DADE COUNTY  
OPINION OF TITLE**

To: **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida.

With the understanding that this Opinion of Title is furnished to Miami-Dade County Department of Planning and Zoning, as an inducement for acceptance of a Declaration of Restrictive Covenants covering the real property hereinafter described, it is hereby certified that I (we) have examined an Owner's Title Insurance Policy issued by **ATTORNEYS' TITLE INSURANCE COMPANY, INC., OPM-2661976**, with an effective date of June 6, 2005, a Title Search Report and Update issued by **ATTORNEYS' TITLE INSURANCE COMPANY, INC., File No. 01-2008-001692-A**, with a search through date of November 17, 2009, and an Owner's Title Insurance Policy issued by **LAWYER'S TITLE INSURANCE CORPORATION, Policy No. A81-0211492**, with an effective date of February 10, 2006, and a Time Period Search Report issued by **LAWYER'S TITLE INSURANCE CORPORATION, File No. 2981183**, with a search through date of November 25, 2009, of the following described real property (collectively, the "Title Search Report"):

**SEE EXHIBIT "A" ATTACHED HERETO**

Basing our opinion on an examination of said Title Search Report, I (we) are of the opinion that on the above mentioned date, fee simple title to the above-described real property is vested in:

**PRINCETON LAND INVESTMENTS, LLC, a Florida limited liability company**

Subject to the following encumbrances, liens and other exceptions:

**1. RECORDED MORTGAGES:**

- a. Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company and Colonial Bank, N.A., a national banking association, dated June 1, 2005 and recorded June 6, 2005, in O.R. Book 23442, Page 3860, of the Public Records of Miami Dade County, Florida.
- b. Note, Extension, and Modification of Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company and of Colonial Bank, N.A., a national banking association, dated January 1, 2008 and recorded February 21, 2008, in O.R. Book 26225, Page 4840, of the Public Records of Miami Dade County, Florida.
- c. Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company, and Israel Discount Bank of New York, a New York banking corporation, dated February 9, 2006 and recorded February 10, 2006, in Official Records Book 24227, Page 509, of the Public Records of Miami-Dade County, FL.

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS & JUDGMENTS:**

- a. None.

**3. GENERAL EXCEPTIONS:**

- a. All taxes and assessments for the year in which this Opinion is rendered, and subsequent years.
- b. Rights or claims of persons other than the above owner who is in possession.
- c. Subject to the rights of tenants under unrecorded leases, if any.
- d. Easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments and any facts or matters not of record which would be disclosed by an accurate survey and inspection of the premises.
- e. Any unrecorded labor, mechanic or materialmen liens.
- f. Zoning and other restrictions imposed by governmental authority.

**4. SPECIAL EXCEPTIONS**

- a. Easement in favor of Metropolitan Dade County, contained in instrument recorded 6-23-92, in O.R. Book 15563, Page 139, of the Public Records of Miami Dade County, Florida.
- b. Easement in favor of Metropolitan Dade County, contained in instrument recorded 2-11-92, in O.R. Book 15382, Page 3326, of the Public Records of Miami Dade County, Florida.
- c. Easement in favor of Metropolitan Dade County, contained in instrument recorded 8-8-91, in O.R. Book 15141, Page 1503 and O.R. Book 15141, Page 1516, of the Public Records of Miami Dade County, Florida.
- d. Easement in favor of Florida Power & Light Co., contained in instrument recorded 4-12-00, in O.R. Book 19066, Page 60, of the Public Records of Miami Dade County, Florida.
- e. Easement in favor of Metropolitan Dade County, contained in instrument recorded 6-6-91, in O.R. Book 15055, Page 3653, of the Public Records of Miami Dade County, Florida.
- f. Easement in favor of Florida Power & Light Company, contained in instrument recorded 4-1-97, in O.R. Book 17585, Page 453, of the Public Records of Miami Dade County, Florida.
- g. Easement in favor of Metropolitan Dade County, contained in instrument recorded 9-16-91, in O.R. Book 15190, Page 1230, of the Public Records of Miami Dade County, Florida.

- h. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 19254, Page 346, of the Public Records of Miami Dade County, Florida.
- i. Right of Way Agreement recorded in Deed Book 1139, Page 467, of the Public Records of Miami Dade County, Florida.
- j. Dedication and Improvement Agreement recorded in O.R. Book 14858, Page 2048, of the Public Records of Miami Dade County, Florida.
- k. Right of Way Agreement recorded in Deed Book 1139, Page 469, of the Public Records of Miami Dade County, Florida.
- l. Easement in favor of Florida Power & Light Company, contained in instrument recorded 11-14-1955, in Deed Book 4181, Page 143, of the Public Records of Miami Dade County, Florida.
- m. Dedication and Improvement Agreement recorded in O.R. Book 17746, Page 3038, of the Public Records of Miami Dade County, Florida.
- n. Taxes and assessments for the year 2009 and subsequent years.
- o. Subject to rights of tenants under unrecorded leases, if any.
- p. Easement in favor of Florida Power & Light Company, contained in instrument recorded 8-31-55, in Deed Book 4146, Page 60, of the Public Records of Miami Dade County, Florida.
- q. Right of Way Agreements in Deed Book 1139, Page 463 and Deed Book 1139, Page 471, of the Public Records of Miami Dade County, Florida.
- r. Matters disclosed or appearing in surveys prepared by Ludovici & Orange, dated 5/10/2005 under Job No. 2004-18.
- s. Mortgage from Princeton Land Investments, LLC, a Florida limited liability company in favor of Colonial Bank, N.A., a national banking association, dated June 1, 2005 and recorded June 6, 2005, in O.R. Book 23442, Page 3860, of the Public Records of Miami Dade County, Florida.
- t. Collateral Assignment of Leases, Rents, and Profits from Princeton Land Investments, LLC, a Florida limited liability company in favor of Colonial Bank, N.A., a national banking association, dated June 1, 2005 and recorded June 6, 2005, in O.R. Book 23442, Page 3889, of the Public Records of Miami Dade County, Florida.
- u. UCC-1 Financing Statement from Princeton Land Investments, LLC, a Florida limited

liability company in favor of Colonial Bank, N.A., a national banking association, dated June 1, 2005 and recorded June 6, 2005, in O.R. Book 23442, Page 3897, of the Public Records of Miami Dade County, Florida.

- v. Declaration of Restrictions dated, June 15, 2005 and recorded September 22, 2005, in O.R. Book 23798, Page 4449, of the Public Records of Miami Dade County, Florida.
- w. Marital Settlement Agreement by and between Gary Trewick, petitioner, and Lillith Trewick, respondent, dated January 18, 2006 and recorded February 23, 2006, in O. R. Book 24261, Page 4487, of the Public Records of Miami Dade County, Florida.
- x. Final Judgment of Dissolution of Marriage by and between Gary Trewick, petitioner, and Lillith Trewick, respondent, dated February 15, 2006 and recorded February 23, 2006, in O.R. Book 24263, Page 1335, of the Public Records of Miami Dade County, Florida.
- y. Any rights, title and interest, held by Gary Trewick and Lillith Trewick, his wife, and/or their successors and assigns, to any portion of the property contained within the legal description set forth in Exhibit A herein, by virtue of that certain Quit Claim Deed by and between Gary Trewick, and Lillith Trewick, his wife (collectively, the "Grantor") and Lillith Trewick, married woman ("Grantee"), dated January 25, 2006 and recorded March 14, 2006, in O.R. Book 24323, Page 312, Lillith Trewick, a married woman ("Grantor") and Princeton Land Investments, LLC ("Grantee"), recorded July 18, 2006 in O.R. Book 24732, Page 3772, and Gary Trewick and Lillith Trewick, his wife ("Grantor") and Princeton Land Investments, LLC ("Grantee"), recorded July 18, 2006 in O.R. Book 24732, Page 3773, all of the Public Records of Miami Dade County, Florida.
- z. Note, Extension, and Modification of Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company and of Colonial Bank, N.A., a national banking association, dated January 1, 2008 and recorded February 21, 2008, in O.R. Book 26225, Page 4840, of the Public Records of Miami Dade County, Florida.
- aa. Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company, and Israel Discount Bank of New York, a New York banking corporation, dated February 9, 2006 and recorded February 10, 2006, in Official Records Book 24227, Page 509, of the Public Records of Miami-Dade County, FL.
- bb. Assignment of Rents and Leases by and between Princeton Land Investments, LLC, a Florida limited liability company, and Israel Discount Bank of New York, a New York banking corporation, dated February 9, 2006 and recorded February 10, 2006, in Official Records Book 24227, Page 534, of the Public Records of Miami-Dade County, FL.
- cc. UCC-1 Financing Statement by and between Princeton Land Investments, LLC, a Florida limited liability company, and Israel Discount Bank of New York, a New York banking

corporation, dated February 9, 2006 and recorded February 10, 2006, in Official Records Book 24227, Page 541, of the Public Records of Miami-Dade County, FL.

- dd. Terms, conditions, and provisions of Covenant Running with the Land in favor of Metropolitan Dade County, recorded in Official Records Book 14360, Page 605, of the Public Records of Miami-Dade County, FL.
- ee. The following matters disclosed on surveys prepared by Joseph L. Martin, Professional Land Surveyor #4368, under Drawing Number 2005-, dated 10-6-05:
  - a) Asphalt driveway and chain link fence extend beyond South boundary line into adjacent property. (As to Parcel 1)
  - b) Asphalt driveway extends into S.W. 127 Ave. (As to Parcel 1)
  - c) Chain link fence extends beyond North boundary line into adjacent property. (As to Parcel 2)
  - d) Asphalt and chain link fence extend beyond North boundary line into adjacent property. (As to Parcel 3)
  - e) Chain link fence extends beyond South boundary line into adjacent property.
- ff. Declaration of Restrictions recorded in Official Records Book 24467, Page 3255, of the Public Records of Miami-Dade County, Florida.

I hereby certify that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is (my) our opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the land described herein.

<u>NAME</u>	<u>INTEREST</u>	<u>SPECIAL EXCEPTION #</u>
Princeton Land Investments, LLC, a Florida limited liability company	Fee Simple	N/A
Colonial Bank, N.A., a national banking Association	Mortgagee	S, T, U and Z
Israel Discount Bank of New York, a New York banking corporation	Mortgagee	AA, BB and CC

The following is a description of the aforementioned abstract and its continuations:

<u>NUMBER</u>	<u>COMPANY CERTIFYING</u>	<u># OF ENTRIES</u>	<u>PERIOD COVERED</u>
Policy No. OPM-2661976	ATTORNEYS' TITLE INSURANCE FUND, INC.	N/A	Through 06-06-05

Title Search Report 01-2008-001692-A	ATTORNEYS' TITLE INSURANCE FUND, INC.	N/A	Through 11-17-09
Policy No. A81-0211492	LAWYER'S TITLE INSURANCE CORP.	N/A	Through 02-10-06
Time Period Search 2981183	LAWYER'S TITLE INSURANCE CORP.	N/A	Through 11-25-09

It is also my opinion that per that certain Surveyor's Affidavit, signed by Joseph L. Martin (State of Florida License No. 4368), the legal descriptions contained in Exhibit A of this Opinion of Title coincides with, and is the same as, the legal descriptions in Exhibit B, with the exception of the Right-of-Way Deeds to Dade County recorded in Deed Book 1973, Page 397 and Official Records Book 14906, Page 2059, of the Public Records of Miami-Dade County, Florida.

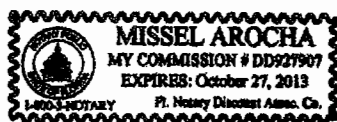
I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida Bar.  
Respectfully submitted this 18<sup>th</sup> day of December, 2009.

By: *Raymond J. Kayal, Jr.*  
Raymond J. Kayal, Jr., Esquire  
Florida Bar #0961175  
RAYMOND J. KAYAL, JR., P.A.  
6910 NW 12<sup>th</sup> Street  
Miami, FL 33126

STATE OF FLORIDA                     )  
   )  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2009, by **RAYMOND J. KAYAL, JR.**, who [X] is personally known to me; or, [ ] has produced the following type of identification: N/A.

My Commission Expires:



*Missel Arocha*  
NOTARY PUBLIC  
Missel Arocha  
PRINT NAME

## **EXHIBIT "A"**

### **PARCEL 1:**

The West  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the West 35 feet for right of way purposes, in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

### **PARCEL 2:**

The East  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  less the East 50 feet for R/W in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

### **PARCEL 3:**

The East  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

### **PARCEL 4:**

The North  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

### **PARCEL 5:**

The South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  less the East 50 feet for R/W in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

### **PARCEL 6:**

The North  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  less the West 50 feet for R/W in Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

### **PARCEL 7:**

The East  $\frac{3}{4}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

### **PARCEL 8:**

The West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the West 35 feet for right-of-way purposes in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 9:

The West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 10:

The East  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 11:

The West  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , of Section 24, Township 56 South, Range 39 East, less the North 35 for Right of Way.

PARCEL 12:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROAD PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 13:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET AND LESS THE SOUTH 25 FEET AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50 FEET OF THE WEST  $\frac{1}{2}$  OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SAID SECTION 24 BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET OF THE WEST  $\frac{1}{2}$  OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 14:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



## **EXHIBIT "B"**

### **PARCEL "A"**

A PORTION OF THE SW ¼ OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST ¼ CORNER OF SAID SECTION 24-56-39; THENCE N88°25'55"E ALONG THE NORTH LINE OF THE SW ¼ OF SAID SECTION 24, AS A BASIS OF BEARING, FOR 678.60 FEET; THENCE S00°48'39"E FOR 35.00 FEET; THENCE N88°25'55"E FOR 339.29 FEET; THENCE S00°48'38"E FOR 663.20 FEET; THENCE S 88°20'37"W FOR 339.29 FEET; THENCE S00°48'39"E FOR 334.36 FEET; THENCE S88°17'59"W FOR 628.59 FEET; THENCE N00°48'44"W FOR 334.85 FEET; THENCE S88°20'37"W FOR 50.01 FEET TO A POINT ON THE WEST LINE OF THE SW ¼ OF SAID SECTION 24; THENCE N00°48'44"W ALONG SAID WEST LINE OF THE SW ¼ OF SAID SECTION 24 FOR 669.77 FEET TO THE POINT OF BEGINNING.

### **PARCEL "B"**

A PORTION OF THE NE ¼ OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST ¼ CORNER OF SAID SECTION 23-56-39; THENCE S89°11'46"W ALONG THE SOUTH LINE OF THE NE ¼ OF SAID SECTION 23, AS A BASIS OF BEARING, FOR 1345.72 FEET TO A POINT ON THE WEST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE N00°42'55"W ALONG THE WEST LINE OF THE NE ¼ OF SAID SECTION 23 FOR 676.02 FEET; THENCE N89°11'01"E FOR 335.85 FEET; THENCE N00°45'52"W FOR 338.05 FEET; THENCE N89°10'38"E FOR 335.55 FEET; THENCE N00°48'49"W FOR 676.17 FEET; THENCE N89°09'51"E FOR 619.94 FEET; THENCE S00°54'44"E FOR 338.16 FEET; THENCE N89°10'14"E FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE S00°54'44"E ALONG THE EAST LINE OF THE NE ¼ OF SAID SECTION 23 FOR 676.32 FEET; THENCE S89°11'00"W FOR 50.00 FEET; THENCE S00°54'44"E FOR 338.16 FEET; THENCE N89°11'23"E FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE S00°54'44"E FOR 338.16 FEET TO THE POINT OF BEGINNING.

### **PARCEL "C"**

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROAD PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET AND LESS THE SOUTH 25 FEET AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50 FEET OF THE WEST ½ OF THE SW ¼ OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 24 BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET AND THE

WEST ½ OF THE SW ¼ OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**B. THE DEPARTMENT OF PLANNING & ZONING**  
**(Applicant)**

**08-11-CC-1 (07-415)**  
**BCC/District 8, 9**  
**Hearing Date: 03/04/10**

Property Owner (if different from applicant) **DIRECTOR OF THE DEPT PLANNING & ZONING.**

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:**

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

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.

## ZONING ACTION

### MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts  
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



**DATE:** November 6, 2008

**#Z - 07 - 415**

**ITEM:** 1.

**APPLICANT:** DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING  
(08-11-CC-1)

**ACTION:** Deferred to no date certain with leave to re-advertise if necessary.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz		X		
Edmonson				X
Gimenez				X
Heyman		X		
Martinez		X		
Moss	M	X		
Rolle		X		
Seijas		X		
Sorenson	S	X		
Sosa		X		
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
<b>TOTAL</b>		11	0	2

# Memorandum



**Date:** March 4, 2010

**To:** The Board of County Commissioners

**From:** Developmental Impact Committee  
Executive Council

**Subject:** Developmental Impact Committee Recommendation

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**APPLICANT:** Department of Planning and Zoning (Leisure City CUC Rezoning) (Z07-415)

**SUMMARY OF REQUEST:**

The Director of the Department of Planning and Zoning is requesting a district boundary change from GU, Interim District; AU, Agricultural District; RU-1, Single-Family Residential District; RU-1M(a), Modified Single Family Residential District; RU-2, Two-Family Residential District; RU-3, Four Unit Apartment District; RU-3M, Minimum Apartment District (12.9 units per acre); RU-4, Apartment District (50 units per acre); RU-4A, Apartment House District; RU-4L, Limited Apartment House District (23 units per acre); RU-4M, Modified Apartment House District (35.9 units per acre); BU-1A, Limited Business District; BU-2, Special Business District; and IU-1, Industrial District, to LCCUC, Leisure City Community Urban Center District.

**LOCATION:** East of U.S. Highway #1, between S.W. 145 Avenue and S.W. 296 Street, Miami-Dade County, Florida.

**COMMENTS:**

This application went before the Developmental Impact Committee due to the size of the property and the number of residential 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 and the attached Department memoranda were reviewed and considered by said Committee.

**DIC RECOMMENDATION:**

**Approval**, as set forth in the Department of Planning and Zoning's 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 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.

APPLICATION NO. Z07-415  
THE DEPARTMENT OF PLANNING & ZONING

Respectfully Submitted,

DIC Executive Council  
January 20, 2010

Ysela Llort  
Assistant County Manager

Absent

Manny Mena, Assistant Fire Chief  
Miami-Dade Fire Rescue Department



AYE

Jose Luis Mesa, Director  
Metropolitan Planning Organization Secretariat

Absent

Subrata Basu, Assistant Director of Planning  
Department of Planning and Zoning



AYE

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

Absent

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



AYE

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



AYE

**DEVELOPMENTAL IMPACT COMMITTEE  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Director of the Department of Planning  
and Zoning – Leisure City Community  
Urban Center

**PH:** 07-415

**SECTION:** 33-56-39/04 & 05-57-39

**DIC DATE:** January 20, 2010

**COMMISSION DISTRICTS:** 8 and 9

**A. INTRODUCTION:**

o **REQUEST:**

GU, AU, RU-1, RU-1M(a), RU-2, RU-3, RU-3M, RU-4, RU-4A, RU-4L, RU-4M, BU-1A, BU-2, BU-3, and IU-1 to Leisure City Community Urban Center (LCCUC).

o **SUMMARY OF REQUEST:**

The Director of the Department of Planning and Zoning is requesting a district boundary change from GU, Interim District; AU, Agricultural District; RU-1, Single-Family Residential District; RU-1M(a), Modified Single Family Residential District; RU-2, Two-Family Residential District; RU-3, Four Unit Apartment District; RU-3M, Minimum Apartment District (12.9 units per acre); RU-4, Apartment District (50 units per acre); RU-4A, Apartment House District; RU-4L, Limited Apartment House District (23 units per acre); RU-4M, Modified Apartment House District (35.9 units per acre); BU-1A, Limited Business District; BU-2, Special Business District; and IU-1, Industrial District, to LCCUC, Leisure City Community Urban Center District. **On November 6, 2007, the Board of County Commissioners adopted Ordinance #07-169 establishing the LCCUC.**

o **LOCATION:** East of U.S. Highway #1, between S.W. 145 Avenue and S.W. 296 Street, Miami-Dade County, Florida.

o **SIZE:** 420.4 acres

o **IMPACT:**

The proposed district boundary change to the Leisure City District Community Urban Center (LCCUC) will support the County's transit investment, provide additional housing/mixed-use development opportunities for the community, facilitate development within the Naranja Lakes Community Redevelopment Area, Neighborhood Revitalization Strategy Area (NRSA), Community Development Block Grant (CDBG) Eligible Area, Enterprise Zone and Target Urban Area, and implement the Comprehensive Development Master Plan's (CDMP) urban center development concepts. The LCCUC also contains three major roadways, which are corridors identified for higher densities and mixed use development on the CDMP Land Use Plan.

Community Urban Centers (CUCs) are compact, mixed-use, and pedestrian-friendly districts that will serve localized areas. Approval of the district boundary change to

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the requested LCCUC district will accomplish the following: facilitate safe and orderly growth, ensure that all approved growth forms are an integral part of a community of functional neighborhood and town centers, increase collective security and community identity to promote civic awareness and responsibility, and enhance the quality of life for the unincorporated community of Leisure City to ensure the greatest possible economic and social benefits for all residents. The Leisure City Community Urban Center (LCCUC) District will be a place where people can live, work, and shop, at a convenient walking distance, while having access to other parts of the County via the transit system.

In addition, the LCCUC District will provide additional roads and connectivity throughout the area and will capture internal trips by providing mixed use development. The direct connection to the South Miami-Dade Busway will support the use of mass transit by increasing the allowed density immediately around the transit stops. The proposed additional density within the LCCUC District is provided in a manner that promotes various housing types which is supported by the CDMP and population projections for Minor Statistical Areas (MSA).

- B. ZONING HEARINGS HISTORY:** Multiple and varied zoning hearing actions.
- C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):** Adoption of the proposed rezoning will further the implementation of the following goal, objectives, policies and urban center concepts:

**1. Land Use Element Goal**

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

**2. Objective LU-1**

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

**3. Policy LU-1A**

High intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multi-modal accessibility.

**4. Policy LU-1C**

Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary



urban services and facilities are projected to have capacity to accommodate additional demand.

**5. Policy LU-1D**

In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

**6. Policy LU-1F**

To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

**7. Policy LU-1G**

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

**8. Policy LU-2A**

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvement Element (CIE)

**9. Objective LU-5**

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.

**10. Objective LU-7**

Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.

**11. Policy LU-7D**

Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done in a manner that reduces walking distances and is comfortable and attractive to pedestrians.

**12. Policy LU-7E**

Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises, and uses that require transporting large objects should not be permitted to locate or expand within 1/4 mile of rail rapid transit stations.

**13. Policy LU-7I**

Miami-Dade County will review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors.

**14. Policy LU-8A**

Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

**15. Policy LU-8B**

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

**16. Objective LU-9**

Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is

consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

**17. Policy LU-9D**

Miami-Dade County shall continue to investigate, maintain, and enhance methods, standards and regulatory approaches, which facilitate sound, compatible mixing of uses in projects and communities.

**18. Policy LU-9F**

Miami-Dade County shall formulate and adopt zoning or other regulations to implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP through individual ordinances for each urban center.

**19. Policy LU-9G**

Miami-Dade County shall review and revise its development regulations to promote building designs in multi-family residential zoning districts which are more compatible with, and sensitive to, surrounding neighborhoods, and to establish minimum densities for development in multifamily residential zoning districts.

**20. Policy LU-9I**

Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

**21. Policy LU-9P**

Miami-Dade County shall revise land development regulations to allow live-work units and structures in urban centers and all land use categories that permit the mixture of residential and non-residential uses. Live-work refers to one or more individuals living in the same building where they earn their livelihood usually in professional, artisanal or light industrial activities. The quiet enjoyment expectations of the residential neighbors take precedence over the work needs in a live-work unit or building. Toward this end, the occupational use of the unit shall not include nonresident employees or walk-in trade. No outdoor activity; noise, vibration, odor, electric interference or other effect of the occupation shall be detectable outside the work-live unit. The regulations should provide for disclosure of neighboring industrial and commercial activities to prospective residential tenants and purchasers.

**22. Policy LU-9Q**

Miami-Dade County shall revise land development regulations to allow work-live units in the Business and Office and Industrial and Office land use categories. The term work-live means that the needs of the work component takes precedence over the quiet expectations of residents, in that there may be noise, odors, or other impacts of the

business, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is industrial or commercial work activity and residential activity is secondary.

**23. Objective LU-10**

Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

**24. Policy LU-10A**

Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

**25. Objective LU-12**

Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in PolicyTC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.

**26. Policy LU-12D**

The County shall consider developing strategies that promote infill development in specific areas.

**27. Interpretation of the Land Use Plan Map Urban Centers**

Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate to high intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.

Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to nearby expressway or major roadways to ensure a high level of countywide accessibility.

The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall

be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.

The core of the centers should contain business, employment, civic, and/or high or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses that serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning and evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development of these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

#### **Urban Centers - Uses and Activities**

Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses are encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian

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environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

#### **Urban Centers - Radius**

The area developed as an urban center shall extend to one mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

#### **Urban Centers - Streets and Public Spaces**

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edged landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixture and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenade, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

#### **Urban Centers - Parking**

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites,

and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

#### **Urban Centers - Buildings**

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

#### **Urban Centers - Density and Intensity**

The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core	250
<b>Community Urban Centers (Leisure City)</b>	<b>greater than 1.5 in the core not less than 0.5 in the edge</b>	<b>125</b>

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Land Use Policy LU-7F.

**D. NEIGHBORHOOD CHARACTERISTICS:**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property:**

BU-1A, BU-2, AU, GU, RU-1, RU-1M(a), RU-2, RU-3, RU-3M, RU-4, RU-4A, RU-4L, RU-4M, IU-1; single-family residences, multi-family residences, commercial strips, public school, parks, religious facilities

Community Urban Center; Low-Medium Residential (6 to 13 dua); Medium Density Residential (13 to 25 dua); Business and Office; Transportation; and Water

**Surrounding Properties:**

**NORTH:** NCUC, GU; commercial strips apartments, single-family residences, canal, vacant land

Naranja Community Urban Center Business and Office; Water; Transportation

**SOUTH:** RU-1 and AU; commercial strips school, church, park

Business and Office; Transportation Low Density (2.5 to 6 dua)

**EAST:** BU-1, RU-4L, RU-1, RU-5A, GU, TND; vacant land, lake, church, single-family residences,

Low Density (2.5 to 6 dua); Low-Medium Density (6 to 13 dua); Business and Office; Water

**WEST:** GU, AU, BU-1A, BU-3, EU-S, EU-M; RU-2; single-family residences, busway

Estate Density (1-2.5 dua); Low Density (2.5 to 6 dua); Water

The 420-acre subject property is located east of U.S. Highway #1, between S.W. 145 Avenue and S.W. 296 Street, Miami-Dade County. The subject property is located in the Leisure City area of Miami-Dade County. Single-family homes, apartments, strip shopping centers, a public school, religious facilities, parks and vacant properties characterize the area where the subject community center lies.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Adopted LCCUC regulating plans

**F. PERTINENT REQUIREMENTS/STANDARDS:**

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;



- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
Solid Waste	No objection
WASD	No objection
Aviation	No objection

\*Subject to conditions indicated in their memoranda.

**H. ANALYSIS:**

**Description of the District Boundary Change**

The Director of the Department of Planning and Zoning is requesting a district boundary change from BU-1A, Business Limited; BU-2, Special Business District; AU, Agricultural District; GU, Interim District; RU-1, Single-Family District; RU-1M(a), Modified Single-Family District; RU-2, Two-Family Residential District; RU-3, Four Unit Apartment District; RU-3M, Minimum Apartment District (12.9 units per acre); RU-4, Apartment District (50 units per acre); RU-4A, Apartment District (50 units per acre; Hotel and Motel 75 units per acre); RU-4L, Limited Apartment House District (23 units per acre); RU-4M, Modified Apartment House District (35.9 units per acre) and IU-1, Light Industrial District, to Leisure City Community Urban Center (LCCUC) District. On November 6, 2007, the Board of

County Commissioners adopted Ordinance #07-169 establishing the LCCUC District. The subject property is 420 acres and is located east of U.S. Highway #1, between S.W. 145 Avenue (approximately SW 272 Street) and S.W. 296 Street and lies, at the closes point, 0.53 miles east of and inside the Urban Development Boundary (UDB).

The boundaries of the LCCUC generally extend from SW 147 Avenue to the east and from SW 145 Avenue to the north to SW 296 Street on the south, and west to South Dixie Highway. The Comprehensive Development Master Plan (CDMP) designates most of the subject site as Community Urban Center (CUC), which is located between SW 145 Avenue on the north and SW 288 Street on the south, and between the South Dade Transportation Corridor (busway) on the west and SW 147 Avenue on the east.

All the area within the boundaries of the approved Leisure City Community Urban Center District Ordinance are regulated by plans and descriptive standards described in Ordinance #07-169. The Ordinance provides for the allocation of development intensities within Core, Center and Edge districts. It requires new development to be organized according to an interconnected network of tree-lined streets and sidewalks to improve pedestrian access to transit, jobs and shopping; allocates open space in the form of squares, greens and/or plazas; and includes criteria for reorienting buildings to face onto open spaces and streets as indicated in the Urban Center interpretative text of the adopted Miami-Dade County Comprehensive Development Master Plan (CDMP).

The adopted LCCUC regulating plans establish the most intensive uses in the Core or Center and the least intensive uses, such as apartment buildings and rowhouses, in the Edge.

- The Core, primarily located along US Highway #1, is where mixed uses are allowed and have land use designations permitting businesses, professional offices, education and government offices, and residential uses, including the vertical and horizontal mixing of said uses.
- The Center, located primarily east of the Core and south of SW 288 Street, can be developed with businesses, professional offices, educational and government offices, multi-family and the vertical and horizontal mixing of said uses.
- The Edge, primarily located between SW 280 Street on the north and SW 296 Street on the south and lying west of SW 147 Avenue, is the portion of the LCCUC where residential development, including apartment buildings and rowhouses, are allowed to occur.

Residential densities are higher in parcels inside the designated CUC portion of the district to allow for the development of highly compact urbanized areas. The tapering and placement of intensities ensure compatibility between land use designations and development proposed along the edges of the LCCUC with those outside of the LCCUC currently consisting of single-family homes to the east and west. The maximum heights range from six stories in the core to two stories in the edge district.

The LCCUC establishes six zoning land use sub-classifications and a maximum number of units for each classification: MM, Mixed-Use Main Street (789 units); MC, Mixed-Use Corridor (10,621 units); MO, Mixed-Use Optional (862 units); RM, Residential Modified

(4,194 units); R, Residential (342 units); I, Institutional (432 units) and ID, Industrial (174 units).

**The proposed rezoning to LCCUC is necessary to implement the accepted Leisure City/Naranja Lakes Charrette Area Plan Report and Ordinance #07-169.** This ordinance requires that the Department of Planning and Zoning review plans for compliance with the site plan review criteria provided in the Standard Urban Center District Regulations, Section 33-284.88 of the Zoning Code as part of the Administrative Site Plan Review (ASPR) process. Additionally, as part of the ASPR review process, the following departments of Miami-Dade County and other public entities shall review plans for development for potential impacts on infrastructure and other services resulting from the applications: the Public Works Department (PWD), the Department of Environmental Resources Management (DERM), the Miami-Dade Fire Rescue Department (MDFR), the Miami-Dade County Public Schools (MDCPS), the Park and Recreation Department, and any other applicable agency, to allow those departments and agencies to review and address the impacts of each development. In the event the ASPR application indicates impacts on services and infrastructure provided by the above mentioned departments, the developer shall meet with the affected department or entity to discuss potential mitigation of the impacts and shall submit evidence to the Department of Planning and Zoning of such discussion.

#### Implementation of the Leisure City/Naranja Lakes Charrette Area Plan

This application would implement the intent and purpose of the Leisure City/ Naranja Lakes Charrette Area Plan, the citizens' vision for the future growth and the development of the unincorporated area of Leisure City/Naranja Lakes in southern Miami-Dade County. **The Area Plan and its recommendations, including authorization to prepare Code amendments for implementation were accepted by the BCC on July 18, 2006.** The proposed rezoning would further the implementation of the following main concepts of the Citizens' Charrette Area Plan Vision:

- To develop a pedestrian-friendly town center and main street around the South Miami-Dade Busway station located at SW 280<sup>th</sup> Street and U.S. 1.
- To establish a transit-oriented development in proximity to the South Miami-Dade Busway with mixed-use amenities such as restaurants and shops.
- To redevelop and restore obsolete buildings with new structures that respond to the community's vision.
- To enhance open spaces, create pocket neighborhood parks and revitalize the existing Leisure and Leisure Lakes Parks.
- To transform the US1 corridor area as a signature district and develop entrance features announcing the arrival to an important community center.
- To develop the Royal Colonial Park area as a unified campus like setting, with affordable housing, a library, a school and a multipurpose recreational facility all within walking distance of each other.
- To redevelop the Naranja Lakes Shopping Center area into a regional waterfront entertainment district that provides mixed-use and a retail center destination
- To create clearly identifiable neighborhoods that are physically and visually linked to each other.
- To improve streets by providing sidewalks, lighting and shade trees.
- To enhance Economic Development.

- To provide a variety of housing.

#### Consistency with the Comprehensive Development Master Plan

As shown in the table below, the proposed LCCUC uses are well within the limits of the CDMP. The CDMP residential densities are based on a maximum density of 125 dwelling units per acre within the urban center and the appropriate low-medium or medium densities outside the urban center. In urban centers, the CDMP requires a tiered approach for non-residential intensities with minimum FARs of 1.5 in the core and .5 on the edge. Although urban centers do not have a maximum floor area ratio for business and office uses, a FAR of 1.25 was used to illustrate the magnitude of what is typically allowed in urbanizing areas.

#### **Comprehensive Development Master Plan (CDMP) and Proposed Leisure City Zoning**

Use	CDMP	Proposed Leisure City Zoning
Residential	22,902 units	17,414 units
Business/Office	6,520,000 sq. ft.	2,376,808 sq. ft.

#### Service Provider Comments

The proposed rezoning has been reviewed by all of the service providers. Review comments at this stage in the process are primarily informational regarding the long term buildout of the urban center. Development approval and impacts will be assessed as individual plats and site plans are submitted. A description of the development intensities analyzed and a summary of each department's comments are provided below.

#### **Comparison of Existing Zoning and Proposed Leisure City Zoning**

Use	Existing Zoning	Proposed Leisure City Zoning	Difference (Leisure City minus Existing)
Residential	4,186 units	17,414 units	13,226 units
Business	2,187,656 sq. ft.	2,324,536 sq. ft.	136,880 sq. ft.
Industrial	146,415 sq. ft.	52,272 sq. ft.	-94,143 sq. ft.

The Miami-Dade Police Department (**MDPD**) has **no objections** to this application. Their memorandum indicates that the subject property will be serviced by the Cutler Ridge District (Police District 4), with a response time under eight minutes. The Department of Solid Waste (**SWD**) also does **not object** to this project. The SWD memorandum submitted for this hearing application indicates that the latest Concurrency Status Determination issued on September 22, 2009, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of

service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. The Miami-Dade Park and Recreation Department (**MDPR**) has **no objection** to this application. Their memorandum indicates that the rezoning to Leisure City Community Urban Center District (LCCUC) could potentially add 37,089 people to the area, which will generate a demand for an additional 77 acres of local parks, based on the Open Space Spatial Standards of 2.75 acres per 1,000 people. Their memorandum indicates that, as additional development is proposed within the LCCUC, the Department would expect to receive additional land dedication, impact fees or some combination of them, to help offset new recreational demands to meet the requirements of County Code, Chapter 33H, Park Impact Fee. Further, the LCCUC is located in Park Benefit District 3, which has a surplus of 251.95 acres of local parkland; therefore, there is an adequate level of service for this application. The Department of Environmental Resources Management (**DERM**) does not object to this application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. According to DERM's memorandum, the LCCUC is located within the 100-day and 210-day travel time contours of the wellfield protection area. The County obtained a class variance, pursuant to Section 24-43 of the Code, from the Miami-Dade County Environmental Quality Control Board (EQCB) to allow individual owners to file required covenants prior to any subsequent development orders for any of the properties affected by the zoning action.

The Public Works Department (**PWD**) **does not object** to this application. Their memorandum indicates that this development would generate an additional 7,441 trips. The existing roadways to be impacted by this application are SW 248, 264, 280, 288, 296, and 312 Streets and SW 145, 147, 152, 157, 162, 167 Avenues and US 1. No vehicle trips have been reserved by this application and subsequent developments will be subject to the payment of road Impact fees.

The LCCUC district boundary change and any subsequent site plan applications are exempt from concurrency review for transportation facilities because the urban center district is located within a Community Development Block Grant (CDBG) Eligible Area. This exemption is established in the Concurrency Management Program of the CDMP.

The Miami-Dade Transit Department (**MDT**) has **no objections** to this application. Their memorandum indicates that there is direct transit service to the subject site. According to their memorandum, the closest transit service is provided by Metrobus Routes 34 (Busway Flyer) and Route 38 (Busway Max) along the south Miami-Dade Busway and by the Metrobus Routes 35 and 70 along multiple avenues and streets within the application area. Travel times to Dadeland range from 35 minutes during the peak hour to one hour off peak. MDT indicates that this application is concurrent with mass transit concurrency and with the levels of service standards established for Miami-Dade County. The Miami-Dade Fire Rescue Department (**MDFR**) has **no objections** to this application. However, their memorandum indicates that MDPR will request the dedication of a 2-acre parcel of land for the construction of a fire rescue station to serve LCUCD. Their memorandum indicate that the average travel time to the vicinity of the proposed development is **6:06 minutes**. The Miami-Dade Aviation Department (**MDAD**) offers **no objections** to this application. MDAD has determined that this parcel is compatible with operations from Homestead General Aviation Airport. The Miami-Dade Water and Sewer Department

(MDWASD) has **no objections** to this application and indicates that as individual parcels are developed they will be addressed on a case by case basis. The proposed rezoning will not impact the County's consumptive use permit because it does not change the countywide population projections. Public water mains and sanitary sewer exist throughout the area.

#### Summary of Analysis

The requested district boundary change to the Leisure City Community Urban Center (LCCUC) District is **consistent** with the Comprehensive Development Master Plan. **Approval of the proposed district boundary change will implement the CDMP goals, objectives and policies listed in Section C of this report.** More specifically, as highlighted in the following policies, the CDMP requires transit oriented development and zoning in urban centers.

- Objective LU-1 - requires that the County intensifies development around centers of well designed communities
- Objective LU-7 - requires transit oriented development in urban centers
- Policy LU-9F - requires that the County adopt zoning to implement the development and design policies of the CDMP

The district will create an urban environment that provides continuous street and sidewalk connections to transit facilities, and elements that facilitate pedestrian trips will be incorporated in the form of small blocks and closely intersecting streets. Buildings will be oriented to the street, parking lots will be predominately relegated to the rear or sides of buildings, primary building entrances will be placed close to the street, and shade trees and weather protection will be available for pedestrians. The LCCUC urban pattern regulations will create a pedestrian friendly neighborhood with a well-integrated mixture of uses regulated by specific design criteria that ensures compatibility between neighborhoods.

In addition to implementing the community urban center standards of the CDMP, it will support the County's transit investment, provide additional housing/mixed-use development opportunities for the community and facilitate development within the Naranja Lakes Community Redevelopment Area, Neighborhood Revitalization Strategy Area (NRSA), Community Development Block Grant (CDBG) Eligible Area, Enterprise Zone and Target Urban Area.

Accordingly, staff recommends approval of the subject application.

#### **I. RECOMMENDATION:**

Approval of the district boundary change to Leisure City Community Urban Center (LCCUC).

#### **J. CONDITIONS:** None.

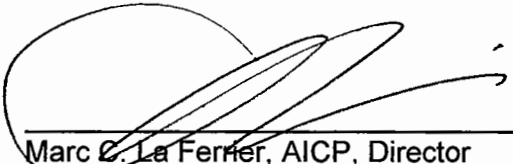
**DATE INSPECTED:** 2/04/08

**DATE TYPED:** 3/28/08

Director of the Department of Planning and Zoning  
Leisure City Community Urban Center  
Z07-415  
Page 17

**DATE REVISED:** 3/28/08, 4/7/08/, 4/08/08, 7/25/08, 7/28/08, 8/05/08, 8/07/08, 8/11/08,  
8/13/08, 8/17/08, 10/22/09, 1/6/10, 1/7/10, 1/8/10

**DATE FINALIZED:**  
MCL:ES:NN:JV:CI



Marc C. La Ferner, AICP, Director  
Miami-Dade County Department of  
Planning and Zoning

# Memorandum



**Date:** September 30, 2009

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name of the Assistant Director.

**Subject:** DIC No. Z2007000415-2<sup>nd</sup> Revision  
Director of the Department of Planning and Zoning  
East of US-1 between S.W. 272<sup>nd</sup> Street & S.W. 296<sup>th</sup> Street  
Multiple Zones to Leisure City CUC (420 Acres)  
05-57-39

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

## Wellfield Protection

Several of the properties covered by this application are located within the basic wellfield protection area for the Leisure City Wellfield; more specifically, within the 100-day and 210-day travel time contours of the said wellfield protection area. Therefore, development on the properties within the wellfield shall be in accordance with the regulations established in Section 24-43 of the Code.

The subject request is for a zoning classification that would permit non-residential land uses. Section 24-43(5) of the Code provides, that for properties located within the basic wellfield protection area of any public utility potable water supply well, no County or municipal officer, agent, employee, or Board shall approve grant or issue any zoning action for non-residential land uses, unless the property owner has submitted to DERM a properly executed covenant running with the land in favor of Miami-Dade County, which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on that portion of the property located within the basic wellfield protection area of any public utility potable water supply well.

Accordingly, the Director of the Department of Planning and Zoning has obtained a class variance from the above noted Code requirements from the Miami-Dade County Environmental Quality Control Board (EQCB). The granting of this variance allows the subject zoning application to proceed; however, the required covenant shall be required prior to the DERM approval of any subsequent development orders for any of the properties affected by the zoning action.

## Potable Water Service

The subject site is located within the franchised water service area of the Miami-Dade County Water and Sewer Department (MDWASD). Public water exists throughout the entire area. Connection of any proposed development to the public water supply system shall be required, as required by the Code. The source of water for this water main is MDWASD's Leisure City's Water Treatment Plant, which has



adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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

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

#### Wastewater Disposal

The subject site is located within the franchised sewer service area of the MDWASD. Public sanitary sewers exist throughout this area. Connection of any proposed development to the public sanitary sewer system shall be required, in accordance with the Code. Pump stations (P.S.) within the area, with the exception of P.S. 30-1004, are working within the mandated criteria set forth in the First Partial Consent Decree. P.S. 30-1004 is currently under conditional moratorium (CM). A P.S. is placed under CM status if the P.S. is operating above the permitted maximum time of operation and a plan of corrective action has been submitted to DERM. Downstream flow is directed to the North District Treatment Plant, which has adequate capacity to meet present and projected demands. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction 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 alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Pollution Remediation

The subject site has records of the following current contamination assessment or remediation issues:

1. HESS Station #09237,  
28995 S. Dixie Hwy., UT-157/F-6963.  
This site has records related to petroleum contamination, including off-site contamination. *Currently, there is an approved Remedial Action Plan for this site, pending implementation.*
2. Newton Road AMOCO #60071  
28590 S. Dixie Hwy., UT-2410/F-8529

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Currently, the site is in a state-funded program related to petroleum contamination awaiting allocation of funds for clean-up.

3. EXXON (formerly S. Dixie FINA and Phico & Son, Inc.)  
28199 S. Dixie Hwy., UT-2603/F-8676.  
This site has records related to petroleum contamination, including off-site contamination. The site is currently in a state-funded program related to petroleum contamination awaiting allocation of funds for clean-up.
4. Ogden Trucking Co. (SUNCO, Inc.)  
27340 S. Federal Hwy., UT-1782/F-8116  
Currently, the site is in a state-funded program related to petroleum contamination and has an approved Remedial Action Plan, pending implementation.
5. FINA Truck Service (Former Cartunes Plus)  
27300 S. Federal Hwy., UT-3410/F-1901  
Currently, the site is in a state-funded program related to petroleum contamination and subject to a Monitoring Only Plan.

In addition, there are records of contamination assessment or remediation issues associated with solid waste, on the property that abuts Folio #30-6933-014-0001 to the south (Proposed Elementary School, S.W. 280<sup>th</sup> Street and S.W. 149<sup>th</sup> Avenue, Folio #30-6933-008-0120, SW-1503/F-21926). An approved monitoring only plan is currently in effect.

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

#### Operating Permits

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

#### Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

#### Wetlands

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

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management

District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The subject properties may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

#### 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 Enrique A. Cuellar at (305) 372-6764.

# Memorandum



**Date:** October 21, 2009

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

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

**Subject:** DIC 07-415  
Director of the Department of Planning and Zoning  
Leisure City Community Urban Center District-revised

A handwritten signature in black ink that reads "Randy Koper". The signature is written in a cursive, flowing style.

The applicant is requesting a district boundary change from multiple zoning classifications to LCUCD, Leisure City Community Urban Center District. The Board of County Commissioners has requested the Director to file said rezoning application for all properties within the Leisure City Community Urban Center. The subject property is 420 acres and is located east of the South Dade Busway, south of the C-103N Canal, west of SW 147 Avenue and north of SW 296 Street, Miami-Dade County, Florida.

Existing zoning allows for 208 Single-Family Detached units, 32 Single-Family Attached (Townhouse) units, and 3,946 Multi-Family Attached units, generating a population of 9,155. The local park space need, based on the Open Space Spatial need of 2.75 acres per 1,000 population, would be 25.18 acres.

Below is a table showing the 3 different areas of the District, and the maximum number of dwelling units for each area.

Area	Size-Acres	Max. Dwellings
Center	192	5,324
Core	204	9,509
Edge	24	2,347
Total	420	17,413

The population generated by the 17,413 units would be 37,089, using the multiplier of 2.13 persons per dwelling unit. The local park space need, based on the Open Space Spatial need of 2.75 acres per 1,000 population, would be 102 acres. Thus, with the new District, there is a very substantial increase of parkland needed, from 25.18 acres to 102 acres – a 77 acre increase.

Two County parks exist within the boundaries the district: Royal Colonial Park, with 25 acres, and Modello Park, with 10 acres. The former is currently undeveloped, while Modello Park is developed and currently serves the existing population in the area. The proposed District Boundary Change includes little increase in open space. Although there are several small areas set aside as designated open space (squares, plazas and greens) that are generally less than acre, it is unclear what kind of recreational opportunity would be provided by these. The net increase falls far short of the 77 acres required.

The inclusion of greenway corridors that offer connections within the area can contribute to recreational opportunities; however it is very important that as the area develops the leisure and recreational needs of residents are taken into account – whether through dedicated parks, wider sidewalks, or civic and community centers.

Jorge Vital, Acting DIC Coordinator  
Department of Planning and Zoning

The Board of County Commissioners has recently approved the Park and Recreation Department's Park and Open Space System Master Plan and endorsed the plan's principles, goals and vision. The Board also directed the Mayor or his designee to develop and present an implementation plan. Part of that implementation will be to work with other County Departments to develop guidelines to ensure that development, both public and private, takes access to recreation into account.

As development is proposed within this District, the Department would expect to receive additional land dedications, impact fees or some combination of them, to help to offset new recreational demands to meet the requirements of County Code, Chapter 33H Park Impact Fee. In addition, the Department would expect to be included in the development review process.

**Concurrency/Capacity Status**


This application is located in Park Benefit District 3, which has a surplus of 251.95 acres of local parkland. Therefore, there is an adequate level of service for this application in terms of acres per 1,000 unincorporated area residents within the entire Park Benefit District.

# Memorandum

MIAMI-DADE  
COUNTY

Date: January 8, 2010

To: Marc C. LaFerrier  
Director  
Planning & Zoning Department

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

Subject: DIC07-415 Rev 3-2  
Name: Leisure City  
Location: e/o US 1 from SW 248<sup>th</sup> Street to 312<sup>th</sup> Street  
Sec. 4 & 5 Twp. 57 Rge. 39 and  
Sec. 33 Twp. 56 Rge. 39

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## I. EXISTING AND ANTICIPATED TRAFFIC GENERATION

LAND USE	EXISTING ZONING	TRIPS GENERATED	PROPOSED ZONING	TRIPS GENERATED	TOTAL TRIPS DIFFERENCE
RESIDENTIAL	4,186 Units	2,419	17,412 Units	9,730	7311
BUSINESS	2,187,656 SF	4037	2,324,536 SF	4216	179
INDUSTRIAL	146,415 SF	88	52,272 SF	39	- 49
TOTAL	N/A	6544	N/A	13985	7441

## II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

SW 248, 264, 280, 288, 296 and 312 Street  
SW 145, 147, 152, 157, 162 and 167 Avenue  
US 1

## III. IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

Streets, Avenues in existing or new dedicated right-of-way shall conform to the Miami-Dade County Public Works Department and the Florida Department of Transportation Standards in regards to right-of-way width, setbacks, sight distance triangles, minimum radii for major streets and avenues, etc.

Dedicated right or left turn lanes may be required at certain intersections. New or modified traffic signalization would also be required.

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IV. SITE PLAN CRITIQUE

All or some parcels of land may be required to be platted or replatted.

A Public Works Department permit is required for construction in the public right-of-way.

A State Road permit is required for construction in the State Road right-of-way.

A Traffic Study is required for projects within the development to determine traffic impacts such as driveway locations and signalization requirements.

Site Plans submitted for approval shall have the following information contained within the plans or in a letter attached to the plans:

"When the Site Plan approval, T-Plat or building permit is submitted, a letter or a plan signed and sealed by a State of Florida registered engineer shall be provided denoting compliance with requirements of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Green Book)".

No vehicle trips have been reserved by this application. In addition, projects within this area will be subject to payment of road impact fees.

cc: Jorge Vital, Development Impact Coordinator, Planning and Zoning Department

Joan Shen, Ph.D., P.E., Manager, Traffic Engineering Division

Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division

Armando E. Hernandez, Special Administrator for Concurrency, Traffic Engineering Division

DATE: 16-FEB-10  
REVISION 2

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

THE DEPARTMENT OF PLANNING  
& ZONING

EAST OF U.S. HIGHWAY #1,  
BETWEEN S.W. 145 AVENUE AND  
S.W. 296 STREET, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

Z2007000415

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**HEARING NUMBER**

**HISTORY:**

**CURRENT ENFORCEMENT HISTORY:**

Case #201001001101

02/16/2010 - Enforcement History inspection conducted and the Area EAST OF U.S. HIGHWAY #1, BETWEEN S.W. 145 AVENUE AND S.W. 296 STREET is too vast to perform history. NCO unable to drive vehicle through said area to perform this type of enforcement history inspection.

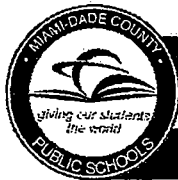
**Open Cases:**

Possible enforcement on individual homes with the 420.4 ACRES of area to be inspected.

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

**REPORTER NAME:**





# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Alberto M. Carvalho

**Miami-Dade County School Board**  
Dr. Solomon C. Stinson, Chair  
Dr. Marta Pérez, Vice Chair  
Agustín J. Barrera  
Renier Díaz de la Portilla  
Dr. Lawrence S. Feldman  
Perla Tabares Hantman  
Dr. Wilbert "Tee" Holloway  
Dr. Martin Karp  
Ana Rivas Logan

**REVISED**  
October 20, 2009

Mr. Marc C. LaFerrier, Director  
Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, 11<sup>th</sup> Floor, Suite 1110  
Miami, FL 33128

**RE: 07-415, Leisure City Community Urban Center District (LCCUCD) - DIC**  
**Approximately East of U.S.1 between SW 296 Street and SW 145 Avenue**

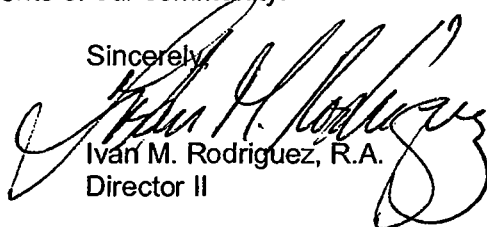
Dear Mr. LaFerrier:

Miami-Dade County (County) has requested that the School District prepare an analysis of the impact that the proposed Leisure City Community Urban Center District (LCCUCD) would have on the public schools serving the area. Please note that the County and the School Board recently entered into a new Interlocal Agreement by which the County adopted school concurrency within its jurisdiction and is currently in the process of preparing the necessary enabling Administrative Orders. In the meantime, as a courtesy to the County, please find attached a school impact analysis (provided for informational purposes only) of the potential impacts generated by the LCCUCD.

The proposed LCCUC zoning would permit 17,413 residential units. Based on this information, the permitted residential units would generate approximately 10,796 students: 5,074 Elementary; 2,483 Middle School; and 3,239 High School. At this time, there is not sufficient capacity in the schools serving the area to accommodate the density increase proposed under the LCCUCD.

Please note that this is not to be construed as a public school concurrency review, and is solely meant to provide an overall picture of potential impacts on area schools, and the availability of student stations at this point in time. Individual determinations of public school concurrency and capacity reservations will be made at the time of approval of plat, site plan or functional equivalent. As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Ivan M. Rodriguez, R.A.  
Director II

IMR:ir  
L134

Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Ms. Vivian Villaamil

Planning, Design and Sustainability Department  
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2 Ave. • Suite 525 • Miami, FL 33132  
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**Leisure City Community Urban Center District  
REVIEW ANALYSIS  
October 19, 2009**

**Student Generation Multiplier Average (Multifamily)**

MSA	Multiplier (Multifamily)
7.4	.62

**Estimated Student Population Increase**

**17,413 additional residential units x .62 = 10,796 students**

School Level	Generation Multiplier		Students		Students Generated
Elementary	.47	x	10,796	=	<b>5,074</b>
Middle	.23	x	10,796	=	<b>2,483</b>
Senior	.30	x	10,796	=	<b>3,239</b>

**Potential Available Capacity at Elementary Schools**

Facility Name	October 2008 FTE Membership	Perm Capacity	% Utilization Perm	Relocable Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Leisure City K-8 Educational Center (Elem.)	802	762	105%	184	946	85%	144
William A. Chapman Elementary	357	630	57%	108	738	48%	381
<b>TOTAL</b>	<b>1,159</b>	<b>1,392</b>	<b>83%</b>	<b>292</b>	<b>1,684</b>	<b>69%</b>	<b>525</b>

**Potential Available Capacity at Middle Schools**

Facility Name	October 2008 FTE Membership	Perm Capacity	% Utilization Perm	Reloc Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Coconut Palm K-8 Educational (Middle)	153	495	31%	0	495	31%	342
Homestead Middle	898	834	108%	139	973	92%	75
Redland Middle	972	1,218	80%	79	1,297	75%	325
<b>TOTAL</b>	<b>2,023</b>	<b>2,547</b>	<b>80%</b>	<b>218</b>	<b>2,765</b>	<b>73%</b>	<b>742</b>

**Potential Available Capacity at Senior High Schools**

Facility Name	October 2008 FTE Membership	Perm Capacity	% Utilization Perm	Reloc Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Homestead Senior High	2,135	2,893	74%	0	2,893	74%	758
South Dade Senior High	2,956	3,302	90%	0	3,302	90%	346
<b>TOTAL</b>	<b>5,091</b>	<b>6,195</b>	<b>82%</b>	<b>0</b>	<b>6,195</b>	<b>82%</b>	<b>1,104</b>

**February 9, 2010**

**07-415 – Leisure City Community Urban Center District**

Proposed 17,413 Multi-Family Units

10,796 Students Generated: 5,074 Elementary; 2,483 Middle; and 3,239 Senior High  
Approximately East of U.S. 1 between SW 296 Street and SW 145 Avenue

The proposed level of service (LOS) standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) with relocatable classrooms. This review is an initial review and no concurrency reservation is required at this stage. As of today, the proposed application does not meet school concurrency LOS standards.

**CONCURRENCY SERVICE AREA SCHOOLS**

<b>CSA id</b>	<b>Facility Name</b>	<b>Available Capacity</b>	<b>Seats Required</b>	<b>LOS Met</b>	<b>Source Type</b>
2901	Leisure City K-8 Educational Center	247	5,074	No	Current CSA
0771	William A. Chapman Elementary	366	5,074	No	Current CSA
0041	Air Base Elementary	174	5,074	No	Adjacent CSA
4581	Redland Elementary	-23	5,074	No	Adjacent CSA
0161	Avocado Elementary	268	5,074	No	Adjacent CSA
4391	Irving & Beatrice Peskoe Elementary	331	5,074	No	Adjacent CSA
0651	Campbell Drive Elementary	388	5,074	No	Adjacent CSA
	<b>Total</b>	<b>1,774</b>	<b>5,074</b>	<b>No</b>	
	Coconut Palm K-8 Educational	282	2,483	No	Current CSA
6761	Redland Middle	525	2,483	No	Current CSA
6251	Homestead Middle	274	2,483	No	Current CSA
6061	Campbell Drive	603	2,483	No	Adjacent CSA
5003	South Dade Middle	-20	2,483	No	Adjacent CSA
	<b>Total</b>	<b>1,704</b>	<b>2,483</b>	<b>No</b>	
7151	Homestead Senior	1,059	3,239	No	Current CSA
7701	South Dade Senior	-137	3,239	No	Adjacent CSA
	<b>Total</b>	<b>1,059</b>	<b>3,239</b>	<b>No</b>	

Source: Miami-Dade County Department of Planning and Zoning, 2010  
Miami-Dade County Public Schools, 2009

# Memorandum



**Date:** January 4, 2010

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

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

**Subject:** Leisure City Community Urban Center District  
Z2007000415 (Revision No. 2)

On October 15, 2009, the Miami-Dade Fire Rescue Department (MDFR) received an amended request for an evaluation of the Leisure City Community Urban Center District (LCUCD) re-zoning application filed by the Director of the Department of Planning and Zoning as instructed by the Board of County Commissioners.

The subject area consists of 420 acres and comprises a portion of Section 4 and 5, Township 57 South, Range 39 East and a portion of Section 33, Township 56 South, Range 39 East, in unincorporated Miami-Dade County; and is generally bounded on the north by SW 272<sup>nd</sup> Street, Old Dixie Highway on the west, SW 147<sup>th</sup> Avenue on the east, and SW 296<sup>th</sup> Street on the south.

The application is seeking a district boundary change from multiple zoning classifications to LCUCD. The LCUCD will allow a variety of mixed uses consisting of residential (single family detached, duplex and apartments), business, professional offices, civic, educational and governmental uses, along with industrial and institutional facilities.

As part of the application, an excerpt showing the basics of the development program was provided reflecting the following; 17,413 dwelling units, 2,324,536 sq. ft. of business and retail, and 52,272 sq. ft. of industrial space. Presently, a total of 4,186 residential units, 2,187,656 sq. ft. of business and retail, and 146,415 sq. ft. of industrial space would be permitted under the existing zoning classification.

## SERVICE IMPACT/DEMAND

- (A) Based on the development program, it is anticipated that the project will generate a substantially greater number of fire and rescue calls annually (5,000). However, the Miami-Dade Fire Rescue Department (MDFR) recognizes that the proposed rezoning will have a long term build out that will minimize immediate impact to existing fire and rescue service facilities.
- (B) A suspected fire within this project would be designated as a building and/or house dispatch assignment. A building assignment requires three (3) suppressions or engines, telesquirt or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers. A house assignment requires two (2) suppressions or engines, telesquirts or tankers, one (1) rescue and an accompanying command vehicle. This assignment requires 12 firefighters and officers.
- (C) Based on data retrieved during calendar year 2008, the average travel time to the vicinity of the proposed development was **6:06 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.

### EXISTING SERVICES

The stations responding to a fire alarm to the subject area are as follows:

STATION	ADDRESS	EQUIPMENT	STAFF
6	15890 SW 288 Streer	Rescue, Tanker, Battalion	8
16	325 NW 2 Street	Rescue, ALS Engine, Ladder	11
65	1350 SE 24 Street	Rescue	3
66	3100 SW 328 Street	Squad, ALS Engine	6

ALS= Advanced Life Support

### PLANNED SERVICES

Planned stations within the vicinity of the subject area are as follows:

STATION	VICINITY	ESTIMATED COMPLETION DATE
70	SW 248 St & SW 114 PL	2012
72	SW 344 St & SW 187 AVE	2013
77	SW 296 St & SW 120 AVE	2014

### SITE PLAN REVIEW

During the Site Plan Review process for each individual development, the MDR Planning Section will provide comments regarding service impact and level of service. The Fire Water and Engineering Bureau, located at 11805 SW 26th Street, will review and provide comments on the corresponding site plan.

### CONCLUSION

The Miami-Dade Fire Rescue Department supports the development policies and implementation strategies for areas throughout the County in order to ensure proper urban growth patterns and to provide for well-planned supportive communities containing a variety of uses, housing types and public services.

In an effort to monitor development and determine the need for additional service, MDR is requesting that each phase of development be transmitted accordingly for assessment and to determine compliance with the standards of the National Fire Protection Association (NFPA).

According to the development information, the number of alarms forecasted for this project upon its completion, along with the anticipated congested roadways within the area, will generate a substantial impact on existing services. Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new facilities.

Leisure City Community Urban Center District  
Z2007000415  
January 4, 2010  
Page 3 of 3

To offset the cost, any application for development activity within Miami-Dade County fire rescue service area will be subjected to the imposition of a fire impact fee. As part of the future development projects impact fees, MDFR will require the dedication of a 2-acre parcel of land for the construction of a fire rescue station to serve the LCUCD prior to the maximum build-out. The dedicating party will have the right to claim impact fee credits for the dedication of the land by executing a contributions in-lieu of fee form which must be submitted to and approved by the Fire Chief prior to the issuance of any building permit intending to utilize the contribution in-lieu of impact fees.

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

HL:ch

# Memorandum



**Date:** September 29, 2009

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

**From:** José A. Ramos, R.A., Chief, Aviation Planning Division  
Aviation Department

**Subject:** DIC Application #07-415  
Director of the Department of Planning & Zoning

A handwritten signature in black ink, appearing to be "J. Ramos", written over the "From:" line of the memorandum.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #07-415. Your request is for a district boundary change from multiple zoning classifications to LCUC, Leisure City Community Urban Center District for 420 acres located east of Old Dixie Highway (South Dade Busway) and north of SW 296 Street, west of SW 147 Avenue and south of the C103N Canal in Miami-Dade County, Florida. Please be advised that MDAD has reviewed the application for both land use and airspace restrictions.

## Land Use Review:

Based on the available information, MDAD has determined that the proposed district boundary change for this property is considered compatible with operations from Homestead General Aviation Airport.

## Airspace Review:

This height determination is an estimate issued on a preliminary or advisory basis which does not constitute approval by Miami-Dade Aviation Department for construction until coordination and a "No-Hazard" determination from the Federal Aviation Administration (FAA) is obtained. Please be advised that any proposed construction at this location reaching or exceeding 200 feet AMSL (Above Mean Sea Level) is required to be reviewed by MDAD and filed with the FAA using Form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. In addition, any construction cranes at this location reaching or exceeding 200 feet AMSL must be filed by the construction contractor using the same form. Thus, for any structure or crane reaching or exceeding 200 feet AMSL, FAA form 7460-1 must be filed. The form is available through this office or through the FAA website: <https://oeaaa.faa.gov>. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the applicant may "e-file" online at <https://oeaaa.faa.gov>.

JR/rb

C: S. Harman  
Jorge Vital, Acting DIC Coordinator, Department of Planning & Zoning



# Memorandum



**Date:** September 28, 2009

**To:** Jorge Vital  
Acting DIC Coordinator  
Department of Planning and Zoning

**From:** John Garcia  
Principal Planner *John Garcia*  
Miami-Dade Transit - Transit Planning Section

**Subject:** Review of DIC Project No. 07-415 (DP&Z - Leisure City CUC)

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## Project Description

The applicant is requesting a district boundary change from multiple zoning classifications to LCUC, Leisure City Community Urban Center District. The Board of County Commissioners has requested the Department of Planning & Zoning Director to file said rezoning application for all properties within the Leisure City Community Urban Center. The subject property is 420 acres and is located east of Old Dixie Highway (South Miami-Dade Busway) and north of SW 296<sup>th</sup> Street, west of SW 147<sup>th</sup> Avenue and south of the C103N Canal in Miami-Dade County Florida.

## Current Transit Service

There is direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Routes 34 (Busway Flyer) and 38 (Busway MAX) along the south Miami-Dade Busway and by the Metrobus Routes 35 and 70 along multiple avenues and streets within the application area. There are three (3) Busway stations (at SW 296<sup>th</sup> Street, at SW 280<sup>th</sup> Street and at SW 272<sup>nd</sup> Street) along the western boundary of this CUC district. Two of these stations are served by both the 24-hour service MAX route and the weekday peak-period premium Flyer route. The Busway station at SW 272<sup>nd</sup> Street is only served by the Busway MAX route. The Route 35 provides service at or within the CUC district area at SW 296<sup>th</sup> Street and SW 157<sup>th</sup> Avenue and along SW 147<sup>th</sup> Avenue between SW 280<sup>th</sup> and 284<sup>th</sup> Streets. The Route 70 alignment runs throughout the CUC district along SW 288<sup>th</sup> Street, along SW 152<sup>nd</sup> Avenue, along SW 280<sup>th</sup> Street, along Naranja Lakes Boulevard and finally along US-1 north of Naranja Lakes Boulevard. At the furthest eastern point, the CUC district boundary edge is less than three quarters of a mile from the Busway stop or US-1. Within the boundary, residents would have no more than a half-mile walk to existing Metrobus service. Along US-1, the furthest distance to a Busway station would be between SW 280<sup>th</sup> and SW 296<sup>th</sup> Streets, however, the distance to existing Metrobus service would generally be about a quarter-mile to half a mile. Travel times from the Busway stations to the Dadeland Metrorail station range from approximately 35 minutes during the weekday rush hour peak period to approximately an hour at most all other times. The service headways (in minutes) for the above mentioned routes are as follows:

**Metrobus Route Service Summary  
 Liberty City Community Urban Center (CUC)**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
34/Busway Flyer	7½	N/A	N/A	N/A	N/A	N/A	0.1	E / F
35	30	30	60	N/A	60	60	0.0	L
38/Busway MAX	15	15	15	60	15	20	0.1	E / F
70	30	60	60	N/A	60	60	0.0	L

*Notes: L means Metrobus local service  
 F means Metrobus feeder service to Metrorail  
 E means Metrobus limited-stop or express service*

### Future Transportation/Transit Improvements

The 2010 Transportation Improvement Plan (TIP) shows under the Primary State Highways and Intermodal section two continuous projects for flexible pavement reconstruction from SW 266<sup>th</sup> to SW 284<sup>th</sup> Street and from SW 284<sup>th</sup> to SW 304<sup>th</sup> Street. Under the MDX section, the US-1 Managed Lanes PD&E Study is listed. The 2030 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

The 2008 ten-year Transit Development Plan (TDP) identifies in its 2018 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

- Route 34: No planned improvements.
- Route 35: Improve peak headway from 30 to 20 minutes.
- Route 38: Improve peak headway from 15 to 10 minutes.
- Route 70: No planned improvements.

### MDT Comments/Recommendations

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

### Concurrency


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

# Memorandum



**Date:** October 21, 2009

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

**From:** Robert Parker, Director  
Miami-Dade Police Department 

**Subject:** DIC Application: Director of the Department of Planning and Zoning

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## **APPLICATION**

07-415 – Director of Planning and Zoning is requesting a district boundary change from multiple zoning classifications to Leisure City Urban Center (LCUC) District. The Board of County Commissioners has requested the Director to file said rezoning application for all properties within the LCUC. The subject property consists of 420 acres and is located east of Old Dixie Highway (South Dade Busway) and north of 296 Street, west of 147 Avenue and south of the C103N Canal in Miami-Dade County, Florida.

## **CURRENT POLICE SERVICES**

The proposed development will be located in unincorporated Miami-Dade County and serviced by our South District, Station 4 (formerly known as the Cutler Ridge District), located at 10800 SW 211 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or under. As the demand for police service increases, additional sworn personnel may be required to maintain current levels of service.

## **REVIEW**

A careful review of the application was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning change. The previous Developmental Impact Committee (DIC) liaison for MDPD, Sergeant Walter Hopwood, visited said area back in March 2008, and reviewed the site for the proposed zoning change. There are no additional comments to add to Sergeant Hopwood's original recommendations; therefore, MDPD does not object to the proposed zoning change, but 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 need additional information, please contact Lieutenant Suzanne Lauton of the Strategic Planning and Policing Bureau at (305) 471-1775.

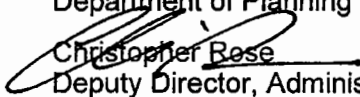
RP/jls  
Attachments (4)

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** October 1, 2009

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

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

**Subject:** DIC # 07-415  
Director of the Department of Planning and Zoning  
Leisure City Community Urban Center District

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

Attachment

## DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #07-415

### *Director of the Department of Planning and Zoning*

**Application:** Director of the Department of Planning and Zoning is requesting a district boundary change from multiple zoning classifications to LCUC, Leisure City Community Urban Center District. The Board of County Commissioners has requested the Director to file said rezoning application for all properties within the Leisure City Community Urban Center.

**Size:** The subject property is 420 acres.

**Location:** The subject property is located east of Old Dixie Highway (South Dade Busway) and north of SW 296 Street, west of SW 147 Avenue and south of the C103N Canal in Miami-Dade County, Florida.

#### **Analysis:**

##### 1. Solid Waste Disposal

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 22, 2009, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

##### 2A. Garbage and Trash Collection Services (Commercial Development)

The project proposes zoning for commercial uses. Chapter 15-2 of the Miami-Dade County Code requires the following of commercial uses located in unincorporated Miami-Dade County:

**Section 15-2** - "every commercial establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

##### 3A. Recycling

The following language from **Section 15-2.3** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |  |
|----------------------------------|--|
| 1) High grade office paper       | 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                                       |

## 2B. Garbage and Trash Collection Services (Multi-Family Development)

This project proposes zoning for residential uses which incorporates the possibility of multi-family residential 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:

**Section 15-2** - "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."

## 3B. Recycling

Section 15-2.3 - As it relates to the multi-family uses, **Section 15-2.2** requires that "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.

Recyclable Materials: Multi-family

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

## 2C. Garbage and Trash Collection Services (Residential Development)

This project falls within the DSWM **solid waste collection service area**. The revised zoning proposed for inclusion in this location appears to permit housing that meets the County Code definition of **residential unit**. Per the code, any residential units located within the project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, scheduled bulky waste collections service, and unlimited use of the Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

## 3C. Recycling

Currently, DSWM provides curbside recycling services to **residential units** located in unincorporated Dade County. Residential units shall, therefore, utilize DSWM biweekly curbside recycling services, provided for the County by Waste Services, Inc. The current single-stream recycling program allows residents to place all recyclable materials in one wheeled cart (with a lid) and roll the cart to the curb every other week. Participation in the residential program is mandatory in accordance with Chapter 15, Section 15-2.6 of the County Code. Further information may be obtained by calling the Department's Service Development Division at 594-1500 or 514-6714.

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 514-6666.

## 4. Waste Storage/Setout Considerations

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

#### 5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

# Memorandum



**Date:** October 1, 2009

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

**From:** Bertha M. Goldenberg, P.E., Assistant Director  
Regulatory Compliance and Planning

A handwritten signature in black ink, appearing to read "B. M. Goldenberg".

**Subject:** DP&Z Director, Multiple Zones to Leisure City Community Urban Center (CUC) - DIC  
Application #-Z2007000415

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. This application is for the re-zoning of the Leisure City Community Urban Center District. The comments provided below are general for the subject area and as individual parcels are developed, they will be addressed on a case by case basis.

**Application Name:** DP&Z Director

**Proposed Development:** Leisure City Community Urban Center District with land uses consisting of mixed use (residential, businesses, professional offices, civic, education, government offices), residential (single family detached, duplex, apartments), industrial, and institutional. (see attached land use plan)

**Project Location:** U.S. 1 corridor between S.W. 296 St. and S.W. 272<sup>nd</sup> St., and east of U.S.1, north of S.W. 296 St. and south of S.W. 272<sup>nd</sup> St. (See attached land use plan)

**Water:** The subject project is located within MDWASD's service area. Public water mains exist throughout the area. The source of water for this area is the Leisure City and Naranja Water Treatment Plants (WTP). The plants are currently operating under a 20-year water use permit issued by the South Florida Water Management District on November 15, 2007. After 2012, the water for this area will be provided by the future South Miami Heights WTP, and Leisure City and Naranja WTPs will be taken out of service. 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. Public sanitary sewer exist throughout the area. 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:



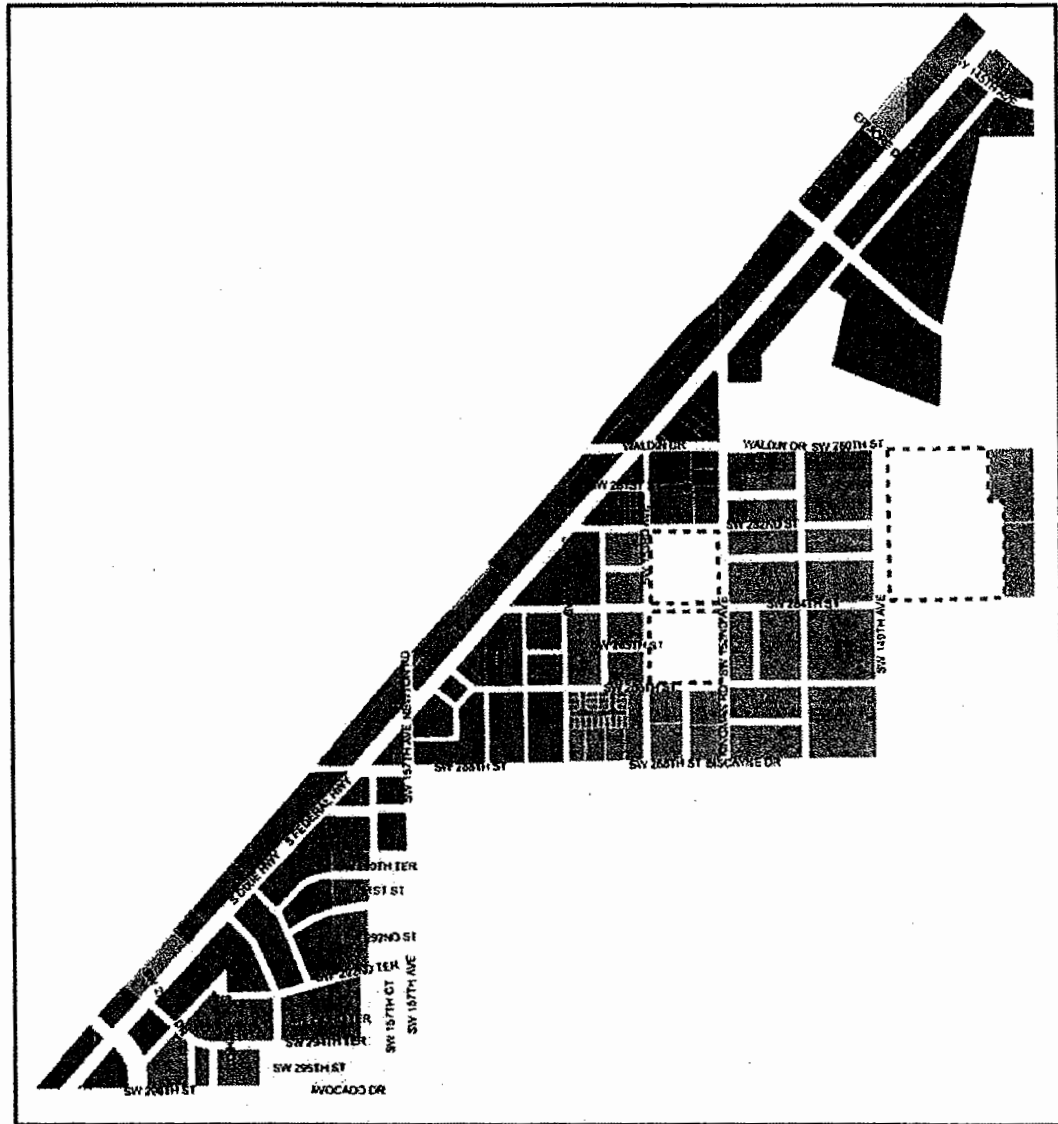
- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.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

**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.

Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

C. Land Use Plan

Leisure City Community Urban Center Regulating Plans



Key

Land Uses

- MM: Mixed-use Main Street: First and second floors: businesses, professional offices, civic, education, and government offices. Second floor and above: residential.
- MC: Mixed-use Corridor: Residential, businesses, professional offices, civic, education, and government offices.
- MO: Mixed-use Optional: First floor (optional) - businesses, professional offices, civic, education, and government offices. All floors: residential.
- RM: Residential Modified: Courtyard, sideyard, duplex, rowhouse, urban villa, and apartment dwellings.
- R: Residential: Single family detached, courtyard, sideyard, and duplex dwellings.
- IO: Industrial District: In all floors and all Sub-Districts: IU-1 uses; live/work units subject to permitted density.
- I: Institutional: Civic, education, and government offices.

## ARTICLE XXXIII (Q)

### LEISURE CITY COMMUNITY URBAN CENTER DISTRICT (LCUC)

#### **Sec. 33-284.99.32 Purpose, intent and applicability.**

- A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
- B. The Illustrative Master Plan (Figure 1) illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. Figure 1 also shows the boundaries of the Leisure City Community Urban Center (CUC) District as well as the boundaries of the Designated Urban Center. As provided in the Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included within the Designated Urban Center boundaries. These boundaries shall be described as follows:

#### **1. Leisure City Community Urban Center (CUC) District:**

A Portion of section 4 and 5, Township 57 South Range 39 East and a portion of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, Being more particularly describe as follows:

BEGIN at the intersection with the Center line of SW 296 Street (the South line of the Southeast ¼ of said Section 5, Township 57 south, Range 39 East) and the Easterly Right-of-Way line of the South Dade Transportation Corridor (Busway) as shown on the Florida Department of Transportation Right-of-Way Map as recorded in Plat Book 124 Page 76 of the Public Records of said Miami-Dade-County; thence Northeasterly along said Easterly Right-of-Way line of the South Dade Transportation Corridor (Busway) to the intersection with the Northwest corner of Lot 4, Block 1, of NARANJA ASSOC. as recorded in Plat Book 111 Page 57 of the Public Records of said Miami-Dade County; thence Southeasterly along the North Line of said Lot 4 to the Northeast corner of said lot 4 lying on the Northwesternly Right Of Way Line of State Road 5 (US-

1); thence Southeasterly across State Road 5 (US-1) to the intersection with the Southeasterly Right Of Way Line of said State Road 5 (US 1), said point of intersection being the Northwest corner of Tract 1, NARANJA LAKES SECTION ONE, as recorded in Plat Book 91 Page 7 of the Public Records of said Miami-Dade County; thence Southeasterly, Northeasterly and Southeasterly along the Northerly Lines of Tracts 1 and 2, of said NARANJA LAKES SECTION ONE ,also being the Southerly Right Of Way Line Of Canal C-103N, to the intersection with the East line of said Section 33, Township 56 South, Range 39 East (also being the center line of theoretical SW 147 Avenue); thence Southerly along the East line of said Section 33 Township 56 South Range 39 East (also being the center line of theoretical SW 147 Avenue) to the Southeast corner of Tract 3, of said NARANJA LAKES SECTION ONE; thence Westerly along the South line of said Tract 3 to the intersection with the East line of Tract "E", of NARANJA LAKES SHOPPING PLAZA 1st ADDITION as recorded in Plat Book 128, Page 4 of the Public Records of said Miami-Dade County; thence Southwesterly along the East line of said Tract "E" and along the East line of Tract "D", of NARANJA LAKES SHOPPING PLAZA as recorded in Plat Book 120, Page 59 of the Public Records of said Miami-Dade County, to the Southeast corner of said Tract "D" and the North Right-of-Way line of Naranja Lake Boulevard as shown on said NARANJA LAKES SHOPPING PLAZA; thence Southwesterly across Naranja Lakes Boulevard to the Northeast corner of Tract 11 of NARANJA LAKES SECTION ONE as recorded in Plat book 91, Page 7 of the Public Records of said Miami-Dade County; thence Southerly along the East line of said Tract 11 to the Southeast corner of Tract 11; thence Northwesterly along the South line of said Tract 11 to the Southwest corner of said Tract 11; thence Northeasterly along the west line of Tract 11 to the Southeast corner of Tract 7 of said NARANJA LAKES SECTION ONE; thence Northwesterly along the South line of said Tract 7 to the Northeast corner of Tract "C" of NARANJA LAKES TRACTS as recorded in Plat Book 104 ,Page 15 of the Public Records of said Miami-Dade County; thence Southwesterly along the East line of Tracts "C" and "B" of said NARANJA LAKES TRACTS to the southeast corner of said TRACT "B"; thence continue Southwesterly Southeasterly and Southerly along the Easterly lines of Tract "A" of said NARANJA LAKES TRACTS to the Southeast corner of said Tract "A"; thence Westerly along the South line and the Westerly extension of the South line of Tract "A" to the intersection with the West line of the Southeast  $\frac{1}{4}$  of Section 33 Township 56 South Range 39 East (also being the center line of SW 152 Avenue); thence Southerly along West line of said Southeast  $\frac{1}{4}$  of said Section 33 (also being the center line of SW 152 Avenue) to the Southwest corner of the Southeast  $\frac{1}{4}$  of said Section 33 (also being the centerline of SW 280 Street); thence Easterly along the

South line to of the Southeast  $\frac{1}{4}$  of said Section 33 (also being the center line of SW 280 Street) to the Southeast corner of the Southeast  $\frac{1}{4}$  of said Section 33 (also being the center line of SW 147 Avenue); thence Southerly along the East line of said Section 4 Township 57 South Range 39 East (also being the center line of SW 147 Avenue) to the intersection with the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4 (also being the center line of SW 284 Street); thence Westerly along the North line of Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4 (also being the center line of SW 284 Street) to the intersection with West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4 (also being the theoretical center line of SW 149 Avenue); thence Southerly along the West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4 (also being the theoretical center line of SW 149 Avenue) to the intersection with the South line of the North  $\frac{1}{2}$  of said Section 4 (also being the center line of SW 288 Street); thence Westerly along the South line of the North  $\frac{1}{2}$  of said Section 4 and along the South line of the N1/2 said Section 5, Township 57 South, Range 39 East (also being the center line of SW 288 Street) to the East line of said Section 5 (also being the center line of SW 157 Avenue); thence southerly along the East line of said Section 5 (also being the center line of SW 157 Avenue) to the intersection with the South line of said Section 5 (also being the center line of SW 296 Street); thence Westerly along the South line of section 5, Township 57 South, Range 39 East (also being the center line of 296 Street) to the POINT OF BEGINNING.

2. Designated Urban Center:

A Portion of Sections 4 and 5, Township 57 South Range 39 East and a portion of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly describe as follows:

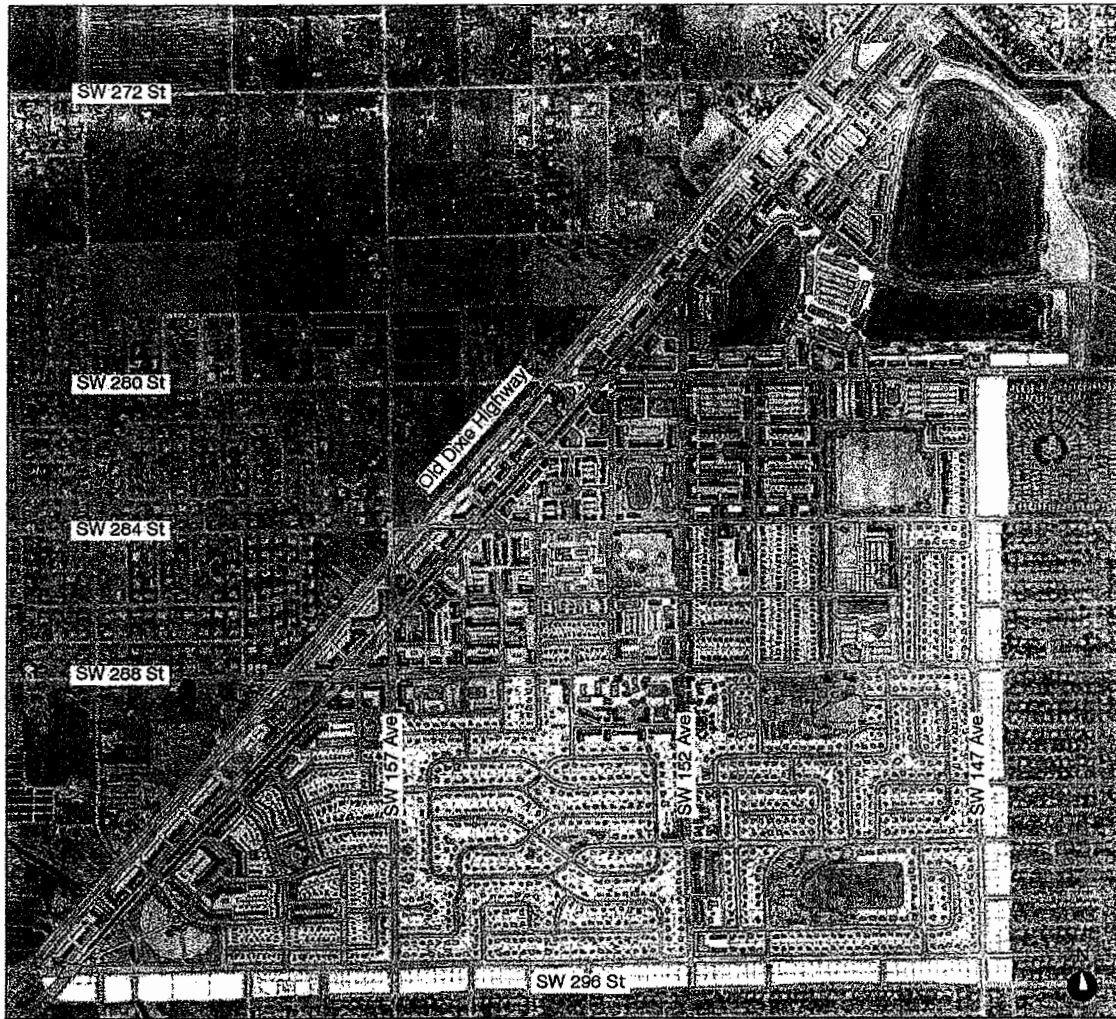
BEGIN at the intersection of the Center line of SW 288 Street ( the South line of the Northeast  $\frac{1}{4}$  of said Section 5, Township 57 South, Range 39 East) and the Easterly Right-of-Way line of the South Dade Transportation Corridor (Busway) as shown on the Florida Department of Transportation Right-of-Way Map as recorded in Plat Book 124 Page 76 of the Public Records of said Miami-Dade-County; thence Northeasterly along said Easterly Right-of-Way line of the South Dade Transportation Corridor (Busway) to the Northwest corner of Lot 4, Block 1, of NARANJA ASSOC. as recorded in Plat Book 111, Page 57 of the Public Records of said Miami-Dade County; thence Southeasterly along the North line of said Lot 4 to the Northeast corner of said Lot 4 lying on the Northwesternly Right Of Way Line of State Road 5 (US-1); thence

Southeasterly across State Road 5 (US-1) to the intersection with the Southeasterly Right Of Way Line of said State Road 5 (US 1), said point of intersection being the Northwest corner of Tract 1, NARANJA LAKES SECTION ONE, as recorded in Plat Book 91, Page 7 of the Public Records of said Miami-Dade County; thence Southeasterly, Northeasterly and Southeasterly along the Northerly lines of Tracts 1 and 2 of said NARANJA LAKES SECTION ONE, also being the Southerly Right Of Way Line of Canal C-103N, to the intersection with the East line of said Section 33, Township 56 South, Range 39 East, (also being the center line of theoretical SW 147 Avenue); thence Southerly along the East line of said Section 33 (also being the center line of theoretical SW 147 Avenue) to the Southeast corner of Tract 3, of said NARANJA LAKES SECTION ONE; thence Westerly along the South line of said Tract 3 to the intersection with the East line of Tract "E" of NARANJA LAKES SHOPPING PLAZA 1st ADDITION as recorded in Plat Book 128, Page 4 of the Public Records of said Miami-Dade County; thence Southwesterly along the East line of said Tract "E" and along the East line of Tract "D", of NARANJA LAKES SHOPPING PLAZA as recorded in Plat Book 120, Page 59 of the Public Records of said Miami-Dade County, to the Southeast corner of said Tract "D" and the North Right-of-Way line of Naranja Lakes Boulevard as shown on said NARANJA LAKES SHOPPING PLAZA; thence Southwesterly across Naranja Lakes Boulevard to the Northeast corner of Tract 11 of NARANJA LAKES SECTION ONE as recorded in Plat book 91, Page 7 of the Public Records of said Miami-Dade County; thence Southerly along the East line of said Tract 11 to the Southeast corner of said Tract 11; Thence Northwesterly along the South line of said Tract 11 to the Southwest corner of said Tract 11; Thence Northeasterly along the west line of said Tract 11 to the Southeast corner of Tract 7 of said NARANJA LAKES SECTION ONE: thence Northwesterly along the South line of said Tract 7 to the Northeast corner of Tract "C" of NARANJA LAKES TRACTS as recorded in Plat Book 104 ,Page 15 of the Public Records of said Miami-Dade County; thence Southwesterly along the East line of Tracts "C", and "B" of said NARANJA LAKES TRACTS to the southeast corner of said TRACT "B"; thence continue Southwesterly Southeasterly and Southerly along the Easterly lines of Tract "A" of said NARANJA LAKES TRACTS to the Southeast corner of said Tract "A"; thence Westerly along the South line and the Westerly extension of the South line of said Tract "A" to the intersection with the West line of the Southeast ¼ of said Section 33, Township 56 South, Range 39 East (also being the center line of SW 152 Avenue); thence Southerly along the West line of said Southeast ¼ of said Section 33 (also being the center line of SW 152 Avenue) to the Southwest corner of the Southeast ¼ of said Section 33; (also being the centerline of SW 280 Street); thence Easterly along the

South line of the Southeast  $\frac{1}{4}$  of said Section 33 (also being the center line of SW 280 Street) to the Southeast corner of the Southeast  $\frac{1}{4}$  of said Section 33 (also being the center line of SW 147 Avenue); thence Southerly along the East line of said Section 4, Township 57 South, Range 39 East (also being the center line of SW 147 Avenue) to the intersection with the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4 (also being the centerline of SW 284 street); thence Westerly along North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4 (also being the centerline of SW 284 street) to the intersection with the West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4 (also being the theoretical center line of SW 149 Avenue); thence Southerly along the West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4 (also being the centerline of theoretical SW 149 Avenue) to the intersection with South line of the North  $\frac{1}{2}$  of said Section 4 (also being the center line of SW 288 Street); thence West along the South line of the North  $\frac{1}{2}$  of said Section 4 and along the South line of the North  $\frac{1}{2}$  of said Section 5, Township 57 South, Range 39 East (also being the center line of SW 288 Street) to the POINT OF BEGINNING.



- D. Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.
- E. No provision in this article shall be applicable to any property lying outside the boundaries of the LCUC as described herein. No property lying within the boundaries of the LCUC shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to LCUC has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan





ILLUSTRATIVE PLAN

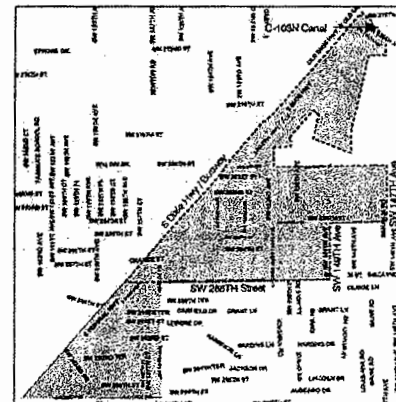
KEY

-  Proposed Buildings
-  Existing Buildings

Boundaries PLAN

KEY

-  Designated Urban Center Boundary
-  Urban Center District



BOUNDARIES PLAN



**Sec. 33-284.99.33. Leisure City Community Urban Center (LCUC) District Requirements.**

Except as provided herein, all developments within the LCUC District shall comply with the requirements provided in Article XXXIII(K), Standard Urban Center District Regulations, of this code.

**Sec. 33-284.99.34. Uses.**

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the LCUC District shall comply with section 33-284.83 of this code. In addition to the Permitted Uses provided in section 33-284.83(A), the following shall be permitted:

1. In the Mixed-Use Corridor (MC) area:

(a) Automobile and truck services and facilities including:

- (1) Open lot car and truck sales new or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
  - (a) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited.
  - (b) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
  - (c) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
  - (d) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
  - (e) All outdoor paging or speaker systems are expressly prohibited.
- (2) Open lot car rental
- (3) Automobile parts, secondhand from store building only.
- (4) Automobile body and top work and painting.

- (b) Engines, gas, gasoline, steam and oil; sales and service.
- (c) Garage or mechanical service, including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited.
- (d) Glass installation.
- (e) Tire vulcanizing and retreading or sale of use tires.
- (f) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.
- (g) Automobile washing.
- (i) Self-service mini-warehouse storage facility in compliance with Section 33-255(23.1) of this Code.

2. In the Industrial District (ID) area:

- (a) In the Core Sub-district, MC uses at a maximum density of 52 units per net acre or at a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights pursuant to sections 33B-41 to 33B-47 of this code.
- (b) In the Center Sub-district, MC uses at a maximum density of 36 units per net acre.

3. In the Institutional (I) area:

- (a) On properties located between SW 282 and SW 284 Streets, west of SW 152 Avenue, all uses permitted in the Residential (RM) with the density provided on the Density Plan in section 33-284.35 of this code.

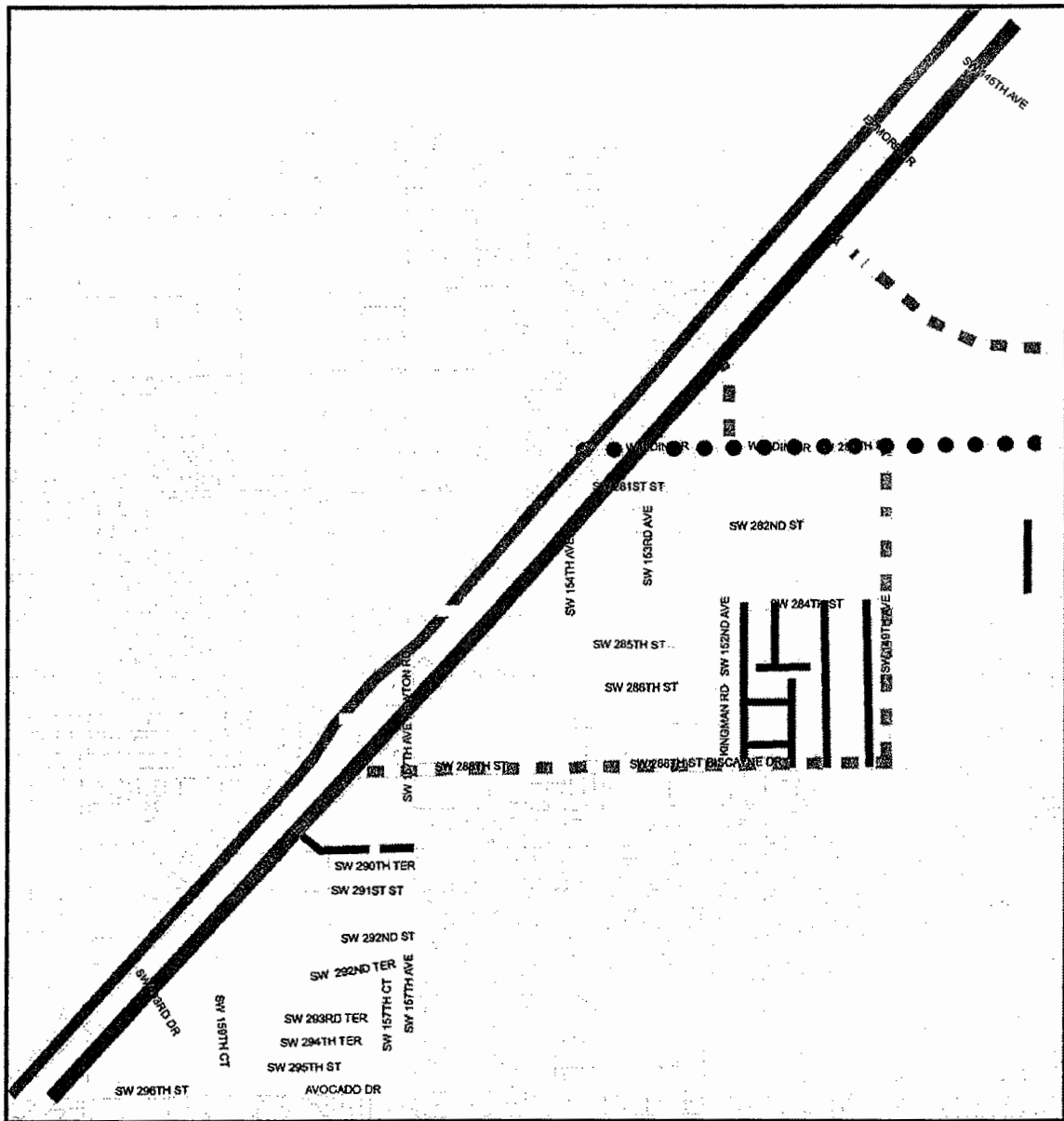
### **Sec. 33-284.35. LCUC Regulating Plans.**

The Regulating Plans shall consist of the following controlling plans as defined and graphically depicted in this section:

- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are U.S. 1, Boulevard, Main Street, Minor Street, and Service Road.
- B. The Sub-districts Plan, which delineates three (3) sub-districts: the Core, Center, and Edge. These sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- C. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- D. The Density Plan, which delineates areas where specified minimum and maximum residential densities shall be permitted.
- E. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- F. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- G. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within the LCUC District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in section 33-284.86(F) of this code.
- H. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements, if any, which shall be shown in all development plans.

# A. Street Types Plan

## Leisure City Community Urban Center Regulating Plans



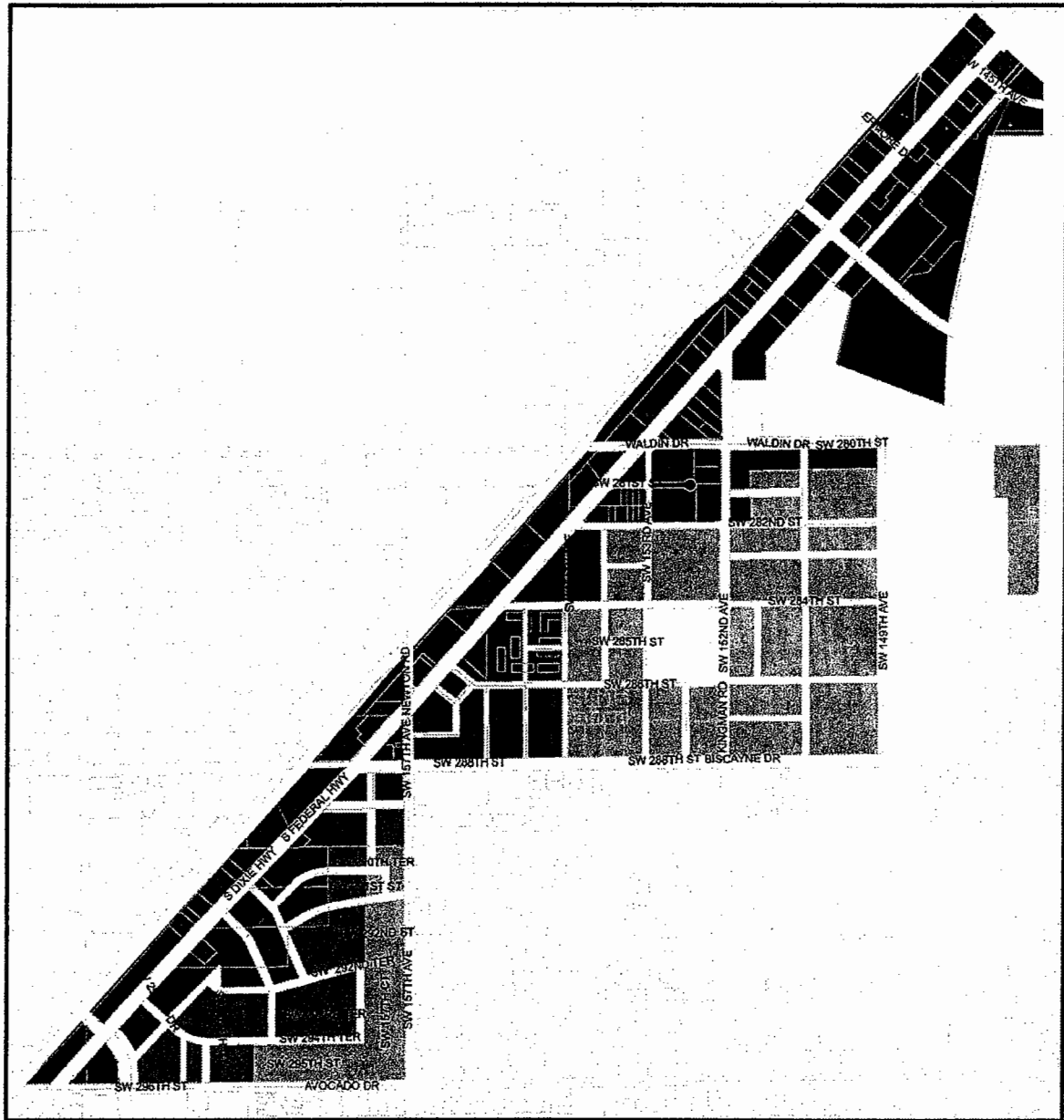
### Key

#### Street Types

- ● Main Street: SW 280th St.
- ▬ U.S. Highway 1
- ▬ South Miami Dade Busway
- ▬ Boulevard
- ▬ Minor Street
- ▬ Service Road Core/Center Sub-district (required)

B. Sub-Districts Plan

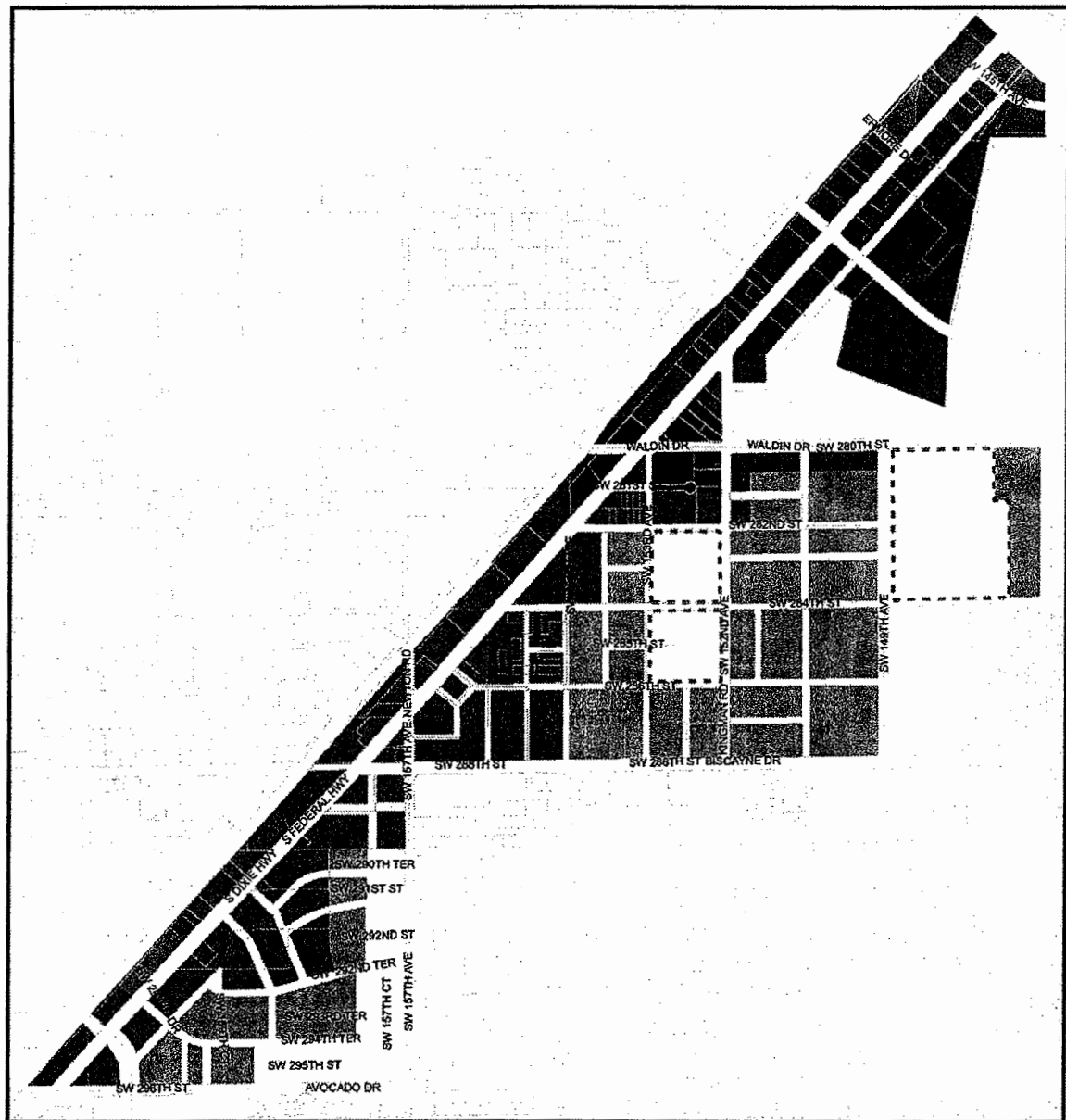
Leisure City Community Urban Center Regulating Plans



- Key
- Sub Districts
- Core Sub-District
  - Center Sub-District
  - Edge Sub-District








### C. Land Use Plan

## Leisure City Community Urban Center Regulating Plans



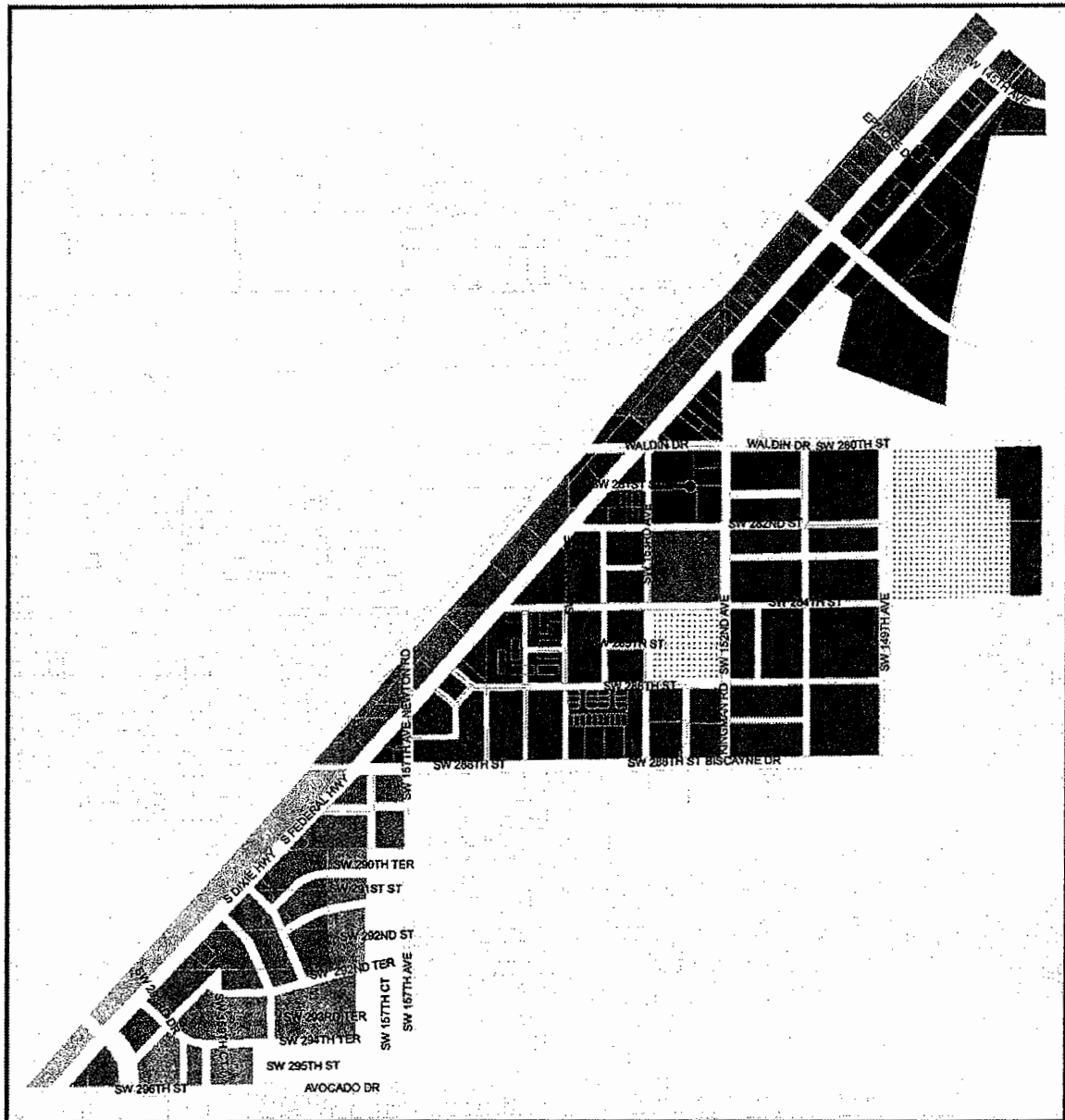
### Key

## Land Uses

-  MM: Mixed-use Main Street: First and second floors: businesses, professional offices, civic, education, and government offices. Second floor and above: residential.  
 MC: Mixed-use Corridor: Residential, businesses, professional offices, civic, education, and government offices.  
 MO: Mixed-use Optional: First floor (optional) - businesses, professional offices, civic, education, and government offices. All floors: residential.  
 RM: Residential Modified: Courtyard, sideyard, duplex, rowhouse, urban villa, and apartment dwellings.  
 R: Residential: Single family detached, courtyard, sideyard, and duplex dwellings.  
 ID: Industrial District: In all floors and all Sub-Districts: IJ-1 uses; live/work units subject to permitted density.  
 I: Institutional: Civic, education, and government offices.

D. Density Plan

Leisure City Community Urban Center Regulating Plans



Key

Density

- Min 12 units/acre net, Max 98 units/acre net or Max SUR (\*) (\*\*)
- Max 90 units/acre net (\*\*)
- Max 41 units/acre net (\*\*)
- Min 12 units/acre net, Max 41 units/acre net (\*\*)
- Min 12 units/acre net, Max 36 units/acre net (\*\*)

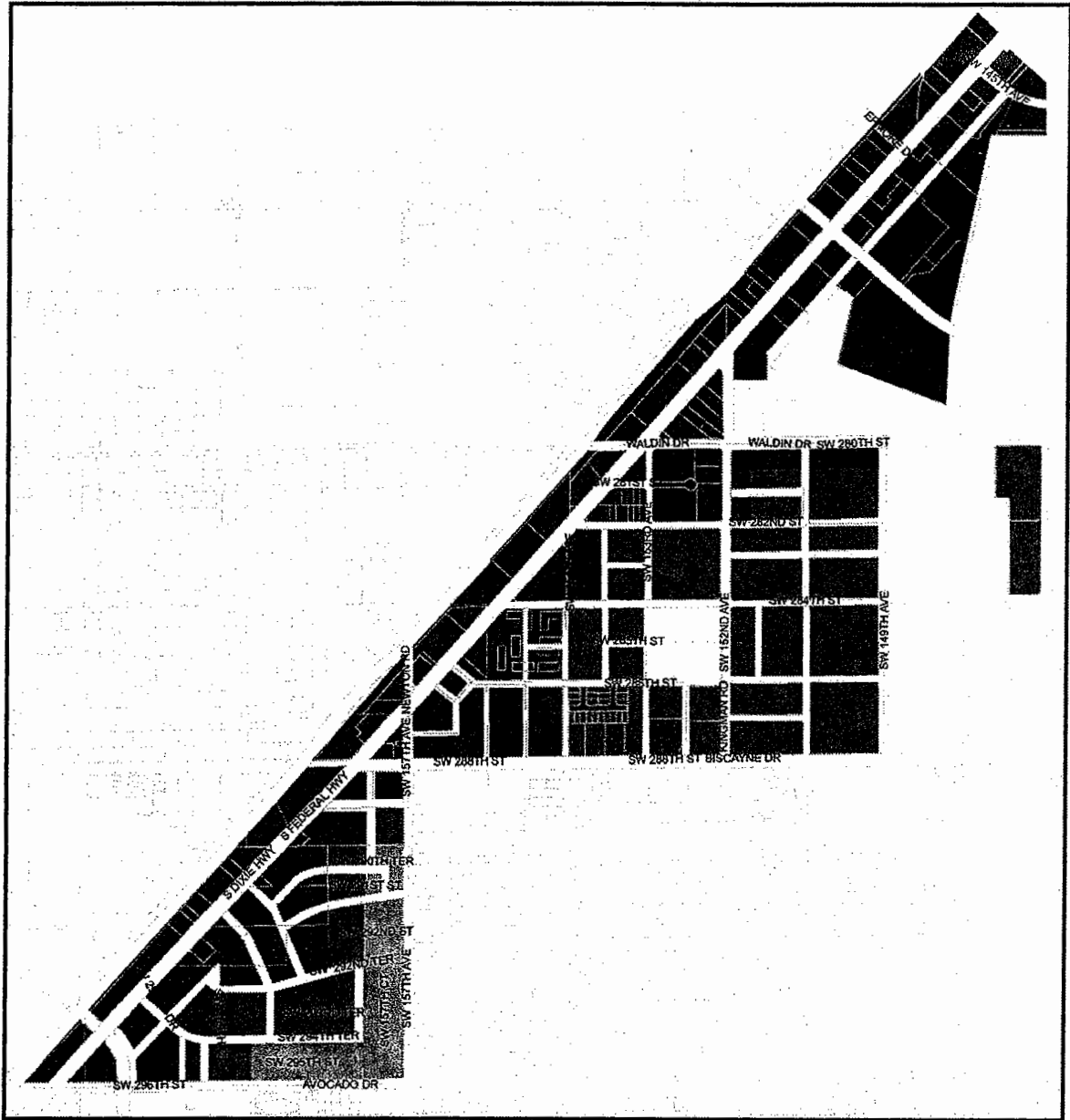
- Max 36 units/acre net
- Max 25 units/acre net
- Min 6 units/acre net, Max 18 units/acre net
- None
- Min 12 Max 52
- Max 60

\* SUR: Severable Use Right when and to the extent permitted by section 33B-41 to 33B-47 of this code.

\*\* 12.5% Workforce housing required as provided in Section 33-284.83 of this code.

# E. Building Heights Plan

## Leisure City Community Urban Center Regulating Plans



### Key

### Building Heights

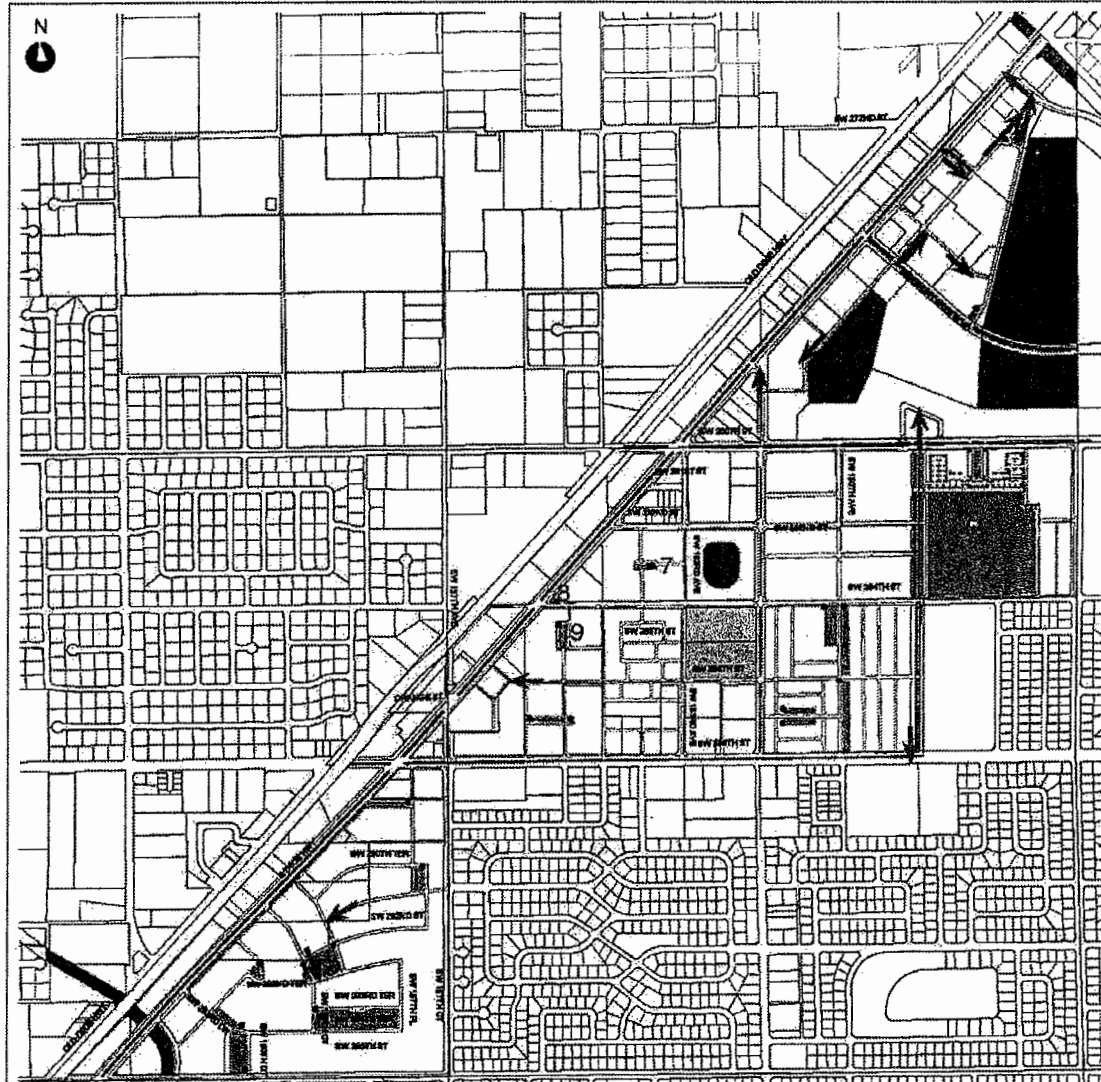
- Min 3 - Max 6 Floors
- Min 2 - Max 4 Floors
- Min 1 - Max 2 Floors

Note: Where a proposed development abuts a single family detached dwelling, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet shall be no greater than the minimum height allowed in the area to be developed. (See Sec. 33-284.99.19 A of this Code)



# F. Designated Open Space Plan

LEISURE CITY COMMUNITY URBAN CENTER REGULATING PLANS



## Designated Open Space

### KEY

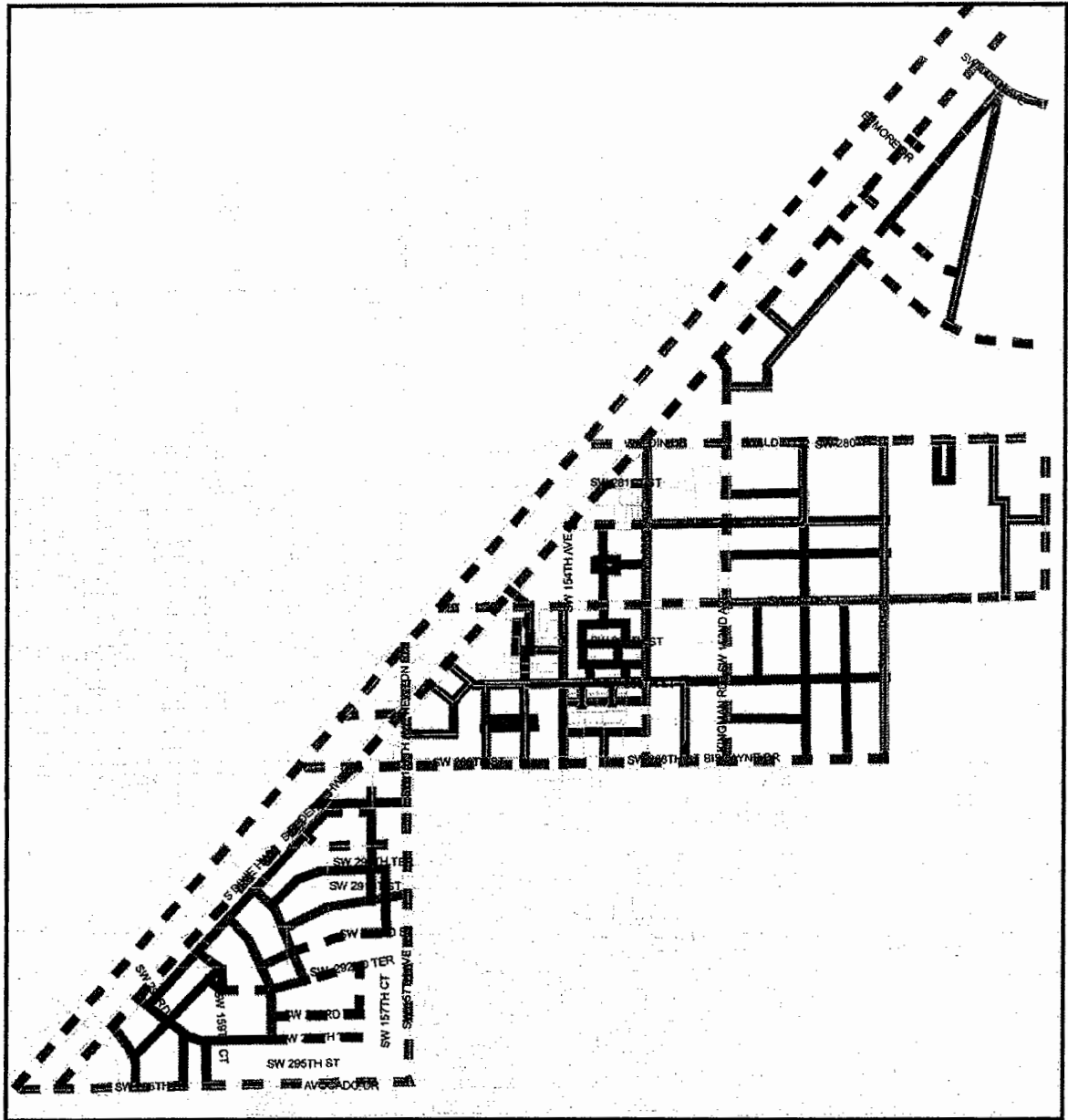
- Existing Parks
- Designated Open Space: G: Green; S: Square; P: Plaza
- Existing Water Bodies
- Street Vista
- Anchor Point

No	Type	Area (sf)	No	Type	Area (sf)	No	Type	Area (sf)
1.	P	11,000	12.	G	35,500	23.	G	12,500
2.	S	7,000	13.	G	38,000	24.	G	42,500
3.	S	9,000	14.	G	12,000	25.	G	103,000
4.	S	3,000	15.	G	13,500			
5.	G	12,500	16.	G	1,000			
6.	G	772,500	17.	G	7,000			
7.	S	4,000	18.	G	7,000			
8.	S	1,500	19.	G	16,000			
9.	G	15,000	20.	G	45,500			
10.	G	Existing	21.	G	4,000			
11.	G	18,000	22.	G	5,500			

The open space shall provide the general footage shown in this Designated Open Space Plan.

G. New Street Dedications Plan

Leisure City Community Urban Center Regulating Plans

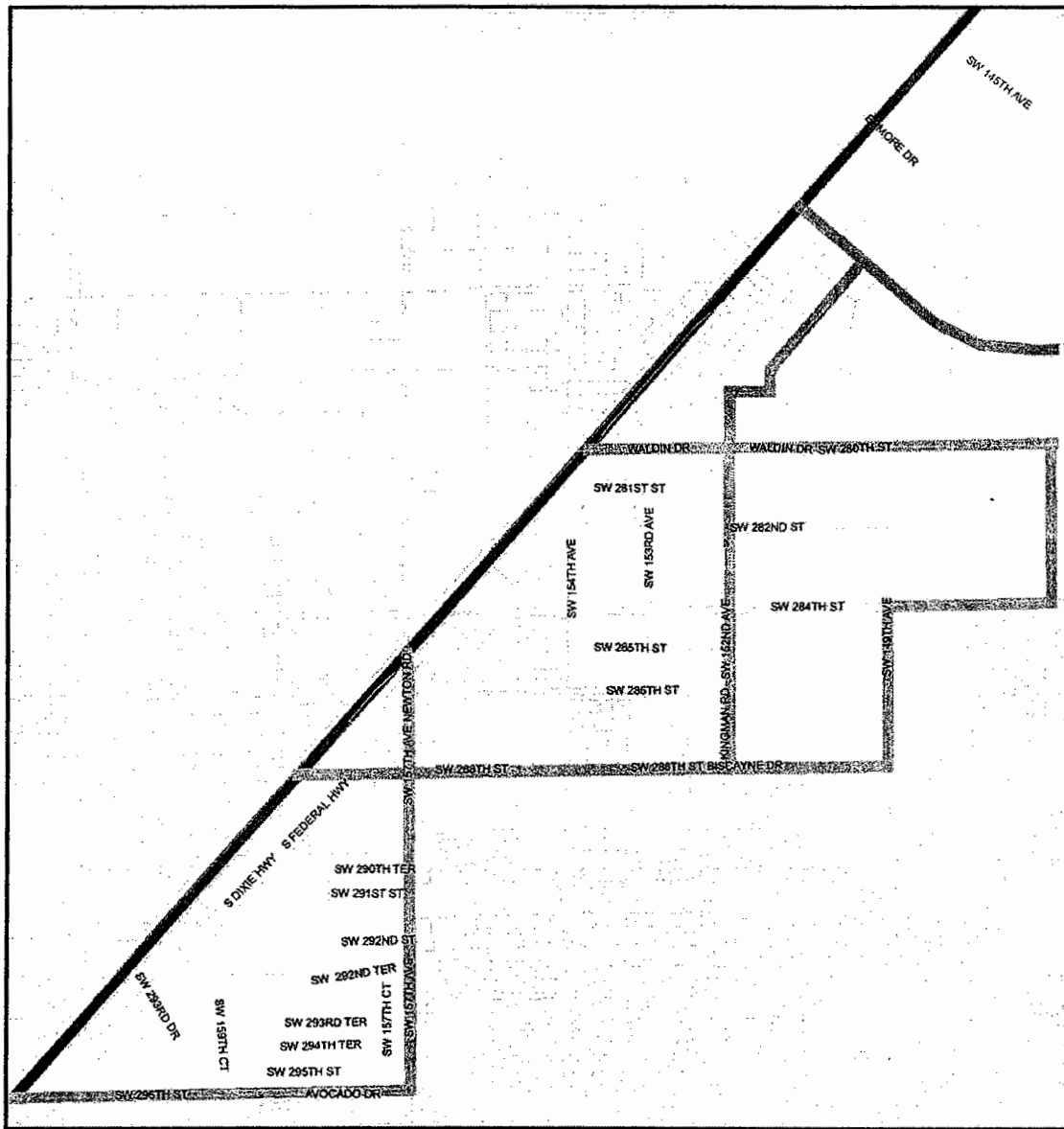


- Key
- New Streets
- New "A" Streets
  - - Existing "A" Streets
  - New "B" Streets
  - - Existing "B" Streets



#### H. Bike Route Plan

## Leisure City Community Urban Center Regulating Plans



### Key

## Bicycle Routes

- South Dade Trail (Park and Recreation Greenway Plan)**  
Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate

**Sec. 33-284.99.36. Building Placement and Street Type Development Parameters.**

- A. All new development and redevelopment within the LCUC District shall comply with the Building Placement and Design Parameters as provided in section 33-284.85 of this code.
- B. All new development and redevelopment within the LCUC District shall comply with the Street Type Parameters as provided herein:

Street type	Minimum Required Configuration
U. S. 1	As provided herein
Main Street/SW 280 Street	As provided in section 33-284.85 (Boulevard)
Boulevard	As provided in section 33-284.85
Minor Street	As provided in section 33-284.85
Service Road	As provided in section 33-284.85

- C. Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following front and side street setbacks shall be required for mixed-use development within the LCUC District:

Street Type	Required Setback		
	Core	Center	Edge
U.S. 1	0' * or 10'	10' or 15'	N/A
Main Street	0' *	10' ***	N/A
Boulevard	0' or 10'	0' or 10'	**
Minor Street	0' or 10'	10' or 15'	**
Service Road	**	**	**
Pedestrian Passage	**	**	**
Note: N/A = not applicable			
* colonnades required			
** as provided in section 33-284.85 of this code			
*** if a colonnade is provided, the front setback shall be 0'			

# FRONTAGE ROAD ALONG EAST SIDE OF U.S.1

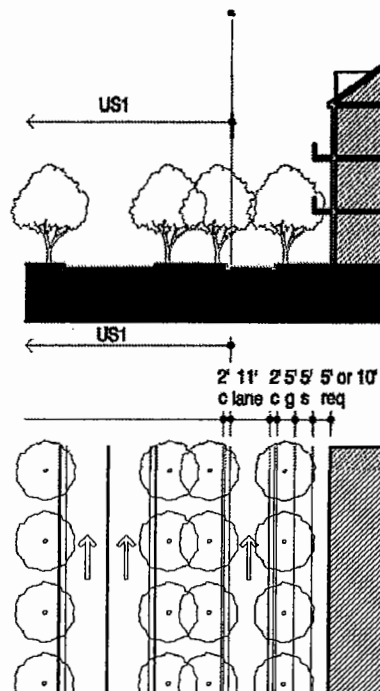
NORTH OF SW 293 ST.

## STREET SECTION

As provided in the street types plan in section 33-284.35 of this code

Key:  
s: sidewalk  
g: green  
c: curb and gutter  
ln: lane  
med: median  
pt: parking  
bl: bike lane  
col: colonnade  
setb.: Setback  
PL: property line  
Min: Minimum  
Max: Maximum  
Req: Required  
Ded: Dedication

----- Property Line



## LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article, except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' continuous landscape strip. Permanent irrigation shall be required.

## PARKING

N/A

## OTHER ELEMENTS

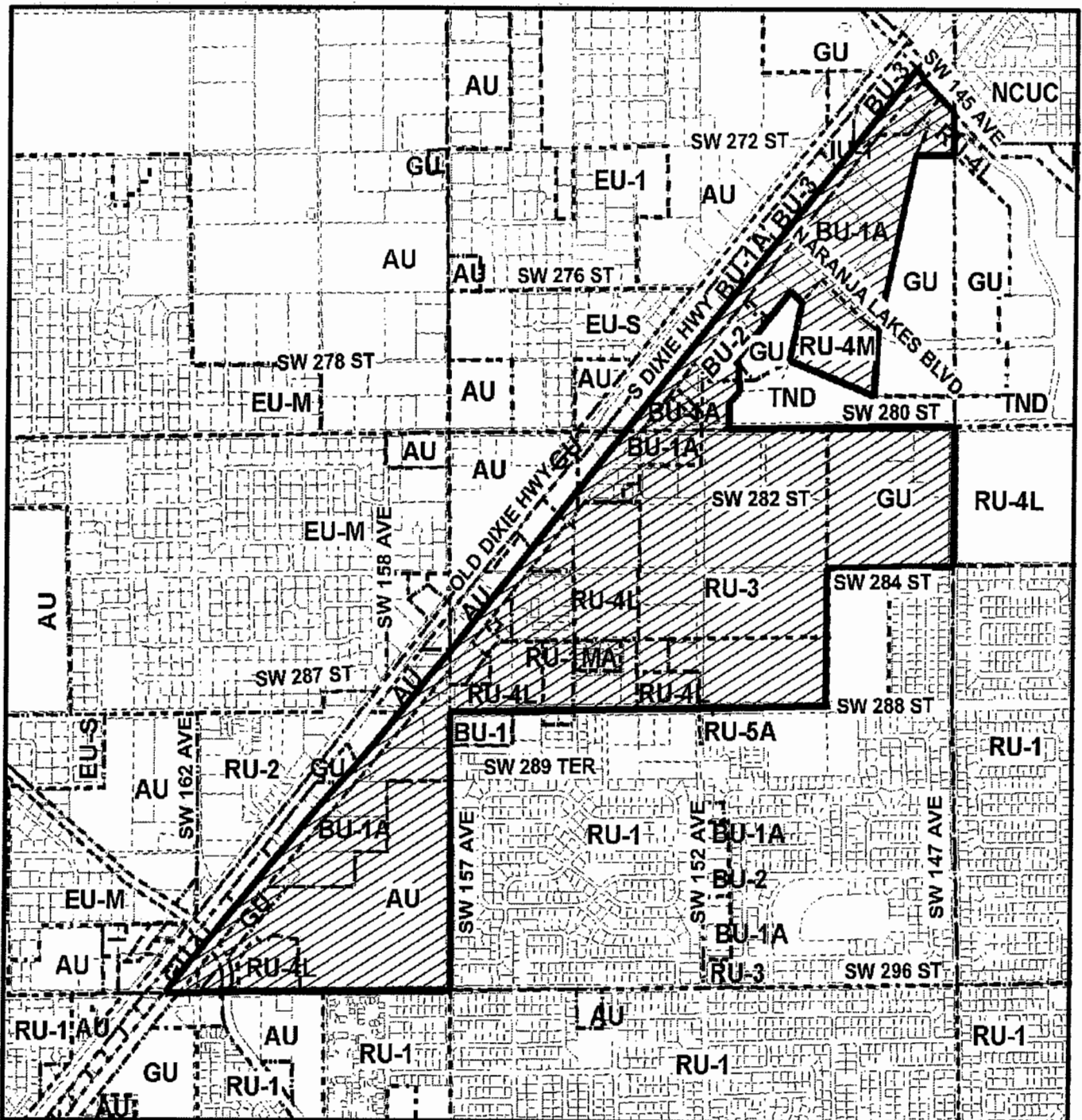
The front setback along US1 shall be hard surfaced, and weather protection elements shall be provided in the building facade when the build-to line is 10' from the property line. When the build-to line is 15' from the property line, the remaining 5' shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

**Sec. 33-284.99.37. Conflicts with other Chapters and Regulations.**

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code, or with the Miami-Dade Department of Public Works Manual of Public Works.

**Section 33-284.99.38. Non-conforming Structures, Uses, and Occupancies.**

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the LCUC District that either: (1) was existing as of the date of the district boundary change on the property to LCUC District; or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the LCUC District that is discontinued for a period of at least six months, or is superseded by a lawful structure, use, or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to section 33-35(c) of this code.



MIAMI-DADE COUNTY  
HEARING MAP

Process Number

07-415



SUBJECT PROPERTY

Section: 04,05 Township: 57 Range: 39

Section: 33 Township: 56 Range: 39

Applicant: DIRECTOR OF THE DEPARTMENT OF P&Z.

Zoning Board: BCC

District Number: 08,09

Drafter ID: ALFREDO

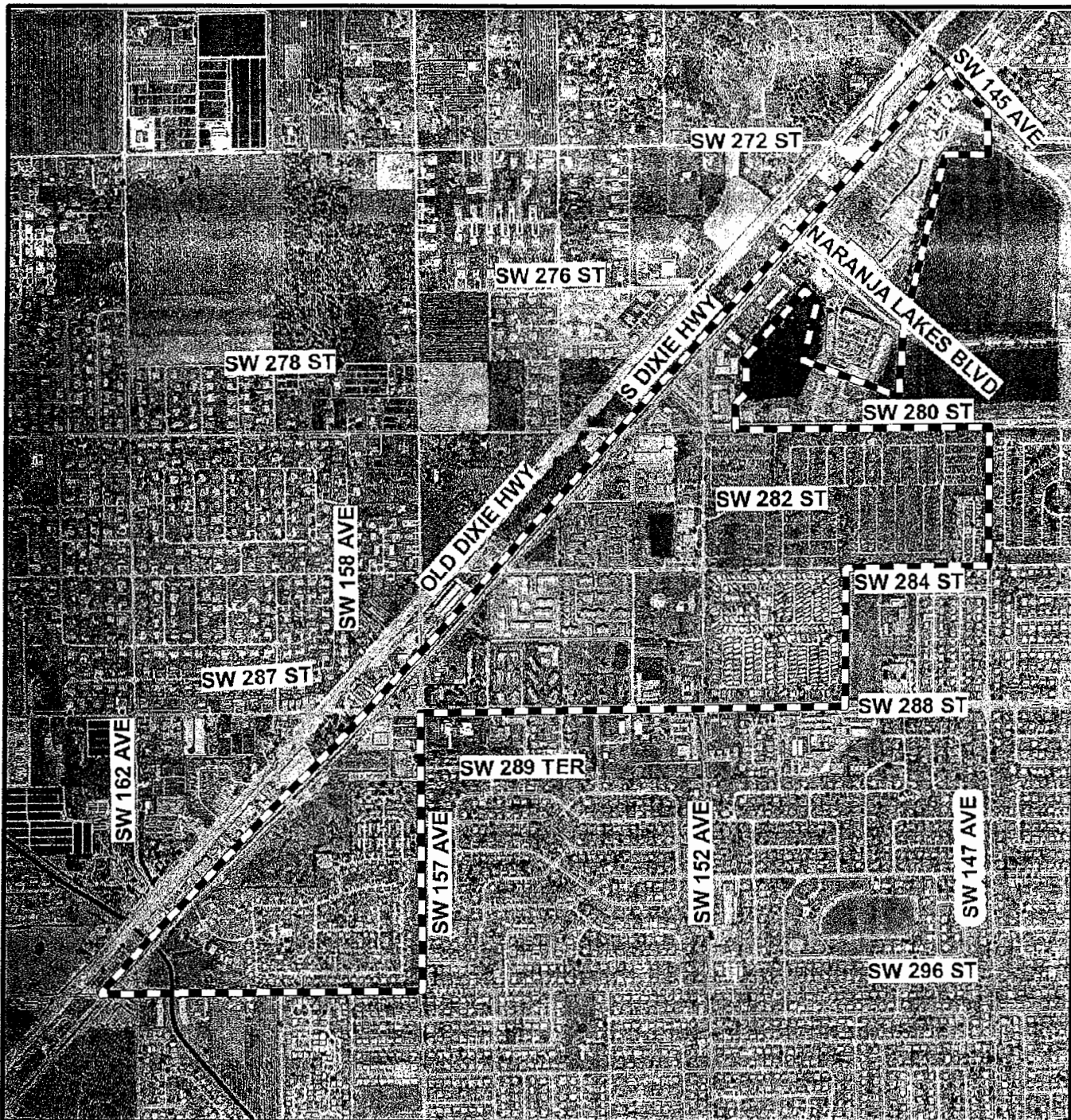
Scale: NTS



CREATED ON: 12/27/07

REVISION	DATE	BY





MIAMI-DADE COUNTY  
AERIAL

Process Number  
**07-415**



SUBJECT PROPERTY

Section: 04,05 Township: 57 Range: 39

Section: 33 Township: 56 Range: 39

Applicant: DIRECTOR OF THE DEPARTMENT OF P&Z.

Zoning Board: BCC

District Number: 08,09

Drafter ID: ALFREDO

Scale: NTS



CREATED ON: 12/27/07

REVISION	DATE	BY



**1. CARLISLE GROUP IV, LTD. AND  
BROWNSVILLE VILLAGE II, LTD.**  
(Applicant)

**10-3-CC-1 (09-140)  
BCC/District 3  
Hearing Date: 03/04/10**

Property Owner (if different from applicant) **MIAMI-DADE TRANSIT.**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
2009	Carlisle Group IV, LTD.	- Special Exception to permit site plan approval for a residential development in the rapid transit zone.	BCC	Approved

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

**DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANTS:** Carlisle Group IV LTD and  
Brownsville Village II LTD,

**PH:** Z09-140 (10-3-CC-2)

**SECTION:** 21-53-41

**DATE:** March 4, 2010

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 2

**A. INTRODUCTION**

o **REQUESTS:**

- (1) SPECIAL EXCEPTION to permit site plan approval for a residential development in the Rapid Transit Zone.
- (2) MODIFICATION of Condition #2 of Resolution #Z-3-09, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Everett Stewart Senior Brownsville Village Phase 1,' as prepared by Corwil Architects, Inc. and consisting of 30 sheets and 'Everett Stewart Senior Village Brownsville Village Phase 1,' as prepared by JFS Design, Inc. Landscape Architects, consisting of 5 sheets, all dated stamped received 1/05/09.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Everett Stewart Senior Brownsville Village Phase 11,' as prepared by Corwil Architects, Inc. and consisting of 29 sheets 12/23/09 and 7 sheets dated stamped received 1/22/10."

The purpose of Request #2 is to permit the applicant to submit a new site plan showing a second apartment building and an addition to the parking garage with townhouse style residential units for the previously approved residential development.

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

- o **SUMMARY OF REQUESTS:** The applicant is seeking to expand a previously approved 90 unit multi-family residential apartment development including a parking structure on 2.7 acres onto 6.09 additional acres, lying to the east and south of the original parcel and adding 106 additional multi-family residential units of which 100 units will be for elderly housing, for a combined total of 196 multi-family residential apartment units including a parking facility on 8.79 total acres.
- o **LOCATION:** The southeast corner of NW 29 Avenue and NW 53 Street, Miami-Dade County, Florida.
- o **SIZE:** 8.79 acres

**B. ZONING HEARINGS HISTORY:**

In 2009, pursuant to Resolution #Z-3-09, the Board of County Commissioners granted the approval of a 90 unit multi-family apartment development on 2.7 acres which, is a portion of the 8.79 acres included in this application.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for the Brownsville Rapid Transit Station and the Dr. Martin Luther King, Jr. Corridor Subzone which is designated in the CDMP as a Rapid Transit Station and Urban Center.
2. **Objective LU-7.** Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.
3. **Policy LU-7A.** Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.
4. **Policy LU-7B.** It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominately to the rear and sides of buildings, primary buildings entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.
5. **Policy LU-7F.** Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) with ¼ mile walking distance from the stations and 20 du/ac or higher with 700 feet of the station, and a minimum of 10 du/ac between ¼ and ½ mile walking distance from the station. Business and office

development intensities around rail stations should produce at least 75 employees per acre within ¼ mile walking distance from the station, 106 employees per acre within 700 feet, and minimum of 50 employees per acre between ¼ and ½ mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.

6. **Policy LU-9F.** Miami-Dade County shall formulate and adopt zoning or other regulations to implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP through individual ordinances for each urban center.
7. **Urban Center.** Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate to high intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to nearby expressway or major roadways to ensure a high level of countywide accessibility.

The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.

The core of the centers should contain business, employment, civic, and/or high or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses that serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning and evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development of these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

**Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses are encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

**Radius.** The area developed as an urban center shall extend to one mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

**Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edged landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixture and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenade, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

**Parking.** Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

**Buildings.** Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

#### **Density and Intensity**

The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Land Use Policy LU-7F.

8. **Policy MT-8B.** In the planning and design of rapid transit sites and stations and transit centers, high priority shall be given to providing a safe, attractive and comfortable environment for pedestrians and transit users; such amenities shall include weather protection, ample paved walkways, sidewalks, lighting, and landscaping, and ancillary uses that provide conveniences to transit patrons such as cafes, news stands and sundries sales.

#### **D. NEIGHBORHOOD CHARACTERISTICS:**

##### **ZONING**

##### **LAND USE PLAN DESIGNATION**

##### **Subject Property:**

IU-1; Parking Lot (Brownsville Rapid Transit Center)

Community Urban Center  
 Dr. Martin Luther King, Jr.  
 Corridor

<b><u>Surrounding Properties:</u></b>		Subzone
<b><u>NORTH:</u></b>	RU-1Z and BU-3; one-story single-family residence, vacant	Low Density Residential, 2.5 to 6 dua
<b><u>SOUTH:</u></b>	RU-2 and RU-1; Duplexes and Single Family Residences	Low Density Residential, 2.5 to 6 dua
<b><u>EAST:</u></b>	BU-3, BU-2 and RU-4; Commercial and apartments	Medium Density Residential, 13 to 25 dua
<b><u>WEST:</u></b>	RU-1; single-family residences	Low Density Residential, 2.5 to 6 dua

The subject property is located at the southeast corner of NW 29 Avenue and NW 53 Street, Miami-Dade County, Florida. The surrounding area is characterized by single family residences to the north and west; the Miami-Dade Transit station and commercial buildings and apartments to the east, and duplexes and single family residences to the south.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(Site plan submitted.)
Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>Acceptable</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>Acceptable</b>
Open Space:	<b>Acceptable</b>
Buffering:	<b>Acceptable</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>Acceptable</b>
Urban Design:	<b>Acceptable</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**Section 33-311(A)(3) Special Exceptions, Unusual And New Uses.** The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by 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.



**Section 33C-2 Rapid Transit Zone.**

- (A) Definition. The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System, including all station sites, parking areas and yard and maintenance shop facilities.
- (B) Designation of land included. The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.
- (C) Jurisdiction of County. Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary.
- (D) Permitted land uses. The following land uses are permitted within the Rapid Transit Zone and no others:
  - (1) Fixed guideways for the Rapid Transit System.
  - (2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.
  - (3) Parking lots and parking structures.
  - (4) Bus stops and shelters.
  - (5) Streets and sidewalks.

- (6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.
  - (7) Landscaping.
  - (8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.
  - (9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and compatible with the operation of the Rapid Transit System and the convenience of the ridership thereof.
    - (b) Subzones; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.
    - (c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.
- (E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:
- (1) *Existing structures.* All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.
  - (2) *All other lands.* No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:
    - (a) The estimated construction costs does not exceed ten thousand dollars (\$10,000.00) in any consecutive two-year period; or

- (b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.

**Section 33C-7. Dr. Martin Luther King, Jr. Corridor Subzone.**

- (1) *Boundaries.* Pursuant to the provisions of Section 33C-2(D)9(b), the Dr. Martin Luther King Jr. Corridor Subzone (MLK Corridor Subzone) of the Rapid Transit Zone is hereby established; the boundaries of the Subzone include all portions of the Rapid Transit Zone located north of NW 51<sup>st</sup> Street and east of NW 32<sup>nd</sup> Avenue, as described in and incorporated into Section 33C-2(B) hereof; said boundaries shall be certified by the Clerk of the Board as part of this section, and transmitted to the Department of Planning and Zoning for custody.
- (2) *Development regulations.* The following development regulations shall apply within the MLK Corridor Subzone:
  - (a) Mixed uses, as provided by Section 33C-2(D)(9)(a) shall be permitted, said uses including but not limited to, residential, office, hotel, clubs, restaurants, theatres, retail, etc.
  - (b) Parking for single use projects shall be provided at no less than ninety (90) percent or no greater than one hundred ten (110) percent of the following standards:
    - i. Residential—One (1) parking space for each dwelling unit.
    - ii. Office—One (1) parking space for each four hundred (400) square feet of gross floor area.
    - iii. Hotel—One (1) parking space for every two (2) guestrooms.
    - iv. Other uses—Ninety (90) percent of the required parking per Section 33-124.
  - (c) Parking for mixed-use projects (two (2) or more land uses) shall be calculated by applying the ULI Shared Parking Methodology (Library of Congress Card Number 8351648) to the parking requirements as specified above. Parking shall fulfill between ninety (90) percent and one hundred ten (110) percent of the ULI calculation.
  - (d) Setbacks. See site plan review standards and criteria herein.

- (e) The maximum floor area ratio shall not exceed 3.0.
  - (f) The maximum building height shall not exceed one hundred fifty (150) feet.
  - (g) The minimum open space shall be twenty-five (25) percent; said open space may be provided at grade or on abovegrade surfaces, provided that at least fifteen (15) percent is outdoor at grade, and shall include landscape areas improved and maintained with grass, shrubbery, and trees, water fountains and features, art displays, and other landscape elements and features.
  - (h) Sign(s), to direct traffic flow and locate entrances and exits to developments and/or to identify developments within the subzone area and on abutting properties shall be permitted in connection with any permitted uses. Said signs shall be reviewed by the Department of Planning and Zoning and Miami-Dade Transit Agency for compliance with the standards and criteria set forth in Section 33C-7(3) below.
- (3) Site plan review standards and criteria. The purpose of the site plan review is to encourage logic, imagination and variety in the design process in an attempt to insure the congruity of the proposed development and its compatibility with the surrounding area. The following site plan review standards and criteria shall be utilized as a guide by the Developmental Impact Committee or the Department of Planning and Zoning and by the Board of County Commissioners in the consideration of requests for special exception for site plan approvals with the MLK Corridor Subzone:
- (a) All development shall conform foremost with the guidelines for development of Urban Centers contained in the Comprehensive Development Master Plan, and shall be reviewed for its compatibility with the Miami-Dade County Urban Design Manual, the Metrorail compendium of design criteria, and, as applicable, the Brownsville Station Area design and development plan, the Northside Station Area design and development plan and the Dr. Martin Luther King, Jr. Station Area Design and Development Plan.
  - (b) Mixed, twenty-four-hour activity uses should be encouraged to be incorporated into the design of development projects.
  - (c) Setbacks may not be required due to the unique locational characteristics associated with the MLK Corridor Subzone site; however, building locations shall be reviewed to assure compatibility with surrounding existing, proposed, and anticipated development and uses and to assure that no visual or other safety hazards are created in connection with existing, proposed, and anticipated pedestrian and vehicular circulation systems.
  - (d) Pedestrian open space, in the form of plazas, arcades, courtyards, landscaped areas, etc., particularly at the level of the station, with convenient connections between the station and restaurants, theatres, retail uses, etc., so as to provide easy access thereto, should be encouraged to be incorporated into the design of all development projects.
  - (e) The scale of all development projects should be designed to be compatible with surrounding existing, proposed, and anticipated development and uses, and, therein,

step-down buildings may be encouraged to be incorporated into the design of the project, and all development should be architecturally and aesthetically compatible with the station and enhance the surrounding area.

- (f) Open space and landscaping should be incorporated into the design of all development projects to allow sufficient light and air to penetrate the project, to direct wind movements, to shade and cool, to visually enhance architectural features and relate the structure design to the site, and to functionally enhance the projects; outdoor graphics and exterior art displays and water features should be encouraged to be designed as an integral part of the open space and landscaped areas.
- (g) All development projects should be designed so as to reduce energy consumption. Energy conservation methods may include, but not be limited to, the natural ventilation of structures, the siting of structures in relation to prevailing breezes and sun angles, and the provision of landscaping for shade and transpiration.
- (h) All development projects should be designed so that the pedestrian and vehicular circulation systems adequately serve the needs of the project and are compatible and functional with the circulation systems exterior to the site.
- (i) All development projects should be designed with a coordinated outdoor lighting and signage system that is adequate for and an integral part of the project and that is compatible and harmonious with the project and the surrounding area.

**Section 33-311(A)(7) Generalized Modification Standards.** The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create 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.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No comment</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No comment</b>
Schools	<b>No comment</b>

\*Subject to the conditions as indicated in their memoranda.

**H. ANALYSIS:**

The 8.79 acre subject property is located at the southeast corner of NW 29 Avenue and NW 53 Street. The Brownsville Metrorail station is located in unincorporated Miami-Dade County and within the Rapid Transit Zone as provided for in Chapter 33C of the Code of Miami-Dade

County and the Dr. Martin Luther King, Jr. Corridor Subzone as provided for in Chapter 33C-7 of the Code of Miami-Dade County. Section 33C-2(D)(9)(a) allows for uses including commercial, office, and residential uses, as may be appropriate to and compatible with the operation of the Rapid Transit System and the convenience of the ridership. In addition, Section 33C-2(D)(9)(b) requires that in the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall identify the boundaries of the individual subzones and establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) and approved pursuant to subsection (9)(c). Section 33C-2(D)(9)(c) states that requests for approval of development permitted pursuant to (9)(a) and (b) are a special exception for site plan approval to be considered and acted upon by the Board of County Commissioners on these regulations. Jurisdiction of this application belongs to the Board of County Commissioners. The Dr. Martin Luther King, Jr. Corridor Subzone was approved on March 17, 1981 pursuant to Ordinance No. 81-31.

The subject property is designated by the CDMP as a Rapid Transit Station, within a Community Urban Center. Site plan review standards and criteria are created to encourage logic, imagination and variety in the design process in an attempt to insure congruity of the proposed development and its compatibility with the surrounding area. As previously mentioned, the proposed 196-unit multi-family apartment development is **consistent** with the Dr. Martin Luther King, Jr. Corridor Subzone (Section 33C-7). The plans submitted by the applicant depict that the proposed 100-unit, 14-story residential building will be designated for elderly housing and will be constructed between the existing Metro Rail station structure and a previously approved three (3) level parking garage structure, which the applicant is seeking to expand under this application. The plans submitted with this application also depict a proposed expansion to match the previously approved three (3) level parking structure which also includes six (6) additional townhouse type units to face the neighboring residential area to the west across NW 29 Avenue. Staff notes, that when combining the previously approved three (3) level parking structure with the proposed three (3) level parking structure addition, and the surface parking, the total number of parking spaces results in 471 parking spaces, which exceeds the parking requirements for the aforementioned development. Additionally, the plans submitted with this application, depict a total of 196 units of which 100 units are designated for elderly housing is **consistent** with the permitted density in Section 33C-7. Although, staff recognizes that the scale, mass and placement of the additional 100-unit 14-story apartment building could have a visual impact on the neighboring residential community to the west, staff notes that the proposed 14-story structure will be constructed behind the proposed three (3) level parking structure which contains 6 townhouse type residential units which face the existing residential area to the west across NW 29 Avenue. Further, the proposed 14-story residential building for elderly housing will be constructed approximately 280' from the west property line which abuts the residential area across NW 29 Avenue. Therefore, staff is of the opinion that any negative visual impact caused by such structure will be adequately buffered from the neighboring properties to the west by the 280' setback and by the proposed three (3) level parking structure which contains the 6 townhouse type residential units. Additionally, the submitted plans depict a proposed row of trees along the western boundary of the subject property. Staff will however condition the approval of this application that street lighting be provided along the right of way line of NW 29 Avenue and NW 53 Street and that added landscaping in the form of trees and hedges be provided along such streets. Additionally, staff notes that the plans submitted by the applicant depict architectural elements such as balconies with decorative iron railings, barrel tile roof, canopies, concrete moldings, and other features which in staff's opinion enhance the façade and elevations of the proposed 14-story residential building for elderly housing thereby

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diminishing any negative visual impact of the building mass to the surrounding area. Moreover, the submitted plans depict a total proposed landscaped area of 47% which exceeds the required 25% landscaped area in Section 33C-7. Staff notes, that the landscaping plans depict abundant landscaping while retaining the existing trees on the site along NW 53 Street. The applicant has designed the site in accordance with standard Urban Center guidelines which encourage high density developments and has also incorporated Section 33C-7 guidelines into the design. As such, the application is **consistent** with both the CDMP and in keeping with the spirit and intent of Section 33C-7 of the Code of Miami-Dade County.

The Department of Environmental Resources Management (**DERM**) **has no objections** to this application and indicates in their memorandum that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) **has no objections** to this application but indicates additional improvements may be needed at time of permitting. Their memorandum indicates that this application meets the traffic concurrency criteria because it lies within the urban infill area. Notwithstanding, the location of the proposed apartment building adjacent to the transit station will encourage residents to utilize rapid transit, thus reducing the overall traffic to be generated by the proposed use. Miami-Dade Transit (**MDT**) **has no objections** to this application. The Miami-Dade Fire Rescue Department (**MDFRD**) also has **no objections** to this application and has indicated that the estimated average travel response time for this site is **5:28** minutes.

The CDMP states that Miami-Dade shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporarily to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. As previously mentioned, the proposed apartment building and parking structure has been designed to be compatible with the surrounding area, consistent with the CDMP as it pertains to development around rapid transit stations, and meets the development standards for the Dr. Martin Luther King, Jr. Corridor Subzone development standards. In addition, staff is of the opinion that the site plan maintains the basic intent and purpose of the zoning and other land use regulations, and would not be detrimental to the community. Based on all of the aforementioned, staff recommends approval with conditions under Section 33-311(A)(3) (Special Exceptions and Unusual Uses).

When request #2 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff is of the opinion that the modification of the previously approved site plan, to allow the expansion of the previously approved residential development will not adversely impact the surrounding area and will be **compatible** with same. As previously mentioned, the proposed expansion to the previously approved residential development is designed with a building area that meets the standards of Section 33-C-7 and in staff's opinion the 106 additional units of which 100 units will be designated for elderly housing would not add excessive noise or traffic to the surrounding area due to its proximity to NW 27 Avenue which

is a section line road and also to the accessibility to the rapid transit corridor and metro rail station; would not tend to create a fire or other equally or greater dangerous hazard; or would not tend to provoke a nuisance due to the residential character and architectural design of the proposed buildings including the parking structure; or would not be incompatible with the area concerned. Therefore, staff recommends approval with conditions of Request #2 under Section 33-311(A)(7).

**I. RECOMMENDATION:** Approval with conditions.

**J. CONDITIONS:**


1. That a site plan be submitted to and meet with the approval of the Director of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, 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 'Everett Stewart Senior Brownsville Village Phase 11,' as prepared by Corwil Architects, Inc. and consisting of 29 sheets 12/23/09 and 7 sheets dated stamped received 1/22/10."
3. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.
4. That in the event of multiple ownership, a homeowners' association (or special taxing district) be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.
5. That the use be established and maintained in accordance with the approved plan.
6. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.



7. That the applicant obtain a Certificate of Use from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the applicant comply with all the conditions and requirements of the Public Works Department as contained in their memorandum pertaining to this application.
9. That the applicant comply with all the conditions and requirements of the Department of Environment Resources Management (DERM) as contained in their memorandum.
10. That the applicant comply with all the conditions and requirements of Miami-Dade Transit (MDT) as contained in their memorandum.
11. Street trees shall be installed in grates within the NW 29<sup>th</sup> Avenue sidewalk at a maximum average spacing of thirty (30) feet on center, and at time of planting, have an average overall height of eighteen (18) feet or higher and a minimum caliper of four (4) inches. Palms shall not be used as a street tree.
12. Street lighting shall run along NW 29<sup>th</sup> Avenue, then east on NW 53 Street, then south into the site up to the pedestrian walkway connecting the proposed garage and station, placed at a maximum distance of five (5) feet from the right-of-way, drives, or roadway pavement. All light fixtures shall be of a pedestrian scale, with a maximum height of eighteen (18) feet and a maximum spacing between fixtures of fifty (50) feet.
13. Lot trees and a hedge shall be installed along the south property line, where the station parking lot abuts the residential area to the south. Trees, at time of planting, shall be installed at a maximum average spacing of twenty five (25) feet on center, have an overall height of sixteen (16) feet or higher and a minimum four (4) inch caliper. The hedge shall consist of a drought and shade tolerant species planted at a minimum height of four (4) feet and spaced no more than thirty-six (36) inches at time of planting.
14. Lot trees shall be installed along the east parking lot perimeter, within the landscape strip proposed between the substation and the pedestrian path connecting the station and the parking structure. The lot trees shall have, at time of planting, an overall height of sixteen (16) or higher, a minimum four (4) inch caliper and spaced twenty five (25) feet average on center.
15. Lot trees shall be installed within seven (7) feet of the right-of-way of NW 53<sup>rd</sup> Street on that portion of the property located between Phase I and the station vehicle and bus drop-off, and within seven (7) feet of the roadway pavement on that portion of the property located between the proposed Phase II multifamily apartment building and NW 53<sup>rd</sup> Street. All trees shall have, at time of planting, an overall height of sixteen (16) feet or higher, a minimum four (4) inch caliper and spaced twenty-five feet average on center.
16. That of the proposed one hundred six (106) residential units, one hundred (100) units be restricted for elderly housing.

Carlisle Group IV LTD and  
Brownsville Village II LTD,  
Z09-140  
Page 17

**DATE TYPED:** 01/26/2010  
**DATE REVISED:** 01/26/2010; 02/01/10; 02/04/10; 02/10/10  
**DATE FINALIZED:** 02/10/2010  
MCL:GR:NN:NC:TA

  
\_\_\_\_\_  
Marc C. LaFerrier, AICP Director J.V.  
Miami-Dade County Department of  
Planning and Zoning

# Memorandum



**Date:** January 19, 2010

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name.

**Subject:** C-08 #Z2009000140-1<sup>st</sup> Revision  
Carlisle Group IV, Ltd.  
Southeast Corner of N.W. 29<sup>th</sup> Avenue and N.W. 53<sup>rd</sup> Street  
Special Exception for Multi-Family Development in a Rapid Transit Zone  
(RTZ) (8.78 Acres)  
21-53-41

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 and Wastewater Disposal

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

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

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

#### Stormwater Management

A Standard General Environmental Resource Permit from the South Florida Water Management District (SFWMD) shall be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements. Proof of permit must be submitted to this Section prior to Final Plat.

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

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

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

#### Wetlands

The subject property does 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 2008-TREE-PER-00510 was issued for this property to Carlisle Group IV Ltd, on November 4, 2008 and expired on November 4, 2009. Please be advised that this permit is only for the northwest portion of this property which includes Phase One (Everett-Stewart Senior Village/Brownsville Village Phase 1 and the 4 level parking garage) therefore, Phase Two is not included in this permit. The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

#### 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, Interim Manager at (305) 372-6764.

PH# Z2009000140  
CZAB - BCC

**PUBLIC WORKS DEPARTMENT COMMENTS**

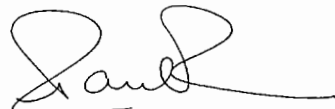
Applicant's Names: CARLISLE GROUP IV, LTD

This Department has no objections to this application.

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

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

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

A handwritten signature in black ink, appearing to read "Raul", with a stylized flourish extending to the right.

Raul A Pino, P.L.S.

23-OCT-09

# Memorandum



**Date:** January 7, 2010

**To:** Franklin Gutierrez  
Agenda Coordinator  
Department of Planning and Zoning

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

**Subject:** Review of Zoning Application No. Z2009000140  
Carlisle Group IV, Ltd. and Brownsville Village II, Ltd.  
(Everett Stewart Sr. Brownsville Village - Phase 2)

Miami-Dade Transit (MDT) has reviewed the subject application for Phase 2 and as the Master Site Plan and has incorporated staff's comments and recommendations subject to approval of this application. The subject property for this application (Phase 2) is approximately 1.02 acres. It is located at the south side of NW 53<sup>rd</sup> Street and east side of NW 29<sup>th</sup> Avenue (immediately west of the Brownsville Metrorail station site) in Miami-Dade County, Florida.

## Current Transit Service

There is direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Routes 27, 46/Liberty City Connection, 54 and 254/Brownsville Circulator directly at the Brownsville Metrorail station. The Route 32 provides service along NW 32<sup>nd</sup> Avenue which is approximately one half mile from the proposed site. The service headways for these routes (in minutes) are as follows:

**Metrobus Route Service Summary**  
**Carlisle Group IV, Ltd. (Brownsville Station) Application Site**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
27	15	15	24	60	20	30	0.0	F
32	24	30	30	N/A	40	60	0.5	F
46	40	N/A	N/A	N/A	N/A	N/A	0.0	F
54	24	30	30	N/A	30	30	0.0	F
254/Brownsville Circulator	N/A	30	N/A	N/A	N/A	N/A	0.0	F

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

### **Future Transportation/Transit Improvements**

Currently, the 2010 Transportation Improvement Program (TIP) shows under the Miami-Dade Transit section the Orange Line Phase 2 North Corridor Metrorail extension extending the Metrorail alignment north along NW 27<sup>th</sup> Avenue from the existing Dr. Martin Luther King, Jr. station to a terminus just south of the Florida Turnpike. The 2030 Long Range Transportation Plan (LRTP) identifies the same improvement as a Highway and Transit Priority 1 improvement.

The 2009 ten-year Transit Development Plan (TDP) does not show any programmed or planned improvements for the routes illustrated above or for new service within the immediate area of the application.

### **MDT Comments/Recommendations**

For the Phase 2 proposed 14-story/100-unit multi-family building and 6-unit townhome liner apartments, MDT has the following comments:

*Transit Patron Parking:* There are currently approximately 420 existing surface parking spaces provided for Metrorail patrons at this station. During the construction of the Phase 1 or Phase 2 dwelling units, the MDT station surface parking spaces will be located to the south of the construction zone. A minimum of 100 of the available spaces will be reserved for Transit patrons and the developer cannot overtake these spaces for construction crew parking, staging or any other uses during all of the Phase 1 or 2 construction. The accessible/stroller spaces within this surface lot during the Phase 1 or 2 construction shall be located closest to the walkway for the Metrorail station as shown on the Master Site Plan. Any relocation required to accommodate this requirement shall be completed by the developer. Additionally, the southern-most parking lot driveway entrance/exit from NW 29<sup>th</sup> Avenue shall also remain open and un-obstructed by any construction equipment during the Phase 1 or 2 construction. Furthermore, any use of the remaining surface lot area as a construction staging area must be reviewed and approved by MDT's Office of Safety and Security prior to any actions by the developer so that any impact to the surface parking lot is minimized.

*ADA (Americans with Disabilities Act):* MDT recommends that the accessible/stroller parking spaces for the Phase 1 and 2 parking garage should be located on opposite sides of the garage elevator and walkway opening (ground floor) as illustrated in the site plan. ADA requirements call for a specific number of accessible/stroller parking spaces for parking structures and we insist that the developer conform to the ADA requirements. Push-button open-door mechanisms must be installed at all garage entrance/exit doorways, whether leading to any of the housing units or to any walkways including the Metrorail walkway as required under ADA requirements.

*Phase 2 Loading Zone:* The Phase 2 loading zone is self-sufficient and will be entered/exited to/from NW 29<sup>th</sup> Avenue without affecting Metrobus/Metrorail operations. MDT has no objections to this zone.



For the Master Site Plan of this development (for all future phases), MDT has the following comments:

*Bus Bays:* Currently, there are five (5) existing bus bays at the Brownsville Metrorail station along the front entrance of the station. These bus bays are for routes serving NW 27<sup>th</sup> Avenue, NW 54<sup>th</sup> Street and circulator routes serving the Brownsville and surrounding areas. These existing bus bays at the Brownsville Metrorail station provide connections for cross-town Metrobus routes in addition to bus-to-rail/rail-to-bus connections. There will be no change or obstruction allowed at any time to these existing bus bays.

*Transit Patron Parking:* MDT requires that the dedicated 100 transit parking spaces within the future 3-story parking garage structure for Phases 2-5 be located closest to the covered walkway for the Metrorail station. When parking spaces are temporarily transferred to the Phase 1 and 2 parking garage during construction of the future garage the same would apply as to lessen the distance that Metrorail patrons would have to walk.

*ADA (Americans with Disabilities Act):* The accessible/stroller spaces required for the 100 dedicated transit parking spaces to be located within the future Phase 2-5 parking garage shall be situated closest to the transit accessible covered walkway to the Metrorail station entrance/exit. ADA requirements call for a specific number of accessible/stroller parking spaces for parking structures and we insist that the developer conform to the ADA requirements. As with the Phase 1 and 2 parking garage, push-button open-door mechanisms must be installed at all Phase 2-5 garage entrance/exit doorways, whether leading to any housing units or to the Metrorail walkway as required under ADA requirements.

*Covered Walkway to Metrorail station:* MDT requires that the developer provide a covered, canopied walkway from the future Phase 2-5 parking garage structure to the fare-gate entrance of the Brownsville Metrorail station.

*Future Phase Loading Zones:* The loading zone situated between the southwestern most dwelling units (future Phase 5) and the Phase 2-5 parking garage is self-sufficient and will be entered/exited to/from NW 29<sup>th</sup> Avenue. MDT has no objections to this zone as access to and from this loading zone will be from NW 29<sup>th</sup> Avenue and will not affect Metrobus/Metrorail operations. Any concerns with the other two loading zones on the easternmost side of the Master Site Plan (located adjacent to the current Kiss and Ride driveway) have been mitigated by the developer with the creation of the separate service vehicle driveway. Essentially, the developer has proposed using the existing Metrobus driveway on NW 27<sup>th</sup> Avenue as a joint-use driveway. MDT requires that the developer maintain the exclusivity of the Kiss and Ride driveway for transit patrons and build a separate driveway which would serve the proposed loading zones on the eastern side of the Master Site Plan. This new "service/loading zone" driveway will then merge with the Kiss and Ride driveway both exiting onto the Bus driveway near the exit onto NW 53<sup>rd</sup> Street. MDT requires that first priority be given at this merging point to all exiting Metrobuses with stop signs for the Kiss and Ride/service vehicles. The service/loading zone driveway and the Kiss and Ride driveway must be separated by curbing with decorative fencing and landscaping. MDT recommends that any fencing dividing the service/loading zone driveway from the Kiss and Ride driveway be of material more secure than chain link fencing and should be higher than 5 feet high and can be of the same decorative style to any other fencing the developer may install elsewhere within the entire project. MDT is not opposed to the developer shifting the Kiss and Ride driveway closer to the Metrobus driveway so that the new "loading zone" driveway has as much space as needed; provided

that a divider (curbing with a minimum 4 foot high decorative fence) be installed by the developer between the Metrobus and Kiss and Ride driveways along with an accessible sidewalk or walkway which is sufficiently wide enough under ADA standards on the drop-off curb-side. This Kiss and Ride/Accessible sidewalk or walkway shall feed into the covered and canopied walkway that connects the future Phase 2-5 parking garage structure to the fare-gate entrance of the Brownsville Metrorail station. If the developer decides to shift the Kiss and Ride driveway closer to the Metrobus driveway, the current and existing width of the Kiss and Ride driveway shall be maintained. The Metrobus driveway shall not be altered or modified at any time by the developer except to reconfigure the merging lanes and exit onto NW 53<sup>rd</sup> Street.

In essence, these proposed requirements and recommendations would eliminate the potential safety hazard of service vehicles backing up into on-coming Kiss and Ride vehicular traffic.

*MDT's Proposed Orange Line Phase 2 rail extension:* The proposed North Corridor heavy rail extension will not impact this development site. The proposed guideway alignment will run further north of this application site along NW 27<sup>th</sup> Avenue north of the Dr. Martin Luther King, Jr. station. The existing and planned transit improvements provide a great opportunity for this development to maximize the benefits of mass transit to serve the users of this project.

Based on the information presented, but dependant on the compliance of MDT's requests being approved, MDT has no objections to Phase 2 (application Z2009000140) or the Master Site Plan of this project.

### **Concurrency**

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

# Memorandum



**Date:** 05-OCT-09  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2009000140

## Fire Prevention Unit:

### APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped September 23, 2009. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

## Service Impact/Demand

Development for the above Z2009000140

located at THE SOUTHEAST CORNER OF N.W. 29 AVENUE AND N.W. 53 STREET, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 0966 is proposed as the following:

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

Based on this development information, estimated service impact is: 29.75 alarms-annually.

The estimated average travel time is: 5:28 minutes

## Existing services

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

Station 2 - Model Cities - 6460 NW 27 Avenue  
Rescue, BLS 65' Aerial, Battalion

## Planned Service Expansions:

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

None.

## Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped September 23, 2009. Substantial changes to the plan will require additional service impact analysis.

DATE: 19-FEB-10  
REVISION 1

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

CARLISLE GROUP IV, LTD AND  
BROWNSVILLE VILLAGE II, LTD.

THE SOUTHEAST CORNER OF  
N.W. 29 AVENUE AND N.W. 53  
STREET

---

**APPLICANT**

---

**ADDRESS**

Z2009000140

---

**HEARING NUMBER**

**HISTORY:**

2/19/2010 There were no NC enforcement cases or Building enforcement cases as of 2/19/2010.

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

**REPORTER NAME:**

R. Williams

# DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: CARLISLE GROUP IV, LTD.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
CARLISLE GROUP IV, LLC ,	
GENERAL PARTNER (FOR PROFIT)	.01%
CO-MEMBER 1754 LLC (99% owner)	
MATTHEW S. GREER, MANAGING MEMBER (100%)	
CO-MEMBER 1754 MM, Inc.(1% OWNER)	
SOLE SHAREHOLDER: MATTHEW S. GREER (100%)	
CARLISLE GROUP IV INVESTOR, LLC AND/OR ASSIGNS	99.99%
MEMBER 1754 LLC (100% OWNER)	
MATTHEW S. GREER, MANAGING MEMBER	
2950 SW 27 <sup>TH</sup> AVENUE, SUITE 200	
COCONUT GROVE, FLORIDA 33133	
SEE ATTACHED DISCLOSURE CHART	

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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of 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.

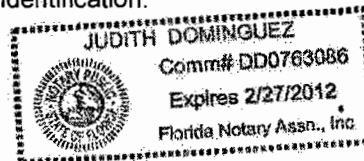
Signature: \_\_\_\_\_

\_\_\_\_\_  
MATTHEW S. GREER, AS MANAGER OF CARLISLE GROUP IV, LLC  
(Applicant)

Sworn to and subscribed before me this 18 day of September, 2009. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)

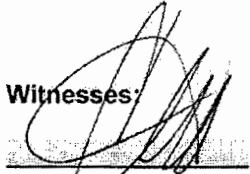
My commission expires: \_\_\_\_\_



\*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.

Disclosure of Interest Signature Page

Witnesses:



CHRIS PETERSON  
Print Name:



Judith Dominguez  
Print Name:

Applicant:

CARLISLE GROUP IV, LTD., a Florida limited partnership

By: Carlisle Group IV, LLC, a Florida limited liability company, as managing general partner

By:


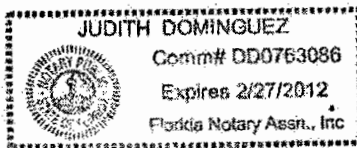
  
Matthew S. Greer, as Manager

STATE OF FLORIDA )

) ss

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 19 day of September 2009 by Matthew S. Greer, as Manager of Carlisle Group IV, LLC, a Florida limited liability company, managing general partner of Carlisle Group IV, Ltd., a Florida limited partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public  
My Commission Expires:

**EVERETT STEWART, SR. VILLAGE**

**Applicant Entity:** **Carlisle Group IV, Ltd.**  
A Florida Limited partnership

**-General Partner (.01% owner):** **Carlisle Group IV, LLC (For-Profit)**  
A Florida Limited Liability Company  
Matthew S. Greer, Manager

Officers/Directors/Shareholders: None

**Co-Member:** 1754 LLC (99% owner)  
Managing Member: Matthew S. Greer (100%)

**Co-Member:** 1754 MM Inc. (1% owner)  
Sole Shareholder: Matthew S. Greer (100%)

**-Limited Partner (99.99% owner):** **Carlisle Group IV Investor, LLC &/or assigns**

Member: 1754 LLC (100% owner)  
Managing Member: Matthew S. Greer

Officers/Directors/Shareholders: None

---

**Developer:** **Carlisle Group IV Development, LLC**  
Matthew S. Greer, Manager

Officers/Directors/Shareholders: None

Member: 1754 LLC  
Managing Member: Matthew S. Greer



## DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: BROWNSVILLE VILLAGE II, LTD.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
BROWNSVILLE VILLAGE II, LLC	.01%
GENERAL PARTNER (FOR PROFIT)	
CO-MEMBER 1754 LLC (99% OWNER)	
MATTHEW S. GREER, MANAGING MEMBER (100%)	
CO-MEMBER 1754 MM INC. (1% OWNER)	
SOLE SHAREHOLDER MATTHEW S. GREER, (100%)	
LIMITED PARTNER - BROWNSVILLE VILLAGE II	99.99%
INVESTOR, LLC AND/OR ASSIGNS	
1754 LLC (100% OWNER)	
MANAGING MEMBER, MATTHEW S. GREER	
2950 SW 27 <sup>TH</sup> AVENUE, SUITE 200	
COCONUT GROVE, FLORIDA 33133	
SEE ATTACHED DISCLOSURE CHART	

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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of 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: \_\_\_\_\_

MATTHEW S. GREER, AS MANAGER OF BROWNSVILLE VILLAGE, II, LTD  
(Applicant)

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2009. Affiant is personally known to me or has produced \_\_\_\_\_ 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.

## Disclosure of Interest Signature Page

**Witnesses**

**Print Name:**

**Print Name:**

**Applicant:**

**BROWNSVILLE VILLAGE II, LTD., a Florida  
limited partnership**

**By: Brownsville Village II, LLC,, a Florida  
limited liability company, its sole general  
partner**

By: Matthew S. Greer  
Matthew S. Greer, Manager

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) ss

The foregoing instrument was acknowledged before me this 18 day of September, 2009 by Matthew S. Greer, as Manager of Brownsville Village II, LLC, a Florida limited liability company, the sole general partner of Brownsville Village II, Ltd., a Florida limited partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.

JUDITH DOMINGUEZ  
Comm# DD0763086  
Expires 2/27/2012  
Florida Notary Assn., Inc

~~Notary Public~~  
~~My Commission Expires:~~

## **Brownsville Transit Village II**

**Applicant Entity:** **Brownsville Village II, Ltd.**  
A Florida limited partnership

**-General Partner (.01% owner):** **Brownsville Village II, LLC (For-Profit)**  
A Florida limited liability company  
Matthew S. Greer, Manager

Officers/Directors/Shareholders: None

Co-Member: 1754 LLC (99% owner)  
Managing Member: Matthew S. Greer (100%)

Co-Member: 1754 MM Inc. (1% owner)  
Sole Shareholder: Matthew S. Greer (100%)

**-Limited Partner (99.99% owner):** **Brownsville Village II Investor, LLC &/or assigns**

Officers/Directors/Shareholders: None

Member: 1754 LLC (100% owner)  
Managing Member: Matthew S. Greer

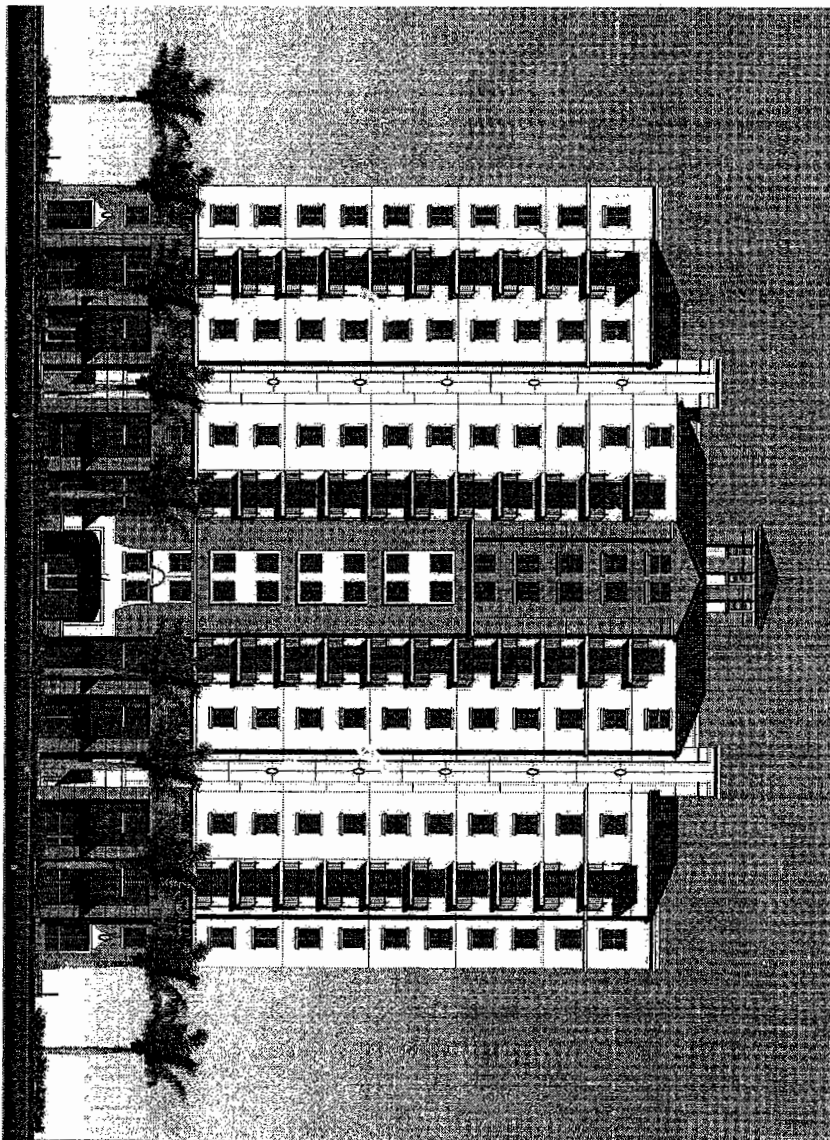
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**Developer:** **Brownsville Village II Development, LLC**  
Matthew S. Greer, Manager

Officers/Directors/Shareholders: N/A

Member: 1754 LLC  
Managing Member: Matthew S. Greer

EVERETT - STEWART SR.  
BROWNSVILLE VILLAGE - PHASE II  
ASPR SUBMITTAL  
5200 NW 27th AVENUE  
MIAMI DADE, FLORIDA



ARCHITECT

CORWIL ARCHITECTS, INC.  
4102 LAGUNA STREET  
MIAMI, FLORIDA 33146  
O: (305) 446-7383 F: (305) 446-8853

CIVIL

HSQ GROUP, INC.  
1849 WEST PALMETTO PARK ROAD, SUITE 340  
BOCA RATON, FLORIDA 33486  
O: (561) 392-0221 F: (561) 392-6458

DEVELOPER

THE CARLISLE GROUP  
2950 S.W. 27th STREET, SUITE #200  
MIAMI, FLORIDA 33133  
O: (305) 357-4732 F: (305) 357-4745

STRUCTURAL

SIDDIQ KHAN & ASSOCIATES, INC.  
7400 S.W. 90TH TERRACE, SUITE 105  
MIAMI, FLORIDA 33155  
O: (305) 662-2301 F: (305) 498-9370

MEP

JMM CONSULTING ENGINEERS, LLC.  
8353 S.W. 124 STREET, SUITE #108  
MIAMI, FLORIDA 33156  
O: (305) 255-1621 F: (305) 255-1732

2-2-140  
Revised 10/10  
10-11-10

PROJECT DATA - PHASE II

UNIT BREAKDOWN

FLOOR	UNIT COUNT		TOTAL NUMBER OF UNITS PER FLOOR
	A	A1	
GROUND	-	-	-
2ND	4	4	8
3RD	4	4	8
4TH	4	4	8
5TH	4	4	8
6TH	4	4	8
7TH	4	4	8
8TH	4	4	8
9TH	4	4	8
10TH	4	4	8
11TH	4	4	8
12TH	4	4	8
13TH	4	4	8
14TH	4	4	8
15TH	4	4	8
TOTAL # OF UNITS	52	48	100

GROUND	THIRTEEN
GROUND	SEVEN/THREE
GROUND	SEVEN
GROUND	SIX

UNIT'S AREA BREAKDOWN (UNIT/AREA)

FLOOR	TYPE		FLOOR	TOWERS/ROCKS
	A	A1		
GROUND	-	-	GROUND	608
PG-13TH	631	630	GROUND	604
15TH	631	-		

PARKING BREAKDOWN

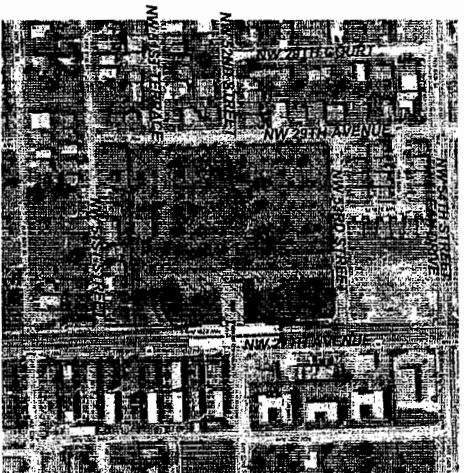
UNIT TYPE	NUMBER OF BEDROOMS	TOTAL NUMBER OF UNITS	PARKING REQ'D BY PARKING CODE PER UNIT TYPE	TOTAL PARKING REQ'D
UNIT A	2	52	1/400	52
UNIT A1	2	48	1/400	48
TOWERS/ROCKS	3	6	1/400	6
TOTAL TOW. UNITS				106
OTHER TOWERS/ROCKS				
OFFICES	211	400		1
RETAIL	1/400	250		8
TOTAL PARKING REQUIRED BY ACCESSIBLE PARKING INCLUDED				115
EXISTING ON-GOING				185
PARKING QUOTE - PHASE I & II				444
PROPOSED				444
TOTAL PROPOSED				888
				( 1 ACCESSIBLE PARKING REQUIRED )
				( 1 ACCESSIBLE PARKING REQUIRED )

ZONING DISTRICT:		HARD TOWNSET DEVELOPMENTAL MAP/ACT ZONE:	
NET LAND AREA		DE WASHINGTON ROAD 40 COMBOSR RESIDENS	
2.74 ACRES	324.05 SQUARE FEET		
DESIGNATION	PERMITTED	PHASE I (APPROVED UNDER ACT 12-2000)	PHASE II
LOT COVERAGES	125 ACRES	-	22.35
LOT COVERAGES	1,390 UNITS	100 UNITS	196
LOT COVERAGES	N/A	-	81,143
OPEN SPACES PERCENTAGE	25% MIN	-	47%
OPEN SPACE SQ. FT.	80,000	-	100,719
PAVED AREA SQ. FT.	N/A	-	133,201
PAVED HEIGHT/FT.	55'-0"	35'-0"	-
NUMBER OF STORIES	N/A	10 STORIES	-
FLOOR AREA	1,140,000 SQ. FT.	10,000	22,000
BUILDING FOOTPRINT	30,000 SQ. FT.	21,000	81,143
TYPE OF UNIT	NUMBER OF UNITS		
1 BEDROOM	45	-	45
2 BEDROOM	35	100	136
3 BEDROOM	5	5	15
TOTAL OF UNITS	85	105	196
PAYMENT SCHEDULE PER UNIT TYPE			
1 BEDROOM - 45 X 110 REQUIRED 45	-	-	45
2 BEDROOM - 45 X 110 REQUIRED 35	-	-	100
3 BEDROOM - 45 X 110 REQUIRED 5	5 X 110 REQUIRED 5	-	15
TOTAL PAYMENT SCHEDULE	105	-	196
<p>* INCLUDES DESIGN STUDY AND PL. SERVICES (EST. COST: \$200,000) - SHEET 1-4/20</p>			

**LEGAL DESCRIPTION:**  
TRACT A, MOBILE UNIT 1, IN THE 14TH TOWNSHIP, AS RECORDED IN PLAT BOOK 153, PAGE 86  
OF THE PUBLIC RECORDS OF MOBILE COUNTY, ALABAMA.

# INDEX OF DRAWINGS

PHASE II	COVER SHEET
A-0.01	SITE LOCATION MAP & INDEX OF DRAWINGS
A-0.02	SITE DATA SHEET
A-1.01	MASTER SITE PLAN
A-1.02	OVERALL SITE PLAN PHASE II
A-2.01	GROUND FLOOR PLAN
A-2.02	2ND THRU 3RD LEVEL FLOOR PLAN
A-2.2	4TH THRU 13TH LEVEL FLOOR PLAN
A-2.3	14TH LEVEL FLOOR PLAN
A-3.0	PHASE II - NORTH & SOUTH ELEVATION
A-3.1	PHASE II - EAST ELEVATION
A-3.2	PHASE II - WEST ELEVATION
A-4.0	TYPICAL UNIT
A-4.01	PHASE II - NORTH ELEVATION
A-4.02	PHASE II - SOUTH ELEVATION
A-5.0	GROUND FLOOR PLAN
A-5.1	GROUND FLOOR PLAN
A-5.2	GROUND FLOOR PLAN
A-5.3	GROUND FLOOR PLAN
A-5.4	GROUND FLOOR PLAN
A-5.5	GROUND FLOOR PLAN
L-1	PHASE II - LANDSCAPE PLAN
L-2	NOTES, DETAILS, SPECIFICATIONS, ETC.
L-3	CONSTRUCTION, SOIL SPECIFICATIONS
T-1	TRAIL DISPOSITION PLAN
TD-2	
PHASE I	
A-2.0	PHASE I GROUND FLOOR PLAN
A-2.1	PHASE I 2ND FLOOR PLAN
A-2.2	PHASE I 3RD THRU 6TH FLOOR PLANS
A-2.3	PHASE I 7TH FLOOR PLAN
A-2.4	PHASE I 8TH FLOOR PLAN
A-2.5	PHASE I 9TH FLOOR PLAN
A-2.6	PHASE I 10TH FLOOR PLAN
A-2.7	PHASE I ROOF PLAN
A-3.0	PHASE I NORTH ELEVATION
A-3.1	PHASE I WEST ELEVATION
A-3.2	PHASE I EAST ELEVATION
A-3.3	PHASE I SOUTH ELEVATION



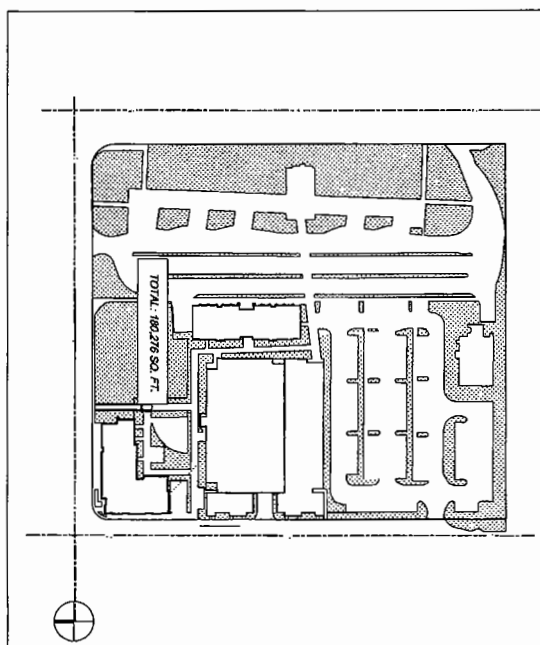
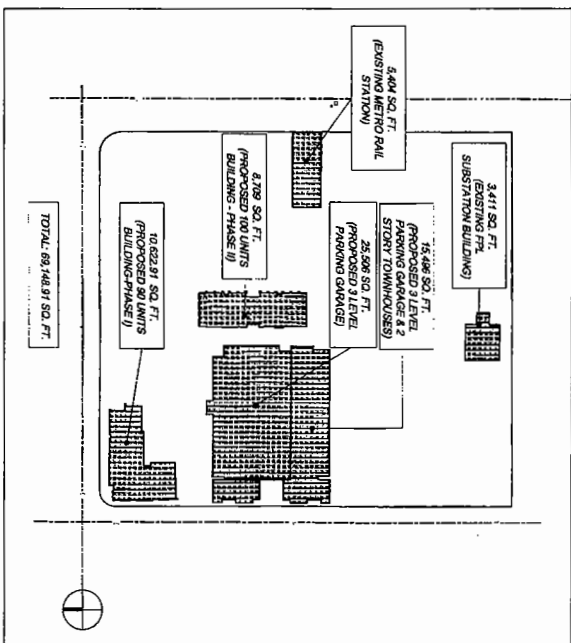
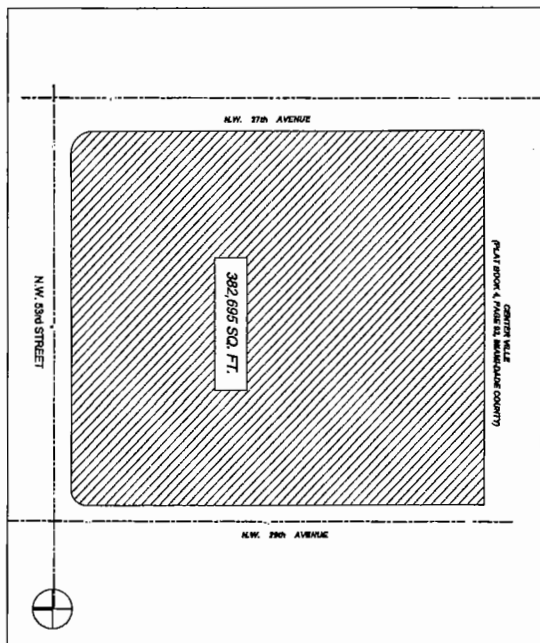
**PROJECT NAME:**  
**EVERETT**  
**STEWART SR.**  
**BROWNSVILLE**  
**VILLAGE PHASE II**  
5300 N.W. 27TH AVENUE  
MIAMI DADE, FLORIDA

**THE CARLISLE GROUP**

PHASE  
A.S.P.R. SUBMITTAL  
(PHASE 1)  
RIVERSIDE

SHEET NO.

A-0.01



40



4102 LAGUNA STREET  
 CORWILL, N. 2144  
 AUSTIN, TX 78741  
 TEL: (512) 452-1111  
 FAX: (512) 452-1112  
 PROJECT NAME:  
 EVERETT  
 STEWART SR.  
 BROWNSVILLE  
 VILLAGE PHASE II  
 3300 N.W. 27TH AVENUE  
 AUSTIN, TEXAS 78705

OWNER:

THE CLAYSON  
 GROUP

CONTRACT NUMBER:

NAME  
 A.S.P. SUBMITAL  
 (PROJECT)  
 REFERENCE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

BY:

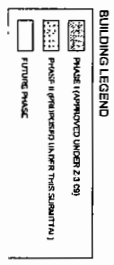
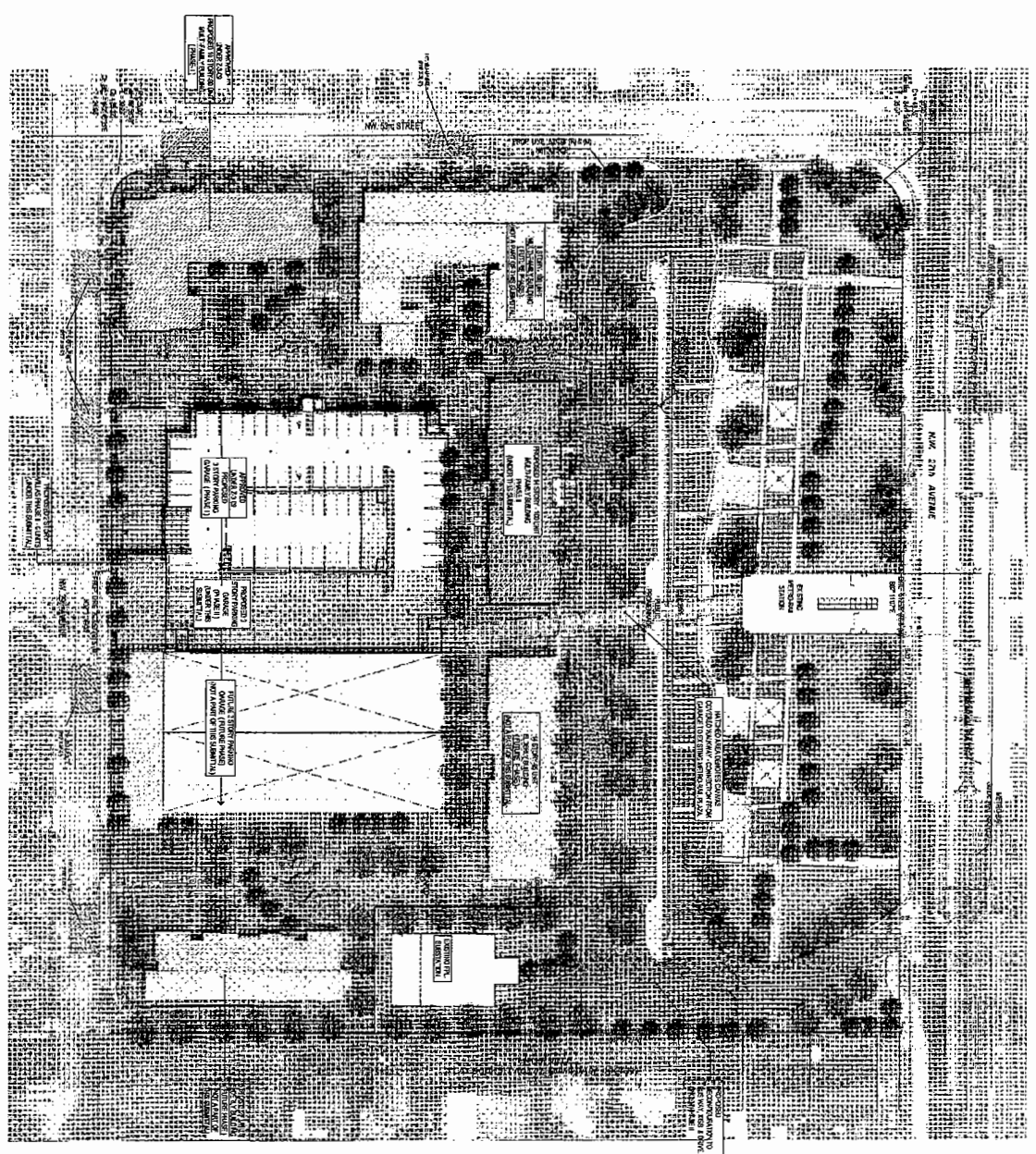
2008-11-02  
 RECEIVED  
 JAN 12 2009

THE DRAWING IS THE PROPERTY OF  
 CORWILL ARCHITECTS, INC. AND IS  
 TO BE USED ONLY FOR THE PROJECT  
 AND SITE SPECIFICALLY IDENTIFIED  
 ON THE DRAWING. IT IS NOT TO BE  
 REPRODUCED, COPIED, OR  
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 ANY MEANS, ELECTRONIC OR  
 MECHANICAL, INCLUDING  
 PHOTOCOPYING, RECORDING, OR BY  
 ANY INFORMATION STORAGE AND  
 RETRIEVAL SYSTEM, WITHOUT  
 WRITTEN PERMISSION FROM  
 CORWILL ARCHITECTS, INC.

MASTER SITE  
 PLAN

DATE: 07/14/2009  
 DRAWN BY: 2008/06  
 CHECKED BY: VANHOUTEN/JAN  
 APPROVED BY: A.M.C.  
 SCALE: AS SHOWN  
 SHEET NO.: 2008/06  
 SHEET TITLE:

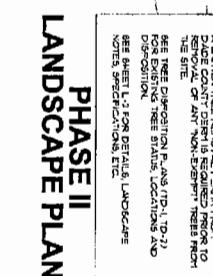
A-1.01



PRELIMINARY DEVELOPMENT CONCEPT  
 SCALE: 1" = 20'





[illegible][illegible][illegible]



4102 LAQUINA STREET  
CHICAGO, IL 60646  
TEL: (773) 442-1111  
WWW.CORWILLARCH.COM

PROJECT NAME  
ERBERT  
STEWART ST.  
BROWNSVILLE  
VILLAGE PHASE I  
20TH & 21ST AVENUE  
MIDLAND, TEXAS

OWNER  
THE CARLISLE  
GROUP



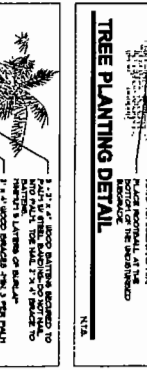
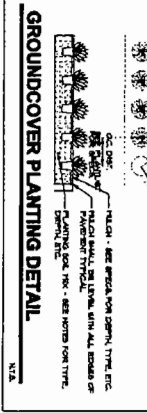
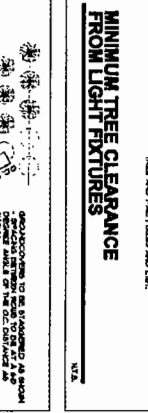
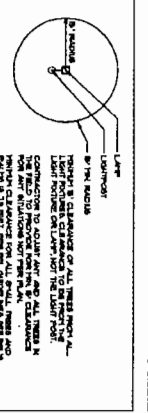
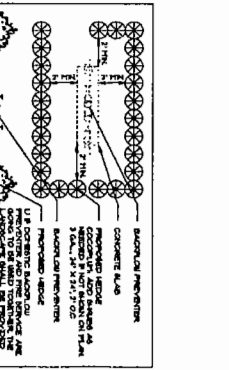
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JOB NO.: 2008-04  
DRAWN BY: W/NT/ML/NO  
CHECKED BY: JMC  
DATE: 2008-04  
SHEET NO.: 1-2.0

209-140  
RECEIVED  
JAN 22 2010

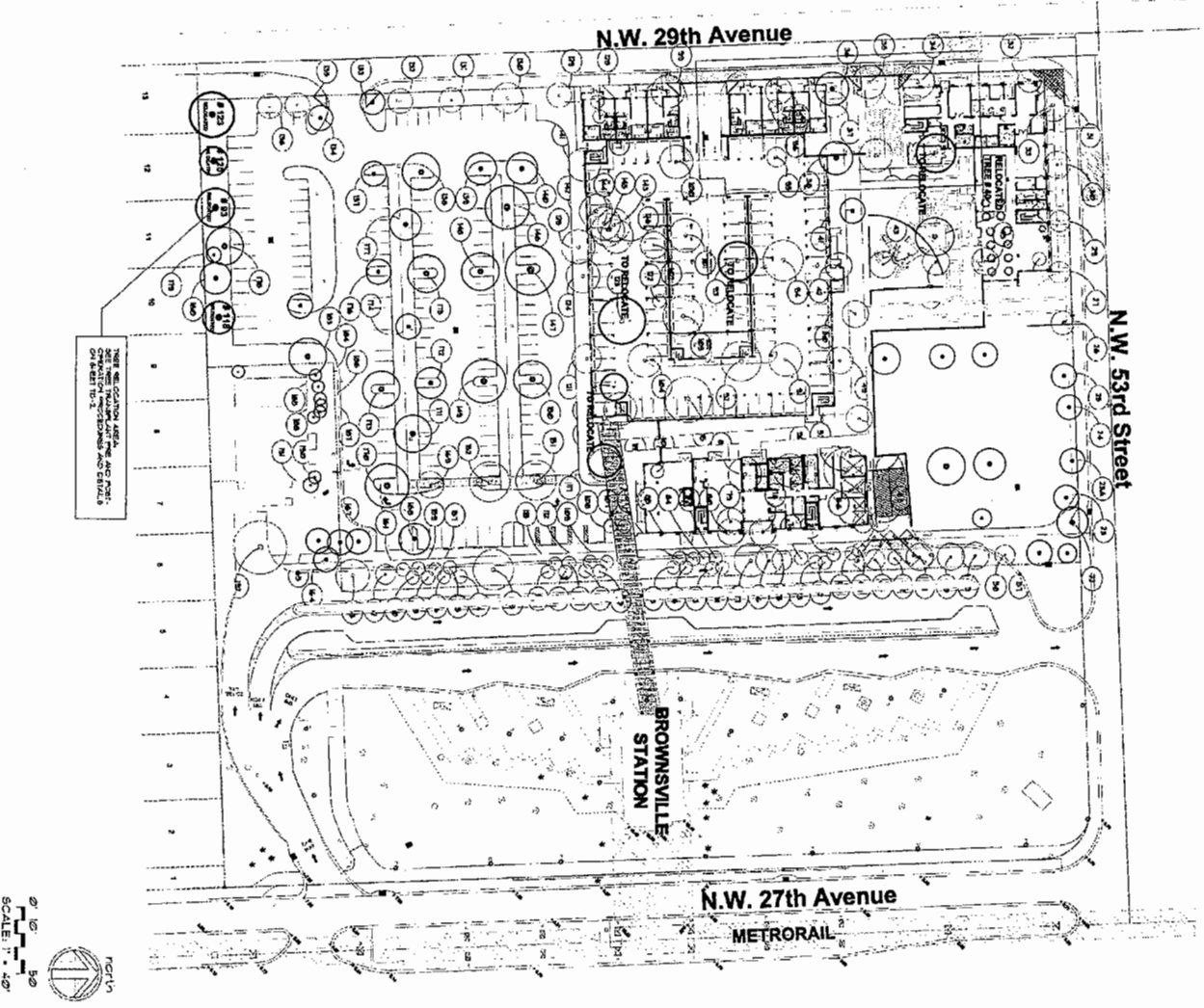
# PHASE II DETAILS, NOTES, SPECIFICATIONS

## LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE A MINIMUM 1.00 METER.
2. CONSTRUCTION SHALL TAKE CARE TO PROTECT THE LOCATION OF AND AROUND AND PROTECT UTILITY LINES, EXISTING CABLES AND OTHER UTILITIES.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS AND THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS AND THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
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# TREE DISPOSITION PLAN

A WRITTEN TREE REMOVAL PERMIT FROM PLANT DISPOSITION COUNTY DEPT. IS REQUIRED PRIOR TO THIS PLAN. FOR RELOCATION OF ANY TREES ON THIS PLAN, SEE SHEET TD-2 FOR TREE INVENTORY, AND TREE RELOCATION DETAILS.

- NOTES:**
1. SEE SHEET TD-1, LANDSCAPE PLAN FOR PROPOSED TREE AND PLANT LOCATIONS.
  2. IF CONSTRUCTION SHALL REMOVE ALL TREES AND SHRUBS AS PER PLAN AND AS APPROVED BY THE LOCAL TREE AND PLANT BOARD, ALL TREES AND SHRUBS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE LOCATION. ALL TREES AND SHRUBS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE LOCATION. ALL TREES AND SHRUBS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE LOCATION.
  3. ALL TREES AND PLANTS TO BE RELOCATED SHALL BE PROTECTED BY A PROTECTIVE BARRIER AND A PROTECTIVE COVER. THE PROTECTIVE BARRIER SHALL BE CONSTRUCTED OF 4" X 4" POSTS AND 4" X 4" RAILS. THE PROTECTIVE COVER SHALL BE CONSTRUCTED OF 1/2" PLATE GLASS OR EQUIVALENT. THE PROTECTIVE BARRIER SHALL BE CONSTRUCTED OF 4" X 4" POSTS AND 4" X 4" RAILS. THE PROTECTIVE COVER SHALL BE CONSTRUCTED OF 1/2" PLATE GLASS OR EQUIVALENT.
  4. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PROPOSED TIME FRAME. THE PROPOSED TIME FRAME SHALL BE DETERMINED BY THE LOCAL TREE AND PLANT BOARD. THE PROPOSED TIME FRAME SHALL BE DETERMINED BY THE LOCAL TREE AND PLANT BOARD.
  5. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PROPOSED TIME FRAME. THE PROPOSED TIME FRAME SHALL BE DETERMINED BY THE LOCAL TREE AND PLANT BOARD. THE PROPOSED TIME FRAME SHALL BE DETERMINED BY THE LOCAL TREE AND PLANT BOARD.
  6. SEE SHEET TD-2 FOR TREE INVENTORY AND TREE RELOCATION DETAILS.

**TREE TRANSPLANTING PROCEDURAL SPECIFICATION**

1. ALL BRANCHES SHALL BE CUT ON EXPOSED TO THE AIR AND LEAVES SHALL BE REMOVED. BRANCHES SHALL BE CUT ON EXPOSED TO THE AIR AND LEAVES SHALL BE REMOVED. BRANCHES SHALL BE CUT ON EXPOSED TO THE AIR AND LEAVES SHALL BE REMOVED.

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**TREE DISPOSITION**

DATE	09/10/2009
DESIGNED BY	JWS
CHECKED BY	JWS
DATE	09/10/2009
DESIGNED BY	JWS
CHECKED BY	JWS

**RECEIVED**

JAN 21 2010

**JFS Design Inc.**

LANDSCAPE ARCHITECTURE

10000 N.W. 53rd Street, Suite 100

Fort Lauderdale, FL 33309

Phone: (954) 581-1111

Fax: (954) 581-1112

Email: info@jfsdesign.com

**COR WILL ARCHITECTS, INC.**

10000 N.W. 53rd Street, Suite 100

Fort Lauderdale, FL 33309

Phone: (954) 581-1111

Fax: (954) 581-1112

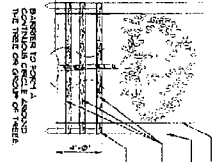
Email: info@corwill.com

NO.	NAME	DATE	TIME	LOCATION	REMARKS
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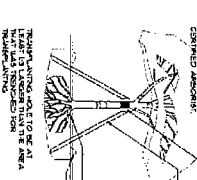
**TREE REMOVAL-REPLACEMENT  
SCHEDULE  
PHASES I AND II**

TEST	UNIT	RESULT	REFERENCE RANGE
ERYTHROCYTE COUNT	MM <sup>3</sup>	3.940	4.6
HAEMOGLOBIN	g/dL	14.5	15.5-16.5
HAEMATOCRIT	%	44.5	46-50
MEAN CORPUSCULAR VOLUME	fL	113.2	86-101
RDW	%	12.3	11.6-14.8
PLATELET COUNT	MM <sup>3</sup>	235	150-450
PT	sec	11.5	11.5-13.5
APTT	sec	28.5	26-35
FIBRINOGEN	g/L	2.5	2.0-4.0
D-DIMERS	ng/mL	0.1	<0.5
CRP	mg/L	0.1	<0.5
ESR	mm/hr	1	<20
UPTAKE OF IRON	%	10.5	10-20
IRON	µg/dL	100	50-150
TRANSFERRIN	µg/dL	100	50-150
TRANSFERRIN SATURATION	%	10.5	10-20
IRON BINDING CAPACITY	µg/dL	1000	1000-1500
IRON DEFICIENCY INDEX	%	10.5	10-20
IRON DEFICIENCY INDEX-2	%	10.5	10-20
IRON DEFICIENCY INDEX-3	%	10.5	10-20
IRON DEFICIENCY INDEX-4	%	10.5	10-20
IRON DEFICIENCY INDEX-5	%	10.5	10-20
IRON DEFICIENCY INDEX-6	%	10.5	10-20
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### **TREE PROTECTION DETAIL**

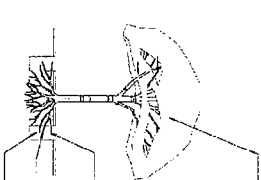
[illegible]

### TREE TRANSPLANT DETAIL



WOOD SURFACES PROVIDED A PLACE  
OF INTEREST TO STUDENTS AND EMPLOY-  
EES. THE CONTRIBUTION SHALL BE  
RESPONSIBLE TO ADD BRACING  
AND REPAIRS TO PREVENT  
FALLS AND INJURIES. THE  
REPAIRS WILL BE MADE BY  
A REPAIRMAN AND A  
REPAIRMAN WILL BE  
REQUIRED TO  
REPAIR THE  
DAMAGE TO THE  
WOOD SURFACES.  
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BE MADE BY A  
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THE REPAIRS  
WILL BE MADE  
BY A REPAIRMAN  
AND A REPAIRMAN  
WILL BE REQUIRED  
TO REPAIR THE  
DAMAGE TO THE  
WOOD SURFACES.

### ROOT PRUNING DETAIL

[illegible]

## TREE DISPOSITION PLAN

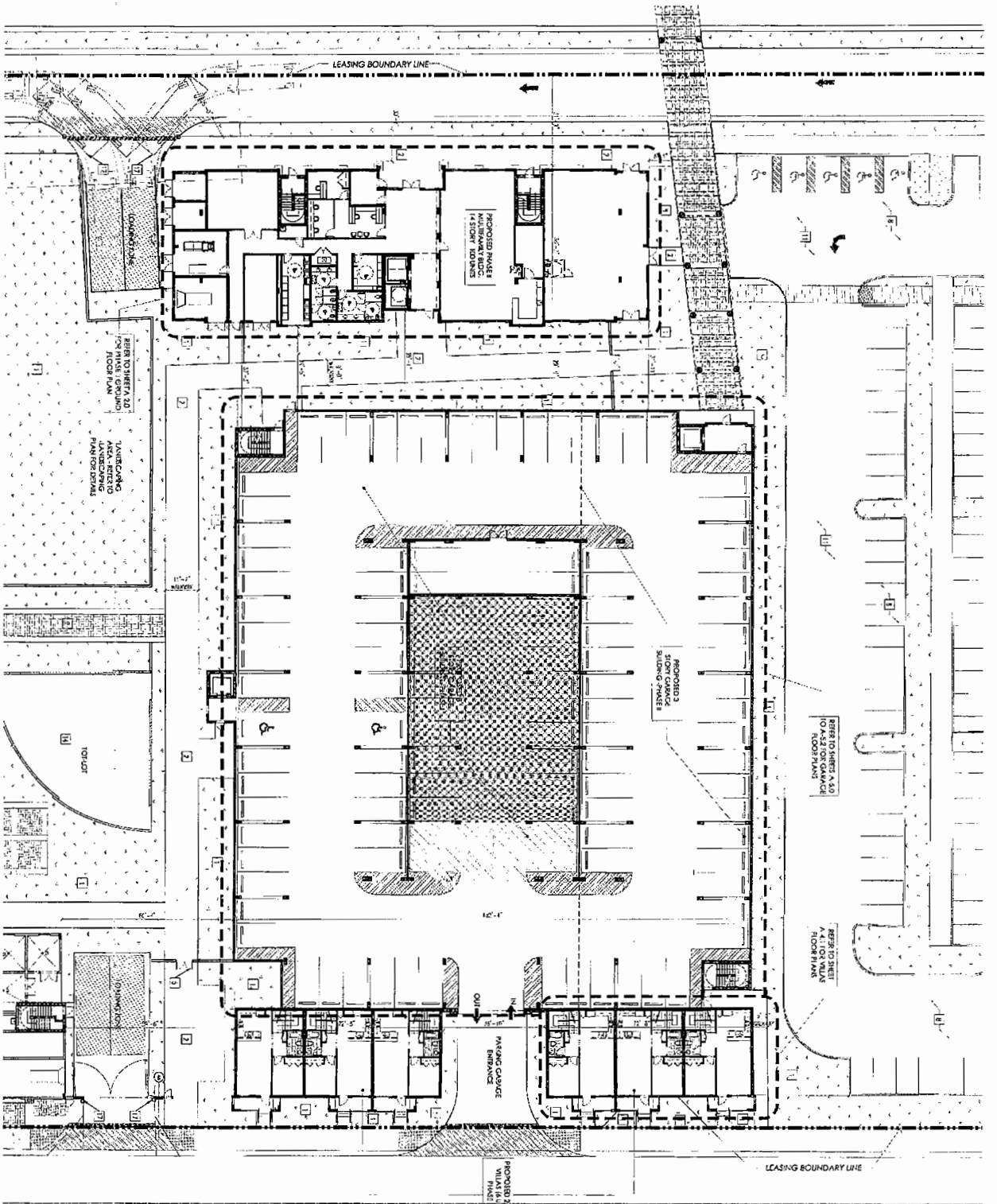
A WRITTEN TREE REMOVAL PERMIT FROM PLANNED COUNTY DEPT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREES ON THIS PROPERTY.

SEE SHEET D-1 FOR EXISTING TREE LOCATIONS AND MISCELLANEOUS NOTES.

TD-2.0

46





PARTIAL SITE PLAN/ GROUND FLOOR - PHASE II

[illegible]

DATE	07/14/2009
CELL NO.	3086 SL
DECK NO.	VERT/GT/BLK/NO
APP'V	ANUC
CL	3086 SL
SHEET NO.	

48



4102 LACINA STREET  
CHICAGO, IL 60640  
TEL: (773) 344-1100  
FAX: (773) 344-1101  
WWW.CORWILARCH.COM

PROJECT NAME  
EVERETT  
STEWART SR.  
BROWNSTOWN  
VILLAGE PHASE II  
500 N. ZEPHYRUS  
MICHIGAN, ILLINOIS

200-100  
RECEIVED  
JUL 11 2006

OWNER  
THE GARAGE  
GROUP

CONSULTANT  
CORWIL ARCHITECTS, INC.

DATE  
07/14/2006

DESIGNER  
JAMES A. CORWIL

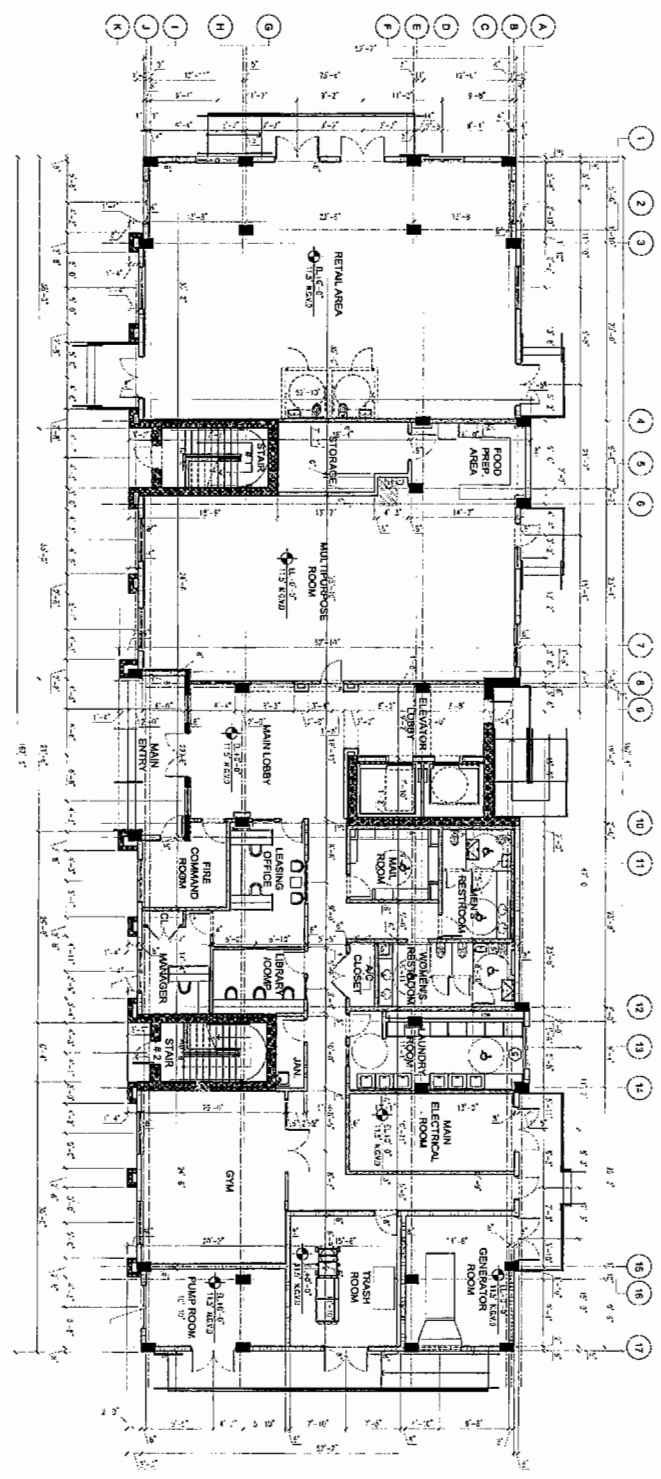
REVISIONS

SCALE

# GROUND FLOOR PLAN



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



GROUND  
FLOOR PLAN

DATE  
07/14/2006

DESIGNER  
JAMES A. CORWIL

REVISIONS

SCALE

A-20





50



4102 LACONIA STREET  
CORVALLIS, OR 97331  
P.O. BOX 1000000, SEASIDE, OR 97138-0000

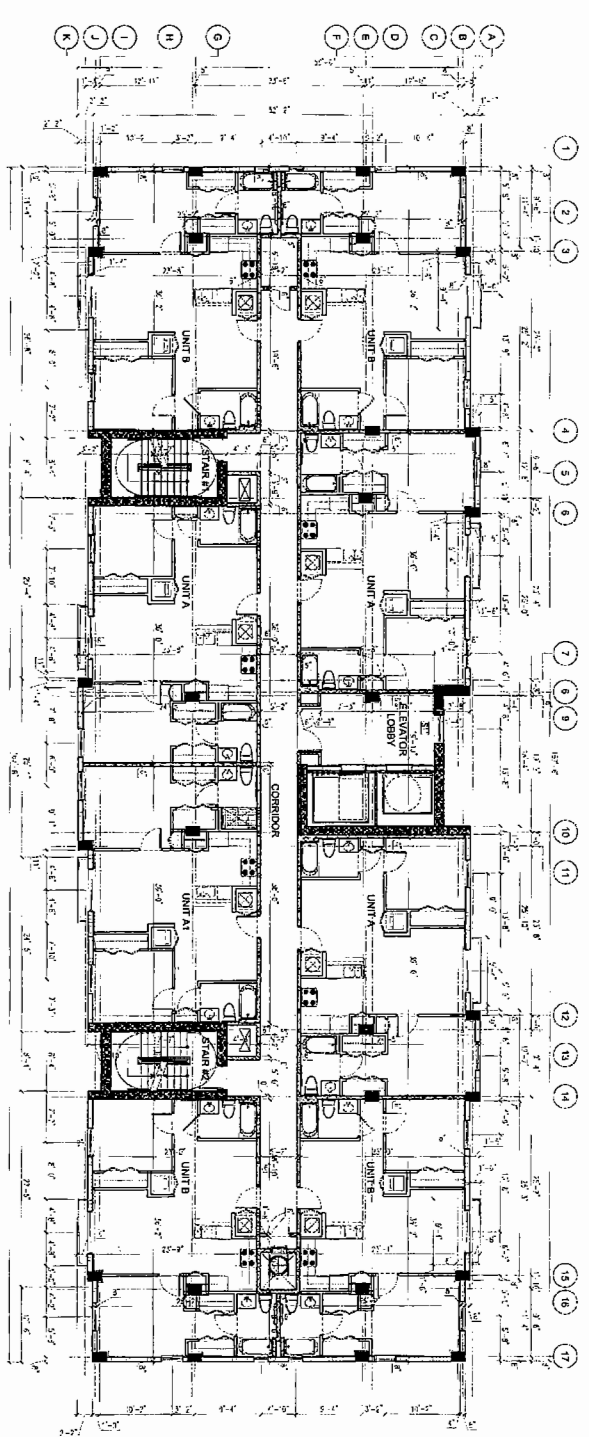
PROJECT NAME  
STEWART SR.  
BROWNVILLE  
VILLAGE PHASE II  
5200 NW 27th AVENUE  
TUALOKE, OREGON

OWNER  
THE CARLISLE  
GROUP

104-142  
RECEIVED  
12-11-11

DATE  
A.S.P. SUBMITTAL  
REVISIONS  
SHEET NO.

4TH-13TH TYPICAL FLOOR PLAN  
SCALE 1/8"=1'-0"



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AND RETRIEVAL SYSTEM, WITHOUT  
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CORWIL ARCHITECTS INC.

4TH-13TH  
FLOOR PLANS

DATE 09/14/2009  
DRAWN BY ZBORON  
CHECKED BY VIKTORIYANAKO  
APPROVED BY ANIC  
FILE 2009.06  
SHEET NO.

15



PROJECT NAME:  
EVERETT  
STEWART ST.  
BROWNSVILLE  
VILLAGE PHASE II  
200 W. 10TH ST.  
BROWNSVILLE, TEXAS 77801

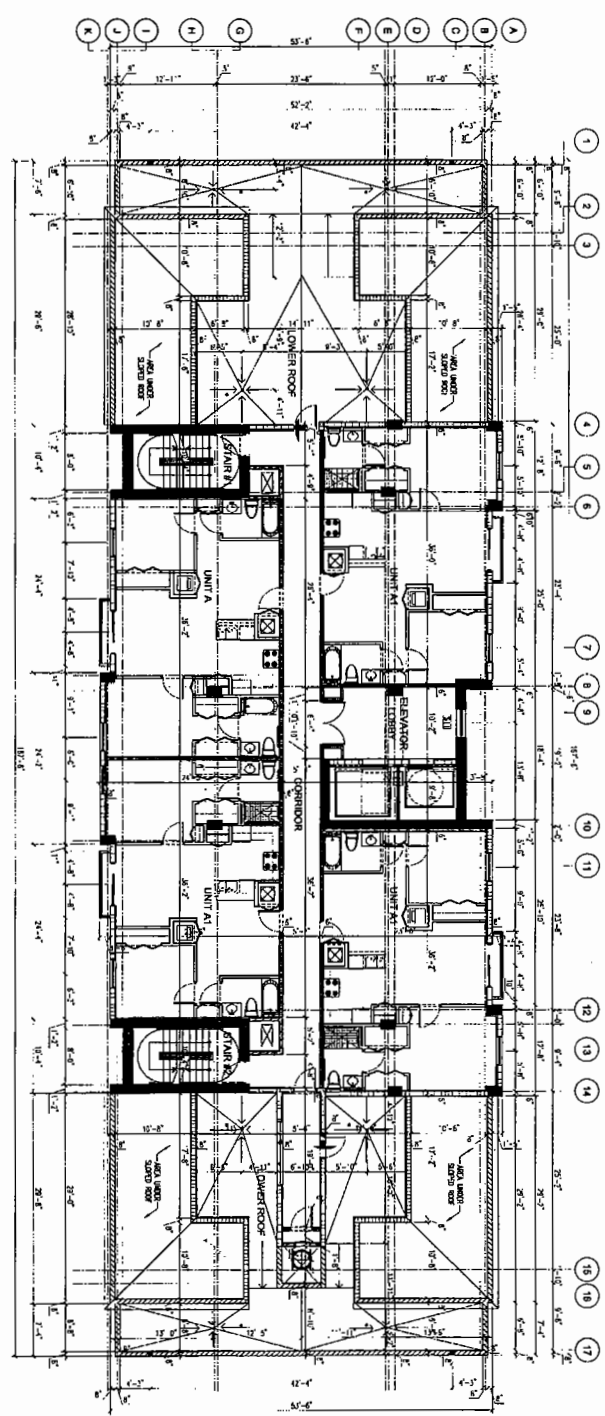
OWNER:  
THE CARLISLE  
GROUP

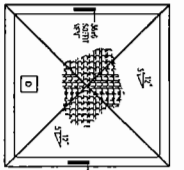


PHASE  
A.S.P. SUBMITTAL  
(PHASE II)  
REVISIONS

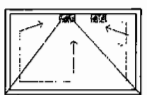
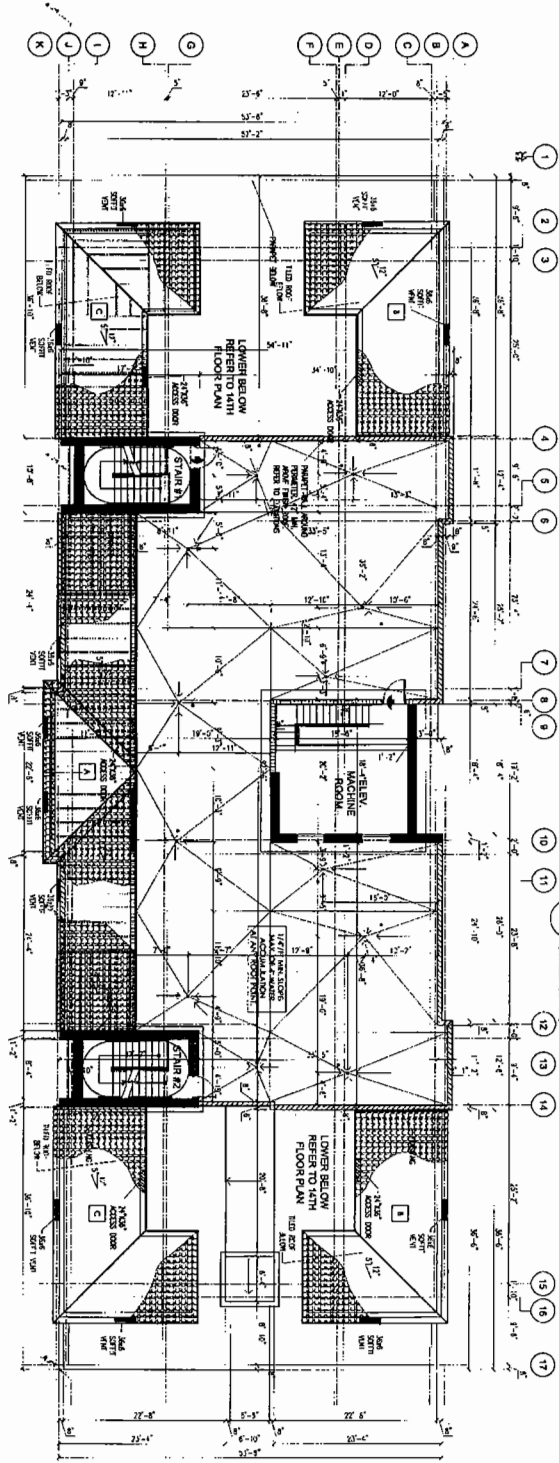
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DRAWN BY: VIKTORIYA/AD  
APP BY: AAC  
DATE: 2008.08  
SHEET NO.

# 14TH FLOOR PLAN





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



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

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



4102 LAGUNA STREET  
CANA CAÑAL, IL 60444  
TEL: (708) 441-1111  
FAX: (708) 441-1112  
WWW.CORWILL-ARCH.COM

OWNER:  
THE CARLISLE GROUP

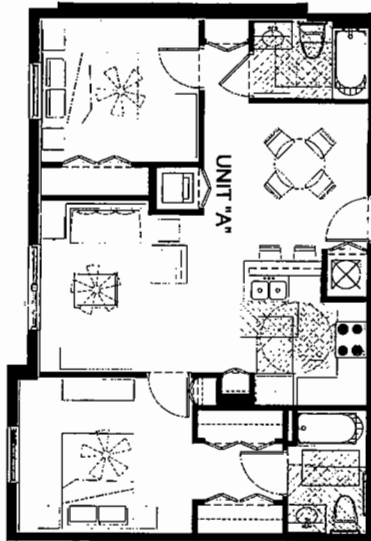
2011-10  
RECEIVED  
OCT 11 2011

PROJECT NAME:  
EVERETT STEWART SR.  
BROWNSTOWN VILLAGE PHASE II  
3800 N. 27TH AVENUE  
ARNDT, ILL. 60004

SCALE:

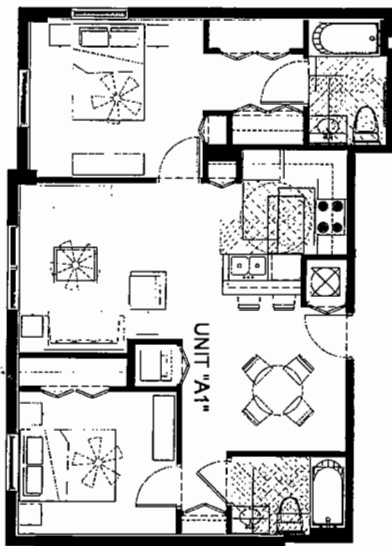
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DATE: 09/14/2008  
JOB NO.: 2008-06  
DRAWN BY: VINCENZI/MLAD  
CHECKED BY: JMC  
DATE: 2008-06  
SHEET NO.: 2008-06



**UNIT A - FLOOR PLAN**  
**SCALE: 1/4" = 1'-0"**

A



**UNIT A1 - FLOOR PLAN**  
**SCALE: 1/4" = 1'-0"**

B

**PROJECT NAME:**  
**EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE II**  
5200 N.W. 27TH AVENUE  
MIAMI GARDEN, FLORIDA

**OWNERS:**  
**THE CARLISLE**  
**GROUP**

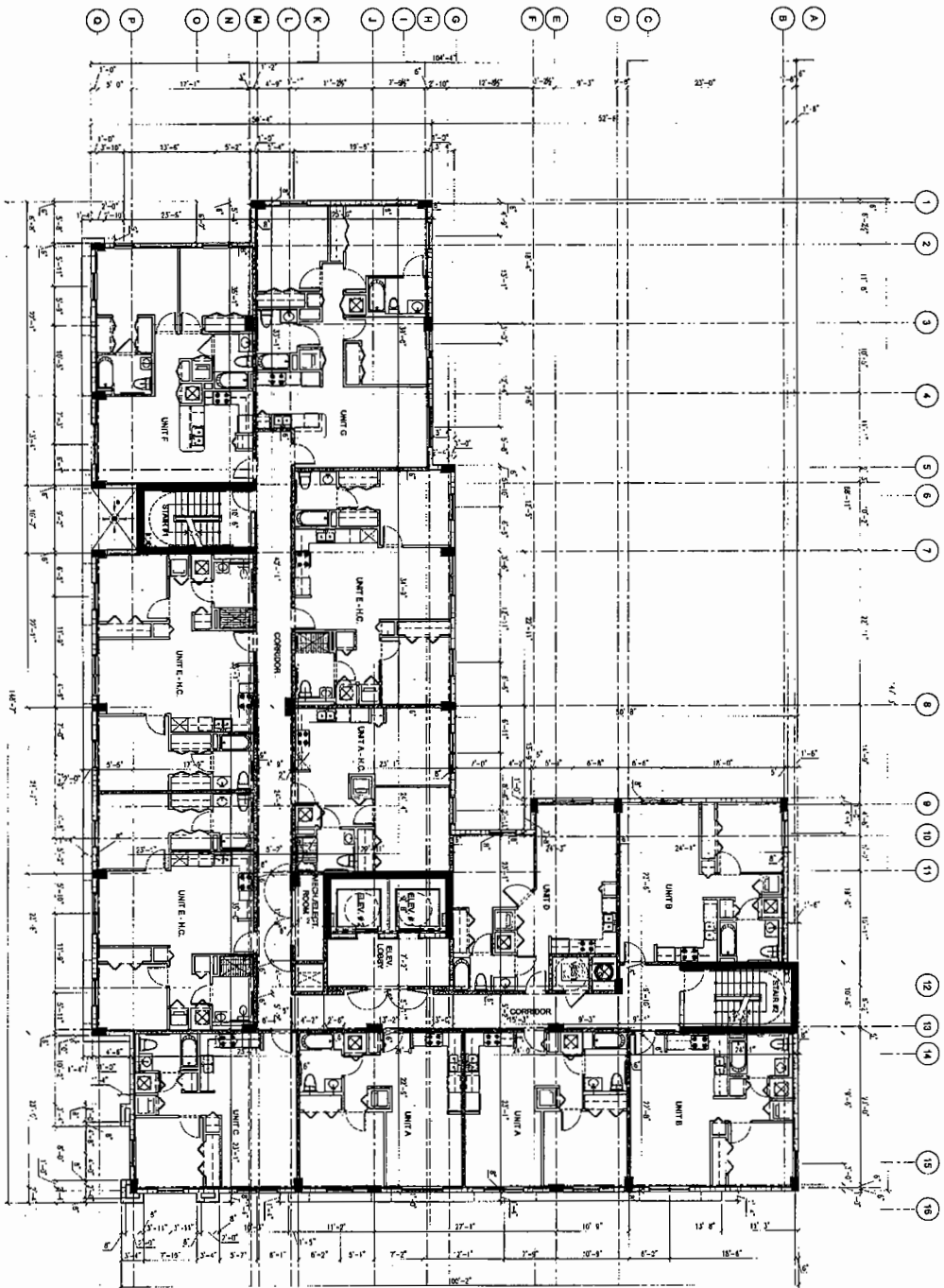
RECEIVED  
DEC 23 1963  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

PAGE  
 A.S.P.R. SUBMITTAL  
 (PHASE II)  
 REVISIONS

SEAL

TYPICAL UNITS		UNIT FILE
DATE	07/14/2000	
JOB NO.	3005-04	
DESIGN BY	VH/CGR/RLN/LAD	
APP BY	AMC	
DATE	2008-04	
UNIT NO.		

A-4.0



SECOND FLOOR PLAN



A-201

DATE:

BY:

FOR:

PROJECT:

REVISION:

NOTES:

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SEALED

DATE: 10/11/2011



OWNER:

THE CARLISLE GROUP

CONSULTANT:

PROJECT NAME:  
EVERETT  
STEVENS ST.  
BROWNSVILLE  
VILLAGE PHASE I  
REDAVELOPMENT PROJECT  
MANASSAS, VIRGINIA

CORWIL ARCHITECT, INC.  
11111 WILSON AVENUE  
SUITE 100  
MANASSAS, VIRGINIA 20108



54



—



4103 LACUNA STREET  
CORAL GABLE, FL 33134  
(305) 444-1111 FAX (305) 444-1112

PROJECT NAME:  
EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE I  
500 N.W. 27th AVENUE  
MIAMI, FL 33135

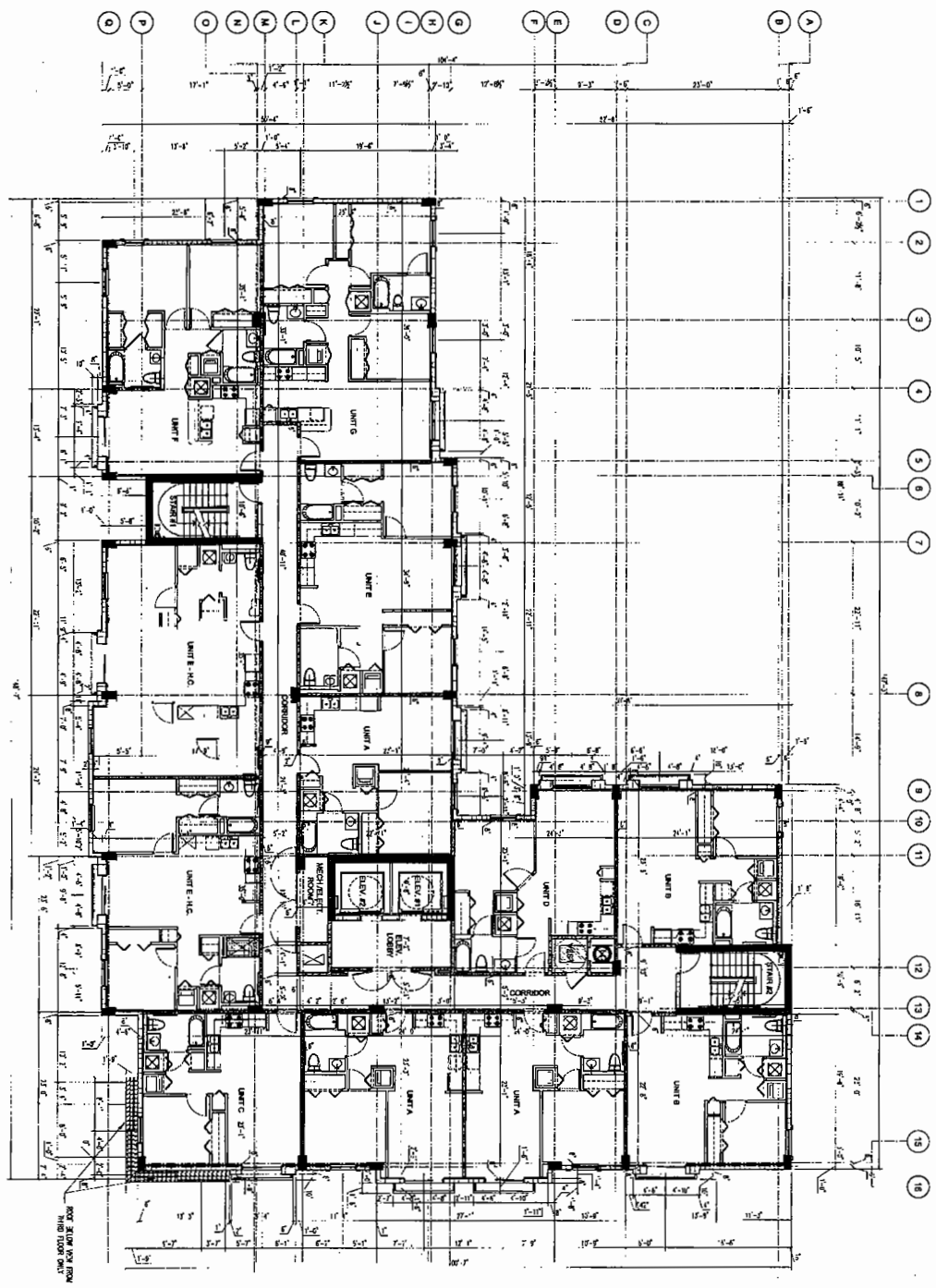
OWNER:  
THE CARLISLE  
GROUP

CONSULTANT:  
DATE: 09-15-06  
JOB NO.: 2006-06  
DRAWN BY: VANDERKAM  
CHECKED BY: JMC  
IN CHARGE: JMC  
SHEET NO.: A-2.2

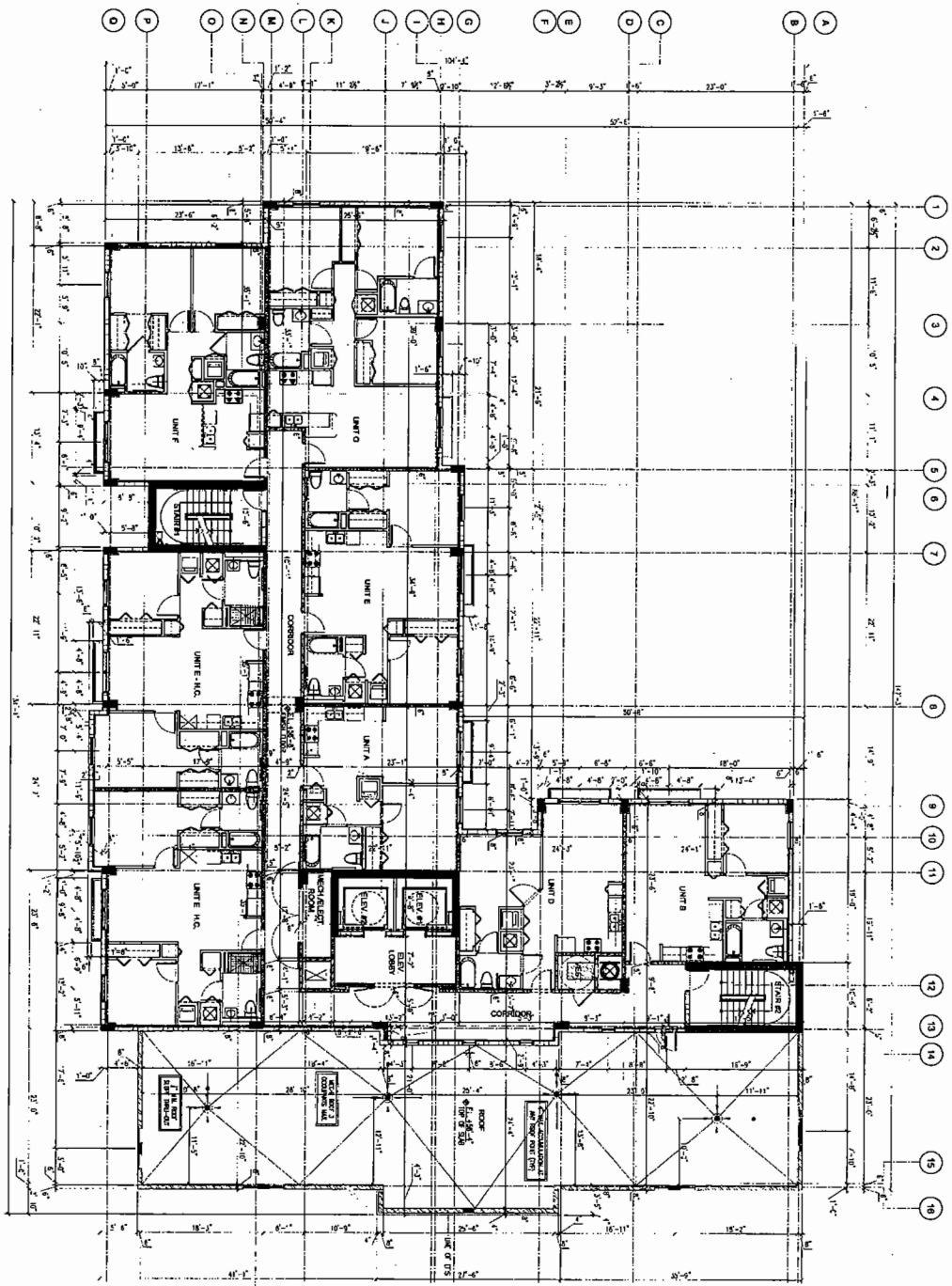
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OR IN ANY MANNER MISUSED  
WITHOUT THE WRITTEN  
CONSENT OF CORWILL  
ARCHITECTS, INC.

# THIRD THRU SIXTH FLOOR PLAN

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







SEVENTH FLOOR PLAN

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



PROJECT NAME:  
EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE I  
3000 N. 27TH AVENUE  
BROWNSVILLE, TEXAS

OWNER:  
THE CARLISLE  
GROUP

CONSULTANT:

RECEIVED  
DEC 11 2004

NAME:  
ASSR  
SUBMITTAL  
REVISION  
DATE

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SEVENTH  
FLOOR PLAN

DATE: 09.11.04  
JOB NO.: 2004-04  
DRAWN BY: V.M./C.M.  
CHECKED BY: J.M.C.  
IN CHARGE: J.M.C.  
DATE: 2004-04  
SHEET NO.

57

58



4102 LACUNA STREET  
COLUMBIA, SC 29204  
TEL: 803.733.1111  
WWW.CORMIL.COM

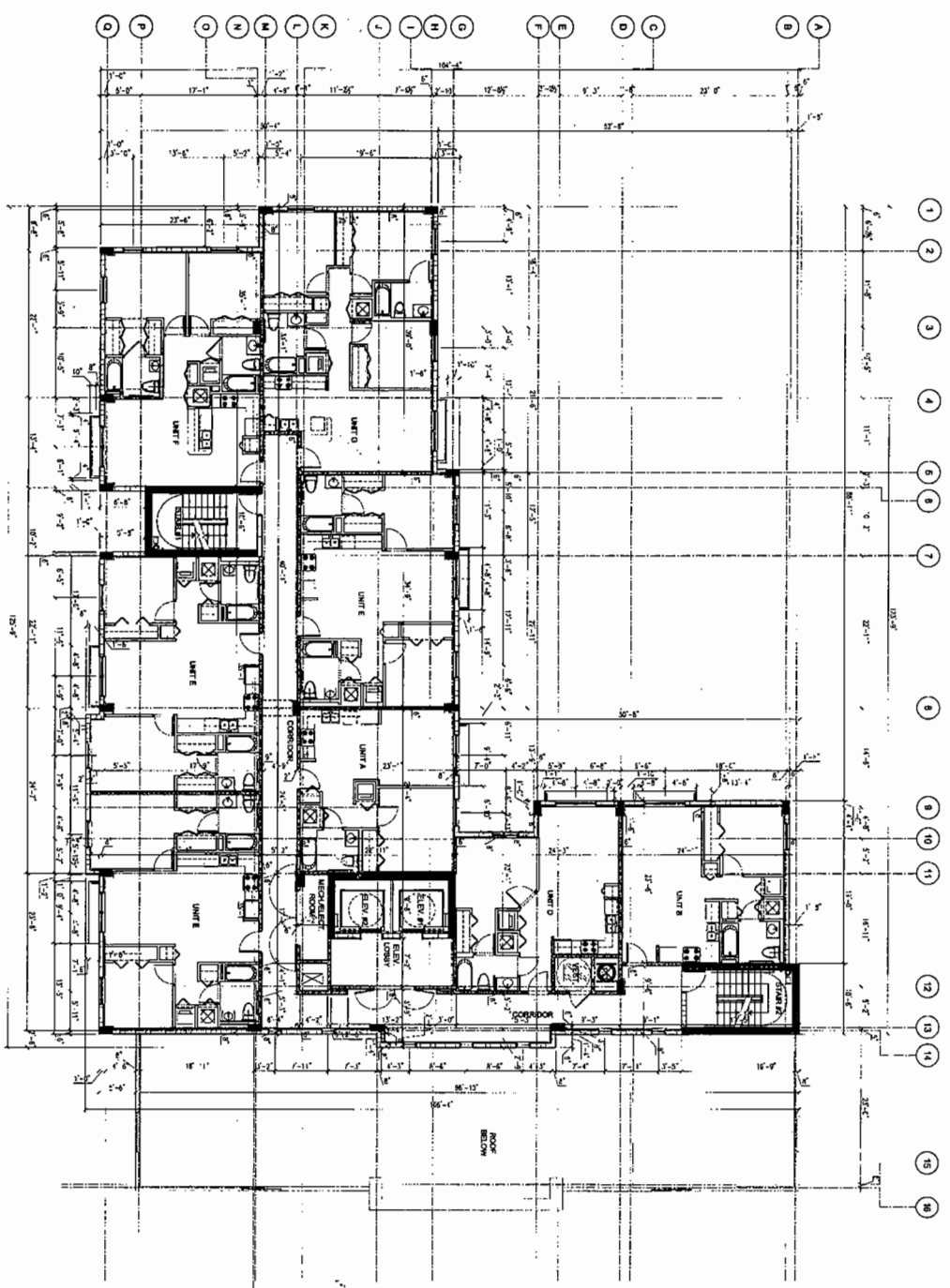
PROJECT NAME:  
EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE I  
5001 N. 27TH AVENUE  
SPRING HILL, FL 34606



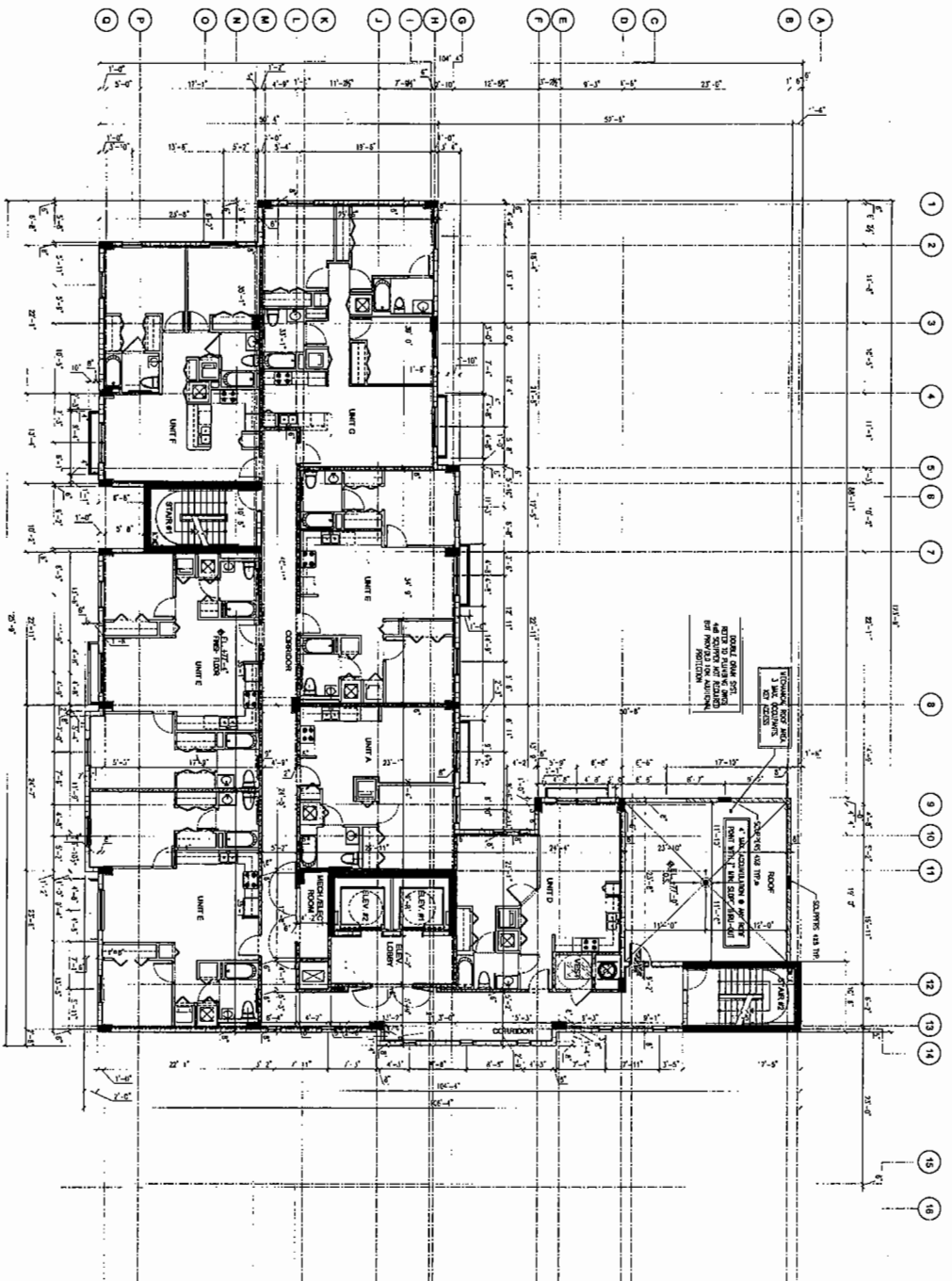
OWNER:  
THE CARLISLE GROUP

CONSULTANT:  
JSA

# EIGHTH FLOOR PLAN



DATE: 04-15-08  
DRAWN: 2008.06  
REVIEWER: VIKTORIYAN  
DATE: 04-15-08  
SHEET NO.: 2008.06  
SHEET NO.: 2008.06



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



PROJECT NAME:  
EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE I  
1320 W. 29th AVENUE  
IRVING, TEXAS 75039

OWNER:  
THE CARLISLE  
GROUP

CONSULTANT:

22-110  
REV 13-13  
RECEIVED

DATE:  
SUBMITTAL

REVISION:

SCALE:

NINTH FLOOR  
PLAN

DATE: 09-13-08  
JOB NO.: 2008-06  
DRAWN BY: VANDERKAM  
APP'D BY: JAC  
TITLE: 2008-06  
SHEET NO.:  
A-2.5

60



4102 LAGUNA STREET  
CORAL GABLES, FL 33134  
407-591-1111  
www.corwil.com

PROJECT NAME:  
EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE I  
5500 W. 27th AVENUE  
MIAMI, FL 33155

OWNER:  
THE CARLISLE  
GROUP

CONSULTANT:

2011-12-19  
RECEIVED  
DEC 13 2011

DATE:  
12-13-11  
DRAWN BY:  
S.M. WATKINS

REVISIONS:

NO.	DATE	DESCRIPTION
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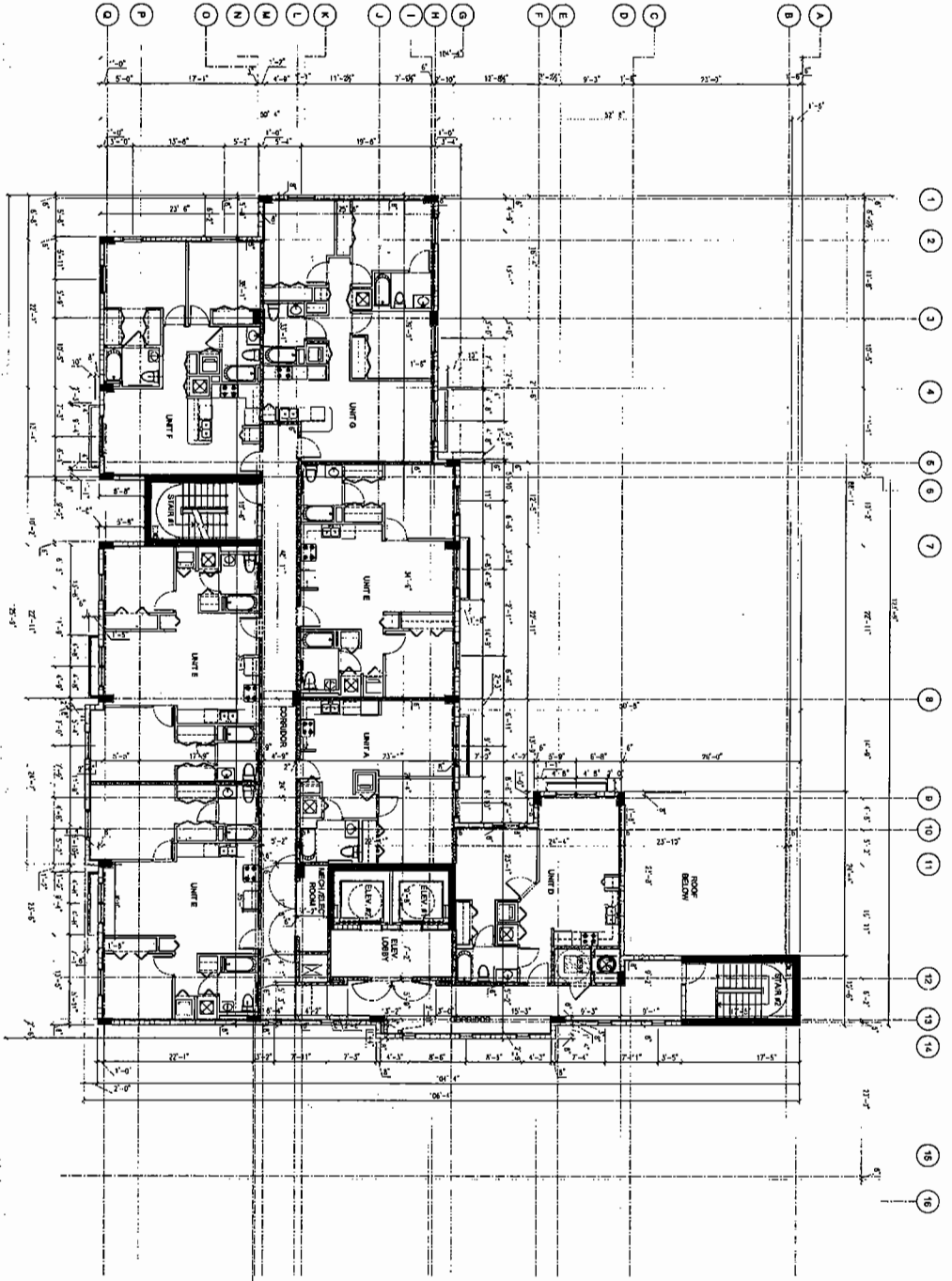
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TENTH FLOOR  
PLAN

DATE: 09-15-08  
JOB NO.: 2008-04  
DRAWN BY: VANDERKAM  
APP'D BY: J.M.C.  
11/11/11  
SHEET NO.: 2008-04

A-2.6

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



61



4102 JACQUINA STREET  
 SUITE 100  
 BROWNSVILLE  
 TEXAS 77801  
 PHONE (361) 833-1111  
 FAX (361) 833-1112  
 WWW.CORWILL-ARCH.COM

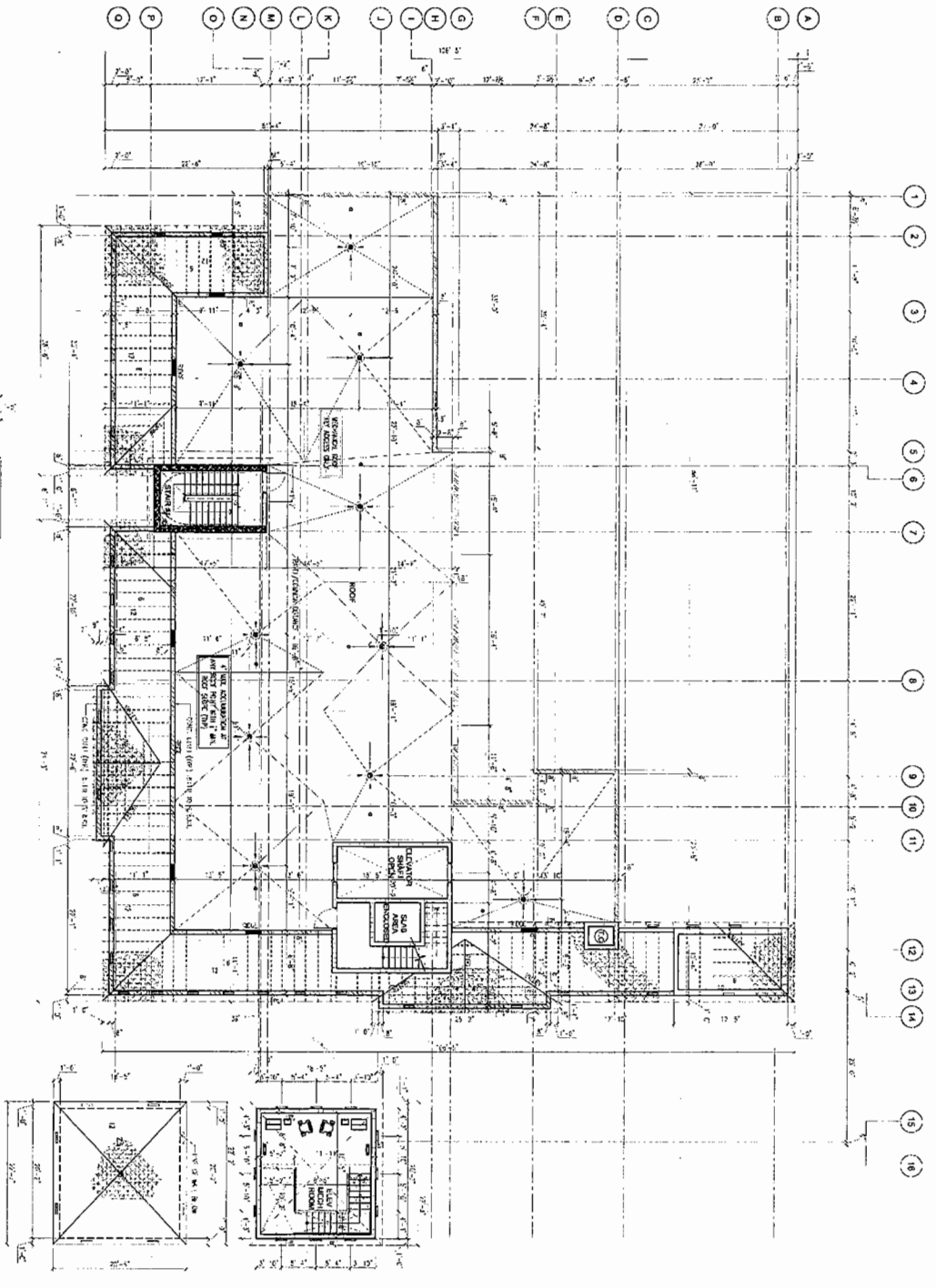
PROJECT NAME  
 EVERETT  
 STEWART SR.  
 BROWNSVILLE  
 VILLAGE PHASE I  
 1000 N. ZEPHYRUS  
 BROWNSVILLE, TEXAS

OWNER  
 THE CARLISLE  
 GROUP

12-10-10  
 RECEIVED  
 DEC 11 2010  
 ARCHITECTURAL

PROJECT  
 A-2-07  
 SUBMITTAL

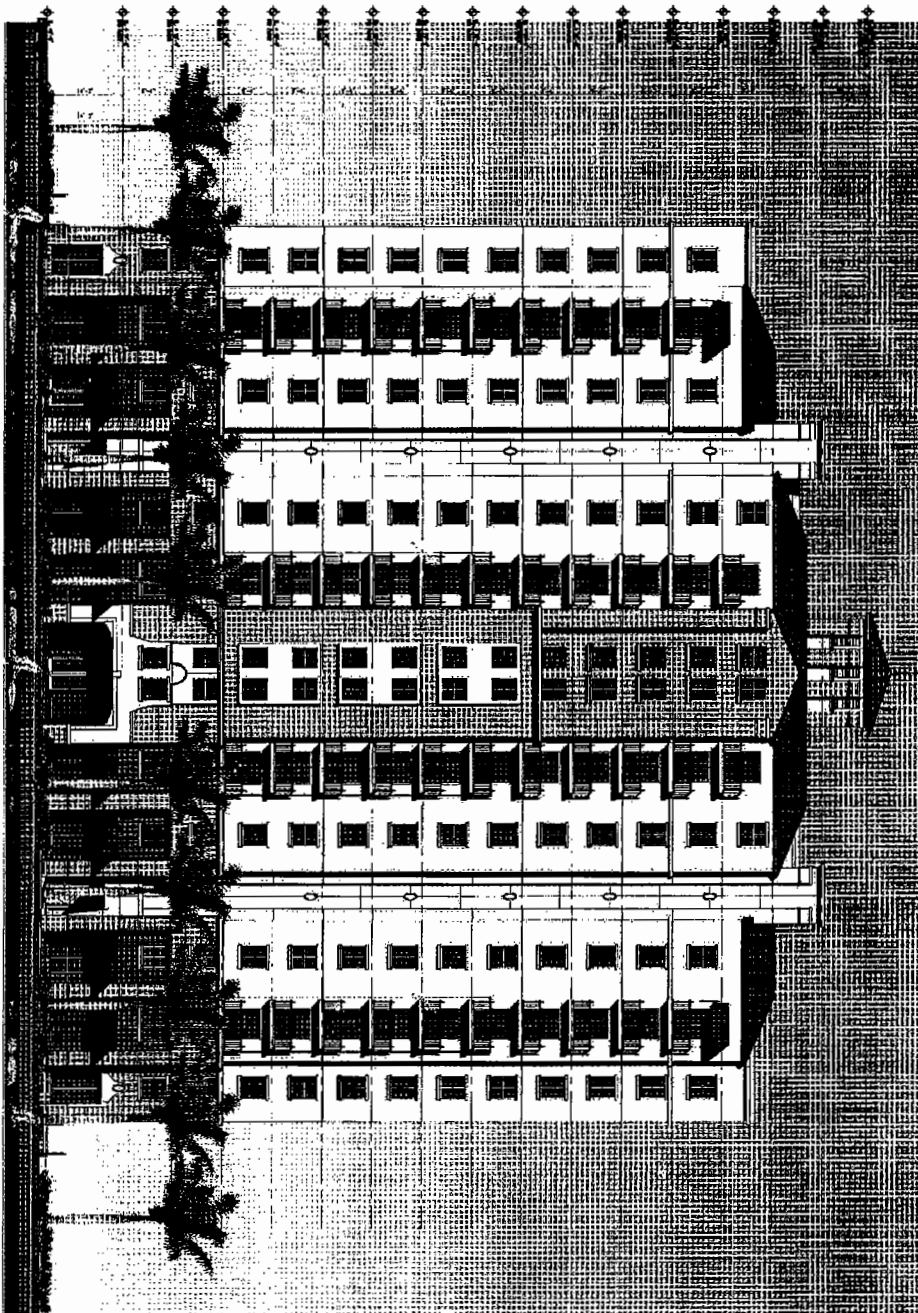
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98	98.00	12-10-10
99	99.00	12-10-10
100	100.00	12-10-10



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

STAIR #1 ROOF  
 SCALE: 1/8"=1'-0"

ELEV. MACHINE RM. ROOF  
 SCALE: 1/8"=1'-0"



1 EAST ELEVATION  
SCALE: 3/32"=1'-0"



4102 LACUNA STREET  
CUMMINGS, N. 3114  
LOS ANGELES, CA 90008  
TEL: (213) 441-1111  
FAX: (213) 441-1112  
WWW.CORWILL-ARCH.COM

PROJECT NAME:  
EVERETT  
STEWART ST.  
BROWNSVILLE  
VILLAGE PHASE II  
2000 N.W. 27TH AVENUE  
MIAMI, FL 33136

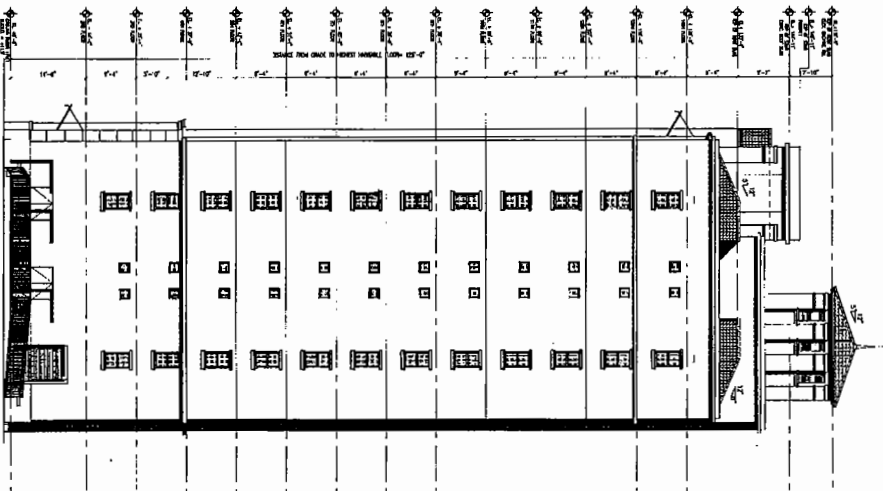


OWNER:  
THE CARLISLE  
GROUP

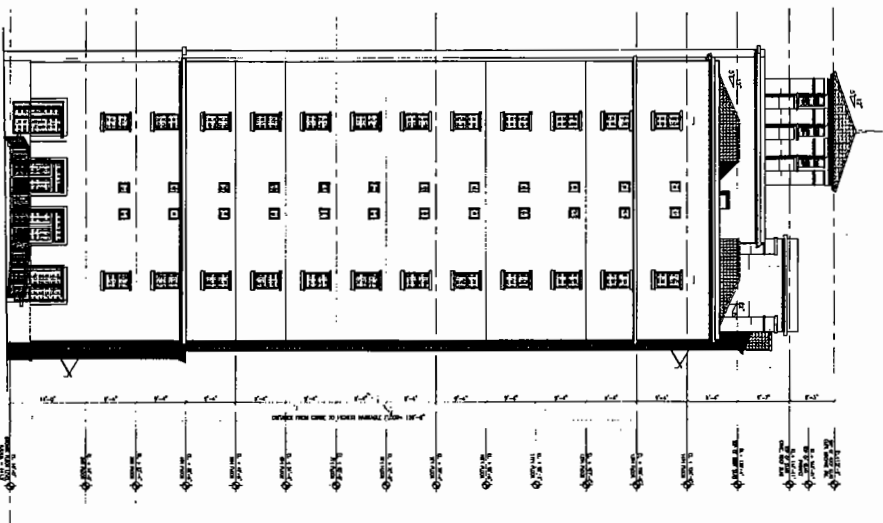
SCALE

DATE: 09/11/2009  
JOB NO.: 2008-06  
DRAWN BY: VINCENZO/ALDO  
CHECKED BY: JMC  
REV: 2008-06  
SHEET NO.

EAST  
ELEVATION



1 NORTH ELEVATION  
SCALE 3/32"=1'-0"



2 SOUTH ELEVATION  
SCALE 3/32"=1'-0"



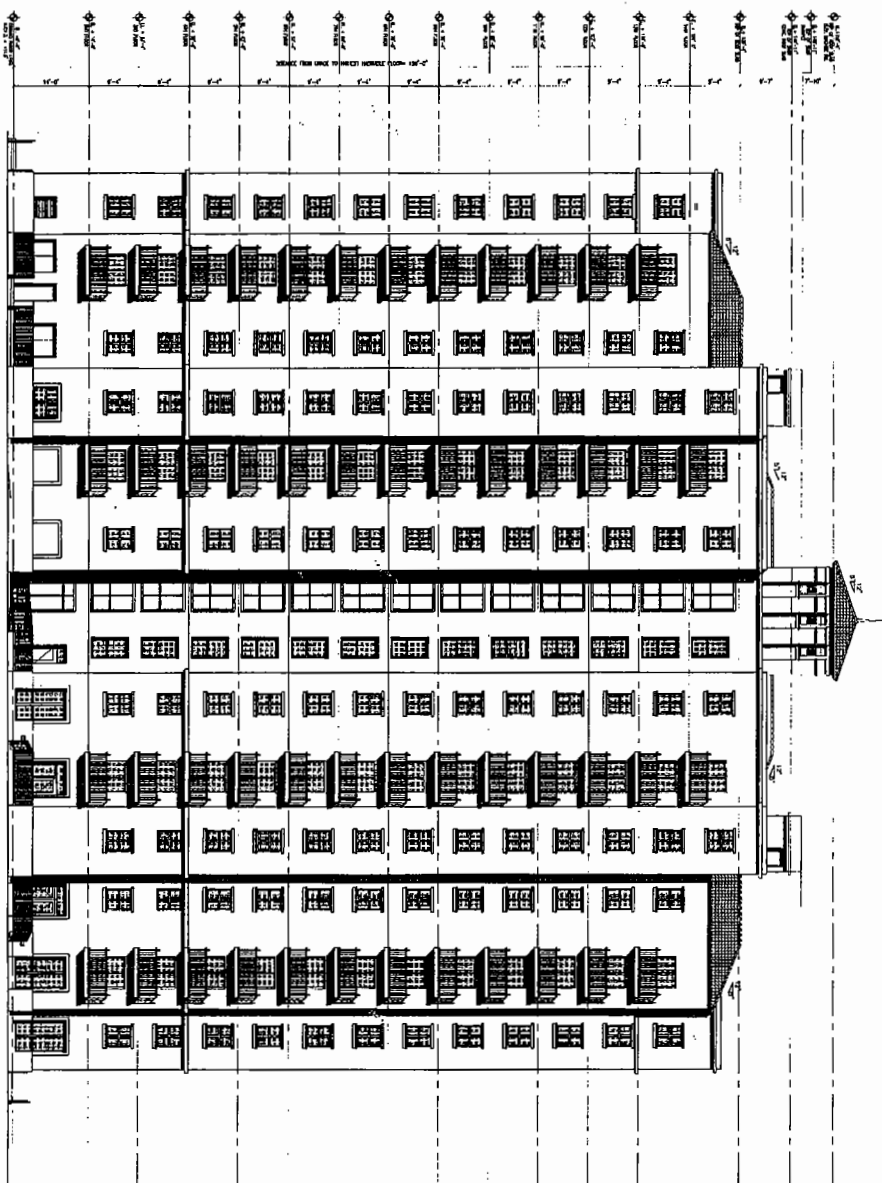
4102 LACQUINA STREET  
CORAL GABLES, FL 33134  
TEL: 305.441.1111  
FAX: 305.441.1112  
WWW.CORWILL-ARCH.COM

PROJECT NAME:  
EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE II  
3000 NW 27TH AVENUE  
MIAMI, FL 33135

OWNER:  
THE CARLISLE  
GROUP

CONSULTANT:  
A.S.P. SUBMITTAL  
(PHASE II)

DATE:  
09/11/2009  
PROJECT NO.:  
2009-04  
DRAWN BY:  
JANAY  
CHECKED BY:  
JANAY  
DATE:  
09/11/2009



1 WEST ELEVATION  
SCALE: 3/8" = 1'-0"



PROJECT NAME  
EVERETT  
STEWART ST.  
BROWNSVILLE  
VILLAGE PHASE II  
600 N. 27TH AVENUE  
BROWNSVILLE, TEXAS 77801

OWNER:  
THE CABINLE  
GROUP



DATE  
ASAP SUBMITTAL  
(PHASE I)

REVISION  
DATE  
BY  
CHECKED  
DATE  
BY

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BY ANY INFORMATION STORAGE  
AND RETRIEVAL SYSTEM, WITHOUT  
THE WRITTEN PERMISSION OF  
CORWILL ARCHITECTS INC.

WEST  
ELEVATION  
DATE: 07/14/2009  
DRAWN BY: VIKTORIYANCO  
CHECKED BY: JMC  
DATE: 2009.06  
SHEET NO. A-32

64



65



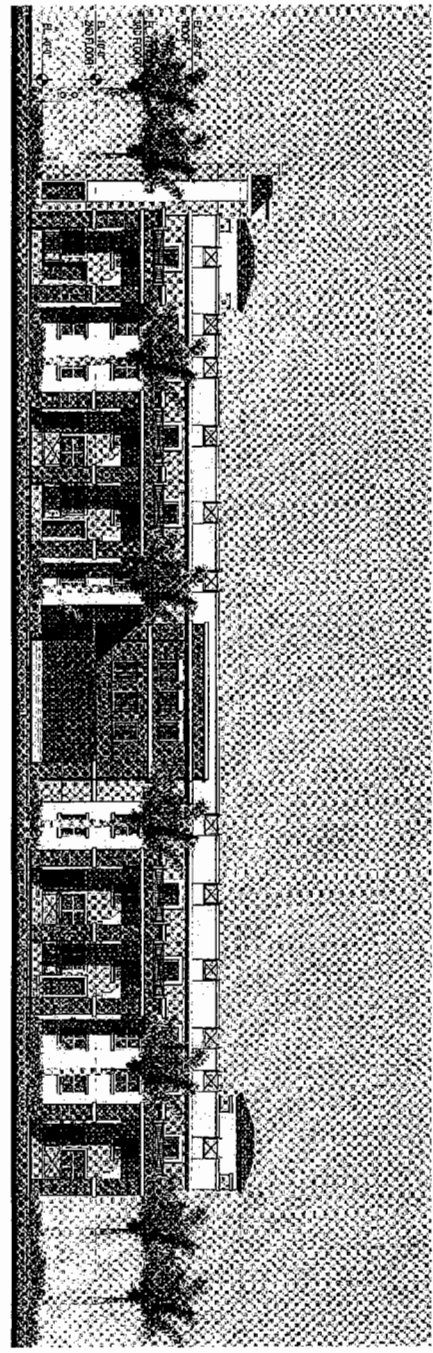
4102 LACUNA STREET  
CORAL GABLES, FL 33134  
305.441.0000 FAX 305.441.0001

PROJECT NAME:  
EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE II  
3000 N.W. 27TH AVENUE  
MIAMI, FL 33142

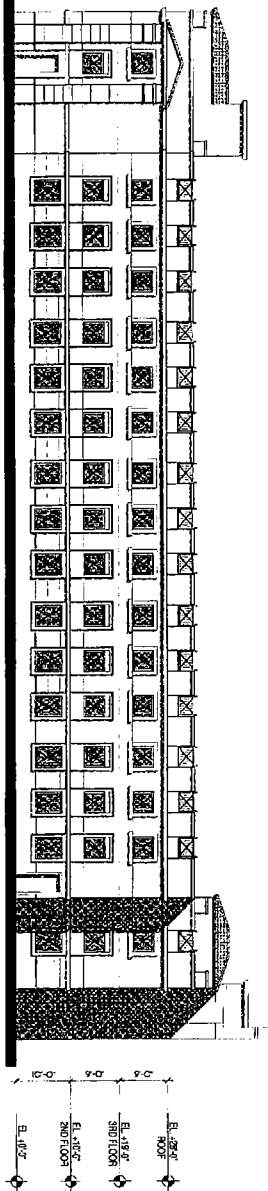
2007-10  
10/10/07  
10/10/07

DATE: 07/11/2008  
BY: J. S. BARNETT  
CHECKED: J. S. BARNETT  
APPROVED: J. S. BARNETT

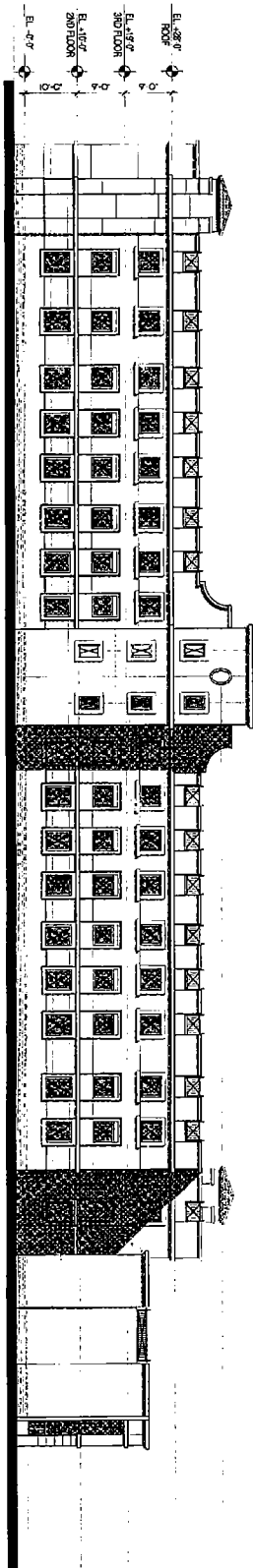
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SHEET:  
DATE:  
BY:  
CHECKED:  
APPROVED:



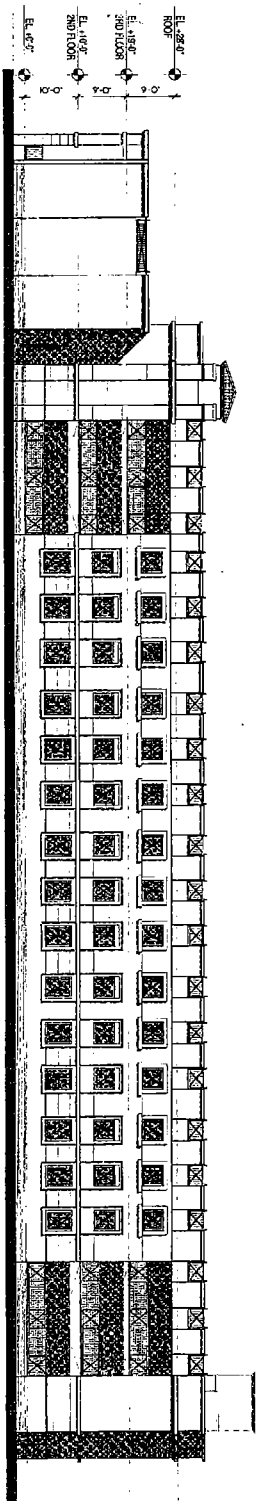
1 WEST ELEVATION  
SCALE: 3/8"=1'-0"



1 EAST ELEVATION  
SCALE 3/32"=1'-0"



2 NORTH ELEVATION  
SCALE 3/32"=1'-0"



3 SOUTH ELEVATION  
SCALE 3/32"=1'-0"

6.6.



11021 LAQUAN STREET  
COLUMBIA, MO 65204  
TEL: 314-733-1000  
FAX: 314-733-1001  
WWW.CORWILL-ARCH.COM

OWNER  
THE CARLISLE GROUP

CONTRACT NO.

2011-001  
REVISION  
DATE

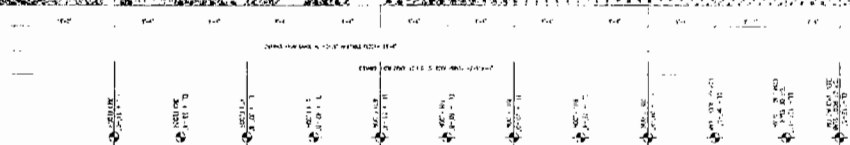
PROJECT  
A-5.5 SUBMITTAL  
PROVIDED  
REVISION  
DATE

SCALE

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DATE: 07/11/2009  
DRAWN: VIKTORIYA LAD  
CHECKED: JAC  
DATE: 08/04/09  
SCALE: 3/32"=1'-0"

A-5.5



OWNER  
THE CARLISLE  
GROUP

2014-15

muscle

A.S.P. 2.

SCHEMATIC

apex

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11/17/2022

11/17/2022

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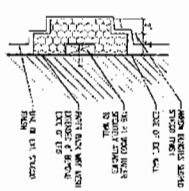
99. \_\_\_\_\_

100. \_\_\_\_\_

[illegible]

NORTH ELEVATION	
DATE:	06-15-00
JOH NO.	2025 DE
WORKMAN AT	WJ/CN/S/ML
APPRO ST	AWC
PIR	2025-03
DATE MO.	A-3.00

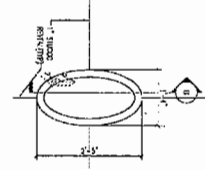
1  
NORTH ELEVATION  
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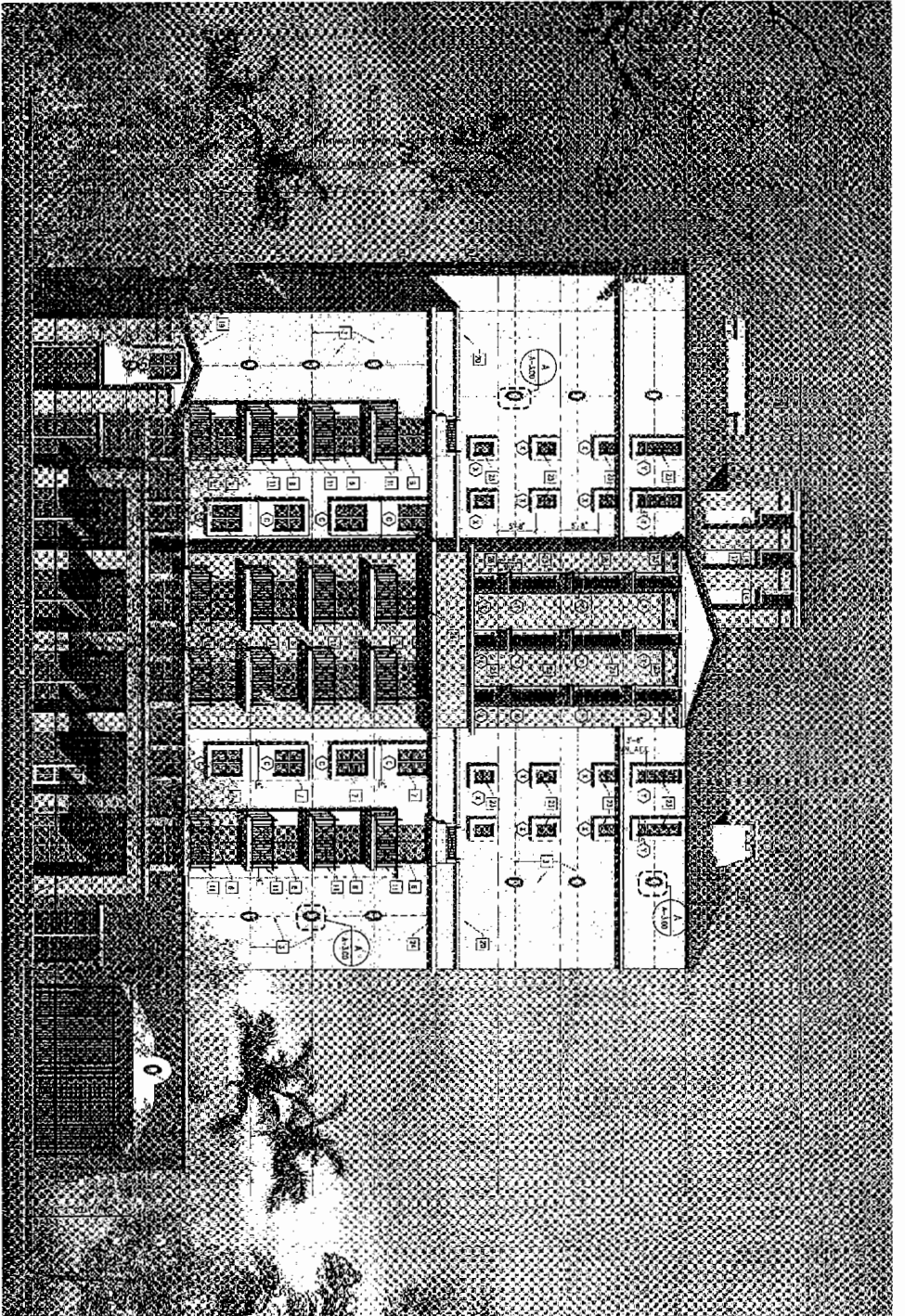
**B** EFIS MEDALLION BARREL SECTION  
SCALE: 1 1/2" = 1'-0"

### SECTION / ELEVATION LEGEND

SECTION / ELEVATION LEGEND	
1	MAINT. ROAD (SEE PLAN)
2	OF M. A. - DIST. 100'
3	1. 100' DIST. 100'
4	1. 100' DIST. 100'
5	1. 100' DIST. 100'
6	1. 100' DIST. 100'
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100	1. 100' DIST. 100'



**PRE-FAB EFIS MEDALLION BARREL**  
SCALE: 3/4"=1'-0"



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

SECTION / ELEVATION LEGEND	
1	PAVING SLABS (HATCH)
2	CONCRETE IN FLOOR (HATCH)
3	CONCRETE IN WALL (HATCH)
4	CONCRETE IN ROOF (HATCH)
5	WOOD SHAKES (HATCH)
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100	WOOD SHAKES (HATCH)

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BY ANY INFORMATION STORAGE  
AND RETRIEVAL SYSTEM, OR  
BY ANY MEANS, WITHOUT THE  
WRITTEN PERMISSION OF  
CORWILL ARCHITECTS, INC.

DATE: 08-15-08  
BY: JAC  
CHECKED: JAC  
DATE: 08-15-08  
BY: JAC  
DATE: 08-15-08  
BY: JAC

PROJECT: A-301

SCALE

DATE: 08-15-08  
BY: JAC  
CHECKED: JAC  
DATE: 08-15-08  
BY: JAC

100  
RECEIVED  
SEP 11 2008  
CORWILL ARCHITECTS, INC.

CORWILL  
THE CARLISE  
GROUP

OWNER:

PROJECT NAME:  
EVERETT  
STEWART SR.  
BROWNSVILLE  
VILLAGE PHASE I  
2007 N. 27TH AVENUE  
SUITE 100, AUSTIN, TEXAS

CORWILL  
ARCHITECTS, INC.  
4102 LACUNA STREET  
DALLAS, TEXAS 75246  
TEL: 214.766.1111  
WWW.CORWILLARCHITECTS.COM

69



PROJECT NAME:  
EVERETT STEWARTS  
BROWNSVILLE  
VILLAGE PHASE I  
3000 N. 227TH AVENUE  
BROWNSVILLE, TEXAS 77801

OWNER:  
THE CARLISLE GROUP

CONSULTANT:

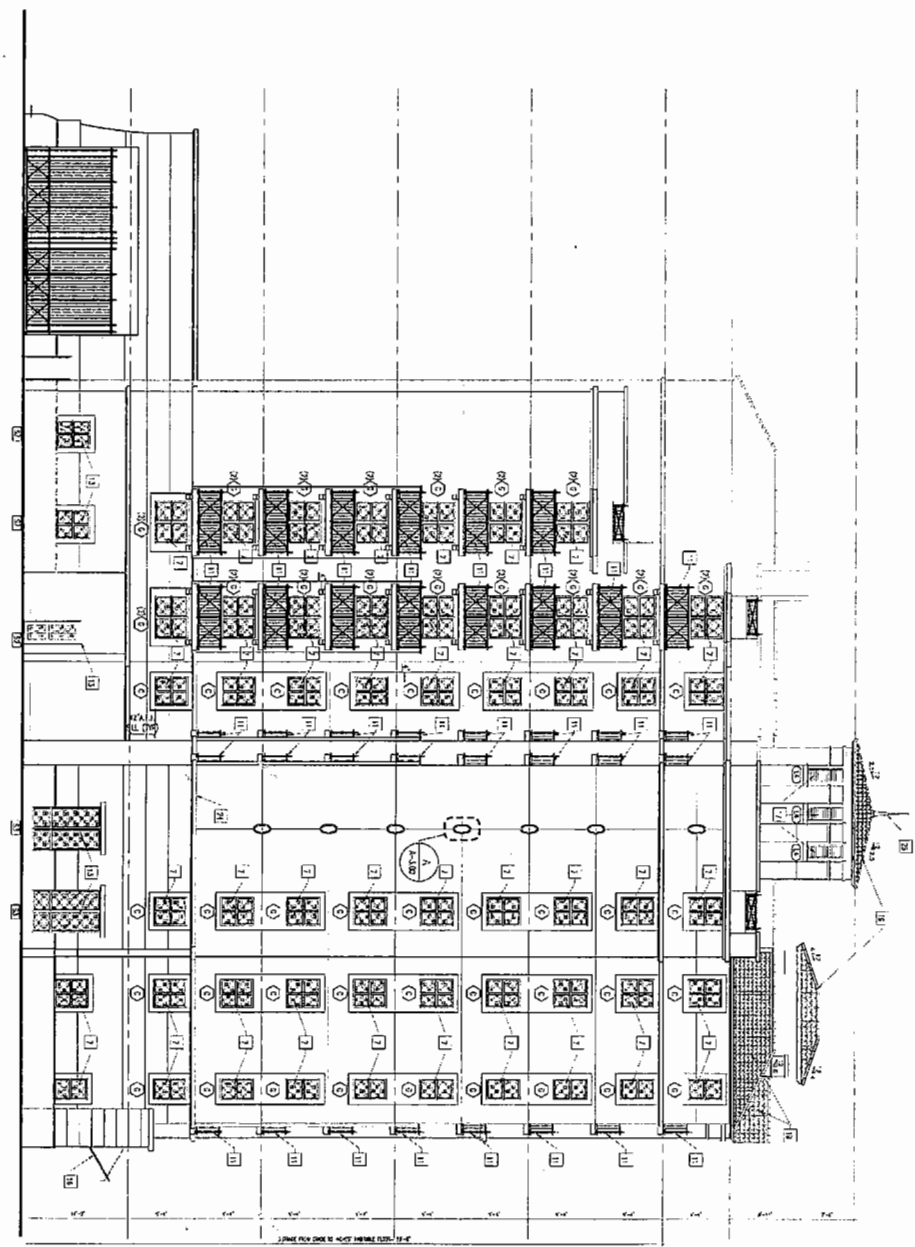
DATE:  
A-3-02  
SUBMITTAL  
A-3-02

REVISIONS  
NO. 1  
DATE: 3-1-02

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SHEET NO. 11

EAST ELEVATION  
DATE: 02-15-00  
DRAWN BY: VICKI CHAMBERS  
CHECKED BY: JAC  
DATE: 02-02-00  
TYPED BY: A-3-02



SECTION / ELEVATION LEGEND	
1. PAINTED STEEL TRUSS (PST)	17. REINFORCED CONCRETE
2. 4" W. A.F. CONCRETE	18. REINFORCED CONCRETE
3. 1" STAINLESS STEEL	19. 1" STAINLESS STEEL
4. 1" STAINLESS STEEL	20. 1" STAINLESS STEEL
5. 1" STAINLESS STEEL	21. 1" STAINLESS STEEL
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14. 1" STAINLESS STEEL	30. 1" STAINLESS STEEL
15. 1" STAINLESS STEEL	31. 1" STAINLESS STEEL
16. 1" STAINLESS STEEL	32. 1" STAINLESS STEEL



SOUTH ELEVATION	
DASH	09-13-OK
AOS KU	2008-CA
JULIAN ST	VAN COTTENAL
APR 13	NAC
T#	2008-CA
SARAH KL	

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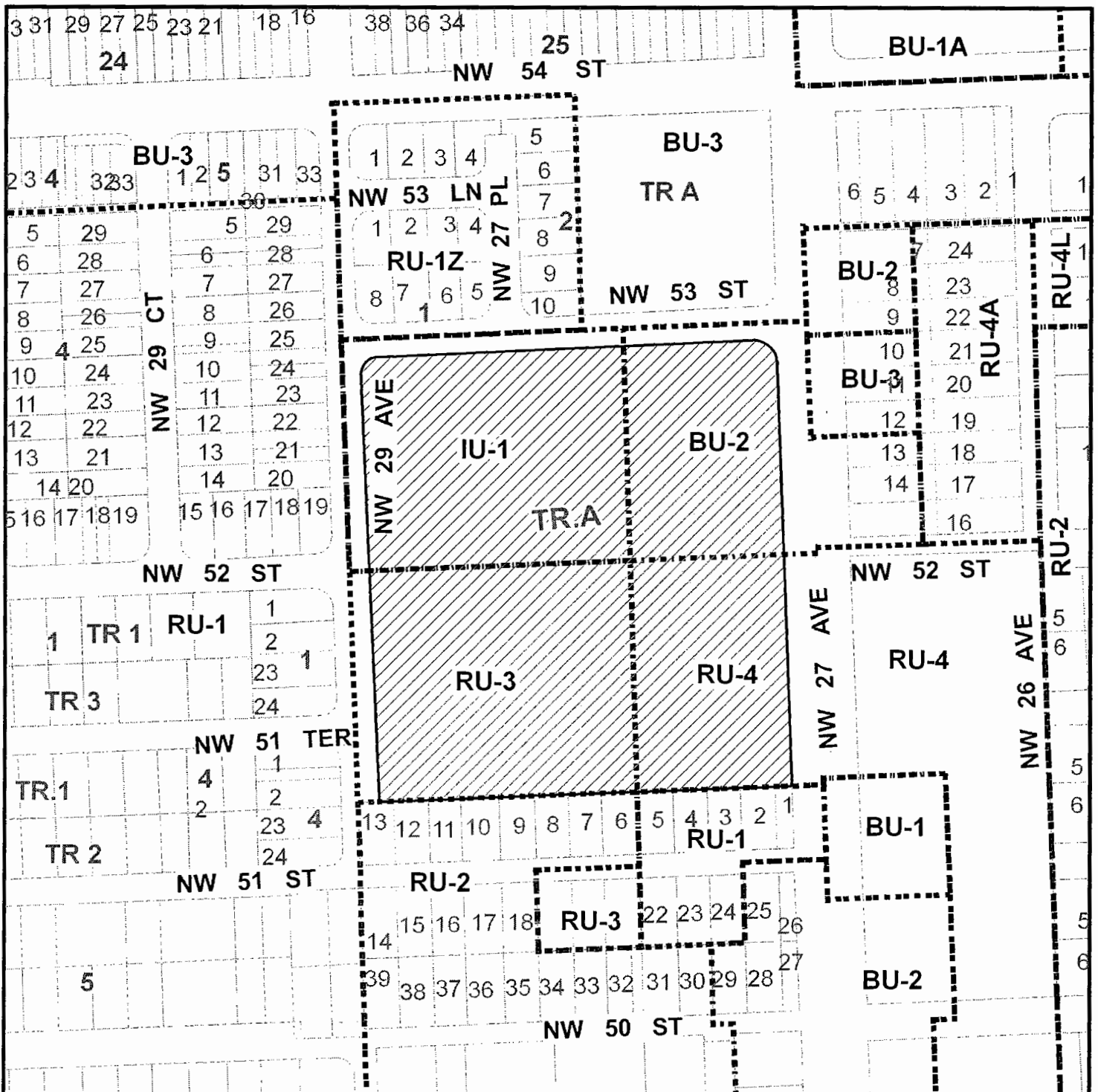
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**MIAMI-DADE COUNTY**  
**HEARING MAP**

Section: 21 Township: 53 Range: 41  
 Applicant: CARLISE GROUP IV,LTD  
 Zoning Board: C08  
 Commission District: 3  
 Drafter ID: JEFFER  
 Scale: NTS  
 ----- Zoning

Process Number

**09-140**



**SUBJECT PROPERTY**



SKETCH CREATED ON: 10/02/09

REVISION	DATE	BY
		71



# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Section: 21 Township: 53 Range: 41

Applicant: CARLISE GROUP IV,LTD

Zoning Board: C08

Commission District: 3

Drafter ID: JEFFER

Scale: NTS

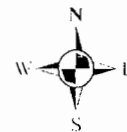
----- Zoning

Process Number

09-140



SUBJECT PROPERTY



SKETCH CREATED ON: 10/02/09

REVISION	DATE	BY