MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS

THURSDAY, JUNE 23, 2013

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
111 NW 1 STREET, MIAMI

TIME OF MEETING 9:30 A.M.

		HEARING #	DISTRICT(S)
APPEAL:			
1.	**MIAMI GARDENS PARK, LLC.**	12-089	1
Request(s):	The appellants, the Moors Patio Homes Maintenance Association, LLC ET AL are appealing the decision of Community Zoning Appeals Board #5 which approved the following: A zone change from IU-C to RU-4L, deletion of restrictions on the development of the west portion of the parcel, to permit the filling of an existing lake encroaching onto the property as well as to allow an entrance feature and to permit the development with a reduced setback from the rear property line.		
Location:	Lying West of NW 59 Avenue and South of theoretical NW 182 Land, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB)		
CURRENT:			
2.	**SOUTHWESTERN GRANT, LLC ET AL.**	11-128	8 & 9
	The applicants are requesting to rescind and revoke resolutions, delete declaration of restrictions and certain paragraphs of other declaration of restrictions, expand the existing charter school onto additional property and increase the number of students. Additionally, the applicants are requesting to permit buildings setback less than required, parking and drives within 25' of a right-of-way, temporary parking on natural terrain and more wall signs than allowed.		
Location:	The North & South side of SW 232 Street, Lying between SW 114 Place & SW 117 Avenue, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB		

Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, MAY 23, 2013

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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

MOORS PATIO HOME MAINTENANCE ASSOCIATION, LLC, ET AL are appealing the decision of COMMUNITY ZONING APPEALS BOARD #5, which approved with conditions Requests #1 through #5 and approved withdrawal of Requests #6 & #7:

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

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

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

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

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

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

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

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

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

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

SIZE OF PROPERTY: 8.2 Acres

Department of Regulatory and
Economic Resources
Recommendation: Deferral.

Protests: 36 Waivers: 138

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRULE C.Z.A.B.): _____

DEFERRED: _____

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2. SOUTHWESTERN GRANT, LLC ET AL (13-5-CC-1/11-128) **19-56-40**
BCC/District 8 & 9

(1) RESCISSION and REVOCATION of Resolutions Z-22-08 and Z-23-08, both passed and adopted by the Board of County Commissioners.

(2) SPECIAL EXCEPTION to permit the expansion of an existing charter school onto additional property.

(3) SPECIAL EXCEPTION to permit the expansion of the existing charter school with 2,000 students in grades K-12.

(4) SPECIAL EXCEPTION to permit the high school within a mile of the Urban Development Boundary.

(5) Deletion of Paragraphs 6(a) through 6(h) of Declaration of Restrictions, recorded in Official Record Book 22662 Pages 3984 - 4007, reading as follows:

"6. Charter School.

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

(b) Prior to seeking the final plat review for any portion of the Property, the Owners shall provide documented proof to the County that a charter application(s) has/have been submitted to the School Board, that such application(s) has/have been granted subject to County review as provided in Section 6(a) hereof, and that a duly qualified charter school operator has been retained and has committed to operate such charter school(s) on the school site. In addition, the owners prior to seeking final plat approval on any portion of the property, shall enter into a separate agreement with the School Board upon approval of the charter school(s) outlining appropriate operation terms. In the event the charter school(s) is not approved, the owners shall comply with Section 6(h) hereof.

(c) Prior to obtain final plat of any portion of the property, the owners shall show documented proof to the County that the charter school(s) have been approved by the DIC Executive Council. Should the charter school(s) be comprised of one or more campuses, this provision shall be considered satisfied only if the DIC Executive Council has reviewed and approved the entirety of all of the campuses.

(d) Prior to seeking the issuance of certificate of occupancy for the 400th residential unit, the owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of 400 student stations for at least a minimum K-5 program. Proof of compliance with this provision shall be in the form of monthly reports submitted by the owners to the Director of Regulatory and Economic Resources and the School Board specifying the number of certificates of occupancy obtained monthly and the number of certificates of occupancy anticipated to be issued in the following month for residential dwelling units, monthly reports shall be based upon personal knowledge and shall be sworn and notarized.

(e) Prior to seeking the issuance of a certificate of occupancy for the 800th residential unit, the owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of an additional 400 student stations for grades K-12. Prior to seeking the issuance of a certificate of occupancy for the 1000th residential unit, the owner shall have obtained certificates of use and occupancy for a charter school(s) providing an aggregate total of 1100 student stations. Proof of compliance with this provisions shall be as set forth in Section 6(d) above. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with paragraph 6(a)-(e) herein upon completing and opening an 1100 student station charter school.

(f) The charter school(s) shall be operated continuously so long as this Declaration remains in effect subject to (i) any closures due to casualties and/or natural disasters an (ii) changes approved by the County and/or the School Board.

(g) Until all of the aforestated approvals for the charter school(s) has been obtained, the construction of the charter school(s) has commenced, the School Site shall be maintained as open/green space. At no time the School Site be used for the location of temporary structures or uses such as but not limited to, construction trailers, sales offices, construction staging areas or construction storage areas.

(h) In the event that the charter school application(s) is/are not approved by the School Board prior to final plat on any portion of the Property, or in the event the charter school(s) is /are not approved by the DIC Executive Council prior to approval of final plat in any portion of the property, as reference above, the owners shall offer the 7.82 acres School Site for sale to the School Board in accordance to the provisions of a separate covenant between the owners and the School Board (the "School Board Covenant"), acceptable to the School Board, to be recorded prior to application for final approval of any portion of the property. In the event that the School Board fails to enter into an agreement with the owners to purchase the School Site pursuant to the School Board Covenant in favor of the School Board, the School Site shall remain as open/green space and the owners may proceed with the development of the remainder of the property as provided herein. If not developed as a charter school(s) or purchased by the School Board, the School Site, which shall then remain open/green space shall be landscape and maintained

by the owners at no cost to the County, in accordance with a landscape plan, to be submitted to and approved by the Director, Department of Planning and Zoning, prior to final approval of any portion of the Property abutting or immediately across the street from the 7.82 acres School Site. Further in such case the owners shall apply for the creation of a special taxing district, create a homeowner's association and/or similar entity approved by Miami-Dade County to maintain the School Site in perpetuity open as green space. Notwithstanding any provision herein to the contrary, the then fee simple owners of the school site may offer the School Site for sale to the School Board at any time.

(6) DELETION of Paragraphs #6(d) & 6(e) of Modification of Declaration of Restrictions Recorded at Official Records Book 22662, Pages 3984 - 4007, recorded in Official Record Book 24780 Pages 2321 - 2406, reading as follows:

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

6.(e) The owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1100 student stations, no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association and /or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with paragraph 6(a)-(e) herein completing and opening an 1100 student station charter school.

(7) DELETION of Declaration of Restrictions, Recorded in Official Record Book 25570 Pages 4647 - 4655.

(8) DELETION of Declaration of Restrictions For Charter School, Record in Official Record Book 27428 Pages 3281 - 3297.

(9) DELETION of Declaration of Restrictions For Charter School Amendment and Restatement of the Declaration of Restrictions for charter School Recorded at Official Records Book 26217, Pages 1426 - 1434, Recorded in Official Record Book 27428 Pages 3382 - 3397.

(10)DELETION of Second Modification and Restatement of That Certain Declaration of Restrictions Recorded At Official Records Book 22662, Pages 3984 - 4007, Record in Official Record Book 27428 Pages 3308 - 3330.

The purpose of Requests #5 - #10 is to allow the applicant to remove all prior zoning resolutions and covenants relating to the charter school use on the property and have them superseded by a new resolution and covenant, submit a new site plan showing the expansion of the charter school onto additional property and increase the number of students for the existing charter school.

(11)NON-USE VARIANCE to permit a proposed gymnasium/classroom building setback 19'.8' from the dual frontage (south) property and setback a minimum of 5'.4" from the side street (east) property line (25' required for both).

(12)NON-USE VARIANCE to permit a proposed classroom building setback a minimum of 11' from the side street (north) property line and setback a minimum of 14'10" from the side street (south) property line (25' required for both).

(13)NON-USE VARIANCE to permit parking & drives within 25' of a right-of-way (not permitted).

(14)NON-USE VARIANCE to permit temporary parking on natural terrain (hard surface required).

(15)NON-USE VARIANCE to permit 4 wall signs, each with an area of 2.8 sq. ft. (one 24 sq. ft. permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Somerset Charter School at Silver Palms" as prepared by Civica Architect dated stamped received 1/30/13 with sheets A-1.3 & A-1.4 last handwritten revision dated 3/6/13 for a total of 18 sheets. Plans may be modified at public hearing.

LOCATION: The North & South side of S.W. 232 Street, lying between SW 114 Place & SW 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.55 Acres

Department of Regulatory and Economic Resources Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

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

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), 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.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z12-089 (13-1-CZ5-1) **May 23, 2013**
Item No. 1

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

On March 14, 2013, the Community Zoning Appeals Board (CZAB) #5, approved the application based on staff's recommendation, with the modification of conditions #5 and #22 to require that no construction work be permitted on weekends.

On March 28, 2013, the appellants, the Moors Patio Homes Maintenance Association, Et Al, appealed the CZAB–5 decision to the Board of County Commissioners (BCC).

REQUESTS:

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

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

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

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

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

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

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

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

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

PROJECT DESCRIPTION AND PROJECT HISTORY:

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

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

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

In 2005, the subject property was a part of a larger tract of land that was included in the boundaries of the Country Club-Palm Springs North Charrette. The Charrette report contained the Citizen's Vision for the growth and development of the Country Club-Palm Springs North area in Miami-Dade County and was adopted by the Board of County Commissioners (BCC) in July 2006, pursuant to Resolution #870-06. Said report contained illustrative plans that also depicted the subject parcel developed with infill housing.

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

NEIGHBORHOOD COMPATIBILITY:

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

SUMMARY OF THE IMPACTS:

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

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant seeks to permit the rezoning of the subject parcel from IU-C to RU-4L (request #1). The CDMP Land Use Plan (LUP) map designates the subject 8.2-acre property for Business and Office use. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.* However, the CDMP Land Use Element interpretative text for the Business and Office use states that *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in business and office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed-use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met, residential development may be authorized to occur in the business and office category at a density up to one density category higher than the LUP map's designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher.*

ZONING ANALYSIS:

The applicant seeks approval of a request for a zone change from IU-C to RU-4L (requests #1). In addition, the application seeks to approve other requests (requests #2 through #5) for the development of the site under the RU-4L zoning regulations which are contingent on the approval of the district boundary change. However, due to an inadvertent advertising error, this application needs to be deferred. Therefore, since this application has not been properly advertised it needs to be deferred and re-advertised.

RECOMMENDATION:

Deferral.

ES:MW:NN:AN:CH

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

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Park, LLC
Z12-089

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

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

Business and Office (Page I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.* *Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* ***Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher.*** *If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.*

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Park, LLC
Z12-089

Land Use Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other*

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Park, LLC
Z12-089

	equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*
Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.*

1. MIAMI GARDENS PARK, LLC
(Applicant)

13-1-CZ5-1 (12-089)
BCC/District 01
Hearing Date: 05/23/13

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1982	1000 Brickell Inc.	-Zone change fro AU, RU-3M and RU-4L to IUC. -Unusual use for a lake Excavation. -Deletion condition #3 of Resolution Z-22-80.	BCC	Approved with Condition(s)

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

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

A

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

REPRESENTATIVE: Javier Vazquez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-1-CZ5-1 (12-089)	March 14, 2013	CZAB5	1	12

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

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

☐ DEFER: ☐ INDEFINITELY ☐ TO:_____ ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

■ OTHER: Modification of Conditions #5 and 22 to delete Saturday and Sunday operations for construction on the site.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	S	Jessica FORTICH	X		
VICE CHAIRMAN	M	Juan A. GARCIA (C.A.)	X		
COUNCILMAN		Leonardo A. PEREZ	X		
COUNCILMAN		Alexander C. SENDEROFF			X
CHAIR WOMAN		Joanne CARBANA	X		
		VOTE:	4	0	

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

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

A

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

REPRESENTATIVE: Javier Vazquez

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

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

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

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

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

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

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

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

MIAMI-DADE COUNTY
COMMU...Y ZONING APPEALS BOA[illegible] - AREA 5
MOTION SLIP

#1

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

REPRESENTATIVE: Javier Vazquez

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

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

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

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

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

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

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

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

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

REVISION 1

PH# Z2012000089
CZAB - C05

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI GARDENS PARK, LLC

This Department has no objections to this application.

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

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

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

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

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

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

Raul A Pino, P.L.S.

27-SEP-12

Memorandum

MIAMI-DADE COUNTY

Date: August 8, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: DIC #12-089
Miami Gardens Park,LLC

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

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-089
Miami Gardens Park, LLC

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

Size: The subject property is approximately 8.2 acres.

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

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The development of a gated community comprised of 180 residential dwelling units among 16 buildings will likely be considered development for a "multi-family residential establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

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

3. Recycling: Multi-family Units

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

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

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

Applicants are ***strongly*** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305 514-6666.

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

HANS OTTINOT, ESQ.
17524 N.W. 61ST COURT
MIAMI, FL 33015
TEL: (786) 202-1136
FAX: (305) 792-1562
EMAIL: HOTTINOT@SIBFL.NET

RECEIVED
2/2.05
MAR 28 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

March 28, 2013

Attn: Zoning Department of Miami-Dade County
111 N.W. 1st Street
Miami, FL 33128

Re: Appeal to Board of County Commissioners for
Hearing No. 13-1-CZ5-1
Miami Gardens Park, LLC

Dear Sir/Madam:

The undersigned represents Moors Patio Homes Maintenance Association, Inc., Antonio Sanchez, Tangelia Smith, Jorge Trujillo, Elizabeth Ferrero, Rhoda Mutton, and Linda M. Schmidta regarding the above-referenced matter.

Please find attached a joint appeal petition filed by the aforementioned parties against the zoning approval issued to Miami Gardens Park, LLC. Also, enclosed is the check in the amount of $1,188.88 for the filing fee.

Please direct all correspondence, notices, etc. to the undersigned at the address or email indicated above.

Thank you for your prompt attention to this matter.

Sincerely,

Hans Ottinot, Esq.

cc: Board of Directors, Moors Patio Homes
Clients

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE 1188.88

RECEIPT # _____

DATE HEARD: 3/14/13

BY CZAB # 5

RECEIVED
212.089
MAR 28 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 13-1-CZ5-1 212.089

Filed in the name of (Applicant) Miami Gardens Park, LLC

Name of Appellant, if other than applicant Moors Patio Homes Maintenance, Ass., et. al. (See Exhibit "A")

Address/Location of APPELLANT'S property:
Lying between 167 Street and Miami Gardens Drive from South to North and lying between N.W. 67th Ave to 60th Ave from East to West.

Application, or part of Application being Appealed (Explanation):
Entire Appealable Application.

Appellant (name): Moors Patio Homes Maintenance Ass., et. al. (See Exhibit "A") hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

(1) Community Council violated Appellants' Due Process Rights.

(2) Notices For Zoning application was defective.

(3) Zoning approval is inconsistent with Comprehensive Plan.

(4) See Exhibit "B" for additional grounds.

APPELLANT MUST SIGN THIS PAGE

Date: 24th day of March, year: 2013

Signed _____

Moors Patio Homes Maintenance Ass.
Print Name

17321 N.W. 66th Court Miami, FL 33015
Mailing Address

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Moors Patio Homes Maintenance Ass.
Representing

Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 24th day of March, year 2013

Jasmine L Barnes
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Fl Notary Discount Assoc. Co.
1-800-3-NOTARY

Commission expires: November 18, 2014

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Moors Patio Homes Maintenance Ass. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

___1. Participation at the hearing
___2. Original Applicant
___3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

MARLINE PIERRESAINT
Print Name

Appellant's signature

Hans Ottinot
Print Name

Signature

Print Name

Sworn to and subscribed before me on the ____ day of March, year 2013.

Appellant is personally know to me or has produced _____ as identification.

Jasmine L. Barnes
Notary
(Stamp/Seal)

Commission Expires: November 18 2014

[b:forms/affidapl.sam(9/08)]

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
FL Notary Discount Assoc Co

APPELLANT MUST SIGN THIS PAGE

Date: 21st day of March, year: 2013

Signed _____

ANTONIO SANCHEZ
Print Name

17321 NW 66 CT Miami 33015
Mailing Address

305-821-9123 Phone | 305 821-5401 Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Antonio Sanchez
Representing

Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 21st day of March, year 2013

Notary Public

(stamp/seal) DORIS PRADO MY COMMISSION # EE 010023 EXPIRES July 22, 2014 Bonded Thru Budget Notary Services

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Antonio Sanchez-Pres. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
___ 2. Original Applicant
✓ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Yanissey Salvarez
Print Name

Signature

Print Name

Appellant's signature

ANTONIO SANCHEZ
Print Name

Sworn to and subscribed before me on the 21st day of March, year 2013.

Appellant is personally know to me or has produced _____ as identification.

Notary
(Stamp/Seal)

Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
DORIS PRADO
MY COMMISSION # EE 010023
EXPIRES: July 22, 2014
Bonded Thru Budget Notary Services

[b:forms/affidapl.sam(11/03)]

24

APPELLANT MUST SIGN THIS PAGE

Date: 24th day of March, year: 2013

Signed _____

Tangelia Smith

Print Name

17595 N.W. 60th Pl Hialeah, FL 33015

Mailing Address

_____ _____

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate: Tangelia Smith

Representing

_____

Signature

Hans Ottinot

Print Name

17524 N.W. 61st Court

Address

Hialeah, FL 33015

City State Zip

(786) 202-1136

Telephone Number

Subscribed and Sworn to before me on the 24th day of March, year 2013

Jasmine L. Barnes

Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Fl. Notary Discount Assoc Co
1-800-1-NOTARY

Commission expires: November 18, 2014

25

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Tangelia Smith (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
2. Original Applicant
✓ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Marline Pierresaint
Print Name

Appellant's signature

Tangelia Smith
Print Name

Signature

Print Name

Sworn to and subscribed before me on the ____ day of March, year 2013.

Appellant is personally know to me or has produced FL DL as identification.

Jasmine L. Barnes
Notary
(Stamp/Seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES November 18, 2014

Commission Expires: November 18, 2014

APPELLANT MUST SIGN THIS PAGE

Date: 24th day of March, year: 2013

Signed _____

Jorge L. Trujillo
Print Name

17513 N.W. 61st Ct. Hialeah, FL 33015
Mailing Address

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate: Jorge L. Trujillo
Representing

_____
Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 24th day of March, year 2013

Jasmine L Barnes
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Bonded Thru Notary Public Underwriters

Commission expires: November 18, 2014

21

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Jorge L. Trujillo (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
___2. Original Applicant
✓ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

MARLINE PIERRESAINT
Print Name

Appellant's signature

Jorge L Trujillo
Print Name

Signature

Print Name

Sworn to and subscribed before me on the 24th day of March, year 2013.

Appellant is personally know to me or has produced FL DL. as identification.

Notary
(Stamp/Seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES November 18, 2014
Fl Notary Discount Assoc. Co.

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

APPELLANT MUST SIGN THIS PAGE

Date: 24th day of March, year: 2013

Signed _____

ELIZABETH FERRERO
Print Name

17525 NW 61 CT N
Mailing Address

305 823 3321
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Elizabeth Ferrero
Representing

_____
Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 24th day of MARCH, year 2013

_____
Notary Public

(stamp/seal)

JASMINE L. BARNES
COMMISSION # EE25472
EXPIRES: November 18, 2014
Bonding Discount Assoc. Co

Commission expires: November 18, 2014

29

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Elizabeth Ferrero (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
___ 2. Original Applicant
✓ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Fernando Amuchastegui
Print Name

Appellant's signature

ELIZABETH FERRERO
Print Name

Signature

Print Name

Sworn to and subscribed before me on the 24th day of March, year 2013.

Appellant is personally know to me or has produced FL DL as identification.

Notary
(Stamp/Seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES November 18, 2014

Commission Expires:

APPELLANT MUST SIGN THIS PAGE

Date: 24th day of March, year: 2013

Signed Rhoda Mutton

RHODA MUTTON
Print Name

17517 N.W. 61st Court, Hialeh, FL 33015
Mailing Address

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate: Rhoda Mutton
Representing

Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 24th day of March, year 2013

Jasmine L Barnes
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014

Commission expires: November 18, 2014

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared RHODA MUTTON (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
2. Original Applicant
✓ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Rhoda Mutton
Appellant's signature

Fernando Arvelo Astegui
Print Name

RHODA MUTTON
Print Name

Signature

Print Name

Sworn to and subscribed before me on the 24th day of March, year 2013.

Appellant is personally know to me or has produced FL DL as identification.

Jasmine L Barnes
Notary
(Stamp/Seal)

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
FL Notary Discount Assoc Co

APPELLANT MUST SIGN THIS PAGE

Date: 24th day of March, year: 2013

Signed Linda M. Schmidt

LINDA M. SCHMIDT
Print Name

17617 NW 61ST CT. M.
Mailing Address
Miami, FL. 33015

Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Linda M. Schmidt
Representing

Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202- 1136
Telephone Number

Subscribed and Sworn to before me on the 24th day of March, year 2013

Jasmine L Barnes
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
FL Notary Discount Assoc. Co.

Commission expires: November 18, 2014

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Linda M. Schmidt (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
___ 2. Original Applicant
___ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Fernando Amuchastegui
Print Name

Linda M. Schmidt
Appellant's signature

LINDA M. SCHMIDT
Print Name

Signature

Print Name

Sworn to and subscribed before me on the 24th day of March, year 2013.

Appellant is personally know to me or has produced FL DL as identification.

Jasmine L Barnes
Notary
(Stamp/Seal)

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
1-800-3-NOTARY

EXHIBIT "A"

NAMES OF APPELLANTS

(1) Moors Patio Maintenance Association, Inc.;

(2) Antonio Sanchez;

(3) Tangelia Smith;

(4) Jorge Trujillo;

(5) Elizabeth Ferrero;

(6) Rhoda Mutton;

(7) Linda M. Schmidt.

EXHIBIT "B"

GROUNDS AND REASONS SUPPORTING REVERSAL

(1) Community Council 5 violated Appellants' due process rights;

(2) Notices for zoning application were defective on its face;

(3) Zoning approval is inconsistent with Miami-Dade Comprehensive Plan;

(4) Failure to obtain prior to zoning approval Letter of Permit regarding Environmental Resource Permit Number 13-03926-P;

(5) Unusual Use Request to fill lake did not comply with requirements of County Code;

(6) Non-Use Variances granted inconsistent with the requirements of the County Code and state law;

(7) Deletion of Declaration Restrictions requiring 100 feet buffer to protect single family home neighborhood violates County Code and state law requirements.

RECEIVED
2/12.089
APR 01 2013
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

HANS OTTINOT, ESQ.
17524 N.W. 61ST COURT
MIAMI, FL 33015
TEL: (786) 202-1136
FAX: (305) 792-1562
EMAIL: HOTTINOT@SIBFL.NET

March 29, 2013

Ronald Connally, Supervisor
Zoning Department of Miami-Dade County
111 N.W. 1st Street
Miami, FL 33128

Re: Appeal to Board of County Commissioners for Hearing No. 13-1-CZ5-1 Miami Gardens Park, LLC

Dear Mr. Connally:

Pursuant to your request, please find enclosed revised affidavits for the Appeal. Additionally, please find the Disclosure of Interest Form from the Moors Patio Homes Association.

Thank you for your prompt attention to this matter.

Sincerely,

Hans Ottinot, Esq.

cc: Board of Directors, Moors Patio Homes
Clients

37

APPELLANT MUST SIGN THIS PAGE

Date: 28th day of March, year: 2013

Signed _____

Moors Patio Homes Maintenance Ass.
Print Name

17321 N.W. 66th Court, Hialeah, FL 33015
Mailing Address

(786)202-1136 _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate: Moors Patio Homes Maintenance Ass.
Representing

_____
Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 28TH day of March, year 2013

Jasmine L Barnes
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Bonded Thru Notary Discount Assoc. Co.

Commission expires: November 18, 2014

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Hans Ohnot (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
___ 2. Original Applicant
___ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Print Name

Signature

Print Name

Appellant's signature

Hans Ohnot
Print Name

Sworn to and subscribed before me on the 21st day of March, year 2013.

Appellant is personally know to me or has produced FL D as identification.

Notary
(Stamp/Seal)

JASMINE L. BARNES
COMMISSION # EE25472
EXPIRES: November 18, 2014

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

APPELLANT MUST SIGN THIS PAGE

Date: 28th day of March, year: 2013

Signed _____

ANTONIO SANCHEZ
Print Name

17821 NW 66 Ct. Miami 33015
Mailing Address

305 7734886 _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate: Antonio Sanchez
Representing

_____
Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 28th day of March, year 2013

_____
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES November 18, 2014
FL Notary Discount Assoc. Co.

Commission expires: November 18, 2014

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Antonio Sanchez Pres. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
2. Original Applicant
✓ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Hans Ottinot
Print Name

Signature

Margarita Ottinot
Print Name

Appellant's signature

ANTONIO SANCHEZ
Print Name

Sworn to and subscribed before me on the 28th day of March, year 2013.

Appellant is personally know to me or has produced FL DL. as identification.

Notary
(Stamp/Seal)

JASMINE L. BARNES
COMMISSION # EE25472
EXPIRES November 18, 2014
FL Notary Discount Assoc Co

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

41

APPELLANT MUST SIGN THIS PAGE

Date: 28th day of March, year: 2013

Signed Linda M. Schmidt

LINDA M. SCHMIDT
Print Name

17617 NW 61ST CT.
Mailing Address

3052836568 _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Linda M. Schmidt
Representing

Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 28th day of March, year 2013

Jasmine L. Barnes
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Bonded Thru Notary Public Underwriters

Commission expires: November 18, 2014

42

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Linda M. Schmidt (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
2. Original Applicant
✓ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Print Name

Signature

Margarita Ottinot
Print Name

Linda M. Schmidt
Appellant's signature

LINDA M. SCHMIDT
Print Name

Sworn to and subscribed before me on the 28th day of March, year 2013.

Appellant is personally know to me or has produced FL DL as identification.

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
FL Notary Discount Assoc. Co.

Notary
(Stamp/Seal)

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

APPELLANT MUST SIGN THIS PAGE

Date: 28th day of March, year: 2013

Signed _____

Jorge L. Trujillo
Print Name

17513 N.W. 61st Ct, Hialeah, FL 33015
Mailing Address

(786) 202-1136 _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Jorge L. Trujillo
Representing

_____
Signature

Háns Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 28th day of March, year 2013

Jasmine L. Barnes
Notary Public

(stamp/seal) JASMINE L. BARNES ... EE25472 ... November 18, 2014 ... Notary Discount Assoc. Co

Commission expires: November 18, 2014

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Jorge L. Trujillo (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
2. Original Applicant
✓ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Elizabel Trujillo
Print Name

Signature

Hans Attiwot
Print Name

Appellant's Signature

Jorge L. Trujillo
Print Name

Sworn to and subscribed before me on the 20th day of March, year 2013.

Appellant is personally know to me or has produced FL DL as identification.

Notary
(Stamp/Seal)

JEANNINE L BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Fl Notary Discount Assoc. Co

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

APPELLANT MUST SIGN THIS PAGE

Date: 28th day of March, year: 2013

Signed _____

Elizabeth Ferrero
Print Name

17525 NW 61st Ct. Miami, FL. 33015
Mailing Address

3058233321 _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Elizabeth Ferrero
Representing

_____
Signature

Hans Ottinot
Print Name

17524 N.W. 61st Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 28th day of March, year 2013

_____
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Bonded Through Discount Notary Co.

Commission expires: November 18, 2014

46

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Elizabeth Ferrero (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
2. Original Applicant
✓ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Print Name

Signature

Margarita Ottinot
Print Name

Appellant's signature

Elizabeth Ferrero
Print Name

Sworn to and subscribed before me on the 28th day of March, year 2013.

Appellant is personally know to me or has produced FL DL. as identification.

Jasmine
Notary
(Stamp/Seal)

JASMINE L. BARNES
COMMISSION # EE25472
EXPIRES: November 18, 2014
FL Notary Discount Assoc. Co.

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Tangelia Smith (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

✓ 1. Participation at the hearing
___ 2. Original Applicant
___ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Appellant's signature

Margarita Ottinot
Print Name

Tangelia G. Smith
Print Name

Signature

Hans Ottinot
Print Name

Sworn to and subscribed before me on the 30TH day of March, year 2013.

Appellant is personally know to me or has produced DL as identification.

Jasmine L Barnes
Notary
(Stamp/Seal)

Commission Expires: November 18, 2014

[b:forms/affidapl.sam(9/08)]

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

APPELLANT MUST SIGN THIS PAGE

Date: 30th day of March, year: 2013

Signed _____

Tangelia G. Smith
Print Name

17995 NW 60th Pl Miami Lakes FL 33015
Mailing Address

786-253-8086 _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Tangelia G. Smith
Representing

_____
Signature

Hans Ottinot
Print Name

17524 N.W. 61st. Court
Address

Hialeah, FL 33015
City State Zip

(786) 202-1136
Telephone Number

Subscribed and Sworn to before me on the 30th day of March, year 2013

_____
Notary Public

(stamp/seal)

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES: November 18, 2014
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

Commission expires: November 18, 2014

RESOLUTION NO. CZAB5-1-13

WHEREAS, **MIAMI GARDENS PARK, LLC** applied for the following:

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

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

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

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

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

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

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

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

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

SUBJECT PROPERTY: Tract "A" of Garden Park S ubdivision PB 167, PG 29

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

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-4L (Item #1) would be consistent with the Comprehensive Development Master Plan and would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that requested deletion of a Declaration of Restrictions recorded in Official Record Book 11507, Pages 577 through 581, only as it applies to the subject property (Item #2), the requested unusual use to permit an entrance feature; to wit: an entrance feature consisting of decorative masonry walls 8' in height and signage (Item #3), the requested unusual use to permit the filling of a portion of an existing lake (Item #4), and the requested non-use variance of setback requirements to permit certain buildings setback 15' from the rear (south) property line (Item #5), would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that the requested unusual uses (Items #3 and #4) would not have an adverse impact upon the public interest and should be approved, and that the requested non-use variance of spacing requirements to permit the clubhouse to be spaced a minimum 23'-8" from other residential buildings (Item #6), and the requested non-use variance of spacing requirements to permit certain residential buildings to be spaced 16' from each other (Item #7) shall be withdrawn per the Department's recommendation, and

WHEREAS, a motion to approve Items #1 through #5 and to withdraw Items #6 and #7 per the Department' s recommendation was offered by Juan A. Garcia, seconded by Jessica Fortich, and upon a poll of the members present the vote was as follows:

Juan A. Garcia	aye	Leonardo A. Perez	aye
Jessica Fortich	aye	Alexander C. Senderoff	absent

Joanne Carbana aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5, that the requested district boundary change to RU-4L (Item #1) be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that the requested deletion of a Declaration of Restrictions recorded in Official Record Book 11507, Pages 577 through 581, only as it applies to the subject property (Item #2), the requested unusual use to permit an entrance feature; to wit: an entrance feature consisting of decorative masonry walls 8' in height and signage (Item #3), the requested unusual use to permit the filling of a portion of an existing lake (Item #4), and the requested non-use variance of setback requirements to permit certain buildings setback 15' from the rear (south) property line (Item #5), be and the same are hereby approved, subject to the following conditions:

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

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

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

4. That the applicant submit to the Department of Regulatory and Economic Resources for review and approval a landscape plan which in addition to the submitted landscape plans shall include the required landscape buffer along the west property line. Said

landscape buffer shall consist of a dual row of trees planted in staggered rows along the west property line, spaced 25' on center and be a minimum of 12' high at the time of planting, and shall be installed along that portion of the west property line prior to the issuance of the first Certificate of Occupancy.

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

Lake Fill Conditions

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

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

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

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

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

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

12. That in order to insure compliance with all terms and conditions imposed, a cash bond or substantially equivalent instrument meeting with the approval of the Director shall be posed with the Department of Regulatory and Economic Resources, payable to Miami-Dade County, in an amount as may be determined and established by the Director of the Department of Regulatory and Economic Resources; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgagees, etc. The bond amount shall be based on the volume of cut required to create the approved slope configuration.

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

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

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

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

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

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

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

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

21. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director of the Department of Regulatory and Economic Resources.

22. That the applicant shall be permitted to operate between the hours of 7:00 A.M. and 7:00 P.M. on weekdays, may be permitted by the Director only if the same does not become objectionable, in his opinion, to the surrounding area.

23. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project as the project develops and the lakefill operation progresses. In accordance with this requirement, the applicants shall submit "as built" surveys prepared and sealed by a Florida licensed surveyor and/or professional engineer at one-fourth, one-half, three-fourths and final completion of the lake fill operation or at six-month intervals, whichever is of a lesser duration, or upon request of either the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources when it appears that the lake fill is proceeding contrary to approved plans.

24. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda that are incorporated herein by reference.

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

BE IT FURTHER RESOLVED that Items #6 and #7 be and the same are hereby withdrawn without prejudice.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources.

PASSED AND ADOPTED this 14th day of March, 2013.

Hearing No. 13-1-CZ5-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-1-13 adopted by said Community Zoning Appeals Board at its meeting held on the 14th day of March, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of March, 2013.

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Department of Regulatory and Economic Resources

SEAL

Memorandum

MIAMI-DADE COUNTY

Date: November 13, 2012

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

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

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

Application Name: MIAMI GARDENS PARK, LLC

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

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

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

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

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

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

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

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

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

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

REVISION 1

Memorandum

Date: 06-NOV-12

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

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

Subject: Z2012000089

Fire Prevention Unit:

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

Service Impact/Demand

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

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

Based on this development information, estimated service impact is: 50.49 alarms-annually.
The estimated average travel time is: 6:32 minutes

Existing services

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

Station 1 - Miami Lakes - 16699 NW 67 Avenue
Rescue, ALS Aerial

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent. Substantial changes to the Letter of Intent will require additional service impact analysis.

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

DATE: 26-APR-13

REVISION 2

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

MIAMI GARDENS PARK, LLC	Lying west of NW 59 AVENUE and south of theoretical NW 182 LANE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2012000089

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC: No open cases, prior case 201207002831 was opened September 21, 2012 for Failure to perform lot maintenance and a warning was issued. Reinspection October 18, 2012 and violation corrected and case closed. Previous case 201207002556 was opened August 21, 2012 for junk/trash and case closed on September 21, 2012.

Miami Gardens Park LLC

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

REPORTER NAME:

60

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Miami Gardens Park, LLC

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

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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12-089
JUL 03 2012
ZONING HEARINGS SECTION
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BY

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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BY

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

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

Signature: _____
(Applicant)

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

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

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

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

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: Moors Patio Homes Maintenance Association, Inc.

NAME AND ADDRESS	Percentage of Stock
Antonio Sanchez, President 17321 N.W. 66 Ct. Miami, FL 33015	N/A
Tangelia Smith, Vice President 17321 N.W. 66 Ct. Miami, FL 33015	N/A
Elicecer Cuba, Treasurer 17321 N.W. 66 Ct. Miami, FL 33015	N/A

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: X _____ (Applicant) President

Sworn to and subscribed before me this 28th day of March, 2013. Affiant is personally know to me or has produced FL DL as identification.

Jasmine L. Barnes
(Notary Public)

My commission expires: November 18, 2014

Seal

JASMINE L. BARNES
MY COMMISSION # EE25472
EXPIRES November 18, 2014
FL Notary Discount Assoc. Co.

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

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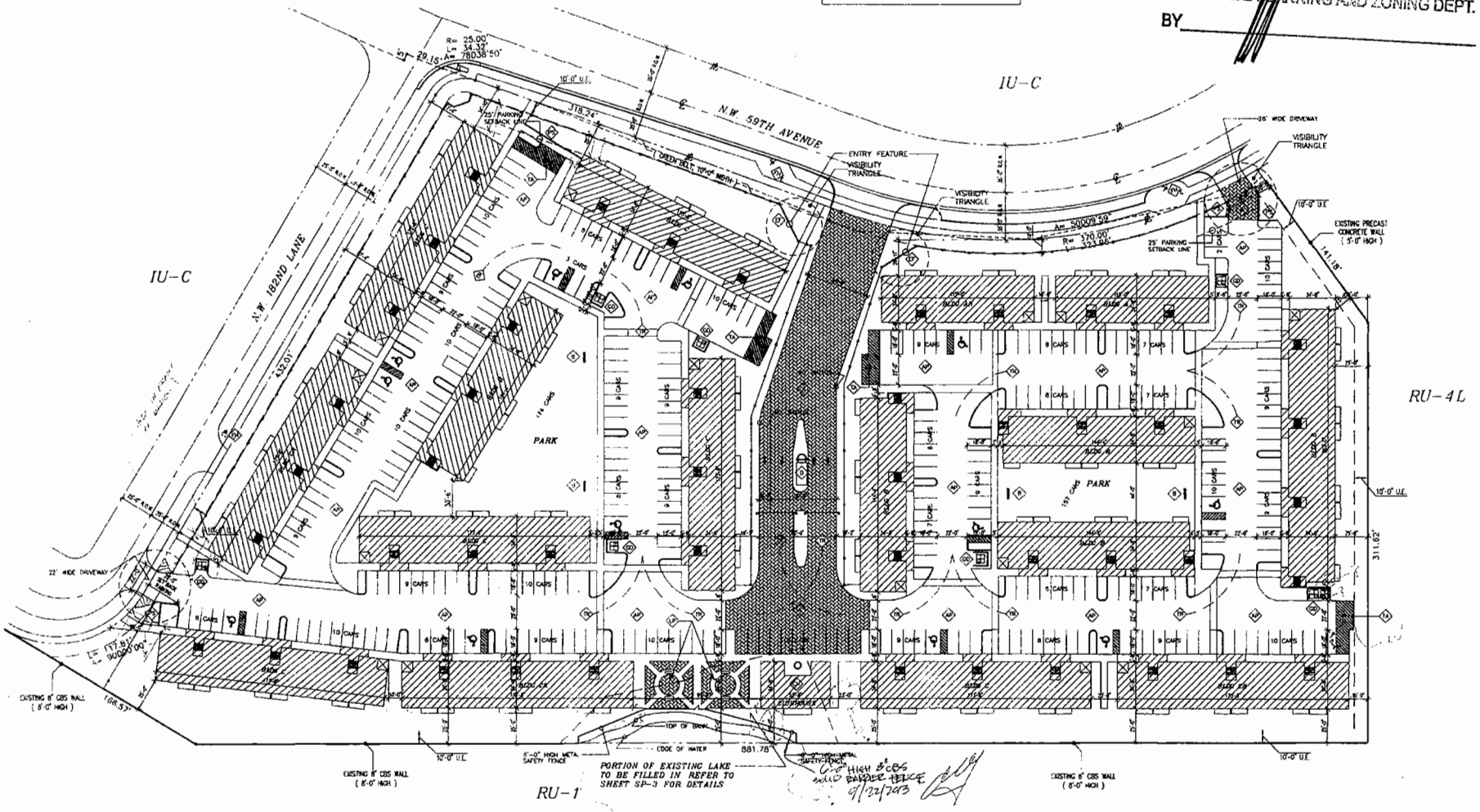
LEGAL DESCRIPTION
TRACT A OF GARDENS PARK
SUBDIVISION
PLAT BOOK 167 PAGE 29
OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY



GENERAL SITE PLAN
1"= 40'-0"

ENLARGED SITE PLAN

99

PROPOSED SITE PLAN ZONING LEGEND

[illegible]

LOT COVERAGE DATA

BLDG TYPE	NO. OF BLDGS	LOT COVERAGE
BLDG. A	1 BUILDINGS	4,231SF
BLDG. AR	1 BUILDINGS	4,231SF
BLDG. B	4 BUILDINGS	5,390SF
BLDG. C	6 BUILDINGS	6,347SF
BLDG. CR	3 BUILDINGS	6,347SF
BLDG. D	1 BUILDING	7,046SF
CLUBHOUSE	1 BUILDING	1,930SF

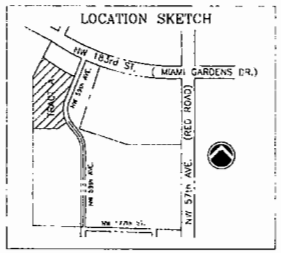
LOT COVERAGE CALCULATIONS

BLDG TYPE		
BLDG. A	1 @ 4,231 SF	= 4,231 SF
BLDG. AR	1 @ 4,231 SF	= 4,231 SF
BLDG. B	4 @ 5,390 SF	= 21,563 SF
BLDG. C	6 @ 6,347 SF	= 38,082 SF
BLDG. CR	3 @ 6,347 SF	= 19,041 SF
BLDG. D	1 @ 7,046 SF	= 7,046 SF
CLUBHOUSE	1 @ 1,930 SF	= 1,930 SF
TOTAL LOT COVERAGE		96,623 SF

LEGAL DESCRIPTION

TRACT A OF GARDENS PARK SUBDIVISION
PLAT BOOK 167 PAGE 79
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY

LOCATION SKETCH



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OCT 25 2012
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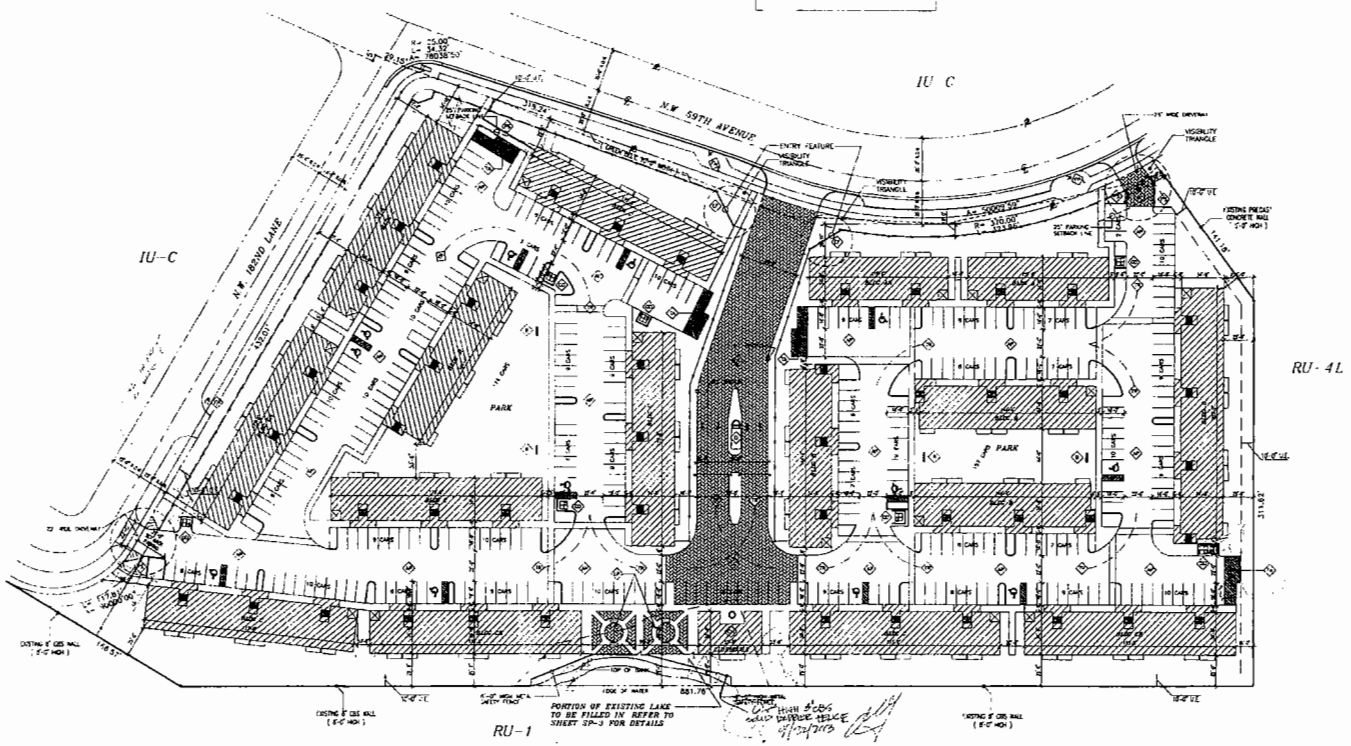

GENERAL SITE PLAN
1" = 40'-0"

SITE PLAN SYMBOL LEGEND

ID	SYMBOL DESCRIPTTION
A	DENOTES LOCATION OF BRICK PAVERS
B	DENOTES LOCATION OF BICYCLE RACK
C	DENOTES LOCATION OF FOUNTAIN
AP	DENOTES LOCATION OF ASPHALT PAVING
GH	DENOTES LOCATION OF GUARDHOUSE SEE SHEET GH-1 FOR DETAILS
CH	DENOTES LOCATION OF CLUBHOUSE SEE SHEET CH-1 FOR DETAILS
TR	DENOTES 50' FIRETRUCK CL TURNING RADIUS
EF	DENOTES LOCATION OF ENTRY FEATURE
PS	DENOTES LOCATION OF 36" HIGH PARKING STALL SCREEN WALL
CD	DENOTES LOCATION OF GARBAGE DUMPSTER
TA	DENOTES LOCATION OF PARKING TURNAROUND AREA TO BE STRIPPED AND LABELED AS NO PARKING TURNAROUND ONLY
LP	DENOTES LOCATION OF BRICK PAVERED LAKEVIEW PLAZA

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GENERAL SITE PLAN

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

DATE	04/23/12
SCALE	AS NOTED
SHEET	OF
SP-1	

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

REVISIONS

NO	DATE	BY
A	10/17/12	O.J.G.
B		O.J.G.
C		O.J.G.

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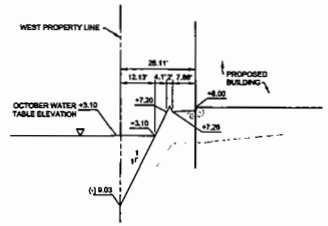
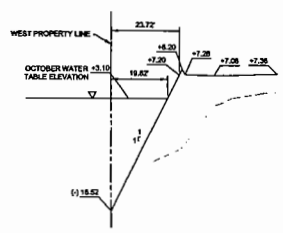


PROPOSED LAKE CROSS SECTION @ (-)10.45

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



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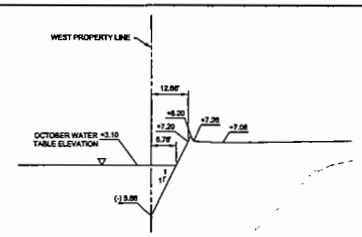

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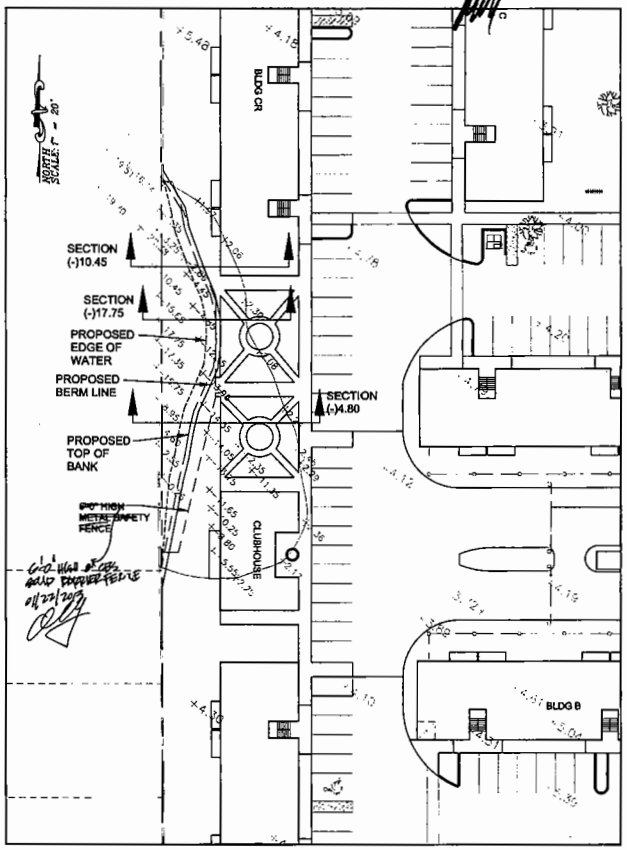

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BY

NO.	DATE	DESCRIPTION	BY	APP

LAKE SECTION

EXHIBIT

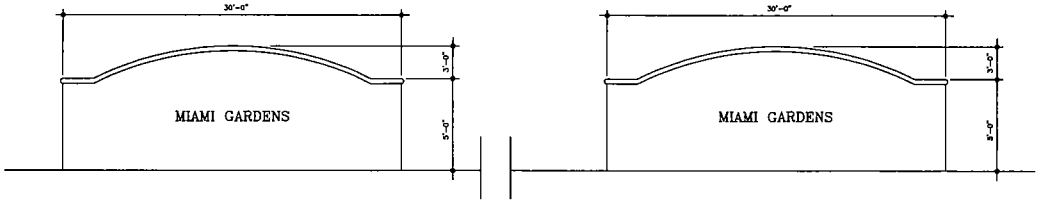
GARDENS PARK

RAFULS & ASSOCIATES CONSTRUCTION COMPANY

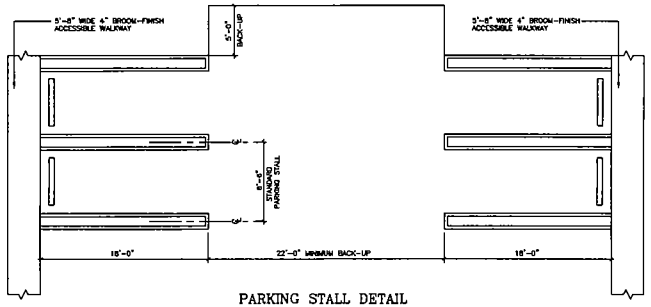
LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/446-1800 • LB 1012

SEAL
10/22/12
ANDREW W. ADAMS
REGISTERED ENGINEER (65518)
STATE OF FLORIDA

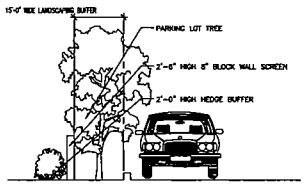
DESIGNED: AWA
DRAWN: AWA
CHECKED: AWA
SCALE: AS NOTED
DATE: 10/15/12
PROJ. NO. 2005-12
SHEET SP-3 OF 3 SHEETS



ENTRY FEATURE DETAIL



PARKING STALL DETAIL



PROPERTY-LINE PARKING SCREEN DETAIL

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OCT 25 2012
ZONING HEARINGS SECTION
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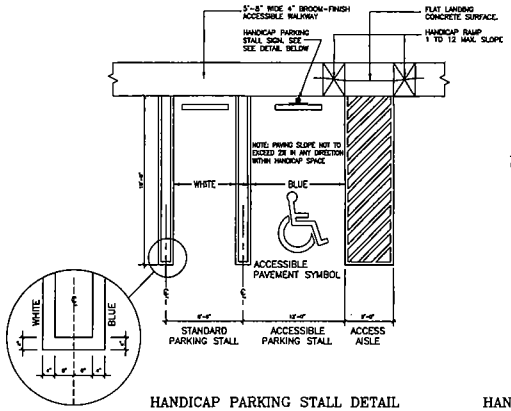
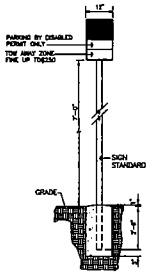


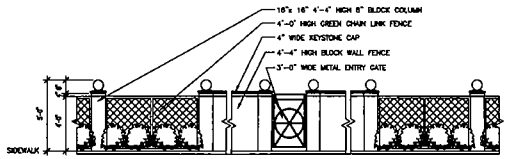
HANDICAP PARKING STALL DETAIL



HANDICAP PARKING SIGN DETAIL

HANDICAP PARKING SIGN NOTES

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



FRONT PROPERTY-LINE FENCE DETAIL

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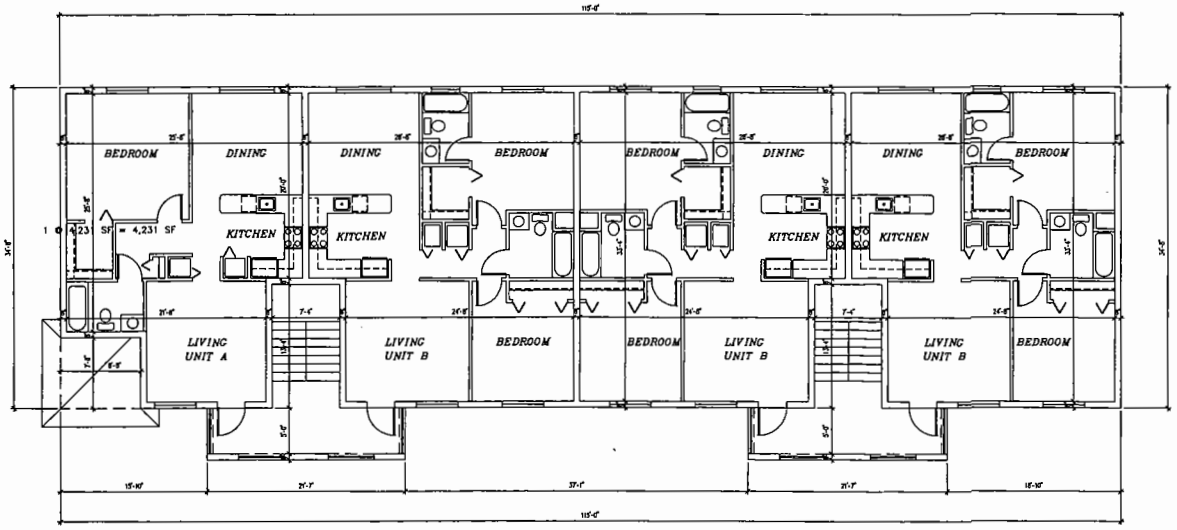
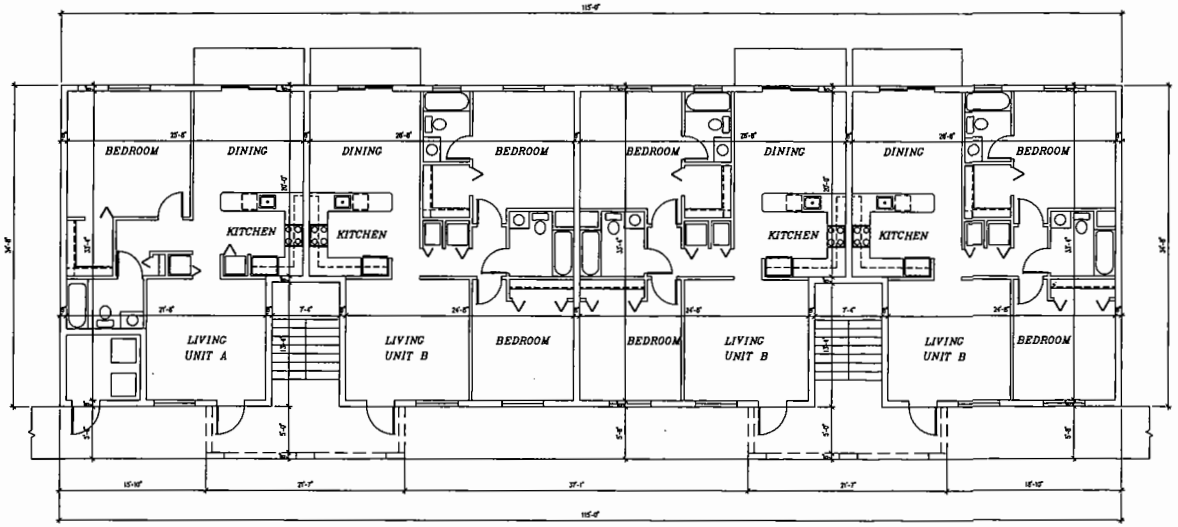
SITE PLAN DETAILS

PROPOSED 178 APARTMENTS FOR : MIAMI GARDENS PARK	OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA OWNER TELEPHONE : (305) 883-8881 JOB ADDRESS :	DATE 04/25/12 SCALE AS NOTED SHEET OF SP-2	OSCAR J. GONZALEZ ARCHITECT ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA TELEPHONE : (305) 332-4059 AR-0010706	REVISIONS NO DATE BY 1 OJG 2 OJG 3 OJG



SECOND FLOOR PLAN

3/16" = 1'-0"



GROUND FLOOR PLAN

3/16" = 1'-0"

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FLOOR PLAN BLDG A

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

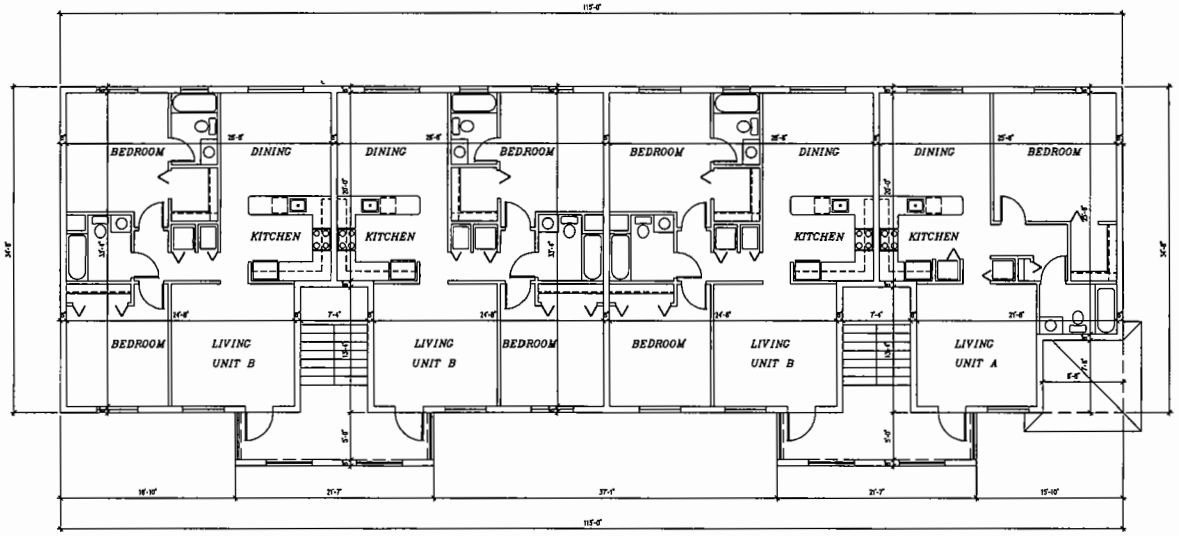
OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

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

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

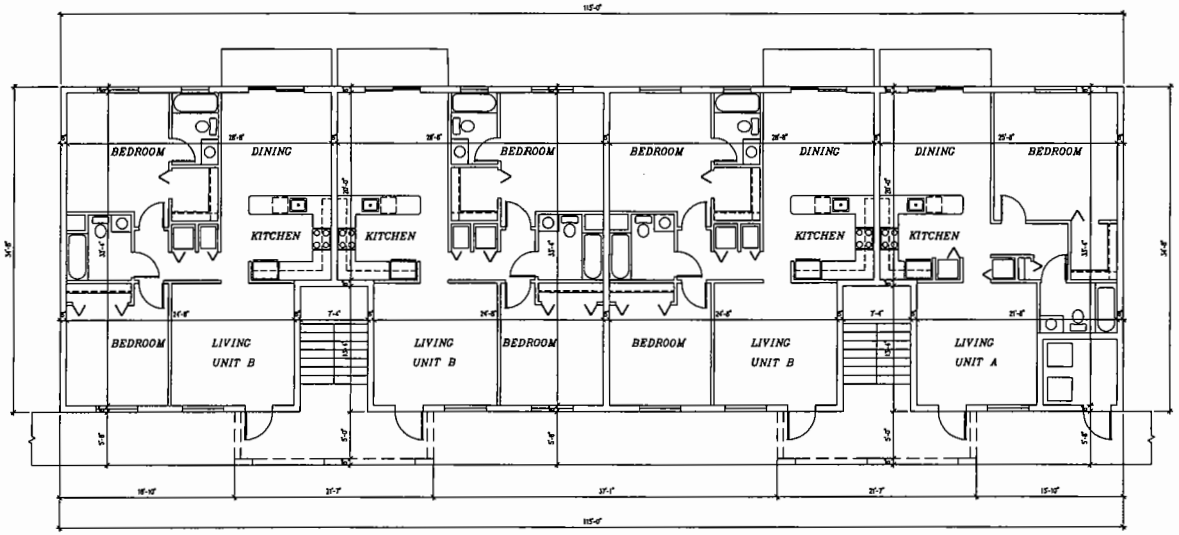
REVISIONS

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



SECOND FLOOR PLAN

3/16" = 1'-0"



GROUND FLOOR PLAN

3/16" = 1'-0"

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OCT 25 2012
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MIAMI-DADE PLANNING AND ZONING DEPT.
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FLOOR PLAN BLDG AR

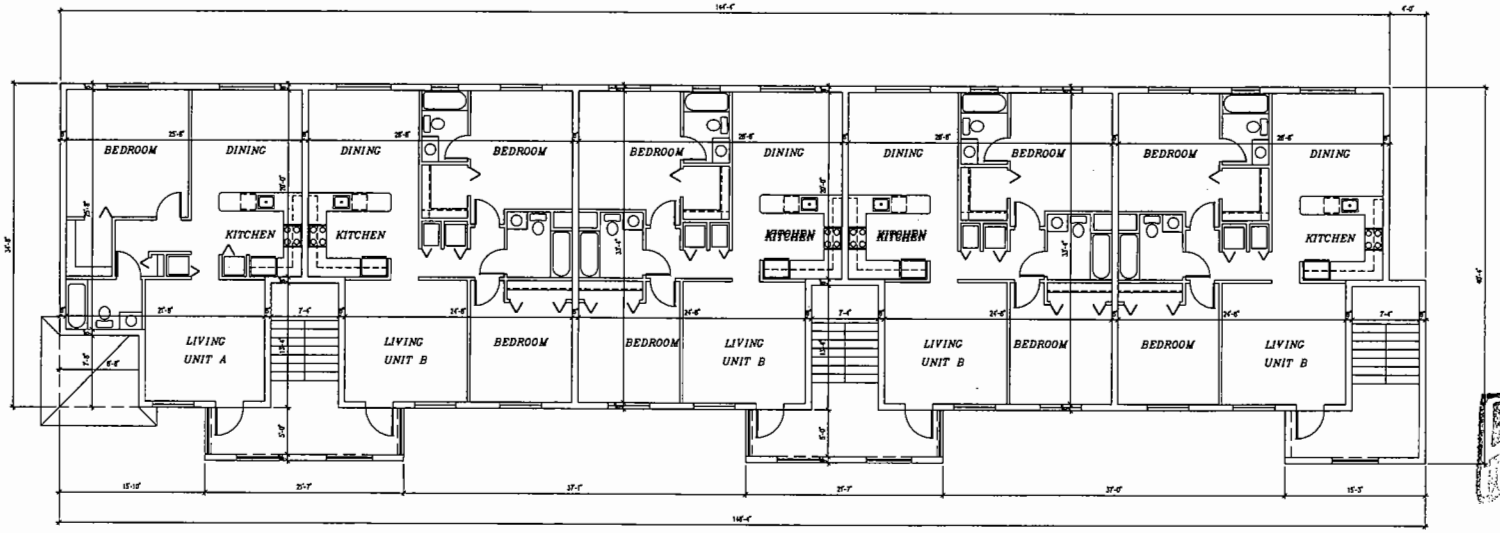
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

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

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

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



SECOND FLOOR PLAN

3/16" = 1'-0"

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212-089
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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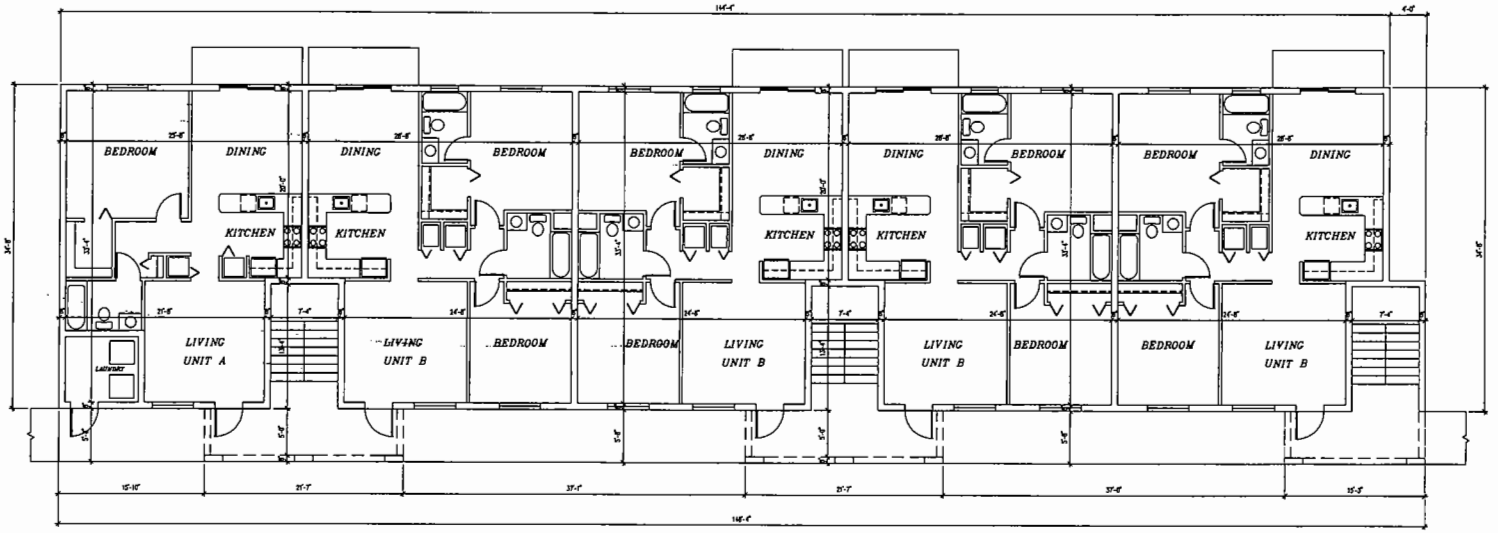

GROUND FLOOR PLAN

3/16" = 1'-0"

RECEIVED
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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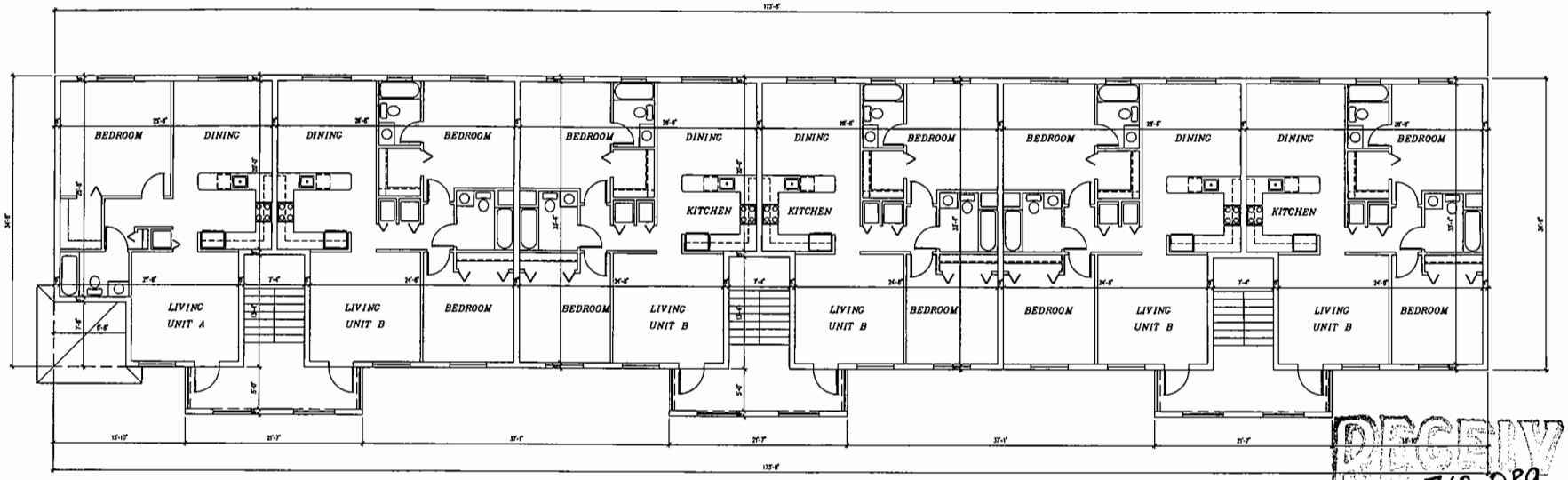
FLOOR PLAN BLDG B

PROPOSED 178 APARTMENTS FOR : MIAMI GARDENS PARK	OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA OWNER TELEPHONE : (305) 863-8881 JOB ADDRESS :	DATE 04/25/12 SCALE AS NOTED SHEET OF A-3	OSCAR J. GONZALEZ ARCHITECT ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA TELEPHONE : (305) 332-4059 AR-0010705

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



SECOND FLOOR PLAN

3/16" = 1'-0"

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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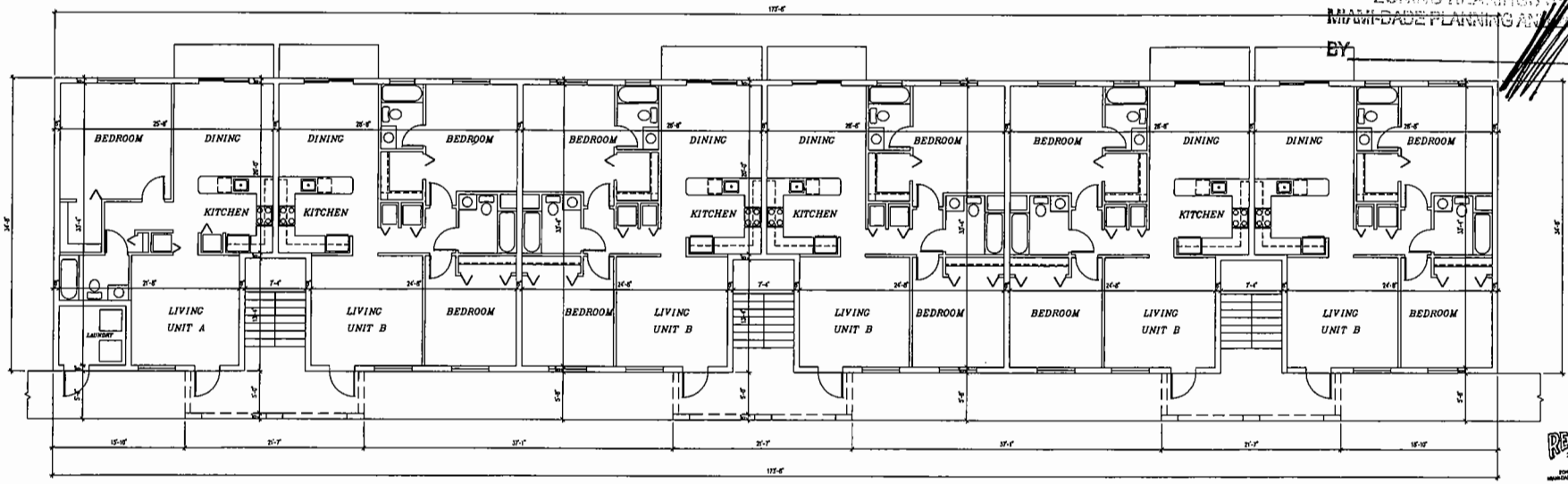


GROUND FLOOR PLAN

3/16" = 1'-0"

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

FLOOR PLAN BLDG C

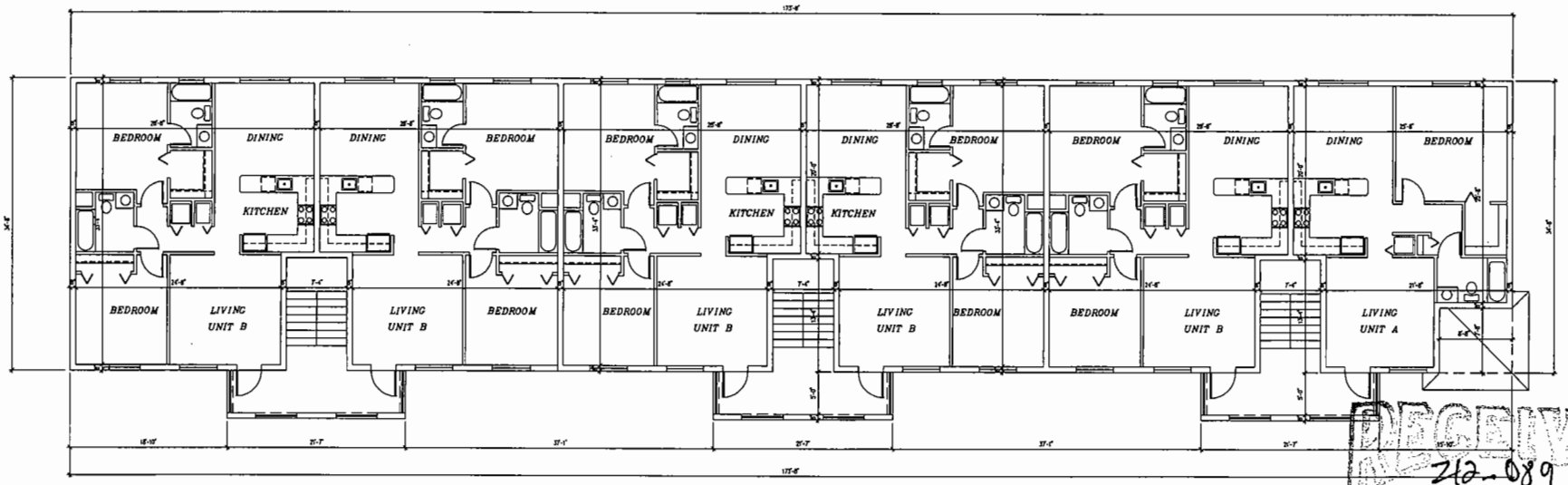
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 863-8881
JOB ADDRESS :

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

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

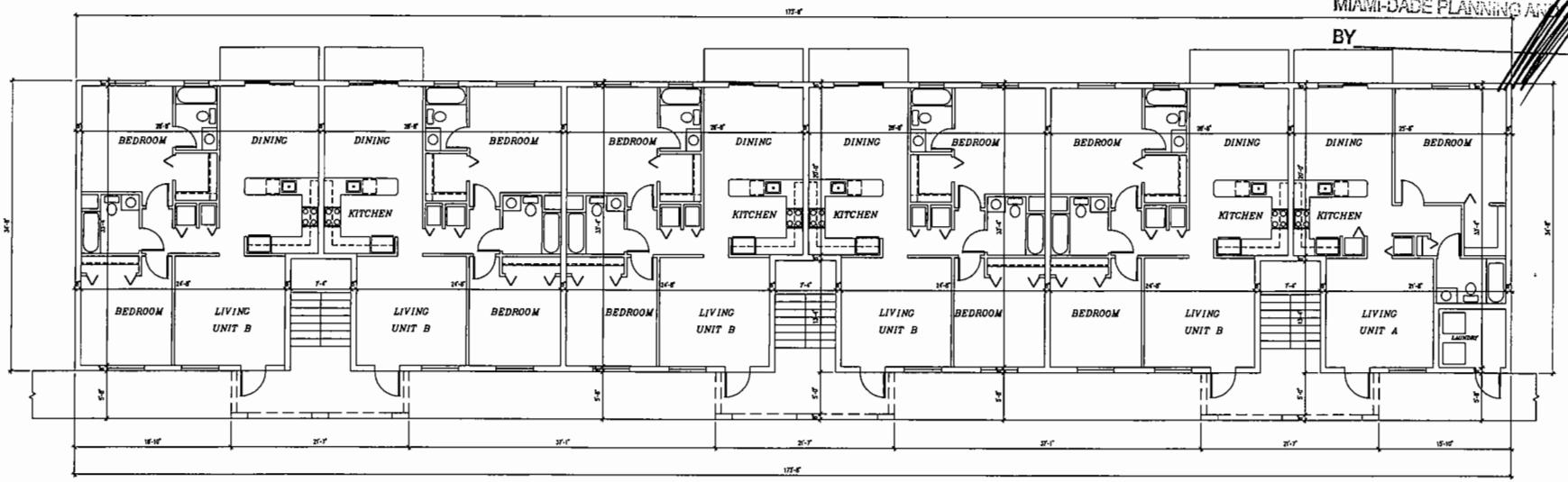
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



SECOND FLOOR PLAN

3/16" = 1'-0"

RECEIVED
212-089
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



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

GROUND FLOOR PLAN

3/16" = 1'-0"

FLOOR PLAN BLDG C

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

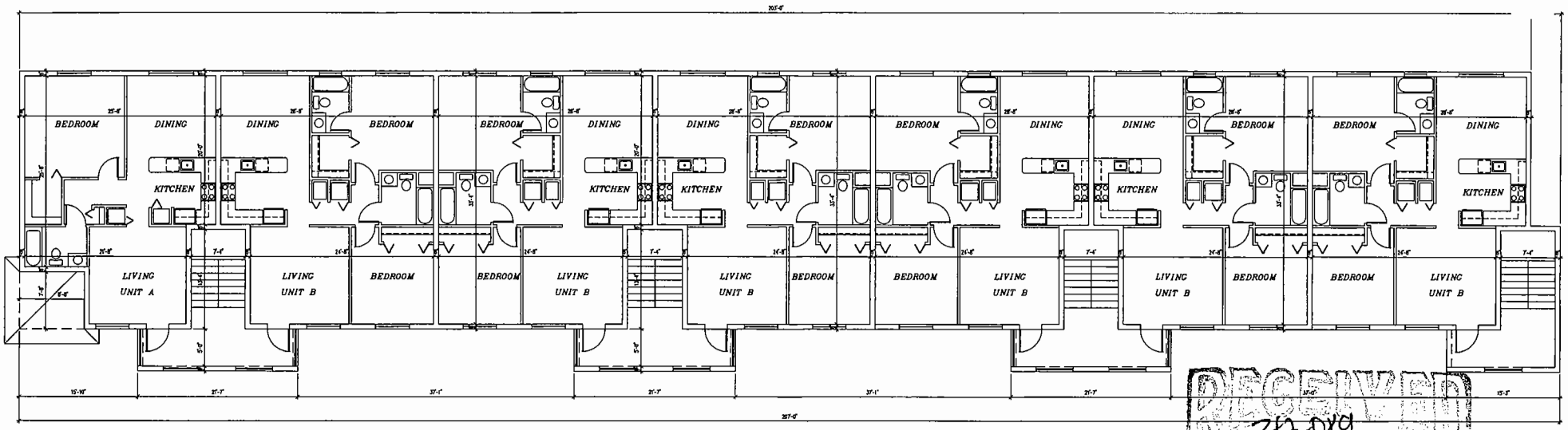
OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8881
JOB ADDRESS :

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

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

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

74



SECOND FLOOR PLAN

3/16" = 1'-0"

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212-089
OCT 25 2012
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MIAMI-DADE PLANNING AND ZONING DEPT.
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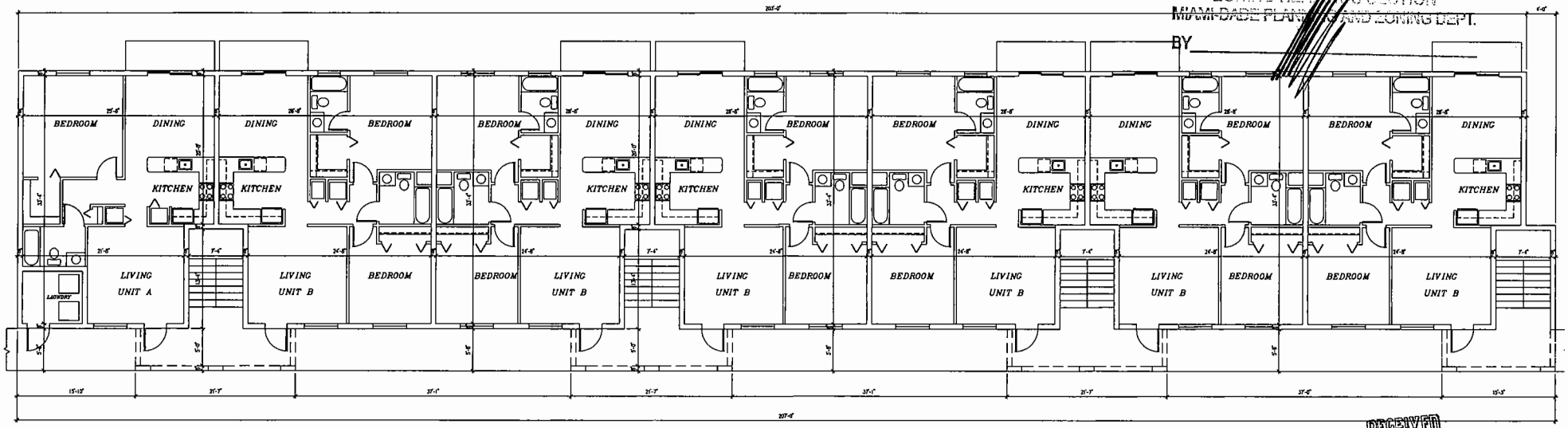

GROUND FLOOR PLAN

3/16" = 1'-0"

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

FLOOR PLAN BLDG D

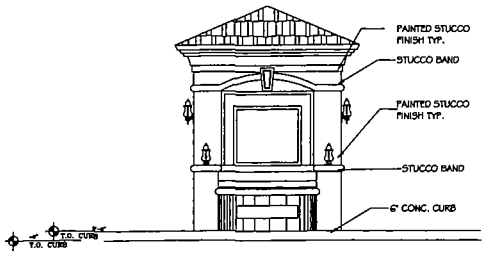
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

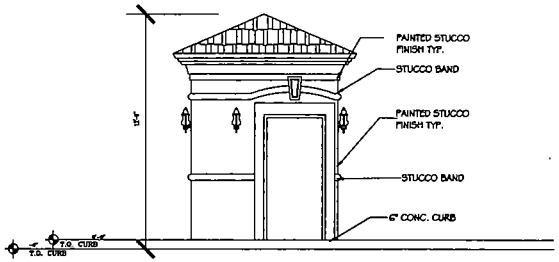
DATE	04/25/12
SCALE	AS NOTED
SHEET	OF
	A-6

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

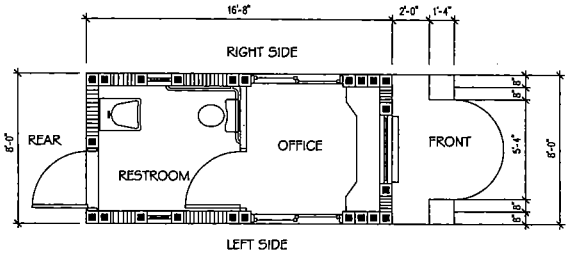
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



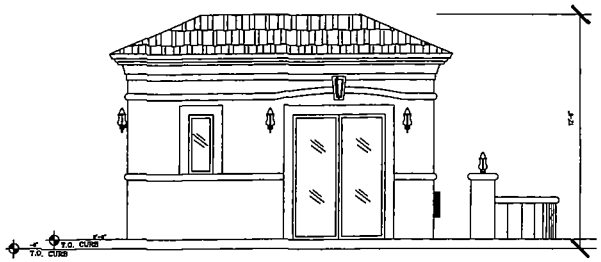
FRONT ELEVATION
Scale : 3/8"=1'-0"



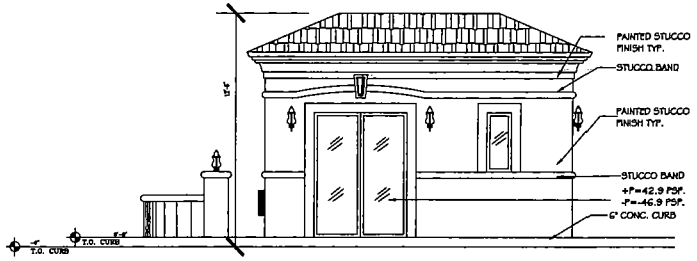
REAR ELEVATION
Scale : 3/8"=1'-0"



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



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



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

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GUARDHOUSE

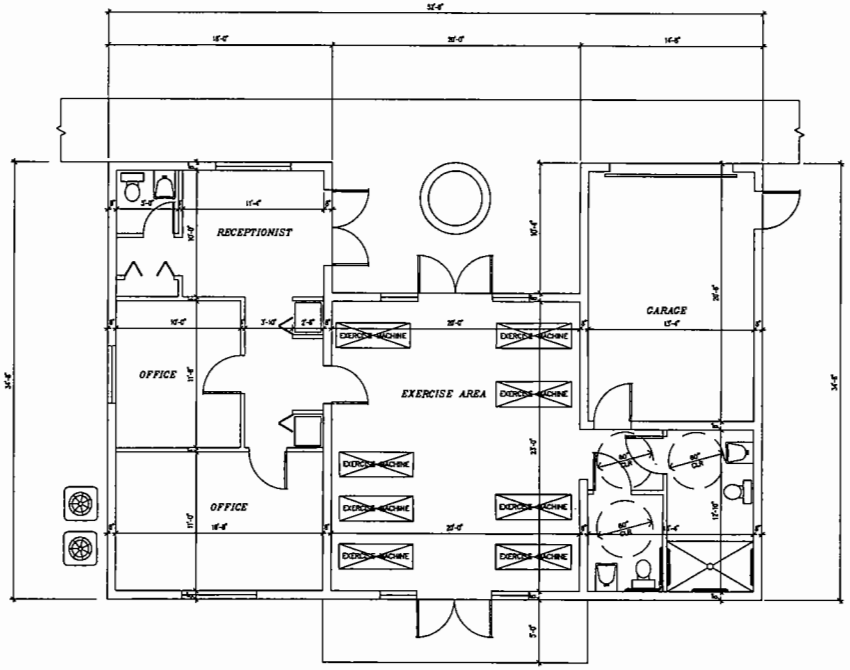
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

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

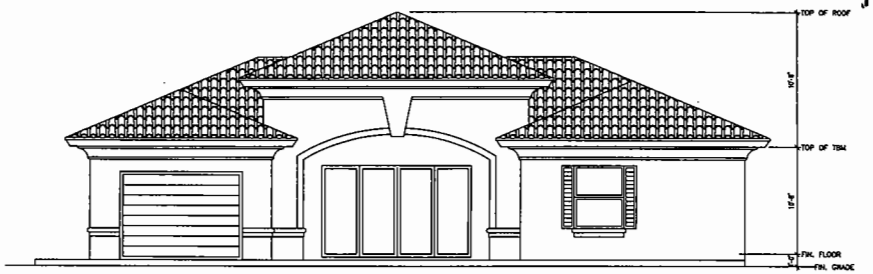
OSCAR J. GONZALEZ ARCHITECT
ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
TELEPHONE : (305) 332-4059 AR-0010705

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

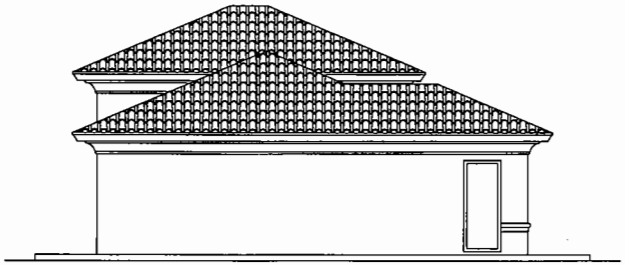


EXCERCISE ROOM (FIIXED EQUIPMENT)

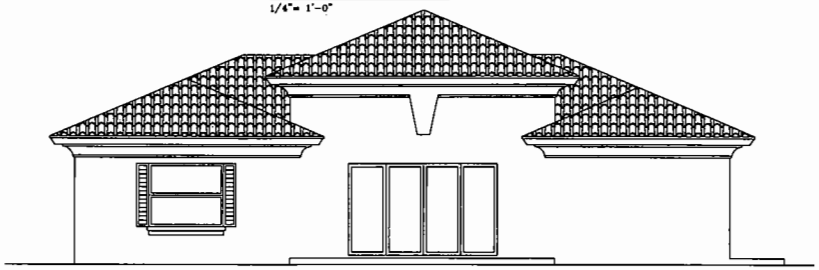
FLOOR PLAN
1/4"= 1'-0"



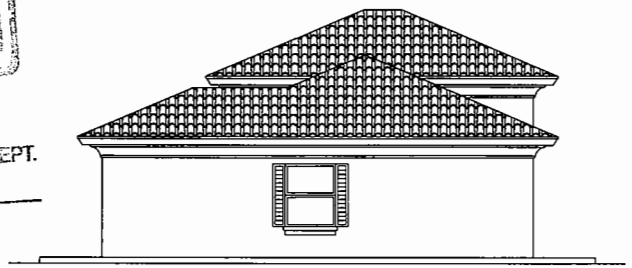
EAST ELEVATION
1/4"= 1'-0"



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



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



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

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CLUBHOUSE

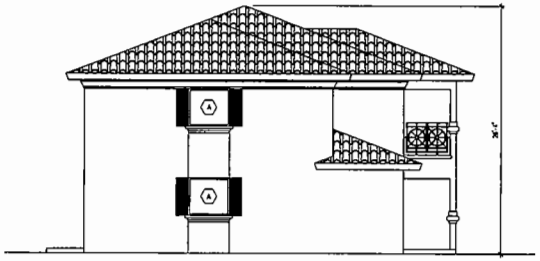
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

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

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

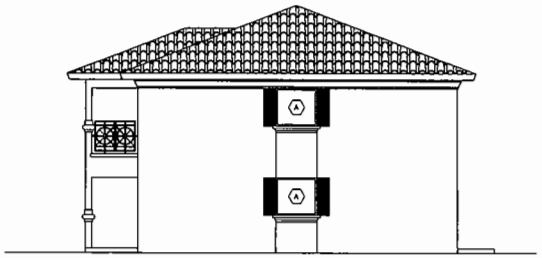
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



LEFT ELEVATION

3/16" = 1'-0"

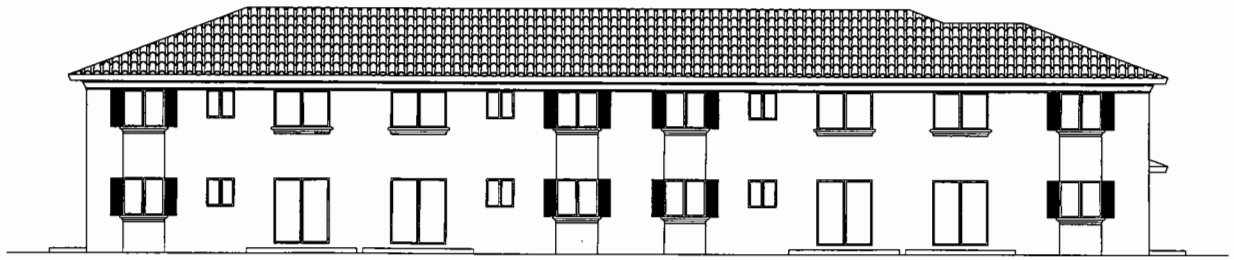
(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



RIGHT ELEVATION

3/16" = 1'-0"

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



REAR ELEVATION

3/16" = 1'-0"

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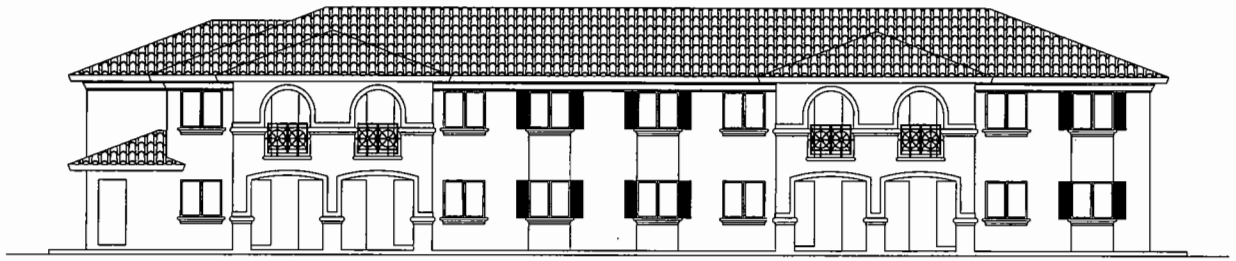
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



FRONT ELEVATION

3/16" = 1'-0"

RECEIVED
OCT 25 2012

ELEVATIONS BLDG A

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

DATE	04/25/12
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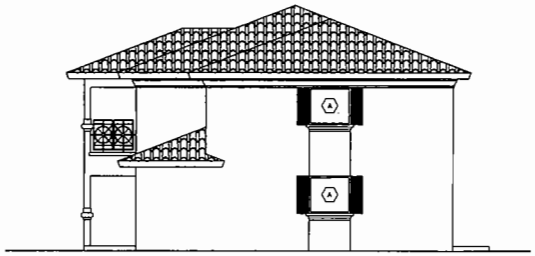
SHEET	OF
A-9	

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

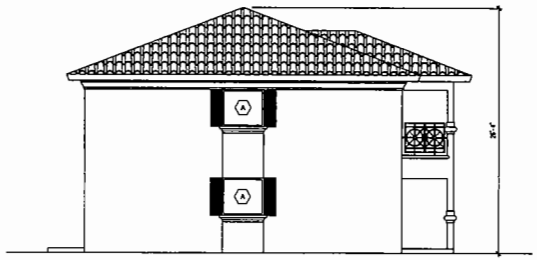
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



RIGHT ELEVATION

3/16" = 1'-0"

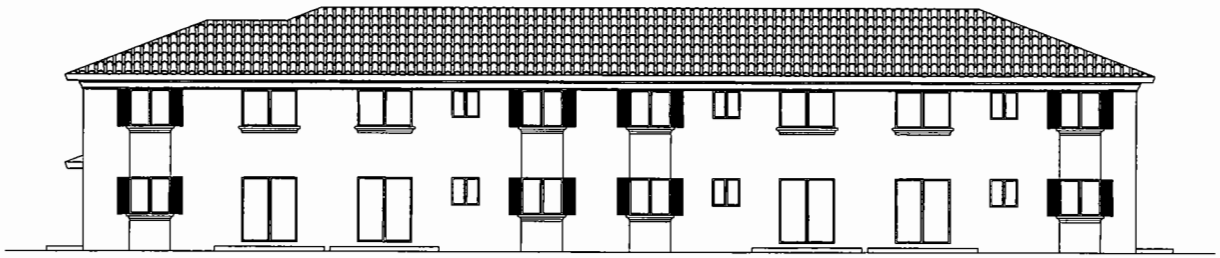
(A) DENOTES LOCATION OF IMITATION RAISED STUCCO (NOT A WINDOW)



LEFT ELEVATION

3/16" = 1'-0"

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



REAR ELEVATION

3/16" = 1'-0"

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OCT 25 2012
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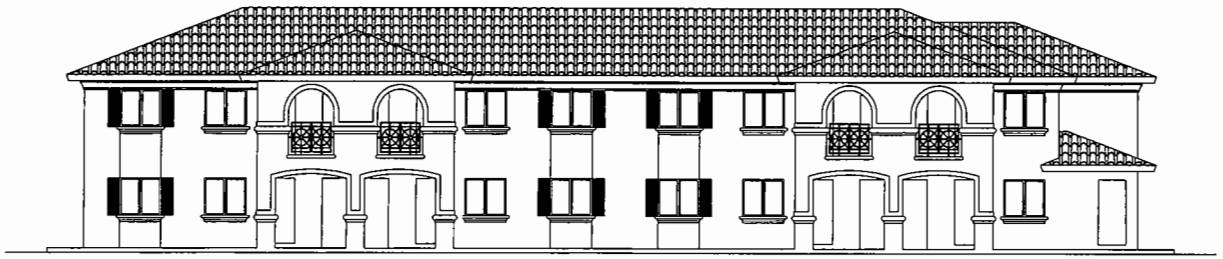
BY



FRONT ELEVATION

3/16" = 1'-0"

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

ELEVATIONS BLDG AR

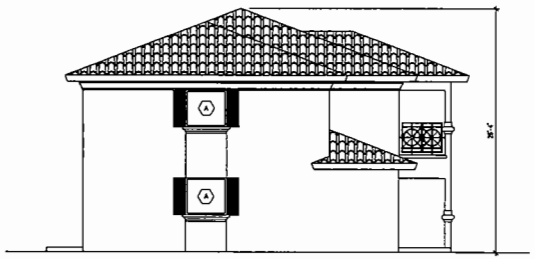
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 863-8881
JOB ADDRESS :

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

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

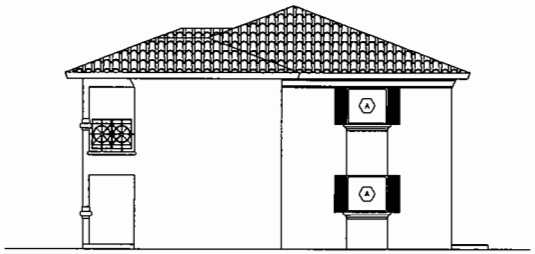
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



LEFT ELEVATION

3/16" = 1'-0"

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



RIGHT ELEVATION

3/16" = 1'-0"

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

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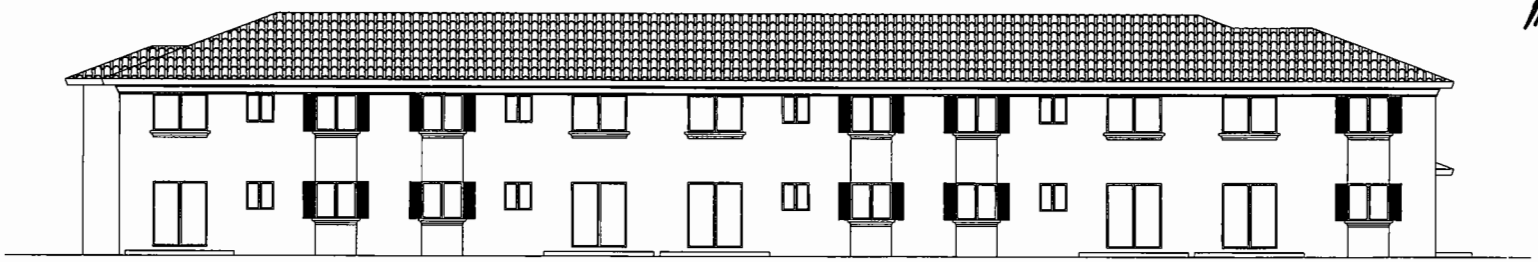
210-089
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



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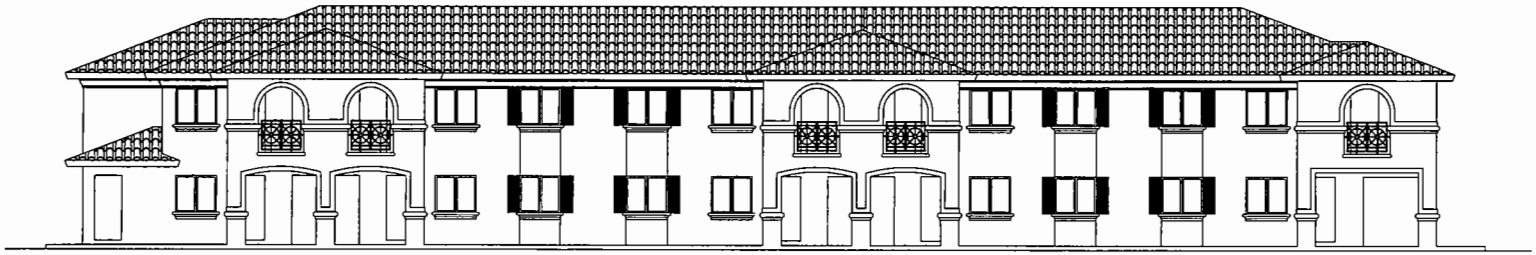
3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

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

ELEVATIONS BLDG B

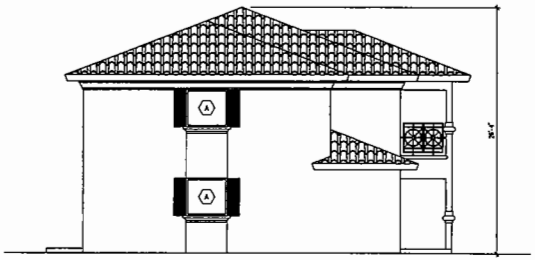
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

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

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

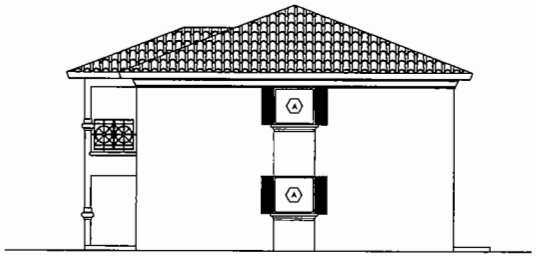
REVISIONS		
NO	DATE	BY
1		O.J.G
2		O.J.G
3		O.J.G



LEFT ELEVATION

3/16" = 1'-0"

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



RIGHT ELEVATION

3/16" = 1'-0"

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

RECEIVED
212-089
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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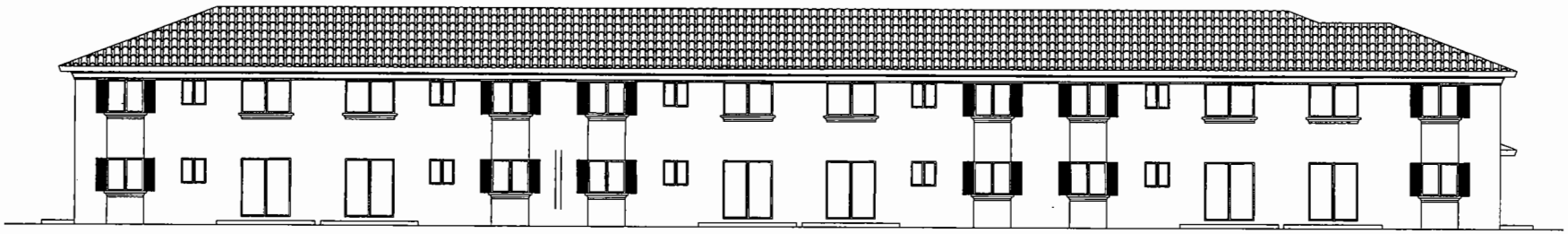
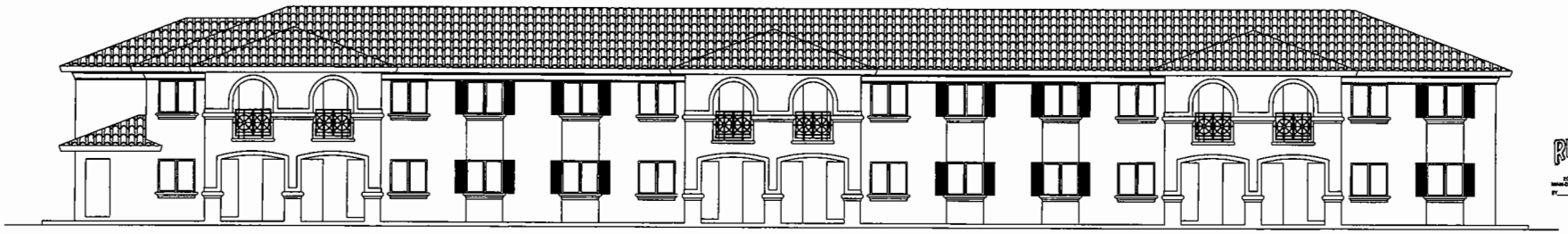


REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

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

ELEVATIONS BLDG C

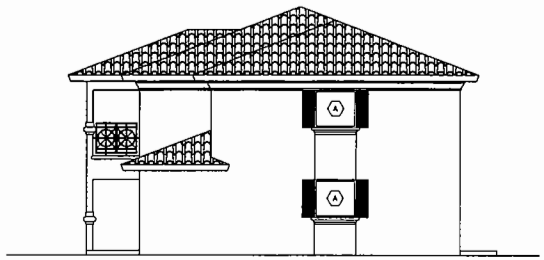
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 863-8581
JOB ADDRESS :

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

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

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



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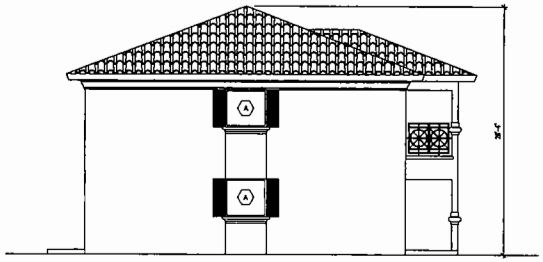

LEFT ELEVATION

3/16" = 1'-0"

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

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12-089
OCT 25 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING & ZONING DEPT.
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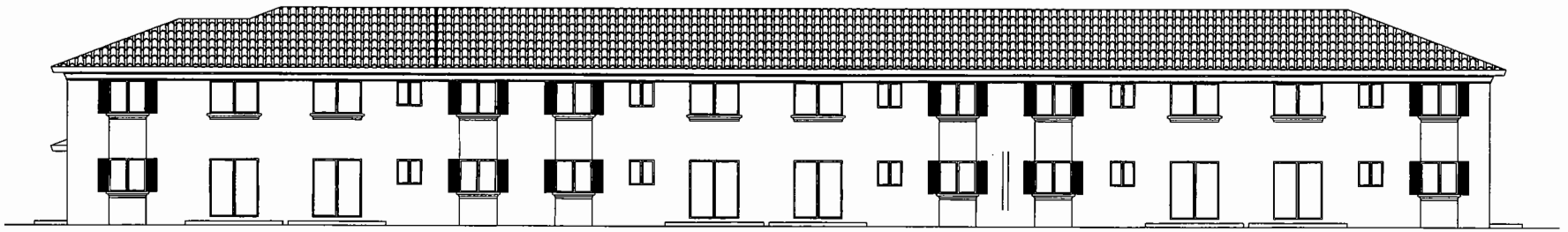

REAR ELEVATION

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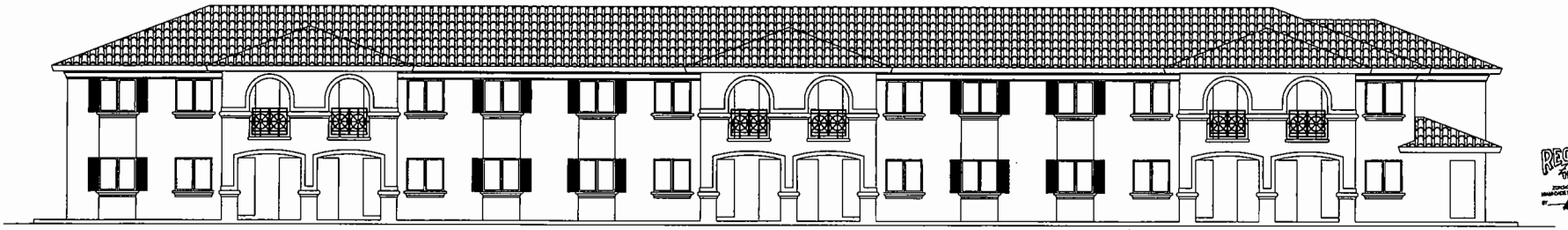


RECEIVED
OCT 25 2012

FRONT ELEVATION

3/16" = 1'-0"

ELEVATIONS BLDG CR

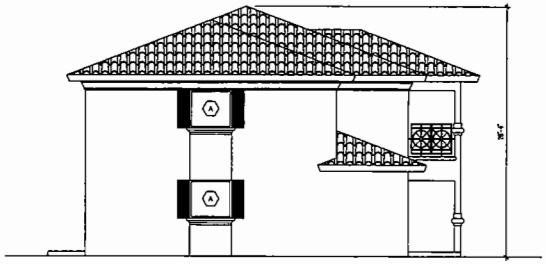
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

DATE 04/25/12
SCALE AS NOTED
SHEET A-13 OF

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

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



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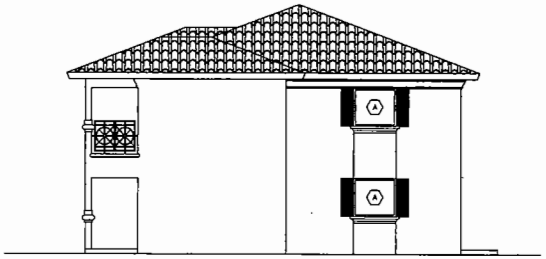

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RECEIVED
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MIAMI-DADE PLANNING AND ZONING DEPT.
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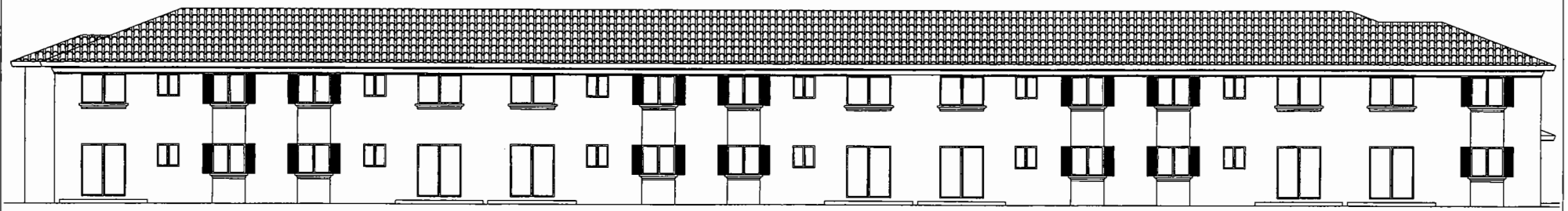

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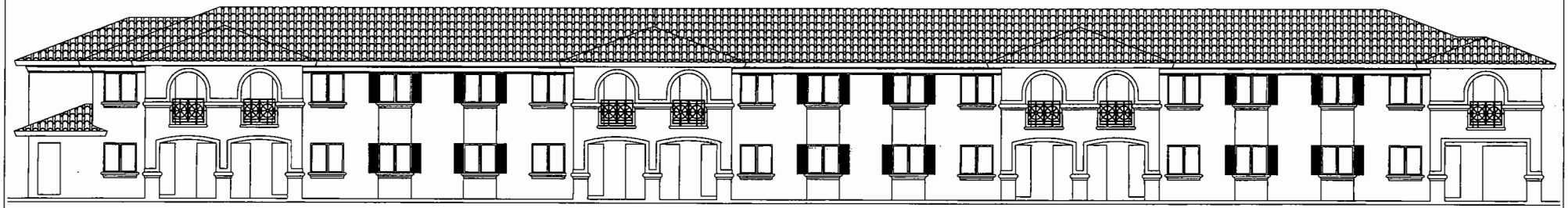

FRONT ELEVATION

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

ELEVATIONS BLDG D

PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

OWNER ADDRESS : 7901 WEST 25TH AVENUE HIALEAH, FLORIDA
OWNER TELEPHONE : (305) 883-8681
JOB ADDRESS :

DATE	04/23/12
SCALE	AS NOTED
SHEET	OF
A-14	

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

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

83

SYMBOL USED			PLANT NAME		NATIVE	CALIPER	HEIGHT	CANOPY	USE	QNTY
SYMBOL	KEY	COSTING	BOTANYC	COMMON	YES	NO	INSTALLED	INSTALLED	INSTALLED	
	53	0		SILVER BUTTONWOOD	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	53
	35	13		MAHOGANY	●		3" MIN.	12' MIN.	8' MIN.	STREET TREE	35
	39	0		MAHOGANY	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	39
	56	0		MAHOGANY	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE STREET TREE	56
	24	0		GEIGER	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	24
	10	0		PINK TABEBUIA	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	10
	14 (3 PALMS=1 LOT TREE)			ROYAL POINCIANA	●		4" MIN.	12' MIN.	8' MIN.	LOT TREE	5
	17 (3 PALMS=1 LOT TREE)			FL. ROYAL PALM	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	6
	31			STRANGLER FIGTREE	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	31
	12	0		ASTELIA NEB.	●		3" MIN.	12' MIN.	8' MIN.	LOT TREE	12
	2,800	0		COCOPLUM	●		24" MIN. HEIGHT @ 24" O.C.			SHRUBS	2,800
				GROUND COVER	●		LIRIOPE			NON-SOD AREAS	
				SOD	●		ST. AUGUSTINE FLORTAM SOD			SODDED AREAS	

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

OPEN SPACE

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

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

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

LAWN AREA CALCULATION:

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

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

C. ADD A + B = 92,817 SQ.FT. (TOTAL LAWN AREA REQUIRED) (102,939 S.F. PROVIDED)

D. MAXIMUM LAWN AREA (50%) PERMITTED 60% OF A = 55,690 SQ.FT.

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

TREES:

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

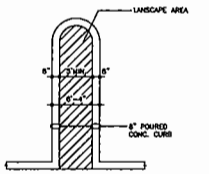
SHRUBS:

A. NO. TREES REQUIRED X 10 = NO. OF SHRUBS REQUIRED	2750	2,800
B. NO. SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQUIRED	825	2,800

SPRINKLER SYSTEM REQUIRED YES

LANDSCAPING GENERAL NOTES

* LANDSCAPE PLAN TO BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE LANDSCAPING CODES AND STANDARDS.
* PLANTING SOIL TO BE WEED, ROCK, AND ROOT FREE.
* ALL PLANTING BEDS TO BE SPRAYED WITH ROUND-UP PRIOR TO FINAL INSTALLATION AT THE JOB-SITE.
* GENERAL FERTILIZER (10-10-10 OR 8-8-8) CONTAINING TRACE ELEMENTS OF IRON AND MANGANESE TO BE APPLIED AT TIME OF FINAL PLANTING AT THE JOB-SITE.
* CONTRACTOR SHALL ADD 2 TBS OUNCE "CONTRACTOR PACKS "TERRA-SORB" SOIL ADDITIVE FOR EACH TREE. ADD ONE PACKET BACKFILL SOIL. SHRUBS SHALL BE PLANTED WITH 1/2 OUNCE "TERRASORB" PER FOUR (4) SQUARE FEET OF PLANTING AREA.
* ALL PLANTING BEDS AND TREE WELLS TO BE TOPPED WITH 3" MINIMUM EUCALYPTUS MULCH, GRADE A.
* ALL PLANT MATERIALS TO BE FLORIDA #1 GRADE OR BETTER, DEPT. OF AGRICULTURE GRADES AND STANDARDS, PART 1 & 2
* ALL TREES TO BE A MIN. OF 12' IN HEIGHT AT TIME OF PLANTING (UNLESS NOTED OTHERWISE ON PLAN WITH A 6' DIAMETER CROWN SPREAD. THERE WILL BE NO BRANCHING OF TREES BELOW 6'-0" ALONG ANY PEDESTRIAN OR ACCESSIBLE ROUTE.
* SOD SHALL BE "FLORATAM" ST. AUGUSTINE LAID WITH ALTERNATING AND ABUTTING JOINTS, SOD TO BE PLACED GREEN SIDE UP ON 4" MINIMUM GRADED TOP SOIL.



PARKING LOT CURB DETAIL
TYPICAL TREE PLANTING
WELL DETAIL

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22-089
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MIAMI-DADE PLANNING AND ZONING DEPT.
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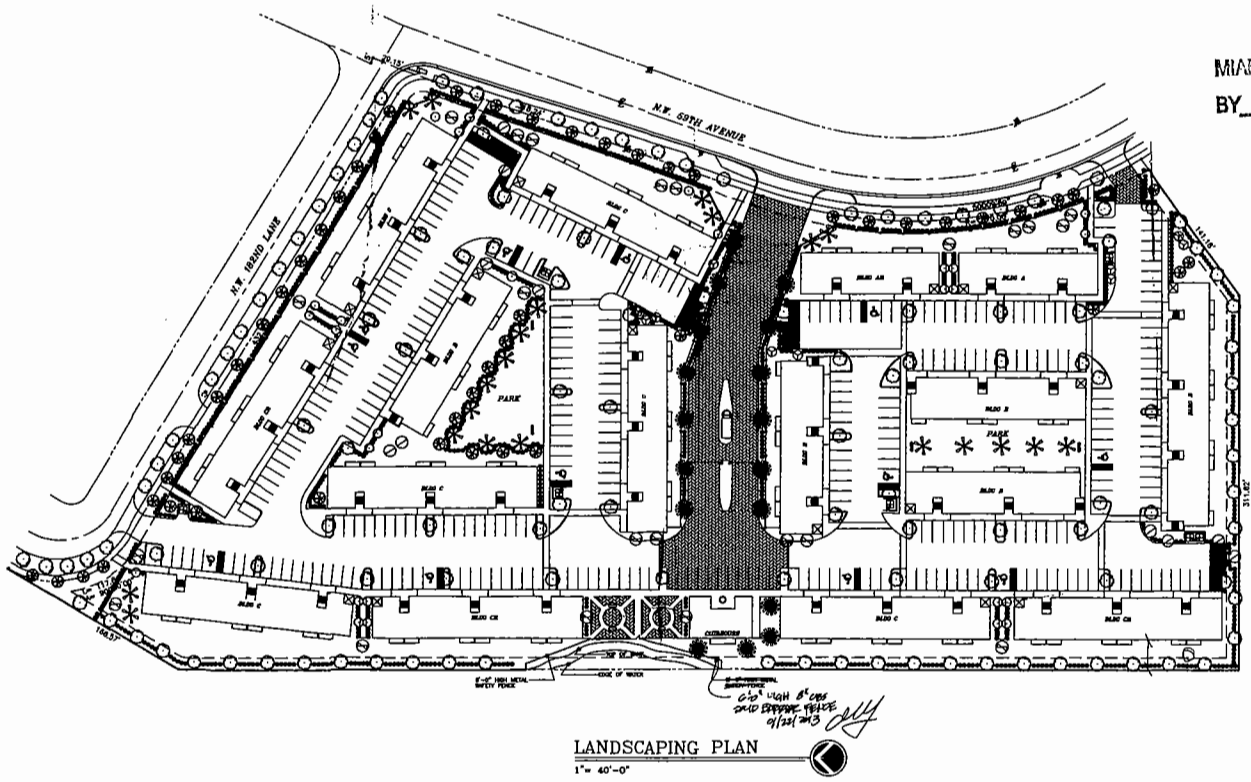


LANDSCAPING PLAN

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

LANDSCAPING PLAN

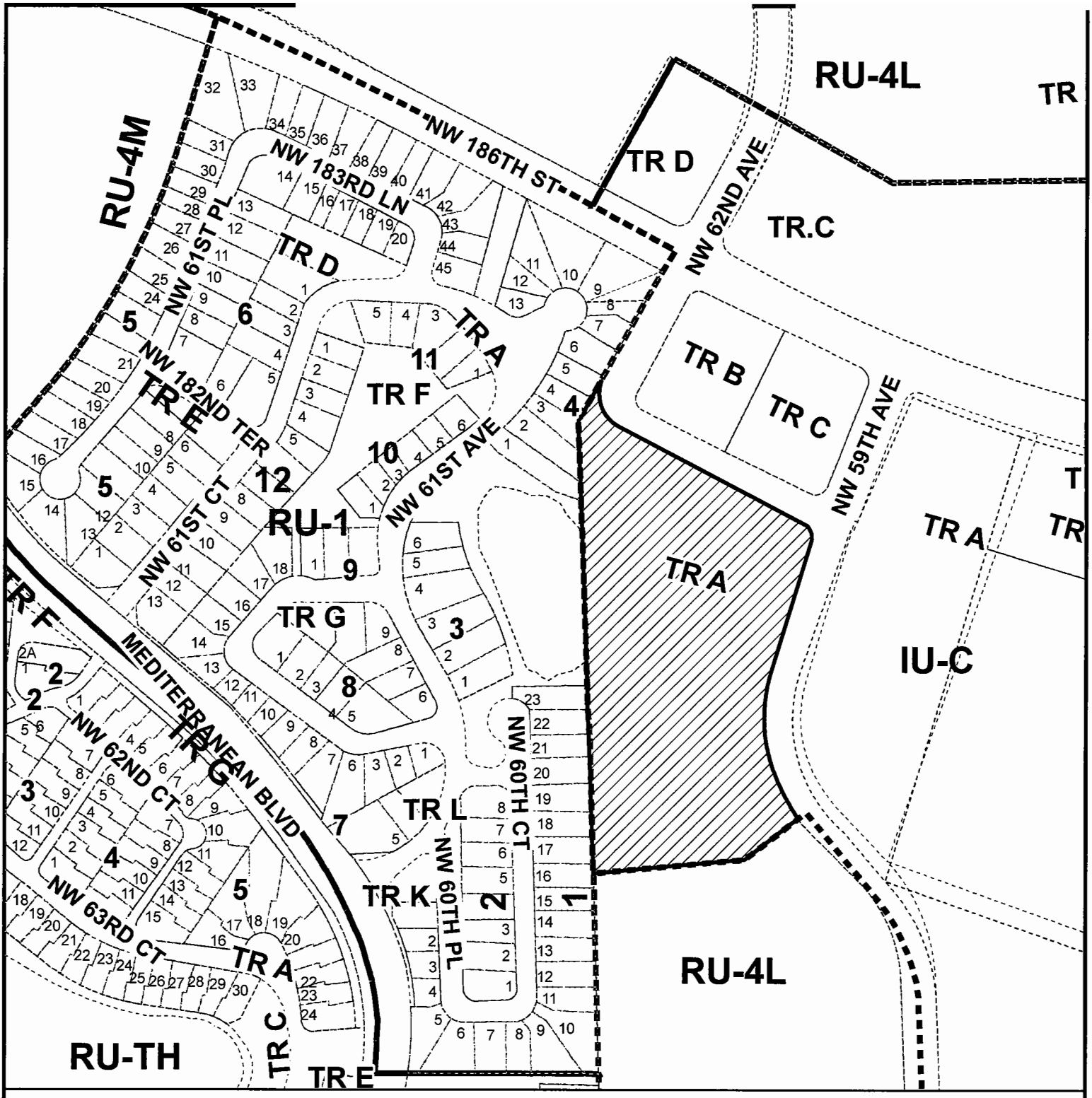
PROPOSED 178 APARTMENTS FOR :
MIAMI GARDENS PARK

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

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

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

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000089

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

N
W E
S

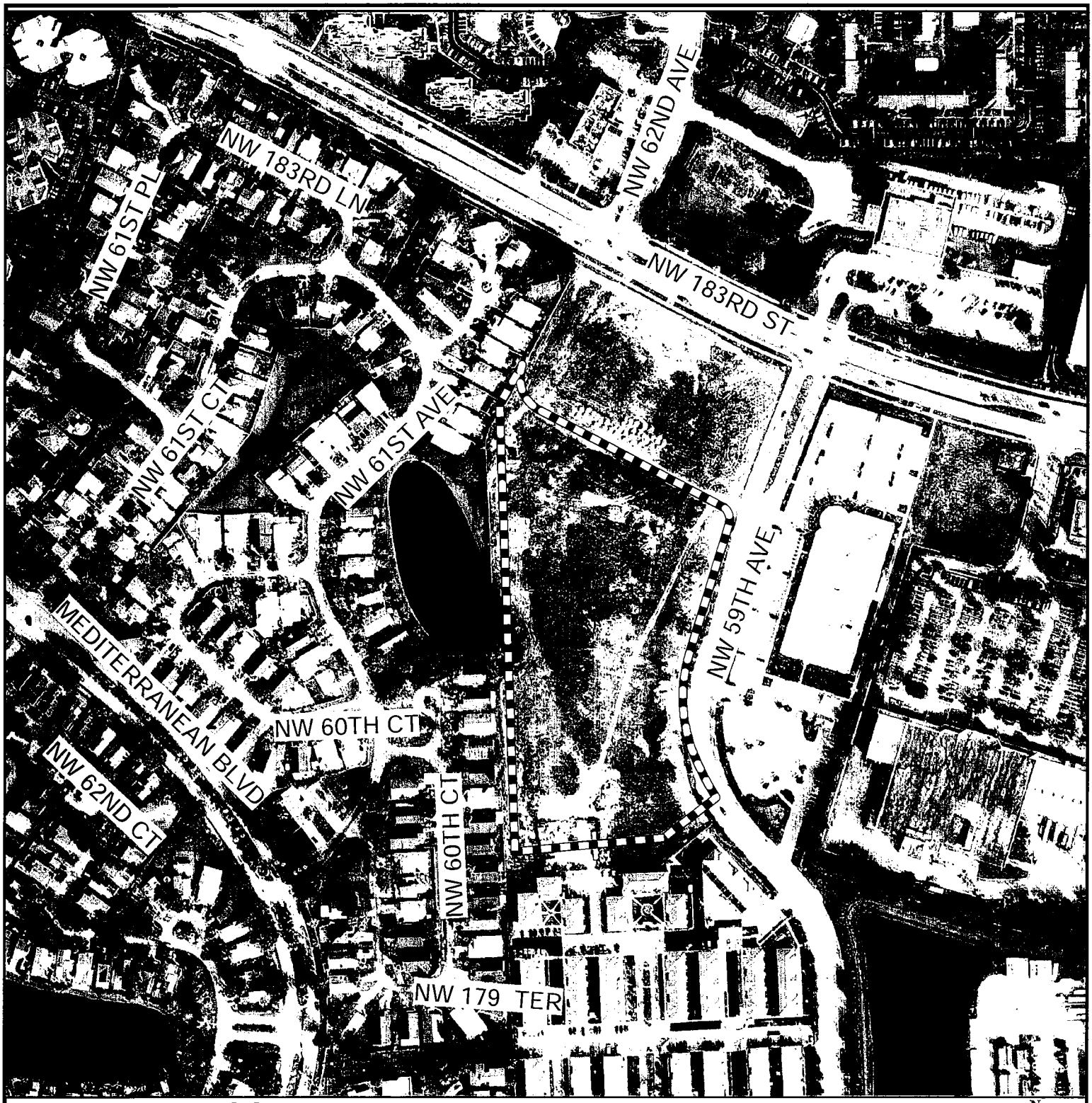
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, August 1, 2012

REVISION	DATE	BY
		84



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2012000089

N
W E
S

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

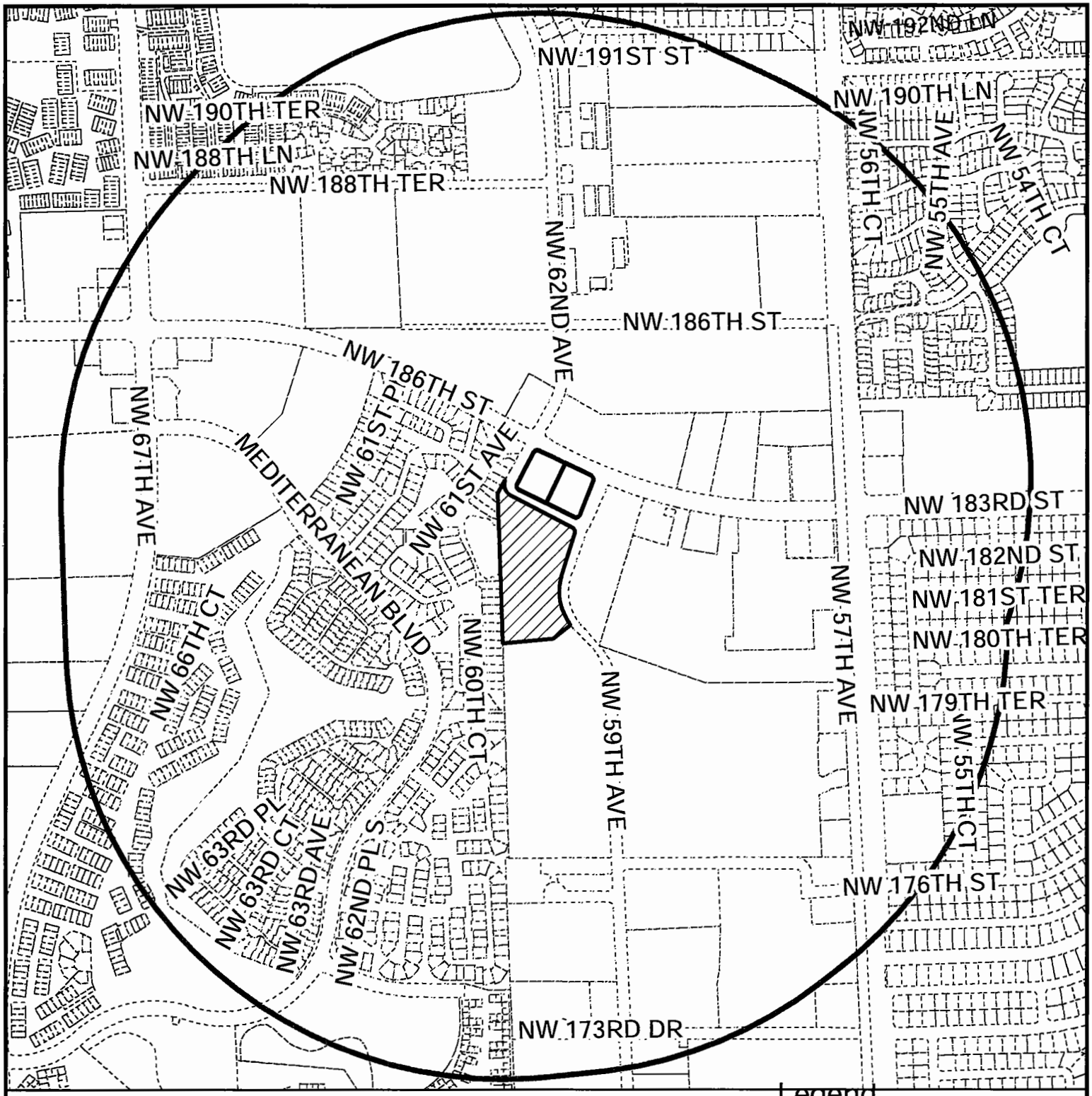
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 31, 2012

REVISION	DATE	BY
		85



MIAMI-DADE COUNTY

RADIUS MAP

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

Process Number

Z2012000089

RADIUS: 2640

Legend

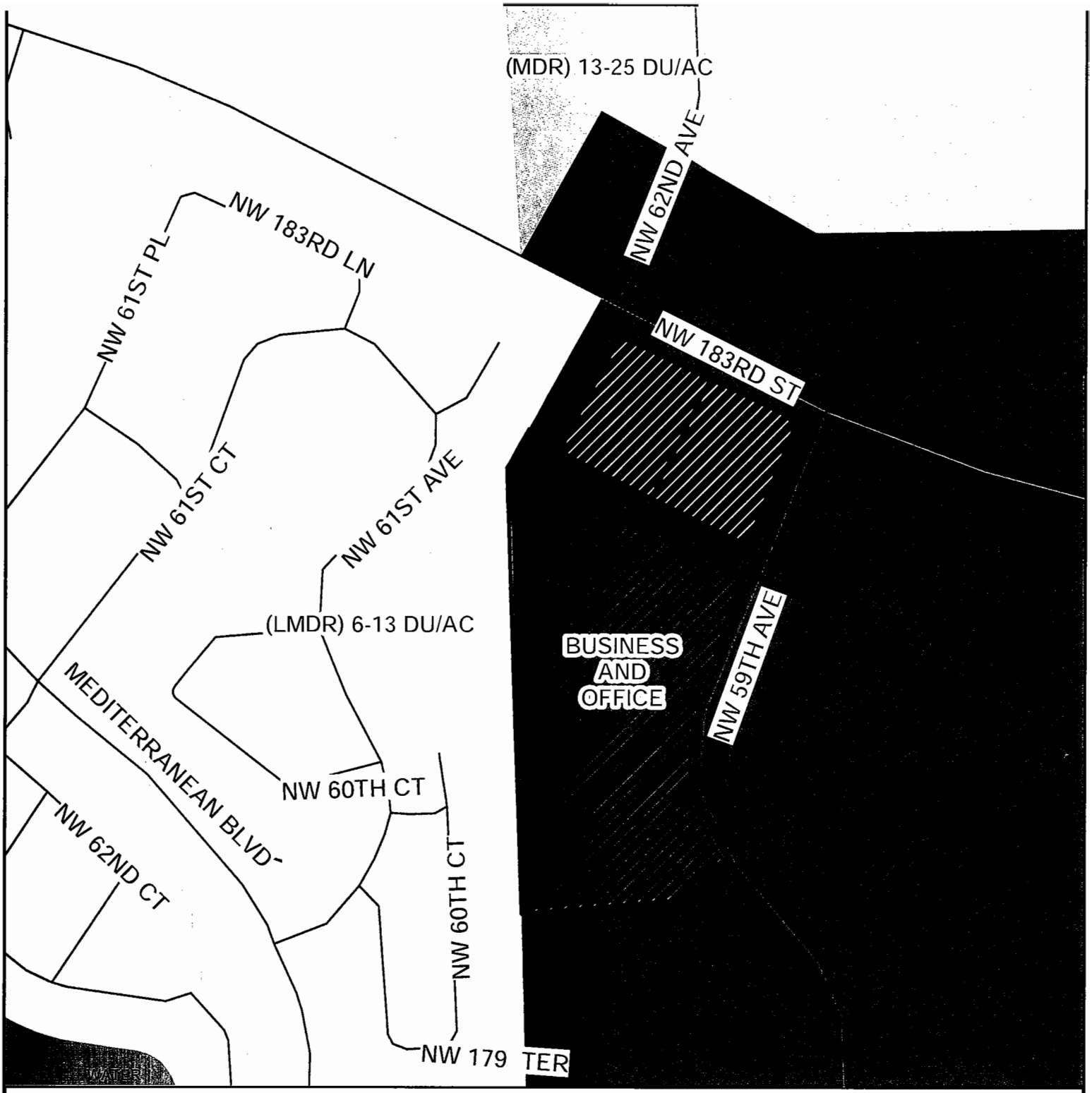
- Subject Property
- Contiguous Properties
- Buffer
- Street (Centerline)
- Property Boundary

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 31, 2012

REVISION	DATE	BY
		86



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000089

N
W E
S

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

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 31, 2012

REVISION	DATE	BY

Memorandum

MIAMI-DADE COUNTY

Date: May 23, 2013

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Southwestern Grant, LLC, et al. (Z11-128)

SUMMARY OF REQUESTS:

The applicants are requesting to rescind and revoke resolutions, delete declaration of restrictions and certain paragraphs of other declaration of restrictions, expand the existing charter school onto additional property and increase the number of students. Additionally, the applicants are requesting to permit buildings setback less than required, parking and drives within 25' of a right-of-way, temporary parking on natural terrain and more wall signs than allowed.

LOCATION: Lying north & south side of SW 232 Street, lying between SW 114 Place & SW 117 Avenue, Miami-Dade County, Florida.

COMMENTS:

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

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

The meeting of the DIC Executive Council was held on March 20, 2013 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, as set forth in the Department of Regulatory and Economic Resources' recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with conditions 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 approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z11-128
SOUTHWESTERN GRANT, LLC ET AL

Respectfully Submited,

DIC Executive Council
March 20, 2013

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department AYE

Eric Silva, AICP
Sustainability, Planning and Economic Enhancement Department AYE

Antonio Cotarelo, Assistant Director
Public Works Department AYE

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

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

David Henderson, Bicycle/Pedestrian Specialist
Metropolitan Planning Organization AYE

Albert A. Hernandez, Deputy Director, Engineering
Miami-Dade Transit AYE

APPLICATION NO. Z11-128
SOUTHWESTERN GRANT, LLC ET AL

March 20, 2013

John Bowers, Parks Property Management Supervisor
Parks, Recreation and Open Spaces AYE

H

Miami-Dade County Department of Regulatory and Economic Resources
Developmental Impact Committee (DIC)
Recommendation to the Board of County Commissioners

PH: Z11-128 **DIC Date: March 20, 2013**

Recommendation Summary	
Commission Districts	8 & 9
Applicants	Southwestern Grant, LLC, et. al.
Summary of Requests	The applicants are requesting to rescind and revoke resolutions, delete declaration of restrictions and certain paragraphs of other declaration of restrictions, expand the existing charter school onto additional property and increase the number of students. Additionally, the applicants are requesting to permit buildings setback less than required, parking and drives within 25' of a right-of-way, temporary parking on natural terrain and more wall signs than allowed.
Location	The north & south side of SW 232 Street, lying between SW 114 Place & SW 117 Avenue, Miami-Dade County, Florida
Property Size	8.55-acres
Existing Zoning	RU-1Ma, Modified Single Family Residential
Existing Land Use	School, single-family residence & vacant
2015-2025 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations Section 33-311(A)(7) Generalized Modification Standards Section 33-153 Public hearing required in all districts Section 33-314(C)(11) & (12) Direct applications and appeals to the County Commission Section 33-154 Limitations on the siting of public charter school facilities (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions**

REQUESTS:

(1) RESCISSION and REVOCATION of Resolutions Z-22-08 and Z-23-08, both passed and adopted by the Board of County Commissioners.

(2) SPECIAL EXCEPTION to permit the expansion of an existing charter school onto additional property.

(3) SPECIAL EXCEPTION to permit the expansion of the existing charter school with 2,000 students (1,600 students previously approved) in grades K-12.

(4) SPECIAL EXCEPTION to permit a high school within 1 mile of the Urban Development Boundary.

(5) Deletion of Paragraphs 6(a) through 6(h) of Declaration of Restrictions, recorded in Official Record Book 22662 Pages 3984 - 4007, reading as follows:

"6. Charter School.

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

(b) Prior to seeking the final plat review for any portion of the Property, the Owners shall provide documented proof to the County that a charter application(s) has/have been submitted to the School Board, that such application(s) has/have been granted subject to County review as provided in Section 6(a) hereof, and that a duly qualified charter school operator has been retained and has committed to operate such charter school(s) on the school site. In addition, the owners prior to seeking final plat approval on any portion of the property, shall enter into a separate agreement with the School Board upon approval of the charter school(s) outlining appropriate operation terms. In the event the charter school(s) is not approved, the owners shall comply with Section 6(h) hereof.

(c) Prior to obtain final plat of any portion of the property, the owners shall show documented proof to the County that the charter school(s) have been approved by the DIC Executive Council. Should the charter school(s) be comprised of one or more campuses, this provision shall be considered satisfied only if the DIC Executive Council has reviewed and approved the entirety of all of the campuses.

(d) Prior to seeking the issuance of certificate of occupancy for the 400th residential unit, the owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of 400 student stations for at least a minimum K-5 program. Proof of compliance with this provision shall be in the form of monthly reports submitted by the owners to the Director of Regulatory and Economic Resources and the School Board specifying the number of certificates of occupancy obtained monthly and the number of certificates of occupancy anticipated to be issued in the following month for residential dwelling units, monthly reports shall be based upon personal knowledge and shall be sworn and notarized.

(e) Prior to seeking the issuance of a certificate of occupancy for the 800th residential unit, the owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of an additional 400 student stations for grades K-12. Prior to seeking the issuance of a certificate of occupancy for the 1000th residential unit, the owner shall have obtained certificates of use and occupancy for a charter school(s) providing an aggregate total of 1100 student stations. Proof of compliance with this provisions shall be as set forth in Section 6(d) above. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar

entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with paragraph 6(a)-(e) herein upon completing and opening an 1100 student station charter school.

(f) The charter school(s) shall be operated continuously so long as this Declaration remains in effect subject to (i) any closures due to casualties and/or natural disasters an (ii) changes approved by the County and/or the School Board.

(g) Until all of the aforestated approvals for the charter school(s) has been obtained, the construction of the charter school(s) has commenced, the School Site shall be maintained as open/green space. At no time the School Site be used for the location of temporary structures or uses such as but not limited to, construction trailers, sales offices, construction staging areas or construction storage areas.

(h) In the event that the charter school application(s) is/are not approved by the School Board prior to final plat on any portion of the Property, or in the event the charter school(s) is /are not approved by the DIC Executive Council prior to approval of final plat in any portion of the property, as reference above, the owners shall offer the 7.82 acres School Site for sale to the School Board in accordance to the provisions of a separate covenant between the owners and the School Board (the "School Board Covenant"), acceptable to the School Board, to be recorded prior to application for final approval of any portion of the property. In the event that the School Board fails to enter into an agreement with the owners to purchase the School Site pursuant to the School Board Covenant in favor of the School Board, the School Site shall remain as open/green space and the owners may proceed with the development of the remainder of the property as provided herein. If not developed as a charter school(s) or purchased by the School Board, the School Site, which shall then remain open/green space shall be landscape and maintained by the owners at no cost to the County, in accordance with a landscape plan, to be submitted to and approved by the Director, Department of Planning and Zoning, prior to final approval of any portion of the Property abutting or immediately across the street from the 7.82 acres School Site. Further in such case the owners shall apply for the creation of a special taxing district, create a homeowner's association and/or similar entity approved by Miami-Dade County to maintain the School Site in perpetuity open as green space. Notwithstanding any provision herein to the contrary, the then fee simple owners of the school site may offer the School Site for sale to the School Board at any time.

(6) DELETION of Paragraphs 6(d) & 6(e) of Modification of Declaration of Restrictions Recorded At Official Records Book 22662, Pages 3984 - 4007, recorded in Official Record Book 24780 Pages 2321 - 2406, reading as follows:

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

6.(e) The owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1100 student stations, no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association and /or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or

operation would become necessary. Owners shall be deemed to have complied with paragraph 6(a)-(e) herein completing and opening an 1100 student station charter school.

(7) DELETION of Declaration of Restrictions, Recorded in Official Record Book 25570 Pages 4647 - 4655.

(8) DELETION of Declaration of Restrictions For Charter School, Record in Official Record Book 27428 Pages 3281 - 3297.

(9) DELETION of Declaration of Restrictions For Charter School Amendment and Restatement of the Declaration of Restrictions for Charter School Recorded at Official Records Book 26217, Pages 1426 - 1434, Recorded in Official Record Book 27428 Pages 3382 - 3397.

(10) DELETION of Second Modification and Restatement of That Certain Declaration of Restrictions Recorded At Official Records Book 22662, Pages 3984 - 4007, Recorded in Official Record Book 27428 Pages 3308 - 3330.

The purpose of requests #5 - #10 is to allow the applicants to remove all prior zoning resolutions and covenants relating to the charter school use on the property and have them superseded by a new resolution and covenant, submit a new site plan showing the expansion of the charter school onto additional property and increase the number of students for the existing charter school.

(11) NON-USE VARIANCE to permit a proposed gymnasium/classroom building setback 19"-8' from the dual frontage (south) property and setback a minimum of 5'-4" from the side street (east) property line (25' required for both).

(12) NON-USE VARIANCE to permit a proposed classroom building setback a minimum of 11' from the side street (north) property line and setback a minimum of 14'-10" from the side street (south) property line (25' required for both).

(13) NON-USE VARIANCE to permit parking & drives within 25' of a right-of-way (not permitted).

(14) NON-USE VARIANCE to permit temporary parking on natural terrain (hard surface required).

(15) NON-USE VARIANCE to permit 4 wall signs, each with an area of 2.8 sq. ft. (one 24 sq. ft. permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Somerset Charter School at Silver Palms" as prepared by Civica Architect, dated stamped received 1/29/13, with sheets A-1.3 and A-1.4 last handwritten revision dated 03/06/13 for a total of 18 sheets. Plans may be modified at public hearing.

PROJECT HISTORY & DESCRIPTION:

The site plan depicts the previously approved charter school buildings on Parcels A and C, a proposed 2-story courtyard classroom building on Parcel B and a proposed gymnasium/classroom building on Parcel A. The 223 parking spaces are spread across Parcels A, C and D.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1Ma; school buildings, single-family residence & vacant	Low Density Residential 2.5 dua to 6 dua
North	RU-1 & RU-1Ma; vacant lots	Low Density Residential 2.5 dua to 6 dua
South	RU-1Ma; vacant lots & single-family residences	Low Density Residential 2.5 dua to 6 dua
East	AU & RU-1Ma; vacant lots & single-family residences	Low Density Residential 2.5 dua to 6 dua
West	AU & RU-1Ma; vacant lots & single-family residences	Low Density Residential 2.5 dua to 6 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is located on the north and south side of SW 232 Street, lying between SW 114 Place and SW 117 Avenue. The surrounding area is characterized by vacant land and single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to expand onto additional property and provide additional student stations and public school options for families in the surrounding area. However, the requests could impact the surrounding residential area with additional traffic.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. 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. The CDMP Land Use Element interpretative text for Residential Communities indicates that neighborhood and community services including **schools** are permitted only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. Staff notes that existing K-12 charter school was established pursuant to Resolution No. Z-24-03. The applicants are requesting to expand said charter school onto additional property, revoke and rescind previously approved resolutions, delete declaration of restrictions and certain paragraphs of other declaration of restrictions, increase the number of students, and non-use variances for setbacks, parking, fence location and signage.

Staff notes that the CDMP Land Use Element interpretative text for residential communities permits neighborhood or community services including schools when compatible with the neighborhood. Further, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County*

shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Staff notes that to mitigate any potential traffic impact the charter school will be required to comply with the Traffic Operations Plan and have three (3) staggered arrival and dismissal times separated by thirty (30) minutes. Additionally, staff notes that the submitted plans for this application depict the proposed buildings with similar architectural elements, landscaping, buffering as were previously approved. Therefore, staff opines that the requested expansion is **compatible** with the surrounding area based on the **Land Use Element Policy LU-4A** compatibility criteria. Further, staff opines that the proposed expansion of the charter school is **consistent** with the CDMP Land Use Element interpretative text for Residential Communities.

ZONING ANALYSIS:

Staff notes that pursuant to Resolution No. Z-24-03 7.82 acres were designated for the construction and operation of one or more K-12 charter schools with 1,100 student stations. Language related to the designation of the land for the charter school was included in the proffered covenant by the applicant, recorded in Official Record Book 22662 Pages 3984 - 4007. Pursuant to Resolution No. Z-20-06 paragraphs of the covenant were modified and further modified pursuant to Resolution Nos. Z-22-08 and Z-23-08. The submitted site plan labels those parcels that were previously approved for the charter school use as A, B, and C. Through the approval of this application, the applicants seek to expand the previously approved charter school onto the Parcel labeled D on the submitted site plan. The plans submitted in conjunction with this application will replace those previously submitted and depict the existing buildings on Parcels A and C, the proposed parking and pick-up/drop-off locations on Parcels C and D, and the proposed buildings on Parcels A and B. Approval of the requested rescission and revocation, expansion of the charter school onto additional property, increase in the number of students, and associated non-use variances would allow the applicants to submit revised plans (requests #1 through #4 and #11 through #15); delete declaration of restrictions and certain paragraphs of other declaration of restrictions (requests #5 through #10).

Staff opines that when requests #1 and #5 through #10 are analyzed under the General Modification Standards, Section 33-311(A)(7), said requests would be not generate excessive noise, traffic, provoke excessive overcrowding of people, tend to provoke a nuisance and would be **compatible** with the surrounding area for the reasons stated below. As part of this application, the applicant submitted a Technical Memorandum, Traffic Impact Study, Site plans and a School Traffic Operations Plan for the Traffic Engineering Division (TED) of the Public Works and Waste Management to review. The Public Works and Waste Management's memorandum indicates that the Level of Service (LOS) at the intersection of SW 232 Street and SW 117 Avenue with the installation of the required traffic signal at the intersection will improve from LOS C to LOS B. Based from the memorandum from TED and submittals from the applicants, staff opines that the proposed expansion and associated requests will not result in excessive traffic. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the expansion will have a negative impact on fire rescue services in the area. Staff notes that the memoranda submitted by the Departments of Park, Recreation and Open Spaces, Water and Sewer, and Transit indicate no objection to the application. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities. Staff opines that approval of these requests will allow the applicants to submit a

revised site plan that depicts the existing buildings on Parcels A and C, proposed buildings on Parcels A and B and parking on Parcels C and D. Staff notes that the proposed buildings have been designed in a manner that architecturally matches the existing buildings façade and scale. Staff notes that Parcel D was not a part of the original approval and is the subject of request #2, expansion onto additional property.

Further, staff notes that through the deletion of resolutions and declarations of restrictions and paragraphs of other declaration of restrictions on multiple parcels, the approval sought in this application will allow a uniform development under a single resolution inclusive of the conditions from the previous approvals and new conditions. As such, when considering the necessity and reasonableness of the elimination in relation to the present and future development of the area concerned the requested deletions would be **compatible** with the surrounding area based on the reasons stated above and the design of the site which incorporates features to limit the interruptions to traffic flow in the area during arrival and dismissal times. **Therefore, staff recommends approval with conditions of requests #1 and #5 through #10 under Section 33-311(A)(7) Generalized Modification Standards.**

When analyzing requests #2 and #3, to permit the expansion of an existing charter school onto additional property and increase the number of students under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, staff is of the opinion that the approval of the requests with conditions would be **compatible** with the surrounding area. Staff opines that the requests do not have an unfavorable effect on the economy of Miami-Dade County and will not result in excessive traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people for reasons indicated above. Staff notes that pursuant to Resolutions Nos. Z-22-08 and Z-23-08, the applicant was approved to provide 1,600 Kindergarten through 12 student stations on Parcels A and C. Staff opines that the request to expand the previously approved charter school by 400 students (request #3) will provide additional student stations and educational options in this area of the County. The applicants have indicated that the proposed 400 students will be distributed in the following manner: grades Kindergarten – 4th = 150 students, grades 5th – 8th = 122 students and grades 9th – 12th = 128 students. Staff notes that the applicants have submitted a Traffic Operations Plan (TOP) which indicates that Parcel A has 1,100 existing K-12 student stations and Parcel C has 500 existing K-12 student stations. Further staff notes that in order to accommodate the requested 400 additional students, the number of classrooms will be increased through the addition of two new buildings and the reconfiguration of the floor plans for the existing buildings. The floor plans submitted pursuant to Resolution Nos. Z-22-08 and Z-23-08 depicted 68 classrooms on Parcels A and C and the floor plans submitted in conjunction with this application have been reconfigured to depict 73 classrooms. The additional five (5) classrooms depicted on Parcels A and C along with the proposed 12 classrooms and gymnasium on Parcels A and B provide for a total of 86 classrooms. Further, with the addition of the buildings on Parcel A and B and the reconfiguration of the buildings on Parcels A and C the ratio of students per classroom has decreased from 25 students per classroom to 23. Staff opines that the previously approved building footprint and proposed buildings are sufficient to accommodate the requested 400 additional students.

Further, the submitted TOP indicates that the applicants will continue to utilize a staggered start in order to accommodate the increase in student count. Staff opines that the existing three (3) staggered arrival and dismissal times separated by thirty (30) minutes will help to alleviate any potential increase in traffic in the surrounding area. The submitted TOP details how the arrival and dismissal times will function and in accordance with a condition of the Public Works and Waste Management Department. Therefore, when considering the necessity for and reasonableness of the applied for use in relation to the present and future development of the

area and the compatibility of the applied for use with the area and its development, staff opines the proposed expansion of the existing charter school is **compatible** with the same based on the reasons stated above. As such, **staff recommends approval with conditions of requests #2 and #3 under** Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses.

When request #4 is analyzed under the Limitations on the Siting of Public Charter School Facilities, Section 33-154(c), staff notes that the applicants must demonstrate that within a half-mile radius of the outer boundaries of the proposed new school or **expansion** that: (1) the majority of the lots lying within the radius are developed or are approved for development, and (2) there are no other lots within the radius that are available for development that meet the requirements of a minimum distance of one mile from the UDB. Additionally, Section 33-154(c) requires that the majority of the site, the proposed buildings' ground floor square footage and the building and entrances into the buildings are required to be located as far as practicably possible from the UDB. Staff notes that the previously approved elementary and middle school grade levels meet the distance requirements from the UDB; however, the high school grade levels encroach into the required distance from the UDB. Staff notes that the applicants have submitted documentation regarding the proximity of the charter school to the UDB, which is located to .94 miles east of the subject site. The applicants indicate that the majority of the parcels located within a half-mile of the subject site are developed or approved for development and that there is no other site located at least one (1) mile from the UDB that would be suitable for the expansion of the existing charter school use. Staff notes, that the applicants have acquired Parcel D which is located between Parcels B and C and that said expansion of the charter school is to take place on Parcel D. The site plan submitted in conjunction with this application depicts Parcel D with a parking lot and an area for school van/bus pick-up and drop-off. Staff opines that the acquisition of Parcel D provides for a logical expansion of the school along the entire block. **As such, staff opines that the request #4 to permit a charter high school within one-mile of the UDB meets the requirements of Section 33-154(c) for allowing charter high schools within a mile of the UDB and recommends approval with conditions.**

When requests #11 and #12 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the requests to permit a gymnasium and classroom building to setback less than required are **compatible** with the surrounding area and will not have a negative impact on the appearance of the community. Staff notes that the proposed buildings have been designed to architecturally match the existing buildings. Further, staff opines that the requested 5'-4" and 19'-8" encroachments of the gymnasium/classroom (request #11) building into the south and side street setback areas and the 14' and 10'-2" encroachments into the side street setback areas are adequately buffered from the adjacent properties by landscaping that includes hedges and trees. Staff opines that the overall design of the proposed buildings and location provides for a cohesive campus for the existing charter school because the façade and scale have been designed to match that of the existing buildings. **As such, staff recommends approval with conditions of requests #11 and #12 under Section 33-311(A)(4)(b), Use Variances From Other Than Airport Regulations.**

When analyzing requests #13 and #14 to permit parking and drives within 25' of a right-of-way and temporary parking on natural terrain are under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the requests are **compatible** with the surrounding area for the reasons stated above. Staff opines that the parking and drives located within 25' of a right-of-way do not impact the follow of traffic through the area. Staff notes that the drives serve as the pick-up and drop-off areas on Parcels A, C, and D which limit the impact on traffic on the abutting roadways by removing the vehicles from the roadway. Additionally, staff notes that the request #14 for parking on natural terrain on Parcel B is temporary and will

be used during the construction of the parking lot areas on Parcels C and D. As a condition of approval staff recommends that the parking on natural terrain cease upon the completion of the parking lot areas on Parcels C and D. Further, staff notes that the TED of the Public Works and Waste Management Department does not object to these requests. **As such, staff recommends approval with conditions of requests #13 and #14 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

Staff opines that when analyzing request #15 to permit four (4) wall signs, each with area of 2.8 sq. ft. under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, said request is **compatible** with surrounding area and will not have a negative impact on the appearance of the community. Staff notes that only one (1) 24 sq. ft. sign is permitted; however, the total sign area for the requested four (4) signs will be 11.2 sq. ft., which is 12.8 sq. ft. smaller than that allowed for one (1) sign. Further, the requested signs will be on the west and south elevations and only consists of the letter 'S'. Staff opines that visual impact of the requested signs is minimal because they are designed as a decorative feature of the building and similar to the previously approved signs on the existing buildings. **As such, staff recommends approval with conditions of requests #15 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

ACCESS, CIRCULATION AND PARKING:

The submitted site plans depict one (1) egress point located along SW 232 Street (Silver Palm Drive), two (2) ingress and one (1) egress point along Bailes Road and two (2) ingress/egress points along SW 114 Place. The applicants have provided 223 parking spaces for the charter school on Parcels A (81 spaces), C (35 spaces), D (107 spaces) and additional on-street parking spaces along SW 114 Place.

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Aviation
The Miami-Dade County Aviation Department (MDAD) has no objections to this application. MDAD has determined that the proposed use is compatible with operations from the Homestead General Aviation Airport.

Regulatory and Economic Resources (Division of Environmental Resources Management)
The Division 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.

Its memorandum indicates that the property is located within the Miami-Dade Water and Sewer Department's water and sewer franchised service areas. DERM recommends approval with the condition that Tree Removal/Relocation Permit (Tree #00004069) is duly obtained prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. DERM has conducted a concurrency review for this application and has determined it meets all applicable level of service standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. The subject properties do not contain any jurisdictional wetlands.

Miami-Dade Fire Rescue
The Miami-Dade Fire Rescue Department (MDFR) has no objections to this application.

Its memorandum indicates that the increased number of students could generate approximately 30 fire and rescue calls annually. The department states that the estimated number of alarms would result in a moderate impact to the existing fire and rescue service and the construction of the Coconut Palm Fire Rescue Station No. 70 will absorb the impact to the existing stations. Station No. 70 will be constructed at the intersection of SW 248 Street and SW 114 Place. It is anticipated that the station will be completed in 2015. The average travel time to the vicinity of the proposed development is **6:54** minutes (based on 2012 data). Travel time to the vicinity of the proposed development complies with the national performance objective.

Parks, Recreation and Open Spaces
The Miami-Dade Park, Recreation and Open Spaces Department (MDPROS) has no objection to this application. Further, its memorandum indicates that since the application is not expected to generate any residential population, the CDMP Open Space Spatial Standards do not apply.

Miami-Dade Police Department
The Miami-Dade Police Department (MDPD) has no objections to this application. The subject property will be serviced by the South District, with a response time of eight (8) minutes or less. Its memorandum recommends that the applicants work closely with the local police district command staff in considering security, safety, and traffic options for the site, especially during times of high volume traffic.

Public Works and Waste Management Department (Traffic Engineering Division)
The Public Works and Waste Management Department, Traffic Engineering Division (TED) does not object to this application.

Its memorandum indicates the applicants must proffer a covenant that shall include a Traffic Operations Plan, School Speed Zone signs, pavement markings and flashing signals that are required along SW 232 Street, Bailes Road, and SW 117 Avenue and all off-site improvements must be constructed prior to the school opening.

Public Works and Waste Management Department (Waste Management)
The Miami-Dade County Department of Public Works and Waste Management - Waste Management Division does not object to this application. The memorandum submitted for this hearing application indicates that the latest concurrency status determination issued on September 28, 2012, 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 Regulatory and Economic Resources (formerly the Department of Planning and Zoning), is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits as needed from the Florida Department of Environmental Protection.

Water and Sewer Department
The Miami-Dade County Water and Sewer Department (MDWASD) has no objections to this application. Public water mains and sanitary sewer exist throughout the area.

Miami-Dade County Public Schools
The Miami-Dade County Public Schools memorandum indicates that the public schools in the surrounding area have a surplus of student stations in the elementary, middle and senior high levels 269, 215 and 470 respectively.

Miami-Dade Transit Department

The Miami-Dade Transit Department (MDT) has no objections to this application. Its memorandum indicates that Metrobus Route 70 currently provides local bus service within 0.3 mile of the application site which features a 30 minute AM/PM peak-hour headway. The application has been reviewed for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Somerset Charter School at Silver Palms" as prepared by Civica Architect, dated stamped received 1/29/13 and consisting of 18 sheets. Subject to the applicant's ability to obtain consent from the easement holder, the covered area in parcel D shall be extended to the full length of the sidewalk.

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

4. That the applicant submit to the Department of Regulatory and Economic Resources for 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.

5. That the applicant submit to the Public Works and Waste Management Department a traffic signal warrant study one (1) year after the school reaching full capacity of 2,000 students for the intersections of SW 232 Street with SW 117 Avenue and with SW 114 Place. If a traffic signal is warranted, the applicant shall submit a permit application for said traffic signal(s) within 60 days of the traffic signal being warranted, and shall furnish and install same within six (6) months after the issuance of said permit.

6. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

7. That at the time of Certificate of Use renewal and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.

8. That at the time of Certificate of Use renewal and with each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter or approved

form from the Public Works and Waste Management Department showing that the school facility is in compliance with the traffic impact study and the Traffic Operations Plan (TOP) that was submitted as part of the hearing application.

9. That no outside loud speakers shall be permitted on the property.

10. 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.

11. That night activities and/or functions at the charter school be limited to ten (10) events per year and shall end no later than 10:00 p.m.

12. That the charter school use shall be limited to grades Kindergarten through 12th grade for a maximum of 2,000 students, as follows:

Kindergarten – 4 - Elementary	proposed 681
Grades 5 – 8 - Middle	proposed 636
Grades 9 – 12 - High	proposed 683

However, the charter school has flexibility to increase or decrease the number of students per grade level based on enrollment demand so long as the total number of students at the charter school does not exceed the elementary, middle and high school maximum student enrollment described above.

13. That the gates shall be opened at least 45 minutes prior to the arrival and dismissal times.

14. The Charter School shall have three (3) staggered shifts of arrival and dismissal times, separated by a minimum of thirty (30) minutes, as follows:

7:30 and 2:30	Grades 9 – 12
8:00 and 3:00	Grades 5 – 8
8:30 and 3:30	Kindergarten – 4

15. That the Owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period.

16. That the temporary parking on natural terrain on Parcel B shall cease upon the completion of the parking lot on Parcels C and D.

17. That other than traffic signal(s), all off-site improvements be constructed prior to the issuance of the first Certificate of Use for any building.

18. If the charter school facility is constructed but fails to begin operation and/or the charter school fails after establishment, that the property owner, within 36 months of the facility's failure to begin operation or closure shall cause:

a. the facility to be in full compliance with all zoning regulations applicable to the property on which the charter school is located and allowing a use other than the charter school use, or

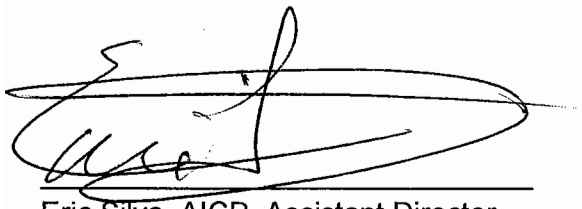
b. the operation of the charter school facility to be transferred to another charter school operator or the School Board, approved through applicable processes of the Miami-Dade County School Board, or

c. the charter school facility to be converted to an allowable use within the zoning district, provided said allowable use has first been authorized through the issuance of the appropriate permits, or

d. authorization to be obtained at public hearing by the appropriate zoning board to convert the charter school facility to a use not otherwise allowable within the zoning district.

19. That the applicants 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 March 20, 2013 DIC of this application and incorporated herein by reference.

ES:MW:NN:JV:AN



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

ZONING RECOMMENDATION ADDENDUM

Southwestern Grant, LLC, et. al.
11-128

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Public Works & Waste Management	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in the Department's attached memorandum.	

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

Land Use Element Low Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for* ***Low Density Residential.*** *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 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.*
Land Use Element Policy LU-4A (Pg. I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*
Land Use Element Interpretative Text Residential Communities (Pg. I-26)	*The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including* ***schools****, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special exceptions, unusual and new uses	***Special exceptions*** *(for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny* ***special exceptions****, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other 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. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.*

ZONING RECOMMENDATION ADDENDUM

Southwestern Grant, LLC, et. al.
11-128

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.*
33-311(A)(7) Generalized Modification Standards	*Hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*
33-314(C)(11) Direct applications to the County Commission	*(C) The County Commission shall have jurisdiction to directly hear other applications as follows:* *(11) Hear application for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311(A)(3) of this code.*
33-314(C)(12) Direct applications to the County Commission	*(C) The County Commission shall have jurisdiction to directly hear other applications as follows:* *(12) Applications for public charter school facilities and expansions or modifications to existing public charter school facilities.*
33-153 Public hearing required in all districts	*The establishment, expansion or modification of a charter school facility is permitted in any zoning district after public hearing upon demonstration that the standards established in this article have been met. Any existing covenant or declaration of restrictions relating to an existing charter school facility shall be modified or deleted only in accordance with the provisions of Article XXXVI of this code.*
33-154 Limitations on the siting of public charter school facilities	*a) New kindergarten, elementary, middle and* ***senior high*** *charter school facilities as well as the* ***expansion*** *of existing charter school facilities shall be prohibited on sites located outside the Urban Development Boundary (UDB), as established in the Comprehensive Development Master Plan.* *(b) Except as provided in subsection (c) below, the following new charter school facilities and the expansion of such facilities shall be located inside the UDB and spaced from the UDB as follows:* *(1) Kindergarten, Elementary school: at least ¼ mile inside the UDB* *(2) Middle school: at least ½ mile inside the UDB* ***(3) Senior high school: at least one mile inside the UDB.***

ZONING RECOMMENDATION ADDENDUM

Southwestern Grant, LLC, et. al.
11-128

	(c) A proposed new kindergarten, elementary, middle, or senior high charter school facility, or the expansion of an existing charter school site, inside but closer to the UDB than indicated in *(b) above, may be approved at public hearing, when it is demonstrated that within a one-half mile radius of the outer boundaries of the proposed new charter school or charter school expansion site:* *(1) that the majority of the lots, parcels or tracts lying within the radius are developed or approved for development; and* *(2) there are no other lots, parcels or tracts within the radius that are available for development that meet the requirements of subsection (b) above and that meet all the requirements of this article.* *Approval of such a site shall require that the majority of the subject site and the proposed buildings' ground floor square footage be located in accordance with (b) above, and that the principal buildings and entrances be placed as far from the UDB as possible.* *(d) For purposes of establishing the distances provided by this section, the applicant shall furnish a certified survey from a registered surveyor, as well as a proposed site plan, which shall indicate that the distance requirements of this section have been met.*

2. SOUTHWESTERN GRANT, LLC ET AL
(Applicant)

13-5-CC-1 (12-089)
BCC/District 08 & 09
Hearing Date: 05/23/13

Property Owner (if different from applicant) **Southwest Grant LLC & Somerset AC.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2003	Manuel C & Emilia Diaz, ET AL	-Zone change fro AU to RU-1MA, RU-TH & RU-3M.	BCC	Appeal Approved, Application Approved
2003	Manuel C & Emilia Diaz, ET AL	-Zone change fro AU to RU-1MA, RU-TH & RU-3M.	C15	Denied Without Prejudice
2006	Jose C. Valladares	-Zone change fro AU to RU-1MA. - Non-Use Variance of setbacks.	C15	Approved
2006	Silver Palm Holdings of Homestead, LLC	- Modification of Declaration of Restrictions.	BCC	Approved with Condition(s)
2006	Jose C. Valladares	-Zone change fro AU to RU-1MA. - Non-Use Variance of setback.	BCC	Relinquished Jurisdiction to CZAB
2008	Southwestern Grant LLC	- Special Exception to permit the expansión of an existing Charter School. - Modification of Declaration of Restrictions. - Non-Use Variance of temporary parking.	BCC	Approved with Condition(s)
2008	Southwestern Grant LLC	- Special Exception to permit the expansión of an existing Charter School. - Modification of Declaration of Restrictions.	BCC	Approved with Condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: February 20, 2013

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

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

Subject: DIC #Z2011000128-4th Revision
Southwestern Grant, LLC
North and South side of S.W. 232nd Street lying between S.W. 114th Place and S.W. 117th Avenue
To Permit an Expansion to an Existing Charter School, Modification and Deletion of Previous Resolutions and Agreements for the Existing Charter School and Recession of Resolution
(RU-1(M)(a)) (8.55 Acres)
19-56-40

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

Potable Water Service

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. Public water abuts the sites in the form of an 8-inch distribution main located along Bailes Road; additionally, a 16-inch main also abuts the site along S. W. 232nd Street.

The source for this water supply is MDWASD's Alexander Orr Water Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Sanitary Sewer Service

The subject property is located within MDWASD sewer franchised service area. Public sanitary sewers abut the sites along Bailes Road in the form of two terminal manholes located at the intersections of Bailes Road and S. W. 115th Avenue and S. W. 115th Court. Additionally, an 8-inch gravity main abuts these sites along S. W. 232nd Street.

The wastewater flow of the gravity system on Bailes Road is directed into pump station 30-1126, and then, the South District Wastewater Treatment Plant. The wastewater flow of the gravity system on S. W. 232nd Street is directed into pump station 30-1130, and then, the South District Wastewater Treatment Plant. All the aforementioned sanitary sewer pump stations as well as the South District Wastewater Treatment Plant are owned and operated by MDWASD. The aforesaid force main and pump stations, are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Stormwater Management
A permit modification for the existing Environmental Resource Permit number 13-02405-P issued by the Water Control Section of DERM is required.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

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

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

Pollution Remediation
There are no records of current contamination assessment/remediation issues on these properties or abutting these properties. Additionally, there are no historical records of contamination assessment/remediation issues regarding non-permitted sites associated with these properties or abutting these properties.

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

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

Tree Preservation
The plans submitted with this application depict the presence of specimen (trunk diameter 18 inches or greater) tree resources on the referenced properties. The plans further show that these trees will be impacted by the proposed construction activities. Section 24-49 of the Code requires the preservation of tree resources. Prior to the removal and/or relocation of any tree on site, a Miami-Dade County Tree Removal/Relocation Permit is required. Section 24.49.3 of the Code states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 of the Code shall apply...." Note that the applicant has submitted an application to the Tree Permitting Program for a Tree Removal/Relocation Permit (Tree #00004069). As such, DERM recommends approval of this application with the condition that the Tree Removal/Relocation Permit (Tree #00004069) is duly obtained prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal/Relocation Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Be advised that if this condition cannot be met prior to development orders, this zoning application would have to be resubmitted for review. The applicant is required to comply with the above tree permitting requirements. DERM 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 the Tree Permitting Program at (305)-372-6600, voice option #2, for additional information regarding tree permitting procedures and requirements prior to site development.

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

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: February 15, 2013

To: Jack Osterholt, Director
Permitting, Environment and Regulatory Affairs

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC 2011000128 – Southwestern Grant, LLC, Southwestern Grant II, LLC and Somerset Academy, Inc. (Revision No. 4)

According to the letter of intent dated January 29, 2013, the applicant is seeking recession or partial modification of certain resolutions and covenants relating to portions of the subject property, and a special exception approval to permit the development of the subject property with a charter school serving grades K through 12.

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately **30** fire and rescue calls annually. Although the number of calls will result in a moderate 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 at the intersection of SW 248th Street and SW 114th Place. It is anticipated that the Station will be completed in 2015.

(B) Based on data retrieved during calendar year 2012, the average travel time to the vicinity of the proposed development was **6:54** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

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

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
34	10850 SW 211 Street	Rescue*, Aerial, Squad, Platform**	12
55	21501 SW 87 Avenue	Engine	4
5	13150 SW 238 Street	Rescue, Engine	7
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8

*Station No. 34 is currently equipped with two Rescue units; Rescue 34 & Rescue 70
**Platform tended

PLANNED SERVICES

STATION	ADDRESS	SERVICE
70	SW 114 Ave. & SW 248 St.	2015

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised site plan entitled 'Somerset Charter School at Silver Palms' as prepared by Civica Architects, dated stamp received January 29, 2013 along with the plan identifying the Knox Padlock detail dated stamp received November 8, 2012.

(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 Engineering & Water Supply Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards, including all applicable conditions set forth during the DIC review process.

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

/ch

Memorandum

MIAMI-DADE COUNTY

Date: December 3, 2012

To: Eric Silva
Assistant Director
Regulatory and Economic Resources

From: Antonio J. Cotarelo, P.E.
Interim County Engineer
Public Works and Waste Management Department

Subject: DIC Executive Council Recommendations for Southwestern Grant, LLC, Southwestern Grant II, LLC, and Somerset Academy, INC. located on SW 232 St. between SW 114 PL. and SW 117 Ave., Z11-128

Miami-Dade County Public Works and Waste Management Department Traffic Engineering Division (TED) has no objections to this application, provided the comments and recommendations, as indicated below, are adequately addressed in the site plans and related documentation, and found acceptable to TED.

TED has reviewed the Site Plans, Traffic Impact Study, Technical Memorandum, and School Traffic Operations Plan (TOP), for the proposed facility located on SW 232 Street between SW 114 Place and SW 117 Avenue, and has the following recommendations and comments:

- Site Plan Comments

    1. The fence shown adjacent to the second western most driveway on Bailes Road must be located outside of the pedestrian sight triangle.
    2. The proposed improvement to the northwest corner (west leg) of the intersection of SW 232 Street and SW 117 Avenue must be redesigned to accommodate the existing two westbound through lanes from the east leg with adequate transition in accordance to FDOT design standards to the existing roadway further to the west, as part of the scope of this project.

- Traffic Study Comments

    1. The committed development trips assigned to the intersection of SW 232 Street and SW 117 Avenue for the Level of Service analysis should reflect the trips assigned within the traffic study prepared by Kimley-Horn and Associates, dated January 2012.
    2. The rationale for analyzing the proposed conditions with a 0.92 peak hour factor instead of the existing 0.61 peak hour factor must be provided.
    3. The intersection analysis with the existing lane configuration for the proposed AM peak hour condition of SW 117 Avenue and SW 232 Street must be provided in the report.

- School Traffic Operations Plan (TOP) Comments

1. The proposed total number of students within parcels A, B, C, and D must be limited to the number of students (2000) requested within the application. The number of students shown within the school schedule charts, which totals 2060 students, must be revised.
2. TED requires schools to open access to onsite loading facilities a minimum of 45 minutes prior to all arrival and dismissal times to prevent parent vehicle staging in residential fronting rights of way (i.e. - swale areas at residential properties). The TOP may include parent instruction and statements enforcing a 15 minute maximum early parent arrival, but may not limit TED's 45 minute requirement.

- Project Requirements

1. All off-site improvements shall be constructed prior to the school expansion.
2. Traffic signals are required to be furnished and installed at the intersections of SW 232 Street with SW 117 Avenue and with SW 114 Place.
3. A "Declaration of Restrictions" in favor of the Miami-Dade County Public Works and Waste Management Department must be recorded in the Official Records of Miami-Dade County, Florida, prior to the date of the school expansion.
4. School Speed Zone signs (florescent yellow-green material must be used where applicable), pavement markings, and flashing beacons are required along SW 232 Street, Bailes Road, and SW 117 Avenue. The existing posted time intervals for the school speed zone are required to be modified for the new schedule, if applicable.
5. All project documents revised to incorporate any comments within this memo, including the Traffic Study and School Traffic Operation Plan, must be submitted and filed within the zoning records of this project.

- 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 ladder 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 the Parks Recreation and Open Spaces Department. Also, any relocation or removal of trees must be approved by RER. 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 records, 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, PWWM 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 suggested 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 and Waste Management 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 Dr. Joan Shen, P.E., PTOE, at (305) 375-2030.

cc: Tiffanie A. Pauline, Executive Director, Charter School Operations, MDCPS
Raul A. Pino, P.L.S., Regulatory and Economic Resources Department
Joan Shen, P.E., PTOE, Interim Chief, Traffic Engineering Division
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division
Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division

Memorandum

Date: February 12, 2013

To: Jorge Vital
DIC Coordinator
Department of Regulatory and Economic Resources

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

Subject: Review of DIC Project No. 11-128 (Southwest Grant, LLC et al.)- Revision No. 1

Project Description

The applicants are requesting to permit a charter school expansion for 2,000 students in grade levels from Kindergarten to 12th. Additionally, the applicants seek to delete and modify prior Resolutions and Declarations of Restrictions in order to show a new master plan adding additional property and unifying two previously approved charter schools. The size of the property is 8.55 acres and is located on the north and south sides of SW 232nd Street, between SW 114th Place and SW 117th Avenue, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service located approximately 0.3 miles to the east of the application site. The closest transit service is provided by Metrobus Route 70 along SW 112th Avenue. The service headway for the above mentioned route (in minutes) is as follows:

Metrobus Route Service Summary
Southwest Grant, LLC et al. Application Site - Revision No. 1

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		
70	30	60	60	n/a	60	60	0.3	L

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

Nov. 2012 Line-Up

Future Transportation/Transit Improvements

Currently, the 2013 Transportation Improvement Program (TIP) proposes widening of SW 232nd Street from SW 119th Avenue to SW 107th Avenue from 2 to 4 lanes. In addition, the TIP also proposes widening of SW 112th Avenue from SW 232nd Street to SW 236th Street from 2 to 4 lanes. The 2035 Long Range Transportation Plan (LRTP) lists a project to widen SW 112th Avenue from SW 232nd Street to SW 236th Street from 2 to 4 lanes as well as two projects to widen SW 232nd Street from SW 117th Avenue to SW 107th Avenue, all listed as a Private Sector Projects.

The 2012 ten-year Transit Development Plan (TDP) identifies in its 2022 Recommended Service Plan the following improvements/adjustments on the existing route serving the vicinity of the project:

Route 70: Truncate Route at Southland Mall when Cutler Bay Circulator begins service (2013)

MDT Comments/Recommendations

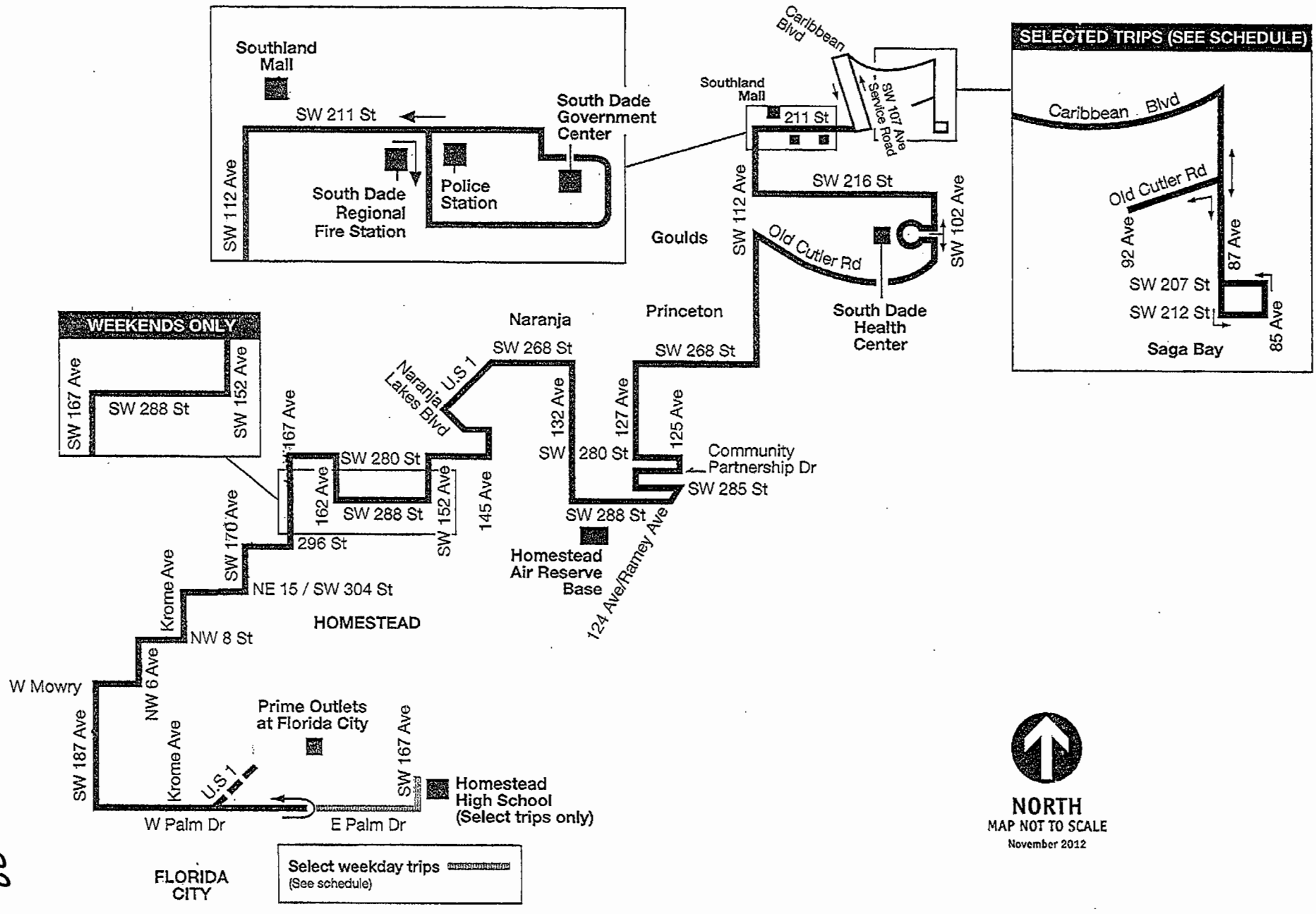
Miami-Dade Transit (MDT) Metrobus Route 70 currently provides local bus service within 0.3 mile of the application site which features a 30 minute AM/PM peak hour headway. **Based on the information presented, MDT has no objections to this project.**

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.

c: Monica D. Cejas, P.E. Senior Professional Engineer
Eric Zahn, Transit Planning Section Supervisor

Route 70


Southland Mall
SW 211 St
South Dade Government Center
SW 112 Ave
South Dade Regional Fire Station
Police Station
Caribbean Blvd
Southland Mall
211 St
SW 107 Ave - Service Road
SELECTED TRIPS (SEE SCHEDULE)
Caribbean Blvd
Old Cutler Rd
92 Ave
87 Ave
SW 207 St
SW 212 St
Saga Bay
85 Ave
SW 216 St
SW 112 Ave
SW 102 Ave
Goulds
Old Cutler Rd
South Dade Health Center
WEEKENDS ONLY
SW 167 Ave
SW 288 St
SW 152 Ave
Naranja
SW 268 St
Princeton
SW 268 St
Naranja Lakes Blvd
U.S 1
SW 132 Ave
SW 127 Ave
125 Ave
SW 280 St
Community Partnership Dr
SW 285 St
SW 167 Ave
SW 280 St
162 Ave
SW 288 St
SW 152 Ave
145 Ave
SW 288 St
SW 170 Ave
296 St
Homestead Air Reserve Base
124 Ave/Ramey Ave
Krome Ave
NE 15 / SW 304 St
HOMESTEAD
NW 8 St
W Mowry
NW 6 Ave
SW 187 Ave
Prime Outlets at Florida City
Krome Ave
U.S 1
SW 167 Ave
Homestead High School (Select trips only)
W Palm Dr
E Palm Dr
FLORIDA CITY
Select weekday trips
(See schedule)
NORTH
MAP NOT TO SCALE
November 2012

Memorandum

MIAMI-DADE COUNTY

Date: December 30, 2011

To: Charles Danger, Interim Director
Permitting, Environment and Regulatory Affairs Department

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

Subject: Review - Zoning Application
Case: No. Z20110000128 – Southwestern Grant, LLC, Southwestern Grant LLC and Somerset Academy, Inc.

APPLICATION

The applicants, Southwestern Grant, LLC, Southwestern Grant II, LLC and Somerset Academy, Inc. are requesting a zoning modification to permit their charter school to increase the allowable student population. Additionally, the applicants seek to delete and modify prior resolutions and declarations of restrictions in order to show a new master plan adding additional property and unifying two previously approved charter schools. The size of the property is 8.55 acres and is located on the north and south sides of SW 232 Street, between SW 114 Place and SW 117 Avenue, Miami-Dade County, Florida. The change would permit the school to increase the number of students ages PK-2 thru 8th grade from 1,100 to 2,000.

CURRENT POLICE SERVICES

The property is located in unincorporated Miami-Dade County and serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the project could have on the proposed zoning modification changes. A ½ mile radius check of crimes/calls for service of the location was completed and has been provided in the attached documents for the Miami-Dade County Permitting, Environment and Regulatory Affairs Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (school enrollment increase), it cannot be accurately predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present, traffic increases, and calls for police service may rise. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service.

Additionally, it is recommended that the applicant work closely with the local police district command staff in considering security, safety, and traffic options for the site, especially during times of high volume traffic.

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

If the request is approved, the MDPD recommends the following to be implemented as part of the approval.

- Stagger start and dismissal times to assist in decreasing the volume of traffic generated by the school.
- Install additional traffic control devices on the appropriate streets surrounding the school.
- Establish an internal system and protocols to locate and identify the residence of any sexual offenders residing within 1,000 feet and 2,500 of the school as reflected in Florida State Statute 775.215 and the Code of Miami-Dade County, section 21.281(a) respectively.
- Develop and implement a parking and traffic plan that includes but not limited to adequate parking during special events and safe street crossing for the students in and around the immediate area surrounding the school campus.

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

JKL/kh
Attachment

Miami-Dade County Public Schools
giving our students the world

Superintendent of Schools
Alberto M. Carvalho

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

March 4, 2013

Mr. Jorge Vital, DIC Coordinator
Zoning Evaluation Section
Department of Regulatory and Economic Resources
111 NW 1 Street, 11th Floor
Miami, FL 33128

jvital@miamidade.gov

RE: ADDITIONAL INFORMATION – ELEMENTARY/MIDDLE SCHOOLS SERVING THE AREA
SOUTHWESTERN GRANT, LLC ET AL - ZONING REQUEST Z2011000128
INCREASE 400 HIGH SCHOOL STUDENTS TO EXISTING CHARTER SCHOOL
NO. & SO. SIDE OF SW 232 ST, BETWEEN SW 114 PLACE & SW 117 AVENUE

In response to your Department's request seeking information regarding additional traditional public and charter schools in the general area of the above-referenced charter school application, please see the attached Public School Projected Capacity Analysis (Attachment A).

As you will note under the attachment, Coconut Palm K-8, Goulds Elementary, and Pine Villa Elementary are currently designated as the elementary/middle schools to serve the area. **The analysis, which provides capacity information for traditional public schools in the surrounding area, depicts an overall surplus of student stations at the elementary/middle school level of 954.**

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 I

IMR:ir
L375
Attachment

cc: Ms. Ana Rijo-Conde
Michael A. Levine
Ms. Vivian G. Villaamil

Facilities Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Eco-Sustainability Officer• 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

ADDITIONAL INFORMATION – Other Schools Serving the Area

PUBLIC SCHOOL PROJECTED ANALYSIS

March 4, 2013

APPLICATION: SOUTHWESTERN GRANT, LLC ET AL - ZONING REQUEST Z2011000128
INCREASE 400 HIGH SCHOOL STUDENTS TO EXISTING CHARTER SCHOOL
NO. & SO. SIDE OF SW 232 ST, BETWEEN SW 114 PLACE & SW 117 AVENUE

OTHER SCHOOLS SERVING AREA OF APPLICATION

Elementary/Middle : Coconut Palm K-8 – 24400 SW 124 AVE
Goulds Elementary – 23555 SW 112TH AVENUE
Pine Villa Elementary - 21799 SW 117TH COURT

The following student population and available facility capacity data is based on student enrollment as of October 2012:

Elementary/Middle Schools	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Coconut Palm K-8	1,230	1,499	82%	0	82%	269
Goulds Elementary	609	824	74%	0	74%	215
Pine Villa Elementary	364	834	44%	0	44%	470
					AVAILABLE STUDENT STATIONS	954

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
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Susie V. Castillo
Carlos L. Curbelo
Dr. Lawrence S. Feldman
Dr. Wilbert "Tee" Holloway
Dr. Marta Pérez
Raquel A. Regalado

February 28, 2013

Mr. Jorge Vital, DIC Coordinator
Zoning Evaluation Section
Department of Regulatory and Economic Resources
111 NW 1 Street, 11th Floor
Miami, FL 33128

jvital@miamidade.gov

RE: SOUTHWESTERN GRANT, LLC ET AL - ZONING REQUEST Z2011000128
INCREASE 400 HIGH SCHOOL STUDENTS TO EXISTING CHARTER SCHOOL
NO. & SO. SIDE OF SW 232 ST, BETWEEN SW 114 PLACE & SW 117 AVENUE

In response to your Department's request seeking information regarding traditional public and charter schools in the general area of the above-referenced charter school application, please see the attached Public School Projected Capacity Analysis (Attachment A).

As you will note under Attachment A, Miami Southridge Senior High School is currently designated as the school to serve the area. **The analysis, which provides capacity information for traditional public schools in the surrounding area, depicts an overall surplus of student stations at the high school level of 526.**

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 I

IMR:ir
L374
Attachment

cc: Ms. Ana Rijo-Conde
Michael A. Levine
Ms. Vivian G. Villaamil

Facilities Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Eco-Sustainability Officer• 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

ATTACHMENT "A"

PUBLIC SCHOOL PROJECTED ANALYSIS

February 28, 2013

APPLICATION: **SOUTHWESTERN GRANT, LLC ET AL - ZONING REQUEST Z2011000128 INCREASE 400 HIGH SCHOOL STUDENTS TO EXISTING CHARTER SCHOOL NO. & SO. SIDE OF SW 232 ST, BETWEEN SW 114 PLACE & SW 117 AVENUE**

SCHOOLS SERVING AREA OF APPLICATION

SENIOR HIGH SCHOOL LEVEL: **Miami Southridge Senior – 19355 SW 114 Avenue**

The following student population and available facility capacity data is based on student enrollment as of October 2012:

Senior High Schools	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Miami Southridge Sr.	2,182	2,542	86%	166	81%	526
					AVAILABLE STUDENT STATIONS	**526**

Memorandum

MIAMI-DADE COUNTY

Date: February 11, 2013

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

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

Subject: Z2011000128: SOUTHWESTERN GRANT, LLC & SOUTHWESTERN GRANT II, LLC & SOMERSET ACADEMY, INC
Revised plans have been submitted dated stamped received January 29, 2013.

Application Name: SOUTHWESTERN GRANT, LLC & SOUTHWESTERN GRANT II, LLC & SOMERSET ACADEMY, INC

Project Location: The site is located NORTH & SOUTH SIDE OF SW 232 ST, LYING BETWEEN SW 114 PLACE & SW 117 AVENUE, Miami-Dade County.

Proposed Development: The applicant is requesting a special exception to increase grade levels and children count. Revised plans have been submitted dated stamped received January 29, 2013.

Impact and demand: This application does not generate any residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: November 9, 2012

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

From: José A. Ramos, R.A., Division Director
Aviation Planning, Land-Use and Grants Division
Aviation Department

Subject: DIC Application #11-128
Southwestern Grant, LLC & Southwestern Grant II, LLC
MDAD DN-12-11-1088

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #11-128, Southwestern Grant, LLC & Southwestern Grant II, LLC. The applicant is requesting a special exception to permit an expansion to an existing charter school, modification and deletion of previous resolutions and agreements for the existing charter school and rescission of resolutions. The size of the property is 8.55 acres and is located on the north and south side of SW 232 Street, lying between SW 114 Place and SW 117 Avenue, Miami-Dade County, Florida.

Based on the available information, MDAD determined that the proposed use is compatible with operations from Homestead General Aviation Airport, however, due to the site's proximity to the Homestead Air Reserve Base (HARB), the application may need to be reviewed for land use compatibility by HARB. The contact at HARB is Mr. Lawrence Ventura (305) 224-7163 or Lawrence.ventura@homestead.af.mil.

C: Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: December 31, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: DIC # 11-128
Southwest Grant LLC, Et Al

Attached please find a copy of this Department's review of the above-referenced item. The review was created as requested to update a previous response dated October 22, 2012. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #11-128
Southwest Grant LLC, Et Al

Application: ***Southwest Grant LLC, Et Al*** (comprised of Southwest Grant, LLC, Southwest Grant II, LLC and Somerset Academy, Inc.) is requesting a special exemption to permit a charter school expansion for 2,000 students in grade levels Kindergarten to 12th. The applicant also seeks a modification of the Declaration of Restrictions in order to show a master plan adding additional property and unifying two previously approved charter schools.

Size: The subject property is 8.55 acres.

Location: The subject property is generally located on the north and south sides of SW 232 Street, between SW 114 Place and SW 117 Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The Public Works and Waste Management Department (PWWM) maintains the response provided via memo dated October 22, 2012, as the supplemental information provided in the application does not affect the waste management service provided. The project proposes the expansion of a charter school, which based on its configuration, will likely be considered a "commercial unit." Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial and multi-family developments located in unincorporated Miami-Dade County:

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

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental

agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: February 14, 2013

To: Jack Osterholt, Deputy Mayor/Director
Sustainability, Planning and Economic Enhancement (SPEE)

From: Maria A. Valdes, Chief, LEED® Green Associate
Comprehensive Planning & Water Supply Certification Section

Subject: Southwestern Grant I & II LLC & Somerset Academy, Inc.
DIC Application # Z2011000128 (REVISION # 4)

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

Application Name: Southwestern Grant I & II LLC & Somerset Academy, Inc.

Proposed Development: The applicant is requesting an increase in the number of students permitted from 1,600 to 2,000 students ranging in grade levels from Kindergarten through the 12th grade for the subject charter school. Two new buildings are added under this application which are located in Parcel A and Parcel B as noted in the site plan. A new gymnasium with a total of 11,237 square feet is proposed for Parcel A, and a courtyard building is proposed for Parcel B with a total of 15,242 square feet. The new development will increase the square footage of the School by 26,479 square feet. The new total square footage of the school will be 136,604 square feet, with a total water demand of 16,393 gallons per day (gpd), of which 3,178 gpd is the net increase in water demand from the addition of the new two buildings.

Project Location: The subject property is located at the north and south sides of SW 232 Street, between SW 114 Place and SW 117 Avenue, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. The nearest point of connection for water for parcel "B" is an existing 16-inch water main abutting the property on SW 232nd Street and for parcel "A", the nearest point of connection is an existing 8-inch water main abutting the property along SW 114th Place. Please note that there is an existing 8-inch water main on Bailes Road and SW 115th Avenue to where the developer may be required to connect and extend a new 8-inch water main may along Bailes RD to connect to an existing 16-inch water main on SW 232nd Street. Please note that final points of connection will be issued at the time the applicant request connection to the potable water system infrastructure. The source of water for this project is the Alexander Orr Water Treatment Plant. Please note that the water comments provided herein address CDMP policies WS-1A, WS-1B and WS-2A.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time the Agreement is offered. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

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

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. The nearest point of connection for sewer service is an existing eight (8) inch sanitary sewer gravity line running along SW 232 Street for parcel "B" and an existing eight (8) inch sanitary sewer gravity line running along SW 114th Place for Parcel "A". Please note that final points of connection will be issued at the time the applicant request connection to the sanitary sewer infrastructure. The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

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

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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

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

Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

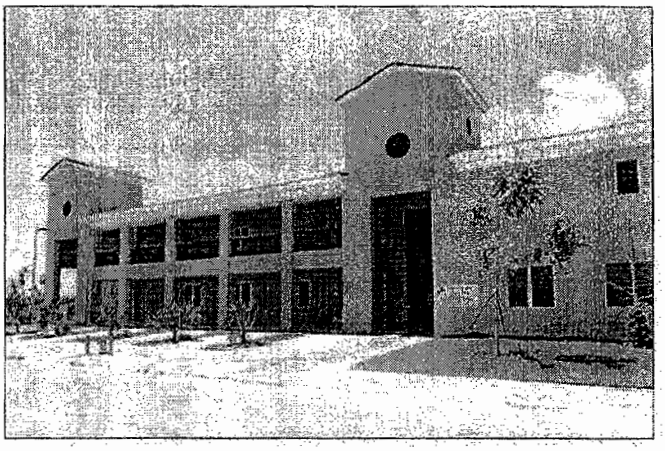
ENFORCEMENT HISTORY
SOUTHWESTERN GRANT, LLC ET AL
11-128

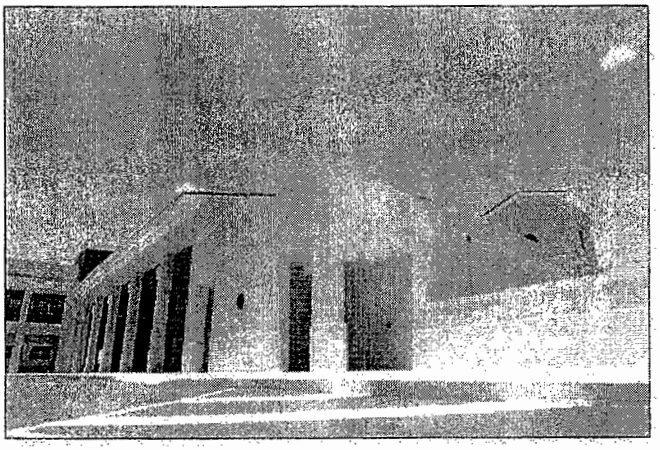
NC CASE:
THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD COMPLIANCE CASES FOR
FOLIO:
30-6018-034-0110, 30-6018-034-0090, 30-6018-034-0080, 30-6018-034-0070, 30-6018-034-0060, 30-01803-034-0050, 30-6018-034-0040, 30-6018-034-0020, AND 30-6018-034-0010

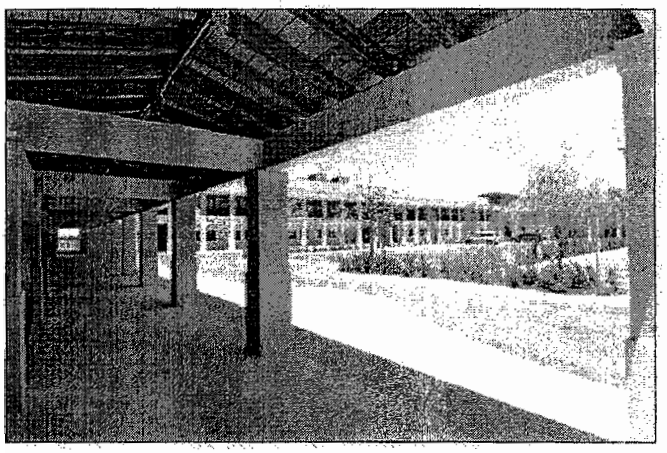
NC OPEN:
FOLIO: 30-6018-034-0030:
CASE NUMBER 201309000265, WAS OPENED ON APRIL 8, 2013, [MINIUMUM HOUSING], FOR THE PROPERTY BEING UNSECURED AS PER UNSECURED WINDOWS AND DOORS. A NOTICE TO SECURE THE PROPERTY WAS POSTED ON APRIL 15, 2013. A NOTICE OF FINAL ORDER RECORDATION WAS MAILED ON APRIL 30, 2013. THE CASE WAS FORWARDED FOR BOARDING ON MAY 1, 2013. THE CASE IS PENDING THE COMPLIANCE INSPECTION AND THE PAYMENT OF THE FEES ASSOCIATED WITH THE VIOLATION.

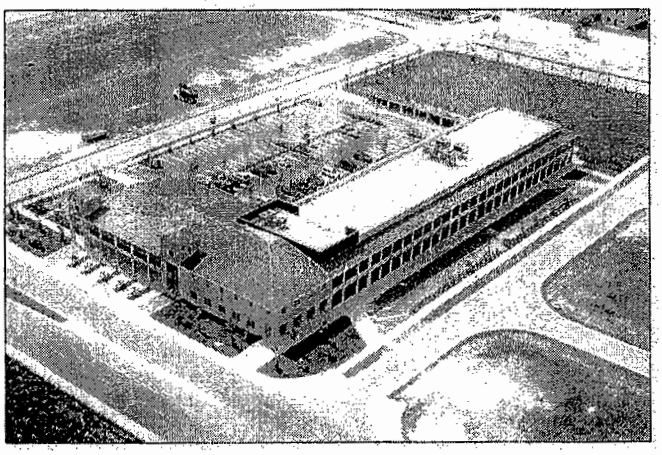
NC CLOSED:
FOLIO: 30-6019-013-3545
CASE NUMBER 201101010851, WAS OPENED ON DECEMBER 14, 2011, FOR FAILURE TO PERFORM LOT MAINTAINANCE IN A NON-RESIDENTIAL DISTRICT AS STTED IN 19-14(A)(1). A WARNING LETTER WAS ISSUED ON DECEMBER 16, 2011. CIVIL VIOLATION NOTICE NUMBER T024697, WAS ISSUED ON JANUARY 4, 2012, FOR NON-COMPLIANCE. COMPLIANCE WAS MET AND THE CITATION WAS PAID. THE CASE HAS BEEN CLOSED.

BLDG SUPPORT:
THERE ARE NO OPENED OR CLOSED BUILDING SUPPORT CASES FOR ANY OF THE FOLIO'S.









CIVICA

EXISTING SCHOOL BUILDING ELEVATIONS

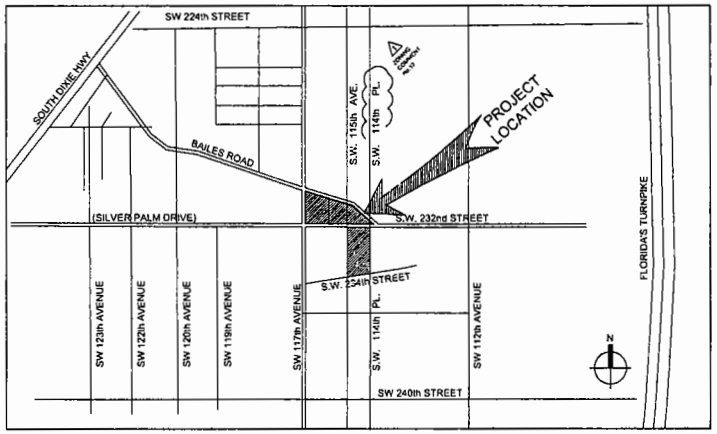
A-3

47

SOMERSET CHARTER SCHOOL AT SILVER PALMS

K-12 Grades EDUCATIONAL CAMPUS MASTER PLAN:
(PARCELS 'C' , 'D' , 'B' , & 'A')

(Bailes Road / SW 234th Street) & (SW 117th Avenue / SW 114th Place)
Miami, Fl. 33032



APPLICANT:
SOUTHWESTERN GRANT, LLC.

6361 SUNSET DRIVE, MIAMI, FL. 33143
tel: (305) 669-4390

RECEIVED
Z11-128
JAN 29 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENT & IMPACT COMMITTEE
BY

DATE: NOV. 2011
ISSUED FOR: DIC SUBMITTAL

ARCHITECT
CIVICA
tel: 305.593.9959 8323 NW 12th St. Suite No.106, Doral, Fl. 33126 fax: 305.593.9655

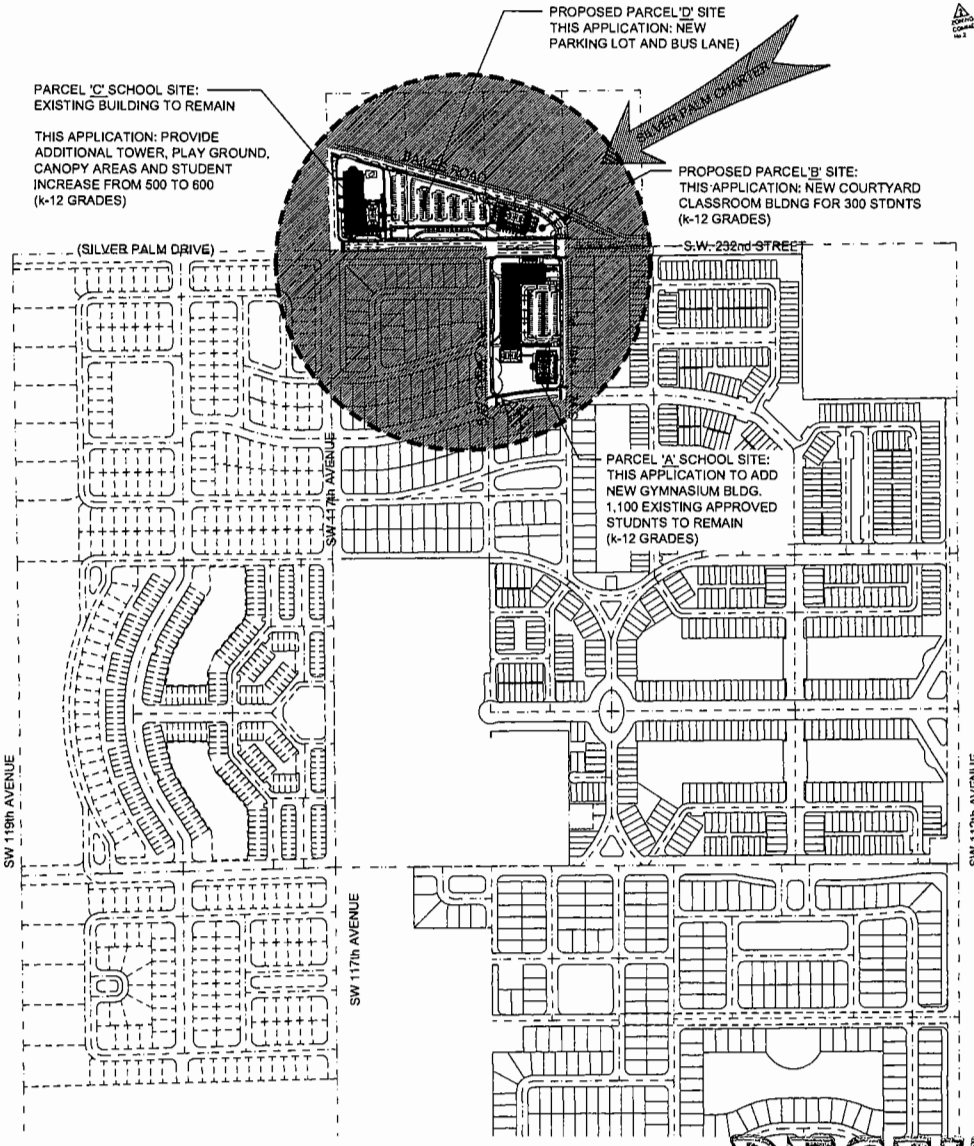
1 1.04.12 DIC ZONING COMMENTS IAF
2 3.09.12 DIC ZONING COMMENTS IAF

ZONING DATA FOR PARCELS 'C' / 'D' / 'B'
(North of SW 232nd Street - Silver Palm Drive)

•PROPOSED USE: EDUCATIONAL	K-12th GRADE (CHARTER SCHOOL)		
•ZONING DISTRICT	RU-1M(A)		
OROSS LOT AREA:			
PARCEL 'C'	2.17 Acres	=	94,652.15 SQ.FT.
PARCEL 'D'	1.78 Acres	=	77,882.79 SQ.FT.
PARCEL 'B'	0.90 Acres	=	39,405.8 SQ.FT.
GRAND TOTAL:	±4.86 Acres	=	±211,940.74 SQ.FT.
•LOT COVERAGE:			
PARCEL 'C':			
Existing Bldg & Towers	24,856 SQ.FT.	=	27,766 SQ.FT.
New Cover Canopies	+2,910 SQ.FT.		
PARCEL 'D':			
New Tower &	225 SQ.FT.	=	3,419 SQ.FT.
New Cover Canopies	+3,194 SQ.FT.		
PARCEL 'B':			
New Bldg Footprint & Ext Arcades	10,816.09 SQ.FT.	=	10,816.09 SQ.FT.
ORAND TOTAL:	(19.81%)	=	42,001.09 SQ.FT.
•FLOOR AREA RATIO:			
Allowable:	0.5 FAR (of Net Area)	=	105,970.37 SQ.FT.
PARCEL 'C':			
1st Floor (Including Arcades)	22,920 SQ.FT.	=	43,298 SQ.FT.
2nd Floor (Including Arcades)	+ 20,378 SQ.FT.		
PARCEL 'D':			
1st Floor (Tower)	225 SQ.FT.	=	225 SQ.FT.
PARCEL 'B':			
1st Floor (Including Arcades)	9,182 SQ.FT.	=	18,136 SQ.FT.
2nd Floor (Including Arcades)	+ 8,954 SQ.FT.		
GRAND TOTAL: Provided	(29.09%)	=	61,659 SQ.FT.
•OPEN SPACE:			
Required:	(60%)		127,164.44 SQ.FT.
PARCEL 'C':			66,886.15 SQ.FT.
PARCEL 'T':			74,464.06 SQ.FT.
PARCEL 'B':			29,982.76 SQ.FT.
GRAND TOTAL: Provided	(80.84%)		171,332.97 SQ.FT.
•PARKING			
PARCEL 'C'			35 Spaces
PARCEL 'D'			107 Spaces
TOTAL PARKING PROVIDED			142 Spaces
• HEIGHT			
Allowable			35'-0"
Proposed			34'-6" (TOP OF PARAPET)

ZONING DATA FOR PARCEL 'A'
(South of SW 232nd Street - Silver Palm Drive)

•PROPOSED USE: EDUCATIONAL	K-12th GRADE (CHARTER SCHOOL)		
•ZONING DISTRICT	RU-1M(A)		
GROSS LOT AREA:	3.70 Acres	=	161,418.99 SQ.FT.
•LOT COVERAGE:			
Total Lot Coverage:	52,303.90 SQ.FT.	=	(32.40% Lot Cover)
•FLOOR AREA RATIO:			
Allowable:	0.5 FAR (of Net Area)	=	80,709.49 SQ.FT.
Provided F.A.R:	79,487.47 SQ.FT.	=	(0.492 FAR)
•OPEN SPACE			
Required:	(60%)		96,851.39 SQ.FT.
Provided:	(67.59%)		109,115.09 SQ.FT.
•PARKING			
TOTAL NUMBER OF PARKING SPACES PROVIDED			81 Spaces
• HEIGHT			
Allowable			35'-0"
Proposed			34'-6" (TOP OF PARAPET)



1 A1.0 SILVER PALM DEVELOPMENT:

NOT TO SCALE

SETBACK DATA FOR PARCELS 'C' / 'D' / 'B'
(North of SW 232nd Street - Silver Palm Drive)

• PARCEL 'C' BUILDING SETBACKS		
Side (SW 117th Avenue)		
Required		25'-0"
Existing		26'-0"
Front (SW 232nd Street)		
Required		25'-0"
Existing		26'-0"
Side (Bailes Road)		
Required		25'-0"
Existing		26'-0"
Rear (East Side)		
Required		50'-0"
Existing		189'-2"
Proposed		54'-3" (New Tower)
• PARCEL 'D' BUILDING SETBACKS		
Side (West Side)		
Required		25'-0"
Proposed		309'-2""
Front (SW 232nd Street)		
Required		25'-0"
Proposed		40'-0"
Side (East Side)		
Required		25'-0"
Proposed		11'-8"
Rear (Bailes Road)		
Required		50'-0"
Proposed		130'-0"
• PARCEL 'B' BUILDING SETBACKS		
Side (Bailes Road)		
Required		25'-0"
Proposed		11'-0" (To Stair) 16'-3" (To Bldg Wall)
Front (SW 232nd Street)		
Required		25'-0"
Proposed		14'-10"
Side (East Side)		
Required		25'-0"
Proposed		88'-6"
Rear (West Side)		
Required		50'-0"
Proposed		20'-3"

SETBACK DATA FOR PARCEL 'A'
(South of SW 232nd Street - Silver Palm Drive)

• PARCEL 'A' BUILDING SETBACKS		
Front (SW 232nd Street)		
Required		25'-0"
Existing Bldg		25'-0"
Side (SW 114th Court)		
Required		25'-0"
Proposed Bldg Wall		10'-9"
Gym Roof Overhang		5'-0"
Side (SW 115th Avenue)		
Required		25'-0"
Existing Bldg		38'-11"
Rear (SW 234th Street)		
Required		25'-0"
Proposed		19'-8"

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ARCHITECT
CIVICA
8333 NW 12th St, Suite 106, Doral, FL 33126
tel: 305.593.0939 fax: 305.593.0956

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL. 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.
6361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
100141

No.	DATE	REVISION	BY
1	1.04.12	DIC ZONING COMMENTS	JAF
2	2.09.12	DIC ZONING COMMENTS	JAF

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DATE 2011 | SCALE:

01.02.2013

ROLANDO LLANES, RA
AR - 0013160

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SHEET TITLE
SILVER PALM CONTEXT SITE PLAN

SHEET NUMBER
A-1.0

50

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

School Name: SOMERSET ACADEMY CHARTER SCHOOL (PARCELS 'C', 'D', 'B', & 'A')
School Address: 11458 SW 232nd Street / 23215 SW 115th Avenue / Northwest quadrant of SW 232nd Street & SW 114 Court

Tax Folio # No 30-6019-012-3345 and Parcel 'D' (original previous folio No. 30-6019-000-0330)

Total size of site: (8.97 Acres when including ROW to be dedicated)

Is this an expansion to an existing school? ___ YES ___ NO

If yes, then indicate the # of students and grade levels previously approved

1,600 (Grades K-12) and the Resolution # 2-23-08 & Z-23-08

Number of students / children requested: 1400 Grade Levels: K-12th Grades Ages: 4-18 Yrs Old

Number of classrooms: 86 Total Rooms

Total square footage of classroom area: 54,769 Sq Ft

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 65,776 Sq Ft

Total square footage of outdoor recreation/play area 84,630 Sq Ft

Number of parking spaces provided for staff and transportation vehicles: 124 Spaces

Total parking spaces provided: 223 Spaces

Auto-stacking spaces provided: 82 vehicles

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

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

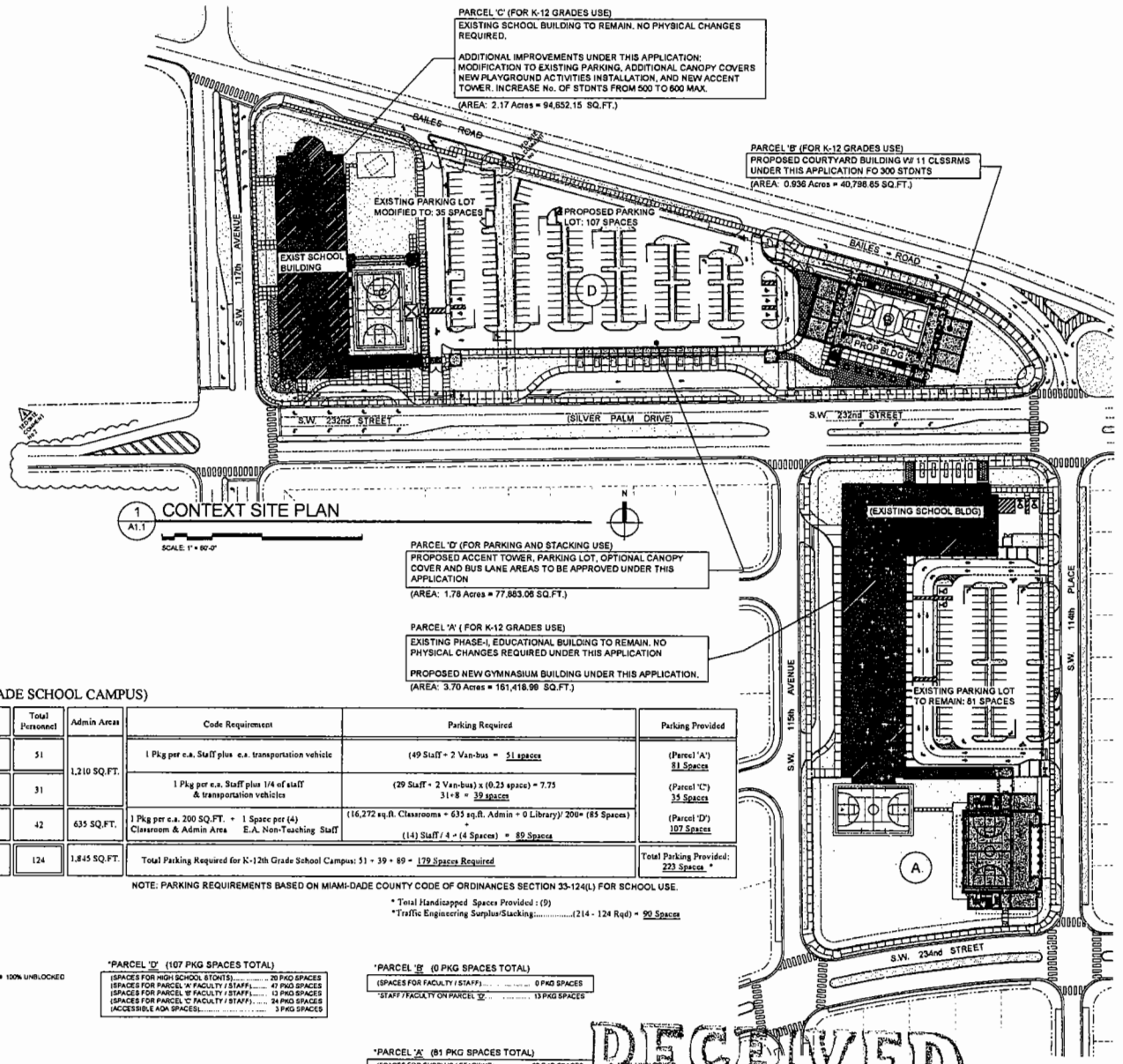
Signed, sealed, executed and acknowledged on this 3RD day of JAN, 2012 at Miami-Dade County, Florida

WITNESSES: SIGNATURE: IVAN FAJARDO

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 3 day of Jan 2012 before me personally appeared Ivan Fajardo to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof for the purposes therein mentioned

My Commission Expires:



CAMPUS PARKING DATA FOR PARCELS 'C' / 'D' / 'B' / 'A': (K-12th GRADE SCHOOL CAMPUS)

Uses Proposed	Total Classrooms	Classroom Area	No. of Students	No. of Teachers	No. of Assist	No. of Admin	Transporation Vehicles	Total Personnel	Admin Areas
K-5th GRADES	58	38,497 SQ.FT.	2,000	37	7	5	2-Vans/Buses	51	1,210 SQ.FT.
6th-8th GRADES				21	5	3	2-Vans/Buses	31	
9th-12th GRADES	28	16,272 SQ.FT.		28	7	5	2-Vans/Buses	42	635 SQ.FT.
Grand Total	86	54,769 SQ.FT.		86	19	13	6-Vans/Buses	124	1,845 SQ.FT.

Code Requirement	Parking Required	Parking Provided
1 Pkg per e.a. Staff plus e.a. transportation vehicle	(49 Staff + 2 Van-bus = 51 spaces	(Parcel 'A') 81 Spaces
1 Pkg per e.a. Staff plus 1/4 of staff & transportation vehicles	(29 Staff + 2 Van-bus) x (0.25 space) = 7.75 31+8 = 39 spaces	(Parcel 'C') 35 Spaces
1 Pkg per e.a. 200 SQ.FT. + 1 Space per (4) Classroom & Admin Area E.A. Non-Teaching Staff	(16,272 sq.ft. Classrooms + 635 sq.ft. Admin + 0 Library)/ 200= (85 Spaces) + (14) Staff / 4 = (4 Spaces) = 89 Spaces	(Parcel 'D') 107 Spaces
Total Parking Required for K-12th Grade School Campus: 51 + 39 + 89 = 179 Spaces Required		Total Parking Provided: 223 Spaces *

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

* Total Handicapped Spaces Provided : (9)
*Traffic Engineering Surplus/Stacking:.....(214 - 124 Rqd) = 90 Spaces

*PARCEL 'C' (35 PKG SPACES TOTAL)
(SPACES FOR SURPLUS / STACKING)..... 8 PKG SPACES — 100% UNBLOCKED
(SPACES FOR FACULTY / STAFF)..... 25 PKG SPACES
(ACCESSIBLE ADA SPACES)..... 2 PKG SPACES
*STAFF / FACULTY ON PARCEL 'D'..... 24 PKG SPACES

*PARCEL 'D' (107 PKG SPACES TOTAL)
(SPACES FOR HIGH SCHOOL STDNTS)..... 76 PKG SPACES
(SPACES FOR PARCEL 'A' FACULTY / STAFF)..... 47 PKG SPACES
(SPACES FOR PARCEL 'B' FACULTY / STAFF)..... 13 PKG SPACES
(SPACES FOR PARCEL 'C' FACULTY / STAFF)..... 24 PKG SPACES
(ACCESSIBLE ADA SPACES)..... 3 PKG SPACES

*PARCEL 'B' (0 PKG SPACES TOTAL)
(SPACES FOR FACULTY / STAFF)..... 0 PKG SPACES
*STAFF / FACULTY ON PARCEL 'D'..... 13 PKG SPACES

*PARCEL 'A' (81 PKG SPACES TOTAL)
(SPACES FOR SURPLUS / STACKING)..... 62 PKG SPACES — 100% UNBLOCKED
(SPACES FOR FACULTY / STAFF)..... 15 PKG SPACES
(ACCESSIBLE ADA SPACES)..... 4 PKG SPACES
*STAFF / FACULTY ON PARCEL 'D'..... 47 PKG SPACES

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ARCHITECT
CIVICA
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Suite No 108, Doral, Fl 33126
tel. 305 640 9099 fax: 305 593 8855

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL. 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC,

6361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
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No.	DATE	REVISION	BY
1	1.04.12	PER STD COMMENTS	IAF
2	01.02.13	PER STD COMMENTS	IAF

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AR - 0013160

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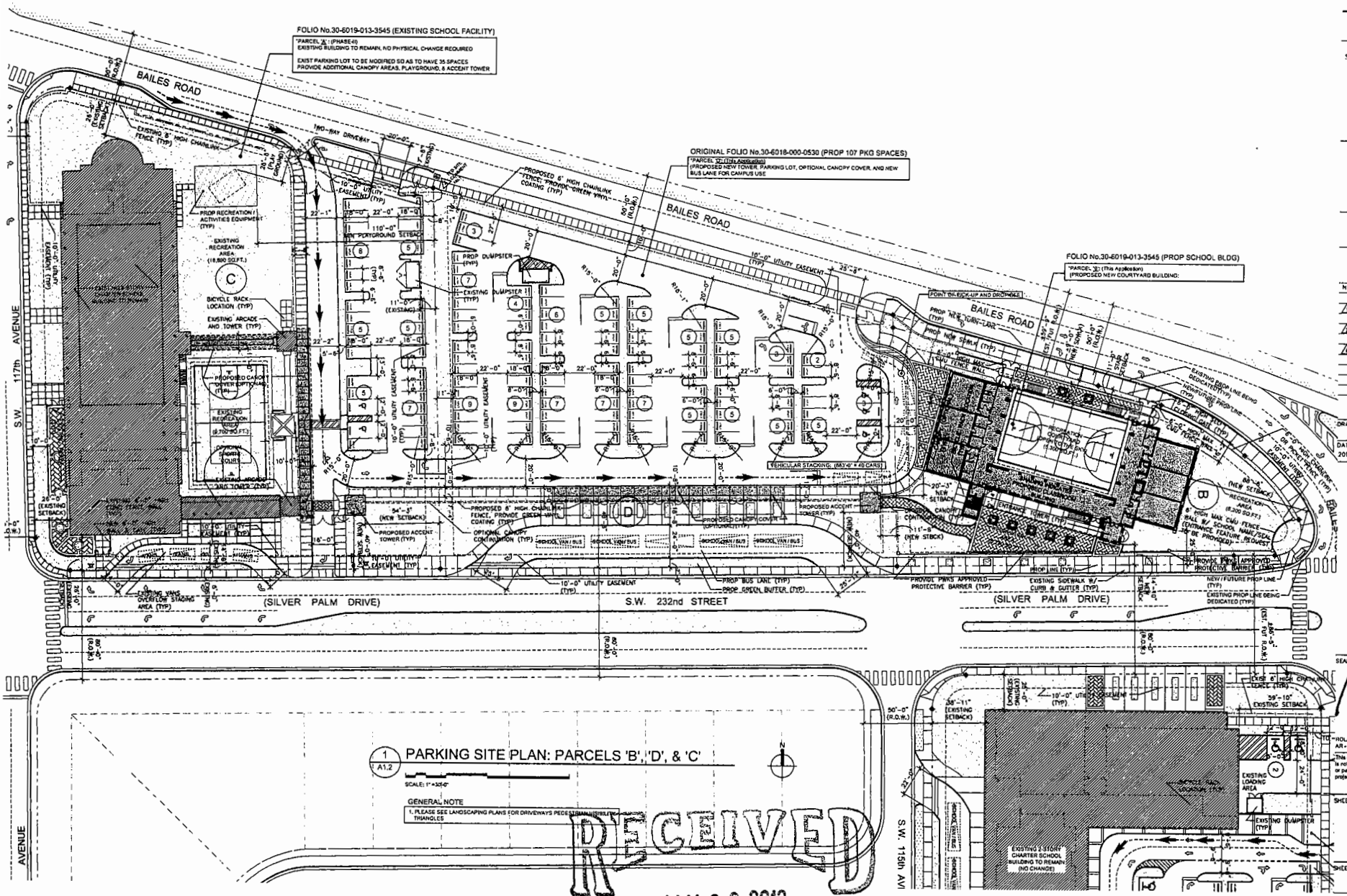
SHEET TITLE
CONTEXT SITE PLAN & PARKING DATA

SHEET NUMBER
A-1.1

51



1 A1.2 PARKING SITE PLAN: PARCELS 'B', 'D', & 'C'

SCALE: 1" = 30'-0"

GENERAL NOTE

1. PLEASE SEE LANDSCAPING PLANS FOR DRIVEWAYS PEDESTRIAN VISIBILITY TRIANGLES

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tel: 305.593.9958 fax: 305.593.9855

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11855 SW 232 Street
Miami, FL. 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC,

8361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

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No.	DATE	REVISION	BY
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3	01.02.13	PWKS TEU COMMENTS	IAF

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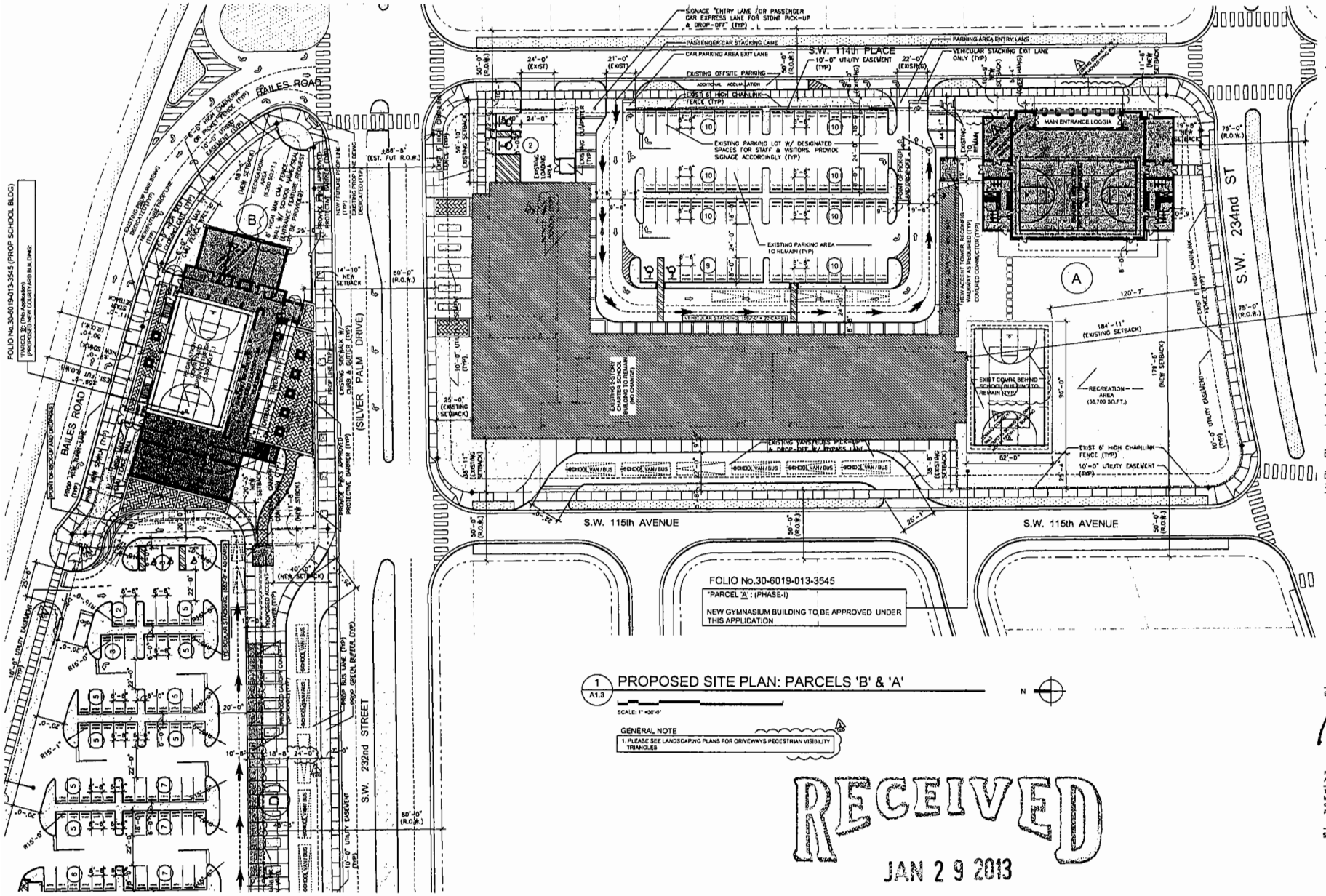
SHEET TITLE

SITE PLAN: PARCELS 'C', 'D', & 'B'

SHEET NUMBER

A-1.2

52



1 A1.3 PROPOSED SITE PLAN: PARCELS 'B' & 'A'

SCALE: 1" =30'-0"

GENERAL NOTE

1. PLEASE SEE LANDSCAPING PLANS FOR DRIVEWAYS PEDESTRIAN VISIBILITY TRIANGLES

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SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL, 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

8381 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-1390

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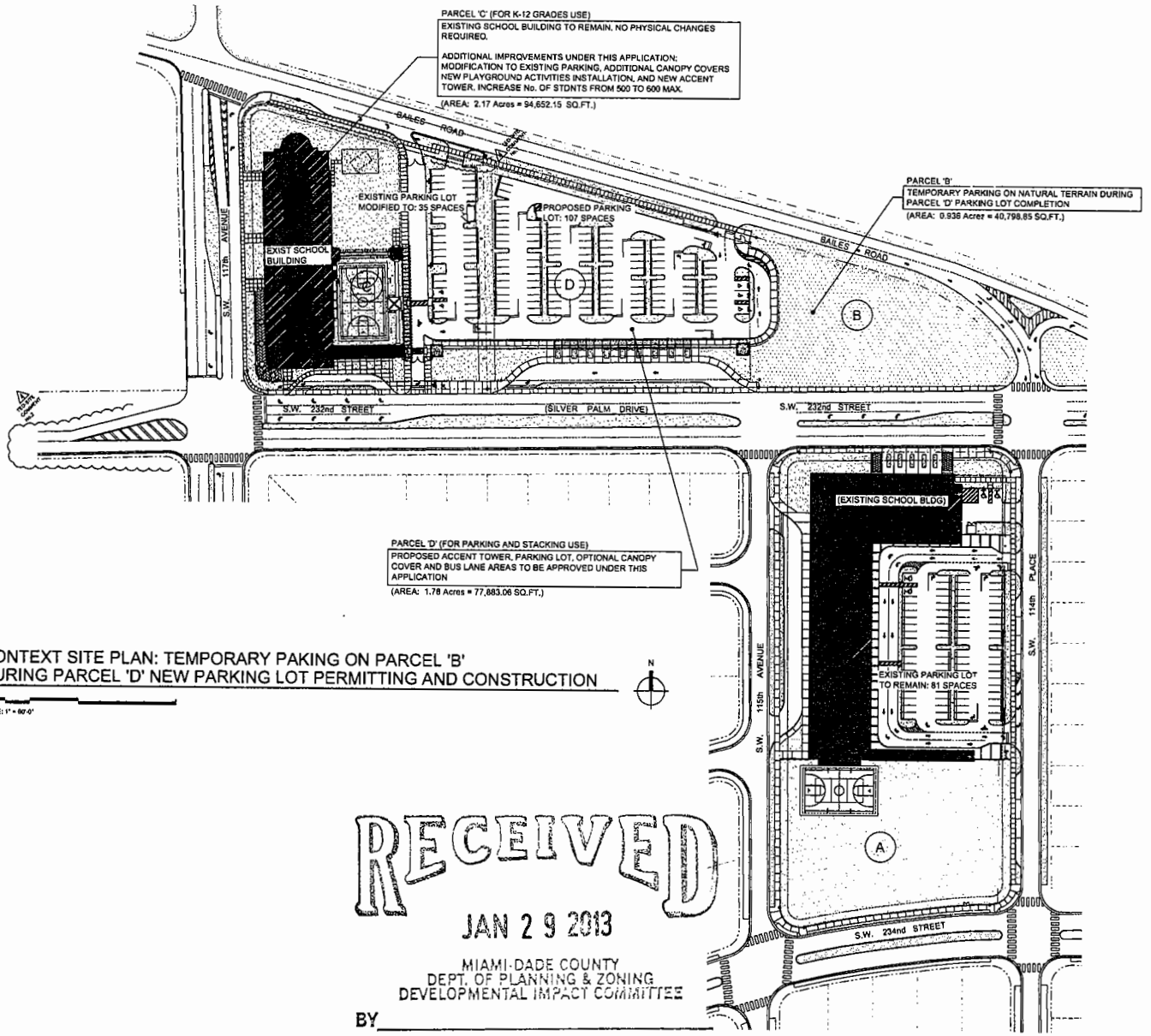
SHEET TITLE
PROPOSED SITE PLAN: PARCELS 'B' & 'A'

SHEET NUMBER
A-1.3

53



1 / A1.4 CONTEXT SITE PLAN: TEMPORARY PAKING ON PARCEL 'B' DURING PARCEL 'D' NEW PARKING LOT PERMITTING AND CONSTRUCTION

SCALE: 1" = 60'-0"

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Suite No.108, Doral, FL 33126
tel: 305.593.9099 fax: 305.593.9656

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL. 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

6361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
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PROJECT NUMBER:
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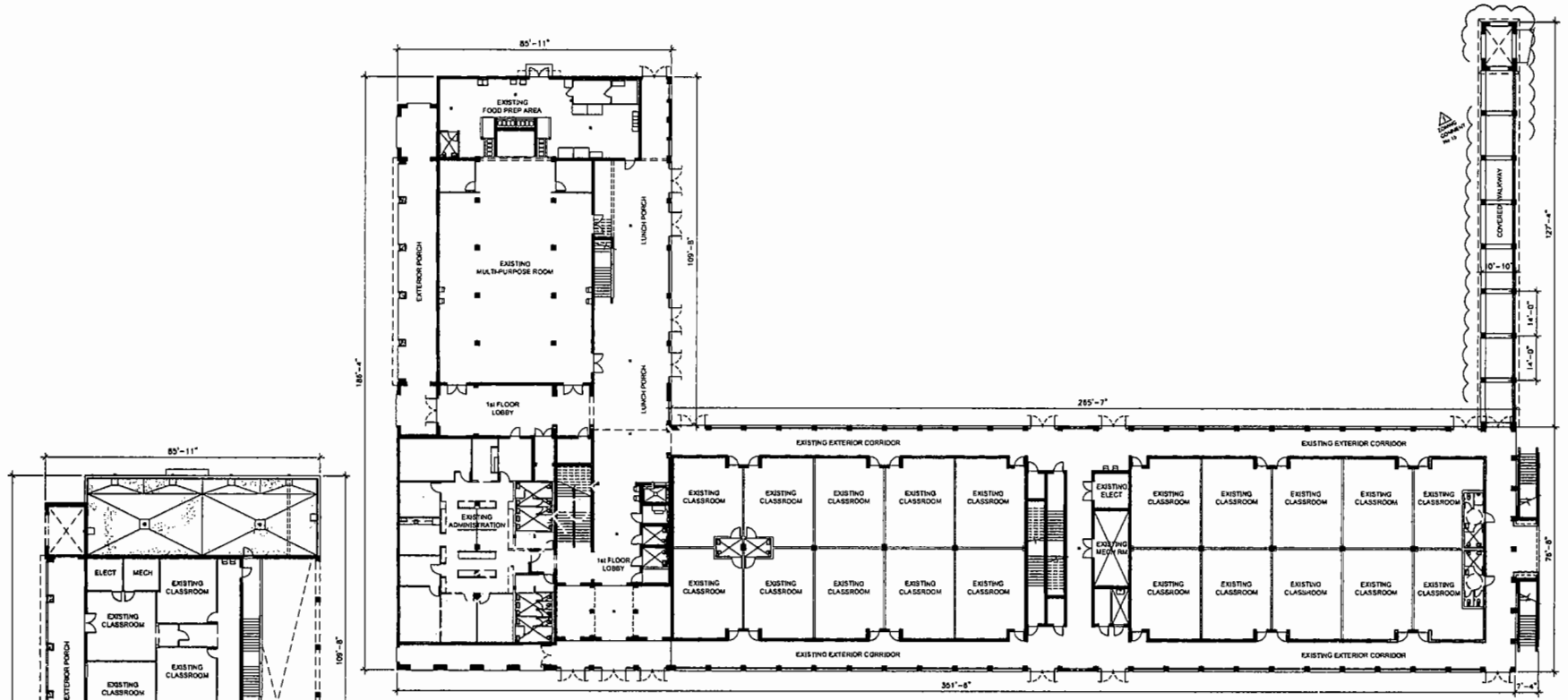
SHEET TITLE
PARCEL 'B': TEMPORARY PARKING SITE PLAN

SHEET NUMBER
A-1.4

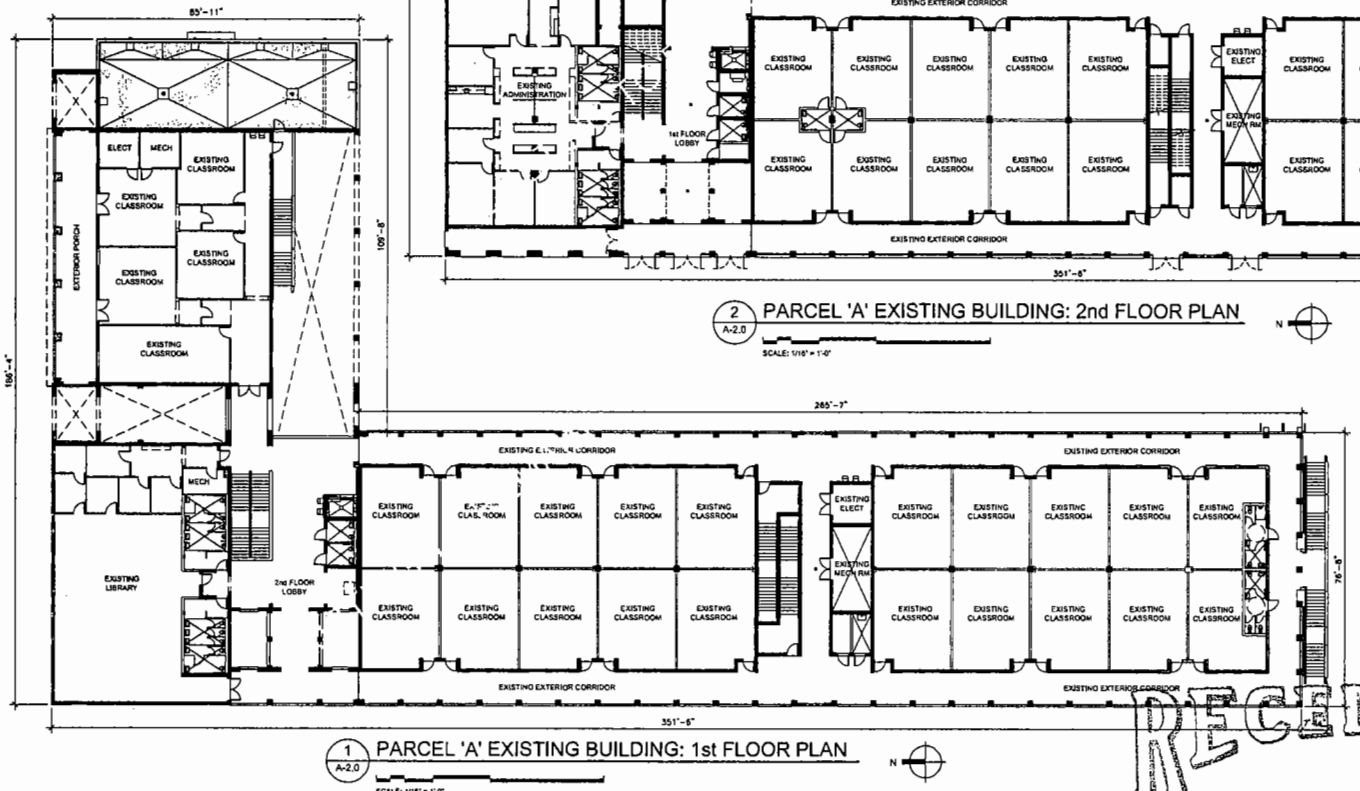
54



2 A-2.0 PARCEL 'A' EXISTING BUILDING: 2nd FLOOR PLAN

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

N



1 A-2.0 PARCEL 'A' EXISTING BUILDING: 1st FLOOR PLAN

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

N

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tel: 305.593.9999 fax: 305.593.9959

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'E', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

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Miami, FL. 33032

APPLICANT:
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tel: (305) 669-4390

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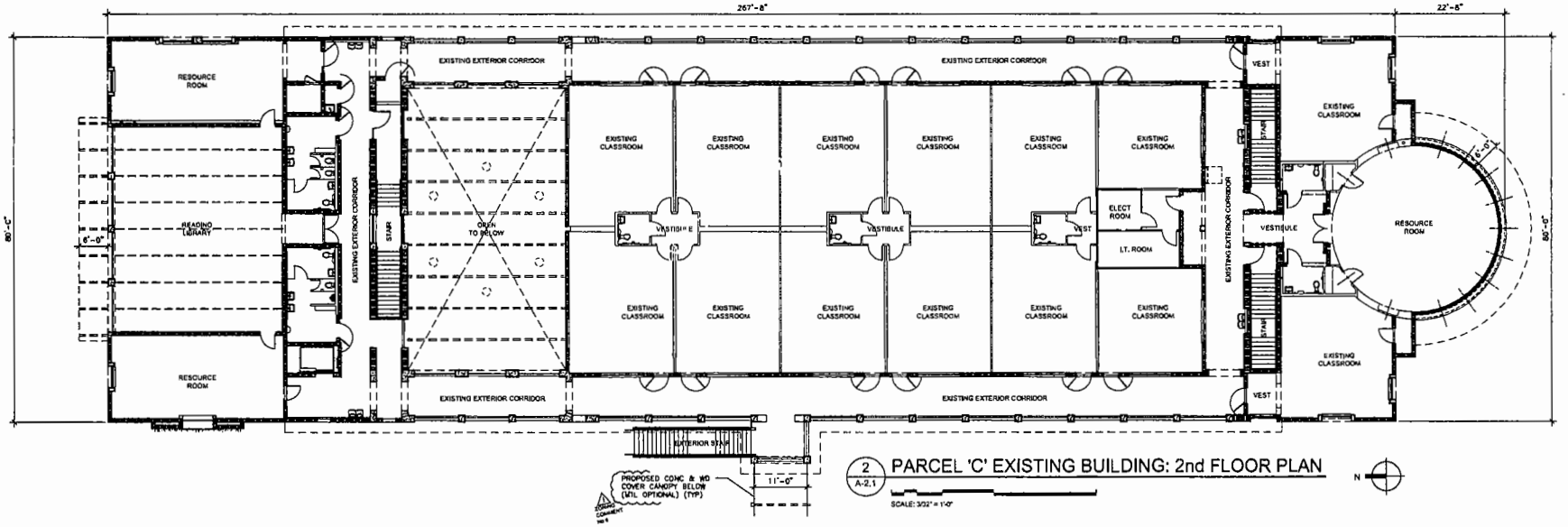
SHEET TITLE
PARCEL 'A': EXISTING BLDG (NO CHANGE PROPOSED)

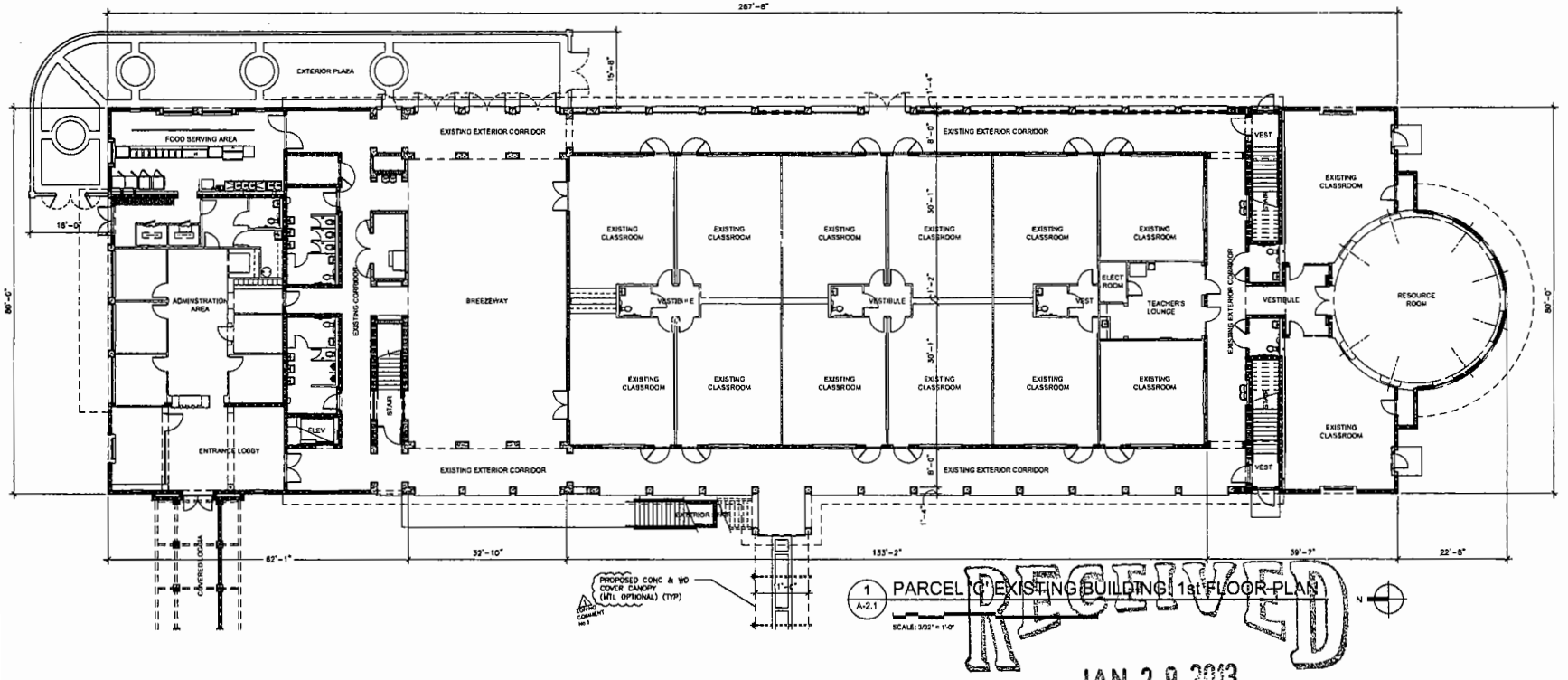
SHEET NUMBER
A-2.0

55



2 A-2.1 PARCEL 'C' EXISTING BUILDING: 2nd FLOOR PLAN

SCALE: 3/32" = 1'-0"



1 A-2.1 PARCEL 'C' EXISTING BUILDING: 1st FLOOR PLAN

SCALE: 3/32" = 1'-0"

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tel: 305.593.9909 fax: 305.513.3455

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
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Miami, FL, 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

6361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
10014

No.	DATE	REVISION	BY
1	1.04.12	DIC COMPS COMMENTS	IAF

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DATE 2011 SCALE:

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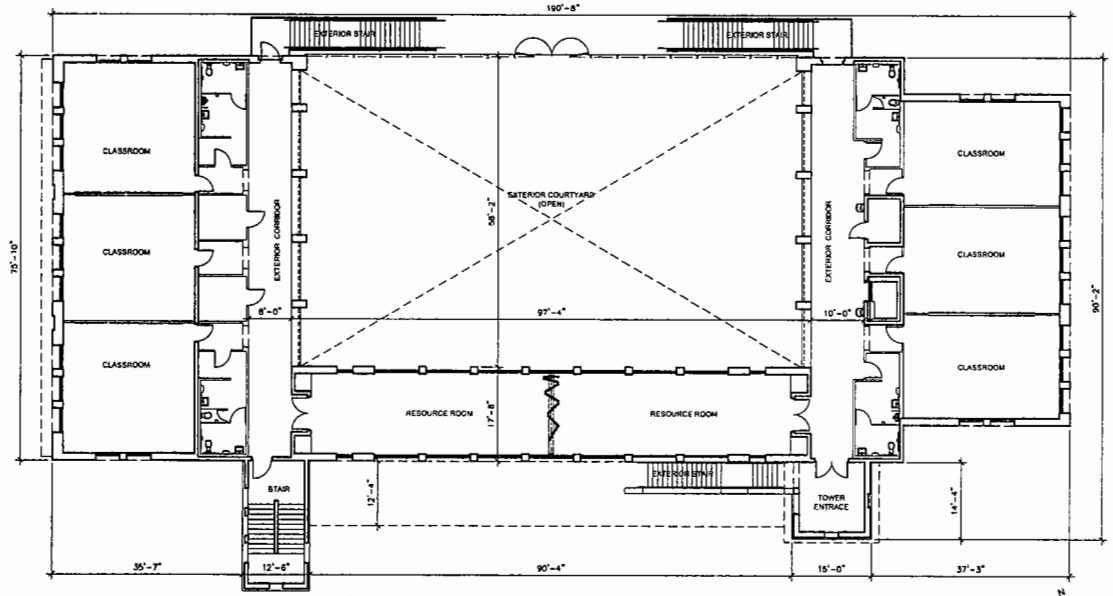
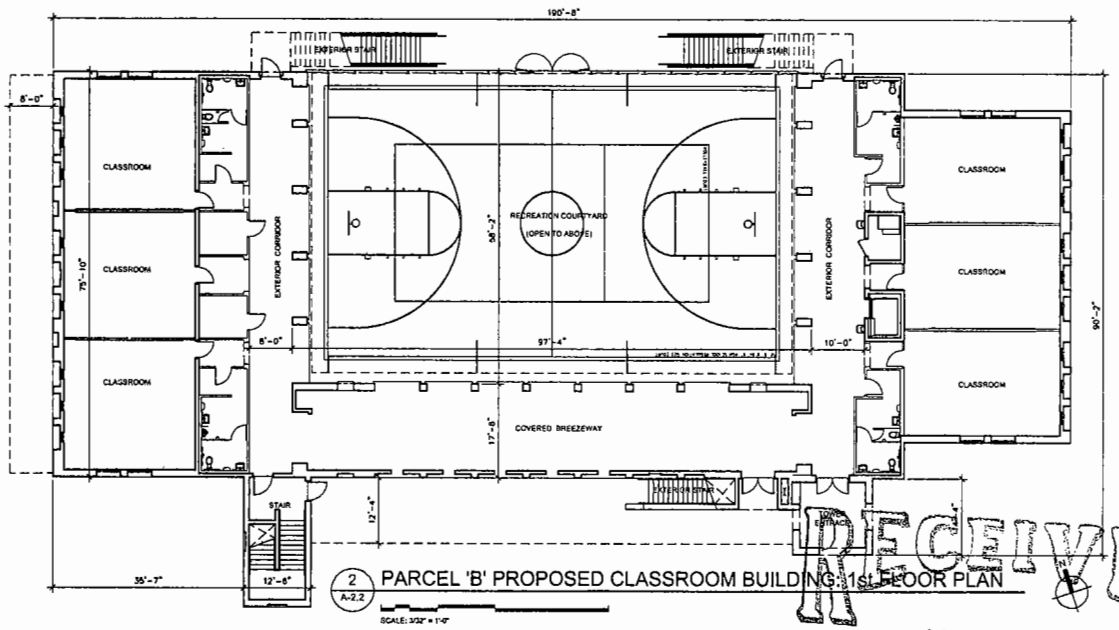
SHEET TITLE
PARCEL 'C': EXISTING BLDG (NO CHANGE PROPOSED)

SHEET NUMBER
A-2.1



2 / A-2.2 PARCEL 'B' PROPOSED CLASSROOM BUILDING: 2nd FLOOR PLAN

SCALE: 3/32" = 1'-0"



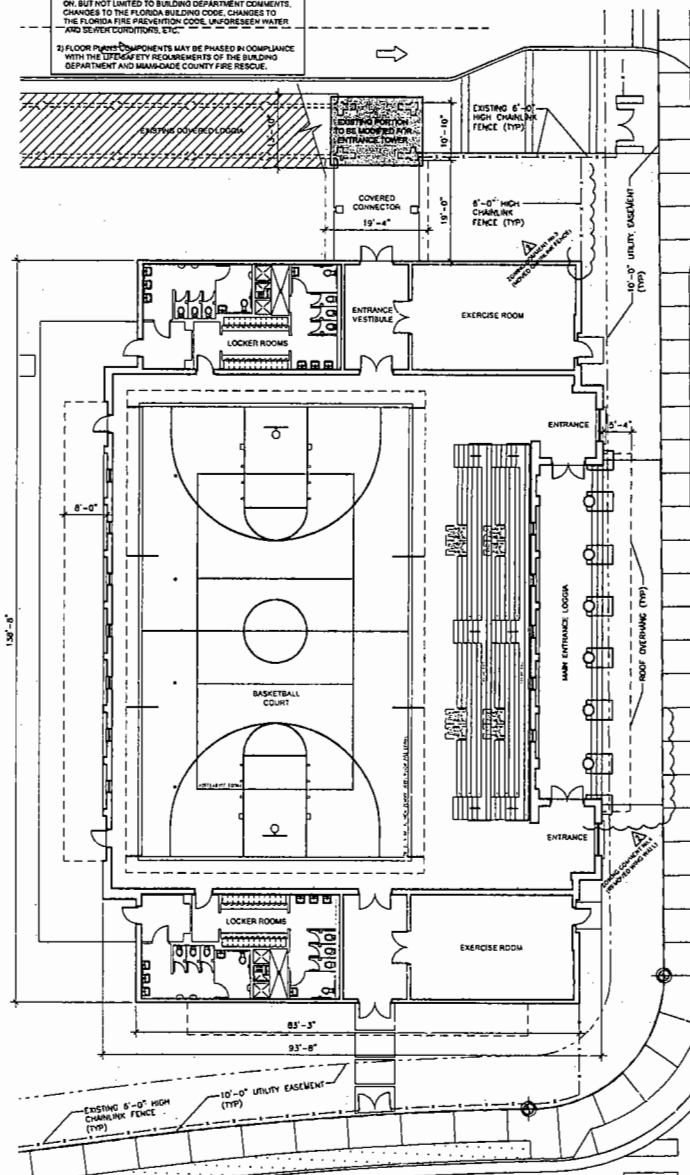
2 / A-2.2 PARCEL 'B' PROPOSED CLASSROOM BUILDING: 1st FLOOR PLAN

SCALE: 3/32" = 1'-0"

PLANING NOTE:

1) FLOOR PLANS SUBJECT TO MINOR MODIFICATIONS BASED ON, BUT NOT LIMITED TO BUILDING DEPARTMENT COMMENTS, CHANGES TO THE FLORIDA BUILDING CODE, CHANGES TO THE FLORIDA FIRE PREVENTION CODE, UNFORESEEN WATER AND SEWER CONDITIONS, ETC.

2) FLOOR PLANS COMPONENTS MAY BE PHASED IN COMPLIANCE WITH THE LIFE SAFETY REQUIREMENTS OF THE BUILDING DEPARTMENT AND MIAMI-DADE COUNTY FIRE RESCUE.



2 / A-2.2 PARCEL 'A' PROPOSED GYNASIUM BUILDING:

SCALE: 3/32" = 1'-0"

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ARCHITECT
CIVICA
8323 NW 12th St.
Suite No.108, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.9695

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'E', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL, 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

6361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
100141

No.	DATE	REVISION	BY
1	1.04.12	DIC BOARD COMMENTS	IAF
2	4.04.12	DIC BOARD COMMENTS	IAF

DRAWN BY APPROVED BY

DATE SCALE:
2011

SEAL/SIGNATURE

01.02.2013

ROLANDO LLANES, RA
AR - 0013160

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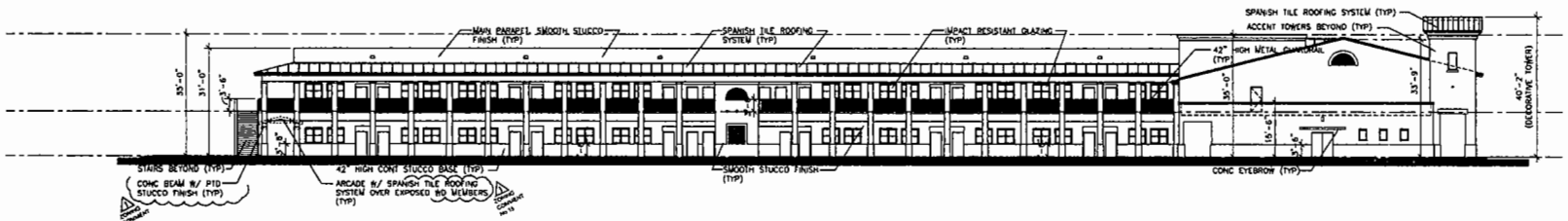
SHEET TITLE
PARCEL 'B' & 'A' PROP CLSSRM & GYMNASIUM BUILDING

SHEET NUMBER
A-2.2

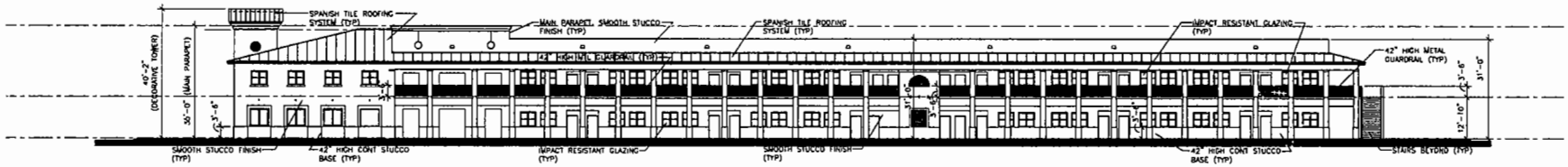
1 A3.0 PARCEL 'A' EXISTING BUILDING ELEVATION: (NORTH FACADE)

SCALE: 3/32" = 1'-0"



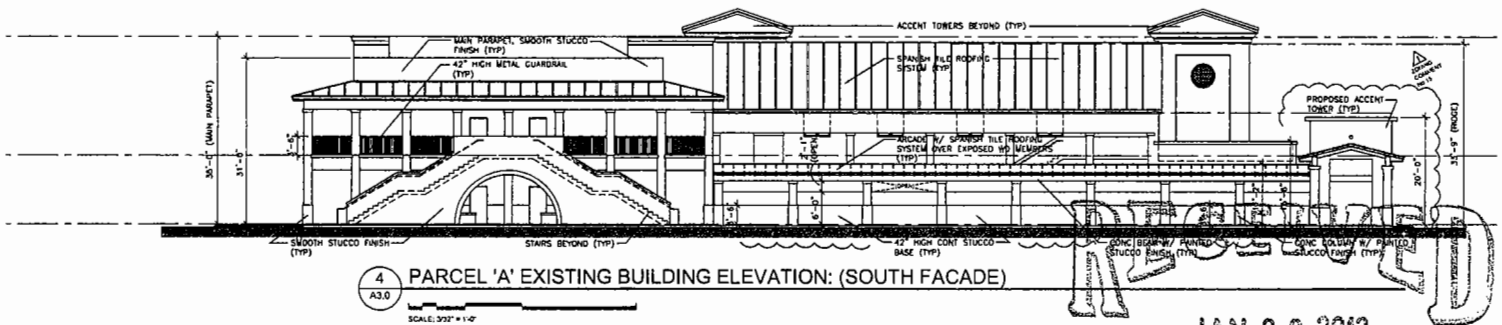
2 A3.0 PARCEL 'A' EXISTING BUILDING ELEVATION: (EAST FACADE)

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



3 A3.0 PARCEL 'A' EXISTING BUILDING ELEVATION: (WEST FACADE)

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



4 A3.0 PARCEL 'A' EXISTING BUILDING ELEVATION: (SOUTH FACADE)

SCALE: 3/32" = 1'-0"

JAN 2 9 2013

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

BY_____

ARCHITECT
CIVICA
8323 NW 12th St.
Suite No.106, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.9656

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11855 SW 232 Street
Miami, FL. 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

6361 SUNSET DRIVE.
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
100141

No.	DATE	REVISION	BY
1	1.04.13	DIC/ZONING COMMENTS	MF

DRAWN BY APPROVED BY

DATE 2011 SCALE:

01.02.2013

ROLANDO LLANES, RA
AR - 0012160

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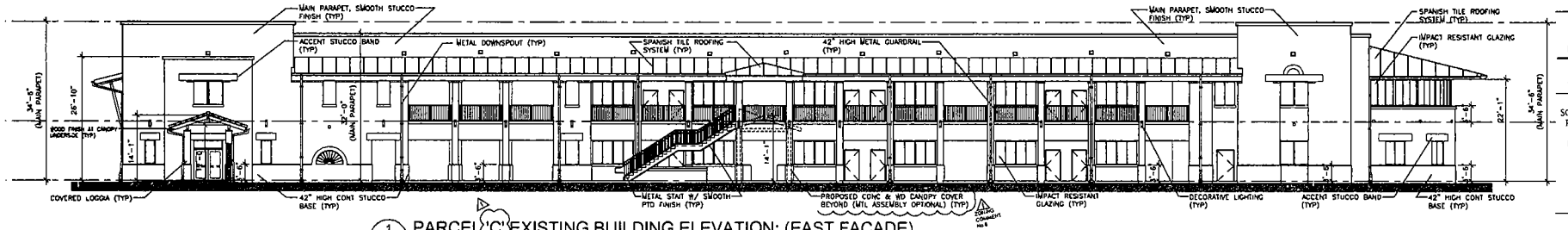
SHEET TITLE
PARCEL 'A': EXISTING SCHOOL BUILDING ELEVATIONS

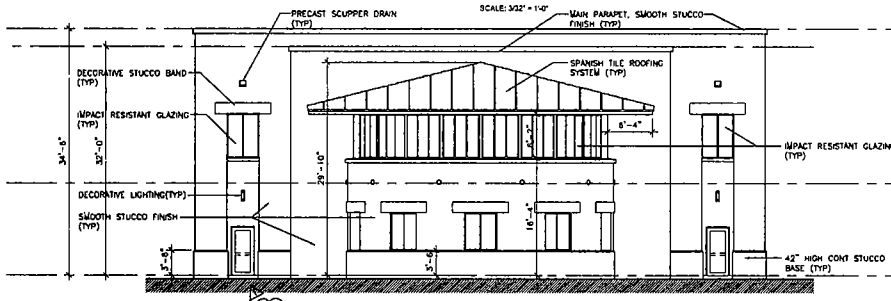
SHEET NUMBER
A-3.0

58



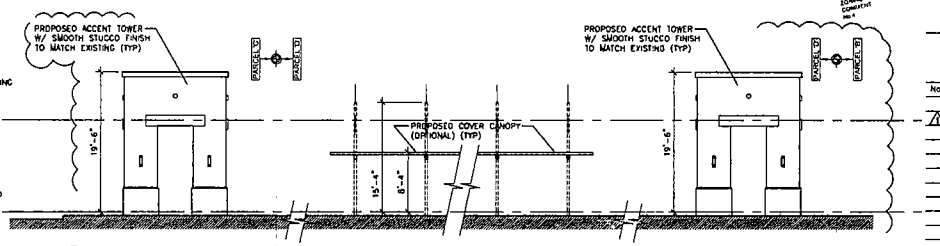
1 A3.1 PARCEL 'C' EXISTING BUILDING ELEVATION: (EAST FACADE)

SCALE: 3/32" = 1'-0"



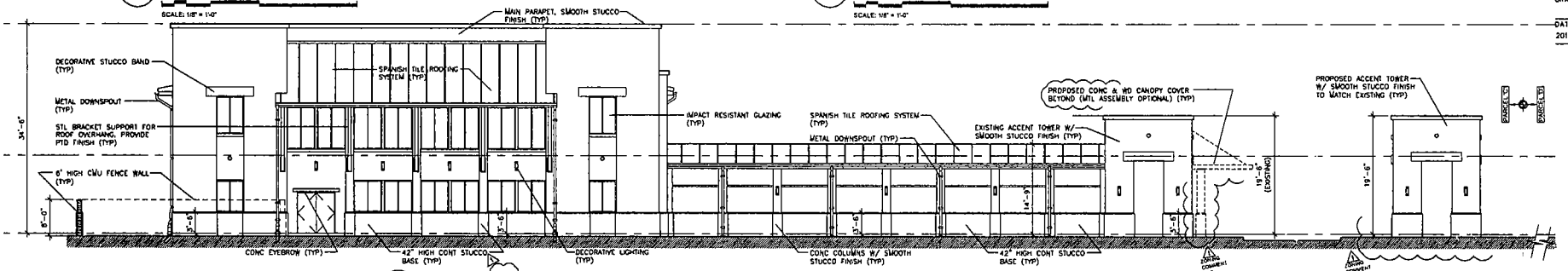
2 A3.1 PARCEL 'C' EXISTING BUILDING ELEVATION: (NORTH FACADE)

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



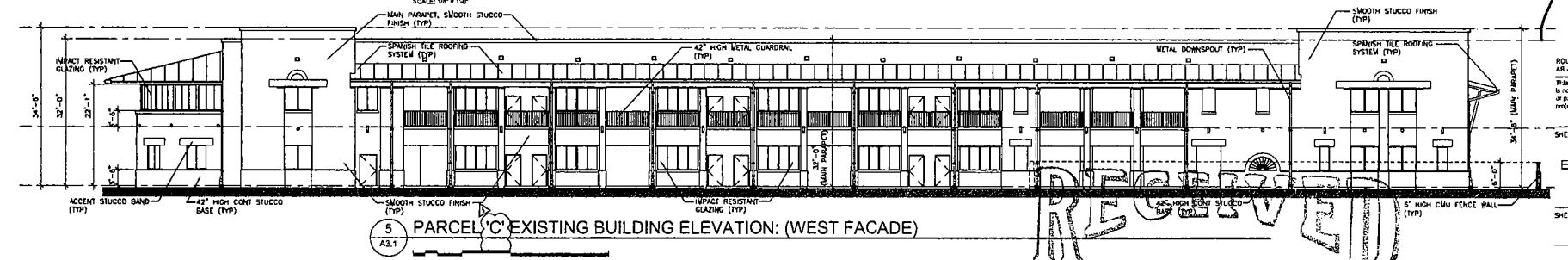
3 A3.1 PARCEL 'D' PROPOSED ACCENT TOWER AND OPTIONAL CANOPY (SOUTH FACADE)

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



4 A3.1 PARCEL 'C' EXISTING BUILDING ELEVATION: (SOUTH FACADE)

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



5 A3.1 PARCEL 'C' EXISTING BUILDING ELEVATION: (WEST FACADE)

SCALE: 3/32" = 1'-0"

ARCHITECT
CIVICA
6323 NW 12th St.
Suite No.108, Doral, FL 33126
tel: 305.592.0959 fax: 305.592.0855

SOMERSET CHARTER SCHOOL AT SILVER PALMS. PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11555 SW 232 Street
Miami, FL, 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

6361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
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No.	DATE	REVISION	BY
1	1.04.12	DIC COMMENTS	IAF

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DATE 2011 SCALE:

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01.02.2013

ROLANDO LLANES, RA
AR - 0013160

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SHEET TITLE
PARCEL 'C': EXISTING SCHOOL BUILDING ELEVATIONS

SHEET NUMBER
A-3.1

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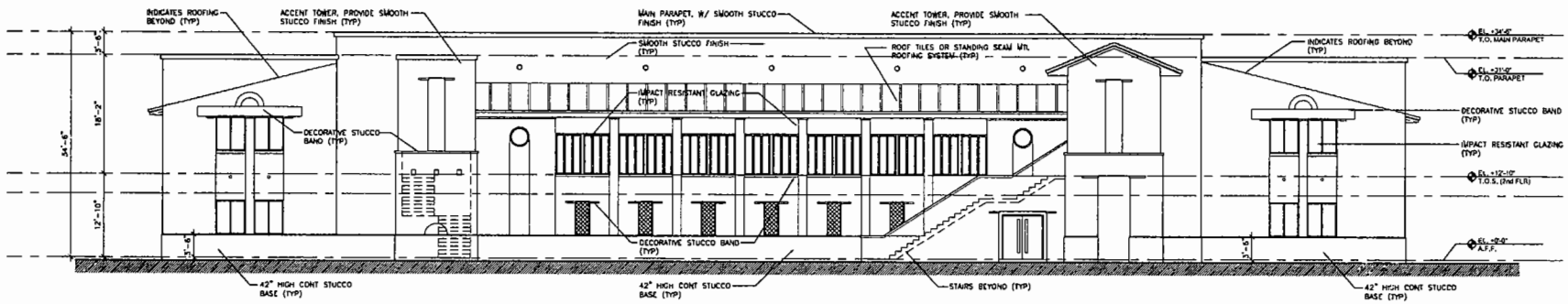
JAN 29 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

59



1 / A3.2 PROPOSED CLASSROOM BLDG FOR PARCEL 'B' SCHOOL SITE: (NORTH ELEVATION-BAILES ROAD)

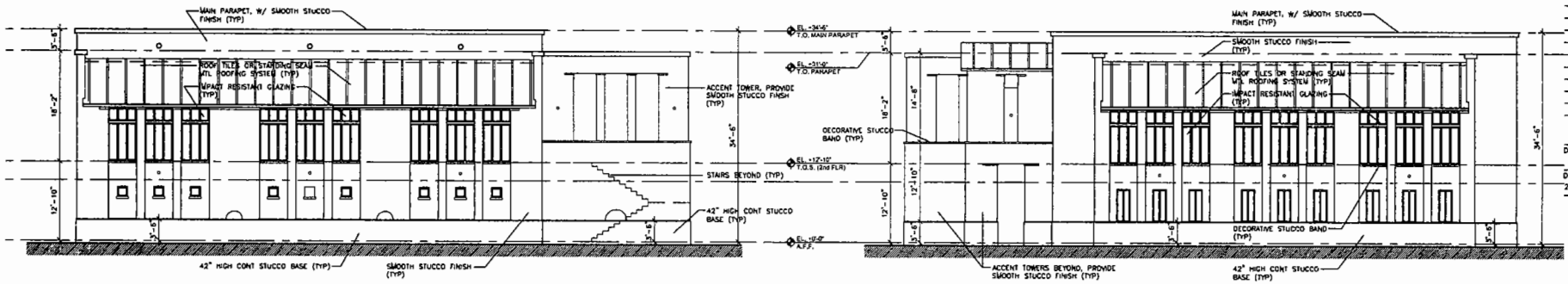
SCALE: 3/32" = 1'-0"

PLANING NOTE:

1) ELEVATIONS SUBJECT TO MODIFICATIONS BASED ON, BUT NOT LIMITED TO BUILDING DEPARTMENT COMMENTS, CHANGES TO THE FLORIDA BUILDING CODE, CHANGES TO THE FLORIDA FIRE PREVENTION CODE, UNFORESEEN WATER/SEWER CONDITIONS, AND TECHNICAL SOLUTIONS, ETC.

2) GENERAL ARCHITECTURAL STYLE OF ELEVATIONS SHALL BE MAINTAINED FOR FINAL CONSTRUCTION.

3) FLOOR PLANS COMPONENTS MAY BE PHASED IN COMPLIANCE WITH THE LIFE-SAFETY REQUIREMENTS OF THE BUILDING DEPARTMENT AND MIAMI-DADE COUNTY FIRE RESCUE.

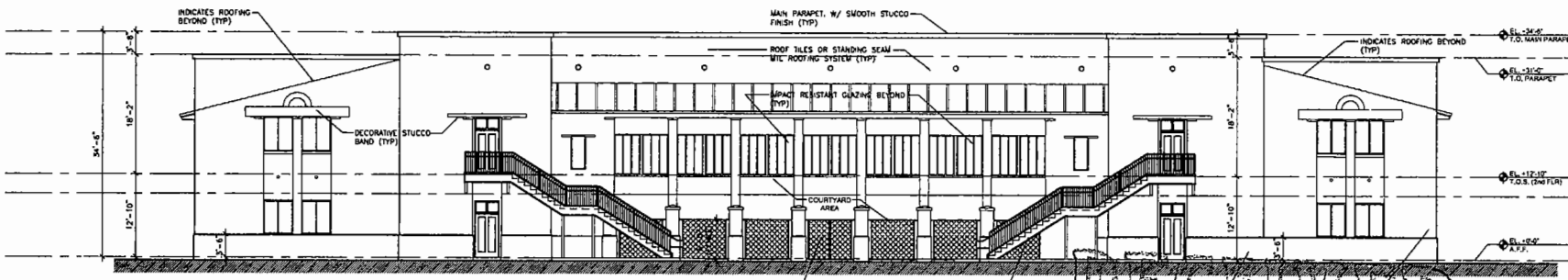


2 / A3.2 PROPOSED CLASSROOM BLDG FOR PARCEL 'B' SCHOOL SITE: (WEST ELEVATION)

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

3 / A3.2 PROPOSED CLASSROOM BLDG FOR PARCEL 'B' SCHOOL SITE: (EAST ELEVATION)

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



4 / A3.2 PROPOSED CLASSROOM BLDG FOR PARCEL 'B' SCHOOL SITE: (SOUTH ELEVATION-SILVER PALMS DRIVE)

SCALE: 3/32" = 1'-0"

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DEVELOPMENTAL IMPACT COMMITTEE

ARCHITECT
CIVICA
8323 NW 12th St.
Suite No. 108, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.9558

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'W', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL, 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

6361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
10014

No.	DATE	REVISION	BY

DRAWN BY | APPROVED BY

DATE 2011 | SCALE:

SIGNATURE

01.02.2013

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AR - 0013160

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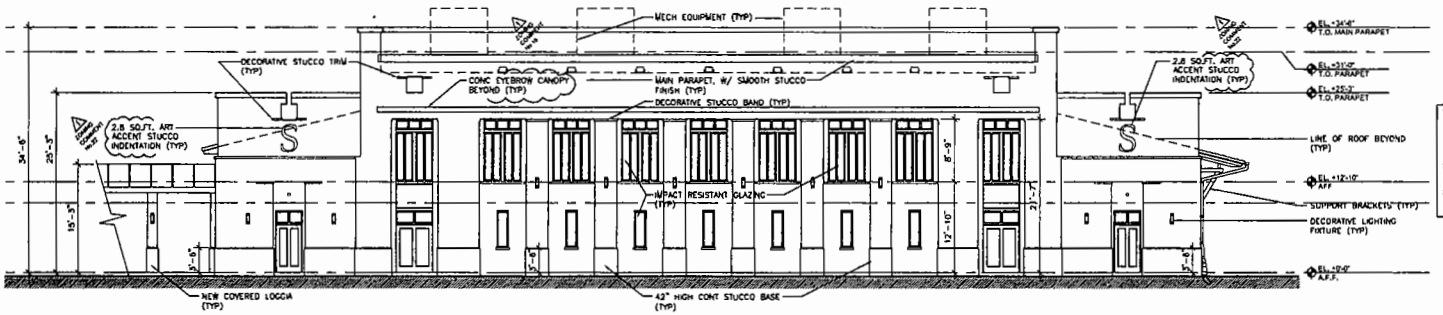
SHEET TITLE
PARCEL 'B': PROP CLASSROOM BUILDING ELEVATIONS

SHEET NUMBER
A-3.2

09



1 A3.3 PROPOSED GYNASIUM BLDG FOR PARCEL 'A' SCHOOL SITE: (WEST ELEVATION - RECREATION AREA)

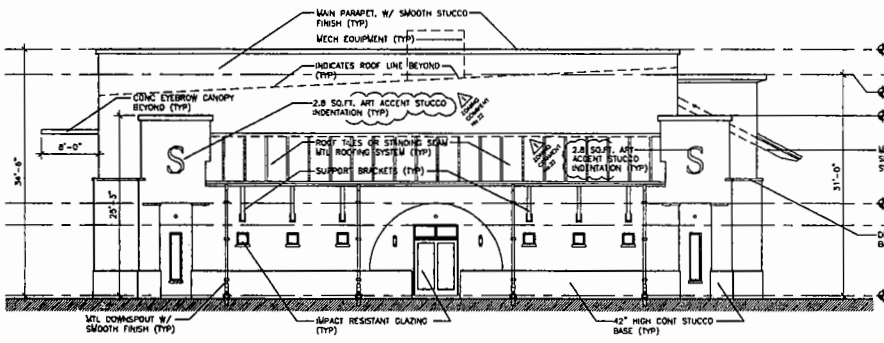
SCALE: 3/32" = 1'-0"

PLANING NOTE:

1) ELEVATIONS SUBJECT TO MODIFICATIONS BASED ON, BUT NOT LIMITED TO BUILDING DEPARTMENT COMMENTS, CHANGES TO THE FLORIDA BUILDING CODE, CHANGES TO THE FLORIDA FIRE PREVENTION CODE, UNFORESEEN WATER/SEWER CONDITIONS, AND TECHNICAL SOLUTIONS, ETC.

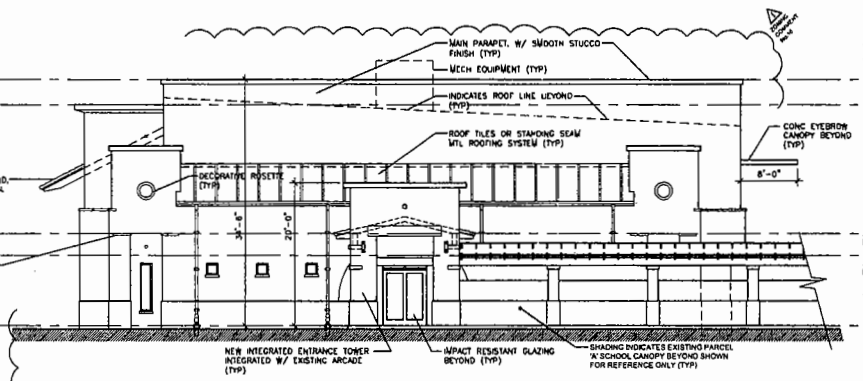
2) GENERAL ARCHITECTURAL STYLE OF ELEVATIONS SHALL BE MAINTAINED FOR FINAL CONSTRUCTION.

3) FLOOR PLANS COMPONENTS MAY BE PHASED IN COMPLIANCE WITH THE LIFE-SAFETY REQUIREMENTS OF THE BUILDING DEPARTMENT AND MIAMI-DADE COUNTY FIRE RESCUE.



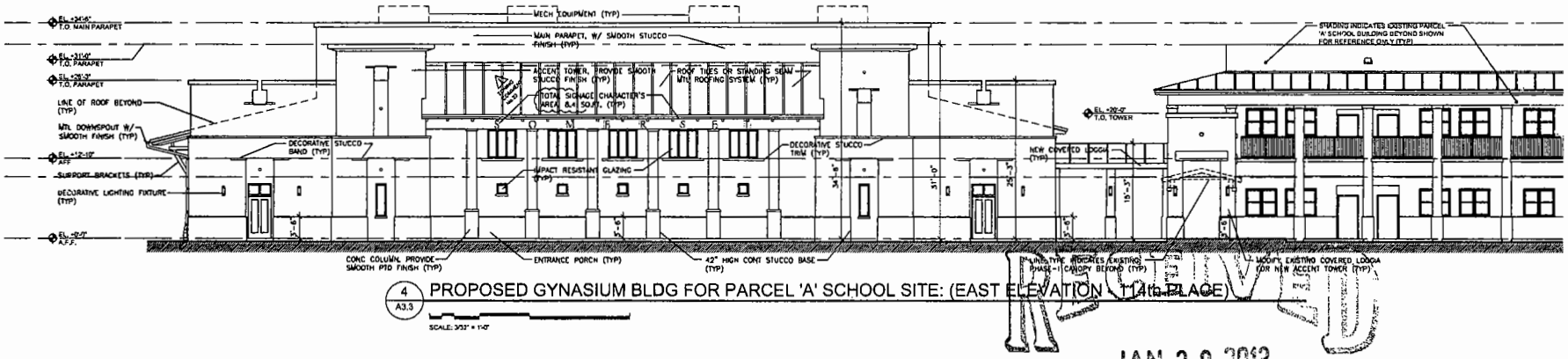
2 A3.3 PROPOSED GYNASIUM FOR PARCEL 'A' SCHOOL SITE: (SOUTH ELEV - 234nd ST)

SCALE: 3/32" = 1'-0"



3 A3.3 PROPOSED GYNASIUM FOR PARCEL 'A' SCHOOL SITE: (NORTH ELEVATION)

SCALE: 3/32" = 1'-0"



4 A3.3 PROPOSED GYNASIUM BLDG FOR PARCEL 'A' SCHOOL SITE: (EAST ELEVATION - 114th PLACE)

SCALE: 3/32" = 1'-0"

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DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

ARCHITECT

CIVICA

8323 NW 12th St.
Suite No.108, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.9855

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL, 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

8361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
100141

No.	DATE	REVISION	BY
1	1.04.12	DIC (TEAM) COMMENTS	IAP

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ROLANDO LLANES, RA
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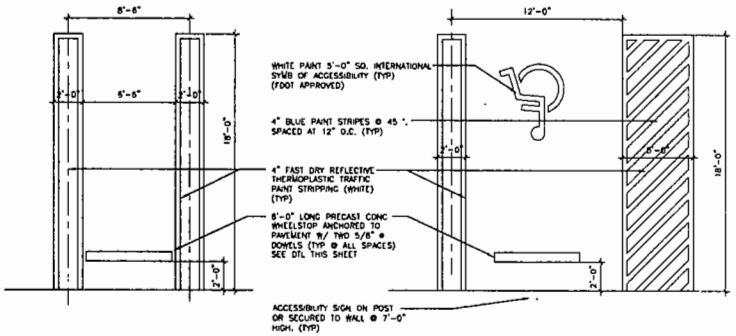
SHEET TITLE

PARCEL 'A': PROP GYMNASIUM BUILDING ELEVATIONS

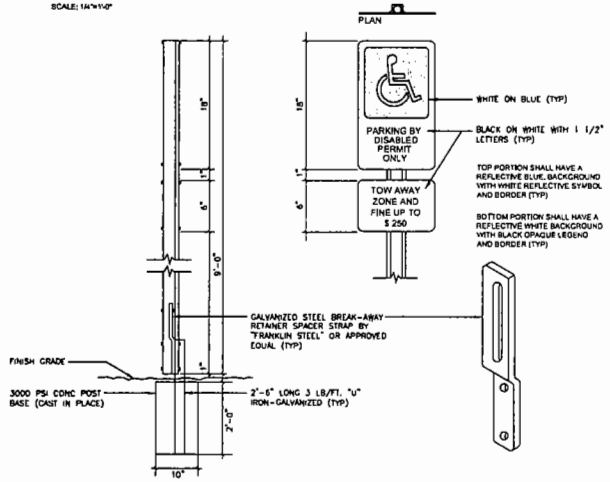
SHEET NUMBER

A-3.3



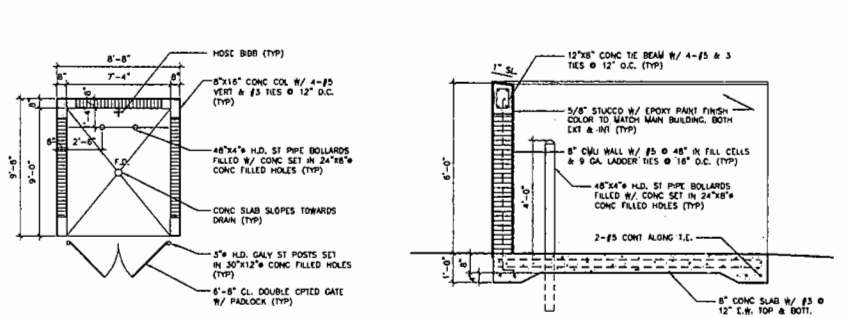
1 A4.0 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

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



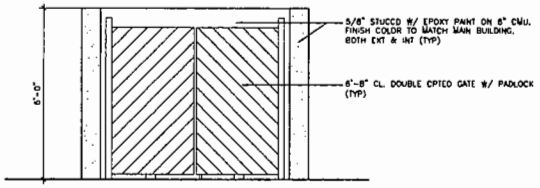
2 A4.0 TYPICAL ACCESSIBLE PARKING SIGNAGE

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



4 A4.0 TYPICAL DUMPSTER ENCLOSURE: PLAN AND SECTION DETAILS

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



5 A4.0 TYPICAL DUMPSTER ENCLOSURE: ELEVATION DETAIL

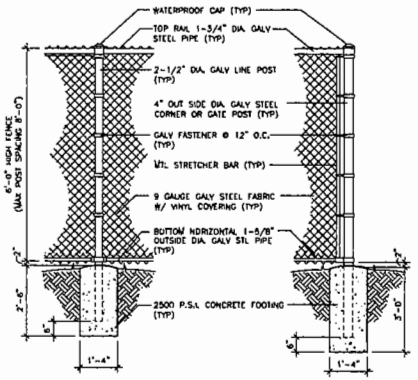
SCALE: 1/2"=1'-0"

Knox Padlock Model 3770 - Manuel Gated Entryways
3/8 in. diameter stainless steel shackle with 2-1/8 in. clearance. Padlock designed to secure exterior perimeter and fire access gates. Heavy-duty brass body protected by EPDM boot with shackle seal. Medeco lock cylinder has UL 437 rating.

(System Code # PS-31-291-08-05)

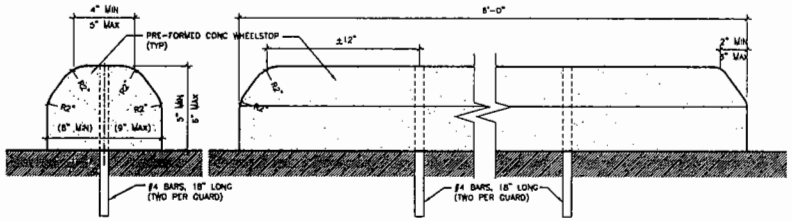
6 A4.0 FIRE DEPARTMENT KNOX PADLOCK

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



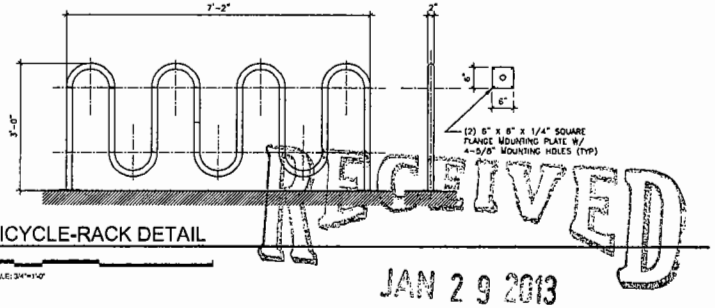
8 A4.0 TYPICAL FENCE DETAIL

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



3 A4.0 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

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



7 A4.0 BICYCLE-RACK DETAIL

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

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DEVELOPMENTAL IMPACT COMMITTEE
BY

ARCHITECT
CIVICA
8323 NW 12th St.
Suite No.108, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.9695

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL. 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

8361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
10014

No.	DATE	REVISION	BY

DRAWN BY APPROVED BY

DATE SCALE:
2011

SEAL/SIGNATURE

01.02.2013

ROLANDO LLANES, RA
AR - 0013160

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SHEET TITLE
TYPICAL PARKING AND SITE DETAILS

SHEET NUMBER
A-4.0

62

LANDSCAPING NOTES:

1. ALL ELEMENTS WITHIN THE VISIBILITY DISTANCE TRIANGLE AREAS SHALL NOT EXCEED 30" IN HEIGHT, TREES SHALL NOT BE ALLOWED TO BE PLANTED WITHIN THESE AREAS, AND ALL SHRUBS SHALL BE KEPT TO A MAX HEIGHT OF 30".

2. ALL "STREET TREES" DEPICTED ALONG THE PROPERTY LINE ADJACENT TO RIGHT-OF-WAYS SHALL CONFORM TO THE ABOVE, AT ALL OTHER INSTANCES "STREET TREES" SHALL BE PLANTED WITHIN 7'-0" OF THE PROPERTY LINES OR EDGES OF SIDEWALK.

3. SPECIES AND FINAL TREE LOCATIONS SUBJECT TO CHANGES IN COMPLIANCE W/ CHAPTER 18A OF MIAMI-DADE COUNTY.

4. AREAS FOR RECREATION AND ORGANIZED SPORTS SHALL BE SUBTRACTED FROM OVERALL TREES PER ACRE REQUIREMENT AS PER CHAPTER 18A.

SIGNAGE NOTE:

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

PARCELS 'C', 'D', & 'B' LANDSCAPE LEGEND

	REQUIRED	PROVIDED
OPEN SPACE		
Square Feet of open space as required by Chapter 33, as indicated on site plans: Net Lot Area= 211,843.74 s.f. X .60% = 127,106.44 s.f.	127,106.44 S.F.	180,354.87 S.F.
Square Feet of parking open space required by Chapter 18A, as indicated on site plans: No. of Parking Spaces 142 spaces X 10 s.f. per parking space = 1,420 s.f.	1,420 S.F.	10,975 S.F.
Total s.f. of landscaped open space required by Chapter 33: A + B = s.f.	128,526.44 S.F.	191,329.87 S.F.
LAWN AREA CALCULATION		
A. Total s.f. of landscaped open space required by Chapter 33	128,526.44 S.F.	191,329.87 S.F.
B. Maximum lawn area (sod) permitted: 60% x 128,526.44 S.F. = 77,115.86 S.F.	77,115.86 S.F.	95,664.93 S.F.
TREES		
A) No. of trees required per net lot acre: Less ordinary number of tree credits minimum required=trees = 25 trees X (4.75) net lot acres = 134	134	149 (Includes 21 palms)
B) Palms allowed to count as trees on lot inside bp. trees provided (134)/2 = 30% = 21 (after, palms will be counted as 2 for 1)	21 Required	21 Provided
B. Palms permitted to count as street trees on lot beds. 66 Street Trees x 30% = 21 (after, palms will be counted as 2 for 1)	21 Required	21 Provided (2 palms = 1)
C) 5 feetrees required. bp. trees provided (134 trees) x 30% = 41	41	100
D) Street trees (maximum average spacing of 30' o.c.) 2,200 linear feet along street / 30 = 66	66	66 (includes 23 palms)
E) Street trees located directly beneath power lines (max. average spacing of 25' o.c.): 0 linear feet along street / 25 = 0	N/A	N/A
TOTAL TREES REQUIRED (A + D + E)	200	215 (Actual 216) (includes 2 palms = 1)
SHRUBS		
No. of trees required (200 trees) x 10 = 2,000 shrubs required	2,000	5,875
No. of shrubs required (2,000 shrubs) x 30% = 600 native shrubs required	600	5,875

PARCEL 'D' SITE PLAN NOTE

PLEASE REFER TO LA-3 FOR PARCEL 'D' EXISTING & RELOCATED TREES DISPOSITION TABLE AND SPECIES.

PARCEL 'C' LANDSCAPE PLANT LIST

TREE TABLE

SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	36	Lagerstroemia speciosa	Queen Crape	yes	yes	30'-50'	14' Ht. X 6' Spd. X 4" Cal., B&B, Multi
	13	Peltophorum pterocarpum	Yellow Poinciana	yes	yes	30'-40'	14' Ht. X 6' Spd. X 4" Cal., B&B, Multi
	13	Quercus virginiana	Live Oak	yes	yes	50'-80'	14' Ht. X 6' Spd. X 4" Cal., B&B, Multi
	30	Sabal palmetto (Specimen)	Cabbage Palm	yes	yes	50'-80'	20' Ct. Min., B&B, Straight
	7	Tabebuia impetiginosa	Pink Trumpet Tree	yes	yes	30'-40'	14' Ht. X 6' Spd. X 4" Cal., B&B, Multi

PALM TABLE

SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	17	Palm Tree	Palm	yes	yes	30'-40'	18' Ct. Ht., Multi

SHRUBS TABLE

SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	HEIGHT RANGE	SPECIFICATION
	1745	Conocarpus erectus 'sericeo	Red Tip	yes	yes	10'-20'	30" x 24", Min., 24" O.C. Hedge

PARCEL 'D' LANDSCAPE PLANT LIST

TREE TABLE

SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	76	Conocarpus erectus	Silver Buttonwood	yes	yes	30'-50'	14' Ht. X 6' Spd. X 4" Cal., B&B, Multi
	72	Cocoloba diversifolia	Pigeon Plum	yes	yes	30'-50'	14' Ht. X 6' Spd. X 4" Cal., B&B, Multi
Relocated	10	Ficus aurea	Strangler Fig	yes	yes	30'-40'	Caliper, to be determined, removed and replanted
Relocated	2	Quercus virginiana	Live Oak	yes	yes	50'-80'	Caliper, to be determined, removed and replanted
Relocated	3	Bursera simaruba	Gumbo Limbo	yes	yes	30'-40'	Caliper, to be determined, removed and replanted

PALM TABLE

SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	11	Roystonea regia	Royal Palms	yes	yes	70'-80'	18' Ct. Ht., Multi

SHRUBS TABLE

SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	HEIGHT RANGE	SPECIFICATION
	2490	Conocarpus erectus 'sericeo	Red Tip	yes	yes	10'-20'	30" x 24", Min., 24" O.C. Hedge

PARCEL 'B' LANDSCAPE PLANT LIST

TREE TABLE

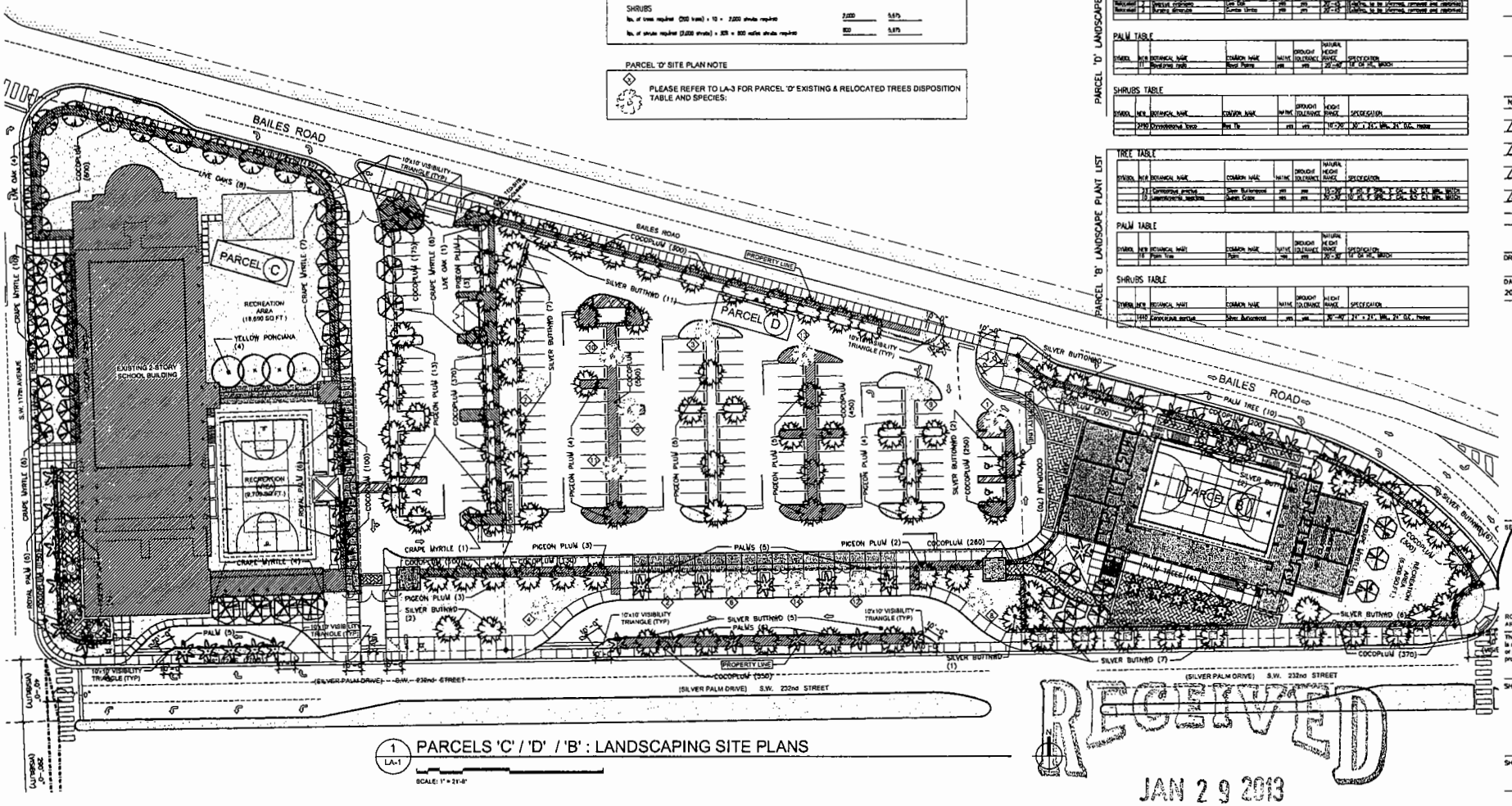
SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	21	Conocarpus erectus	Silver Buttonwood	yes	yes	30'-50'	14' Ht. X 6' Spd. X 4" Cal., B&B, Multi
	12	Lagerstroemia speciosa	Queen Crape	yes	yes	30'-50'	14' Ht. X 6' Spd. X 4" Cal., B&B, Multi

PALM TABLE

SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	8	Palm Tree	Palm	yes	yes	30'-40'	18' Ct. Ht., Multi

SHRUBS TABLE

SYMBOL	NOS	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	HEIGHT RANGE	SPECIFICATION
	1610	Conocarpus erectus	Silver Buttonwood	yes	yes	30'-40'	24" x 24", Min., 24" O.C. Hedge



1 LA-1 PARCELS 'C' / 'D' / 'B' : LANDSCAPING SITE PLANS

SCALE: 1" = 21'-0"

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

BY _____

ARCHITECT

CIVICA

8323 NW 12th St.
Suite No.108, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.9835

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11855 SW 232 Street
Miami, FL. 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

8361 SUNSET DRIVE.
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
10014

No.	DATE	REVISION	BY
1	1.04.12	DIC 2012/13 COMMENTS	IAF
2	2.09.12	DIC 2012/13 COMMENTS	IAF
3	11.12.12	DIC 2012/13 DERM COMMENTS	IAF
4	01.02.13	PARK TEC COMMENTS	IAF

DRAWN BY IAF APPROVED BY ROL

DATE 2011 SCALE: 1" = 21'-0"

SEAL/SIGNATURE

01.02.2013

ROLANDO LLANES, RA
AR - 0013160

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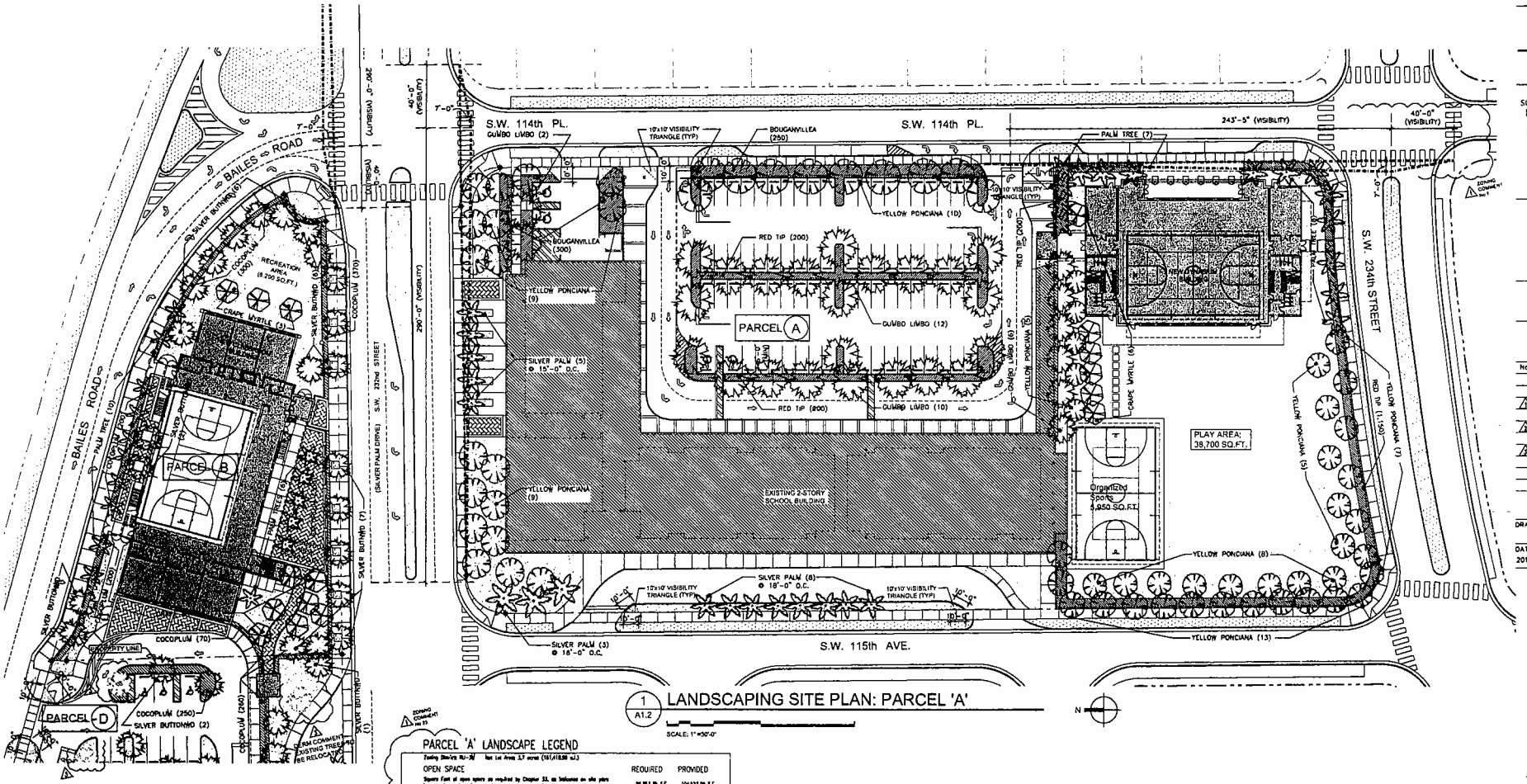
SHEET TITLE
LANDSCAPING SITE PLANS: PARCELS 'C', & 'D'

SHEET NUMBER
LA-1



1 A1.2 LANDSCAPING SITE PLAN: PARCEL 'A'

SCALE: 1"=50'-0"

N

PARCEL 'A' LANDSCAPE LEGEND

		REQUIRED	PROVIDED
OPEN SPACE			
	Square Feet of open space as required by Chapter 33, as indicated on site plan (Net Lot Area= 161,418.20 s.f. X 60% = 96,851.38 s.f.	96,851.38 SF	104,523.09 SF.
	Square Feet of grading open space required by Chapter 18A, as indicated on site plan. No. of Parking Spaces 81 spaces X 10 s.f. per parking space = 810 s.f.	810 SF.	4,562 SF.
	Total s.f. of landscaped open space required by Chapter 33: A + B = s.f.	97,661.38 SF.	109,115.09 SF.
LAWN AREA CALCULATION			
	A. Total s.f. of landscaped open space required by Chapter 33	97,661.38 SF.	109,115.09 SF.
	B. Maximum lawn area (sod) permitted: 60% X 97,661.38 S.F. = 58,596.83 S.F.	58,596.83 SF.	51,114 SF.
TREES			
A)	No. of trees required per net lot acre (238 Organized Sports Areas (38,700 sq.ft.) Less existing number of trees meeting minimum requirements = 26 trees X (7.61) net lot acres =79	79	79 (includes 4 palms)
B)	5 Palms allowed (no. trees provided (79 trees)/2 = 39.5 = 12 (also, palms will be counted as 2 for 1)	12 Allowed	4 Provided —
	5 Palms permitted to count as street trees on lot basis (40 Street Trees) = 30% = 15 (also, palms will be counted as 2 for 1)	15 Allowed	15 Provided + (12 palms = 6)
C)	5 Feathers required (no. trees provided (79 trees) x 30% = 24	22	1205
D)	Street trees (maximum average spacing at 35' o.c.): 1,670 linear feet along street / 35 = 48	48	48 (Includes 21 palms)
E)	Street trees located directly beneath power lines (max. average spacing at 25' o.c.): 0 linear feet along street / 25 = 0	N/A	N/A
	TOTAL TREES REQUIRED (A + B + C)	127	127 (Actual 133)
SHRUBS			
	No. of trees required (127 trees) x 10 = 1,270 shrubs required	1,270	2,300
	No. of shrubs required (1,270 shrubs) x 20% = 456 native shrubs required	381	2,300

12 of the Palms are allowed to count as 6 trees ONLY

ZONING COMMENT no 33

ZONING COMMENT no 3

PARCEL 'A' LANDSCAPE PLANT LIST

TREE TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	TD	Bursera simaruba	Gumbo-Limbo	yes	yes	40'-50'	14" DBH, 12' OAH, 5' CW, 3.5 CT, MIN. BRANCH
	TM	Peltophorum pterocarpum	Yellow Poinciana	no	yes	30'-50'	14" DBH, 12' OAH, 5' CW, 3.5 CT, MIN. BRANCH
	S	Quercus virginiana	Quercus Sempervirens	yes	yes	50'-80'	14" DBH, 12' OAH, 5' CW, 3.5 CT, MIN. BRANCH

PALM TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	PT	Palm Tree	Palm	yes	yes	20'-30'	14' OA Ht. MIN. BRANCH

SHRUBS TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	HEIGHT RANGE	SPECIFICATION
	300	Bougainvillea spectabilis	Bougainvillea Orange	yes	yes	10'-20'	24" x 24" Min., 30" O.C. Staked, 3 GAL.
	800	Chrysobalanus icaco	Red Tip	yes	yes	10'-20'	24" x 24" Min., 24" O.C. Hedge, 3 GAL.

LANDSCAPING NOTES:

1. ALL ELEMENTS WITHIN THE VISIBILITY DISTANCE TRIANGLE AREAS SHALL NOT EXCEED 30" (M HEIGHT. TREES SHALL NOT BE ALLOWED TO BE PLANTED WITHIN THESE AREAS, AND ALL SHRUBS SHALL BE KEPT TO A MAX HEIGHT OF 30".
2. ALL "STREET TREES" DEPICTED ALONG THE PROPERTY LINE ADJACENT TO RIGHT-OF-WAYS SHALL CONFORM TO THE ABOVE. AT ALL OTHER INSTANCES "STREET TREES" SHALL BE PLANTED WITHIN 7'-0" OF THE PROPERTY LINES OR EDGES OF SIDEWALK.
3. SPECIES AND FINAL TREE LOCATIONS SUBJECT TO CHANGES IN COMPLIANCE W/ CHAPTER 18A OF MIAMI-DADE COUNTY.
4. AREAS FOR RECREATION AND ORGANIZED SPORTS SHALL BE SUBTRACTED FROM OVERALL TREES PER ACRE REQUIREMENT AS PER CHAPTER 18A.

SIGNAGE NOTE:

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

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

BY _____

ARCHITECT
CIVICA
8323 NW 12th St.
Suite No.108, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.0695

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL, 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.

6361 SUNSET ORIVE.
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
100141

No.	DATE	REVISION	BY
1	1.04.13	DIC ZONING COMMENTS	IAF
2	2.08.13	DIC ZONING COMMENTS	IAF
3	11.12.12	DIC ZONING REVIEW COMMENTS	IAF

DRAWN BY | APPROVED BY

DATE 2011 | SCALE:

SEAL/SIGNATURE

01.02.2013

ROLANDO LLANES, RA
AR - 0013160

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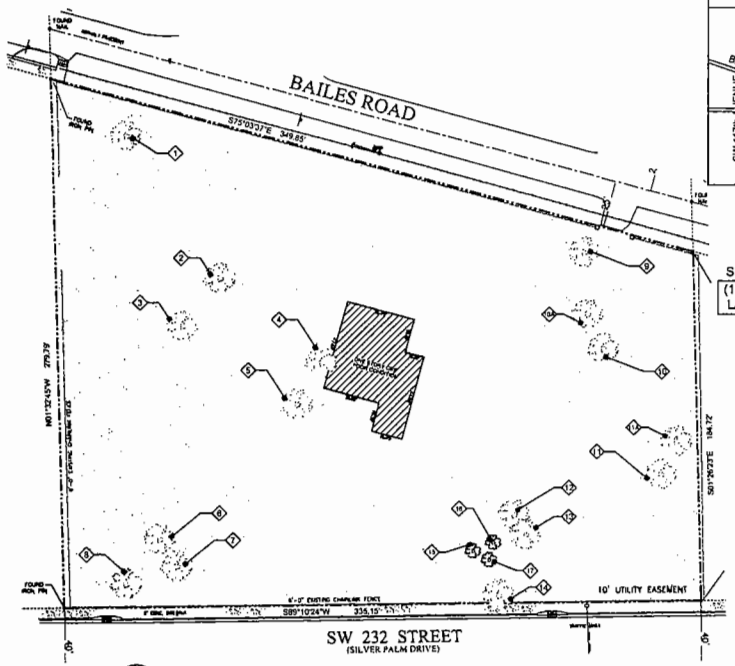
SHEET TITLE
LANDSCAPING SITE PLANS: PARCEL 'A'

SHEET NUMBER
LA-2

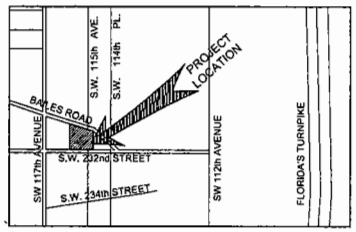
69

TREE REMOVAL PROCESS NUMBER T-4069



1 LA-3 PARCEL 'D' - LANDSCAPE REMOVAL SITE PLAN

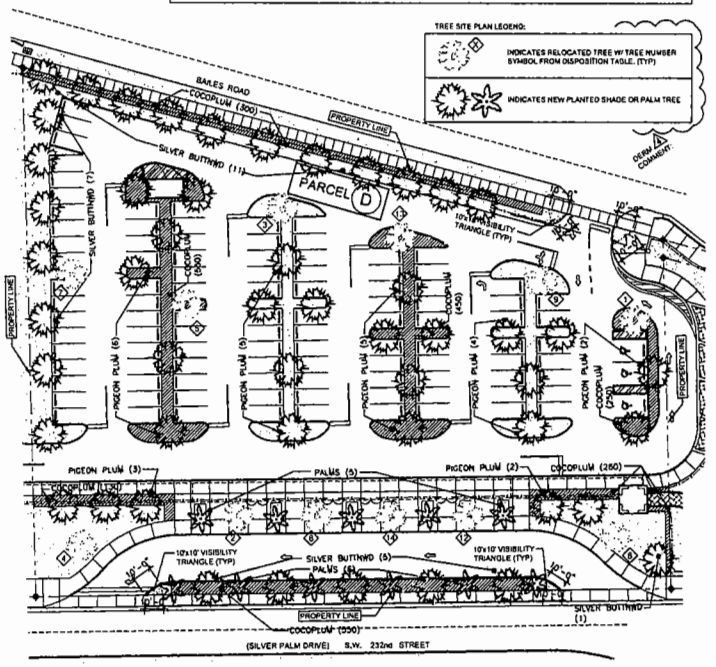
SCALE: 1" = 30'-0"



LOCATION MAP:

SCOPE OF WORK:
(14) TREES TO BE RELOCATED AS PER PROP LANDSCAPING PLAN

SCOPE OF WORK:
TREE RELOCATION PLAN WITH FUTURE LANDSCAPING SHOWN FOR REFERENCE



2 LA-3 PARCEL 'D' - TREE RELOCATION & FUTURE LANDSCAPE PLAN

SCALE: 1" = 30'-0"

EXISTING TREE LEGEND & DISPOSITION TABLE: (SHADING INDICATES INVASIVE SPECIES)

SYM	TREE TYPE	TRUNK DIA. (In Inches)	HEIGHT (In Feet)	CANOPY (In Feet)	CONDITION	DISPOSITION
1	Strangler Fig	48"	30	25	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
2	Strangler Fig	48"	20	15	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
3	Strangler Fig	36"	45	30	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
4	Strangler Fig	96"	60	60	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
5	OAK TREE	12"	20	15	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
6	Strangler Fig	60"	50	40	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
7	OAK TREE	12"	40	15	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
8	Strangler Fig	52"	50	35	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
9	Strangler Fig	24"	25	20	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
10	Ficus aurea	12"	15	10	FAIR	TO BE REMOVED
10a	Ficus aurea	12"	15	20	FAIR	TO BE REMOVED
11	mango	15"	20	15	FAIR	TO BE REMOVED
12	mango	3"	10	12	FAIR	TO BE REMOVED
13	Strangler Fig	48"	25	15	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
14	Strangler Fig	36"	15	10	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
15	Strangler Fig	80"	30	25	FAIR	TO BE REPLANTED (AS PER RELOCATION PLAN)
16	mango	5"	11	14	FAIR	TO BE REMOVED
17	mango	5"	11	14	FAIR	TO BE REMOVED
18	mango	5"	11	14	FAIR	TO BE REMOVED

TOTAL NUMBER TREES.....(19 TREES)
EXISTING TO BE RELOCATED.....(12 TREES)
EXISTING TO BE REMOVED.....(7 TREES) 5 Mangos & 2 Ficus aurea

DERM COMMENT: TABLE ADJUSTMENT

LANDSCAPING NOTES:
1. CONTACT THE STATE FOR UNDERGROUND UTILITIES PRIOR TO ANY TREE REMOVAL OR PLANTING
2. BURNING OF DEBRIS SHALL NOT BE ALLOWED
3. CONTRACTOR TO PROTECT RIGHT-OF-WAY STRUCTURES, SIDEWALKS, AND ASPHALT

PARCEL 'D' LANDSCAPE LEGEND

Zoning District: RU-1N Net Lot Area: 1.76 acres (77,000.08 s.f.)

	REQUIRED	PROVIDED
OPEN SPACE		
Square Feet of open space as required by Chapter 33, as indicated on site plans: Net Lot Area= 77,000.08 s.f. X 60% = 46,779.83 s.f.	46,779.83 S.F.	68,000.79 S.F.
Square Feet of parking open space required by Chapter 18A, as indicated on site plans: No. of Parking Spaces 127 spaces X 10 s.f. per parking space = 1,270 s.f.	1,270 S.F.	6,867 S.F.
Total s.f. of landscaped open space required by Chapter 33: 6 X 8 = s.f.	47,799.83 S.F.	75,867.79 S.F.
LAWN AREA CALCULATION		
A. Total s.f. of landscaped open space required by Chapter 33	47,799.83 S.F.	75,867.79 S.F.
B. Maximum lawn area (sod) permitted 80% X 47,799.83 S.F. = 38,679.28 S.F.	38,679.28 S.F.	15,620 S.F.
TREES		
A) No. of trees required per net lot acre: Less existing number of trees meeting minimum requirements = 20 trees X (1.76) net lot acres = 50	50	53
B) 5 Palms allowed to count as trees on 1:3 basis: No. trees provided (30)/3 = 20% = 6 (after, palms will be counted as 2 for 1)	6 Allowed	5 Provided
6 Palms permitted to count as street trees on 1:1 basis: 20 Street Trees x 20% = 6 (after, palms will be counted as 2 for 1)	6 Allowed	5 Provided
C) 5 Species required: No. trees provided (50 trees) = 20% = 10	10	10/9
D) Street trees (maximum average spacing of 30' o.c.): 660 linear feet along street / 30 = 20	1/2	22
E) Street trees located directly beneath power lines (max. average spacing of 25' o.c.): 0 linear feet along street / 25 = 0	N/A	N/A
TOTAL TREES REQUIRED (A + D + E)	70	74
SHRUBS		
No. of trees required (50 trees) x 10 = 500 shrubs required	500	2,190
No. of shrubs required (500 shrubs) x 20% = 764 native shrubs required	764	2,190

TREE TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	CA	Canella winterana	Wild Cinnamon	YES	YES	30'-50'	14' HT, 6' SPR, 2" CAL, B&B, 12' OC, MATCH
	CO	Conocarpus erectus	Green Buttonwood	YES	YES	30'-50'	14' HT, 6' SPR, 2" CAL, B&B, 12' OC, MATCH
	CS	Coccoloba diversifolia	Pigeon Plum	YES	YES	30'-50'	14' HT, 6' SPR, 2" CAL, B&B, 12' OC, MATCH
	FA	Ficus aurea	Strangler Fig	YES	YES	30'-50'	14' HT, 6' SPR, 2" CAL, B&B, 12' OC, MATCH
	LR	Ficus microcarpa	Laurel Fig	YES	YES	30'-50'	14' HT, 6' SPR, 2" CAL, B&B, 12' OC, MATCH
	SB	Swietenia mahagoni	Mahogany	YES	YES	30'-50'	14' HT, 6' SPR, 2" CAL, B&B, 12' OC, MATCH

PALM TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	RP	Roystonea regia	Royal Palm	YES	YES	30'-50'	14' CT, MATCH

SHRUBS TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	HEIGHT RANGE	SPECIFICATION
	CHO	Chrysobalanus icaco	Cocoplum	YES	YES	10'-20'	36" x 24", 3ft OC, Triangle

PARCEL 'D' LANDSCAPE PLANT LIST

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ARCHITECT
CIVICA
8323 NW 12th St.
Suite No.108, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.9855

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL, 33032

APPLICANT:
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MIAMI, FL, 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
10014

No.	DATE	REVISION	BY
1	3.09.12	DIC ZONING COMMENTS	IAF
2	11.12.12	DIC ZONING DERM COMMENTS	IAF
3	12.05.12	TREE UNIT COMMENTS	IAF

DRAWN BY
APPROVED BY
DATE
2011
SCALE:

SIGNATURE
01.02.2013
ROLANDO LLANES, RA
AR - 0013160

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SHEET TITLE
TREE RELOCATION PLAN

SHEET NUMBER
LA-3

LANDSCAPING SPECIFICATIONS

PART I - GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2 - MATERIALS

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

B. Specific Planting Soil: Shall be of a composition noted in the plans, measured by volume and indicated where noted in the plans.

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

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

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

3.0 PART 3 - INSTALLATION PROCEDURES

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

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

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

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

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

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

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

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

1. Trees & Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One handful per shrub, spread evenly over the root ball area.
3. Groundcovers: Twelve (12) pounds per 1000 sq. ft. of bed area.
4. Sod: Twelve (12) pounds per 1000 sq. ft.. Wash off blades immediately after spreading.

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

3.7 GUYING & BRACING
A. See the details bound herewith or made part of the plans.

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

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

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

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

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

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

TREE PLANTING/STAKING DETAIL
N.T.S.

PALM PLANTING/STAKING DETAIL
N.T.S.

SHRUB/ GROUNDCOVER PLANTING DETAIL
N.T.S.

SOD

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

PLANTING NOTES:

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

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

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

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

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

Shrubs and Trees:
7-8-6 N-P-K with micronutrients. Mulch shall be clean, bright and free of weeds, moss sticks and other debris.

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

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

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

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

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

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

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

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

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

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

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

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

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

All shrubs, trees and palms shall be minimum of 5' away from all other utilities.

TREE RELOCATION NOTES:

1) PROTECT TREES TO BE RELOCATED AS REQUIRED (PLEASE SEE BARRICADE BELOW).
2) MECHANICALLY PRUNE MAIN LATERAL BRANCHES SO AS TO PRODUCE AN EVEN/BALANCED ROUND CANOPY GEOMETRY PRIOR TO REMOVING. (PROVIDE 12" MIN CANOPY)
2) CARVE SOIL AROUND TREE IN 15' MIN DIA CIRCLE WHILE PROVIDING LATERAL SUPPORT VIA CRANE AND/OR POSTS (EXPOSE ROOT AS REQUIRED).
3) LIFT TREE FROM TRUNK BASE VIA CRANE WRAP TRUNK AROUND W/ FABRIC COMPONENTS (NO METAL CABLES IN DIRECT CONTACT W/ TRUNK ALLOWED). TRUNK MAY BE COVERED WITH THICK FABRIC MATERIAL FOR ADDITIONAL PROTECTION.
4) PLACE TREE UP-RIGHT ON MESH FABRIC. PROVIDE ENOUGH MESH FOR ROOT BALL WRAP-AROUND.
5) INCLUDE HIGH FERTILIZER MIXTURE AND ADDITIONAL SOIL FROM EXISTING SOIL BASE AS REQUIRED FOR APPROPRIATE SOIL VOLUME AROUND ROOT STRUCTURES.
6) TRIM ROOT ENDS FOR BALANCED/SYMETRICAL ROOT BALL GEOMETRY WHEN REQUIRED
7) SET TREE AND ROOT-BALL ON GRADE FOR INSPECTION. PROVIDE LATERAL SUPPORT AS REQUIRED FOR SECURED POSITION.
8) WATER DAILY UNTIL PLANTING. PROCEED WITH PLANTING PROCEDURES AND BRACE TREE AS REQUIRED FOR WIND RESISTANCE. (KEEP TREE BRACING/SHORING FOR 45 DAYS MIN).

DERM COMMENT: EXISTING TREES TO BE RELOCATED

TREE BARRIER AND REMOVAL DETAIL
N.T.S.

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JAN 29 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY______________________

65

ARCHITECT
CIVICA
8323 NW 12th St.
Suite No.108, Doral, FL 33126
tel: 305.593.9959 fax: 305.593.9859

SOMERSET CHARTER SCHOOL AT SILVER PALMS: PARCELS 'C', 'D', 'B', & 'A'

EDUCATIONAL CAMPUS MASTER PLAN

23255 SW 115th Ave.
&
11655 SW 232 Street
Miami, FL. 33032

APPLICANT:
SOUTHWESTERN GRANT, LLC.
8361 SUNSET DRIVE,
MIAMI, FL. 33143
tel: (305) 669-4390

ISSUED FOR:
DIC SUBMITTAL

PROJECT NUMBER:
100141

No.	DATE	REVISION	BY
1	11.12.12	DIC ZONING DERM COMMENTS	IAF

DRAWN BY APPROVED BY

DATE 2011 SCALE:

SEAL/SIGNATURE
01.02.2013
ROLANDO LLANES, RA
AR-0013160

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SHEET TITLE
GENERAL LANDSCAPING NOTES & SPECS

SHEET NUMBER
LA-4

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21H28
NOV 08 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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: **SOMERSET ACADEMY, INC., 20801 JOHNSON STREET, PEMBROKE PINES, FLORIDA 33029**

NAME AND ADDRESS	Percentage of Stock Not for Profit
ANDREINA FIGUEROA, c/o 5876 S.W. 68th Street, So. Miami, Fl.	0 %
LOURDES MARRERO, 20801 Johnson Street, Pembroke Pines, Fl.	0 %
ANGIE HUI FANG SU, 20801 Johnson Street, Pembroke Pines, Fl.	0 %
DAVID CONCEPCION, 20801 Johnson Street, Pembroke Pines, Fl.	0 %
LOUIS MARIN, 20801 Johnson Street, Pembroke Pines, Fl.	0 %
CARLOS RESENDEZ, 20801 Johnson Street, Pembroke Pines, Fl.	0 %

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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Z14-128
NOV 08 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of

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

Signature: A. FIGUEROA

ANDREINA FIGUEROA, DIRECTOR (Applicant)

Sworn to and subscribed before me this 31 day of October, 2011. Affiant is personally known to me or has produced N/A as identification.

Annette M Iraola
(Notary Public)

Notary Public State of Florida
Annette M Iraola
My Commission EE051507
Expires 03/08/2015

My commission expires 3/8/15

*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.

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, and not to exceed # of students and grade levels of the proposed application.

School Name: SOMERSET ACADEMY CHARTER SCHOOL (PARCELS 'C' , 'D', 'B', & 'A')
School Address: 11655 SW 232nd Street / 23255 SW 115th Avenue / Northwest quadrant of SW 232nd Street & SW 114 Court

Tax Folio # No.30-6019-013-3545 and Parcel 'D' (original previous folio No. 30-6018-000-0530)

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11-128
FEB 24 2012
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY

Total size of site: (8.57 Acres when including ROW to be dedicated) .

Is this an expansion to an existing school? ✓ YES _____ NO

If yes, then indicate the # of students and grade levels previously approved:

1,600 (Grades K-12) and the Resolution # Z-22-08 & Z-23-08

Number of students / children requested: '400' Grade Levels: K-12th Grades Ages: 4-18 Yrs Old.

Number of classrooms: 86 Total Clssrms

Total square footage of classroom area: 54,769 Sq.Ft .

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.): 85,776 Sq.Ft.

Total square footage of outdoor recreation/play area: 84,830 Sq.Ft.

Number of parking spaces provided for staff and transportation vehicles: 124 Spaces

Total parking spaces provided. 223 Spaces

Auto-stacking spaces provided: 62 vehicles

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

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

Signed, sealed, executed and acknowledged on this 3RD day of JAN, 2012 at Miami-Dade County. Florida.

WITNESSES: _____

SIGNATURE: _____

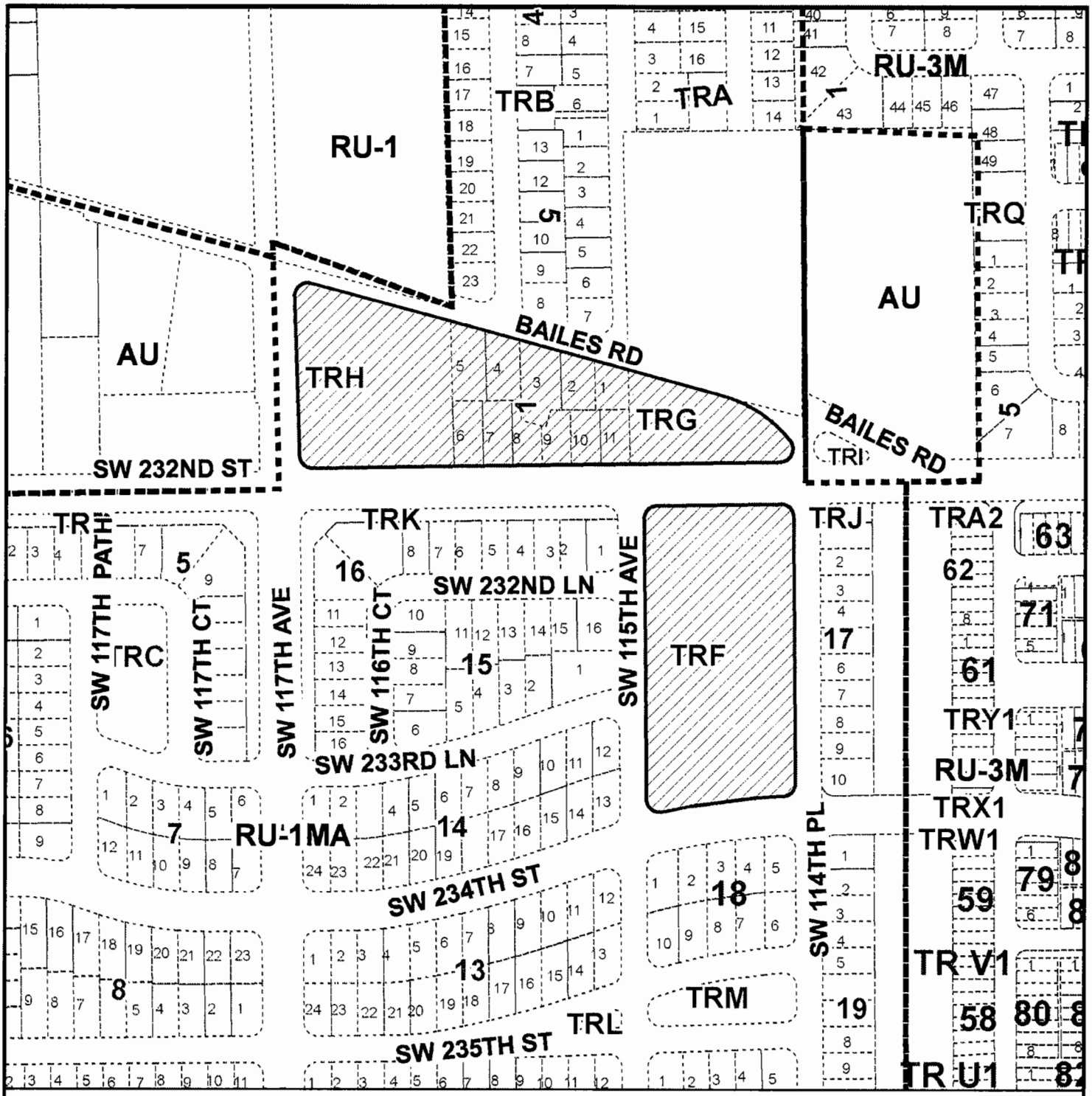
IVAN FAJARDO

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 3 day of Jan., 2012, before me personally appeared Ivan Fajardo to me known to be the person described in and 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.

Notary Public State of Florida
Gema M Camara
My Commission EE001964
Expires 08/27/2014

My Commission Expires: _____.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000128

Legend

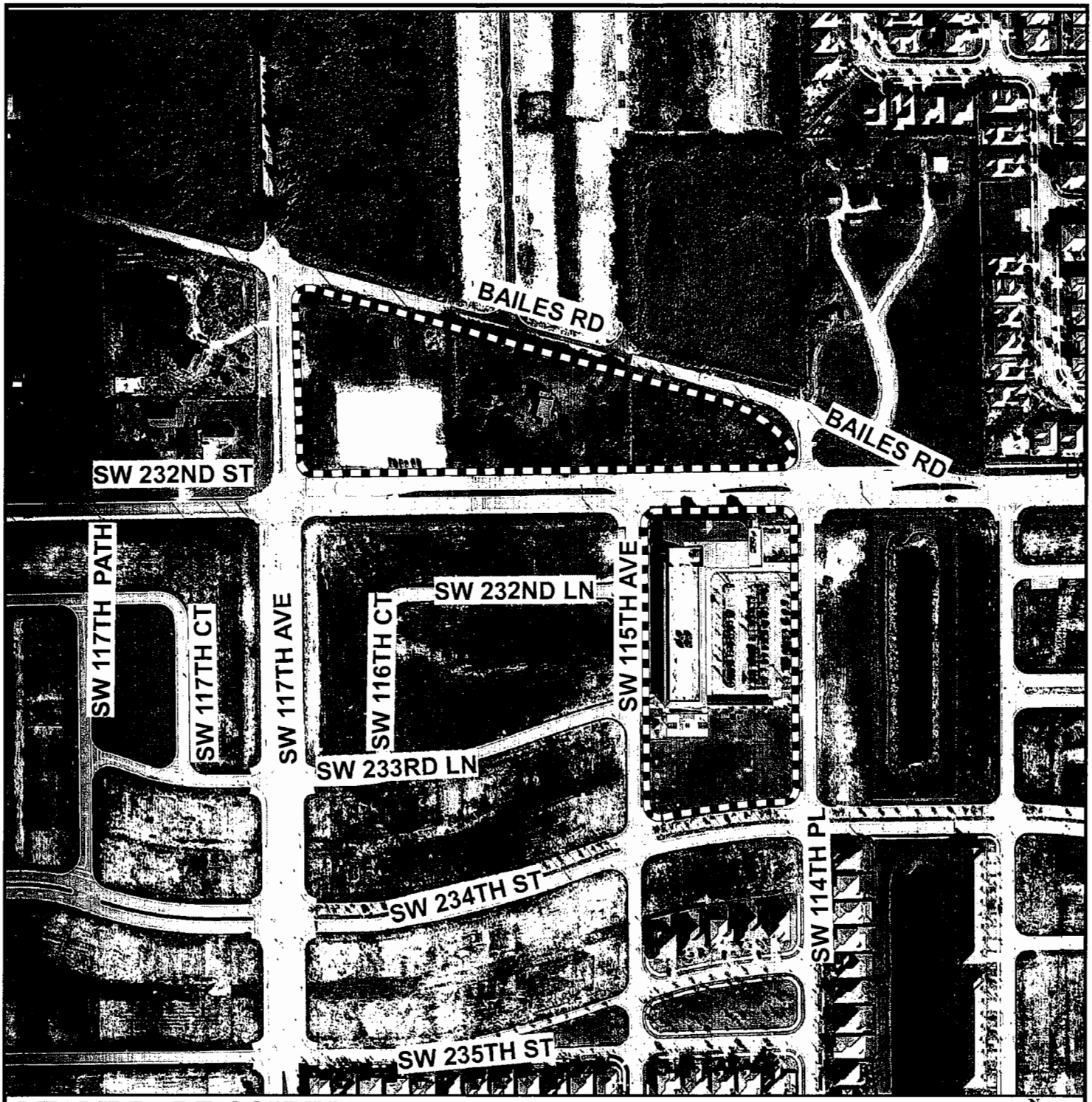
Section: 18/19 Township: 56 Range: 40
Applicant: SOUTHWESTERN GRANT, LLC & SOUTHWESTERN GRANT II, LLC
Zoning Board: BCC
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday November 28 , 2011

REVISION	DATE	BY
		69



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000128

N
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S

Legend

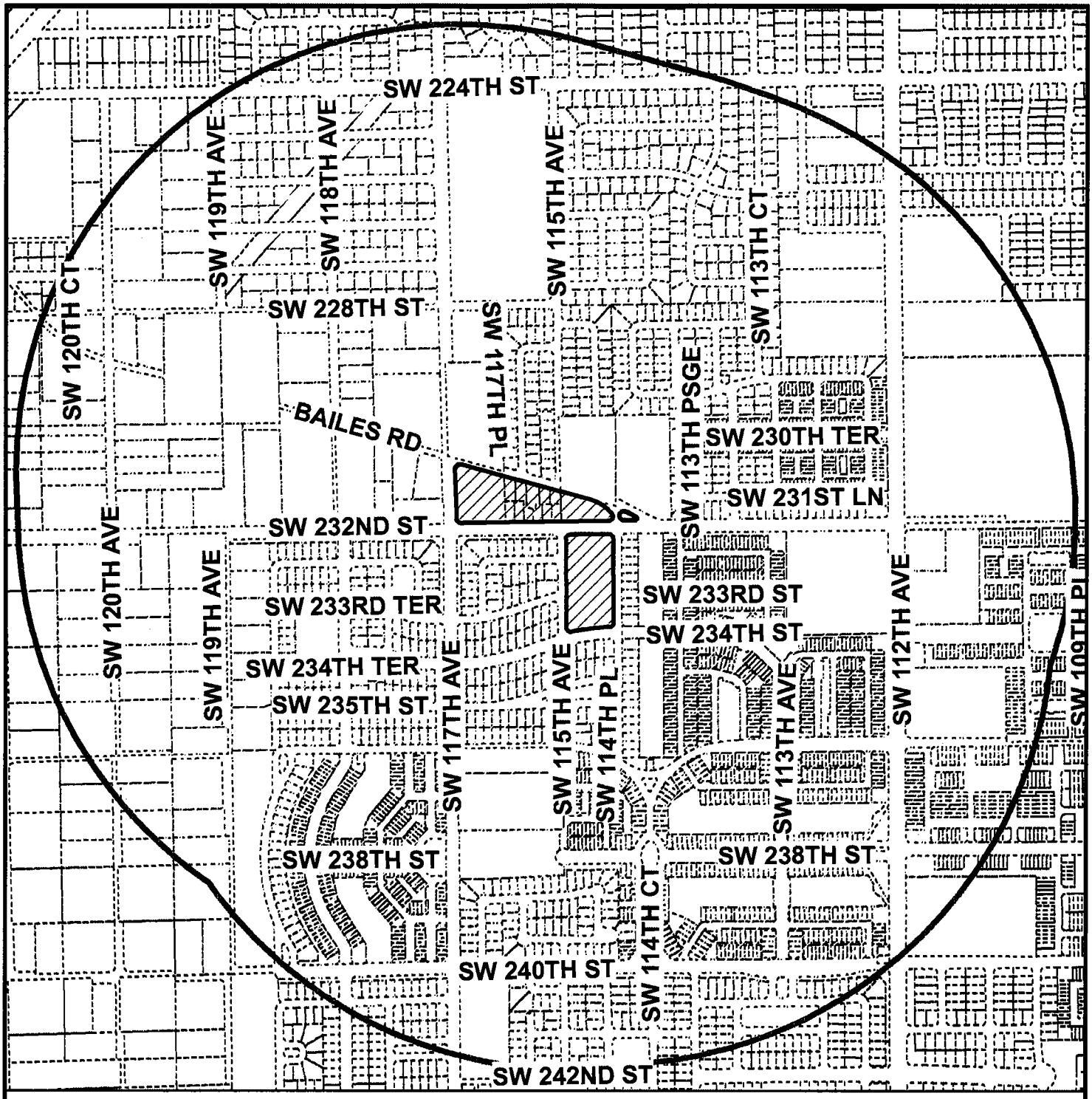
Section: 18/19 Township: 56 Range: 40
Applicant: SOUTHWESTERN GRANT, LLC & SOUTHWESTERN GRANT II, LLC
Zoning Board: BCC
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

Subject Property

MIAMI-DADE

SKETCH CREATED ON: Tuesday November 29, 2011

REVISION	DATE	BY
		70



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000128

RADIUS: 2640

N
W E
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Legend

Section: 18/19 Township: 56 Range: 40

Applicant: SOUTHWESTERN GRANT, LLC & SOUTHWESTERN GRANT II, LLC

Zoning Board: BCC

Commission District: 8

Drafter ID: JEFFER GURDIAN

Scale: NTS

Subject Property

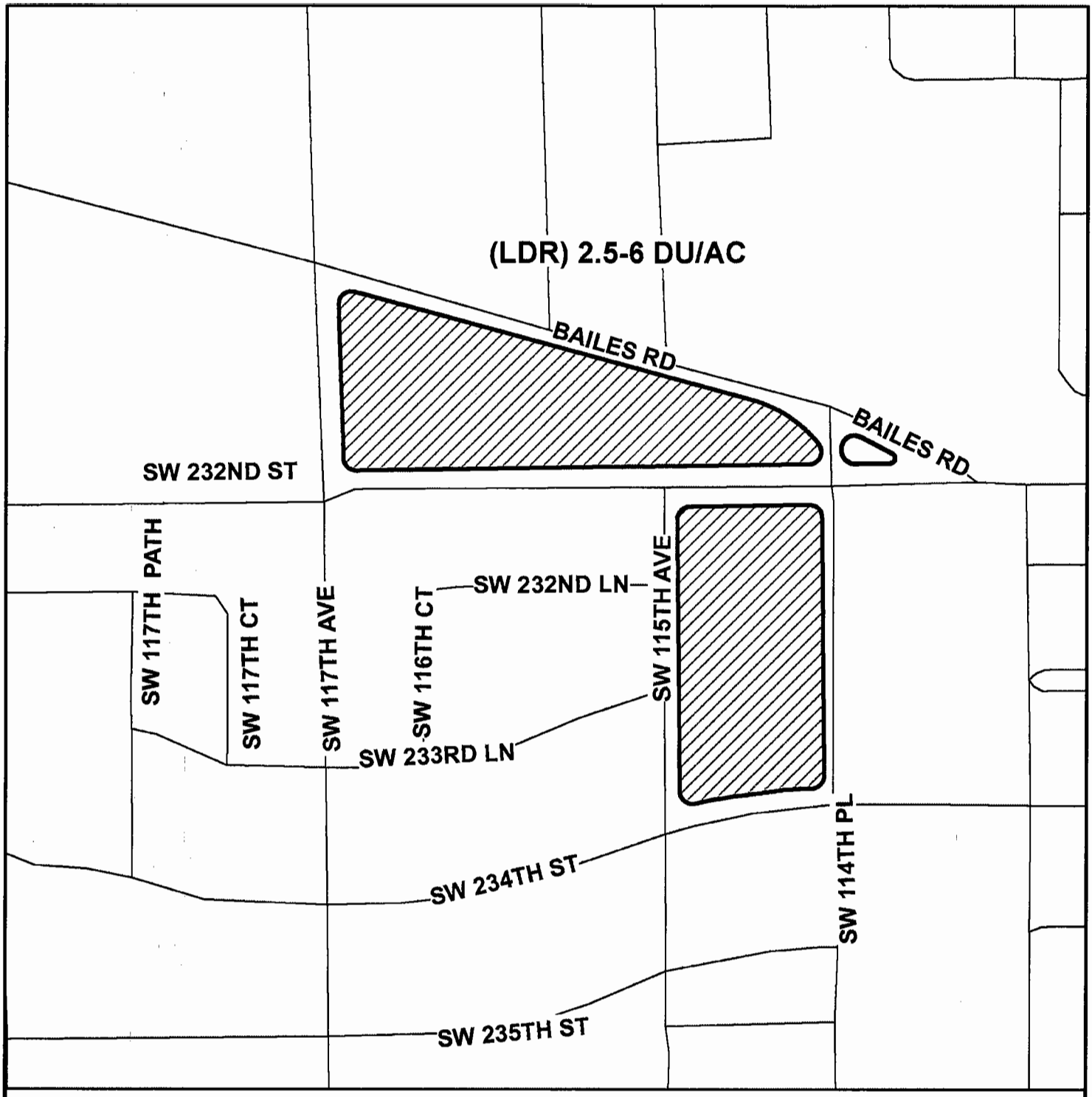
Contiguous Properties

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday November 29, 2011

REVISION	DATE	BY
		71



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2011000128

N
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Legend

Section: 18/19 Township: 56 Range: 40
Applicant: SOUTHWESTERN GRANT, LLC & SOUTHWESTERN GRANT II, LLC
Zoning Board: BCC
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday November 29, 2011

REVISION	DATE	BY