KITS

9-23-2008 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 2

HIGHLAND OAKS PARK

20300 NE 24 Avenue, Miami

Wednesday, October 29, 2008 at 7:00 p.m.

CURRENT

1.	08-10-CZ2-1	TETRA STAR, LLC	07-382	32-51-42	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, OCTOBER 29, 2008

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

1. **TETRA STAR L. L. C. (08-10-CZ2-1/07-382)** **32-51-42**
Area 2/District 1

RU-1 to RU-TH

LOCATION: The southwest corner of N.E. 215 Street and N.E. 12 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.66 Net Acres

Department of Planning & Zoning Recommendation: Approval subject to the Board's acceptance of the proffered covenant.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

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

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

1. TETRA STAR, LLC
(Applicant)

08-10-CZ2-1 (07-382)
Area 2/District 1
Hearing Date: 10/29/08

Property Owner (if different from applicant) **Maxim Szarf.**

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
1965	S. A. Rizzo	Zone change from AU and RU-1 to RU-1.	ZAB	Approved in part

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 2

APPLICANTS: Tetra Star L.L.C. **PH:** Z07-382 (08-10-CZ2-1)

SECTION: 32-51-42 **DATE:** October 29, 2008

COMMISSION DISTRICT: 1 **ITEM NO.:** 1

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A. INTRODUCTION:

- **REQUEST:**

  RU-1 to RU-TH

- **SUMMARY OF REQUEST:**

  The applicant is seeking a zone change from RU-1, Single-Family Residential District, to RU-TH, Townhouse District.

- **LOCATION:**

  The southwest corner of NE 215 Street and NE 12 Avenue, Miami-Dade County, Florida.

- **SIZE:** 2.66 net acres (3.67 gross acres)

- **IMPACT:**

  The approval of the zone change to RU-TH would allow the applicant to provide additional housing units to the community. However, the proposal will impact traffic and schools in the area.

B. ZONING HEARINGS HISTORY:

In 1965, pursuant to Resolution #Z-11-65, the subject parcel was a part of an application which included a larger parcel which the Board of County Commissioners granted the approval for a district boundary change to RU-1, Single-Family Residential District. Subsequently the subject property was platted into 13 single family residential lots with the use of Severable Use Rights.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive

surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
SUBJECT PROPERTY:	
RU-1; Vacant	Low Density Residential, 2.5 to 6 dua
SURROUNDING PROPERTY:	
NORTH: Broward County Line	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-1; Single-family residences	Low Density Residential, 2.5 to 6 dua
EAST: RU-1; Single-family residences	Low Density Residential, 2.5 to 6 dua
WEST: BU-1A; Retail Stores	Low Density Residential, 2.5 to 6 dua

The subject property is located at the southwest corner of NE 215 Street and NE 12 Avenue. The properties lying to the east and to the south are developed with single-family residences; the property to the west is developed with a small strip retail shopping center and to the north the subject property abuts the Broward County line.

E. SITE AND BUILDINGS:

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

Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

*Subject to the Board's acceptance of the proffered covenant.

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change,** 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.

G. NEIGHBORHOOD SERVICES:

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

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The 2.66-acre subject property is located at the southwest corner of NE 215 Street and NE 12 Avenue. The applicant is seeking to rezone the property from RU-1, Single-Family Residential District, to RU-TH, Townhouse District. Single family residences abut the subject property to the east and to the south, a small strip shopping center abuts the subject property to the west and a section line street (NE 215 Street) abuts the property to the north, which is the Miami-Dade/Broward County line. The applicant has submitted plans indicating the development of the property on a total of 3.67 acres which includes a 35 ft. right of way dedication of NE 215 Street frontage road. The applicant has submitted plans for the proposed 18 unit townhouse development consisting of two-story units grouped in four buildings with two of the buildings containing four units and the remaining two buildings containing five units. As depicted on the plans submitted by the applicant, the proposed townhouse development will provide the required number of parking spaces (41 parking spaces) and the required common open space (30% required). Additionally, the plans depict a playground, walkways, trees, shrubs and bushes in the common open space area. The applicant has voluntarily proffered a covenant restricting the development of the site to the plans submitted with this application, also requiring a Home Owners Association for the maintenance of the common areas, and restricting the development of the subject property to a maximum of 18 units on the 3.67 gross acre parcel (the subject property) which includes the 35' right of way dedication of NE 215 Street and the westerly 35' of NE 12 Avenue.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. However, the applicant will have to comply with all conditions as set forth in their memorandum. The **Public Works Department** has **no objections** to this application and has indicated that the applicant must submit a road closing petition for NE 215 Street Frontage Road. Their memorandum further indicates that this application will generate **15** additional PM daily peak hour **vehicle trips**, however, the traffic distribution of these trips will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways which are currently operating at LOS "C" and "D". Furthermore, this land requires platting in accordance with Chapter 28 of the Code of Miami-Dade County and road dedications and improvements will be accomplished through the recording of a plat. The Miami-Dade Fire Rescue Department **(MDFR)** has **no objections** to this application and their memorandum indicates that the estimated average travel response time is **7:24** minutes. Miami-Dade County Public Schools **(MDCPS) does not object** to this application. Their memorandum indicates that the proposed zoning will bring an additional **3 students** which will not increase the operating capacity of the following schools: Madie Ives Elementary, operating at a capacity of 119%, Dr. Michael Krop Senior High School operating at a capacity of 115% and Highland Oaks Middle operating at a capacity of 150% of FISH (Florida Inventory of School Houses) utilization. The applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Low Density Residential** use, which permits a minimum of 2.5 to a maximum of 6 dwelling units per acre, for a minimum of 9 to a maximum of 22 units on the subject property. The requested RU-TH zoning district would allow a total of 31 units at a density of 8.5 units per net acre, which would be inconsistent with the LUP map's density

allowed without a covenant limiting the maximum number of units to no more than **4.9** units per acre (based on 3.67 acres) for a maximum total of **18** units. The plans submitted with this application depict a proposed 18-unit townhouse development on the subject property, which is **consistent** with the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Additionally, the applicant has voluntarily proffered a covenant limiting the development of the site to no more than **18** units on the subject property which, based on the 3.67 gross acre size, results in an average of 4.9 units per gross acre. Therefore, the development of the site will be **consistent** with the density threshold of the LUP map of the CDMP. Staff is of the opinion that the request for a zone change to RU-TH, when coupled with the applicant's proffered covenant limiting the development of the property to the townhouse development as shown on the submitted site plan which reflects a density of no more than 4.9 units per gross acre (based on 3.67 acres) which is **consistent** with the density threshold of the LUP Map of the CDMP, is also **compatible** with the area as the development trend to higher density residential development is evident.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. Staff notes that the rezoning, if granted subject to the proffered covenant, is **consistent** with the density threshold of the LUP map designation of the Comprehensive Development Master Plan for Miami-Dade County. The subject property is located on a major section line road (NE 215 Street) which serves as the county line between Miami-Dade County and Broward County and which makes the site easily accessible and, therefore will not burden the area roadway. Furthermore, staff notes that the distribution of trips will not exceed the acceptable Level Of Service (LOS) as indicated by the Public Works Department's memorandum submitted for this application. Further, as indicated in the Department of Environmental Resources Management's memorandum, public water and sanitary sewer can be made available to the property, which will not reduce the LOS standards for same as set forth in the CDMP. Staff is of the opinion that the proposed zone change to RU-TH with the acceptance of the voluntarily proffered covenant is **compatible** with the residential development in the area. As evidenced by the plans submitted by the applicant indicating a proposed 18 unit townhouse development on the site and by the proffered covenant limiting the development of the site to a maximum of 4.9 units per acre (based on 3.67 acres) for a total of 18 units, the proposal is **compatible** with the area and **consistent** with the LUP map of the CDMP. As such, staff recommends approval of the zone change subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:** Approval subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 02/27/08
DATE TYPED: 09/08/08
DATE REVISED: 09/12/08; 09/19/08
DATE FINALIZED: 10/21/08
MCL:MTF:LVT:AA

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

Memorandum

MIAMI-DADE COUNTY

Date: December 17, 2007

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

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

Subject: C-02 #Z2007000382
Tetra Star, LLC
Southwest Corner of N.E. 215th Street and N.E. 12th Avenue
District Boundary Change from RU-1 to RU-3M
(RU-1) (3.54 Acres)
32-51-42

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

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required, in accordance with Code requirements.

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

Wastewater Disposal
The closest public sanitary sewer is located approximately 480 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Therefore, connection of the proposed development to the public sanitary sewer system shall be required, in accordance with Code requirements.

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

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

sewage disposal. Use of 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
All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

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

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

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

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

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

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

Enforcement History
DERM has found no open or closed enforcement record for the subject property.

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

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

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

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

cc: Lynne Talleda, Zoning Evaluation - P&Z
Ron Connally, Zoning Hearings - P&Z
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z

PH# Z2007000382
CZAB - C02

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:TETRA STAR, LLC

This Department has no objections to this application.

The applicant/owner must submit a road closing petition for NE 215 Street Frontage Road. Said petition must be successful with NE 215 Street closed.

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

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 15 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals 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-2487	I-95 s/o County Line	C	C
F-2485	I-95 s/o NE 203 St.	D	D
9200	Ives Dairy Rd. e/o N. Miami Ave.	C	C

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.
05-AUG-08

11

Miami-Dade County Public Schools
giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

July 28, 2008

RECEIVED
JUL 31 2008
ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING
BY

Ms. Maria Teresa-Fojo,
Acting Assistant Zoning Director
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Tetra Star, LLC – No. 07-382
Southwest corner of NE 215 Street and NE 12 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Madie Ives Elementary and Dr. Michael Krop Senior High School (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District spoke with the applicant on February 14, 2008 to discuss the impact of the proposed development on public schools. **The District is grateful that the applicant took the time to discuss with the School District possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application.**

As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that the proffer by the applicant was approved by the School Board at its May 21, 2008 meeting.

Office of School Facilities
Mr. Jaime G. Torrens, Chief Facilities Officer • 1450 N.E. 2nd Avenue, Suite 300 • Miami, Florida 33132
305-995-1401 • FAX 305-995-1489 • jtorrens@dadeschools.net

12

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

> New residential unit square footage X .90 (Square Footage Fee) + $600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 1,500 square feet (single-family attached), the additional 5 units are estimated to generate approximately $9,750 ($1,950 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

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,

Corina S. Esquijarosa
Coordinator III

CSE:rr
L-037
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW SCHOOL IMPACT REVIEW ANALYSIS
February 21, 2008

APPLICATION:	Tetra Star, LLC – No. 07-382
REQUEST:	Zoning change from RU-2 to RU-3M
ACRES:	3.54 acres
LOCATION:	Southwest corner of NE 215 Street and NE 12 Avenue
MSA/ MULTIPLIER:	2.2 / .58 Single-Family Attached
NUMBER OF UNITS:	5 additional units (13 units currently permitted under existing zoning classification, for a total of 18 units)
ESTIMATED STUDENT POPULATION:	3 students*
ELEMENTARY:	1
MIDDLE:	1
SENIOR HIGH:	1

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY:	Madie Ives Elementary – 20770 NE 14 Avenue
MIDDLE:	Highland Oaks Middle – 2375 NE 203 Street
SENIOR:	Dr. Michael M. Krop Senior High – 1410 NE 215 Street

All schools are located in Regional Center II.

*Based on Census 2000 information provided by Miami-Dade County Department of Planning and Zoning.

14

The following population and facility capacity data are as reported by the Office of Information Technology Services, as of October 2007:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Madie Ives Elementary	1,091	647	**169%**	270	**119%**
	1,092 *		**169%**		**119%**
Highland Oaks Middle	1,451	1,020	**142%**	238	115%
	1,452 *		**142%**		115%
Dr. Michael M. Krop Senior	3,766	2,290	**164%**	214	**150%**
	3,767 *		**164%**		**150%**

*Student population increase as a result of the proposed development

Notes:

1) Figures above reflect the impact of the class size amendment.
2) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS

School	Status	Projected Occupancy Date
State School "D" New K-8 Center (Boone, M. Ives and Higland Oaks Ele./Highland Oaks Middle Schools Relief) (1,642 students)	Construction	2008
State School "QQQ-1" New Senior High School (Michael Krop and North Miami Beach Senior High Schools Relief) (1,593 student stations)	Construction	2009

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to $6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total $117,882.

CAPITAL COSTS: Based on the State's January 2008 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1	x $18,881	=	$18,881
MIDDLE	DOES NOT MEET THRESHOLD			
SENIOR HIGH	1	x $26,484	=	$26,484
Total Potential Capital Cost				**$45,365**

*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

REVISION 1

Memorandum

Date: 30-JUL-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2007000382

Fire Prevention Unit:

This Memo supersedes MDFR Memorandum dated February 14, 2008.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped June 25, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements

Service Impact/Demand:

Development for the above Z2007000382
located at SOUTHWEST CORNER OF N.E. 215 STREET & N.E. 12 AVENUE , MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0049 is proposed as the following:

18 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: 5.05 alarms-annually.
The estimated average travel time is: 7:24 minutes

Existing services:

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

Station 63 - Highland Oaks - 1665 NE 205 Street
ALS Engine, Haz Mat, Rescue

Planned Service Expansions:

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

None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped June 25, 2008. Substantial changes to the plans will require additional service impact analysis.

DATE: 02/19/08

TEAM METRO

ENFORCEMENT HISTORY

TETRA STAR, LLC	SOUTHWEST CORNER OF N.E. 215 STREET & N.E. 12 AVENUE , MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2007000382

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

02/15/2008 - DBC RU-1 TO RU-3M. No exisitng violation record found.

Inspected by NCO Wendy Reynoso-Ogando.

18

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: TETRA STAR, L.L.C.

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07-382
NOV 07 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AB

NAME AND ADDRESS	Percentage of Stock
MAXIM SZARF	50 %
ROSA SZARF	50 %

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

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207-382
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY AH

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: _____
(Applicant)

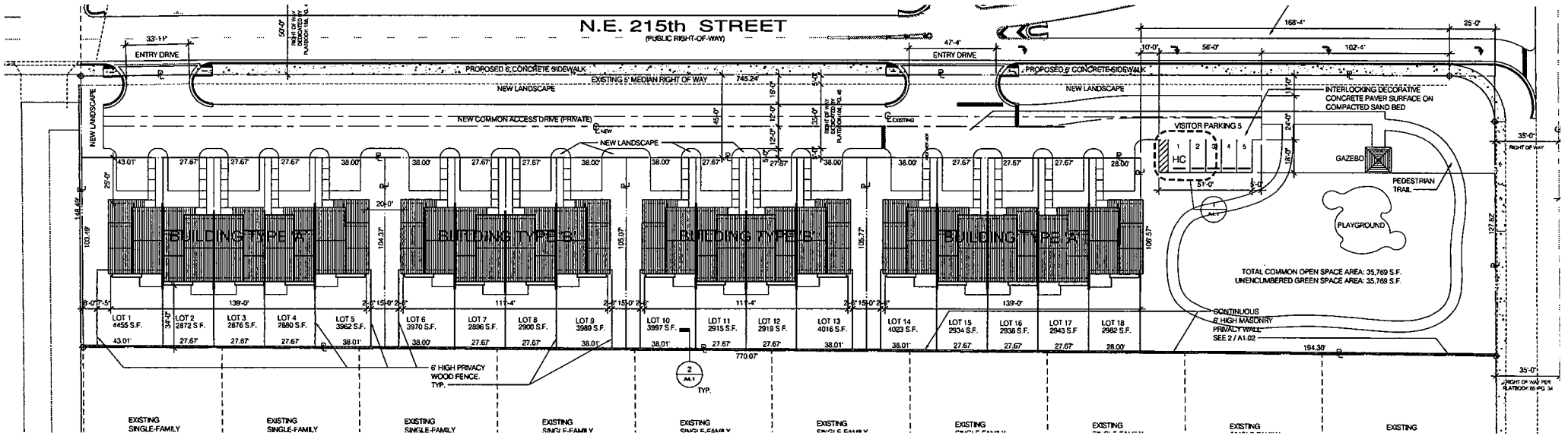
Sworn to and subscribed before me this 6 day of NOV, 2007. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

HILDA GARZA
Commit DD0811588
Expires 8/13/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

My commission expires: 8/31/2008

*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.



ENLARGED SITE PLAN

Z07382

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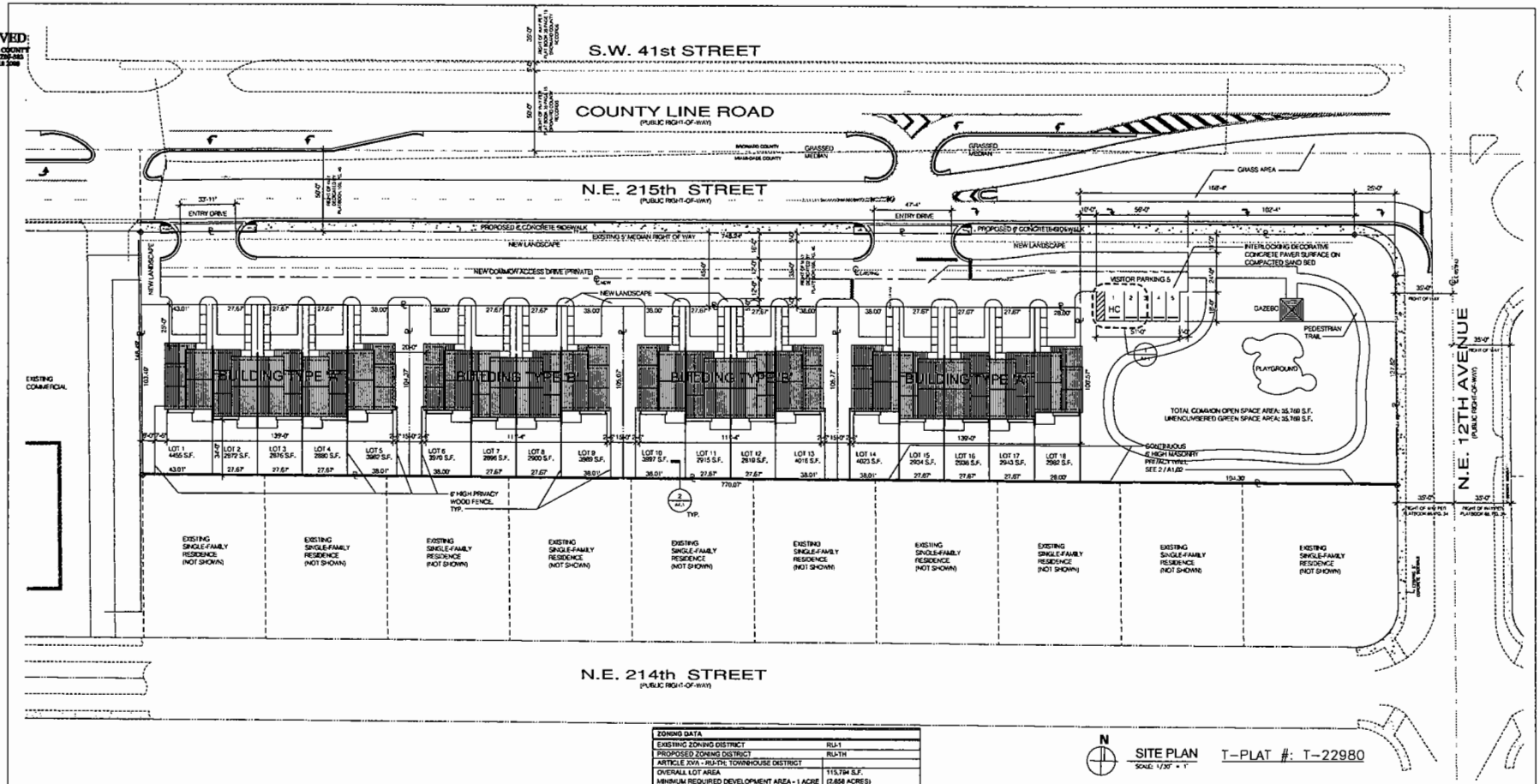
MIAMI-DADE COUNTY
PROCESS # 2702-203
DATE: SEP 18 2008
BY: RH



ZONING DATA		
EXISTING ZONING DISTRICT	RU-1	
PROPOSED ZONING DISTRICT	RU-TH	
ARTICLE XVA - RU-TH; TOWNHOUSE DISTRICT		
OVERALL LOT AREA	115,794 S.F.	
MINIMUM REQUIRED DEVELOPMENT AREA - 1 ACRE	(2.658 ACRES)	
DENSITY	MAXIMUM	PROVIDED
8.5 UNITS/ ACRE - 8.5 X 2.66 ACRES	22	18
COMMON OPEN SPACE (MINIMUM)	REQUIRED	PROVIDED
30% OF SITE (115,794 x .30)	34,738 S.F.	35,769 S.F.
UNENCUMBERED WITH STRUCTURES 50% OF COMMON OPEN SPACE (34,738 x .50)	17,369 S.F.	35,769 S.F.
REMAINING 50% OF COMMON SPACE	17,369 S.F.	0 S.F.
GROUPING LENGTH - (MAXIMUM)	REQUIRED	PROVIDED
BUILDING TYPE "A"	240 FT.	139 FT.
BUILDING TYPE "B"	240 FT.	111'-4"
UNIT SIZE	MINIMUM	PROVIDED
TYPICAL TOWNHOME (AVG. REQ'D @ 800 S.F.)	800 S.F.	1420 S.F.
HEIGHT	MAXIMUM	PROVIDED
TYP. TOWNHOME HEIGHT @ T.O. RIDGE OF ROOF	40 FT.	25'-11"
TYP. TOWNHOME HEIGHT @ T.O. RIDGE OF PARTY WALL		27'-6"
LOT AREAS	MINIMUM	PROVIDED
LOT 1	1250 S.F.	4455 S.F.
LOT 2	1250 S.F.	2972 S.F.
LOT 3	1250 S.F.	2676 S.F.
LOT 4	1250 S.F.	2680 S.F.
LOT 5	1250 S.F.	3962 S.F.
LOT 6	1250 S.F.	3970 S.F.
LOT 7	1250 S.F.	2896 S.F.
LOT 8	1250 S.F.	2900 S.F.
LOT 9	1250 S.F.	3989 S.F.
LOT 10	1250 S.F.	3897 S.F.
LOT 11	1250 S.F.	2915 S.F.
LOT 12	1250 S.F.	2919 S.F.
LOT 13	1250 S.F.	4016 S.F.
LOT 14	1250 S.F.	4023 S.F.
LOT 15	1250 S.F.	2934 S.F.
LOT 16	1250 S.F.	2936 S.F.
LOT 17	1250 S.F.	2943 S.F.
LOT 18	1250 S.F.	2982 S.F.
AVERAGE LOT SIZE	MINIMUM	PROVIDED
REQUIRED AVERAGE	1500 S.F.	3339 S.F.

TOWNHOUSE PARKING SPACES	REQUIRED	PROVIDED
LOT 1	2	2
LOT 2	2	2
LOT 3	2	2
LOT 4	2	2
LOT 5	2	2
LOT 6	2	2
LOT 7	2	2
LOT 8	2	2
LOT 9	2	2
LOT 10	2	2
LOT 11	2	2
LOT 12	2	2
LOT 13	2	2
LOT 14	2	2
LOT 15	2	2
LOT 16	2	2
LOT 17	2	2
LOT 18	2	2
VISITOR PARKING SPACES	REQUIRED	PROVIDED
0.25 VISITOR PARKING SPACES PER TOWNHOUSE (0.25 X 18 = 4.5 = 5)	5	5

SETBACKS	REQUIRED	PROVIDED
FRONT (WITH PARKING IN FRONT)	25'-0"	25'-0"
REAR (WITHOUT GREENBELT)	15'-0"	34'-0"
SIDES AT PARTY WALLS	0'-0"	0'-0"
SIDES BETWEEN BUILDINGS	20'-0"	20'-0"
STREET FRONTAGE		
EACH TOWNHOUSE SITE IS PROVIDED WITH CLEAR DIRECT FRONTAGE WITH ACCESSWAY TO THE STREET.		
ACCESSORY BUILDINGS		
NO ACCESSORY BUILDINGS INCLUDED AS PART OF THIS PROJECT.		
PATIO AND SERVICE AREAS	REQUIRED	PROVIDED
PATIO LIVING AREA	400 S.F.	+1133 S.F.

N

SITE PLAN
SCALE: 1/30" = 1'

T-PLAT #: T-22980

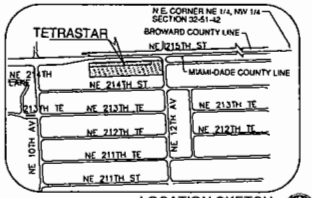
LEGAL DESCRIPTION:

LOTS 1 THROUGH 18, BLOCK 1 OF TETRASTAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF NE 215TH STREET RIGHT OF WAY, AS DEDICATED BY THE PLAT OF TETRASTAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID PLAT OF TETRASTAR; THENCE N 0°07'02" E ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 FOR 40.00 FEET; THENCE S 89°23'50" E ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE N.W. 1/4, N.W. 1/4 OF SECTION 32, TOWNSHIP 51 SOUTH, RANGE 42 EAST FOR 664.86 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 1; THENCE S 0°07'02" W ALONG THE WEST LINE OF SAID LOT 11 FOR 40.00 FEET; THENCE N 89°23'50" W ALONG THE NORTH LINE OF SAID BLOCK 1 FOR 664.86 FEET TO THE POINT OF BEGINNING.



LOCATION SKETCH
PORTION OF NW 1/4 OF SECTION 32-51-42
MIAMI-DADE COUNTY, FLORIDA

RIZO CARREÑO & PARTNERS
GABLES CORPORATE PLAZA
2100 Ponce de Leon Blvd, Suite 701
Coral Gables, Florida 33134
TEL: 441.2888
FAX: 441.2807
www.rcpdesign.com
ARCHITECTURE ENGINEERING INTERIOR DESIGN

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

REGISTERED ARCHITECT

SCHEMATIC DESIGN

ISSUE DATE:	4/20/08	
REVISION:	DESCRIPTION	DATE
1	PER PLANNING	9/17/08

SITE PLAN

A1.1

23

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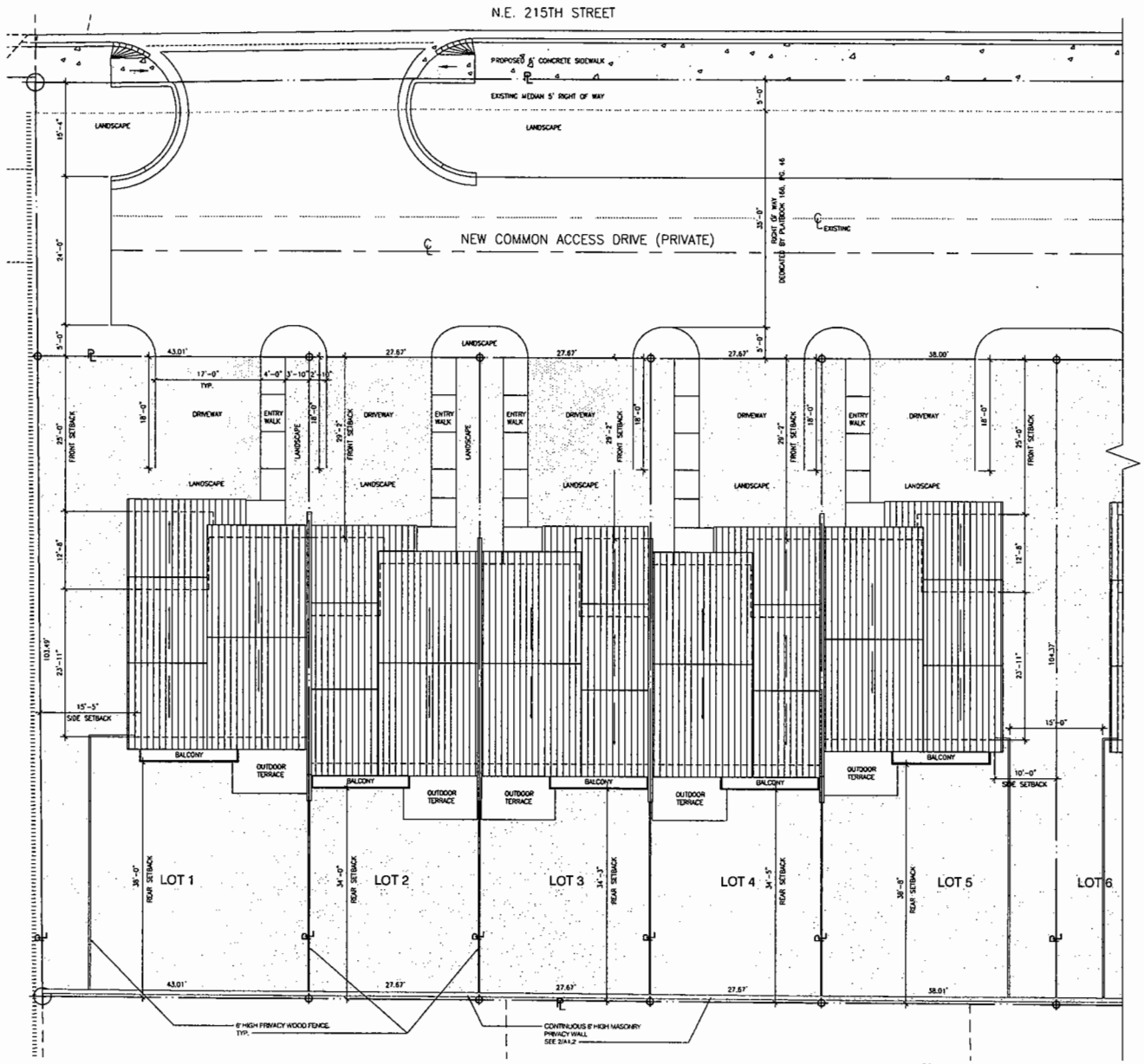
PROCESS #: 220-[illegible]
DATE: JUN 25 [illegible]
BY: BIL



N

TYPICAL BUILDING TYPE A
SITE PLAN ENLARGED
SCALE: 1/8" = 1'

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Coral Gables, Florida 33134
TEL: 441.0888
FAX: 441.0827
www.rcpdesign.com
ARCHITECTURE ENGINEERING INTERIOR DESIGN

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

ARMANDO R. RIZO - AIA - ARCHITECT
[illegible]
ALL RIGHTS RESERVED AND OWNED & PARTICIPATED, INC. [illegible]

SCHEMATIC DESIGN

ISSUE DATE:	6/26/08	
REVISION:	DESCRIPTION	DATE

TYPICAL BUILDING TYPE A
SITE PLAN ENLARGED

A1.2

207.382

24

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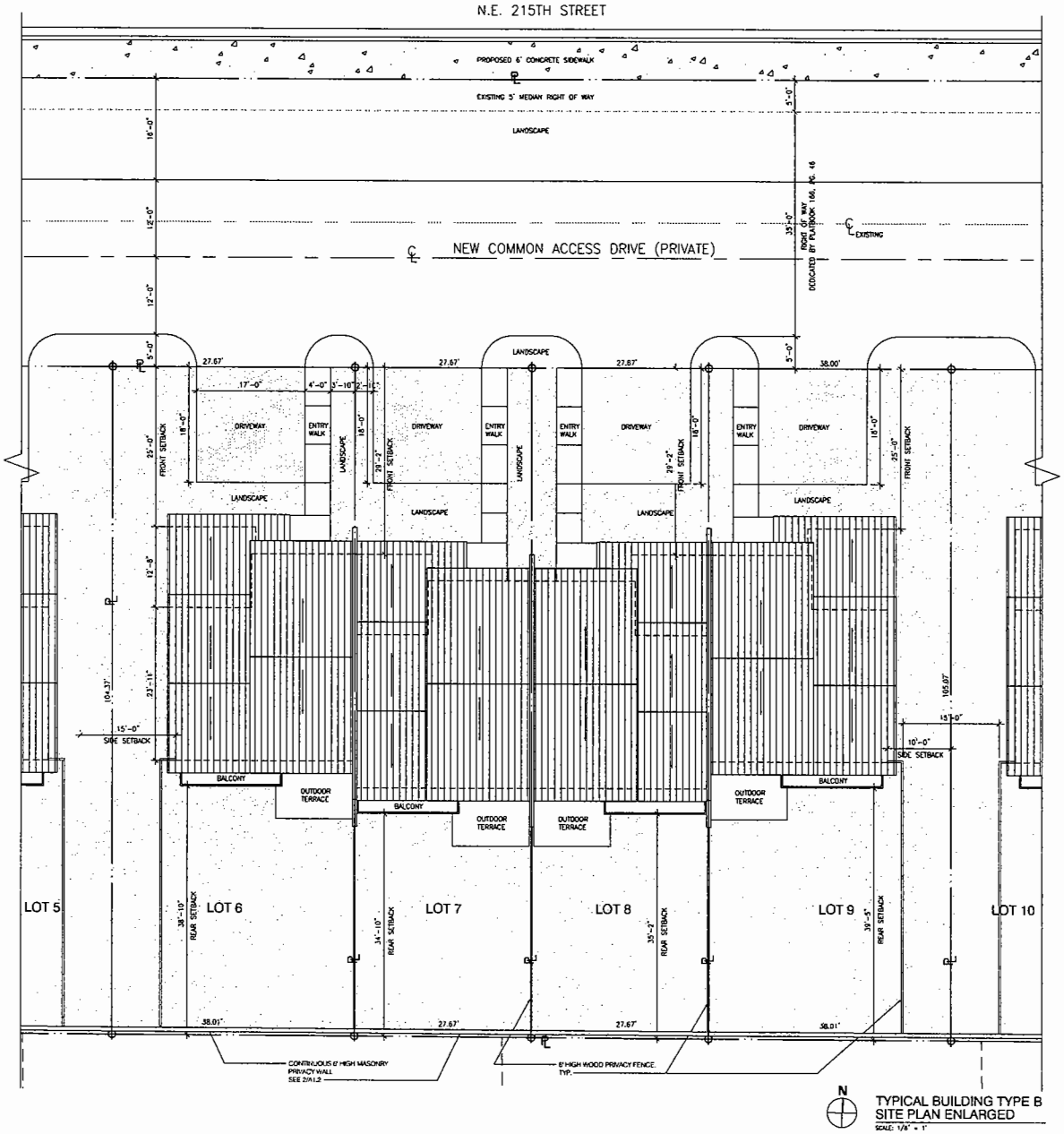
BY: BJL



TYPICAL BUILDING TYPE B
SITE PLAN ENLARGED
SCALE: 1/8" = 1'

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Coral Gables, Florida 33134
TEL. 441.2888
FAX. 444.8827
www.rcpdesign.com
ARCHITECTURE ENGINEERING INTERIOR DESIGN

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

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ISSUE DATE: 6/20/08

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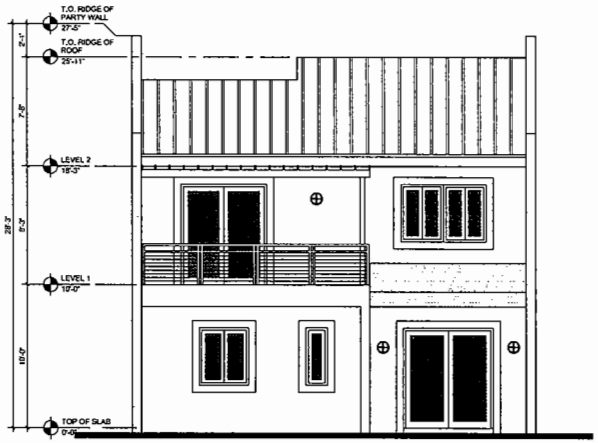
TYPICAL BUILDING TYPE B
SITE PLAN ENLARGED

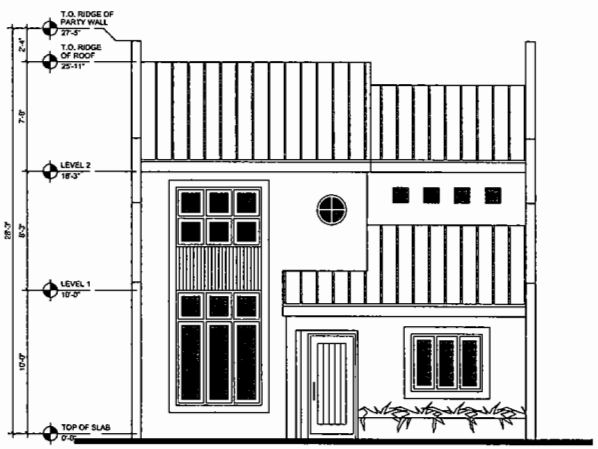
A1.3

207-382

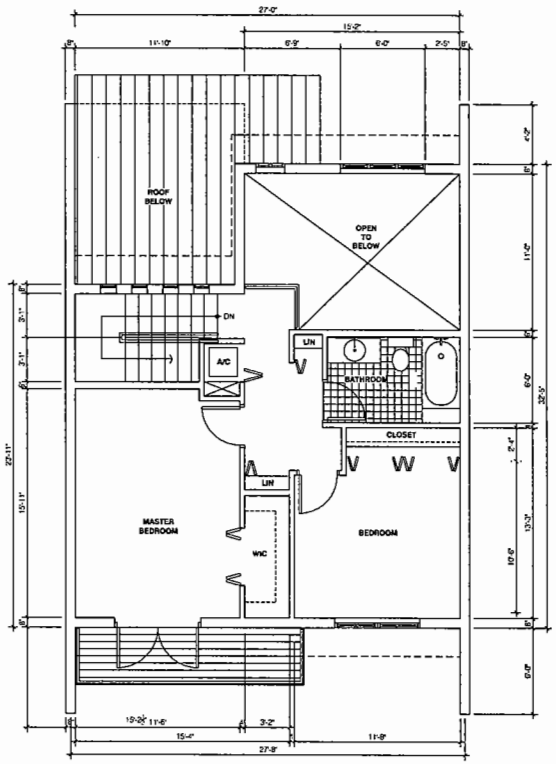
25



BUILDING TYPE A & B
TOWNHOME UNIT
REAR ELEVATION
SCALE: 1/4" = 1'-0"

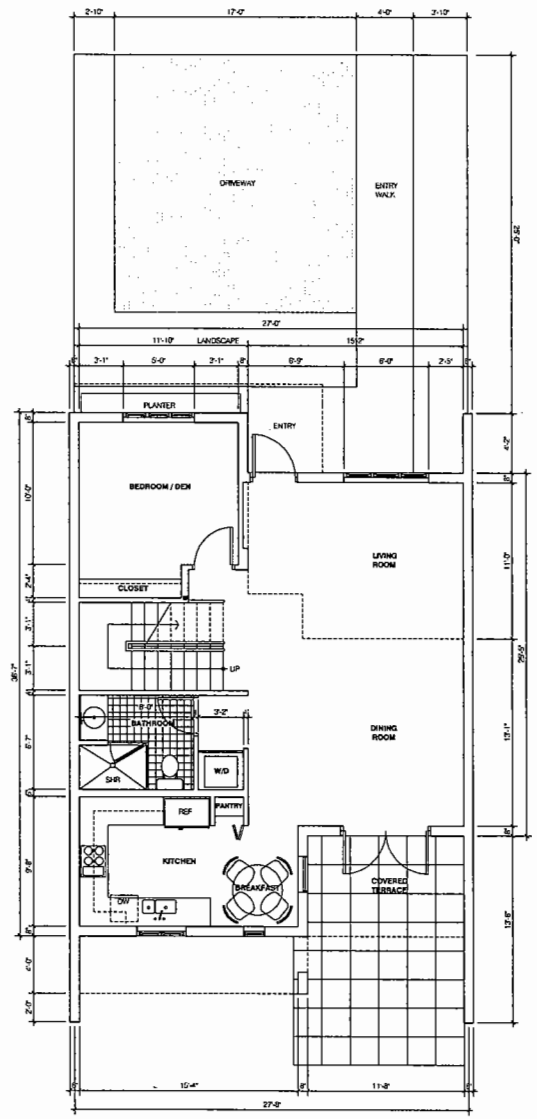


BUILDING TYPE A & B
TOWNHOME UNIT
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



N

BUILDING TYPE A & B
TOWNHOME UNIT
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



N

BUILDING TYPE A & B
TOWNHOME UNIT
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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RIZO CARREÑO & PARTNERS
GABLES CORPORATE PLAZA
2100 Ponce de Leon Blvd. Suite 201
Coral Gables, Florida 33134
TEL 444-8000
FAX 444-8007
www.rcdesign.com
ARCHITECTURE ENGINEERING INTERIOR DESIGN

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

ARMANDO M. RIZO - MIA - ARCHITECT
ARCHITECT
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ISSUE DATE:	8/20/08	
REVISION:	DESCRIPTION	DATE

TYPICAL ZERO LOT UNIT FLOOR PLANS

A2.1

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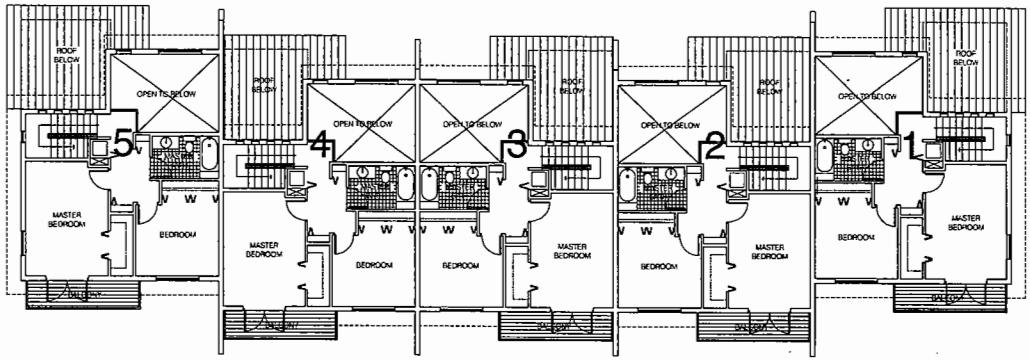
PLACEBOARD 207-382
DATE: JUN 25 2008
BY: BJL

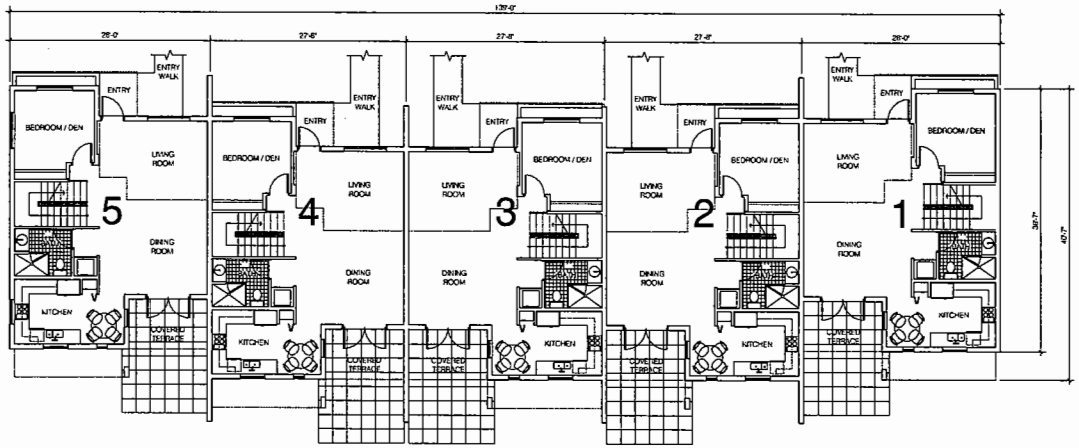
207-382

26



BUILDING TYPE A

N 5 UNIT BUILDING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING TYPE A

N 5 UNIT BUILDING GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Coral Gables, Florida 33134
TEL 441 0000
FAX 444 2827
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ARCHITECTURE ENGINEERING INTERIOR DESIGN

Owner:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

ARMANDO R. RIZO - 2001 - ARCHITECT
ARMANDO RIZO
ALL RIGHTS RESERVED FOR OWNER & PARTNER, INC. WHO

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ISSUE DATE: 5/20/06

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FLOOR PLANS - BUILDING TYPE A

A2.2

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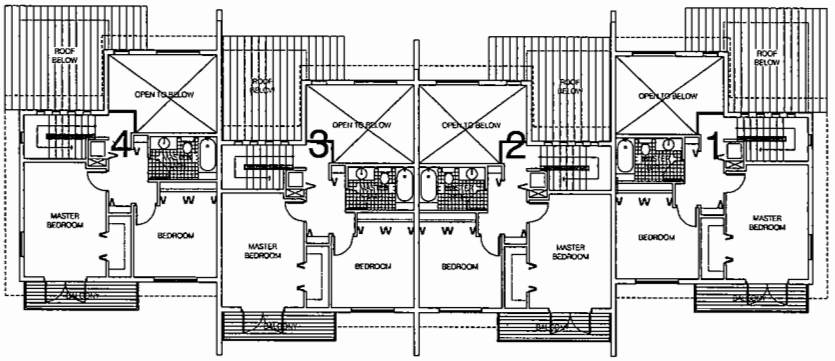
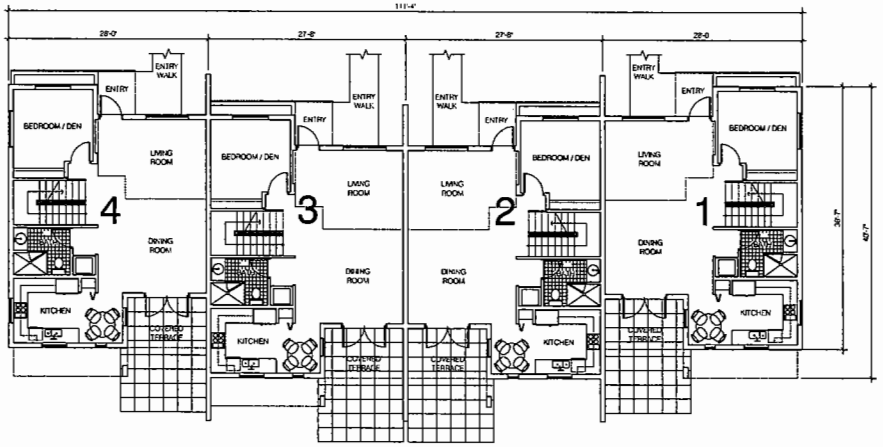
27



BUILDING TYPE B

N

4 UNIT BUILDING
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING TYPE B

N

4 UNIT BUILDING
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Coral Gables, Florida 33134
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ARCHITECTURE ENGINEERING INTERIOR DESIGN

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

ARMANDO M. RIZO - RIO - ARCHITECT
[illegible]
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FLOOR PLANS - BUILDING TYPE B

A2.3

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PROCESSING SECTION
DATE: JUN 25 2008
BY: BL

28

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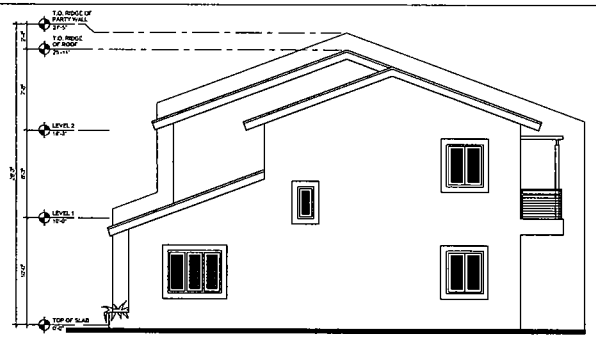
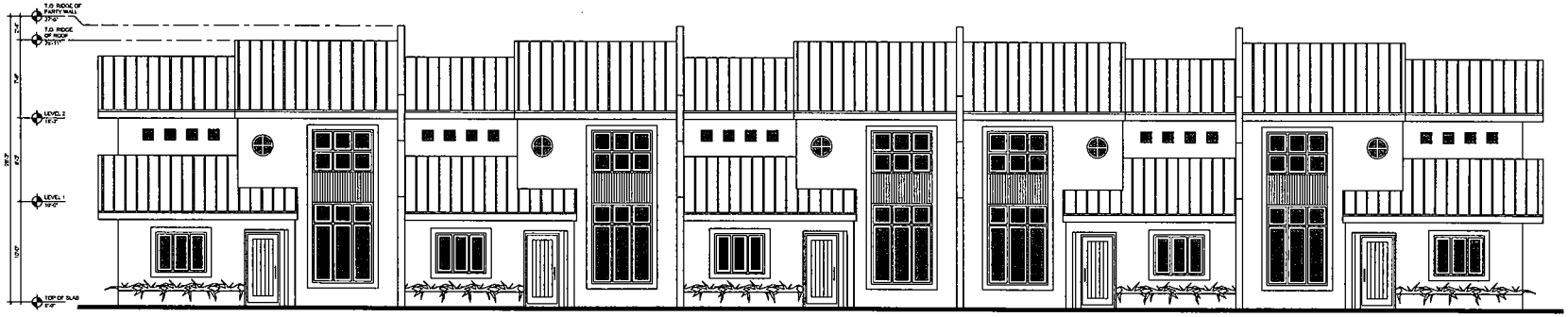
MIAMI-DADE COUNTY
PROCESS #: 207-382
DATE: JUN 25 2008
BY: BIL



TYPICAL CORNER UNIT
SIDE ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING TYPE A
REAR ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING TYPE A
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

RC&P
RIZO CARREÑO & PARTNERS
OAKLES CORPORATE PLAZA
2100 Ponce de Leon Blvd. Suite 701
Coral Gables, Florida 33134
TEL: 441.0888
FAX: 444.8827
www.rcpassign.com
ARCHITECTURE ENGINEERING INTERIOR DESIGN

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

ARMANDO R. RIZO - DIR - ARCHITECT
AR0000937

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SCHEMATIC DESIGN

ISSUE DATE: 5/20/08

REVISION:	DESCRIPTION	DATE

ELEVATIONS - BUILDING TYPE A

A3.1

207.382

29

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MIAMI-DADE COUNTY
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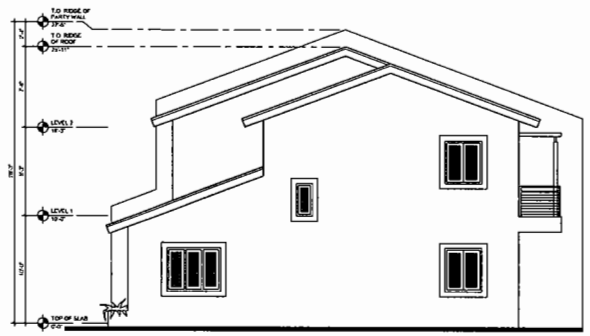
DATE: JUN 15 2006
BY: RJL



TYPICAL CORNER UNIT
SIDE ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING TYPE B
REAR ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING TYPE B
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

RC&P
RIZO CARREÑO & PARTNERS
GABLES CORPORATE PLAZA
2120 Ponce de Leon Blvd. Suite 701
Coral Gables, Florida 33134
TEL. 441.2888
FAX. 444.8807
www.rcpdesign.com
ARCHITECTURE ENGINEERING INTERIOR DESIGN

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

ARMANDO H. RIZO - AIA - ARCHITECT
AR0090057
ALL RIGHTS RESERVED FOR CARRIERS & PARTNERS, INC. JAPAN

SCHEMATIC DESIGN

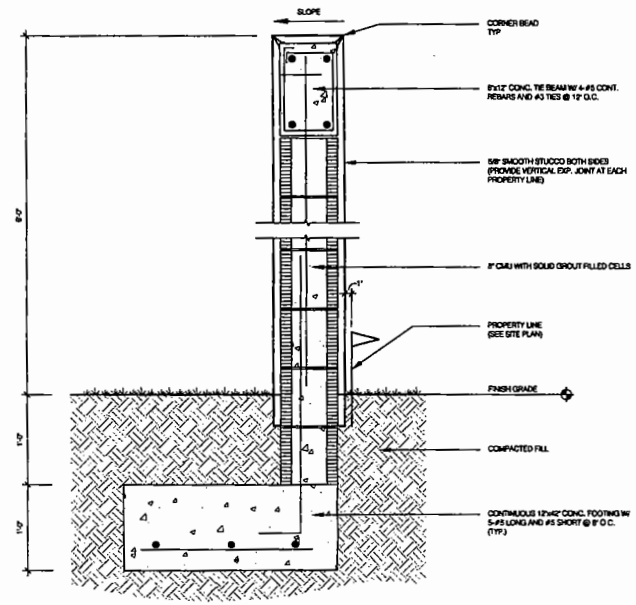
ISSUE DATE:	8/20/06	
REVISION:	DESCRIPTION	DATE

ELEVATIONS - BUILDING TYPE B

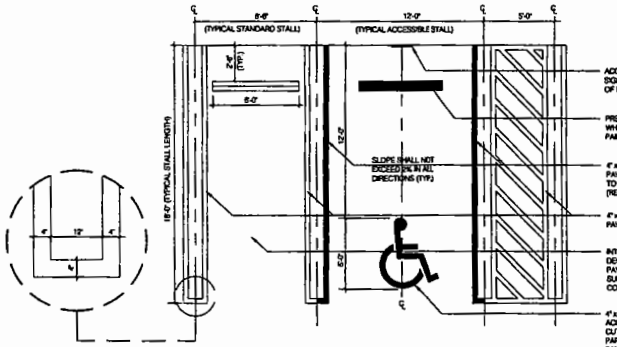
A3.2

207.382

30



2 A4.1 SECTION DETAIL
SCALE: 1 1/2"=1'-0"



1 A4.1 TYP. PARKING STRIPING
SCALE: 1/4"=1'-0"

RECEIVED
JUN 25 2008

RC&P
RIZO CARREÑO & PARTNERS
CABLES CORPORATE PLAZA
8100 Ponce de Leon Blvd. Suite 701
Coral Gables, Florida 33134
TEL. 441.2000
FAX. 444.8007
www.rcpdesign.com
ARCHITECTURE ENGINEERING

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

C/24/08
ARMANDO R. PEÑA - ARCHITECT
ARCHITECT

ISSUE DATE: 6/20/08
REVISION: DESCRIPTION DATE

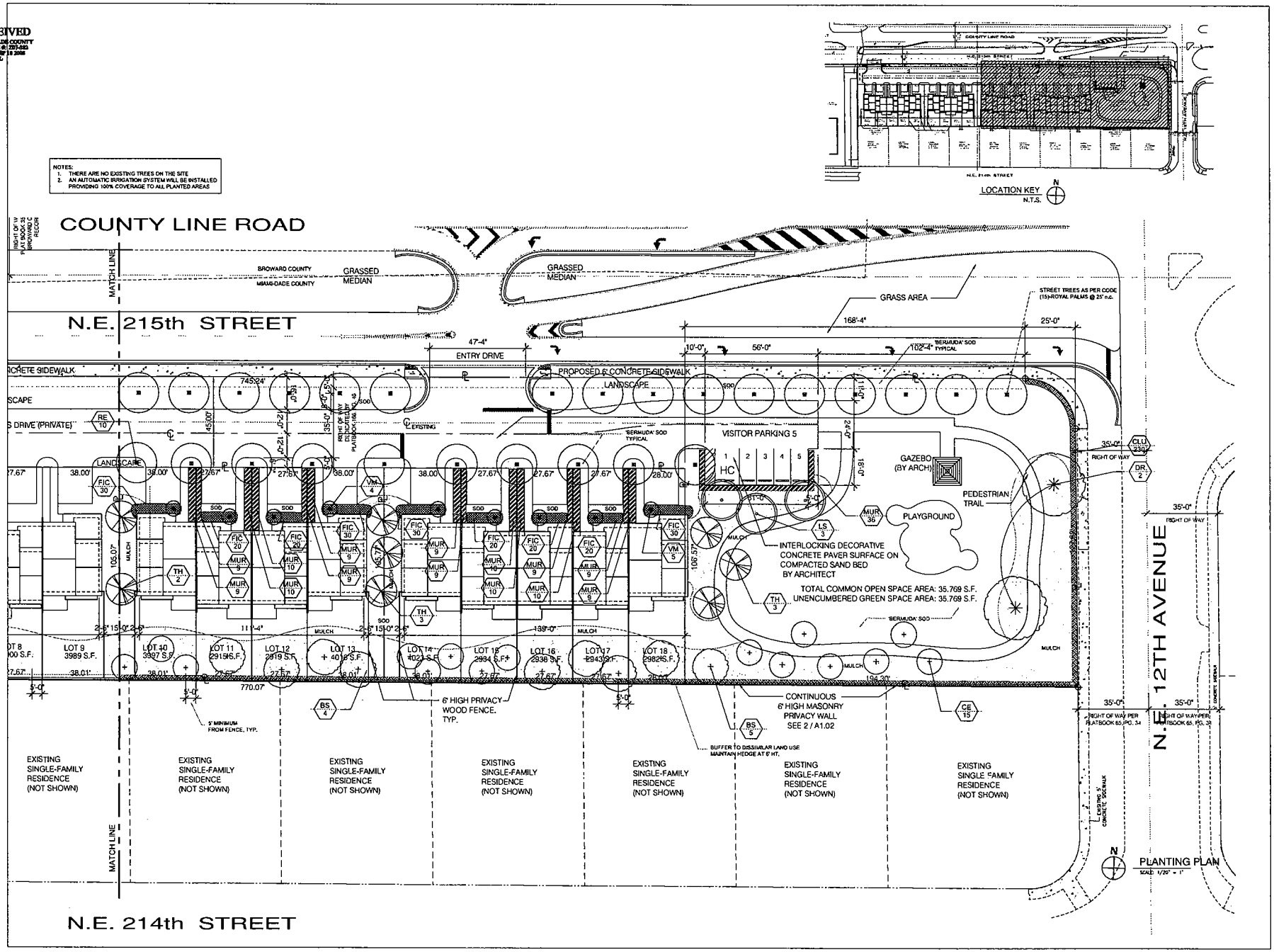
SITE DETAILS

A4.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 207-382
DATE: SEP 18 2008
BY: BJL

31

NOTES:
1. THERE ARE NO EXISTING TREES ON THE SITE
2. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED PROVIDING 100% COVERAGE TO ALL PLANTED AREAS



RIZO CARREÑO & PARTNERS
GABLES CORPORATE PLAZA
2100 Ponce de Leon Blvd., Suite 701
Coral Gables, Florida 33134
TEL. 441-0888
FAX. 444-8007
www.rcpdesign.com
ARCHITECTURE ENGINEERING INTERIOR DESIGN

Hall Bell AgCL Inc
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLAN BY: 1/7 AVENUE SUITE G
MIAMI, FL 33142
PHONE: (305)663-6077
FAX: (305)663-6762
HAZEL CROSSWOOD VALE PG.
WESTERN ISLAND FL 32962
PHONE: (321) 444-0700
FAX: (321) 444-0745

OWNER:
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

SCHEMATIC DESIGN

ISSUE DATE: 1-16-08

REVISION:	DESCRIPTION	DATE
1	9-17-08 PARK / PLAYGROUND	

PLANTING PLAN

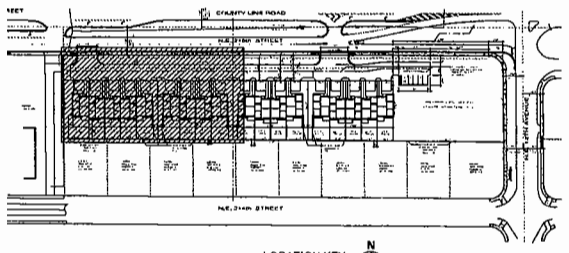
L1.1

207-382

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 207.382
DATE: JUN 25 2008
BY: BM

32

NOTES:
1. THERE ARE NO EXISTING TREES ON THE SITE
2. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED PROVIDING 100% COVERAGE TO ALL PLANTED AREAS



LOCATION KEY
N.T.S.

N.E. 215th STREET

COUNTY LINE ROA

N.E. 215th STREET

50'-0" RIGHT OF WAY DEDICATED BY PLAT BOOK 166, PG. 45

BROWARD

MIAMI-DADE

MATCH LINE

33'-11"

ENTRY DRIVE

25' TYP.

50'-0" RIGHT OF WAY DEDICATED BY PLAT BOOK 166, PG. 45

'BERMUDA' SOD

PROPOSED 5' CONCRETE SIDEWALK

STREET TREES AS PER CODE (11)-ROYAL PALMS @ 25' o.c.

745.24'

LANDSCAPE

COMMON ACCESS DRIVE (PRIVATE)

45'-00"

EXISTING CABLE TV/ PHONE EL. 7.24

EXISTING CONCRETE SIDEWALK TO REMAIN

RE 11

VM 9

FIC 30

MUR 9

MUR 10

MUR 51

TH 3

TH 1

BS 4

BS 3

CE 14

SOD

MULCH

42.01'

27.67'

38.00'

148.43'

EXISTING COMMERCIAL

139'-0"

111'-4"

LOT 1 4455 S.F.

LOT 2 2870 S.F.

LOT 3 2876 S.F.

LOT 4 2880 S.F.

LOT 5 3967 S.F.

LOT 6 3970 S.F.

LOT 7 2896 S.F.

LOT 8 2900 S.F.

LOT 9 3999 S.F.

LOT 10 3997 S.F.

LOT 11 2915 S.F.

LOT 12 2919 S

770.07'

CONTINUOUS 6' HIGH MASONRY PRIVACY WALL SEE 2 / A1.02

BUFFER TO DISSIMILAR LAND USE MAINTAIN HEDGE AT 6' HT.

6' HIGH PRIVACY WOOD FENCE. TYP.

NOTE: 5' MEDIUM FROM FENCE. TYP.

EXISTING SINGLE-FAMILY RESIDENCE (NOT SHOWN)

EXISTING SINGLE-FAMILY RESIDENCE (NOT SHOWN)

EXISTING SINGLE-FAMILY RESIDENCE (NOT SHOWN)

EXISTING SINGLE-FAMILY RESIDENCE (NOT SHOWN)

EXISTING SINGLE-FAMILY RESIDENCE (NOT SHOWN)

MATCH LINE

N

PLANTING PLAN
SCALE: 1/20" = 1'

N.E. 214th STREET

RIZO CARREÑO & PARTNERS
GABLES CORPORATE PLAZA
2100 Ponce de Leon Blvd, Suite 701
Coral Gables, FL 33134
TEL: 441.0888
FAX: 444.4857
www.rizoarquitectos.com
ARCHITECTURE ENGINEERING INTERIOR DESIGN

Hall Hall Arch, Inc.
LANDSCAPE ARCHITECTURE
LIC. #0001168
7440 SW 57 AVENUE SUITE D
MIAMI, FL 33143
PHONE: (305) 668-8557
FAX: (305) 668-8558
4495 CROOKED MILE RD.
NEVERET ISLAND, FL 33403
PHONE: (321) 444-6790
FAX: (321) 748-8476

OWNER
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL

DIENA HALL - R.A.S.L.A. - LANDSCAPE ARCHITECT
FL. #0376

SCHEMATIC DESIGN

ISSUE DATE: 1-16-08

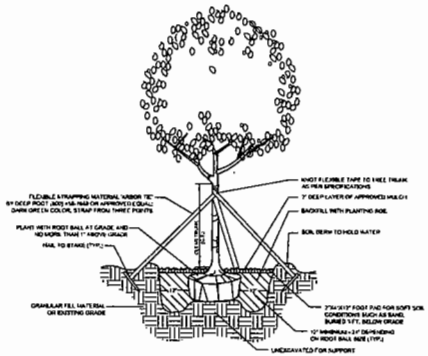
REVISION	DESCRIPTION	DATE

PLANTING PLAN

L1.2

207.382

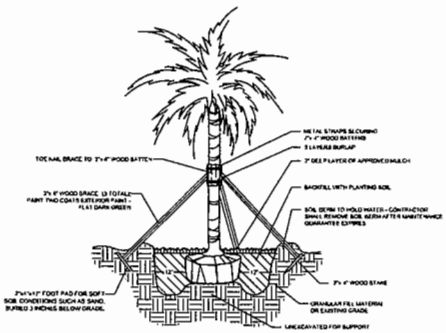
RECEIVED
MIAMI-DADE COUNTY
PROCESS & ZONING
DATE: JUN 27 2008
BY: BL



TREE PLANTING & GUYING DETAIL

N.T.S.

ZONING DATA		
EXISTING ZONING DISTRICT	RU-1	
PROPOSED ZONING DISTRICT	RU-TH	
ARTICLE XVA - RU-TH; TOWNHOUSE DISTRICT		
OVERALL LOT AREA MINIMUM REQUIRED DEVELOPMENT AREA - 1 ACRE	115,794 S.F. (2.658 ACRES)	
COMMON OPEN SPACE (MINIMUM)	REQUIRED	PROPOSED
30% OF SITE (115,794 x .30)=	34,738 S.F.	35,769 S.F.
UNENCUMBERED WITH STRUCTURES (50% OF 34,738)=	17,369 S.F.	35,789 S.F.



PALM PLANTING DETAIL

N.T.S.

COUNTYLINE TOWNHOMES PLANT LIST

RESIDENCE

TREES AND PALMS

NEW / EXISTING	KEY	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
New	TH	8	Tabebuia hetrophylla	Pink Tabebuia Tree	12' Ht. x 5' Spr.	3"	35'	18'	No
New	BS	16	Bursera simaruba	Gumbo Limbo	12' Ht. x 5' Spr.	3"	40'	20'	Yes
New	CE	29	Conocarpus erectus 'Sericeus'	Silver Buttonwood Tree	12' Ht. x 6' Spr.	3", Multi-Trunk	30'	20'	Yes
New	DR	2	Delonix regia	Royal mPoinciana	12' Ht. x 8' Spr.	3"	50'	40'	No
New	LS	3	Lysiloma sabicu	Weeping Sabicu	12' Ht. x 6' Spr.	3"	30'	15'	No
New	RE	47	Roystonea elata	Florida Royal Palm	16'-18' Ht. x 10' Spr.	12" Matched	50'	20'	Yes
New	VM	18	Veitchii montgomeriana	Veitchii Montgomeriana Triples	12'-14' Ht. x 8' Spr.	4" Triples	30'	15'	No

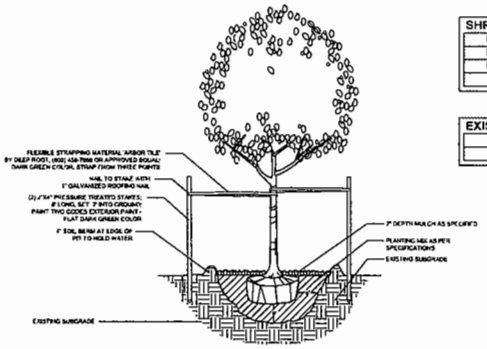
Note: 26 Royal Palms count as Street Trees

SHRUBS AND GROUNDCOVERS

New	MUR	298	Muraya paniculata	Orange Jasmine Hedge	3 Gal., 30" o.c., 24" Ht. @ planting	n/a	8'	3'	No
New	FIC	440	Ficus macrocarpo 'Green Island'	Ficus 'Green Island'	3 Gal., 24" o.c., 18" Ht.	n/a	5'	3'	No
New	CLU	230	Clusia guttifera	Clusia Guttifera Hedge	7 Gal., 30" Ht., @36" o.c.	n/a	8'-10'	5'	Yes

EXISTING MATERIAL

			No Trees are Existing on this Property						



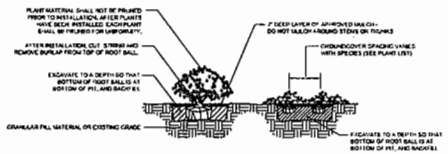
SPECIMEN TREE GUYING DETAIL

N.T.S.

LANDSCAPE LEGEND -COUNTY LINE TOWNHOMES

SITE OVERALL SIZE = 115,794 S.F. (2.658 ACRES)
ZONING DISTRICT: EXISTING : RU-1
PROPOSED : RU-TH

		REQUIRED	PROVIDED
OPEN SPACE			
A.	SQUARE FEET OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN; 30% OF SITE	34,738 S.F.	35,769 S.F.
LAWN AREA CALCULATION			
A.	60% OF LANDSCAPED OPEN SPACE ALLOWED		
B.	MAXIMUM LAWN AREA (SOD) PERMITTED = .60 X 35,769 S.F. =	21,461.40 S.F.	32,000 S.F.
			BERMUDA -DROUGHT TOLERANT
TREES			
A.	NO. OF TREES REQUIRED PER NET LOT ACRE (28 TREES PER ACRE - MIN. 10' HT., 2" CAL.) LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 28 TREES X NET LOT ACRES =	75 TOTAL TREES REQUIRED	92 TREES
B.	PALMS ALLOWED; NO. OF TREES PROVIDED / 2 X 30% =	X	9
C.	TOTAL NUMBER OF TREES INCLUDING PALMS (ON 2:1 BASIS)	75	92
D.	NATIVES REQUIRED : NO. OF TREES PROVIDED X 30% = 92 x .30 = 25	28	45
E.	STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.) (ROYAL PALMS) TOTAL LINEAR FEET ALONG STREET / 35 = 900 L.F. / 35 =	26	26
F.	STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.) _____ LINEAR FEET ALONG STREET / 25 =	N/A	N/A
SHRUBS			
A.	NO. OF TREES REQUIRED X 10 = NO. OF SHRUBS REQUIRED = 75 X 10 =	560	968
B.	NO. OF SHRUBS REQUIRED X 30% = NO. OF NATIVE SHRUBS REQUIRED = 750 x .30 =	188	220
IRRIGATION PLAN			
	IF REQUIRED BY CHAPTER 33	X (YES)	(NO)



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.

RIZO CARREÑO & PARTNERS
GABLES CORPORATE PLAZA
2100 Ponce de Leon Blvd., Suite 701
Coral Gables, Florida 33134
TEL. 444.0888
FAX. 444.0887
www.rcpartners.com
ARCHITECTURE PLANNING INTERIOR DESIGN

Hall Bell Acol, Inc
LANDSCAPE ARCHITECTURE
PARK DRIVE AVENUE SUITE D
MIAMI, FL 33126
PHONE (305)888-4457
FAX (305)888-4762
LICENSE ENGINEERING NO.
MIAMI-DADE FIRM, FL 33182
PHONE (561) 844-2700
FAX (561) 844-2703

OWNER
TETRASTAR, LLC
MIAMI BEACH, FLORIDA

COUNTY LINE TOWNHOMES
TOWNHOME DEVELOPMENT
TETRASTAR, LLC

SEAL:

HALL BELL - SALA - LANDSCAPE ARCHITECT
MIAMI, FLORIDA
AL HALL REGISTERED LANDSCAPE ARCHITECT No. 0000000

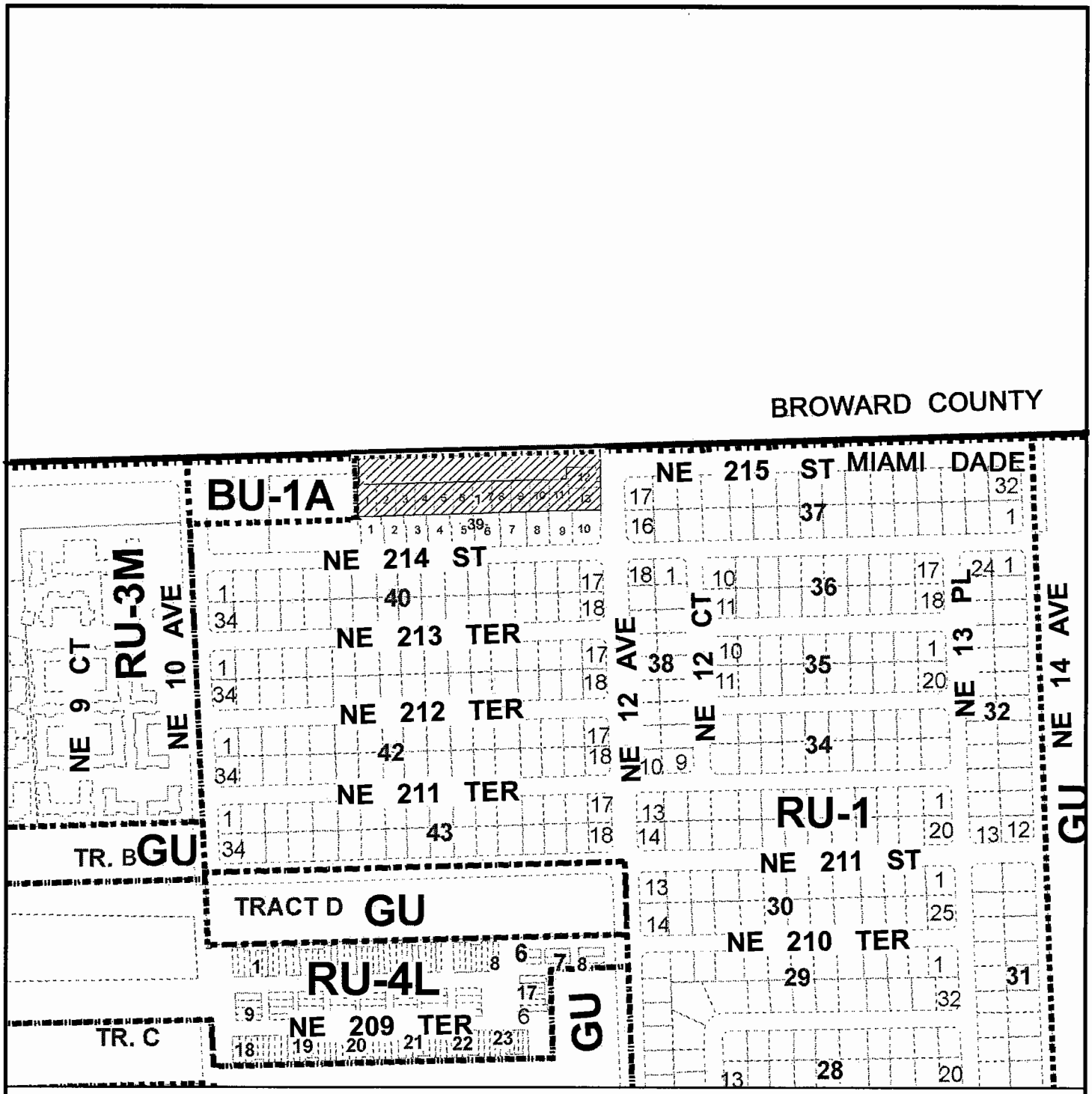
SUBMITTED SESSIONS

ISSUE DATE	1-16-08
REVISIONS	DESCRIPTION / DATE

PLANTING DETAILS

L1.3

Z07-382



MIAMI-DADE COUNTY
HEARING MAP

Section: 32 Township: 51 Range: 421
Applicant: TETRA STAR, LLC
Zoning Board: C02
Commission District: 1
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

Process Number

07-382

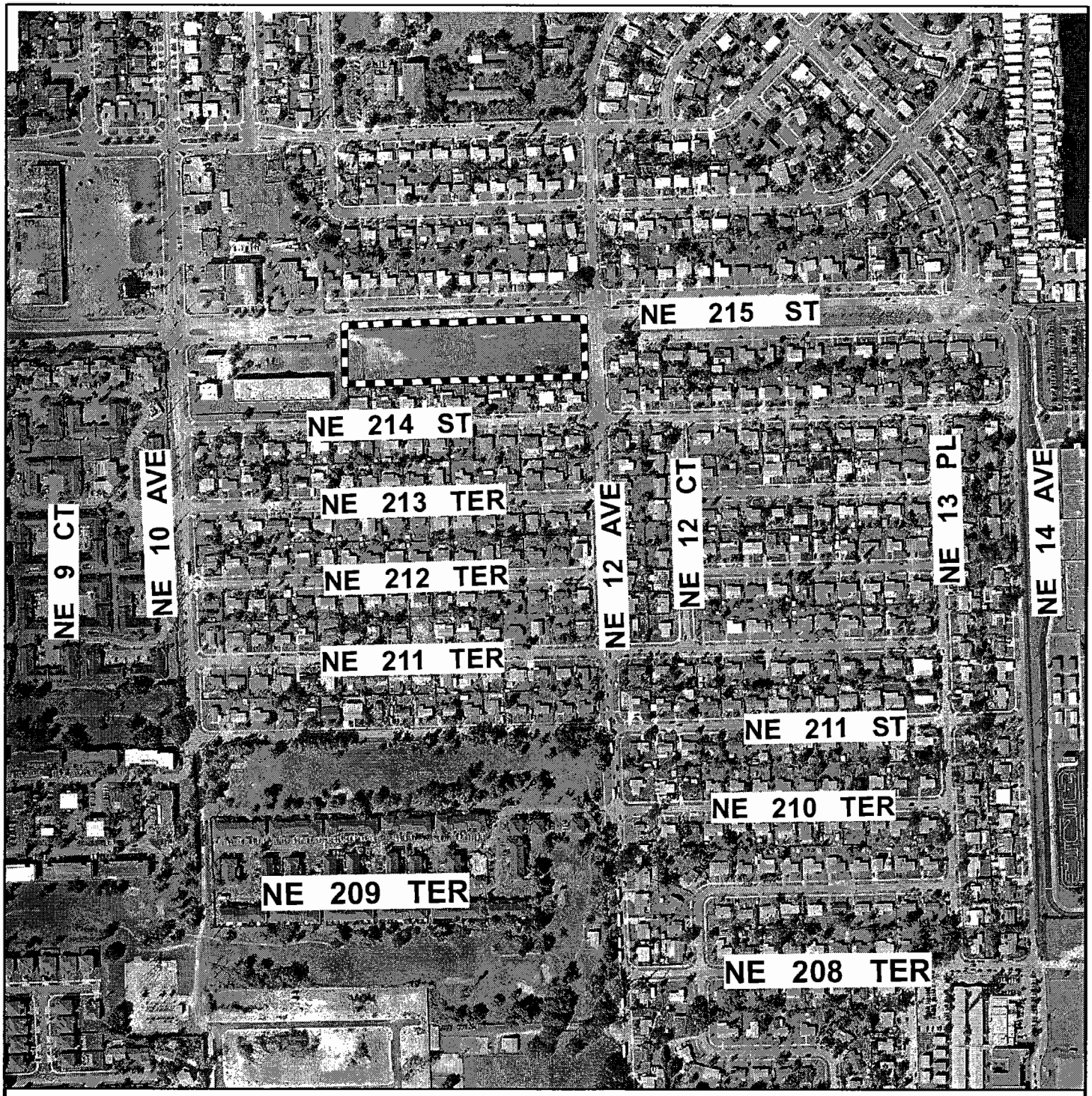
SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 08/05/08

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2008
Section: 32 Township: 51 Range: 421
Applicant: TETRA STAR, LLC
Zoning Board: C02
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MIAMI-DADE COUNTY

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