

FINAL AGENDA

2-11-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 2
HIGHLAND OAKS PARK
20300 NE 24 Avenue, Miami
Wednesday, March 20, 2013 at 7:00 p.m.

CURRENT

- | | | | | | | |
|----|-----------|--------------------------------------|--|--------|----------|---|
| 1. | 13-3-CZ-1 | <u>GREAT FLORIDA BANK</u> | | 12-107 | 34-51-42 | N |
| 2. | 13-3-CZ-2 | <u>WILLIAMS ISLAND VENTURES, LLC</u> | (DEVELOPMENTAL
IMPACT
COMMITTEE) | 12-114 | 06-52-42 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, MARCH 20, 2013

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. GREAT FLORIDA BANK (13-3-CZ2-1/12-107)

34-51-42
Area 2/District 04

- (1) DISTRICT BOUNDARY CHANGE from BU-1 to BU-1A.
- (2) SPECIAL EXCEPTION to permit residential uses in the BU-1A zoning district.
- (3) NON-USE VARIANCE to waive the required 5' high decorative masonry wall where a BU zoned property abuts an RU, EU or GU zoned property (interior to the site).

REQUEST #1 - #3 ON PARCEL "A"

- (4) DISTRICT BOUNDARY CHANGE from RU-3M to RU-4.

REQUEST #4 ON PARCEL "B"

AND WITH REQUESTS #1 - #4, THE FOLLOWING:

- (5) DELETION of Declaration of Restriction, Recorded in Official Record Book 25853 Pages 4454-4460.

The purpose of request #4 is to allow the applicant to submit a revise site plan showing a multi-family development in-lieu of the previous approved townhouse development.

- (6) NON-USE VARIANCE to permit building #1 setback a minimum of 8' (43.66' required) from the front (east) property line and setback a minimum of 14' (41.65' required) from the side street (north & south) property lines, on a dual frontage lot.
- (7) NON-USE VARIANCE to permit building #1 with balconies setback a minimum of 5' (43.66' required) from the front (east) property line and setback a minimum of 11' (41.65' required) from the side street (north & south) property lines, on a dual frontage lot.
- (8) NON-USE VARIANCE to permit building(s) #2 & #4 setback a minimum of 7' (25' required) from the side street (north & south) property lines.
- (9) NON-USE VARIANCE to permit building(s) #2 & #4 with balconies setback a minimum of 3' (25' required) from the side street (north & south) property lines.
- (10) NON-USE VARIANCE to permit building #3 setback a minimum of 7' (25' required) from the front (west) property line and setback a minimum of 13.6' from the side street (south) property line and setback a minimum of 14.2' from the side street north property line (25' required for both) on a dual frontage lot.
- (11) NON-USE VARIANCE to permit building #3 with balconies setback a minimum of 3' (25' required) from the front (west) property line, on a dual frontage lot.
- (12) NON-USE VARIANCE to permit a lot coverage of 46.48% (40% maximum permitted).
- (13) NON-USE VARIANCE to permit a landscape open space of 12.35% (40% minimum required).

(14) NON-USE VARIANCE to permit 70 parking spaces (168 required).

(15) NON-USE VARIANCE to permit parking spaces in the right-of-way (none permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Aventura Simmons" as prepared by Pascual Perez Kiliddjian & Associates and landscape plans prepared by Witkin Hults design Group all dated stamped received 1/18/13 and consisting of 22 sheets. Plans may be modified at public hearing.

LOCATION: Lying on the SW corner of West Dixie Highway and NE 213 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.07 Acres

Department of Regulatory and Economic Resources
Recommendation:

Approval of requests #1 and #4 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2, #3 and #5 - #15.

Protests: 0

Waivers: 2

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

2. WILLIAMS ISLAND VENTURES, LLC (13-3-CZ2-2/12-114)

**06-52-42
Area 02/District 04**

(1) MODIFICATION of Condition #4 of Resolution CZAB2-1-06, passed and adopted by the Community Zoning Appeal Board #2, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled Williams Island Country Club," as prepared by Bradshaw and Associates, dated stamped received November 17, 2005 and consisting of 35 sheets, including the cover sheet (the "Site Plan"), together with the plans entitled "Williams Island Country Club," as prepared by Gecko Group, Inc., dated stamped received November 17, 2005, and consisting of 28 sheets (the "Architectural Plans").

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Williams Island Country Club" as prepared by Urban Design Kilday Studios consisting of 24 sheets, plans prepared by Corwil Architects, consisting of 67 sheets and plans prepared by AB design Group Inc., consisting of 8 sheets for a total of 99 sheets, with 96 sheets dated stamped received 12/04/12 and 3 sheet dated stamped received 01/03/13.

(2) DELETION of a Plan Area Development Agreement as recorded in Official Records Book 24382, Pages 103-115.

The purpose of requests #1 & #2 is to allow the applicant to submit a new site plan showing a reduction in unit counts, eliminating the multifamily residence and modifying the lake slopes for the previously approved residential development and to delete a recorded agreement in order to proffer a new agreement showing the proposed changes to the site plan.

(3) NON-USE VARIANCE to permit single family residence attached units with a private open space of 17% (36.3 % to 48% previously approved, 60% required).

(4) NON-USE VARIANCE to permit 2,329 lot trees (3,497 required).

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

LOCATION: Lying South of NE 195 Street, between 1-95 & The Snake Creek Canal, Miami-Dade County, Florida.

SIZE OF PROPERTY: 148.2 Acres.

Department of Regulatory and Economic Resources
Recommendation:

Modified approval with conditions of request #1, approval of request #2 subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #3 and denial without prejudice of request #4.

Protests: 1

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

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

on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 2**

PH: Z12-107 (13-03-CZ2-2)

**March 20, 2013
Item No. 1**

Recommendation Summary	
Commission District	4
Applicant	Great Florida Bank
Summary of Requests	The applicant is seeking a zone change, to delete a covenant and to permit buildings and balconies setback less than required. Additionally, the applicant seeks to permit less landscaped open space and parking than required and parking in the right-of-way.
Location	Lying on southwest corner of West Dixie Highway and NE 213 Street, Miami-Dade County, Florida
Property Size	3.07-acres
Existing Zoning	BU-1, Neighborhood Business District and RU-3M, Minimum Apartment House District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Low Medium Density Residential with DI-1 Overlay Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change 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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of requests #1 and #4 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2, #3 and #5 - #15

REQUESTS:

Requests #1 - #3 on Parcel A

1. DISTRICT BOUNDARY CHANGE from BU-1 to BU-1A.
2. SPECIAL EXCEPTION to permit residential uses in the BU-1A zoning district.
3. NON-USE VARIANCE to waive the required 5' high decorative masonry wall interior to the site, where a BU zoned property abuts an RU, EU or GU zoned property.

Request #4 on Parcel B

4. DISTRICT BOUNDARY CHANGE from RU-3M to RU-4.

And with requests #1 - #4 the following:

5. DELETION of Declaration of Restrictions, Recorded in Official Record Book 25853 Pages 4454-4460.

The purpose of request #5 is to allow the applicant to submit a revised site plan showing a multi-family development in lieu of the previously approved townhouse development.

6. NON-USE VARIANCE to permit Building #1 setback a minimum of 8' (43.66' required) from the front (east) property line and setback a minimum of 14' (41.65' required) from the side street (north and south) property lines, on a dual frontage lot.
7. NON-USE VARIANCE to permit Building #1 with balconies setback a minimum of 5' (43.66' required) from the front (east) property line and setback a minimum of 11' (41.65' required) from the side street (north and south) property lines, on a dual frontage lot.
8. NON-USE VARIANCE to permit Buildings #2 & #4 setback a minimum of 7' (25' required) from the side street (north and south) property lines.
9. NON-USE VARIANCE to permit Buildings #2 & #4 with balconies setback a minimum of 3' (25' required) from the side street (north and south) property lines.
10. NON-USE VARIANCE to permit Building #3 setback a minimum of 7' (25' required) from the front (west) property line and setback a minimum of 13.6' from the side street (south) and setback a minimum of 14.2' from the side street (north) property line (25' required for both) on a dual frontage lot.
11. NON-USE VARIANCE to permit Buildings #3 with balconies setback a minimum of 3' (25' required) from the front (west) property line.
12. NON-USE VARIANCE to permit lot coverage of 46.48% (40% maximum permitted).
13. NON-USE VARIANCE to permit landscape open space of 12.35% (40% minimum required).
14. NON-USE VARIANCE to permit 70 parking spaces (168 required).
15. NON-USE VARIANCE to permit parking spaces in the right-of-way (none permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Aventura Commons", as prepared by Pascual, Perez, Kiliddjian & Associates and landscape plans prepared by Witkin Hulst Design Group, all dated stamped received 01/18/13 and consisting of 22 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted site plan depicts a proposed multi-family residential development with 89 units spread across two parcels (A & B): 49 units in two-story rowhouse type buildings and a 40 unit 6-story apartment building.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M & BU-1; vacant	Low-Medium Density Residential with DI-1 Overlay Business and Office
North	RU-2 & BU-1; single-family residences, duplexes, & office building	Low-Medium Density Residential (6 to 13 dua) Business and Office
South	RU-2 & BU-1; single-family residences, duplexes & vacant	Low-Medium Density Residential (6 to 13 dua) Business and Office
East	GU; West Dixie Highway	Transportation
West	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located south of NE 213 Street, between NE 26 Avenue and West Dixie Highway. The surrounding area is characterized by single family residences, duplexes and office uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the subject property with rowhouse and apartment residences. However, the proposed development has less required parking and open space, and encroaches into the required setback area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The approximately 3.07-acre subject property is designated as **Low-Medium Density Residential with a DI-1 Overlay (2.53 acres)** and **Business and Office (.54 acres)** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Staff notes that the Low-Medium Density Residential portion of the subject property was the subject of a small scale CDMP amendment during the April 2012 Amendment Cycle and was redesignated to the current Low-Medium Density Residential with a DI-1 Overlay designation. The Land Use Element interpretative text for the density overlay states, *the hatch pattern labeled on the LUP map legend as DI-1 (Density Increase 1) denotes that the parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code A property shall be eligible for a D1-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance pursuant to Land Use Policy LU-9K, or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98, or addresses the urban design concerns listed in Policy LU-9K in another binding instrument approved by action of the Board of County Commissioners. Existing or proposed developments with vehicular entrances that are controlled or have entry gates with private streets are not eligible for a density increase designation of D1-1 If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.* At the time of the amendment, the applicant proffered a CDMP covenant that among other things limited the maximum number of residential units to 125, provided for urban design guidelines for the proposed development and transit improvements.

Staff opines that the submitted site plan encompasses urban design guidelines making the subject property eligible to utilize the DI-1 overlay which increases the allowable density from the Low-Medium Density Residential category range of 6 to a maximum of 13 dwelling units per gross acre to the Medium Density Residential range of 13 to 25 dwelling units per gross acre. Townhouses and low-rise or medium-rise apartments are allowed in the Medium Density Residential. *The type of housing structures typically permitted in the Medium Density Residential is category includes townhouses and low-rise and medium-rise apartments.*

The remainder of the subject property (.54 acres) which is designated as Business and Office on the CDMP LUP map will also be utilized for residential use. Staff notes that in addition to sales and services uses, the Business and Office category permits residential uses. Further, the interpretative text for the Business and Office category states that residential uses are permitted provided that *the scale and intensity, including height and floor area ratio 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.* Staff notes that the Business and Office portion of the property can be developed with the density allowed in the Medium-High Density which ranges from 25 to 60 dwelling units per gross acre due to the abutting Low-Medium Density Residential with DI-1 Overlay designation of the remainder of the subject property. Staff further notes that the Business and Office portion will be developed in accordance with the RU-4 zoning district standards as described below.

The approval of the requests sought in this application will permit the applicant to rezone the dual zoned subject property from BU-1 (Neighborhood Business District) to BU-1A (Limited Business District) and from RU-3M (Minimum Apartment House 12.9 units/net acre) to RU-4 (Apartments 50 units / net acre), permit residential buildings setback less than required from the front and side street property lines, less open space, and buildings taller than allowed. Additionally, the applicant seeks to delete a Declaration of Restrictions, permit less parking, parking in the right-of-way, and greater lot coverage than permitted. Staff notes that the requested RU-4 zoning district would yield 153 residential units; however, the applicant proffered a covenant at the time of the CDMP amendment which allows the site to be developed with a maximum of 125 residential units. Further, staff notes that the submitted plans depict the proposed development with 89 residential units, which is 36 units less than the maximum number of units permitted under the conditions of the CDMP covenant and incorporates the Urban Design Guidelines as required by said covenant. Staff opines that the requested BU-1A and RU-4 zoning districts are **consistent** with the Business and Office and Low-Medium High Density Residential with DI-1 overlay designation of the subject property on the CDMP Land Use Plan map.

Staff opines that the proposed residential development furthers the Land Use Element **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of*

substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand. Staff notes that the subject parcel is located within the Urban Infill Area, and as such furthers the Land Use Element **Objective LU-12**, which indicates that the County *shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in a built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.* Additionally, the proposed development furthers the Land Use Element Policy **LU-10A**, which indicates that the County *shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.* Furthermore, staff opines that the proposed development is **consistent with Policy LU-4A** which states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk, and scale of architectural elements. Staff notes that the site plan incorporates landscaping around the perimeter of the subject property to provide a visually pleasing environment. Further, the proposed development provides a transition from the 6-story residential building located along West Dixie Highway Street to the single-family and duplex residences located north and south of the subject property and single-family residences on the west side of NE 26 Avenue with 2-story rowhouse buildings located along NE 213 Street, NE 212 Terrace and NE 26 Avenue. As such, staff opines that approval of the proposed multi-family residential development has been designed in accordance with Urban Design Guidelines as required by the CDMP covenant and therefore is **compatible** with the surrounding area and is **consistent** with CDMP's Land Use Element **Policy LU-1C, Objective LU-12, LU-10A, and Policy LU-4A.**

ZONING ANALYSIS:

When analyzing the applicant's requests for district boundary changes to BU-1A, Limited Business District (request #1) and RU-4, High Density Apartment House District (request #4) from BU-1, Neighborhood Business District and Four Unit Apartment House District, respectively, under Section 33-311, staff opines that approval of the requests would be **compatible** with the surrounding area. Additionally, staff notes that request #1, is germane to request #2 special exception to permit residential uses in the BU-1A zone which is analyzed under Section 33-311(A)(3), **Special Exception**, Unusual and New Uses. In staff's opinion approval of the request would also be **compatible** with the surrounding area as mentioned above. Staff opines that the proposed residential use will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) which states that the application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. Staff opines that the portion of the property currently zoned BU-1 would generate more traffic if it were to be developed with an allowed commercial use than the proposed 40 residential units. Further, the traffic generated by the residentially zoned portion of the property will be less than what would be expected if it were developed with the maximum allowed number of units. 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 proposed facility will have a negative impact on fire rescue services in the area. 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, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development.

Further, in accordance with Section 33-311, District Boundary Change, staff opines that the proposed residential development is consistent with the Low-Medium Density Residential with DI-1 Overlay and the Business and Office designations will have a favorable impact on the economy, environmental and natural resources, and will use public transportation facilities and services efficiently based on the above referenced memoranda. **As such, staff recommends approval of requests #1 and #4 under Section 33-311, District Boundary Change and approval with conditions of request #2 under Section 33-311(A)(3), Special Exception, Unusual and New Uses.**

When analyzing request #3, to waive the required 5' high decorative interior wall between a BU and RU zoned district under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the decorative wall would interrupt the cohesive design of the proposed development. The site plan layout depicts the 6-story apartment building on the BU portion of the site and the parking for the residents of said building is provided behind the building in the RU zoned portion of the property. Staff opines approval to waive the decorative wall would be **compatible** with the surrounding area because the design of the dual zoned site utilizes both districts to provide parking and other amenities to the residents of the overall development. Therefore, staff opines said wall is not needed, as it would interrupt the flow of the site. **As such, staff recommends approval with conditions of request #4 Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

When request #5, to permit the deletion of Declaration of Restrictions recorded in Official Record Book 25853 Pages 4454-4460, is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval would be **compatible** with the surrounding area and based on the reasons stated above. Approval of this request will allow the applicant to submit a revised site plan that depicts a revised site layout that includes the currently zoned BU-1 parcel that was not a part of the original approval. The revised site plan depicts three (3) 2-story rowhouse buildings labeled Building #2, #3 and #4 on the western portion of the property and a 6-story multi-family building labeled Building #1 on the eastern portion of the property. Based on the previously mentioned reviewing Departments memorandum, staff opines that said revised site plan will not result in among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people. 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 deletion would be **compatible** with the surrounding area based on the design which incorporates urban design guidelines that provide transitions between the subject property and the properties to the north, south and west. **As such, staff recommends approval of request #5 under Section 33-311(A)(7) Generalized Modification Standards.**

When requests #6 through #11 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the requests to permit certain buildings and balconies to setback less than required is **compatible** with the surrounding area and would not have a negative impact on the appearance of the community. Staff opines that the applicant

has utilized urban design guidelines; therefore, the buildings have been designed to front the streets as would be required if located in an Urban Center District. Staff notes that the subject property is located just over 1/4 mile from the northern boundary of the Ojus Urban Area District (OUAD). Staff opines that the encroachments in the required setback areas are minimal and the buildings address the street which provides for public space in the street corridor that is comfortable, interesting as well as safe for pedestrians as required by the CDMP covenant submitted during the April 2012 Amendment Cycle. The requested front and side street setbacks vary between 3' and 14.2' are similar to those allowed in the Urban Center Districts, which vary between 0' and 15'. Staff opines that the overall design of the project is in keeping with urban design guidelines and meets the intent of the covenant proffered at the time of the CDMP amendment. **As such, staff recommends approval with conditions of requests #6 through #11 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

When analyzing requests #12 and #13 to permit greater lot coverage and less landscape open space than required, under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the request is **compatible** with the surrounding area. Staff notes that pursuant to Resolution No. CZAB 2-2-07 the property was granted approval to permit 21.44% of landscape open space, where 30% is required. Staff opines that the further reduction of landscape open space is adequately mitigated by the landscape area the applicant is providing on the outside of the development that is not used to calculate the required landscape open space. Additionally, staff notes that the provided 12.35% landscape area is just over the 10% that is required in the Urban Center Districts. Further, staff opines that the 6.48% increase in lot coverage (request #12) is minimal and **compatible** with the surrounding area. As previously stated, the subject site is in close proximity to OUAD and in such district, there is not a limit on lot coverage. **As such, staff recommends approval of request #12 and #13 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

When requests #14 and #15 to permit less parking than required and parking in the right-of-way are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the request is **compatible** with the surrounding area. Staff notes the applicant is providing the required number of parking spaces on-site; however parking for the rowhouse residences is being provided in two-car garages and carports. While the applicant has provided garage and carport parking for the rowhouse units, staff notes that the Code does not include garages in the required parking count. The use of garages for parking for individual single-family residences is permitted in the OUAD and said parking for this application is keeping within the urban design guidelines. However, as a condition of approval, the applicant has proffered a covenant that will not allow garages to be converted into living space and require that they remain for the parking of vehicles. As required in the OUAD, the parking lot for the apartment building is located behind the building and screened from the right-of-way. Further, staff notes that the Platting and Traffic Review Section of RER does not object to the applicant's request to park in the right-of-way. **As such, staff recommends approval subject to the Board's acceptance of the proffered covenant and with conditions of request #14 and approval with conditions of request #15 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts the proposed residential development with one (1) ingress/egress point along NE 213 Street and two (2) ingress/egress points along NE 212 Terrace. The site has been designed to provide 70 parking spaces for the apartment building

and each rowhouse unit has a two-car garage or one-car garage and carport. Additionally, on-street parking is being provided for guests.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of requests #1 and #4 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2, #3 and #5 - #15

CONDITIONS FOR APPROVAL: (for requests #2, #3 and #5 – #15 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs or its successor Department 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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Aventura Commons", as prepared by Pascual, Perez, Kiliddjian & Associates and landscape plans prepared by Witkin Hults Design Group, all dated stamped received 01/18/13 and consisting of 22 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the garages not be enclosed in any manner and remain for the parking of vehicles.

ES:MW:NN:JV:AN



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

ZONING RECOMMENDATION ADDENDUM

Great Florida Bank
12-107

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p>Low- Medium Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
<p>Density Increase With Urban Design (Pg. I-32)</p>	<p><i>Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as D1-1 (Density Increase 1) denotes that the parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code, and D1-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a D1-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance pursuant to Land Use Policy LU-9K, or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98, or addresses the urban design concerns listed in Policy LU-9K in another binding instrument approved by action of the Board of County Commissioners. A property shall be eligible for a D1-2 designation only if it meets the above urban design principles, is located in a transit corridor and addresses in a development agreement or site plan the urban design concerns of identifying civic areas, defining open spaces and streets, incorporating any historic theme and providing a pedestrian-friendly environment along roadways. For purposes of this paragraph, transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP. To provide a transition between the transit corridor and adjacent neighborhoods, the height of buildings along the edge of the corridor should taper for at least 20 horizontal feet to the height of the existing adjacent buildings outside the corridor. However, where the adjacent property is vacant, heights of buildings at the edge of the corridor may be based on adopted comprehensive plans and the zoning of the surrounding area. Existing or proposed developments with vehicular entrances that are controlled or have entry gates with private streets are not eligible for a density increase designation of D1-1 or D1-2. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.</i></p>
<p>Business and Office (Pg. I-41)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. 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</i></p>

ZONING RECOMMENDATION ADDENDUM

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

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>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.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>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;</i> (2) <i>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 ir retrievable commitment of natural resources will occur as</i>
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ZONING RECOMMENDATION ADDENDUM

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	<p>a result of the proposed development;</p> <p>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</p> <p>(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;</p> <p>(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.</p>
<p>33-311(A)(3) Special exceptions, unusual and new uses</p>	<p>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.</p>
<p>33-311(A)(4)(b) Non-Use Variances from other than airport regulations</p>	<p>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.</p>
<p>33-311(A)(7) Generalized Modification Standards</p>	<p>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 (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</p>

ZONING RECOMMENDATION ADDENDUM

*Great Florida Bank
12-107*

	<i>development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
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1. GREAT FLORIDA BANK
(Applicant)

13-3-CZ2-1(12-107)
Area 02/District 04
Hearing Date: 03/20/13

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

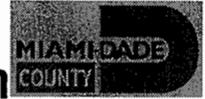
Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1976	Directors	- Zone change from BU-2 to BU-1.	BCC	Approved.
2007	Aventura Commons, LLC	- Zone change from RU-2 to RU-3M. - Non-Use Variance's of landscape open space & Zoning Regulations.	C02	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



Date: January 14, 2013
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

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

Subject: C-02 #Z2012000107-2nd Revision
Great Florida Bank
SW Corner of West Dixie Highway and SW 213th Street, Miami, FL
DBC from BU-1 & RU-3M to RU-4L; Deletion of an Agreement to
Permit a Multi-Family Development: Non-Use Variance to Permit a
Greater Height than Permitted; Non-Use Variance to Permit the
Multi-Family Development to Setback Less than Required from
Property Lines; Non-Use Variance to Permit the Multi-Family
Development in excess of 50% of the Building Area in the BU-1
Zoning District; Non-Use Variance to Permit a Greater Floor Area
Ratio than Permitted; and Non-Use Variance to Permit a Greater
Lot Coverage than Permitted
(BU-1) (5 Acres)
34-51-42

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 Supply 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.

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 prior to approval of final development orders.

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

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

sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

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

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.

Be advised that a Class II permit is required if an emergency overflow outfall is proposed.

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

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

Wetlands

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

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

Tree Preservation

Tree Removal Permit 2007-TREE-PER-00227 was issued for this property and expired on October 17, 2008. An on-site inspection performed by staff on November 8, 2012, revealed that the property contains specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. On October 10, 2012 the applicant submitted a tree removal permit application #4162 with relocation plans. This tree removal permit application was reviewed for the removal and/or relocation of the same tree resources that had been previously permitted under Tree Removal Permit 2007-TREE-PER-00227; as well as the relocation of tree resources as depicted on the site plans entitled "Aventura Commons", sheet L-1, prepared by Witkin Hulfs Design Group and signed and sealed on January 10, 2013. Please be advised that any future approvals for the relocation and/or removal of tree resources on this site shall be in accordance with the site plans reviewed and approved with permit application #4162.

DERM recommends approval of this application with the condition that the Tree Removal/Relocation Permit (Tree #4162) 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. The applicant is required to comply with the above tree permitting requirements.

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.

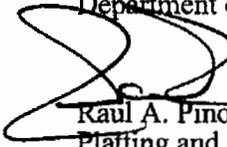
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 10, 2013

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

From: 
~~Kaul A. Pino, PLS~~
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2012000107
Name: Great Florida Bank
Location: SW Corner of West Dixie Highway and NE 213 Street
Section 34 Township 51 South Range 42 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Block "C" of Plat Book 10, Page 69.

During the permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources (RER) Platting Section for review.

Additional improvements may be required at time of permitting.

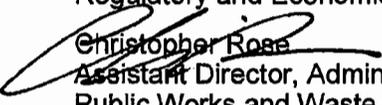
This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: January 14, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: DIC # 12-107
Great Florida Bank

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 September 17, 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 #12-107
Great Florida Bank

Application: *Great Florida Bank* is requesting a District Boundary Change from Neighborhood Business and Office (BU-1A) and Minimum Apartment House (RU-3M) uses to Limited Apartment (RU-4L) uses to develop forty-nine (49) two story rowhouse type units and forty (40) apartment units. On the entire property, the applicant requests non-use variances to permit street parking, seventy (70) parking spaces where 168 are required, or alternatively garage parking spaces to meet the parking requirement.

The applicant also requests a variety of non-use variances for Parcels A and B on the property as follows:

Parcel A: to permit residential development in excess of 50% of the building area in the BU-1A zone; a building height of 65 feet where 35 feet is permitted; a Floor Area Ratio of 2.41 and a front setback of 10 feet where 20 feet in permitted

Parcel B: to permit a lot coverage of 46% where 30% is permitted; landscape open space of 14.3% where 25% is permitted; a Floor Area Ratio of .64 where .50 is permitted and a rear setback of 10 feet where 25 feet is required

In addition the applicant also requests a deletion of the Declaration of Restrictions recorded at the Official Records Book 25853, Page 4454 of the Public Records of Miami Dade County, Florida

Size: The subject property is approximately 5 acres.

Location: The subject property at the southeast corner of NE 213th Street and NE 26th 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 September 17, 2012, as the current revisions to the site plan of the application does not

affect the waste management service provided. The two story rowhouse type units on the property meet the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential units on the property will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

The apartment units will likely be considered development for "multi-family residential units" respectively. 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: Residential Units

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. 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.

5. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and

adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

6. Site Circulation Considerations

It is required that development 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



Date: December 12, 2012

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

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

Subject: Z2012000107: GREAT FLORIDA BANK
Revised plans dated stamped received through 10-25-2012

Application Name: GREAT FLORIDA BANK

Project Location: The site is located at SW CORNER OF WEST DIXIE HIGHWAY AND NE 213 STREET, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change to RU-4L and non-use variances for a residential development consisting of 49 townhomes and 40 apartments. On-site private recreation provided includes a pool area. Review includes revised plans dated stamped received through 10-25-2012.

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.

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

Park Facility	Classification	Acreage
Ives Estates Tot Lot	MINI-PARK	0.22
Ojus Park	COMMUNITY PARK	1.73
Ives Estates Tennis Center	SINGLE PURPOSE PARK	4.81
Ives Estates Park	DISTRICT PARK	99.52
Highland Oaks Park	COMMUNITY PARK	39.09

Impact and demand: When measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons, the 89 dwelling units would generate the need for approximately .39 acres of local parks.

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. This application is in Park Benefit District 1 (PBD1) which has a surplus capacity of 310.91 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP) recommends the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents,

and that serve the diverse local, national, and international communities. The future development plans of the application area should be developed to be consistent this objective.

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor



Memorandum

Date: 07-JAN-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2012000107

Fire Prevention Unit:

This memo supersedes MDRR memorandum dated 12/11/12.

APPROVAL:

No objection to site plan date stamped received 12/19/12.

Service Impact/Demand

Development for the above Z2012000107

located at LYING ON THE SW CORNER OF WEST DIXIE HIGHWAY AND NE 213 STREET, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 0052 is proposed as the following:

<u>89</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 25 alarms-annually.
 The estimated average travel time is: 5:31 minutes

Existing services

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

Station 8 - Aventura - 2900 Aventura Blvd.
 Rescue, BLS Engine, Battalion 2.

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 date stamped received 08/22/12.

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

DATE: 11-JAN-13
REVISION 2

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

GREAT FLORIDA BANK

LYING ON THE SW CORNER OF
WEST DIXIE HIGHWAY AND NE
213 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000107

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC; fOLIO 3012340031030 No open cases, prior case opened July 5, 2011 for failure perform lot maintenance and a warning issued. Violation corrected and closed August 23, 2011. BNC: No bss cases opened/closed.

Great Florida Bank

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Great Florida Bank

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Publicly Traded</u>	

CORPORATION NAME: _____

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

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: N/A

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

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

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: Weitzer Aventura, LLC

NAME ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Harry Weitzer	100
3725 NE 214 Street	
Aventura, FL 33180	

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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ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY: AT

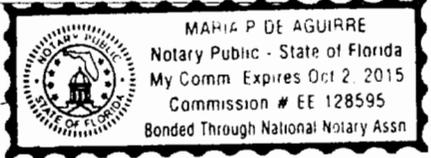
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]
Applicant

Sworn to and subscribed before me this 27 day of AUGUST 2012. Affiant is personally known to me or has produced _____ as identification.

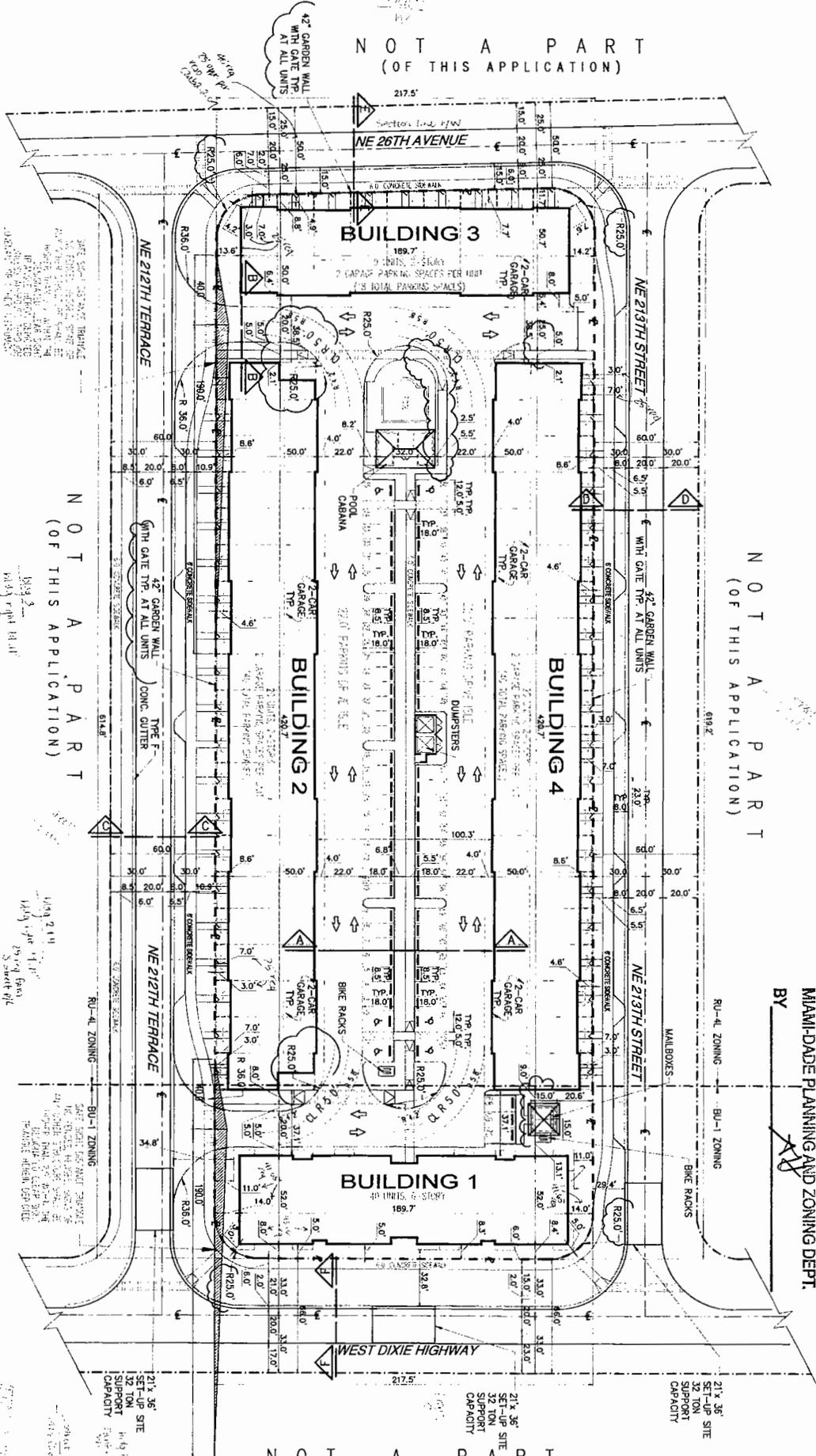
[Signature]
(Notary Public)



My commission expires Oct 2, 2015

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

NOT A PART
(OF THIS APPLICATION)



SITE PLAN
SCALE 1" = 30'-0"

ENLARGED SITE PLAN

NOT A PART
(OF THIS APPLICATION)

NOT A PART
(OF THIS APPLICATION)

NOT A PART
(OF THIS APPLICATION)

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

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2-2-10
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28

LEGAL DESCRIPTION:

PART I
 LOTS 1 THROUGH 18 IN BLOCK C, OF BILTMORE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MIAMI-DADE COUNTY, FLORIDA, RECORD NO. 30-1234-003-0830, 30-1234-003-0834, 30-1234-003-0860, 30-1234-003-0870

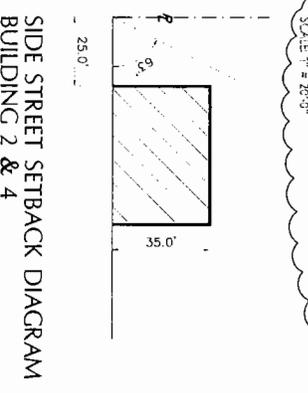
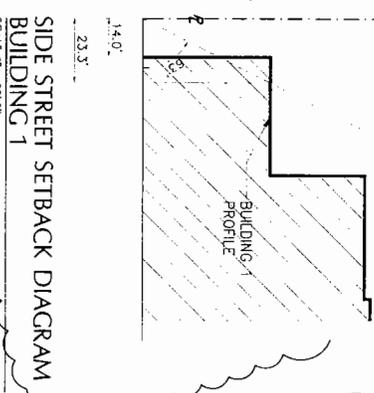
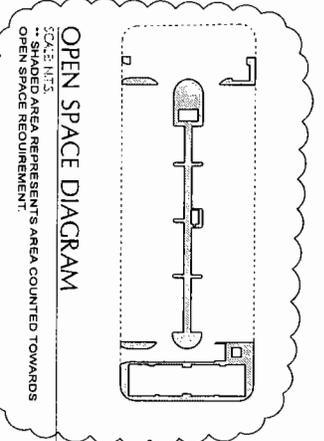
PART II
 LOTS 31 THROUGH 34 IN BLOCK C, OF BILTMORE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MIAMI-DADE COUNTY, FLORIDA, RECORD NO. 30-1234-003-1000, 30-1234-003-1010, 30-1234-003-1020

PART III
 LOTS 41 THROUGH 47 IN BLOCK C, OF BILTMORE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MIAMI-DADE COUNTY, FLORIDA, RECORD NO. 30-1234-003-1080, 30-1234-003-1090, 30-1234-003-1098, 30-1234-003-1100

PART IV
 LOTS 8 THROUGH 9, AND THE 10 FEET OF ALLEY LYING BETWEEN LOTS 8 AND 9, IN BLOCK C, OF BILTMORE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MIAMI-DADE COUNTY, FLORIDA, RECORD NO. 30-1234-003-1040, 30-1234-003-1050, 30-1234-003-1080, 30-1234-003-1070, 30-1234-003-1090, 30-1234-003-1101, 30-1234-003-1100

PARKING			
	# OF UNITS	REQUIRED	PROVIDED
2-BDRM X 1.75	40	70	70
3-BDRM X 2.00	48	98	98
TOTAL	88	168	168

PARKING SURFACE GARAGE TOTAL			
	SURFACE	GARAGE	TOTAL
PARKING DISTRIBUTION	70	98	168
HANDICAPPED	6	6	12
BICYCLE	12	12	24
ON STREET PARALLEL			30
TECH UNIT IN BUILDINGS 2, 3 & 4 WILL HAVE A 2-CAR ATTACHED GARAGE			



SETBACKS RU-4			
	MINIMUM	PROVIDED	
BUILDING 1	FRONT	50'	8'
	SIDE	24.19'	14'
	BALCONY	25'	5'
BUILDINGS 2 & 4	FRONT	25'	7'
	BALCONY	25'	3'
	SIDE	25'	13.6'

BUILDING HEIGHT RU-4			
	MINIMUM	PROVIDED	
WEST DIXIE HIGHWAY	66'	61'-6"	
NW 213TH STREET	60'	55'	
NW 212TH TERRACE	60'	55'	
NE 98TH AVENUE	50'	35'	

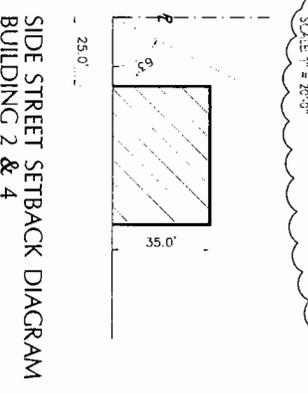
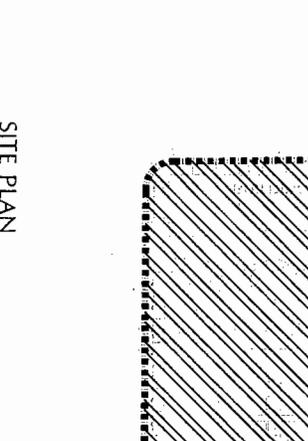
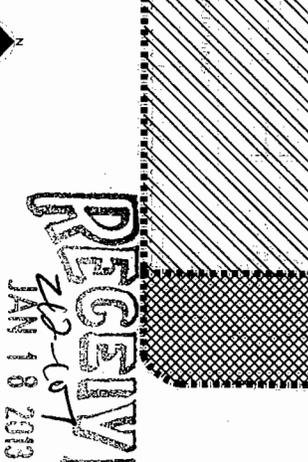
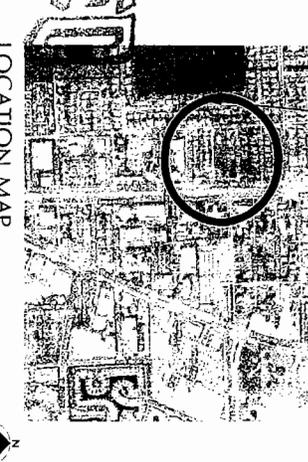
FLOOR AREA RATIO RU-4			
	MAXIMUM	PROVIDED	
BUILDING 1	1.40	1.17	
BUILDING 2	1.40	1.17	
BUILDING 3	1.40	1.17	
BUILDING 4	1.40	1.17	
TOTAL	1.40	1.17	

SITE DATA RU-4			
	MINIMUM	PROVIDED	
GROSS AREA (TO V. OF STREETS)	187,301.37	4.30	
NET AREA	133,643.63	3.07	
UNITS			
BUILDING 1	40	20	
BUILDING 2	40	20	
BUILDING 3	40	20	
BUILDING 4	40	20	
TOTAL	160	80	

MINIMUM LOT WIDTH			
	MINIMUM	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	10,000 SF	100.0'	133,643.63 SF
NET DENSITY (UNITS / ACRE)	50	MAXIMUM	PROVIDED
		28.99	

BUILDING COVERAGE			
	ALLOWED	PROVIDED	
BUILDING 1	40%	48.27%	
BUILDING 2	40%	48.27%	
BUILDING 3	40%	48.27%	
BUILDING 4	40%	48.27%	
TOTAL	40%	48.27%	

LOT COVERAGE			
	ALLOWED	PROVIDED	
LOT COVERAGE	40%	48.27%	
OPEN SPACE*	40%	13.3%	
ENCLOSED YARD AREAS NOT INCLUDED IN OPEN SPACE CALCULATION.			
* SEE AREAS COUNTED IN OPEN SPACE DIAGRAM.			



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

AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

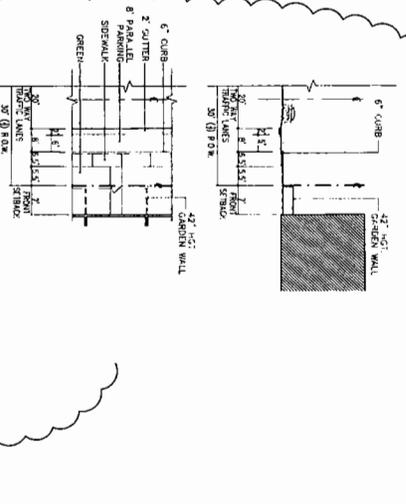
PASCUAL PREZ KLIDJIAN & ASSOCIATES
 ARCHITECTS PLANNERS ENGINEERS
 100 NW 44th Avenue, Suite 100
 Fort Lauderdale, FL 33309
 TEL: 954-561-1111
 FAX: 954-561-1112
 WWW.PASCUALPREZKLIDJIAN.COM

SHEET NO. SP-1

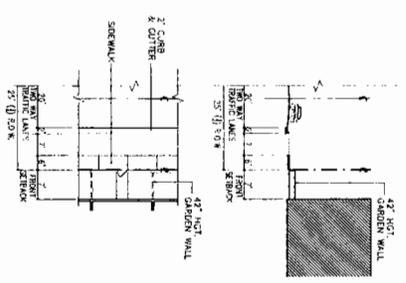
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

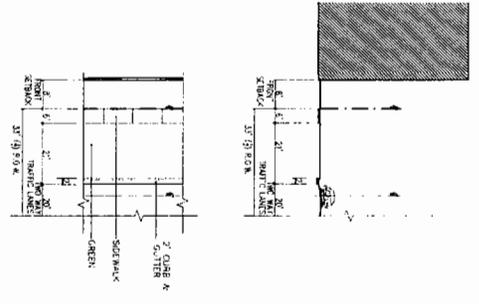
BY



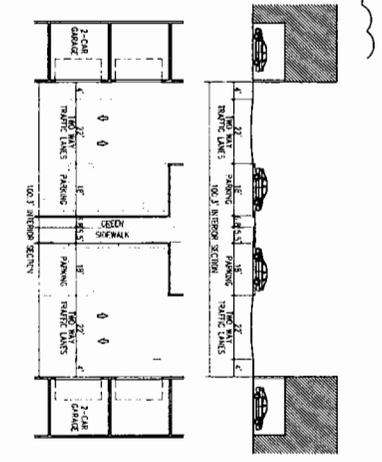
STREET SECTION D-D
 SCALE: 1" = 20'-0"



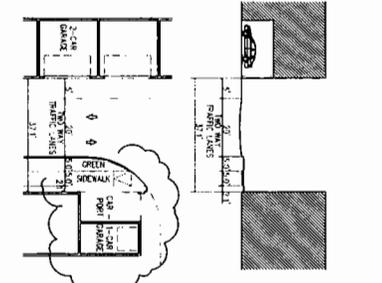
STREET SECTION E-E
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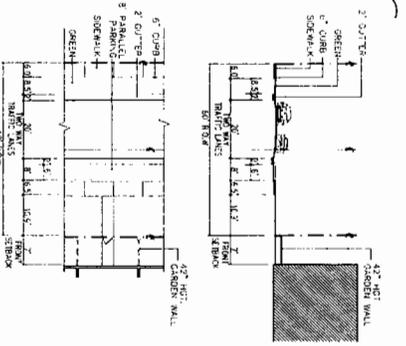
STREET SECTION F-F
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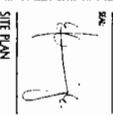
STREET SECTION AA
 SCALE: 1" = 20'-0"



STREET SECTION B-B
 SCALE: 1" = 20'-0"



STREET SECTION C-C
 SCALE: 1" = 20'-0"



AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

DATE: 01/15/13
 DRAWN BY: AD/SP/3/13
 CHECK BY: ME
 JOB NO.: 100

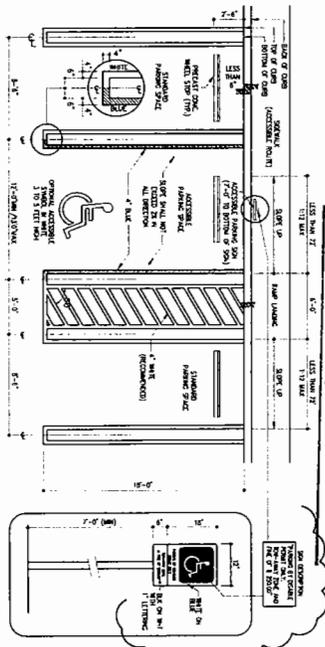
SP-3

PASCUAL PEREZ KLUJDIAN
 & ASSOCIATES
 1000 NW 84th Avenue
 Suite 100
 Miami, FL 33150
 Phone: (305) 592-8444
 Fax: (305) 592-8444
 Website: www.ppk.com

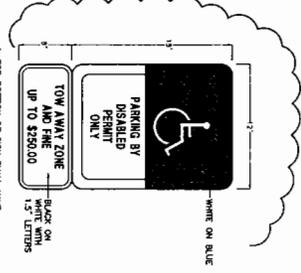
31

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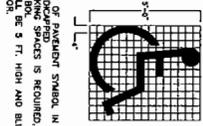
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *AV*



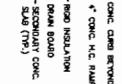
HANDICAPPED SPACE PLAN
 SCALE 1/4" = 1'-0"



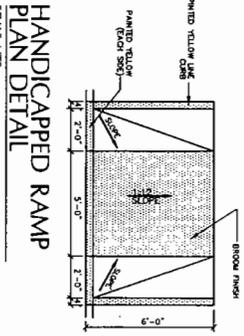
HANDICAPPED SPACE SIGN DETAIL
 SCALE NTS



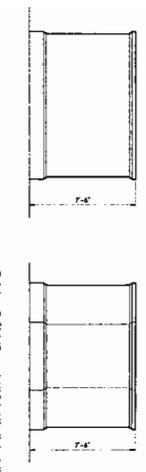
HANDICAPPED SPACE PAVEMENT DETAIL
 SCALE NTS



HANDICAPPED RAMP SECTION DETAIL
 SCALE NTS



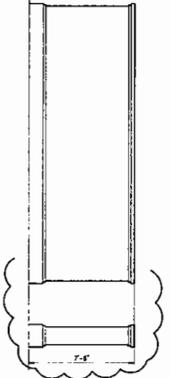
HANDICAPPED RAMP PLAN DETAIL
 SCALE NTS



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

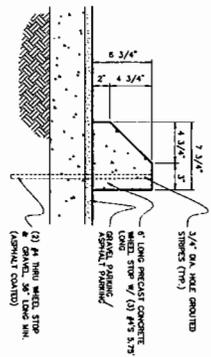
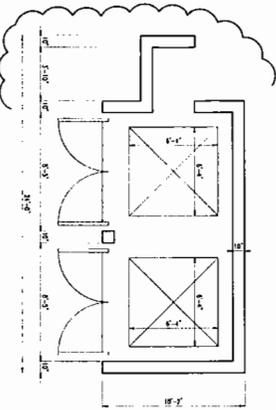
DUMPSTERS EAST ELEVATION
 SCALE 1/4" = 1'-0"

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

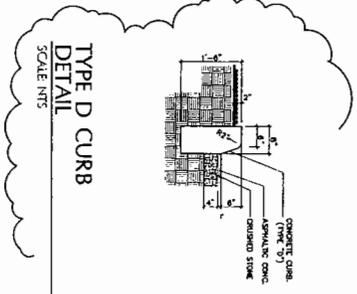


DUMPSTERS NORTH ELEVATION
 SCALE 1/4" = 1'-0"

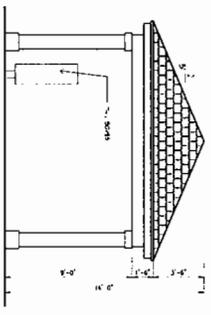
DUMPSTERS PLAN
 SCALE 1/4" = 1'-0"



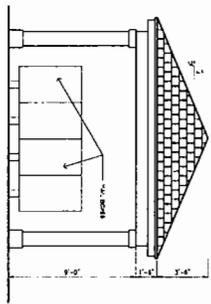
CONCRETE WHEEL STOP DETAIL
 SCALE NTS



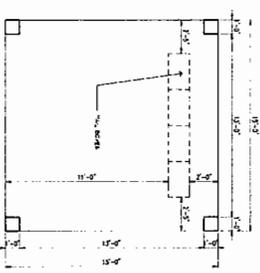
TYPE D CURB DETAIL
 SCALE NTS



MAILBOX STRUCTURE EAST & WEST ELEVATIONS
 SCALE 1/4" = 1'-0"



MAILBOX STRUCTURE NORTH & SOUTH ELEVATIONS
 SCALE 1/4" = 1'-0"



MAILBOX STRUCTURE PLAN
 SCALE 1/4" = 1'-0"

SP-4
 SHEET NO.

SITE PLAN

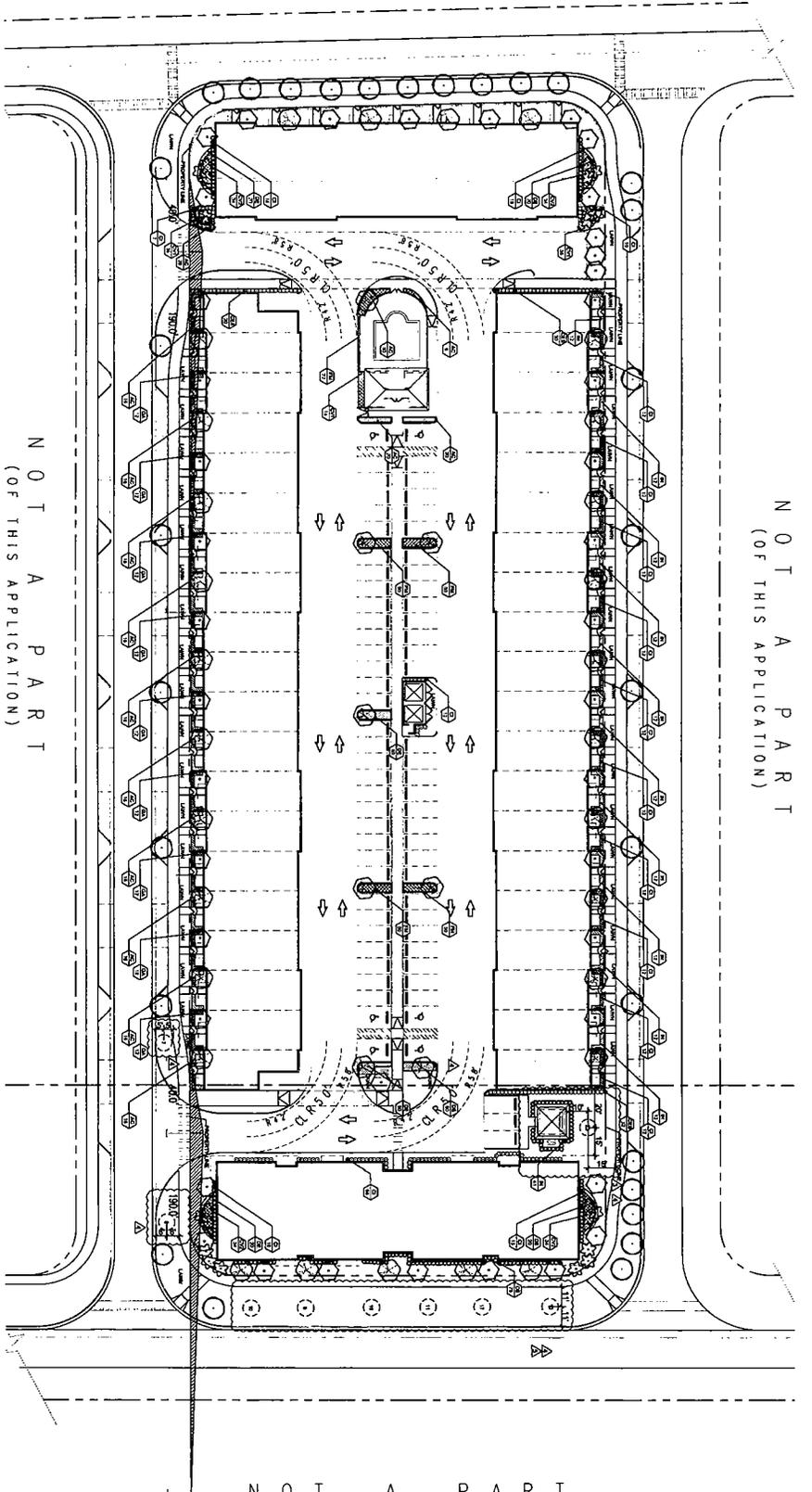
AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

PASCUAL PREZ KLUDDIJAN & ASSOCIATES
 ARCHITECTS
 1100 S.W. 15TH AVENUE, SUITE 200
 MIAMI, FLORIDA 33135
 PHONE: (305) 358-0888
 FAX: (305) 358-0889
 LICENSE NO. 1A 000360

32

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LANDSCAPE PLAN
Scale: 1"=30'-0"



Refer To: Sheet L-3 For
Existing Tree Specifications

LANDSCAPE DESIGN INFORMATION REQUIRED TO BE TEMPORARILY PROVIDED TO THE

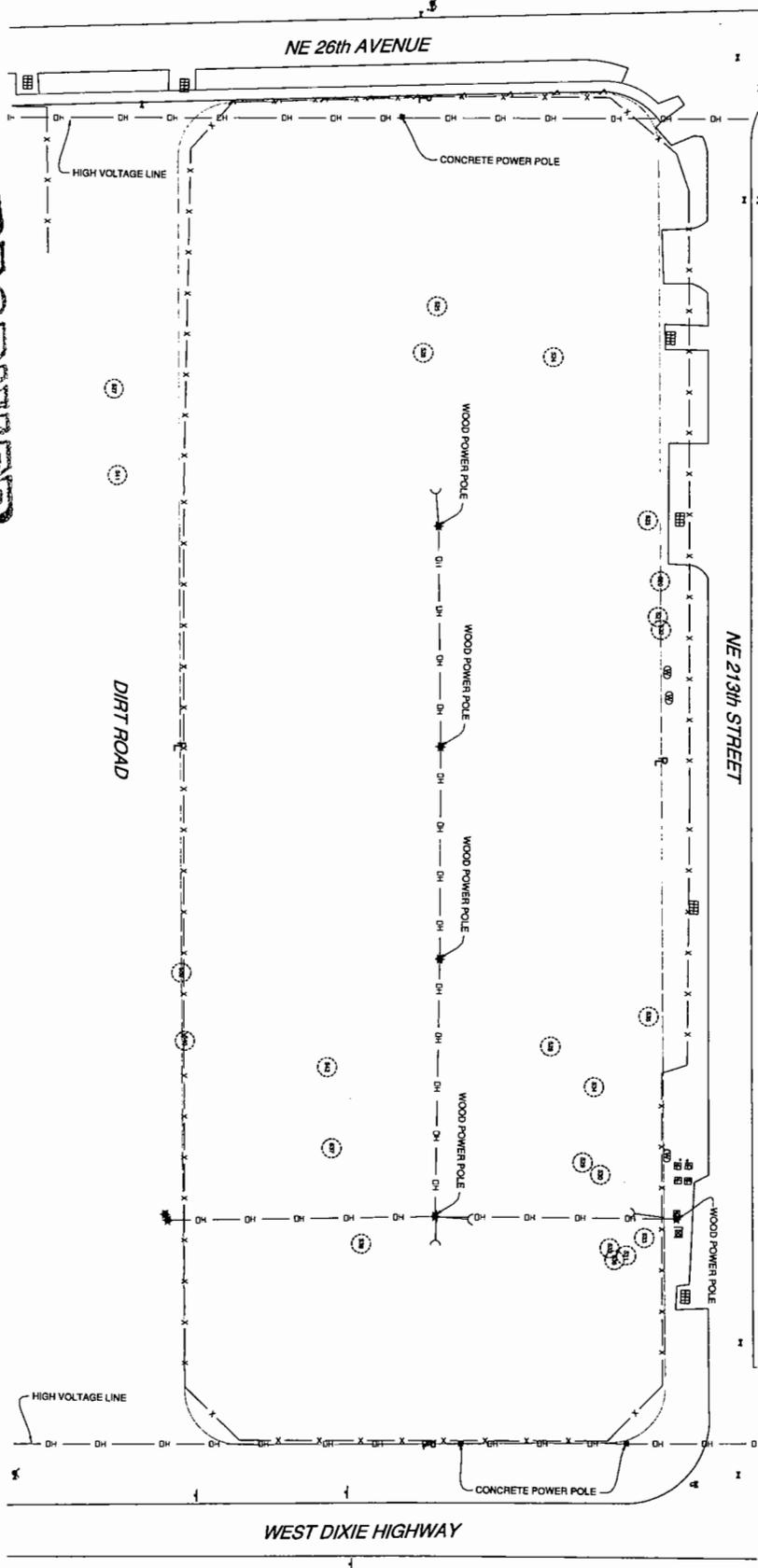
Zoning District: RMU	Net Lot Area: 3.2 acrs	Lot Area: 138,811 sq. ft.
OPEN SPACE	REQUIRED	PROVIDED
A. Space for open space required by Chapter 23, as highlighted in blue	5,515.1	5,515.1
B. Space for open space required by Chapter 23, as highlighted in green	100	100
C. Total of open space required by Chapter 23	5,615.1	5,615.1
D. Total of open space provided by Chapter 23	5,615.1	5,615.1
E. Total of open space provided by Chapter 23	5,615.1	5,615.1
F. Total of open space provided by Chapter 23	5,615.1	5,615.1
G. Total of open space provided by Chapter 23	5,615.1	5,615.1
H. Total of open space provided by Chapter 23	5,615.1	5,615.1
I. Total of open space provided by Chapter 23	5,615.1	5,615.1
J. Total of open space provided by Chapter 23	5,615.1	5,615.1
K. Total of open space provided by Chapter 23	5,615.1	5,615.1
L. Total of open space provided by Chapter 23	5,615.1	5,615.1
M. Total of open space provided by Chapter 23	5,615.1	5,615.1
N. Total of open space provided by Chapter 23	5,615.1	5,615.1
O. Total of open space provided by Chapter 23	5,615.1	5,615.1
P. Total of open space provided by Chapter 23	5,615.1	5,615.1
Q. Total of open space provided by Chapter 23	5,615.1	5,615.1
R. Total of open space provided by Chapter 23	5,615.1	5,615.1
S. Total of open space provided by Chapter 23	5,615.1	5,615.1
T. Total of open space provided by Chapter 23	5,615.1	5,615.1
U. Total of open space provided by Chapter 23	5,615.1	5,615.1
V. Total of open space provided by Chapter 23	5,615.1	5,615.1
W. Total of open space provided by Chapter 23	5,615.1	5,615.1
X. Total of open space provided by Chapter 23	5,615.1	5,615.1
Y. Total of open space provided by Chapter 23	5,615.1	5,615.1
Z. Total of open space provided by Chapter 23	5,615.1	5,615.1

LANDSCAPE LIST

SYMBOL	PLANT NAME	DESCRIPTION
40	WEST PALM PALM	12' H. X 12' W. C.
41	WEST PALM PALM	12' H. X 12' W. C.
42	WEST PALM PALM	12' H. X 12' W. C.
43	WEST PALM PALM	12' H. X 12' W. C.
44	WEST PALM PALM	12' H. X 12' W. C.
45	WEST PALM PALM	12' H. X 12' W. C.
46	WEST PALM PALM	12' H. X 12' W. C.
47	WEST PALM PALM	12' H. X 12' W. C.
48	WEST PALM PALM	12' H. X 12' W. C.
49	WEST PALM PALM	12' H. X 12' W. C.
50	WEST PALM PALM	12' H. X 12' W. C.
51	WEST PALM PALM	12' H. X 12' W. C.
52	WEST PALM PALM	12' H. X 12' W. C.
53	WEST PALM PALM	12' H. X 12' W. C.
54	WEST PALM PALM	12' H. X 12' W. C.
55	WEST PALM PALM	12' H. X 12' W. C.
56	WEST PALM PALM	12' H. X 12' W. C.
57	WEST PALM PALM	12' H. X 12' W. C.
58	WEST PALM PALM	12' H. X 12' W. C.
59	WEST PALM PALM	12' H. X 12' W. C.
60	WEST PALM PALM	12' H. X 12' W. C.
61	WEST PALM PALM	12' H. X 12' W. C.
62	WEST PALM PALM	12' H. X 12' W. C.
63	WEST PALM PALM	12' H. X 12' W. C.
64	WEST PALM PALM	12' H. X 12' W. C.
65	WEST PALM PALM	12' H. X 12' W. C.
66	WEST PALM PALM	12' H. X 12' W. C.
67	WEST PALM PALM	12' H. X 12' W. C.
68	WEST PALM PALM	12' H. X 12' W. C.
69	WEST PALM PALM	12' H. X 12' W. C.
70	WEST PALM PALM	12' H. X 12' W. C.
71	WEST PALM PALM	12' H. X 12' W. C.
72	WEST PALM PALM	12' H. X 12' W. C.
73	WEST PALM PALM	12' H. X 12' W. C.
74	WEST PALM PALM	12' H. X 12' W. C.
75	WEST PALM PALM	12' H. X 12' W. C.
76	WEST PALM PALM	12' H. X 12' W. C.
77	WEST PALM PALM	12' H. X 12' W. C.
78	WEST PALM PALM	12' H. X 12' W. C.
79	WEST PALM PALM	12' H. X 12' W. C.
80	WEST PALM PALM	12' H. X 12' W. C.
81	WEST PALM PALM	12' H. X 12' W. C.
82	WEST PALM PALM	12' H. X 12' W. C.
83	WEST PALM PALM	12' H. X 12' W. C.
84	WEST PALM PALM	12' H. X 12' W. C.
85	WEST PALM PALM	12' H. X 12' W. C.
86	WEST PALM PALM	12' H. X 12' W. C.
87	WEST PALM PALM	12' H. X 12' W. C.
88	WEST PALM PALM	12' H. X 12' W. C.
89	WEST PALM PALM	12' H. X 12' W. C.
90	WEST PALM PALM	12' H. X 12' W. C.
91	WEST PALM PALM	12' H. X 12' W. C.
92	WEST PALM PALM	12' H. X 12' W. C.
93	WEST PALM PALM	12' H. X 12' W. C.
94	WEST PALM PALM	12' H. X 12' W. C.
95	WEST PALM PALM	12' H. X 12' W. C.
96	WEST PALM PALM	12' H. X 12' W. C.
97	WEST PALM PALM	12' H. X 12' W. C.
98	WEST PALM PALM	12' H. X 12' W. C.
99	WEST PALM PALM	12' H. X 12' W. C.
100	WEST PALM PALM	12' H. X 12' W. C.

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JAN 18 2013

<p>Project: AVENTURA COMMONS Miami-Dade County, FL</p> <p>LANDSCAPE PLAN</p>	<p>WITKIN HULTS DESIGN GROUP</p> <p>307 South 25th Avenue, Hollywood, Florida phone: 954-823-8661 fax: 954-823-8669 www.witkindesign.com</p>	<p>12/11/12 Comments 1/10/13 Revisions 1/13/13 Revisions</p>	<p>Sheet: L-1</p> <p>Scale: 1"=30'-0"</p>
---	--	--	--



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

NUMBER	LAO NUMBERS IN THE FIELD	LATIN NAME	COMMON NAME	DIAMETER (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY (SQ. FT.)
1	500	Coccoloba nutans	Coconut Palm	1	31	15	Poor	Remove	178.63
2	521	Coccoloba nutans	Coconut Palm	0.75	28	15	Poor	Remove	178.63
3	522	Coccoloba nutans	Coconut Palm	1	31	15	Poor	Remove	178.63
4	523	Quercus virginiana	Live Oak	2.5	29	40	Fair	Remove	1,256.00
5	524	Quercus virginiana	Live Oak	2	47	40	Good	Remove	1,256.00
6	525	Quercus virginiana	Live Oak	2	37	25	Poor	Remove	400.63
7	526	Royal Palm	Royal Palm	2	44	20	Good	Remove	314.00
8	527	Royal Palm	Royal Palm	2	45	20	Good	Remove	314.00
9	528	Quercus virginiana	Live Oak	2.75	55	50	Good	Remove	1,962.50
10	529	Quercus virginiana	Live Oak	4	49	75	Good	Remove	4,115.63
11	530	Quercus virginiana	Live Oak	2.5	46	25	Fair	Remove	2,371.63
12	531	Quercus virginiana	Live Oak	1.5	30	30	Poor	Remove	400.63
13	532	Quercus virginiana	Live Oak	2	31	30	Fair	Remove	706.50
14	533	Quercus virginiana	Live Oak	8	48	65	Good	Remove	3,318.63
15	534	Quercus virginiana	Live Oak	1.5	46	40	Poor	Remove	1,256.00
16	535	Quercus virginiana	Live Oak	6	55	60	Good	Remove	2,826.00
17	536	Quercus virginiana	Live Oak	2	34	45	Fair	Remove	1,395.63
18	537	Quercus virginiana	Live Oak	5	38	38	Poor	Remove	901.63
19	538	Quercus virginiana	Live Oak	3.5	38	40	Good	Remove	1,595.63
20	539	Quercus virginiana	Live Oak	1.5	32	20	Good	Remove	314.00
21	540	Quercus virginiana	Live Oak	1.5	13	5	Fair	Remove	193.63
22	541	Quercus virginiana	Live Oak	2	40	15	Fair	Remove	314.00
23	542	Quercus virginiana	Live Oak	5	41	43	Good	Remove	1,595.63

Total Canopy Area: 27,148.75
 Total Diameter: 1,595.63

DISPOSITION PLAN
 NORTH
 Scale: 1"=25'

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DATE: 1/18/2013
 DRAWN BY: LDC
 CHECKED BY: LDC
 SHEET NO.: L-3
 TOTAL SHEETS: 3

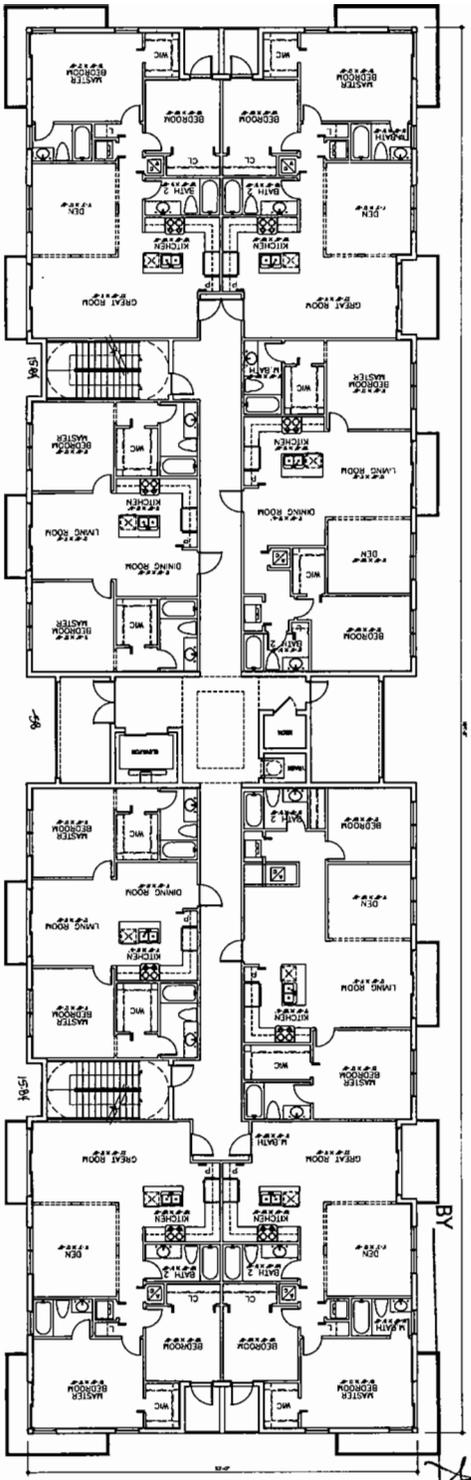
Project: AVENTURA COMMONS
 Miami-Dade County, FL
 Disposition Plan

W H D
WITKIN HULTS
DESIGN GROUP
 307 South 21st Avenue, Fort Lauderdale, Florida
 Phone: 954.323.9501 Fax: 954.323.3888
 www.witkindesign.com

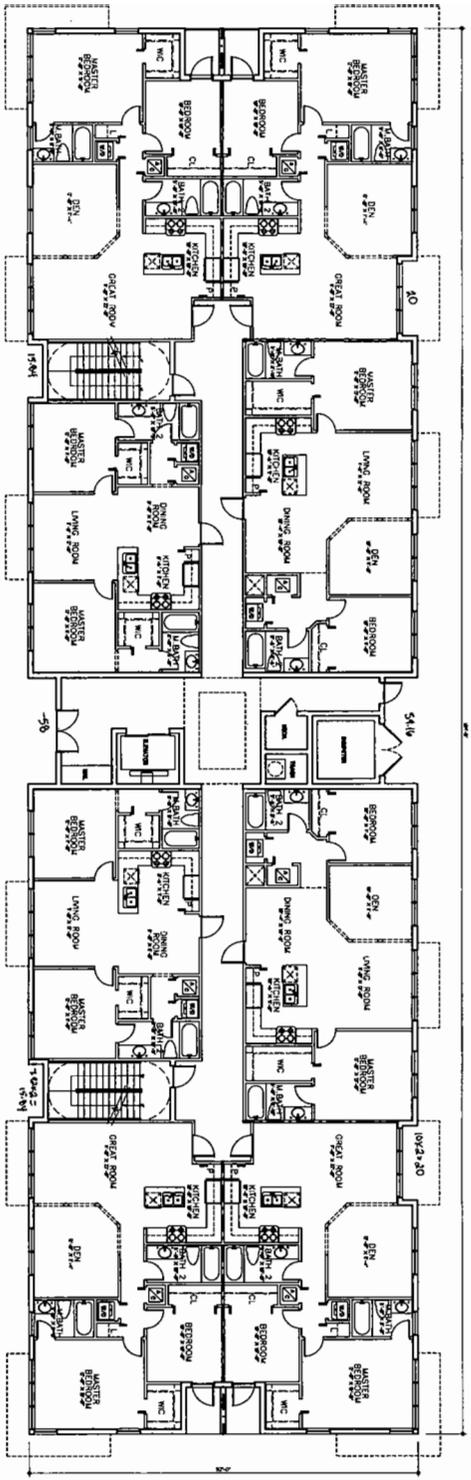
34

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.



2ND - 4TH FLOOR PLAN
 SCALE 1/8" = 1'-0"



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

1044-13523 - 02nd, 3rd
 1W, 2W
 30/48/8

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35

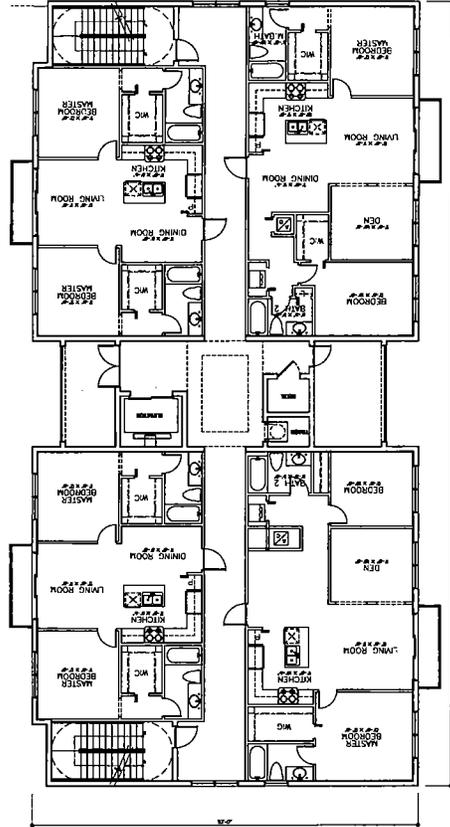
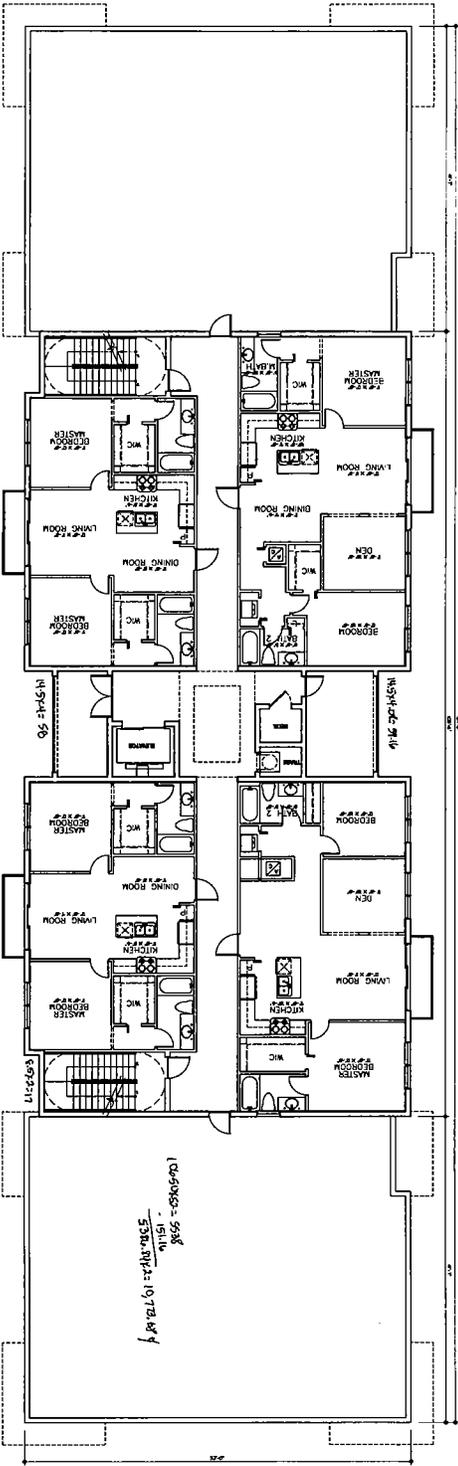
AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

PASCUAL PEREZ & ASSOCIATES ARCHITECTS, PLANNERS & ASSOCIATES
 10400 N. WICKHAM AVE. SUITE 100
 MIAMI, FLORIDA 33158
 TEL: 305.555.1111
 FAX: 305.555.1112
 WWW.PPAA-FL.COM

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DATE: 1/17/2013
 SCALE: AS SHOWN
 DRAWN: JP
 CHECKED: JP
 JOB NO.: 1044-13523

A-6
 SHEET NO. 1



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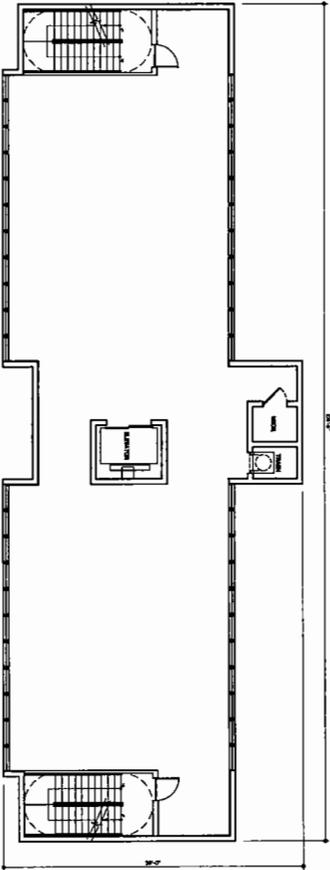
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 JAN 11 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

SHEET NO.: **A-7**
 BUILDING 1
 DATE: JAN 17 2013
 SCALE: 1/8" = 1'-0"
 DRAWN: [Signature]
 PER NO.:

HOTEL WILDWOOD, 84
 CENTRE BLVD., MIAMI, FL 33130

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 2/2-167

ZONING HEARINGS SECTION
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 BY *[Signature]*



7TH FLOOR PLAN
 SCALE 1/8" = 1'-0"

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PASCUAL PEREZ KILODJIAN & ASSOCIATES
 ARCHITECTS
 10000 SW 15th Ave, Suite 100
 Miami, FL 33185
 PHONE: (305) 392-1300
 FAX: (305) 392-1301
 WWW.PASCUALPEREZKILODJIAN.COM

OWNER:
 VENTURA HOMES

AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

SAC: *[Signature]*
 JAN 17 2013

BUILDING 1

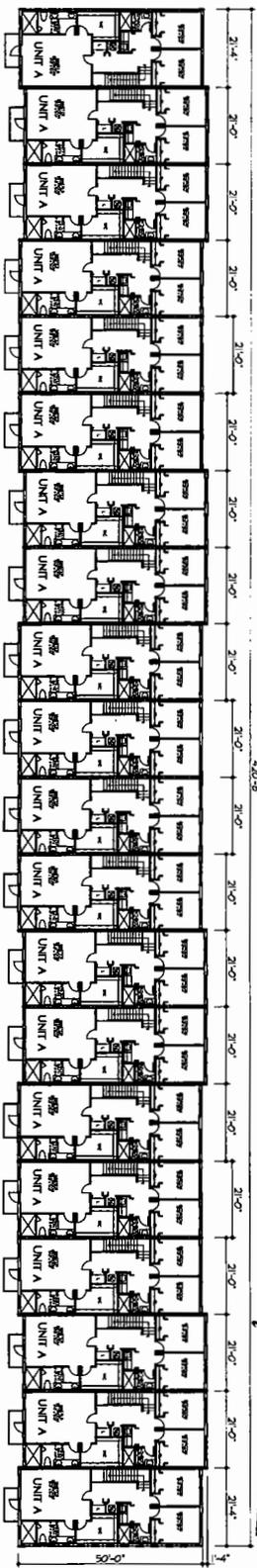
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 DATE: 12/10/12
 SCALE: AS SHOWN
 DRAWN: SP
 CHECKED: MK
 JOB NO.: 100

A-8
 SHEET NO.:

38

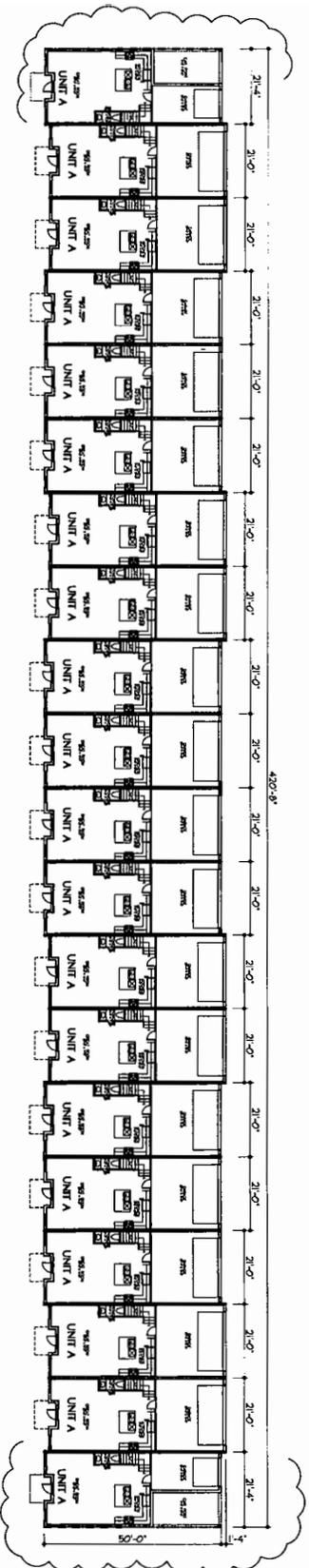
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JAN 18 2013

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



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

18,900
21,935
21,025 P



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

AVEN- 1050 V/A 0'400'-234'-R/- 18,648 R.
A13752- 1046-5924-2189-404-22-3- 17,264 FT
SQ. 58310

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JAN 18 2013

AVENTURA COMMONS

MIAMI-DADE COUNTY, FLORIDA

SITE
UN 17 511
BUILDING 2

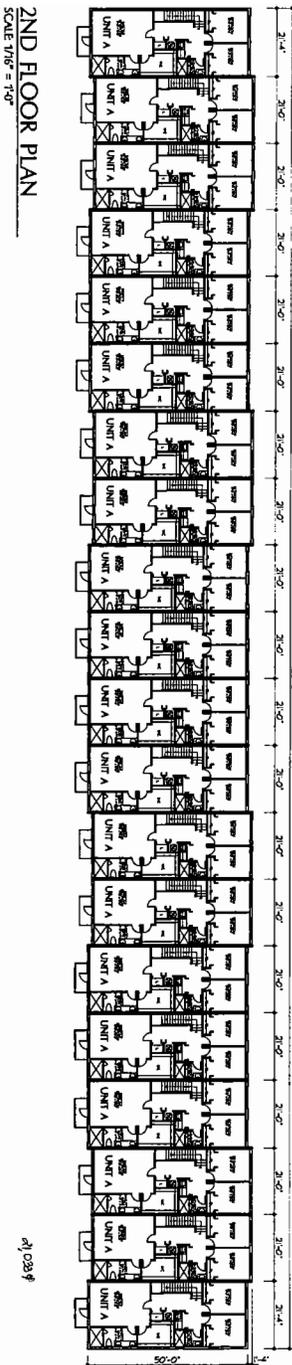
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SCALE: AS SHOWN
DRAWN: AS
CHECK BY: PM
JOB NO.: 200

PROJECT NO.: A-3.1
SHEET NO.:

**PASCUAL
PREZ
KILDIJIAN**
& ASSOCIATES
ARCHITECTS, PLANNERS
& ASSOCIATES
LICENSE # 14,300,000
1000 NW 68th AVENUE
AT THE BEACON CENTER
MIAMI, FL 33147
TELEPHONE: (305) 597-3333
FACSIMILE: (305) 597-4466
WWW.PREZKILDIJIAN.COM

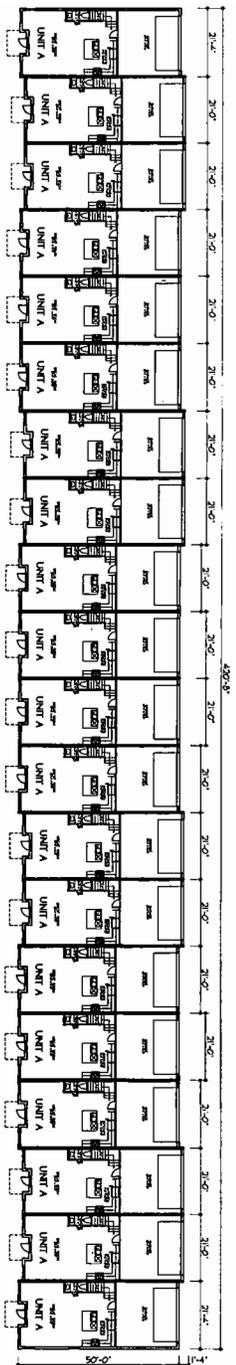
OWNER:
TRISTAR HOMES

REV. 12/28/2012



2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

2/1/03/9



1ST FLOOR PLAN
SCALE 1/8" = 1'-0"

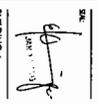
APPROXIMATE UNIT COUNT: 14 UNITS - 1344 SF
 14 UNITS - 1344 SF
 14 UNITS - 1344 SF
 14 UNITS - 1344 SF

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 2-10-10
 JAN 18 2013

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
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 Planning and Zoning Department

DATE:	1/18/13
BY:	AV
SCALE:	1/8" = 1'-0"
SHEET NO.:	A-3



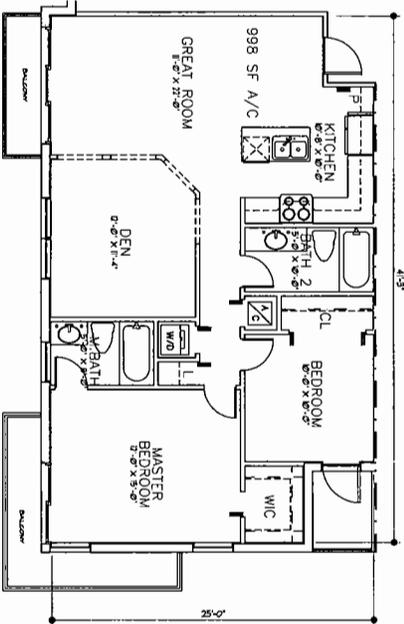
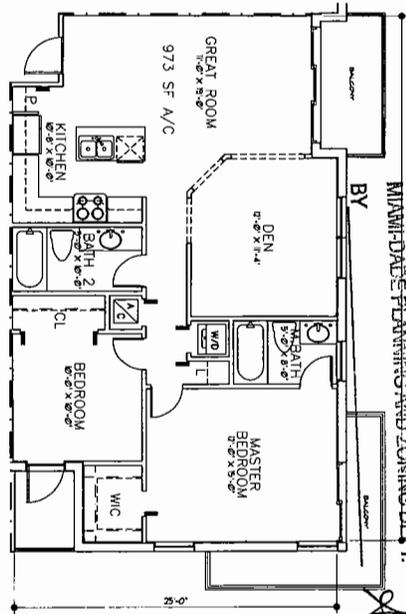
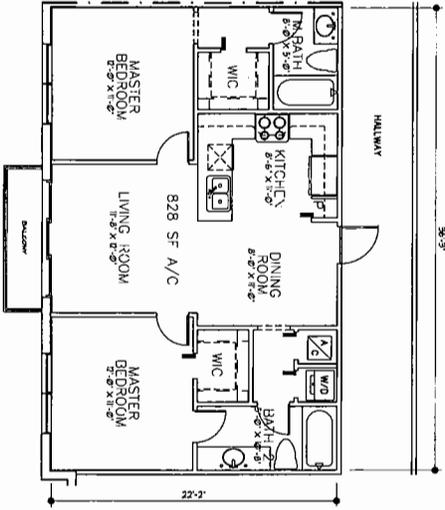
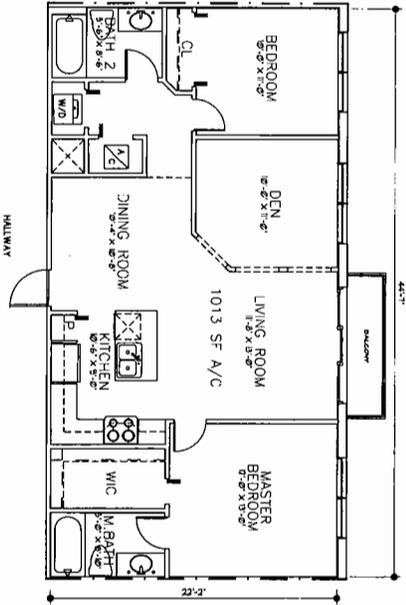
AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

**PASCUAL
 PREZ
 KLIDDJIAN
 & ASSOCIATES**
 ARCHITECTS, PLANNERS
 & ASSOCIATES
 10000 SW 15th Ave, Suite 100
 Miami, FL 33185
 Phone: 305.556.1111
 Fax: 305.556.1112
 www.prezkliddjian.com

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Handwritten initials



PASCUAL PEREZ & ASSOCIATES
 ARCHITECTS
 1100 S.W. 15th Avenue, Suite 100
 Miami, Florida 33135
 (305) 371-1111
 www.pascualperez.com

AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

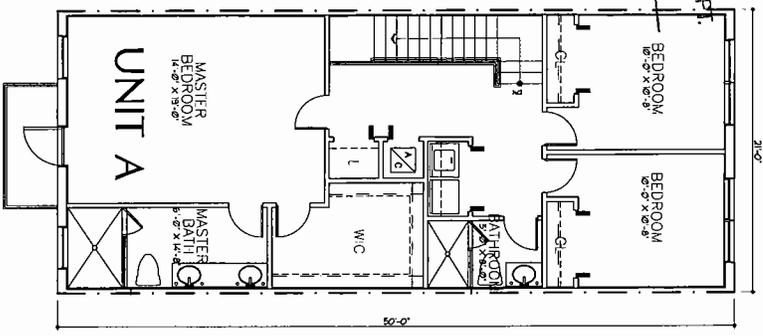
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 CHECK BY: [Signature]
 DATE: 12/11/12

UNIT NAME: A-12
 SHEET NO.: 1

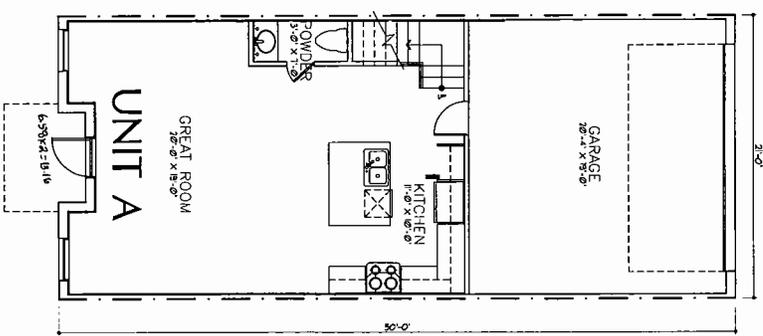
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 BY *[Signature]*



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



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

AREA CALCULATIONS:

1ST FLOOR A/C	675 SQUARE FEET
2ND FLOOR A/C	410 SQUARE FEET
GARAGE	120 SQUARE FEET
TOTAL	1205 SQUARE FEET

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A-5
 SHEET NO. 1

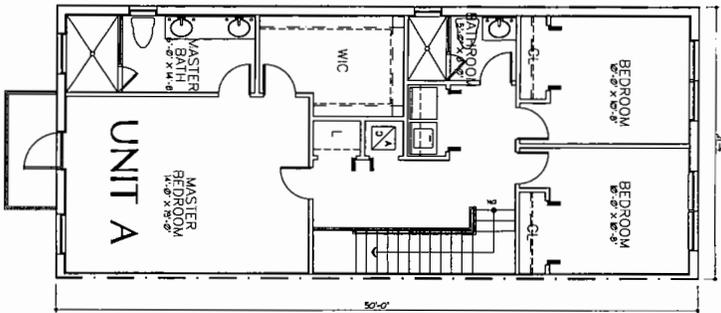
AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

PASQUAL PEREZ KILDJIAN & ASSOCIATES ACQUIRED PLANNERS DESIGNER & ARCHITECTS
 100 NW 40th AVENUE SUITE 200 MIAMI, FL 33142
 PHONE: (305) 555-1111
 FAX: (305) 555-1112
 WWW: www.pasqualperez.com

42

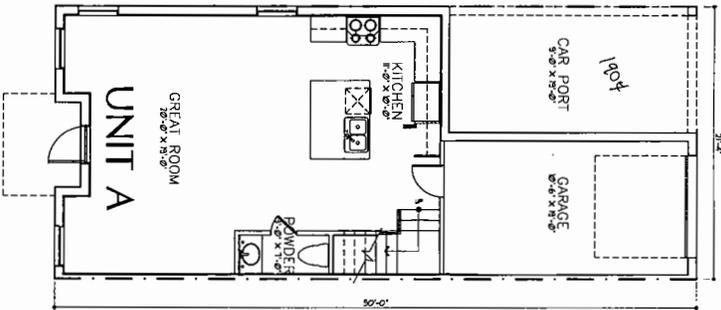
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 MIAMI-DADE PLANNING AND ZONING DEPT.
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2ND FLOOR PLAN
 SCALE 1/4" = 1'-0"

* UNIT A MODIFIED FOR CORNER OF BUILDING 2



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

AREA CALCULATIONS:

1ST FLOOR AC	145 SQUARE FEET
2ND FLOOR AC	380 SQUARE FEET
TOTAL AC	525 SQUARE FEET
CARPORT AC	150 SQUARE FEET
GARAGE AC	64 SQUARE FEET
TOTAL	739 SQUARE FEET

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 JAN 11 2013

SHEET PLAN A
 DATE: 01/11/13
 SCALE: AS SHOWN
 DRAWN: AD
 CHECKED: MK
 IN CHARGE: MK
 PERMIT NO.:

BUILDING 2, 3 & 4

[Signature]
 JAN 17 2013

AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

DATE: 01/17/13

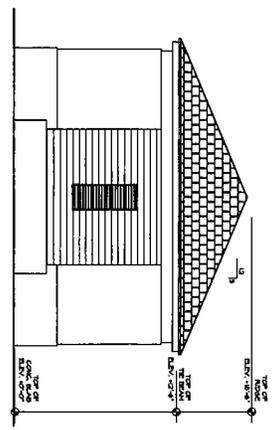
REV: 1/20/2012

PASCUAL PEREZ KLUDDIAN
 ARCHITECTS
 4615 SW 15TH AVE
 SUITE 100
 MIAMI, FL 33185
 TEL: 305.859.1111
 FAX: 305.859.1112
 WWW.PASCUALPEREZKLUDDIAN.COM
 REGISTERED PROFESSIONAL ARCHITECT
 STATE OF FLORIDA
 LICENSE NO. 12093
 AT THE BAYVIEW CENTRE
 1500 NW 30th AVENUE
 MIAMI, FL 33142
 TEL: 305.575.1111
 FAX: 305.575.1112
 WWW.PASCUALPEREZKLUDDIAN.COM

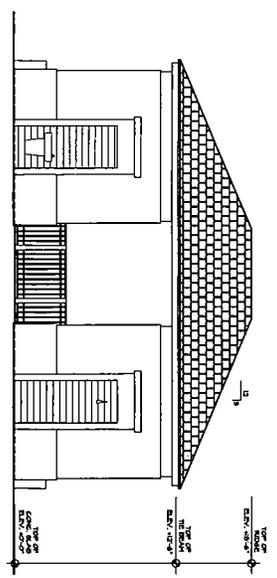
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 21a-107
 JAN 18 2013

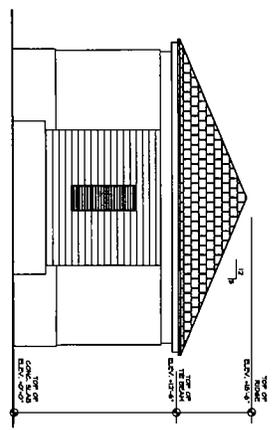
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY X



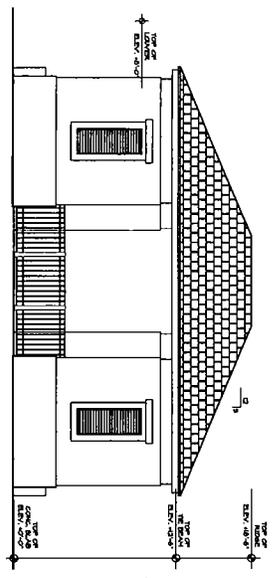
NORTH ELEVATION
 SCALE 1/4" = 1'-0"



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



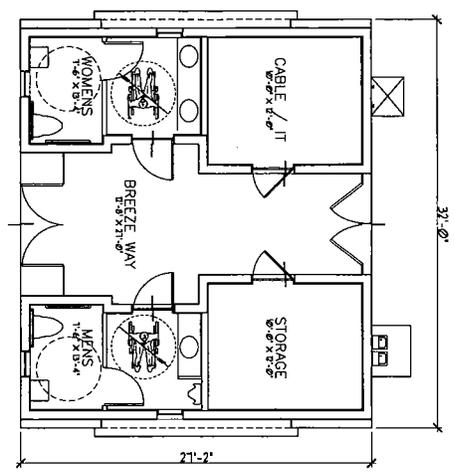
SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



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

AREA CALCULATIONS:

LOBBY	83 SQUARE FEET
PROBABILITY	273 SQUARE FEET
CABLE / IT	171 SQUARE FEET
STORAGE	171 SQUARE FEET
TOTAL	722 SQUARE FEET



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

PASCUAL
 PREZ & ASSOCIATES
 ARCHITECTS, PLANNERS
 1111 S.W. 11th St.
 MIAMI, FL 33135
 (305) 371-1111

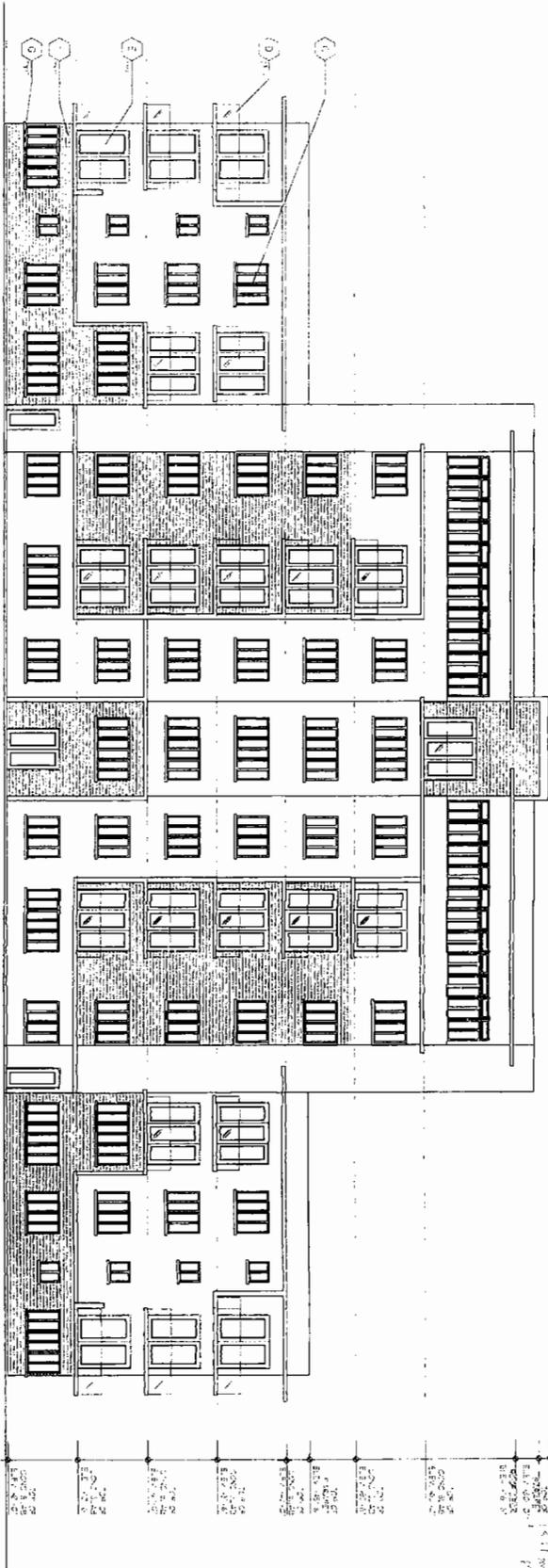
PASCUAL
 PREZ & ASSOCIATES
 ARCHITECTS, PLANNERS
 1111 S.W. 11th St.
 MIAMI, FL 33135
 (305) 371-1111

AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

SA-1
 SHEET NO. 1

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



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

ELEVATION LEGEND

1/8" = 1'-0"	1/4" = 1'-0"	1/2" = 1'-0"	3/4" = 1'-0"	1" = 1'-0"
1/8" = 1'-0"	1/4" = 1'-0"	1/2" = 1'-0"	3/4" = 1'-0"	1" = 1'-0"
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1/8" = 1'-0"	1/4" = 1'-0"	1/2" = 1'-0"	3/4" = 1'-0"	1" = 1'-0"

PASCUAL PEREZ & ASSOCIATES
 ARCHITECTS
 1300 N.W. 12th Avenue, Suite 100
 Miami, FL 33136
 TEL: (305) 571-1100
 FAX: (305) 571-1101
 WWW.PASCUALPEREZ.COM

AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

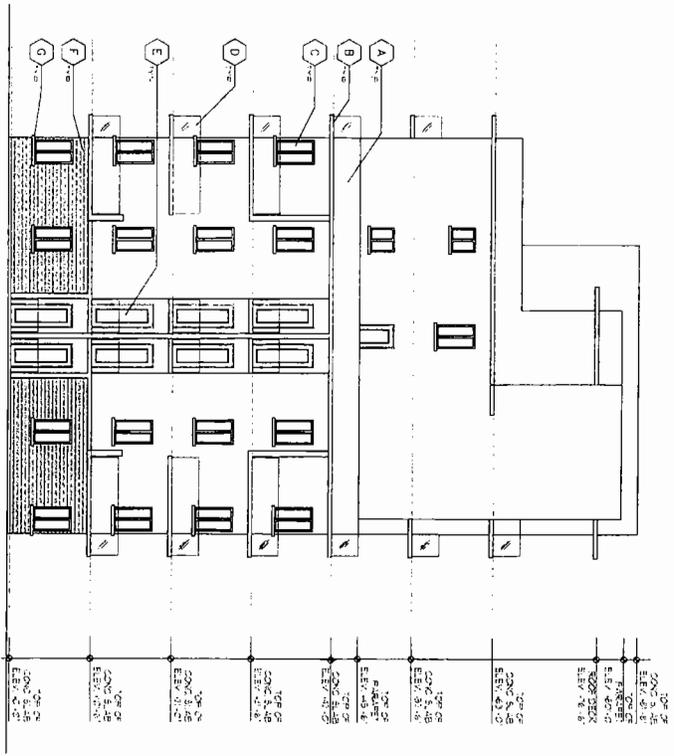
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 CHECKED BY: P. M.
 JOB NO.: 1000

A.9

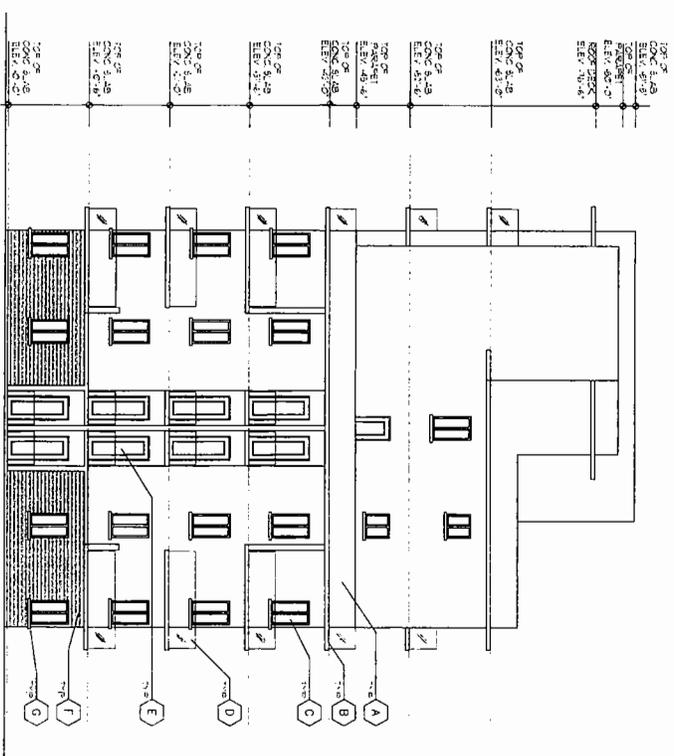
45

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ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AV



SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



NORTH ELEVATION
 SCALE 1/8" = 1'-0"

ELEVATION LEGEND:

NO.	DESCRIPTION
1	SHADED SILICONE
2	CONCRETE
3	ALUMINUM PANELS
4	GLASS CURTAIN WALL
5	ALUMINUM CURTAIN WALL
6	SPANDREL GLASS
7	ALUMINUM CURTAIN WALL
8	ALUMINUM CURTAIN WALL
9	ALUMINUM CURTAIN WALL
10	ALUMINUM CURTAIN WALL
11	ALUMINUM CURTAIN WALL
12	ALUMINUM CURTAIN WALL
13	ALUMINUM CURTAIN WALL
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AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

OWNER:
 WITTEZ HOMES

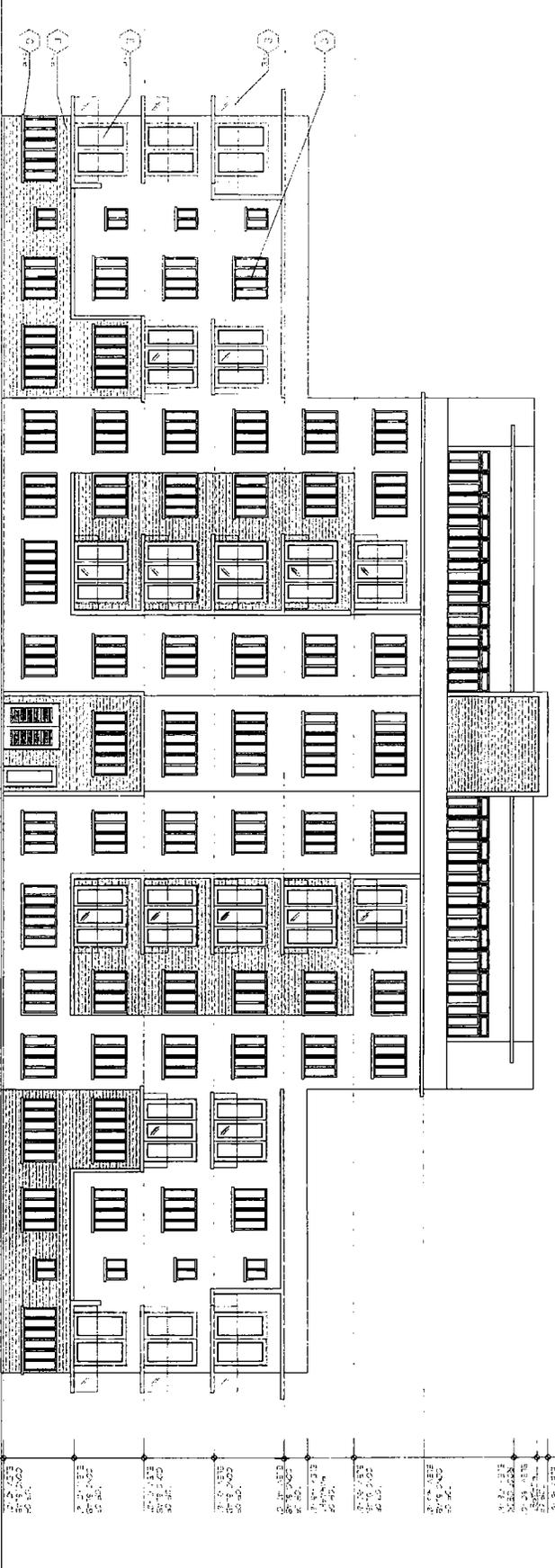
PASCUAL PEREZ KILDIJIAN
 ARCHITECTS - P.A.
 1300 NW 84th Avenue
 Suite 100
 Miami, FL 33150
 Telephone: (305) 592-8888
 Facsimile: (305) 592-8885
 http://www.ppkid.com

SHRIT NO. A-10

96

RECEIVED
 2/8-107
 JAN 18 2013

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



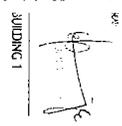
WEST ELEVATION
 SCALE: 1/8" = 1'-0"

ELEVATION LEGEND:

BRICK	CONCRETE BLOCK
GLASS	WOOD
...	...

PASCUAL PEREZ KILDIJIAN & ASSOCIATES ARCHITECTS, PLANNERS ENGINEERS AND INTERIORS
 1111 BAYVIEW DRIVE, SUITE 1000
 MIAMI, FLORIDA 33134
 TEL: (305) 371-1111
 FAX: (305) 371-1112
 WWW.PPKA.COM

AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA



WEST ELEVATION
 DATE: 01/15/13
 DRAWN BY: AS SHOWN
 CHECKED BY: SP
 PROJECT NO.: 100
 SHEET NO.: A-11

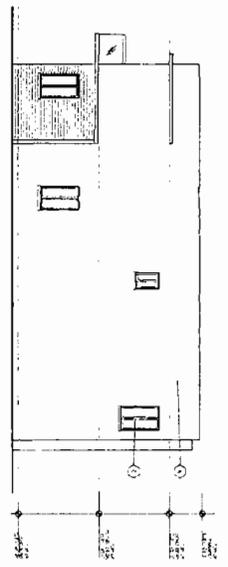
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ELEVATION LEGEND

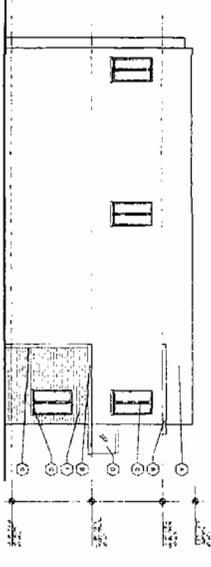


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210-107
JAN 18 2013

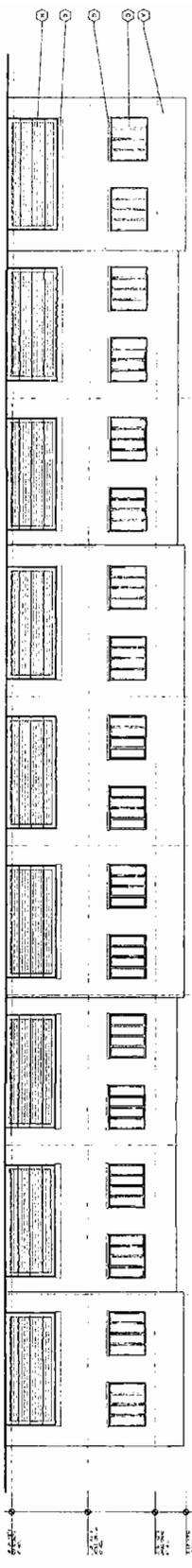
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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AK



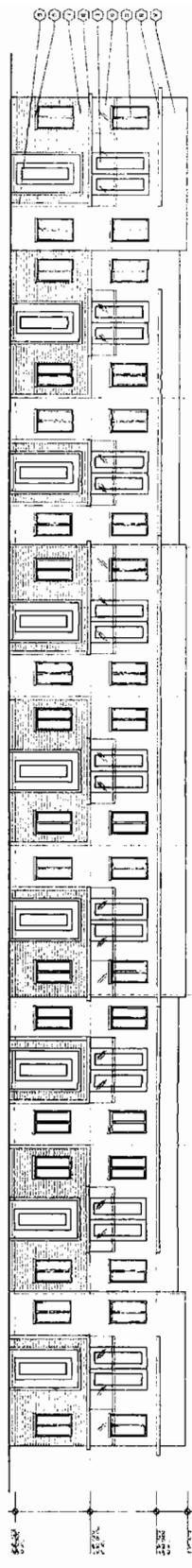
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RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



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



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

PASCUAL PEREZ KLUDJIAN & ASSOCIATES
ARCHITECTS
CORPORATION
10000 SW 15th Avenue, Suite 200
Miami, Florida 33185
Tel: 305.556.8888
Fax: 305.556.8889
www.ppk.com

AVENTURA COMMONS

MIAMI-DADE COUNTY, FLORIDA



REVISION:
DATE: 08/20/07
SCALE: AS SHOWN
DRAWN BY: JAC
CHECK BY: JAC
JOB NO.: 000

SHEET NO.
A-2

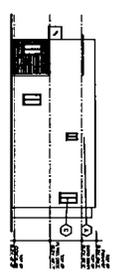
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 212-107
 JAN 18 2013

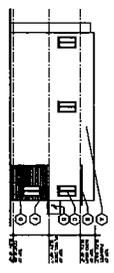
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AP

ELEVATION LEGEND:

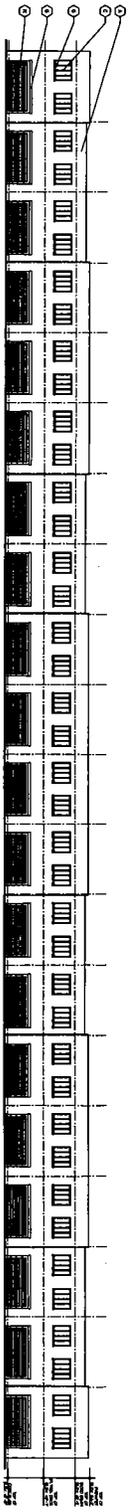
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B	CONCRETE FINISH
C	ALUMINUM WINDOWS
D	GLASS BALUSTS
E	ALUMINUM DOORS
F	SCORED STUCCO
G	STUCCO TRIM
H	ALUMINUM GARAGE DOOR



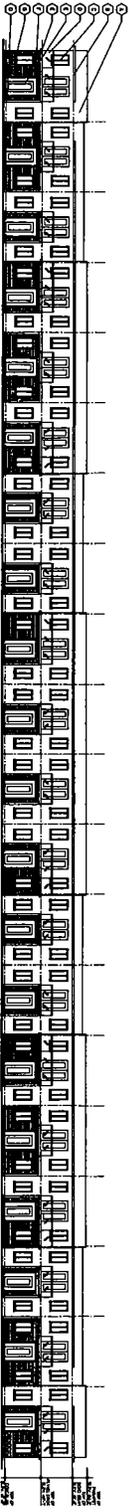
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 SCALE 1/16" = 1'-0"



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REAR ELEVATION
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FRONT ELEVATION
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RECEIVED
 212-107
 JAN 18 2013

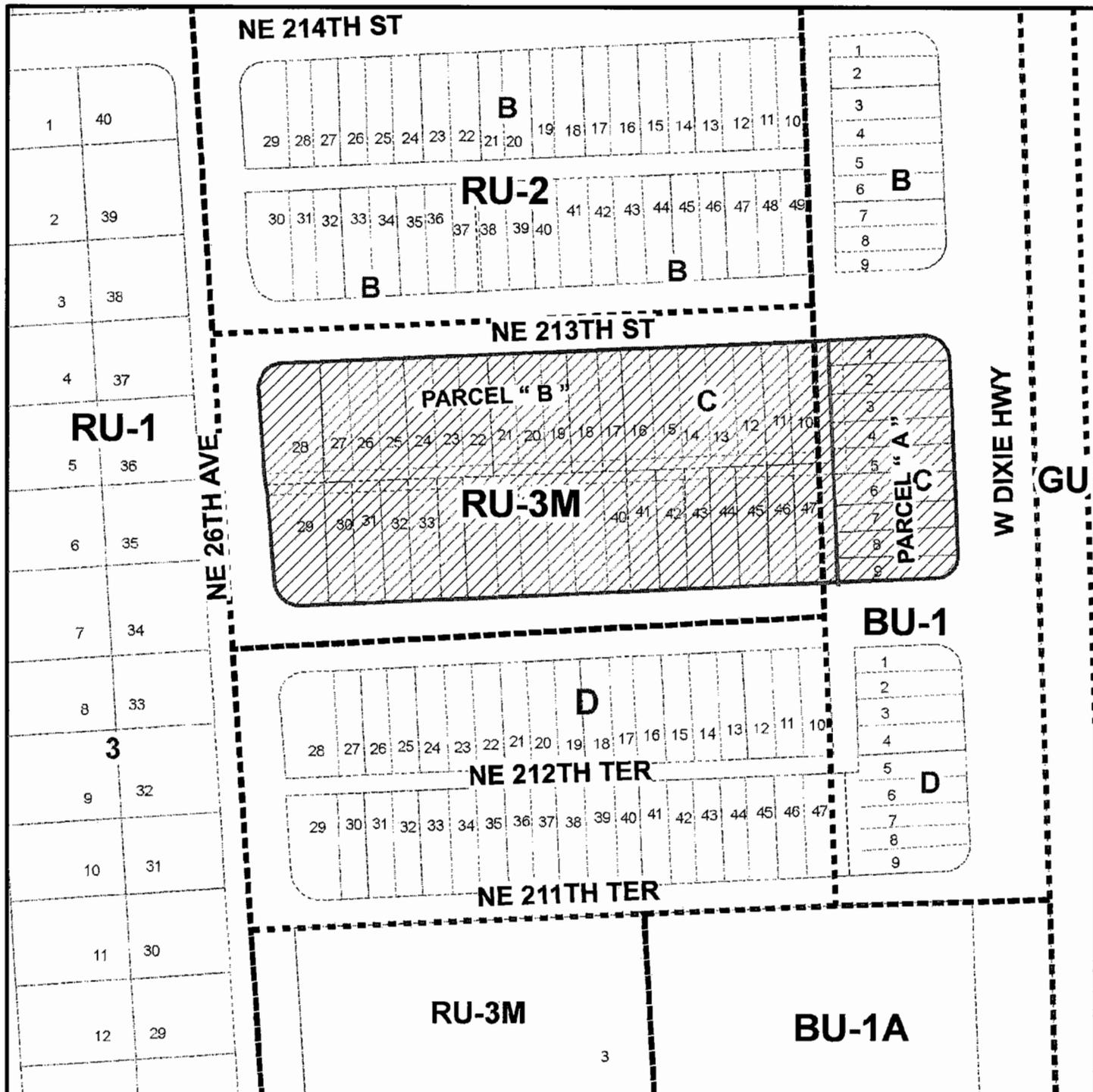
DATE: 01/11/13
 SCALE: AS SHOWN
 DRAWN BY: JAC
 CHECKED BY: JAC
 SHEET NO.: 102

DATE: 01/11/13
 SCALE: AS SHOWN
 DRAWN BY: JAC
 CHECKED BY: JAC
 SHEET NO.: 102

AVENTURA COMMONS
 MIAMI-DADE COUNTY, FLORIDA

PASCUAL PREZ KLIDDJIAN & ASSOCIATES ARCHITECTS, PLANNERS & ASSOCIATES
 700 NW 24th Avenue
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: 954-571-1111
 Fax: 954-571-1112
 Website: www.pprez.com

05



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000107



Section: 34 Township: 51 Range: 42
 Applicant: GREAT FLORIDA BANK
 Zoning Board: C2
 Commission District: 4
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

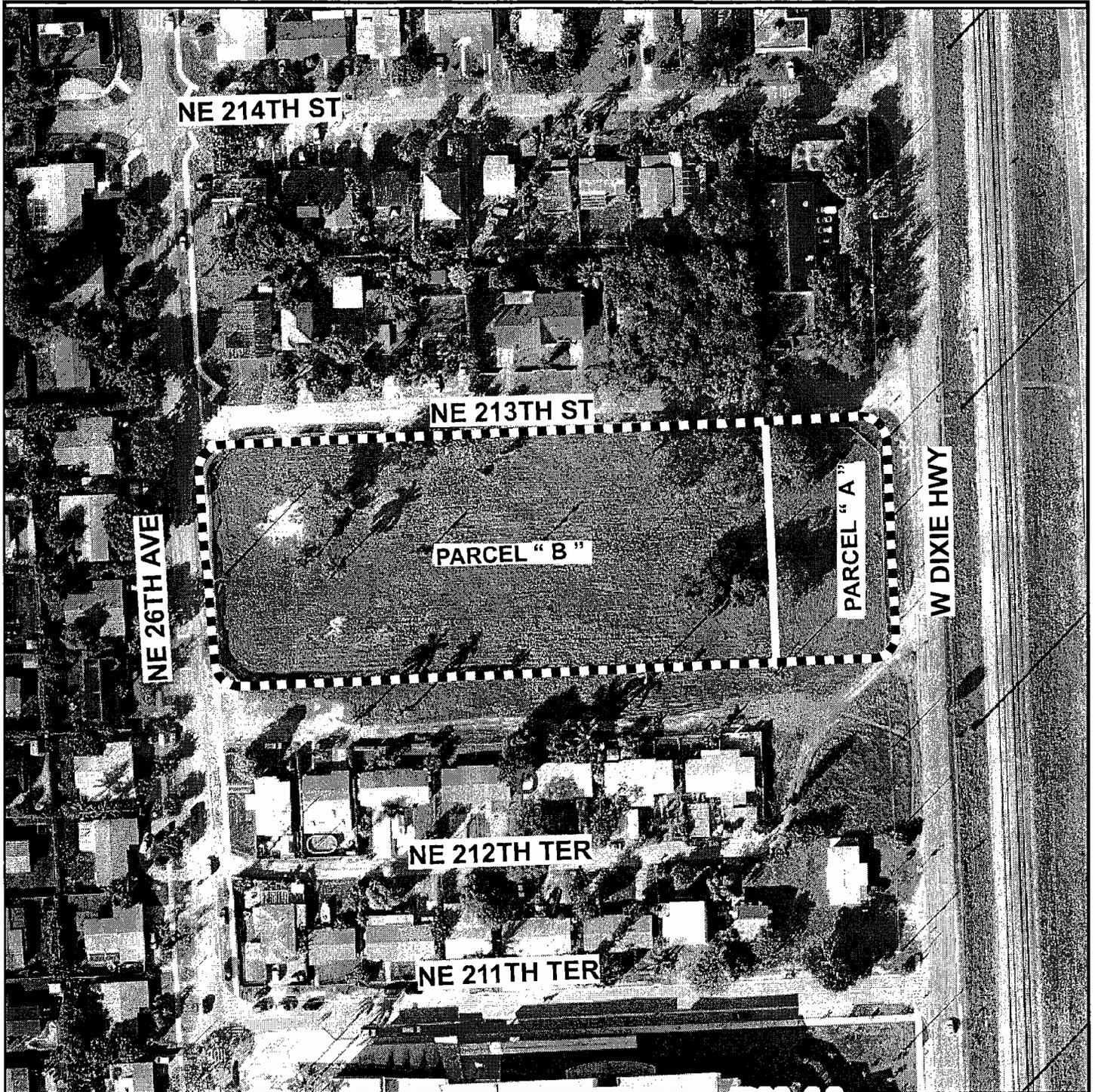
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 7, 2012

REVISION	DATE	BY
		51



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2012000107



Section: 34 Township: 51 Range: 42
 Applicant: GREAT FLORIDA BANK
 Zoning Board: C2
 Commission District: 4
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

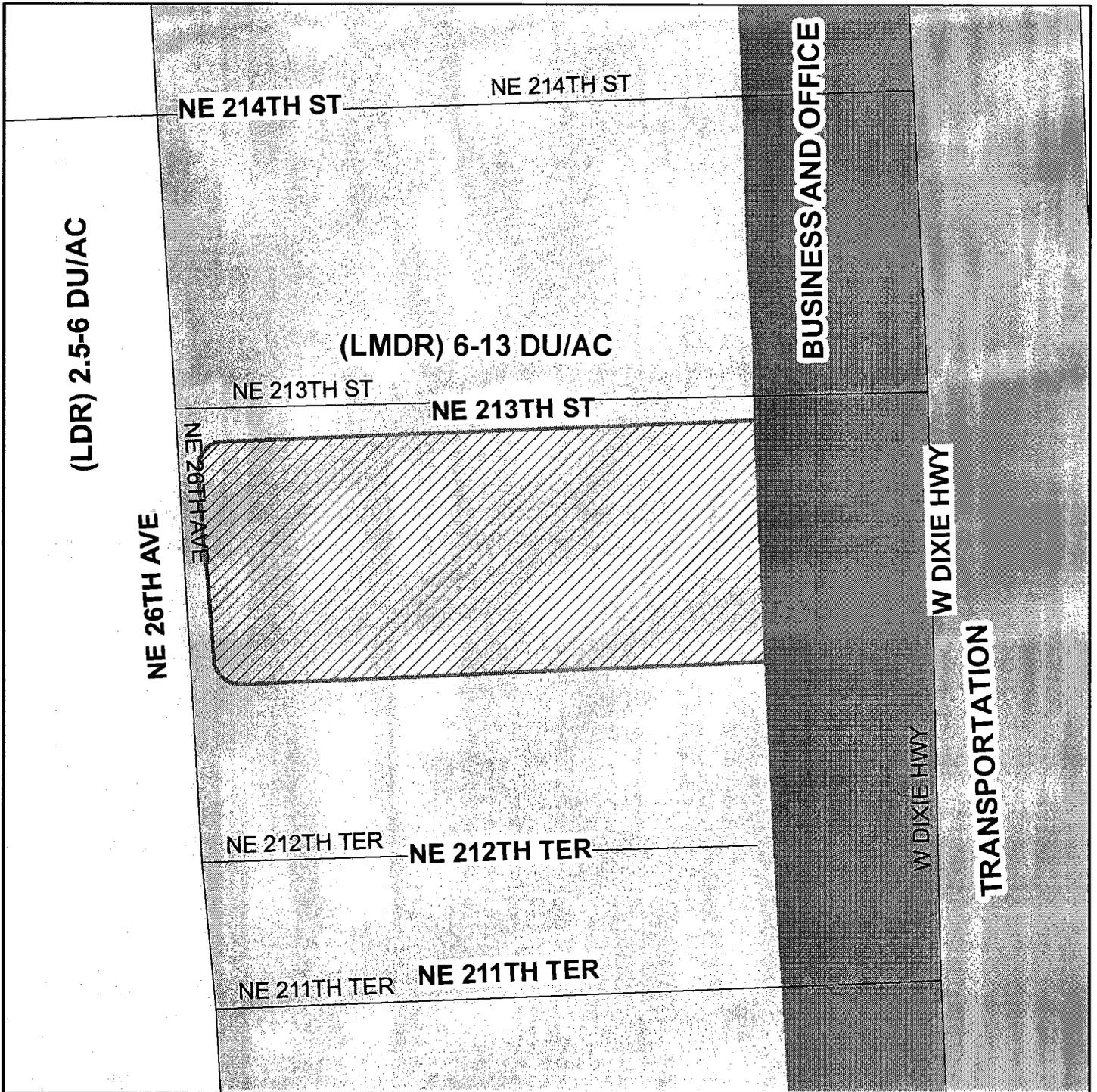
Legend

 Subject Property



SKETCH CREATED ON: Friday, September 7, 2012

REVISION	DATE	BY
		52



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000107



Section: 34 Township: 51 Range: 42
 Applicant: GREAT FLORIDA BANK
 Zoning Board: C2
 Commission District: 4
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 7, 2012

REVISION	DATE	BY

Received by
Zoning Agenda Coordinator

FEB 21 2013

Great Florida Bank (12-107)
C2 3/20/13

Item # 1

This instrument was prepared by:

Name: Graham Penn, Esq.

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

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

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

IN ORDER TO ASSURE the **County** that the representations made by the Owner during consideration of Public Hearing No. 12-107 will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Development Plan.** The Property shall be developed in substantial conformance with the plans entitled "Aventura Commons" prepared by Pascual Perez Kiliddjian & Associates and Witkin Hulst Design Group, consisting of twenty-two (22) sheets dated stamped received January 18, 2013.

2. **Conversion of Garages.** Residential garages on the Property shall not be converted, in whole or part, to living space in a manner that would reduce their capacity for the parking of vehicles. The conversion of a garage by a unit owner within the development shall give the County cause to withhold any further permits, and refuse to make any inspections or grant any approvals for that unit owner's property. The issuance of permits or approvals on the remainder of the Property, however, shall not be withheld.

3. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may

(Public Hearing)

(Space reserved for Clerk)

have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

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

5. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

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

(Space reserved for Clerk)

7. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

8. **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

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

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

(Space reserved for Clerk)

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

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

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

[Execution Pages Follow]

(Space reserved for Clerk)

ACKNOWLEDGMENT CORPORATION

Signed, witnessed, executed and acknowledged on this 22 day of February, 2013.

IN WITNESS WHEREOF, **Great Florida Bank** has caused these presents to be signed in its name by its proper officials.

Witnesses:

[Signature]
 Signature
Rokanna E. Rodriguez
 Print Name
Susana Mier
 Signature
Susana Mier
 Print Name

Great Florida Bank

Address:
15050 NW 79 Court, Suite 200
Miami Lakes, FL 33016

By [Signature]
Print Name: Joel Goldmacher.

Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Joel Goldmacher, Vice President of Great Florida Bank, a Florida Corporation. He/she is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 22 day of February, 2013, in the County and State aforesaid.



[Signature]
 Signature
 Notary Public - State of Florida
Elizabeth Martinez
 Print Name

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lots 1 through 18, and Lots 31 through 47, Block C, and the vacated alley lying East of and adjacent to Lot 47 and lying West of and adjacent to Lots 6 through 9, pursuant to those Resolutions recorded in Official Records Book 11559, Page 1102, and in Official Records Book 11559, Page 1111, of BILTMORE PARK, according to Plat thereof as recorded in Plat Book 10, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Lots 22, 23 and 24, Block C, of BILTMORE PARK, according to the Plat thereof, as recorded in Plat Book 10, Page 69, of the Public Record of Miami-Dade County, Florida.

Parcel 3:

Lots 29 and 30, Block C, of BILTMORE PARK, according to the Plat thereof, as recorded in Park Plat Book 10, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel 4:

Lots 25, 26, 27 and 28, Block C, of BILTMORE PARK, according to the Plat thereof, as recorded Plat Book 10, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel 5:

Lots 19, 20 and 21, Block C, of BILTMORE PARK, according to the Plat thereof, as recorded in Park Plat Book 10, Page 69, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

The alley running in an Easterly-Westerly direction in Block "C" of BILTMORE PARK, according to the Plat thereof, as recorded in Plat Book 10, Page 69, of the Public Records of Miami-Dade County, Florida, from the East right-of-way line of N.E. 26th Avenue (Miami Drive per plat) East extending its North and South lines to the East line of the alley running in a Northerly-Southerly direction in said Block;

and

That portion of the alley running in a Northerly-Southerly direction through said Block "C", from the Easterly extension of the South line of Lot 10 of said Block, North to the South right-of-way line of N.E. 213th Street (Biltmore Blvd. per plat), including the 10-foot radius return at the Southeast corner of said lot, pursuant to Resolution No. R-1051-07, recorded in Official Records Book 26034, Page 4709, of the Public Records of Miami-Dade County, Florida.

Memorandum



Date: March 20, 2013

To: The Community Zoning Appeals Board - 2

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Williams Island Ventures, LLC (Z12-114)

SUMMARY OF REQUESTS:

The applicant is requesting to modify a previously approved Resolution and Planned Area Development (PAD) Agreement in order to permit an alternative townhouse product. Additionally, a variance of private open space is also being sought.

LOCATION: Lying east of NW 27 Avenue and lying approximately 335' north of NW 183 Street, Miami-Dade County, Florida.

COMMENTS:

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

The meeting of the DIC Executive Council was held on January 16, 2013 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Modified approval with conditions of request #1, approval of request #2, subject to the Board's acceptance of the proffered covenant, approval with conditions of request #3 and denial without prejudice of request #4, 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 the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z12-114
WILLIAMS ISLAND VENTURES, LLC

Respectfully Submitted,

DIC Executive Council
January 16, 2013

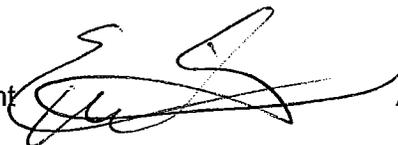
Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department

 AYE

Irma San Roman, Interim Director
Metropolitan Planning Organization Secretariat

Absent

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

**Miami-Dade County Department of Regulatory and Economic Resources
Developmental Impact Committee (DIC)
Recommendation to Community Council 2**

PH: Z12-114

DIC Date: January 16, 2013

Recommendation Summary	
Commission District	4
Applicant	Williams Island Ventures, LLC
Summary of Requests	The applicant is seeking to modify previously approved plans, delete and replace a PAD agreement, provide less private open space for single-family residences and less lot trees.
Location	Lying south of NE 195 Street, between I-95 & the Snake Creek Canal, Miami-Dade County, Florida
Property Size	±148.2-acres
Existing Zoning	PAD, Planned Area Development
Existing Land Use	Golf Course
2015-2025 CDMP Land Use Designation	Low Density Residential Medium Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-303.1(D)(7) Developmental Impact Committee Section 33-311 (A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Modified approval with conditions of request #1, approval of request #2 subject to the Board's acceptance of the proffered covenant, approval with conditions of request #3 and denial without prejudice of request #4.

REQUESTS:

1. MODIFICATION of Condition #4 of Resolution CZAB 2-1-06, passed and adopted by the Community Zoning Appeals Board #2, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled Williams Island Country Club," as prepared by Bradshaw and Associates, dated stamped received November 15, 2005, and consisting of 35 sheets, including the cover sheet (the "Site Plan"), together with the plans entitled "Williams Island Country Club," as prepared by Gecko Group, Inc., dated stamped received November 17, 2005, and consisting of 28 sheets (the "Architectural Plans")."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Williams Island Country Club," as prepared by Urban Design Kilday Studios consisting of 24 sheets, plans prepared by Corwil Architects, consisting of 67 sheets and plans prepared by AB Design Group Inc., consisting of 8 sheets for a total of 99 sheets, with 96 sheets dated stamped received 12/04/12 and 3 sheets dated stamped received 01/03/13 for a total of 99 sheets."

2. DELETION of a Planned Area Development Agreement recorded in Official Record Book 24382 Pages 103 – 115.

The purpose of requests #1 & #2 is to allow the applicant to submit a new site plan showing a reduction in counts, eliminating the multi-family residence and modifying the lake slopes for the previously approved residential development.

3. NON-USE VARIANCE to permit single-family residence attached units with a private open space of 17% (36.3% to 48% previously approved, 60% required).
4. NON-USE VARIANCE to permit 2,329 lot trees (3,497 required).

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

PROJECT DESCRIPTION:

The site plan depicts 653 residential units of which 487 are detached single-family residences and 166 are attached single-family townhome residences on the approximately 148 acre site. Additionally shown on the plan is 37.6 acres of public park space broken down as follows: 5 acres of passive space, 5 acres of active space and 27.6 acres of lineal and jogging space.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	PAD; golf course	Low Density Residential (2.5 to 6 dua) Medium Density Residential (13 to 25 dua)
North	RU-4 & RU-4L; single-family residences, townhomes, & condominiums	Low-Medium Density Residential (6 to 13 dua) Medium Density Residential (13 to 25 dua)
South	GU; I-95 & Snake Creek Canal	Transportation Water
East	RU-4 & GU; apartments	Low Density Residential (2.5 to 6 dua) Medium Density Residential (13 to 25 dua)
West	RU-5 & GU; office building & Snake Creek Canal	Medium Density Residential (13 to 25 dua) Water

NEIGHBORHOOD COMPATIBILITY:

The subject property is located south of NE 195 Street, between I-95 & the Snake Creek Canal. The surrounding area is characterized by single and multi-family residential uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the subject property with single-family and townhouse residences. However, the new development has less private open space and lot trees.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The approximately 148.2-acre subject property is designated as **Low Density Residential (142 acres)** and **Medium Density Residential (6.2 acres)** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Low Density Residential category *allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The Medium Density Residential category *authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas.* The approval of this application will allow the applicant to modify a previously approved resolution, delete and replace a Planned Area Development (PAD) Agreement and provide less private open space for the townhouse residences. Staff notes that pursuant to Resolution No. CZAB 2-1-06, the subject site was previously approved for a PAD with 825 residential units; approval of this application will reduce the number of residential units to 653.

Staff opines that the revised site plan submitted as part of this application remains **compatible** with the surrounding area. Staff notes that the general location of the residential units and landscape buffers remain the same from the previously approved site plan. Further, staff notes that the site plan has been revised to depict attached single-family townhome residences and detached single-family residences only and to show the removal of the multi-family units. The internal streets have been redesigned to accommodate the change in configuration of the housing types offered. The 37.6 acres of public park space that was a part of the original approval remains and is broken down the same with 5 acres of passive space, 5 acres of active space and 27.6 acres of lineal and jogging space. Staff notes that the residential units meet all zoning regulations with the exception of the attached single-family townhome residences, which have less private open space than required. Further, the overall site does not meet the required lot tree requirement. In staff's opinion the revised site plan with a reduction in the number of residences along with the associated non-use variances are **consistent** with the Low Density and Medium Density CDMP LUP map designations and **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

When requests #1 and #2, to permit the modification of Condition #4 of Resolution CZAB2-1-06 and to delete and replace a PAD Agreement recorded in Official Record Book 24382 Pages 103 – 115, are analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval would be **compatible** with the surrounding area and based on the reasons below. Approval of these requests will allow the applicant to submit a revised site plan and a new Planned Area Development Agreement that depicts a revised site layout and removal of the multi-family residential buildings. Staff opines that said revised site plan will not result in excessive traffic as evidenced by the memorandum from the Public Works and Waste Management Department which states proposed project has concurrency reserved until September 27, 2013. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources, 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 proposed facilities 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, nor provoke excessive overcrowding and concentration of people, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned the requested modification and deletion would be **compatible** with the surrounding area based on by the memoranda submitted by the reviewing Departments, the residential units and landscape buffers in the same general location and the reduction in the number of residential units.

Staff notes that the submitted site plan depicts 653 residential units of which 487 are detached single-family residences and 166 are attached single-family townhome residences. The requested number of units is 172 less than the previously approved 825. Staff notes that the submitted site plan depicts the attached townhome residences with a minimum of 17% private open space, which is less than the required private open space of 60%, therefore requiring request #3. The site plan also depicts less lot trees than required (request #4). Further, staff notes that approval of request #2 is contingent upon request #1 to permit the modification of previously approved plans and the non-use variances listed as requests #3 and #4. However, staff is recommending denial without prejudice of request #4 and therefore the submitted site plan should be revised to show the 3,497 required lot trees. **As such, staff recommends modified approval with conditions of request #1 and approval of request #2 subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) Generalized Modification Standards.**

When analyzing request #3 to permit less private open space for attached single-family residences than required, under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the request is **compatible** with the surrounding area. Staff notes that pursuant to Resolution No. CZAB 2-1-06 the property was granted approval to permit 36.3% to 48% of private open space, where 60% is required. Staff opines that the further reduction of private open space is adequately negated by the location of many of the townhome units along one of the four (4) lakes and the 37.6-acres in public park space that the residents can access. Additionally, staff notes that the applicant is meeting the overall required open space for the PAD and therefore providing residents with multiple options to access open space. **As such, staff recommends approval of request #3 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

However when request #4 to permit less lot trees than required is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the request is **incompatible** with the surrounding area. In staff's opinion, the lot trees as required by Chapter 18A of the Code would help to mitigate any visual impacts of the proposed development on the existing residential uses in the surrounding area. Staff notes that the prior use of the site was a golf course and the proposed development will change the views of the subject property for the abutting residential uses with the addition of the residential structures. Staff notes that the applicant is providing 2,329 lot trees, where 3,497 trees are required. However, staff opines that the required additional 1,168 lot trees can act as a visual buffer for the proposed development from the abutting properties. Further, staff notes that the site plan approved pursuant to Resolution No. CZAB 2-1-06 depicted the required number of lot trees and therefore staff opines that the design of the site layout could be revised to accommodate the required 3,497 lot trees. **As such, staff recommends denial without prejudice of request**

#4 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts the proposed PAD with one ingress/egress point along NE 199 Street. In cases of emergency, the site can be accessed through NW 10 Avenue. The site has been designed to provide 1,367 parking spaces (1,350 required) for the development, which includes 974 spaces for the detached single-family residences, 332 spaces for the attached single-family townhomes, 44 spaces for visitors, and 15 spaces for the internal recreation area.

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Aviation

The Miami-Dade County Aviation Department (MDAD) has no objections to this application.

Regulatory and Economic Resources (Division of Environmental Resources Management)

The Department of Regulatory and Economic Resources (RER) 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.

Miami-Dade Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) has no objections to this application. The average travel time to the vicinity of the proposed development is 6:45 minutes (based on 2011 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 objections to this application. Further, its memorandum indicates that since the application is not expected to generate any additional residential population applicable to the CDMP Open Space Spatial Standards. Additionally, the applicant and PROS have worked to prepare language related to park dedication, improvements and maintenance in the Declaration of Covenants for final plat of the site.

Miami-Dade Police Department

The Miami-Dade Police Department (MDPD) has no objections to this application.

Public Works and Waste Management Department

The Public Works and Waste Management Department, does not object to this application. Its memorandum indicates that the proposed project has concurrency reserved until September 27, 2013.

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 in September 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 of Regulatory and Economic Resources, 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. The subject property is located within the MDWASD water and sewer service area.

Miami-Dade Transit Department

The Miami-Dade Transit Department (MDT) has no objections to this application. Its memorandum indicates that the surrounding area is served by Metrobus Route 99 which has AM/PM peak-hour headway of 30 minutes. Therefore, this application meets the adopted mass transit level of service standards as prescribed by the CDMP Mass Transit Subelement Policy MT-1A.

Miami-Dade County Public Schools

Miami-Dade County Public Schools has no objections to this application; the applicant has met the terms of the previous approval.

OTHER: Not applicable.

RECOMMENDATION:

Modified approval with conditions of request #1, approval of request #2 subject to the Board's acceptance of the proffered covenant, approval with conditions of request #3 and denial without prejudice of request #4.

CONDITIONS FOR APPROVAL:

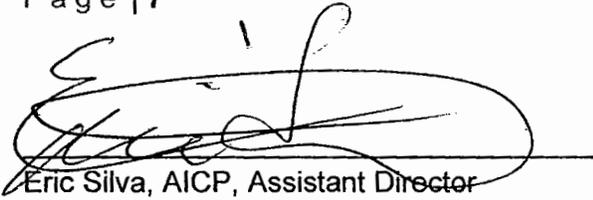
1. That all the conditions of Resolution No. CZAB 2-1-06 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Williams Island Country Club," as prepared by Urban Design Kilday Studios consisting of 24 sheets, plans prepared by Corwil Architects, consisting of 67 sheets and plans prepared by AB Design Group Inc., consisting of 8 sheets for a total of 99 sheets, with 96 sheets dated stamped received 12/04/12 and 3 sheets dated stamped received 01/03/13 for a total of 99 sheets, except as herein modified to show the required 3,497 lot trees.
3. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of the January 16, 2013, DIC recommendation and incorporated herein by reference.
4. Subject to the approval of the Parks Department, Public Works and Waste Management recommends providing pedestrian connections from the pathways along the canal bank to the streets as indicated in its memorandum attached plan. Access points will be provided by instrument.

ES:MW:NN:JV:AN

Williams Island Ventures, LLC

Z12-114

Page | 7

A handwritten signature in black ink, appearing to read "Eric Silva", is written over a horizontal line. The signature is stylized and somewhat illegible.

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

ZONING RECOMMENDATION ADDENDUM

Williams Island Ventures, LLC

12-114

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
Miami-Dade Transit	No objection
*Subject to conditions in the Department's attached memorandum.	

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

Low Density Residential (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as 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 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.</i>
Medium Density Residential (Pg. I-31)	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances from other than airport regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
33-311(A)(7) Generalized Modification Standards	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (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.</i>
33-303.1(D)(7) Developmental Impact Committee	<i>Review and make recommendations concerning County zoning actions, with the exception of applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), which are:</i> <i>(a) Required by the regulations to be taken after public hearing, and which would allow</i>

ZONING RECOMMENDATION ADDENDUM

Williams Island Ventures, LLC

12-114

	<p><i>individually, or cumulatively within an independent development parcel:</i></p> <ol style="list-style-type: none"><i>1. Residential developments involving in excess of two hundred fifty (250) dwelling units.</i><i>7. All planned area developments.</i>
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2. WILLIAMS ISLAND VENTURES, LLC
(Applicant)

13-3-CZ2-2(12-114)
Area 02/District 04
Hearing Date: 03/20/13

Property Owner (if different from applicant) **WILLIAMS ISLAND VENTURE, LLC.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1965	Two Seasons, Inc.	- Zone change from RU-1 & AU to RU-4L, IU-C & RU-4.	BCC	Approved
1965	Two Seasons, Inc.	- Use Variance Convalescent facilities. - Unusual Use hospital golf course. - Special Exception church Mult-Housing.	BCC	Approved with Condition(s)
1965	Two Seasons, Inc.	- Zone change from RU-1 & AU to RU-4L, IU-C & RU-4. - Special Exception for church & Sunday school. - Unusual Use for lake excavation & golf course.	ZAB	Approved with Condition(s)
1966	Two Seasons, Inc.	- Unusual Use golf course including water hazards.	ZAB	Approved with Condition(s)
1967	Two Seasons, Inc.	- Zone change from RU-1, AU, IU-C, RU-4L to GU & RU-4. - Special Exception Mult-Family apartment. - Variance height requirement & parking in setback.	BCC	Approved with Condition(s)
1968	Two Seasons, Inc.	- Unusual Use private recreation facility. - Variance of height requirement.	ZAB	Approved with Condition(s)
1968	Two Seasons, Inc., D/B/A Sky Lake Country Club	- Zone change from RU-4 to BU-2.	BCC	Approved

1968	Two Seasons, Inc., D/B/A Sky Lake Country Club	- Zone change from RU-4 to BU-2.	ZAB	Recommended for Approval
1975	Sky Lake Development Inc.	- Use Variance & Special Exception expansion & night illumination. - Unusual Use for recreational activities & parking of cars. - Variance set back, lot coverage & open space. - Modification of resolution.	BCC	Approved with Condition(s)
1982	California Country Club	- Special Exception to reface & re-subdivide. - Non-Use Variance of setback.	ZAB	Approved
2006	WI 825 Partners LLC	- Zone change from RU-4, BU-2 to PAD. - Unusual Use lake fill. - Non-Use Variance of private open space.	C02	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

Date: December 11, 2012
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources



Subject: C-02 #Z2012000114-1st Revision
Williams Island Ventures, LLC
998 NE 195 Street, Miami, Florida
Modification of a Previous Resolution and Agreement to Permit
Single Family Residential Attached Units with a Lesser Private
Open Space for a Previously Approved PAD Development
(PAD) (148.2 Acres)
06-52-42

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.

The developer has obtained the water extension permits 2012-WAT-EXT-00042 and 212-WAT-EXT-00025, and the sewer extension permits 2012-SEW-EXT-00019 and 2012-SEW-EXT-00008, issued by the Department's Water and Wastewater Engineering Section. Be advised that these water and sewer extension must be completed in conformance with the approved plans and specifications and operative prior final development orders.

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

This site was approved under Class II-20120010 and it is in full compliance with the permit conditions. Be advised that a Class VI permit may be required if drainage work is proposed in a contaminated area.

A permit modification for the existing Environmental Resource Permit number 13-00034-S, issued by the South Florida Water Management District (SFWMD) may be required.

A Canal Right of Way verification letter might be required from the SFWMD for the C-9 (Snake Creek Canal) in order to prevent encroachment into said canal Right of Way.

Pollution Remediation

The subject property has records of current contamination issues under Williams Island Country Club (RER AW-273). The site is an industrial waste contaminated site and is currently conducting site assessment.

The site also has one record of historical petroleum contamination issues under UT-2352. The case was closed on June 13, 1996. There are no records of current contaminated sites abutting the subject property.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will not be required for this property. Be advised that 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 require permits for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit TREE-003333-2011 was issued for this site on January 6, 2012, and is scheduled to expire on January 6, 2013. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions.

Be advised that a new Miami-Dade County Tree Removal/Relocation Permit or an amendment to this permit is required prior to the removal and/or relocation of any additional tree on the subject property. Please contact the Tree Permitting Program at (305)-372-6600, voice option #2, for information regarding tree permits.

Enforcement History

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

Concurrency Review Summary

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

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review.

Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

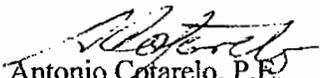
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 22, 2013

To: Eric Silva
Assistant Director
Regulatory and Economic Resource Department

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

Subject: DIC 12-114
Name: Williams Island Ventures, LLC
Section 06 Township 52 South Range 42 East

I. PROJECT LOCATION:

998 NE 195 Street

II. APPLICATION REQUEST:

This application is seeking to modify the alternative development program by modifying the previous approvals to permit for an adequate sized townhome product. This modification is smaller than the originally approved by the Zoning Resolution but larger than the product approved as part of the alternative development plan.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the site is available from the North and the South, from NW 2 Avenue and the I-95.

IV. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

No new trips are anticipated as a result of this application.

V. IMPACT ON EXISTING ROADWAYS:

This project has concurrency reserved until September 27, 2013 under T-21831.

VI. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

A signal warrant study must be provided to evaluate the intersection of NE 199 Street and NE 3 Court for the installation of a traffic signal.

VII. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

N/A – Previously approved site plan configuration not being revised.

VIII. SITE PLAN CRITIQUE – SITE PLAN ACCEPTABLE

Subject to the approval of the Parks Department, Public Works and Waste Management recommends providing pedestrian connections from the pathways along the canal bank to the streets as indicated in the attached plan. Access points will be provided by instrument.

VI. STANDARD CONDITION:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

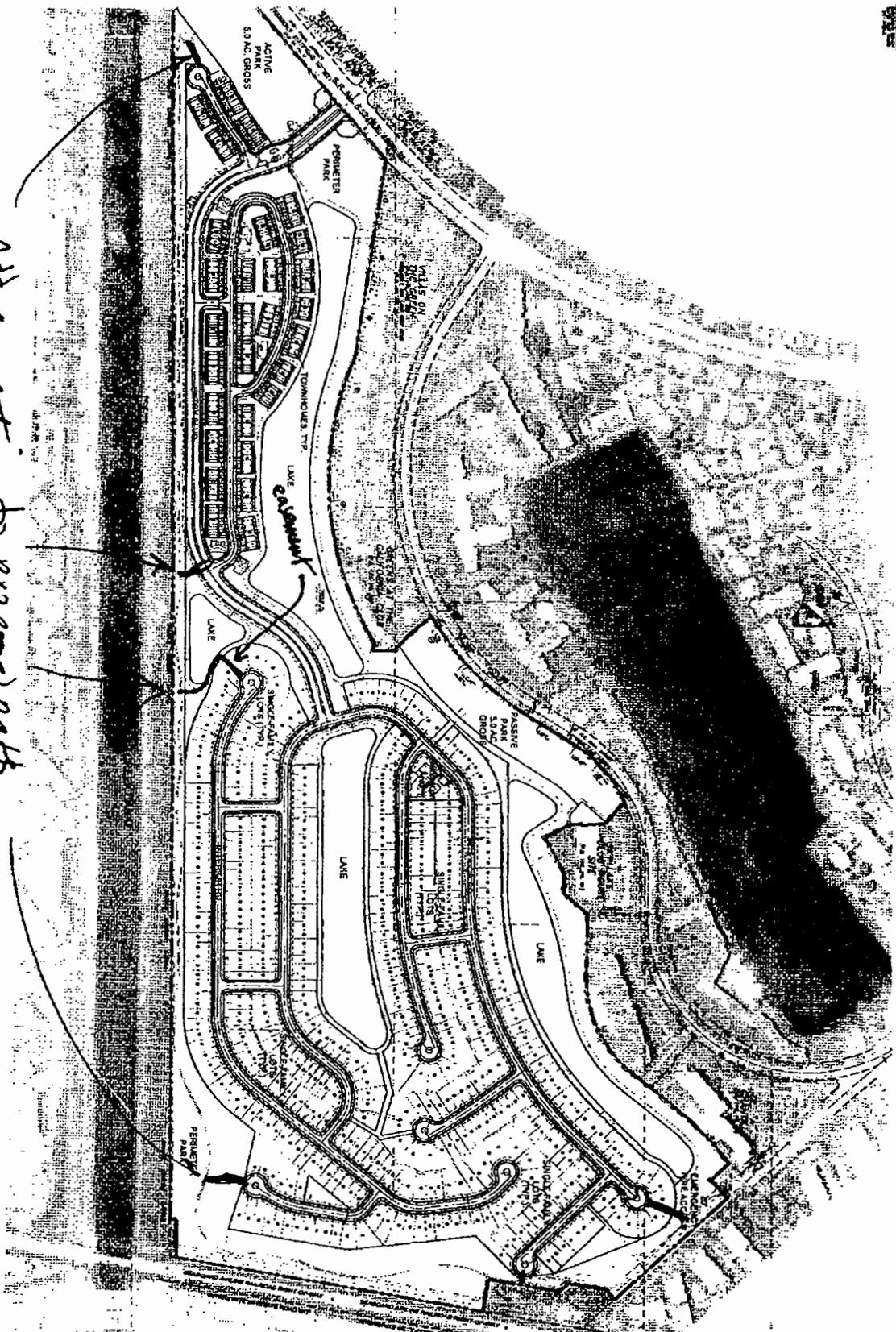
VII. SUMMARY:

This project is located within the jurisdiction of Miami-Dade County. It meets Traffic Concurrency for an initial review. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting/platting. **PWWM has no objections to this application.**

Attachment

- c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Jorge Vital, Development Impact Committee, Department of Regulatory and Economic Resources
Joan Shen, Ph.D., P.E., PTOE, Interim Chief, Traffic Engineering Division, PWWM
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM
Armando Hernandez, Special Administrator for Currency, Department of Regulatory and Economic Resources

Add connections to proposed path



BASE INFORMATION TAKEN FROM SCHWENK-SHERKIN & ASSOC.

S-0

Scale: 1" = 100'

DATE: 07/18/2014

NORTH

Williams Island Country Club
 Miami-Dade County, Florida
CONTEXT PLAN

urban design studios

Urban Planning & Design
 Architecture
 Landscape Architecture
 Interior Design
 1000 Biscayne Blvd, Suite 1000
 Miami, FL 33132
 Phone: 305.375.1100
 Fax: 305.375.1101
 www.urbandesignstudios.com

Memorandum



Date: December 18, 2012

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

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

Subject: DIC 2012000114 – Williams Island Ventures, LLC (Revision No. 1)

According to the first revised letter of intent dated December 7, 2012, the applicant is seeking to amend a previously approved development plan in order to introduce an alternative townhouse project within the planned residential community. The applicant is seeking to modify a previously approved resolution, a Planned Area Development agreement, along with a variance of zoning regulations on an approximate 148 acre parcel of land lying west of Interstate 95 and south of NE 195th Street, Miami-Dade County, Florida.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **183** fire and rescue alarms annually. The estimated number of alarms results in a severe impact to existing fire and rescue service. However, existing fire and rescue stations will be able to absorb the additional number of alarms.
- (B) Based on data retrieved during calendar year 2011, the average travel time to the vicinity of the proposed development was **6:45** 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 four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aeriels. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
63	1655 NE 205 Street	Engine	4
38	575 NW 199 Street	Rescue, Aerial	7
32	358 NE 168 Street	Rescue, Engine	7
8	2900 Aventura Boulevard	Rescue, Engine, Battalion	8
33	2601 Point East Drive	Rescue	3

SITE PLAN REVIEW

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled "Williams Island Country Club," as prepared by Urban Design Kilbay, dated stamp received November 20, 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 Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

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

/ch

Memorandum



DATE: November 19, 2012

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

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

SUBJECT: Review of DIC Project No. 12-114 (Williams Island Ventures, LLC)
MDT Project No. OSP006
FSC No. 41.04

Project Description

The subject property is approximately 148.2 acres and consists of vacant parcels of land that are located at the northwest corner of I-95 and the Snake Creek Canal, Miami-Dade County, Florida. Williams Island Ventures, LLC seeks to modify a prior resolution and previously recorded agreement for a Planned Area Development (PAD) Project in order to eliminate the previously approved townhome and multifamily units and permit single family residential units in lieu thereof with less private open space.

Current Transit Service

Transit service in the surrounding area is provided by Route 99. The alignment for this route is illustrated on the attached map. The service headways for this route (in minutes) are as follows:

Metrobus Route Service Summary
Williams Island Venture, LLC Application Site

Route(s)	Service Headways (In minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
99	(30/60) / (30/60)	24/60	40/60	n/a	40	40	0	L

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

July 2012 Line Up

Future Transportation/Transit Improvements

The 2013 Transportation Improvement Program (TIP) proposes the following improvement on the roadways within the immediate vicinity of the site.

Facility/Project Limits	Type of Work
SR 9A/I-95 (from south of SR 836/I-395 to Broward County Line)	PD&E/EMO Study

The 2035 Long Range Transportation Plan (LRTP) lists the following improvements within the immediate vicinity of this project.

Facility/Project Limits	Type of Work	Priority/Funding Phase
I-95 Interchange at Ives Dairy Road	Interchange modification	Priority I
I-95 Regional Express Bus Service (from Broward Blvd. to Downtown Miami)	Implement regional express bus service on I-95 between Broward and Miami-Dade Counties	Priority I
I-95 (from Golden Glades Interchange to Broward County Line)	Special use lanes (managed lanes)	Priority III
New Tri-Rail station in northern Miami-Dade County between Golden Glades Tri-Rail Station and County Line Road	New Tri-Rail station in the vicinity of Ives Dairy Road	Unfunded

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

Route	Improvement/Adjustment
99	No planned improvements.

MDT Comments/Recommendations

The surrounding area is served by Metrobus Route 99 which has AM/PM peak-hour headway of 30 minutes. Policy MT 1A, Mass Transit Subelement of the Comprehensive Development Master Plan states that the minimum peak-hour mass transit level-of-service shall be that all areas within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) which have a combined resident and workforce population of more than 10,000 persons per square mile shall be provided with public transit service having a 30-minute headways and an average route spacing of one mile provided that:

- 1) The average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile,

and the corridor is 0.5 miles on either side of any necessary new routes or route extensions to the area of expansion;

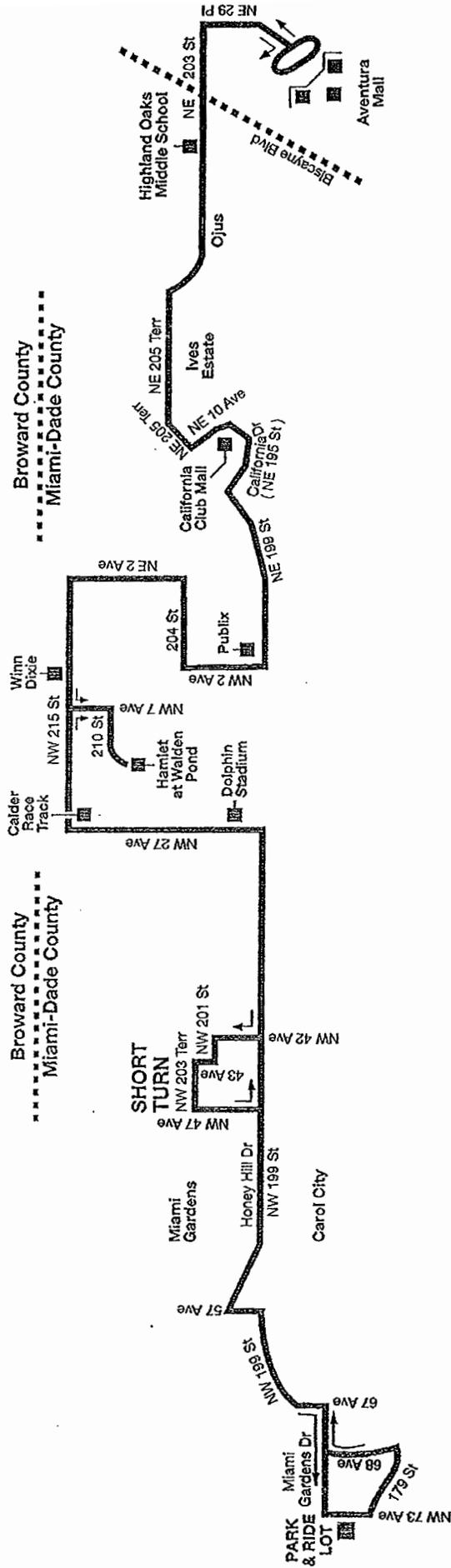
- 2) It is estimated that there is sufficient demand to warrant the service;
- 3) The service is economically feasible; and
- 4) The expansion of transit service into new areas is not provided at the detriment of existing or planned services in higher density areas with greater need.

Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP).

Based on the information presented, MDT has no objections to this application.

c: Monica D. Cejas, P.E., Senior Professional Engineer
Robert Pearsall, Section Chief, Service Planning and Scheduling, MDT
Eric Zahn, Transit Planning Section Supervisor, MDT

Route 99



Memorandum



Date: November 27, 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 #12-114
Williams Island Ventures, LLC
MDAD DN-12-11-1092

A handwritten signature in black ink, appearing to read "J. Ramos", written over the "From:" field of the memorandum.

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #12-114, Williams Island Ventures, LLC. The applicant is requesting a modification of a previous resolution and agreement to permit single family residential attached units with a lesser private open space for a previously approved PAD development. The size of the property is approximately 148.2 acres and is located at 998 NE 195 Street, Miami-Dade County, Florida.

Based upon our review of the information provided to us, MDAD does not object to the use provided there are no conflicts with applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Airport Zoning.

C: Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources

Memorandum



Date: January 3, 2012

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

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

Subject: Z2012000114: WILLIAMS ISLAND VENTURES, LLC
Revised plans dated stamped received 11-20-2012 and PAD Agreement dated 11-16-2012

Application Name: WILLIAMS ISLAND VENTURES, LLC

Project Location: The site is located in that area lying south of NE 195 Street, between 1-95 and the Snake Creek Canal, Miami-Dade County.

Proposed Development: The request is for modification of an existing resolution to permit residential units with a lesser private open space for a previously approved PAD for a total of 653 units. Review includes revised plans dated stamped received 11-20-2012 and PAD Agreement dated 11-16-2012 (submitted at DIC on December 16, 2012).

Impact and demand: This application to modify an existing resolution does not generate any additional residential population applicable to CDMP Open Space Spatial Standards. The application stated that there are no changes to the commitments for park areas to be dedicated to the County, which includes a total of 36.38 net acres to be used for public park purpose and conveyed to the County. The PAD Agreement draft dated 11-16-2012 should be updated to reflect the most recent site plan submittal dated 11-20-12. Also, the applicant and PROS and the County have worked to prepare language related to park dedication, improvements and maintenance in the Declaration of Covenants for final plat of the site. It is requested that sections (3), (4), (5) and (6) of the draft PAD be revised to reflect the language included in the Declaration of Covenants as approved by the County.

Site Plan Review: We have reviewed the landscape plan plant selection for the proposed park areas and find it acceptable but recommend the use of red maple be limited in number.

Since there are no additional residential units proposed as part of this application we have not performed a review for impacts regarding concurrency level-of-service standards.

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: October 2, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: DIC # Z12-114
Williams Island Ventures, 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 # Z12-114
Williams Island Ventures, LLC

Application: *Williams Island Ventures, LLC* is requesting an amendment to a previously existing plan to allow for the introduction of an alternative townhouse product, in the form of larger townhome units, within a planned residential community. The amendments to the plan include: 1) a modification to Resolution No. CZAB2-1-06; 2) a modification to that certain Planned Area Development Agreement recorded in Book 24382, Page 103, of the Public Records of Miami-Dade County; and 3) a non-use variance from Section 33-284.27(K) of the Code. The plan proposes the development of a 653 unit community comprised solely of 487 detached single family homes and 166 townhomes in an area zoned for Planned area Development (PAD).

Size: The subject property is 148 acres.

Location: The subject property is generally located at 998 NE 195th Street 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 in September of 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 modification of plans to allow for approximately 166 larger townhome units will likely be considered development for a "multi-family residential 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 PWWM facilities.

The approximately 487 detached single family units also indicated on the plan, meets the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential units will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of

the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

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. Recycling: Single Family Units

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

5. Waste Storage/Setout Considerations

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

6. Site Circulation Considerations

It is required that development 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



Date: September 28, 2012

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

From: Kathleen Woods-Richardson, Director
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

A handwritten signature in black ink that reads "Kathleen Woods-Richardson".

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of seventeen (17) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2028-29 or twelve (12) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2013), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

- c: Paul Mauriello, Assistant Director, Operations
- Christopher Rose, Assistant Director, Administration
- Asok Ganguli, Assistant Director, Technical Services
- Michael Moore, Assistant Director, Disposal Operations

**Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2012-13 Through Fiscal Year 2028-29**

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *		SOUTH DADE LANDFILL **		NORTH DADE LANDFILL ***		WMI **** CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Ending Capacity	Beginning Capacity	Ending Capacity	Beginning Capacity	Ending Capacity			
OCT. 1, 2012 TO SEPT. 30, 2013	1,522,000	1,551,718	184,000	1,357,718	6,199,967	216,000	5,983,967	250,000	784,000	738,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,522,000	1,357,718	194,000	1,163,718	5,983,967	216,000	5,767,967	250,000	784,000	738,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,522,000	1,163,718	194,000	969,718	5,767,967	216,000	5,551,967	250,000	784,000	738,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,522,000	969,718	194,000	775,718	5,551,967	216,000	5,335,967	250,000	784,000	738,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,522,000	775,718	194,000	581,718	5,335,967	216,000	5,119,967	250,000	784,000	738,000
OCT. 1, 2017 TO SEPT. 30, 2018	1,522,000	581,718	194,000	387,718	5,119,967	216,000	4,903,967	250,000	784,000	738,000
OCT. 1, 2018 TO SEPT. 30, 2019	1,522,000	387,718	194,000	193,718	4,903,967	216,000	4,687,967	250,000	784,000	738,000
OCT. 1, 2019 TO SEPT. 30, 2020	1,522,000	193,718	193,718	0	4,687,967	216,282	4,471,685	250,000	784,000	738,000
OCT. 1, 2020 TO SEPT. 30, 2021	1,522,000	0	0	0	4,471,685	410,000	4,061,685	250,000	784,000	738,000
OCT. 1, 2021 TO SEPT. 30, 2022	1,522,000	0	0	0	4,061,685	410,000	3,651,685	250,000	784,000	738,000
OCT. 1, 2022 TO SEPT. 30, 2023	1,522,000	0	0	0	3,651,685	410,000	3,241,685	250,000	784,000	738,000
OCT. 1, 2023 TO SEPT. 30, 2024	1,522,000	0	0	0	3,241,685	410,000	2,831,685	250,000	784,000	738,000
OCT. 1, 2024 TO SEPT. 30, 2025	1,522,000	0	0	0	2,831,685	410,000	2,421,685	250,000	784,000	738,000
OCT. 1, 2025 TO SEPT. 30, 2026	1,522,000	0	0	0	2,421,685	428,673	1,993,012	250,000	784,000	738,000
OCT. 1, 2026 TO SEPT. 30, 2027	1,522,000	0	0	0	1,993,012	534,000	1,459,012	250,000	784,000	738,000
OCT. 1, 2027 TO SEPT. 30, 2028	1,522,000	0	0	0	1,459,012	534,000	925,012	250,000	784,000	738,000
OCT. 1, 2028 TO SEPT. 30, 2029	1,522,000	0	0	0	925,012	534,000	391,012	250,000	784,000	738,000
REMAINING YEARS			7	17			13		17	

ANNUAL DISPOSAL RATE (in tons)
 RESOURCES RECOVERY ASHFILL 194,000
 SOUTH DADE LANDFILL 216,000
 NORTH DADE LANDFILL 124,000
 WMI CONTRACT 250,000
TOTAL TO BE LANDFILLED 784,000

* Ashfill capacity is for Cell 19 and Cell 20.
 ** South Dade includes Cells 3, 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.
 *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.
 **** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015. The Department anticipates contract renewal in 2015.
 All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2010, survey with actual tons from July 2008, through June, 2010, and projected tons for July, August and September, 2010.

Memorandum

MIAMI-DADE
COUNTY

Date: December 6, 2012

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: Williams Island Ventures, LLC: DIC Application # Z2012000114

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

Application Name: Williams Island Ventures

Proposed Development: The applicant is requesting to permit 653 units comprised solely of 487 detached single-family homes (under 3,001 SF) and 166 townhomes. The total water demand for this development will be 137,020 gpd.

Project Location: The subject property is located at 998 NE 195 Street, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Hialeah Preston Water Treatment Plant. There are two active Agreements with the MDWASD for the subject development where the points of connection for water are specified.

Agreement 20970 was executed on January 10, 2012 for the development of 166 townhomes. As indicated in said Agreement, there is a 24-inch water main located in NE 199th Street from which the developer shall connect and install an 8-inch water main within the property as required to provide service and interconnect to an existing 8-inch water main in NE 195th Street for water service.

Agreement 20971 was executed on November 22, 2011 for the development of 487 detached single family homes. As indicated in said Agreement, there is a 12-inch water main located in NE 195th Street and there is an 8-inch water main located in an easement near the east side of the property to any of which the developer shall connect and extend an 8-inch water main as required to serve the property. The Developer is responsible for obtaining access to the water system, either by right-of-way dedication and/or easement.

Any other public water main extension within the property shall be 8-inch minimum in diameter. If two (2) or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two points of connection. In addition, all comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

A Water Supply Certification (WSC) was issued for the proposed development at the time that the above mentioned Agreements were offered. However, please note that the WSC letter for Agreement 20971 reflects a total water demand based on single family residential development between 3001-5000 SF. As such, the applicant must obtain a revised WSC to reflect the new square footage of the single family homes (under 3001 SF).

The WSC letter shall remain active in accordance with the terms and conditions specified in said certification. Said Certification is issued 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. There are two active Agreements with the MDWASD for the subject development where the points of connection for sewer are specified.

As specified in Agreement 20970 noted above for the development of 166 townhomes, there is a 12-inch force main located in the Snake Creek Canal right-of-way that runs along the southwestern boundary of the property, to which the developer shall connect and construct a private sewage pumping station to provide sewer service to the developer's property.

As specified in Agreement 20971 noted above for the development of 487 detached single family homes, there is an existing 15-inch sanitary gravity sewer main and a 30-inch gravity sewer main located in NE 195th Street abutting the northern boundary of the property and in NE 10th Avenue, respectively, to which the Developer shall connect and extend, at full depth, a minimum 8-inch gravity sewer main as required to provide sewer service to the property. The subject property does not abut the aforementioned 30-inch gravity sewer main in NE 10th Avenue. Therefore, the Developer is responsible for obtaining access to the sewer system either by right-of-way dedication and/or easement.

Pump Station: 0318
Yearly NAPOT: 5.76 Hrs
Projected NAPOT: 6.07 Hrs
Projected NAPOT including this project flows: 6.65 Hrs

The North 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.

Williams Island Ventures, LLC.
DIC # 12-114
December 6, 2012

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.

DATE: 18-JAN-13
REVISION 2

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

WILLIAMS ISLAND VENTURES,
LLC

LYING SOUTH OF NE 195 STREET,
BETWEEN 1-95 & THE SNAKE
CREEK CANAL, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000114

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. Prior case for folio 3022060000010 opened on May 12, 2009 for overgrowth and a citation was issued. Affidavit of non compliance issued on July 15, 2009 and remediation requested on July 30, 2009. Case forwarded to collection on September 14, 2009. Violation complied on April 8, 2010. Payment plan fulfilled on July 1, 2010. Lien satisfied on August 26, 2010. BNC: NO open/close bss cases.

William Island Ventures LLC

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

REPORTER NAME:

SITE AREA CALCULATION PLAN

POD A & B: TOWNHOUSES 688,412.3 s.f. 15.34 Ac.

Lot Area	277,516.2 s.f.	6.4 Ac.
Sidewalk	30,424.8 s.f.	0.7 Ac.
Pavement Area	98,341.3 s.f.	2.2 Ac.
Parking Tract	17,250.7 s.f.	0.4 Ac.
R.O.W. Planting Area	23,037.2 s.f.	0.5 Ac.
Public Open Space	221,842.3 s.f.	5.14 Ac.

POD C: SINGLE FAMILY	1,424,895.5 s.f.	32.71 Ac.
Lot Area	1,011,465.2 s.f.	23.2 Ac.
Sidewalk	51,184.9 s.f.	1.2 Ac.
Pavement Area	157,144.2 s.f.	3.6 Ac.
R.O.W. Planting Area	60,791.8 s.f.	1.4 Ac.
Public Open Space	131,749.1 s.f.	3.0 Ac.
Easements	12,560.5 s.f.	0.31 Ac.

POD D: SINGLE FAMILY	1,659,935.0 s.f.	38.11 Ac.
Lot Area	1,040,135.2 s.f.	23.9 Ac.
Sidewalk	59,752.3 s.f.	1.4 Ac.
Pavement Area	178,991.5 s.f.	4.1 Ac.
R.O.W. Planting Area	192,366.2 s.f.	4.2 Ac.
Public Open Space	185,718.0 s.f.	4.21 Ac.
Easements	13,551.9 s.f.	0.3 Ac.

ENTRY ROAD	253,245.2 s.f.	5.81 Ac.
Sidewalk	17,426.8 s.f.	0.4 Ac.
Pavement area	159,123.4 s.f.	3.65 Ac.
R.O.W. Planting Area	51,539.4 s.f.	1.18 Ac.
Public Open Space	25,155.6 s.f.	0.59 Ac.

RECREATION AREA	27,920.0 s.f.	0.64 Ac.
Building Area	918.5 s.f.	0.02 Ac.
Parking Tract	7,818.3 s.f.	0.18 Ac.
Sidewalk	1,333.1 s.f.	0.03 Ac.
Public Open Space	17,850.1 s.f.	0.41 Ac.

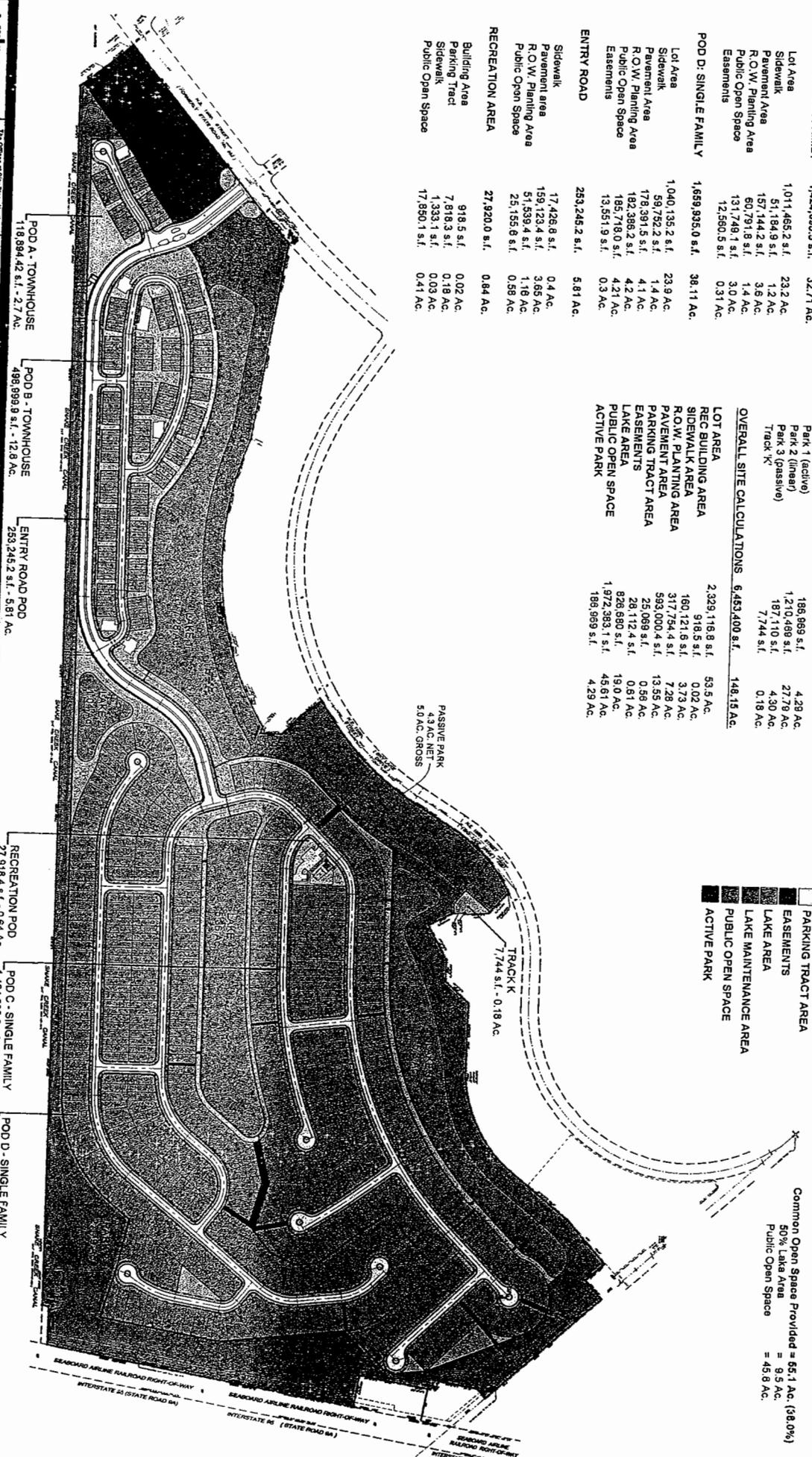
LAKE CALCULATIONS

Lake 1	325,876.1 s.f.	7.5 Ac.
Lake 2	45,259.0 s.f.	1.0 Ac.
Lake 3	234,771.2 s.f.	5.4 Ac.
Lake 4	237,789.1 s.f.	5.5 Ac.

PARK CALCULATIONS

Park 1 (active)	186,989 s.f.	4.29 Ac.
Park 2 (linear)	1,210,488 s.f.	27.78 Ac.
Park 3 (passive)	187,110 s.f.	4.30 Ac.
Track 'K'	7,744 s.f.	0.18 Ac.

OVERALL SITE CALCULATIONS	6,483,400 s.f.	148.15 Ac.
LOT AREA	2,329,116.8 s.f.	53.5 Ac.
REC BUILDING AREA	918.5 s.f.	0.02 Ac.
SIDEWALK AREA	160,121.8 s.f.	3.73 Ac.
PAVEMENT AREA	317,754.4 s.f.	7.29 Ac.
PARKING TRACT AREA	593,000.4 s.f.	13.55 Ac.
EASEMENTS	25,069 s.f.	0.58 Ac.
LAKE AREA	28,112.4 s.f.	0.61 Ac.
PUBLIC OPEN SPACE	826,890 s.f.	19.0 Ac.
ACTIVE PARK	1,972,583.1 s.f.	45.61 Ac.
	186,989 s.f.	4.29 Ac.



LEGEND

- LOT AREA
- REC BUILDING AREA
- SIDEWALK AREA
- R.O.W. PLANTING AREA
- PAVEMENT AREA
- PARKING TRACT AREA
- EASEMENTS
- LAKE AREA
- LAKE MAINTENANCE AREA
- PUBLIC OPEN SPACE
- ACTIVE PARK

COMMON OPEN SPACE CALCULATIONS

Net Site Area = 143.86 Ac.
 (148.15 Ac. - 4.29 Ac. Active Park)
 Common Open Space Required = 37.46 Ac.
 (143.86 Ac x 30%)
 Common Open Space Provided = 65.1 Ac. (38.0%)
 50% Lake Area = 9.5 Ac.
 Public Open Space = 45.8 Ac.

Urban design studios
 Urban Planning & Design
 Comprehensive Planning
 Commercial Development
 Community Development

7777 CENTRAL CITY PARK NORTH
 WINTER PARK, FL 32789
 P 407-948-4111
 WWW.URBANDSIGNSTUDIOS.COM

OWNER: WILLIAMS ISLAND COUNTRY CLUB
 PROJECT: WILLIAMS ISLAND COUNTRY CLUB
 15000 SW 11TH AVENUE, MIAMI, FL 33187
 PREPARED BY: URBAN DESIGN STUDIOS
 DATE: SEPTEMBER 6, 2012

Williams Island Country Club

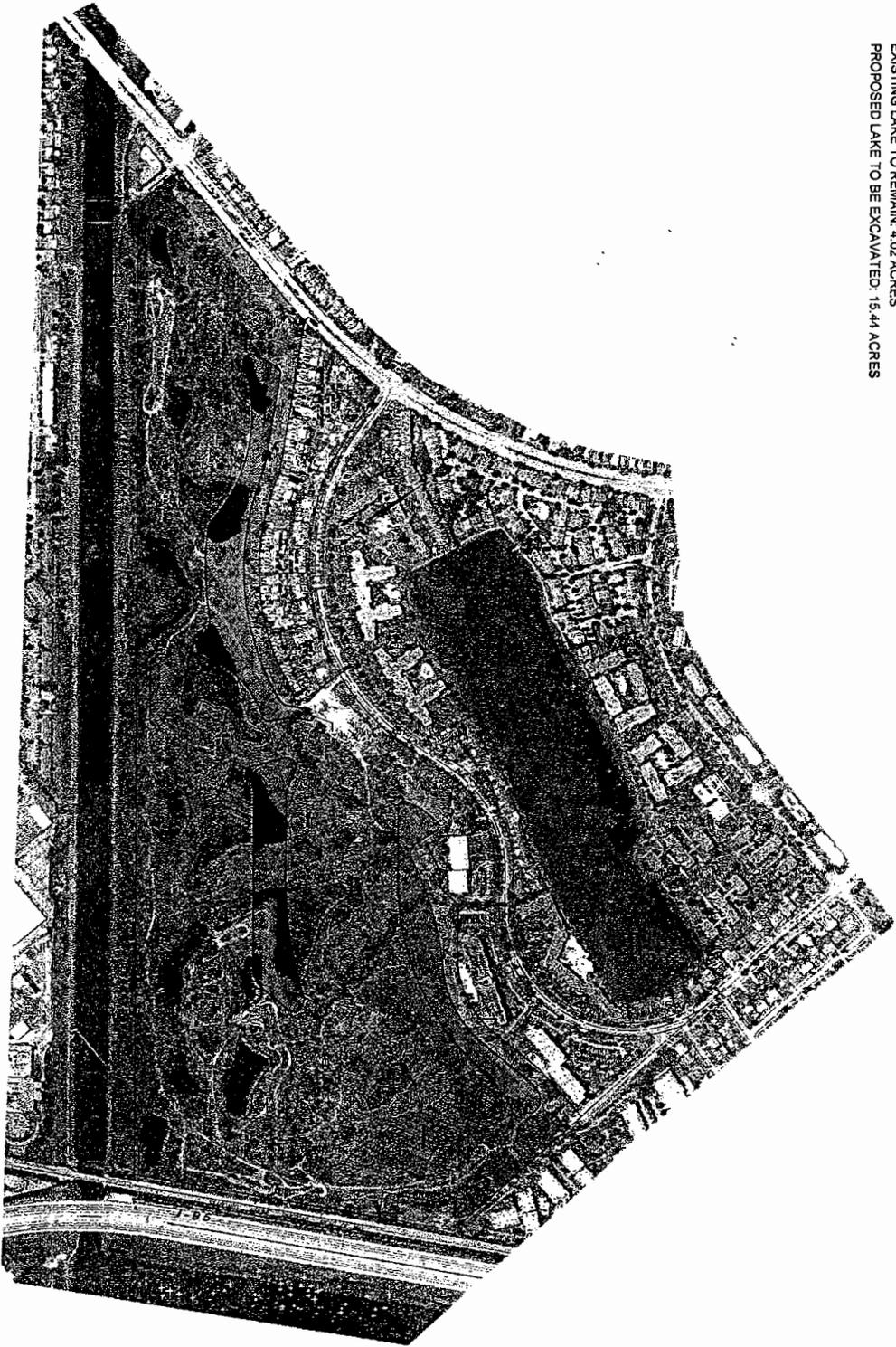
Miami-Dade County, Florida
 Site Area Calculation Plan

Scale: NTS
 NORTH
 September 6, 2012

LEGEND:

	EXISTING LAKE TO BE FILLED (23.79 ACRES)
	PROPOSED LAKE TO BE EXCAVATED (14.89 ACRES)
	EXISTING LAKE TO REMAIN (4.02 ACRES)

TOTAL EXISTING LAKE: 27.81 ACRES
 TOTAL PROPOSED LAKE: 18.98 ACRES
 EXISTING LAKE TO REMAIN: 4.02 ACRES
 PROPOSED LAKE TO BE EXCAVATED: 15.44 ACRES



BASE INFORMATION TAKEN FROM SCHWEBKE, SHISKIN & ASSOC.



urban design kilday studios
 Urban Planning & Design
 Landscape Architecture
 477 S. Rosemary Ave., Suite 215
 West Palm Beach, FL 33411
 P 561.838.4111
 F 561.838.4112
 www.urbandesignkilday.com

DATE: 02/11/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 200'-0"

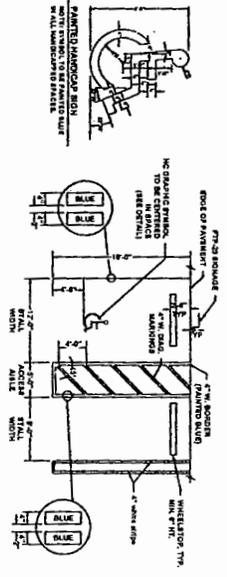
Williams Island Country Club
 Miami-Dade County, Florida
LAKE EXHIBIT

S - 00

NORTH

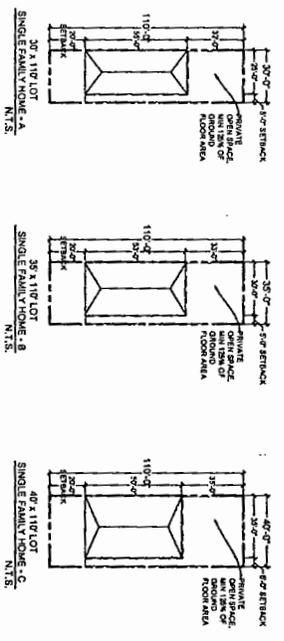
DATE: 02/11/10
 SCALE: 1" = 200'-0"

ACCESSIBLE SYMBOL & PARKING DETAIL



N.T.S.

NOTE: PRIVATE OPEN SPACE TO BE SEPARATED FROM ADJACENT UNITS BY EITHER A FENCE, WALL, OR LANDSCAPE HEDGE.

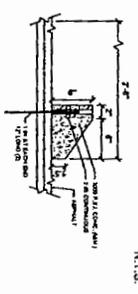


30' x 118' LOT
SINGLE FAMILY HOME - A
N.T.S.

30' x 118' LOT
SINGLE FAMILY HOME - B
N.T.S.

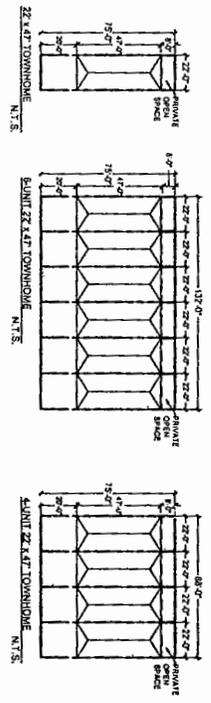
40' x 118' LOT
SINGLE FAMILY HOME - C
N.T.S.

WHEEL STOP DETAIL



N.T.S.

NOTE: PRIVATE OPEN SPACE TO BE SEPARATED FROM ADJACENT UNITS BY EITHER A FENCE, WALL, OR LANDSCAPE HEDGE.

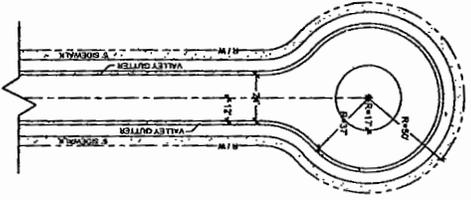


22' x 42' TOWNHOME
N.T.S.

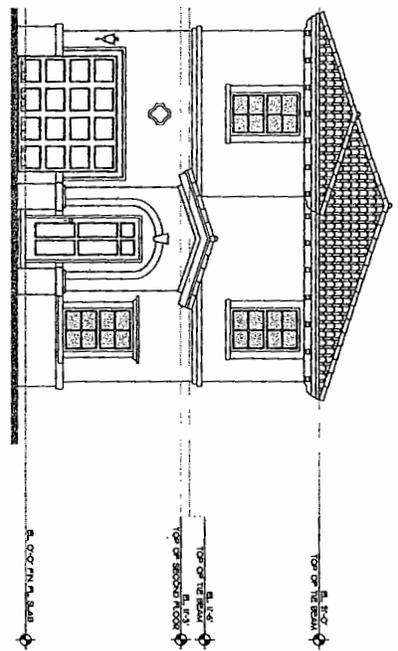
22' x 42' TOWNHOME
N.T.S.

22' x 42' TOWNHOME
N.T.S.

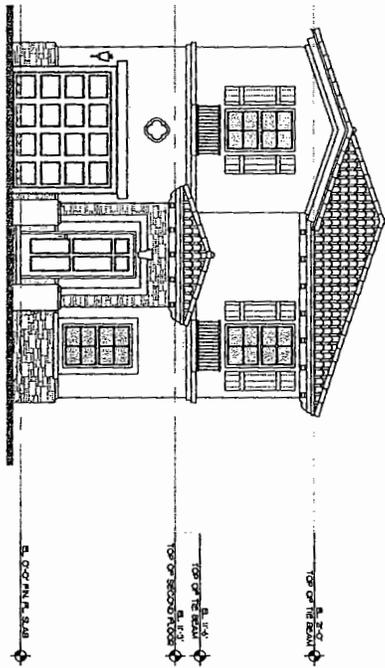
TYPICAL CURB-DE-SAC



N.T.S.



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



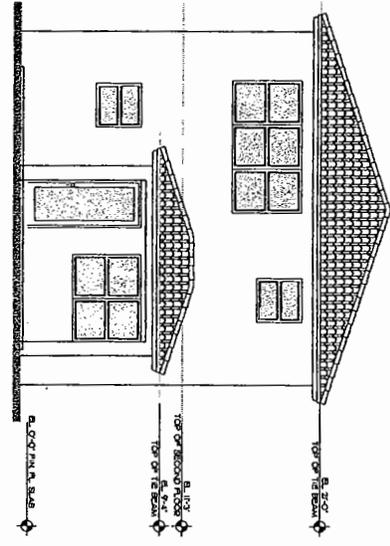
FRONT ELEVATION OPTION 2
SCALE 1/4" = 1'-0"

SINGLE FAMILY HOME

CORWILL ARCHITECTS
CORWILL ARCHITECTS
1001 NW 17 STREET, SUITE 200
BOCA RATON, FLORIDA 33431

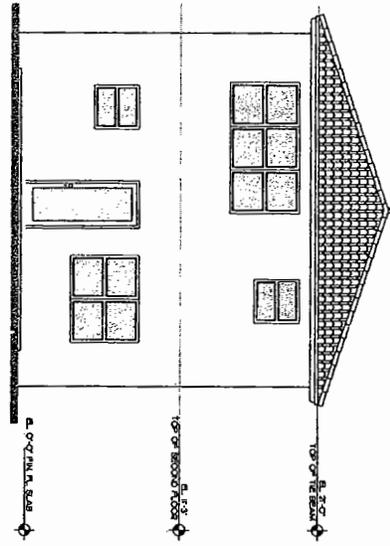
PROJECT NAME:
CHAMPION LAKES 303
MODEL 1300
MAMA D'ARCE CONDO
FLORIDA

OWNER:
WILLIAM BLAND VENTURES, LLC
1901 NW 17 STREET, SUITE 200
BOCA RATON, FLORIDA 33431



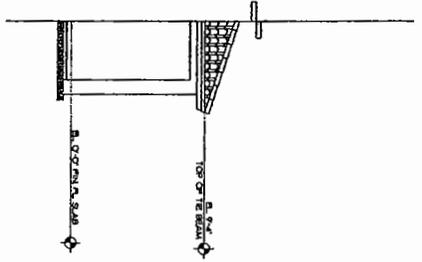
**REAR ELEVATION
OPTIONAL PATIO**

SCALE 1/4" = 1'-0"



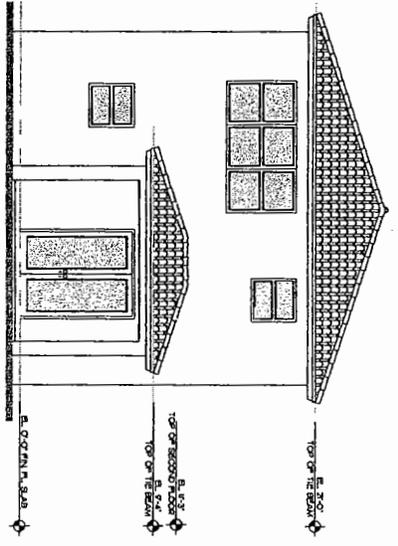
REAR - ELEVATION - OPTION '1' & '2'

SCALE 1/4" = 1'-0"



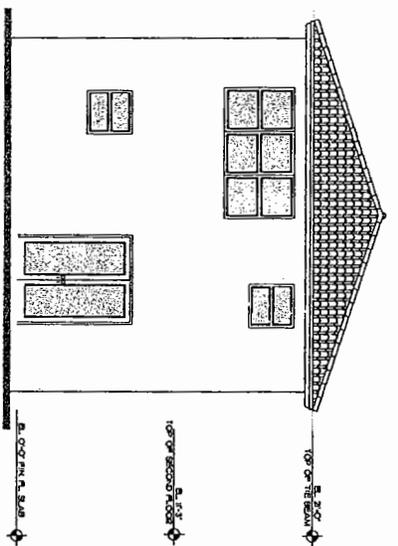
**PARTIAL TYP. SIDE ELEV.
OPTIONAL PATIO**

SCALE 1/4" = 1'-0"



**REAR ELEVATION
OPTIONAL PATIO W/ FRENCH DOOR**

SCALE 1/4" = 1'-0"



**REAR ELEVATION
OPTIONAL FRENCH DOOR**

SCALE 1/4" = 1'-0"

SINGLE FAMILY HOME

CORWILL ARCHITECTS
 PROJECT NAME
CHAMPION LAKES 3075
 MODEL 1300
 MAMA DUNE COMPANY
 KOBUDA
 OWNER
 WILLIAMS ISLAND VENTURES, LLC
 1931 NW 113 STREET SUITE 200
 BOCA RATON, FL 33431

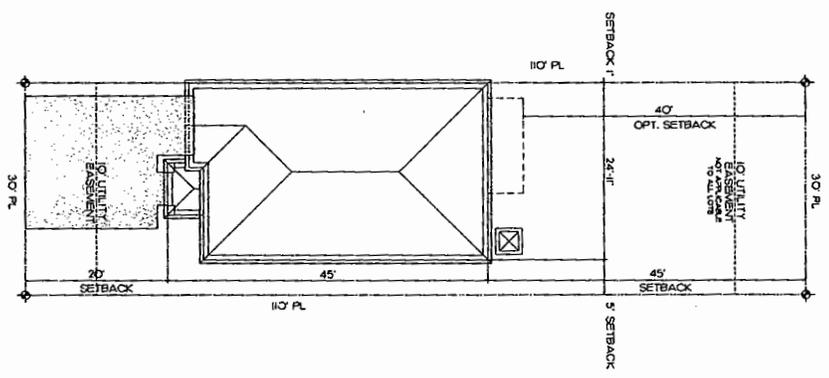


PROJECT NAME:

CHAMPION LAKES 30'S
MODEL 1500

1931 NW 123RD, SUITE 200
BOCA RATON, FLORIDA 33431

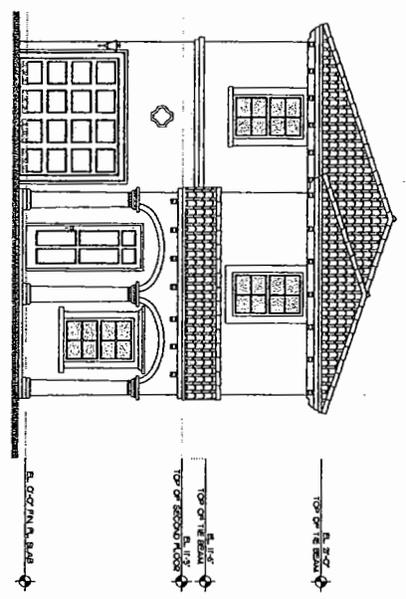
OWNER:
WILLIAMS ISLAND VILLAGES, LLC
1931 NW 123RD, SUITE 200
BOCA RATON, FLORIDA 33431



ZONING LEGEND FOR SINGLE FAMILY
 Zone-A Low Density Residential
 1.500 SQ. FT. MIN. LOT AREA
 1.500 SQ. FT. MIN. LOT COVER
 1.500 SQ. FT. MIN. LOT COVER
 OR EQUIVALENT - OPTIONAL WITH 1.075 SQ. FT. MIN. LOT COVER

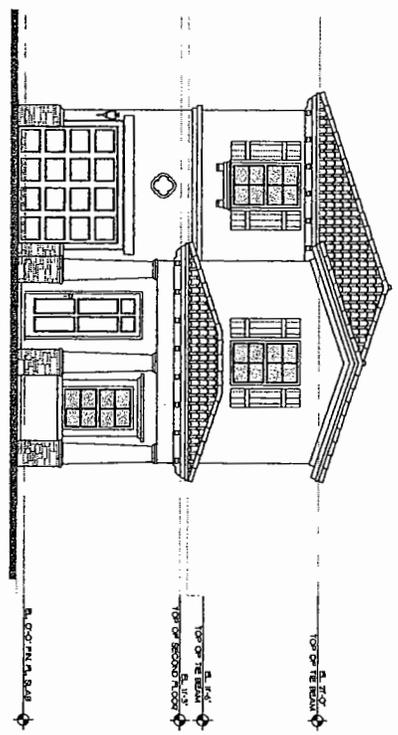
REVISIONS
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 99 11/15/00 JLR
 100 11/15/00 JLR

TYPICAL SITE PLAN
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION OPTION 1

SCALE 1/4" = 1'-0"



FRONT ELEVATION OPTION 2

SCALE 1/4" = 1'-0"

SINGLE FAMILY HOME



CORWILL ARCHITECTS
ARCHITECTS

PROJECT NAME

CHAMPION LAKES 303

MODEL 1800

MADE IN FLORIDA

OWNER

WILLIAMS ISLAND VENTURES, LLC
1531 NW 17 STREET, SUITE 200
BOCA RATON, FLORIDA 33431



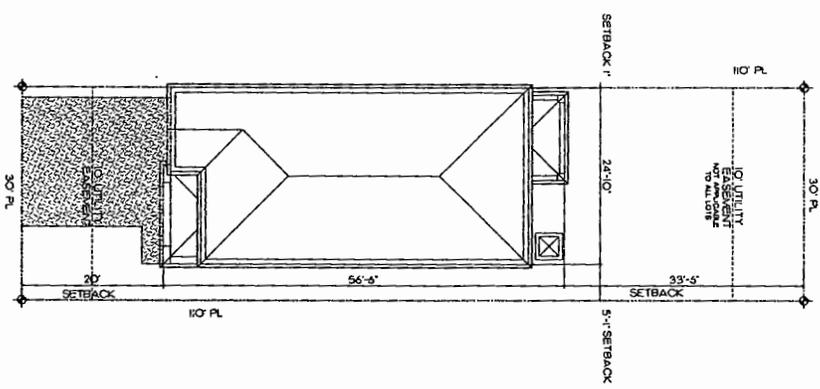
CORWILL ARCHITECTS
 1001 NW 17th Street, Suite 200
 Ft. Lauderdale, FL 33304

PROJECT NAME:

CHAMPION LAKES 30S

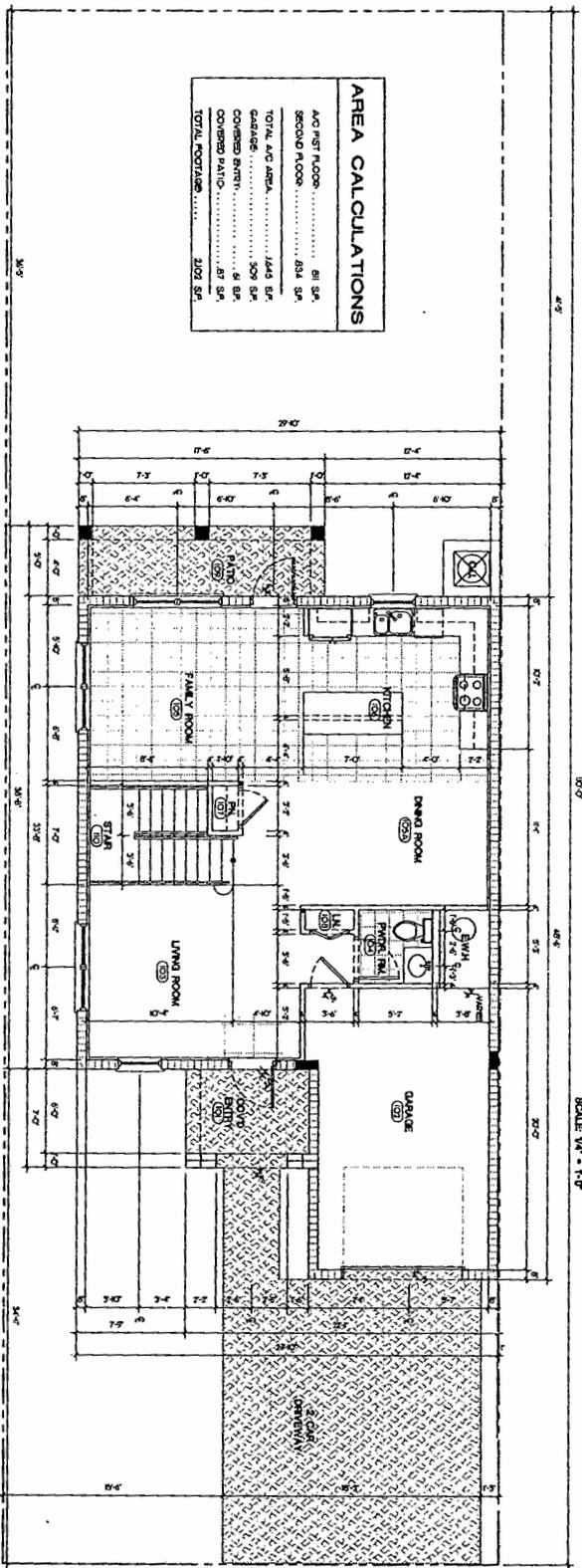
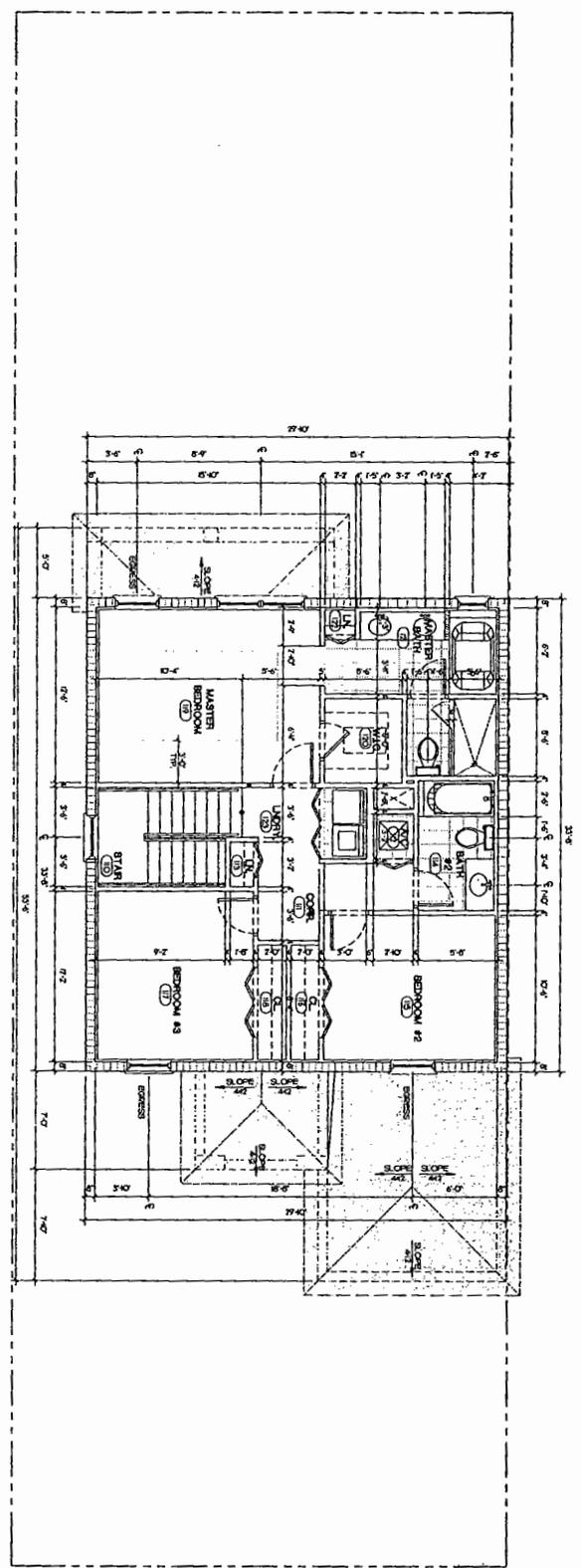
MODEL 1800

OWNER:
 WILLIAMS ISLAND VENTURES, LLC
 1931 NW 17th Street, Suite 200
 Fort Lauderdale, FL 33304



TYPICAL SITE PLAN
 SCALE 1/8" = 1'-0"

ZONING LEGEND FOR SINGLE FAMILY
 Zoned Low Density Residential
 Minimum Lot Size: 1,000 sq. ft.
 Minimum Front Yard Setback: 30' (Official Plat) / 20' (Lot Size)
 Minimum Side Yard Setback: 5' (Official Plat) / 5' (Lot Size)
 Minimum Rear Yard Setback: 5' (Official Plat) / 5' (Lot Size)
 Minimum Front Setback: 30' (Official Plat) / 30' (Lot Size)
 Minimum Side Setback: 5' (Official Plat) / 5' (Lot Size)
 Minimum Rear Setback: 5' (Official Plat) / 5' (Lot Size)



AREA CALCULATIONS

A/C FIRST FLOOR.....	811 S.F.
SECOND FLOOR.....	824 S.F.
TOTAL A/C AREA.....	1,635 S.F.
GARAGE.....	309 S.F.
COVERED ENTRY.....	81 S.F.
COVERED PATIO.....	87 S.F.
TOTAL FOOTAGE.....	2,102 S.F.

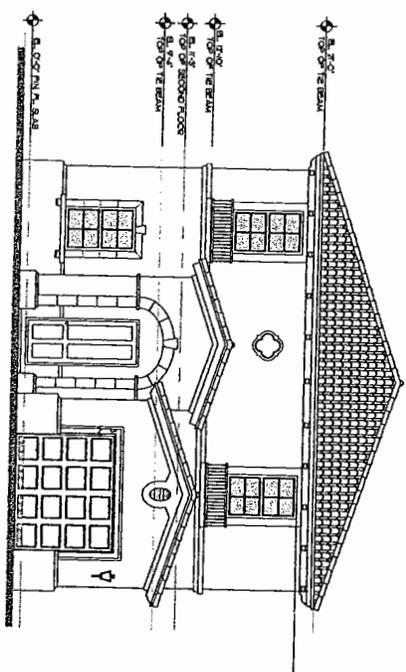
CORNILLI ARCHITECTS
ARCHITECTS

PROJECT NAME:
CHAMPION LAKES 355

MODEL: 1,600

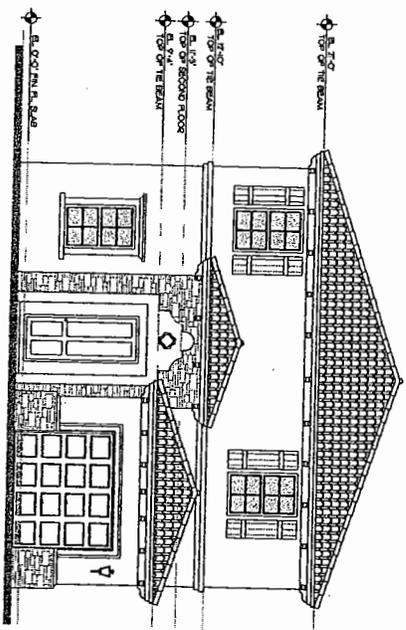
DATE: 11/15/2007

OWNER:
VILLAGE BLAND VENTURES, LLC
1751 NW 12 STREET, SUITE 207
BOCA RATON, FLORIDA 33433



FRONT ELEVATION OPTION 1

SCALE 1/4" = 1'-0"



FRONT ELEVATION OPTION 2

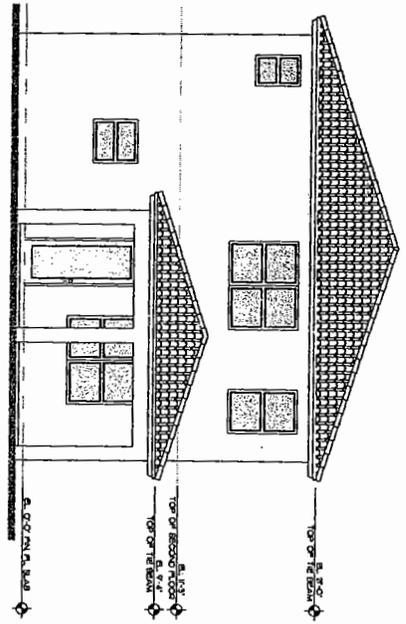
SCALE 1/4" = 1'-0"

SINGLE FAMILY HOME

CM
CORWILL & ROCHETS
 ARCHITECTS
 1100 N. W. 11th Street
 Fort Lauderdale, FL 33304

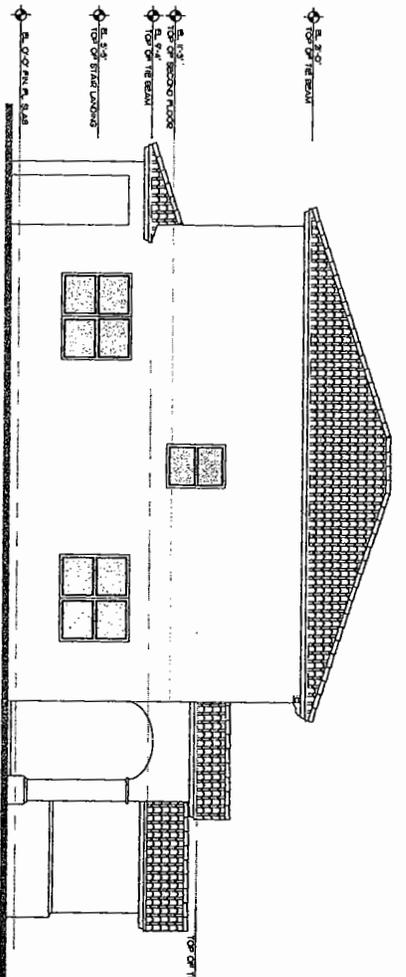
PROJECT NAME
CHAMPION LAKES 355
 MODEL 1600
 1890 E. 15th Street
 Ft. Lauderdale, FL 33304

OWNER
 WILLIAMS SAND VENTURE, LLC
 1993 NW 13 STREET, SUITE 207
 ROCKHAVEN, FLORIDA 33417



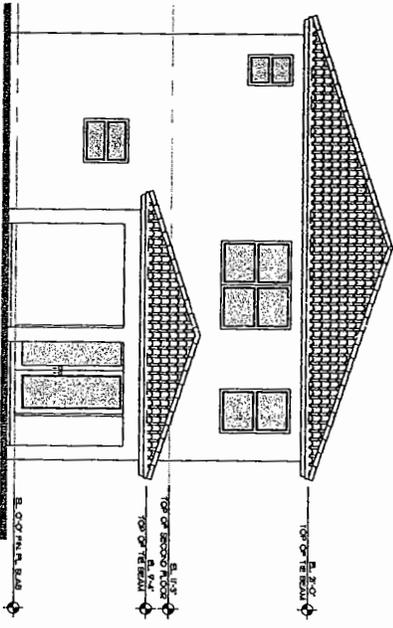
REAR - ELEVATION - OPTION '1'

SCALE 1/4" = 1'-0"



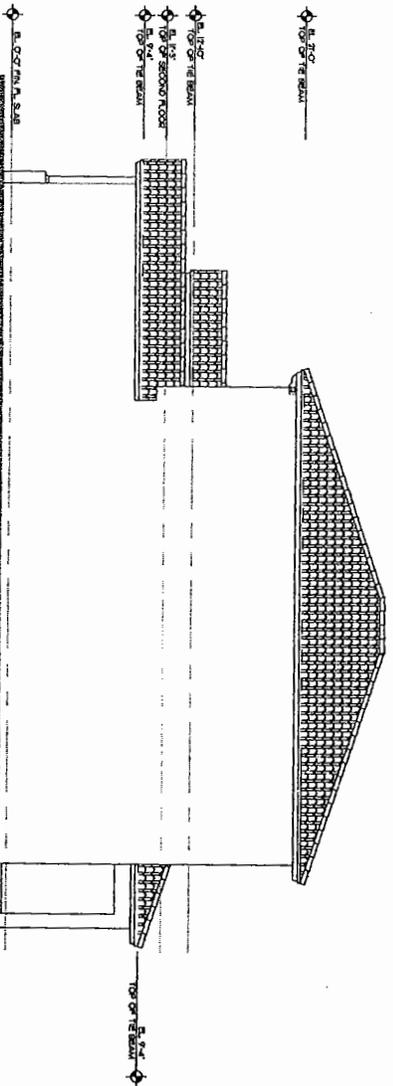
RIGHT - SIDE ELEVATION - OPTION '1'

SCALE 1/4" = 1'-0"



REAR - ELEVATION - WITH FRENCH DOORS

SCALE 1/4" = 1'-0"



LEFT - SIDE ELEVATION - OPTION '1'

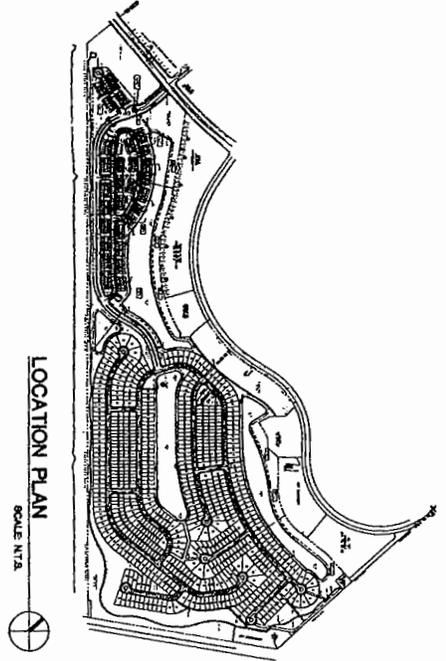
SCALE 1/4" = 1'-0"

SINGLE FAMILY HOME

CORWILL RICHMOND
 PROJECT NAME: CHAMPION LAKES 355
 MODEL: MODERN
 1000 BIRCHWOOD
 ANN ARBOR, MI 48106
 OWNER: WILLIAMS ISLAND VENTURES, LLC
 1000 BIRCHWOOD
 ANN ARBOR, MI 48106



PROJECT NAME:
CHAMPION LAKES 355
 MODEL 1600
 1115 15th Street
 Miami, FL 33139
 OWNER:
 WILLIAMS ISLAND VENTURES, LLC
 1115 15th Street
 Box 1600, Miramar, FL 33027



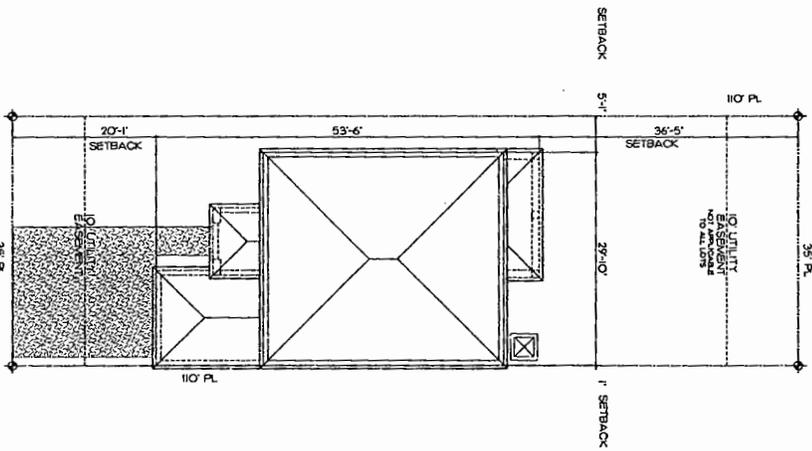
ZONING LEGEND FOR SINGLE FAMILY

IDEAL RESERVATION
 R100 30' SIDE YARD
 R150 30' SIDE YARD
 R200 30' SIDE YARD
 R250 30' SIDE YARD
 R300 30' SIDE YARD
 R350 30' SIDE YARD
 R400 30' SIDE YARD
 R450 30' SIDE YARD
 R500 30' SIDE YARD
 R550 30' SIDE YARD
 R600 30' SIDE YARD
 R650 30' SIDE YARD
 R700 30' SIDE YARD
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 R850 30' SIDE YARD
 R900 30' SIDE YARD
 R950 30' SIDE YARD
 R1000 30' SIDE YARD

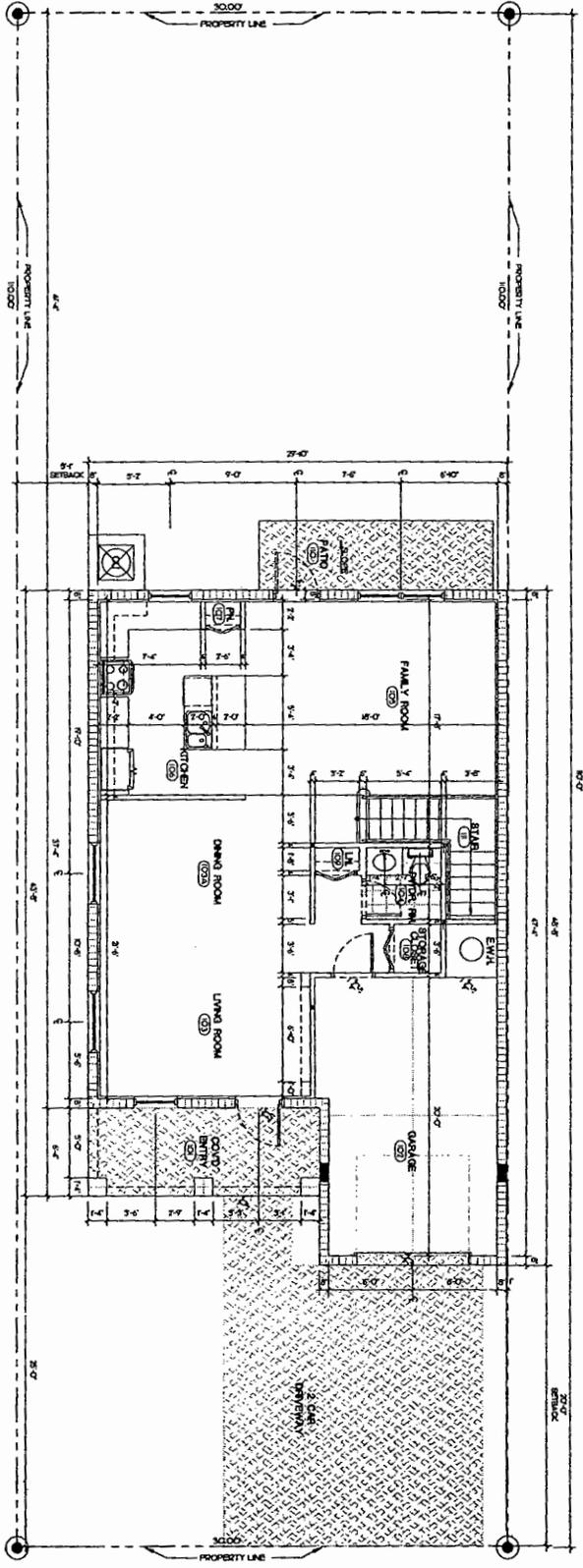
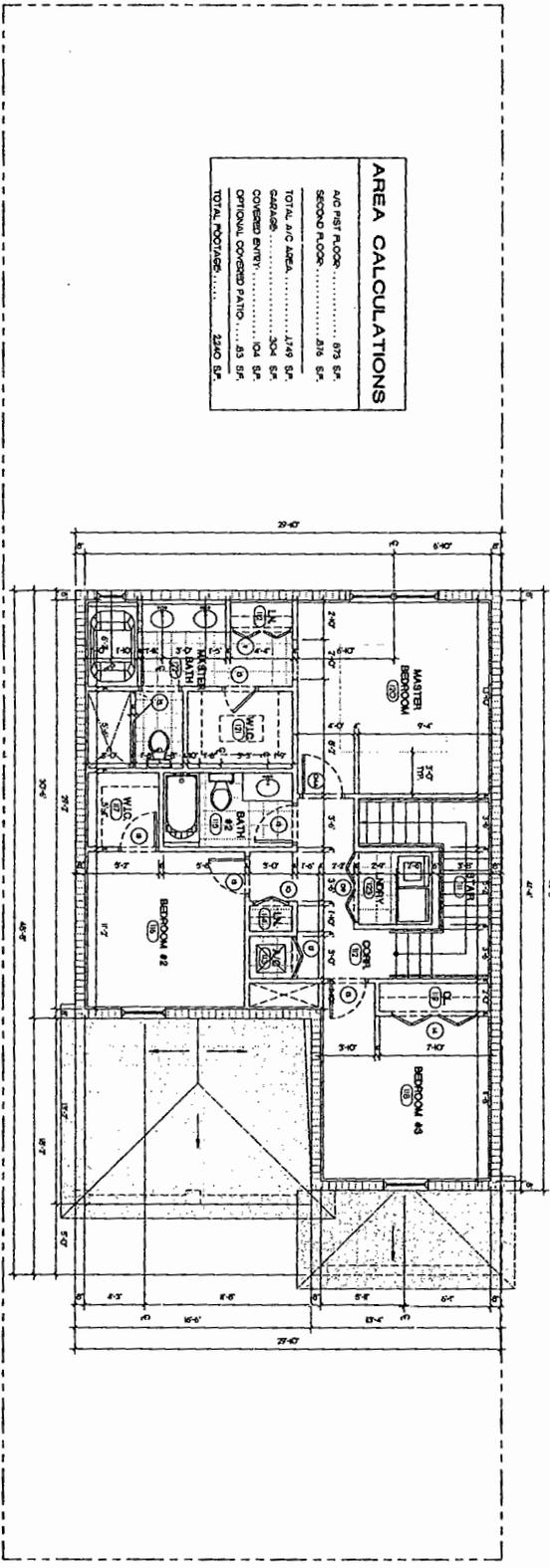
REVISIONS

NO.	DATE	DESCRIPTION
1	08-21-11	ISSUED FOR PERMIT
2	08-21-11	ISSUED FOR PERMIT
3	08-21-11	ISSUED FOR PERMIT
4	08-21-11	ISSUED FOR PERMIT
5	08-21-11	ISSUED FOR PERMIT
6	08-21-11	ISSUED FOR PERMIT
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8	08-21-11	ISSUED FOR PERMIT
9	08-21-11	ISSUED FOR PERMIT
10	08-21-11	ISSUED FOR PERMIT

DATE: 08-21-11
SCALE: 1/8" = 1'-0"
PROJECT: CHAMPION LAKES 355
MODEL: 1600
OWNER: WILLIAMS ISLAND VENTURES, LLC
ARCHITECT: CORNILL ARCHITECTS
1115 15th Street, Miami, FL 33139



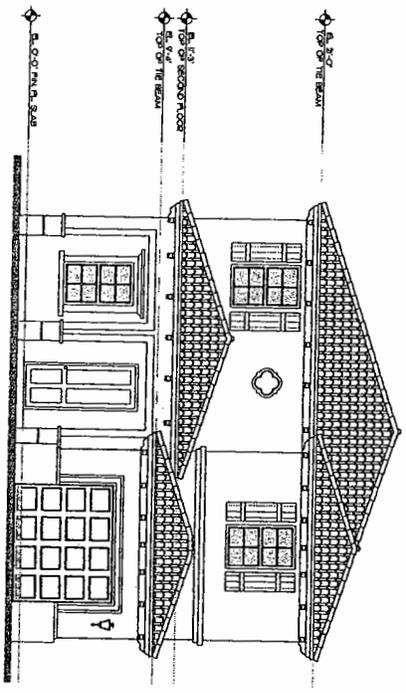
TYPICAL SITE PLAN
 SCALE 1/8" = 1'-0"



CORNILLA ARCHITECTS
1111 W. 12th Street, Suite 200
Tulsa, Oklahoma 74106
Phone: (918) 438-1111
Fax: (918) 438-1112
www.cornilla.com

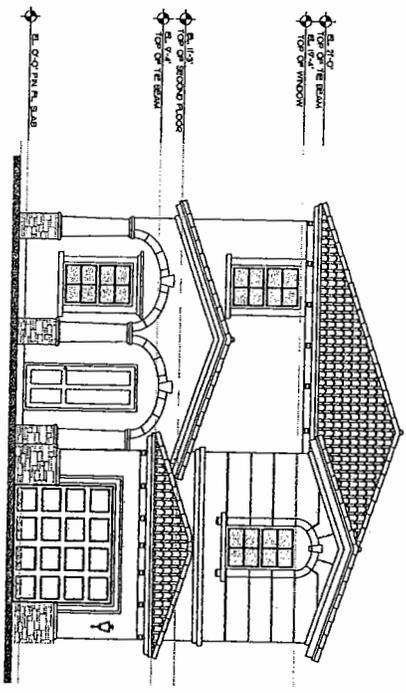
PROJECT NAME
CHAMPION LAKES 3SS
MODEL 1700
MAIN DATE COUNTY
FLORIDA

OWNER
WILLAGA ISLAND VENTURES, LLC
1911 W. 12th Street, Suite 200
Tulsa, Oklahoma 74106



FRONT ELEVATION OPTION 1

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



FRONT ELEVATION OPTION 2

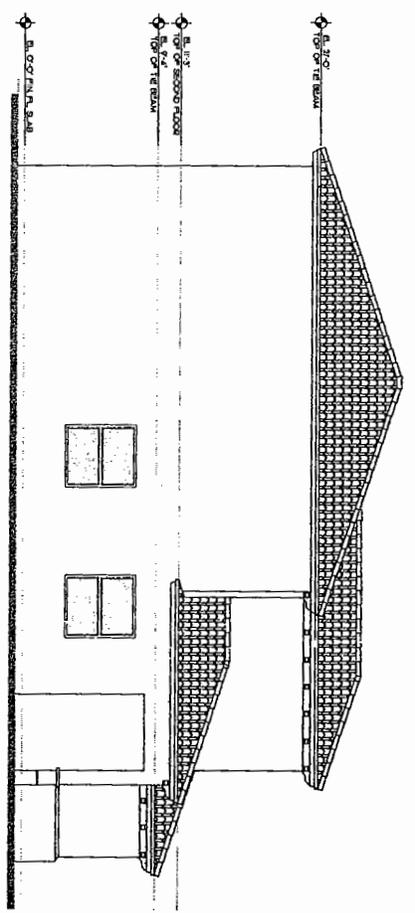
SCALE: 1/4" = 1'-0"

SINGLE FAMILY HOME

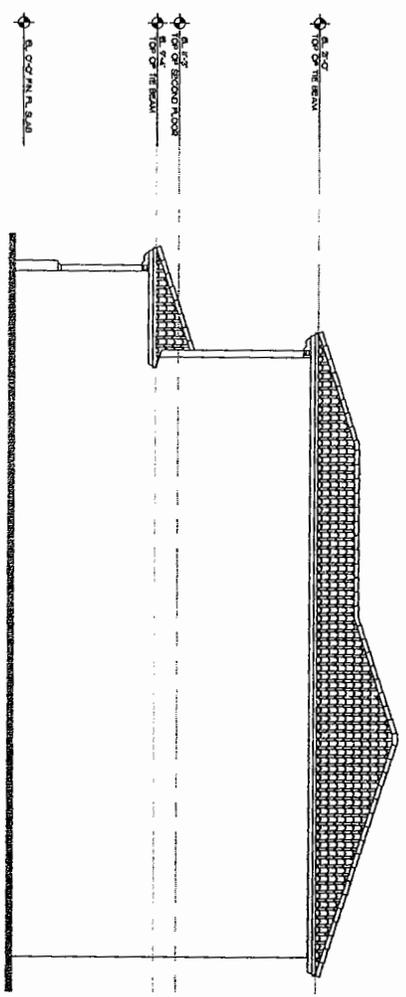
CORWILL ARCHITECTS
 200 S.W. 15th Street, Suite 100
 Ft. Lauderdale, FL 33304
 TEL: 954.575.1100
 FAX: 954.575.1101
 WWW.CORWILLARCHITECTS.COM

PROJECT NAME:
 CHAMPION LAKES 33'S
 MODEL 1700

OWNER:
 WILLIAMS ISLAND VENTURES, LLC
 1701 NW 19 STREET, SUITE 200
 BOCA RATON, FLORIDA 33431



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



LEFT - SIDE ELEVATION - OPTION '1'
SCALE: 1/4" = 1'-0"
SINGLE FAMILY HOME

CORWILLIACON EFFECTS
ARCHITECTURAL & INTERIOR DESIGN

PROJECT NAME:
CHAMPION LAKES 395
MODEL 1700
MIAMI PALM BEACH
FLORIDA

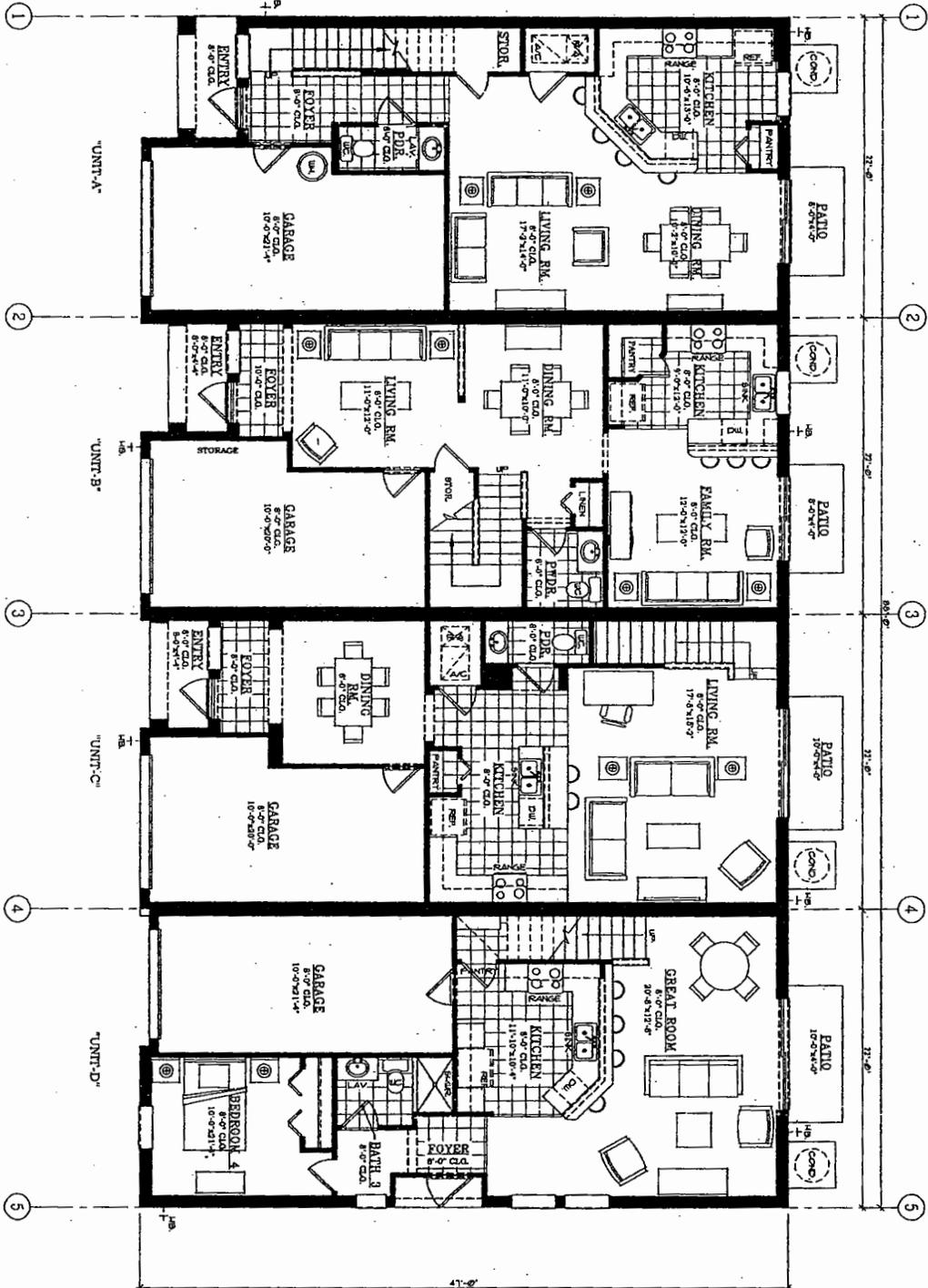
OWNER:
WILLIAMS ISLAND VENTURES, LLC
1921 NW 12 STREET, SUITE 200
BOCA RATON, FLORIDA 33431

4-Unit
88' x 47'



Aventura Isles Town Houses

FIRST FLOOR PLAN
4-UNIT



ARCHITECTS
Design Group Inc.
 14411 TAMM DRIVE, SUITE 100
 TAMMWOOD, FL 34787
 PH: 887-774-6775
 WWW.DESIGNGROUPINC.COM
 A/E/S LICENSED

11/01/2012

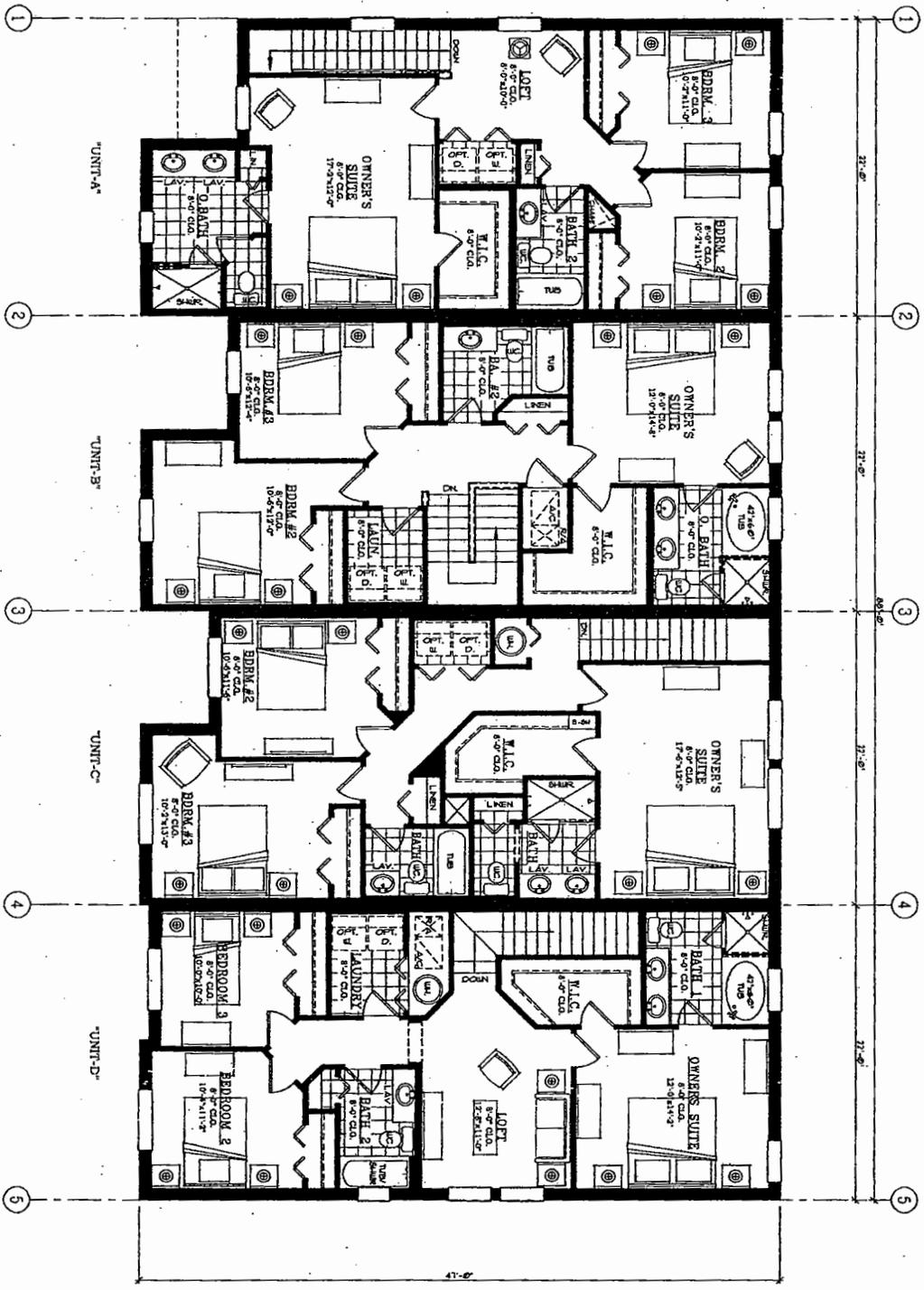
30

4-Unit
88' x 47'



Aventura Isles Town Houses

SECOND FLOOR PLAN
4-UNIT

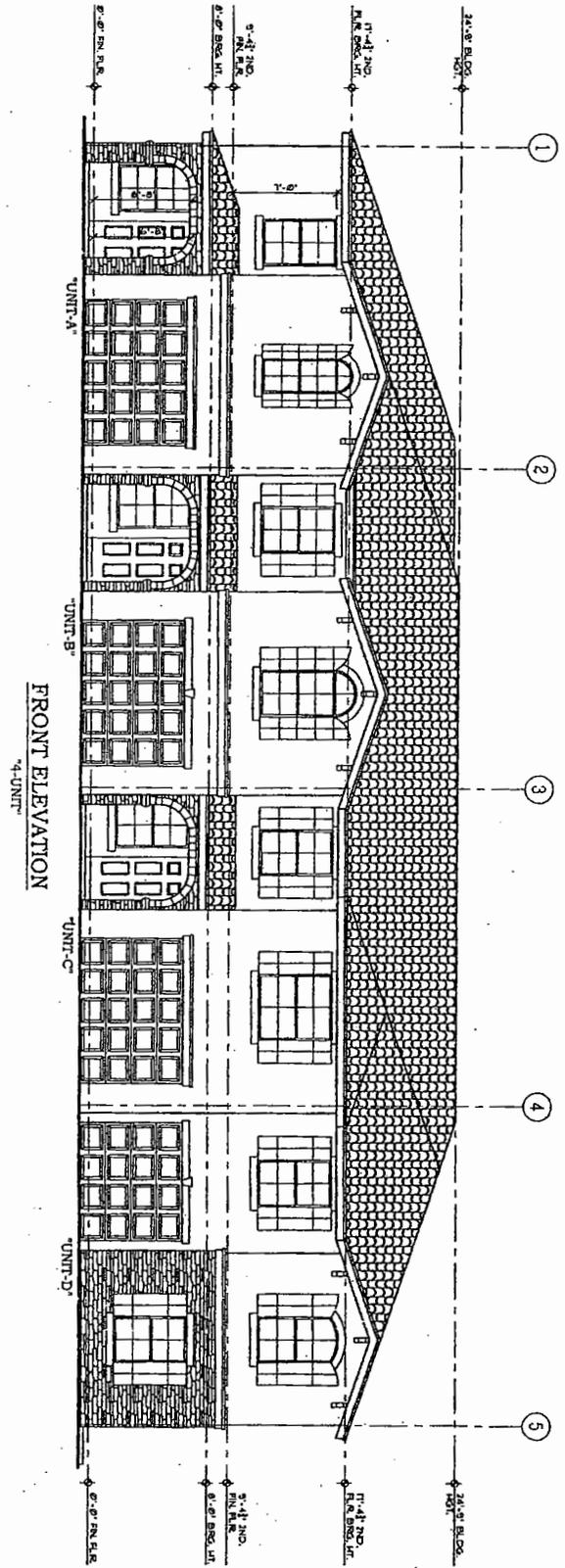


11/01/2012

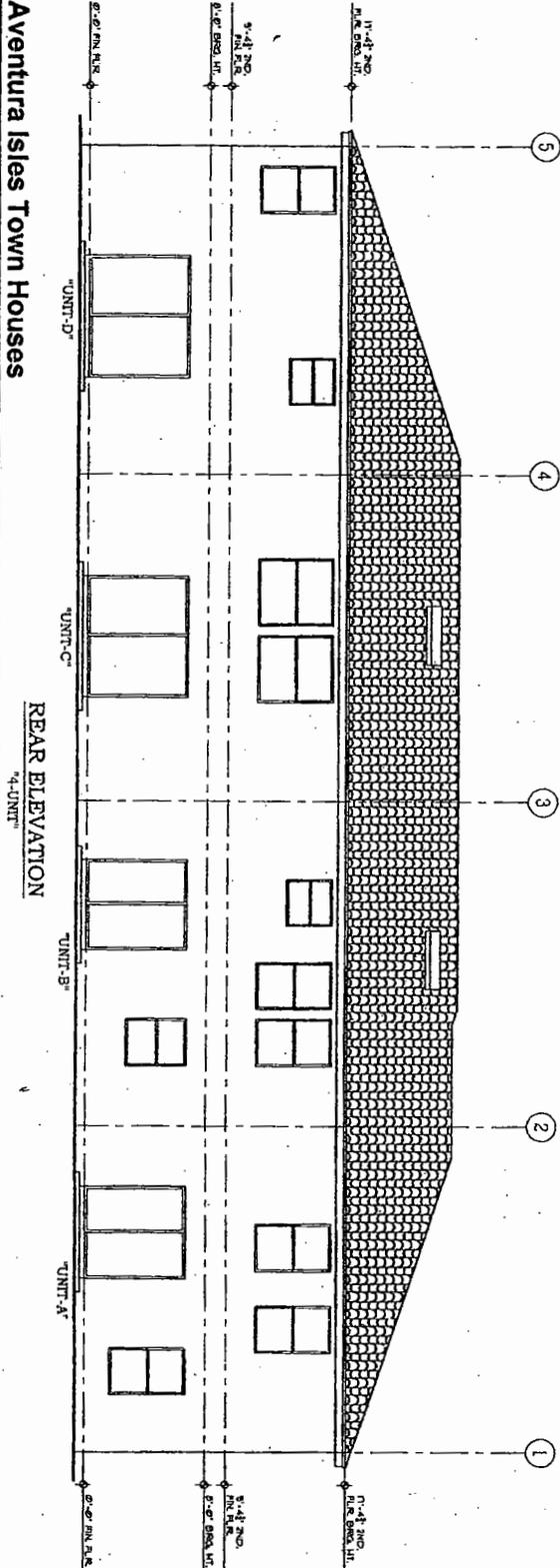
ARCHITECTS
Design Group Inc.
1441 N. RONALD REAGAN BLVD.
PH. 407.714.8078
WWW.DGARCHITECTS.COM
AIA & C.O.A.A.™

19

4-Unit
88' x 47'



FRONT ELEVATION
"4-UNIT"



REAR ELEVATION
"4-UNIT"

Aventura Isles Town Houses



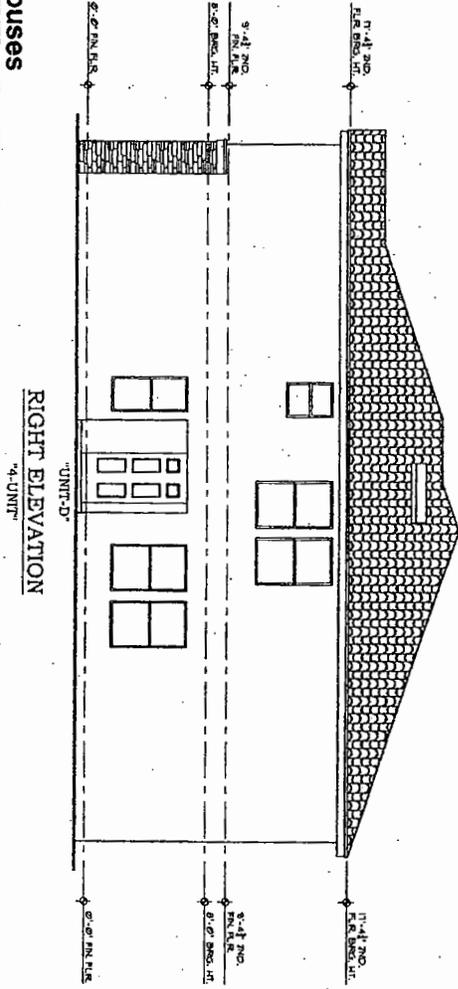
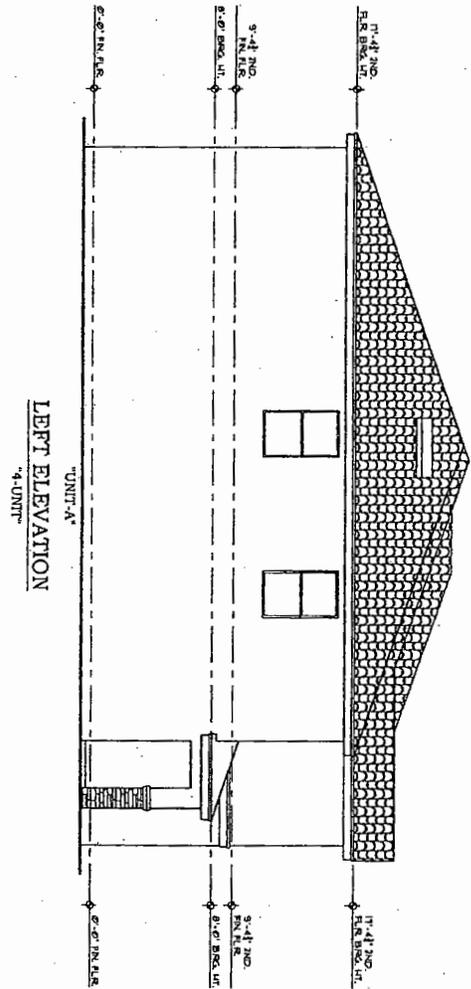
ARCHITECTS
Design Group Inc.
2441 N. SPECTATOR VILLAGE ROAD
LITTLETON, CO 80120
TEL: 303.774.8074
WWW.DSGROUPINC.COM
N.E. 9200228

11/01/2012

4-Unit
88' x 47'



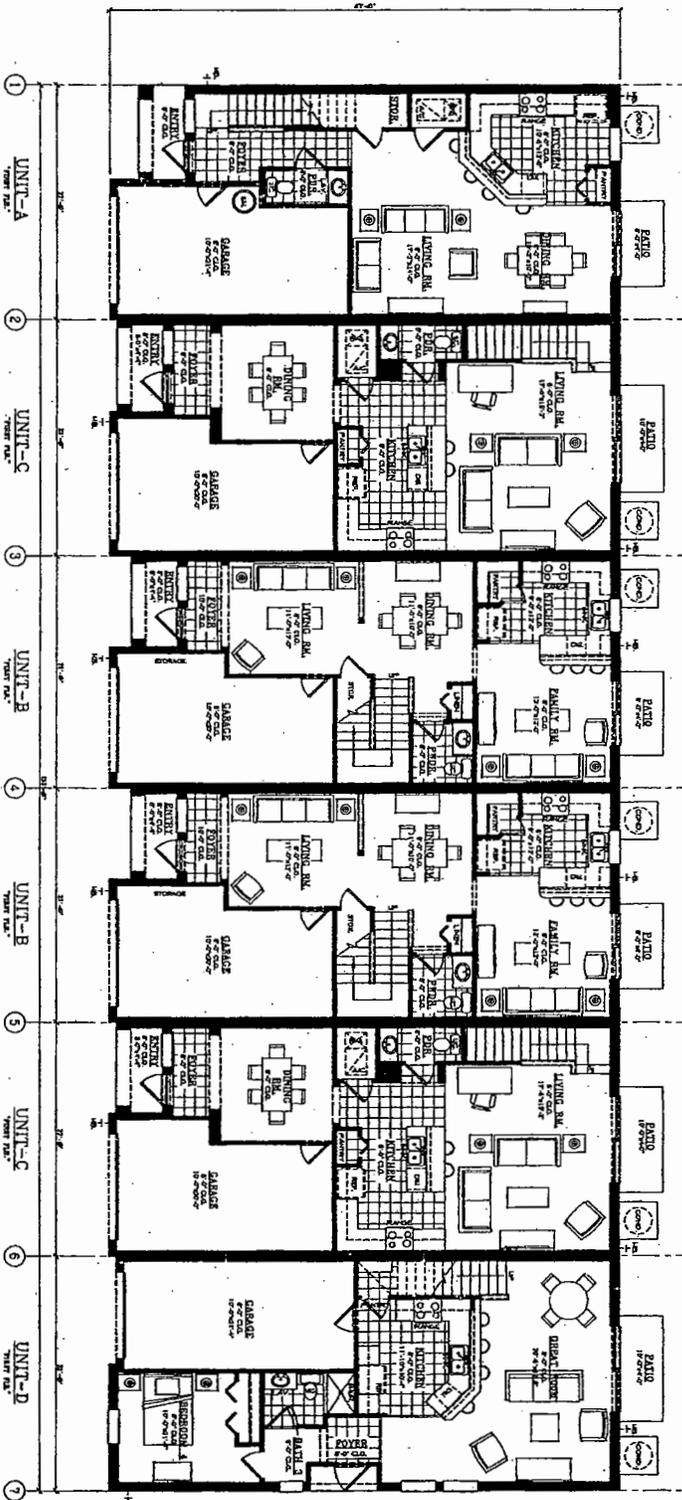
Aventura Isles Town Houses



ARCHITECTS
Design Group Inc.
3444 N. RONALD REAGAN BLVD.
SUITE 100
FORT LAUDERDALE, FL 33407
TEL: 954-777-4407
WWW.DGARCHITECTS.COM
MA 00000000

11/01/2012

6-Unit
132' x 47'



UNIT	TOTAL SQ. FT.	TOTAL UNDER ROOF
UNIT-A	1483	1483
UNIT-C	1480	1480
UNIT-B	1489	1489
UNIT-B	1489	1489
UNIT-C	1480	1480
UNIT-D	1378	1378

FIRST FLOOR



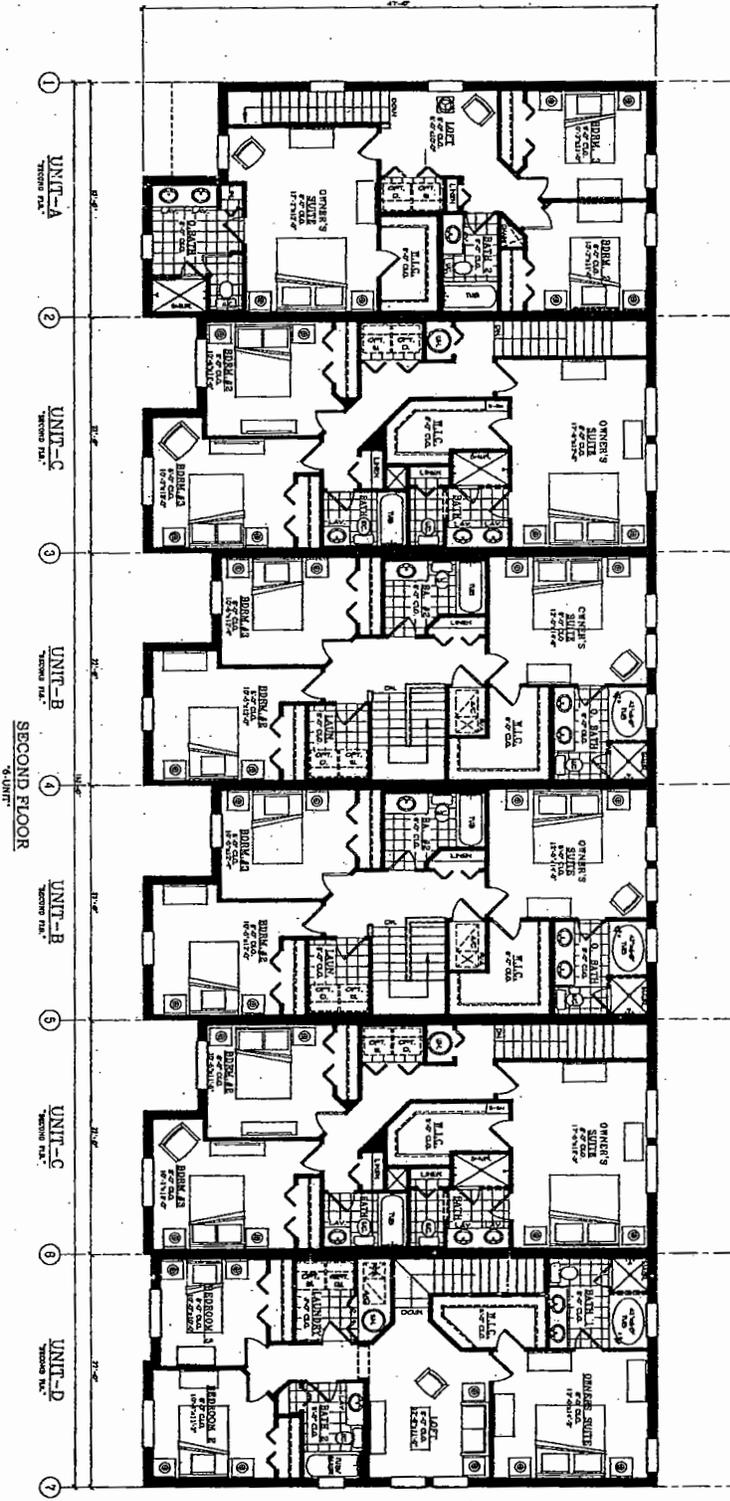
Aventura Isles Town Houses



11/01/2012

64

6-Unit
132' x 47'



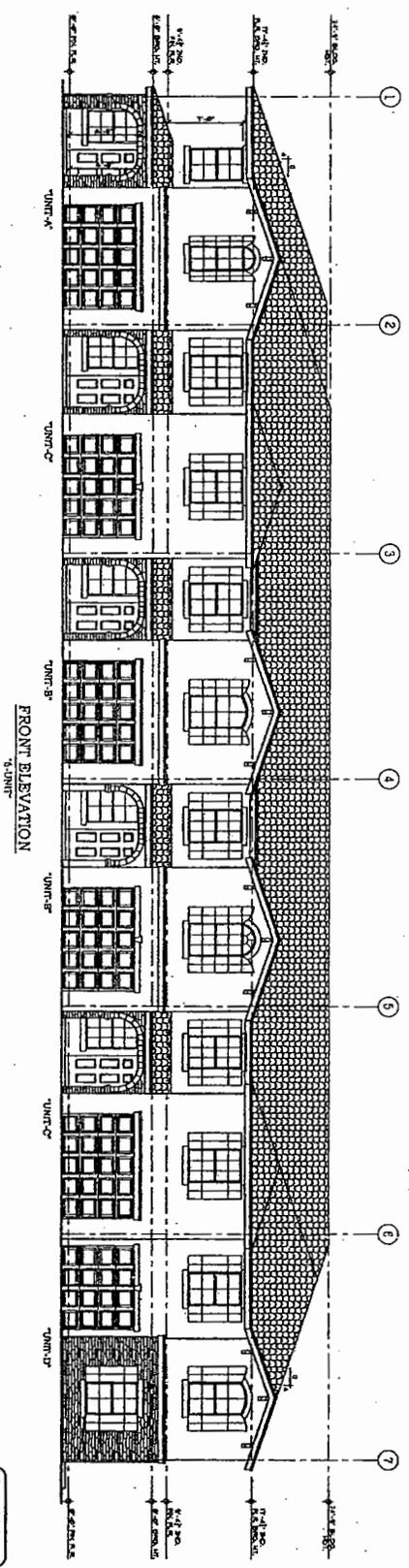
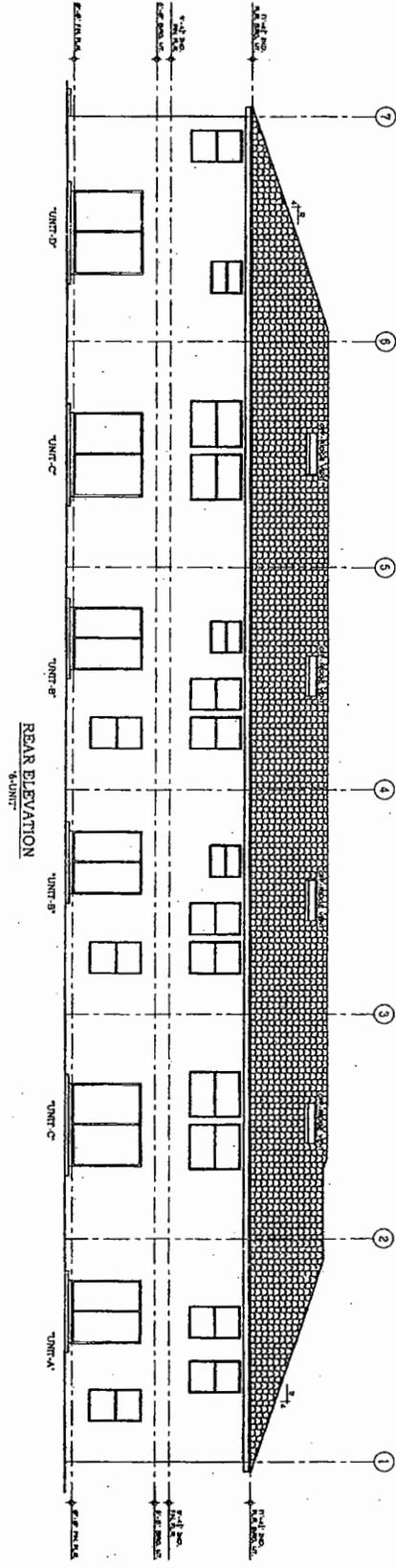
Aventura Isles Town Houses



11/01/2012

65

6-Unit
132' x 47'



Aventura Isles Town Houses



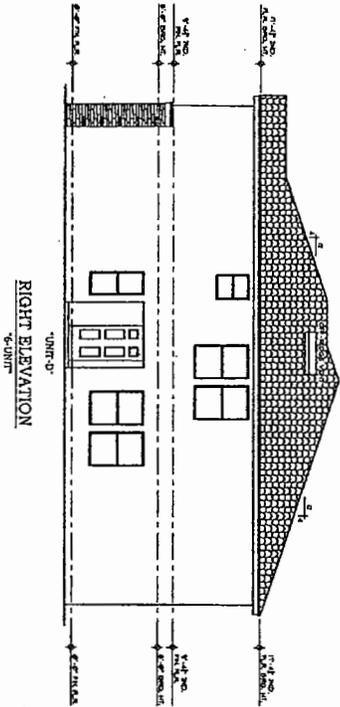
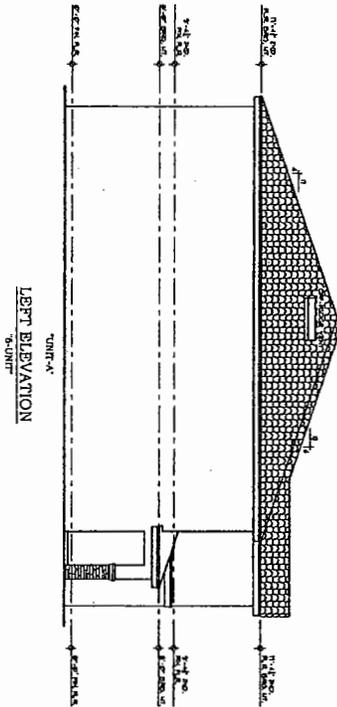
11/01/2012

69

6-Unit
132' x 47'



Aventura Isles Town Houses



11/01/2012

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: Williams Island Ventures, LLC

NAME AND ADDRESS Percentage of Stock

WILLIAMS ISLAND MEMBER, LLC, its Sole Manager 100%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

CORPORATION NAME: Williams Island Member, LLC

NAME AND ADDRESS Percentage of Stock

ENCORE HOUSING OPPORTUNITY FUND, L.P. 100%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

CORPORATION NAME: Encore Housing Opportunity Fund, L.P.

NAME AND ADDRESS Percentage of Stock

ENCORE HOUSING OPPORTUNITY FUND GENERAL PARTNER, LLC 100%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

CORPORATION NAME: Encore Housing Opportunity Fund General Partner, LLC

NAME AND ADDRESS Percentage of Stock

AF ENCORE INVESTORS, LLC 83.33%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

AVILA ENCORE, LLC 16.67%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

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20-19
SEP 05 2012

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

CORPORATION NAME: AF Encore Investors, LLC

NAME AND ADDRESS Percentage of Stock

AJF INVESTMENTS, LLLP 100%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

CORPORATION NAME: AJF Investments, LLLP

NAME AND ADDRESS Percentage of Stock

AJF HOLDINGS, LLC 100%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

CORPORATION NAME: AJF Holdings, LLC

NAME AND ADDRESS Percentage of Stock

ARTHUR FALCONE REVOCABLE TRUST 48.5%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

MARCY FALCONE REVOCABLE TRUST 48.5%
1951 NW 19 Street, Suite 200
Boca Raton, Florida 33431

CORPORATION NAME: Avila Encore, LLC

NAME AND ADDRESS Percentage of Stock

AVILA FAMILY TRUST 2006 LLC 100%
2741 Buchanan Street
San Francisco, CA 94123

CORPORATION NAME: Avila Family Trust 2006 LLC

NAME AND ADDRESS Percentage of Stock

ANTHONY AVILA 100%
2741 Buchanan Street
San Francisco, CA 94123

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212-114
SEP 05 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AF

69

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: Arthur Falcone Revocable Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
ARTHUR FALCONE 1951 NW 19 Street, Suite 200 Boca Raton, Florida 33431	100%

TRUST/ESTATE NAME: Marcy Falcone Revocable Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
MARCY FALCONE 1951 NW 19 Street, Suite 200 Boca Raton, Florida 33431	100%

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: Not applicable.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

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: Not applicable.

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Stock</u>
---	----------------------------

Date of contract: _____

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

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

EXECUTION PAGE TO FOLLOW

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212-114
SEP 05 2012

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

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

WILLIAMS ISLAND VENTURES, LLC,
a Delaware limited liability company

BY: [Signature]
Arthur Falzone, Managing Principal

Attested to and subscribed before me this 30 day of August, 2012. Affiant is personally known to me or has produced as identification.

[Signature]
(Notary Public)

My commission expires 05/07/2014

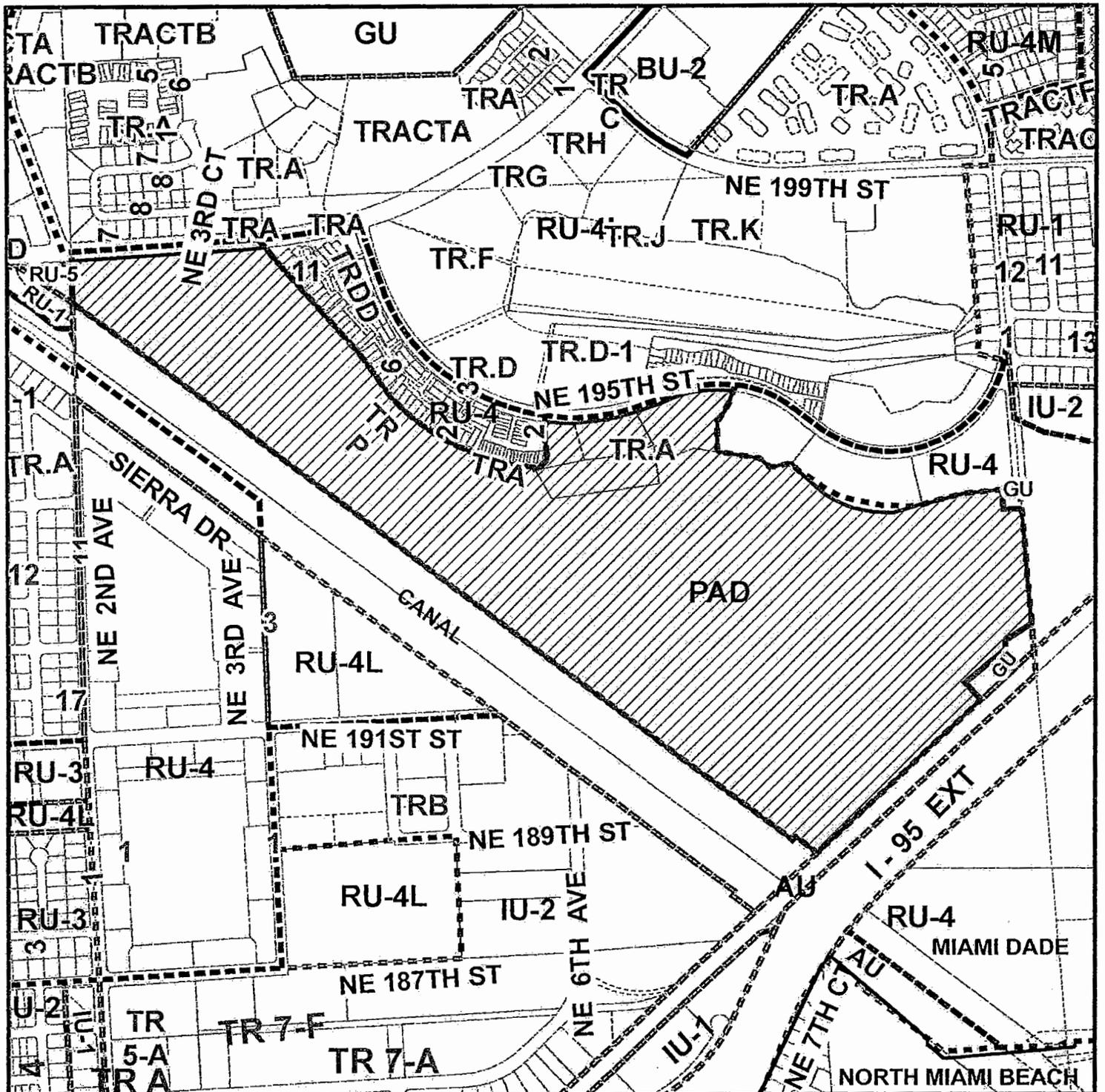


CORA DIFIORE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD975373
Expires 5/7/2014

* 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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20-11
SEP 05 2012

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



MIAMI-DADE COUNTY

Process Number

HEARING MAP

Z2012000114

Section: 01 Township: 52 Range: 41

Section: 05/06 Township: 52 Range: 42

Section: 36 Township: 51 Range: 41

Applicant: WILLIAMS ISLAND VENTURES, LLC

Zoning Board: C2

Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

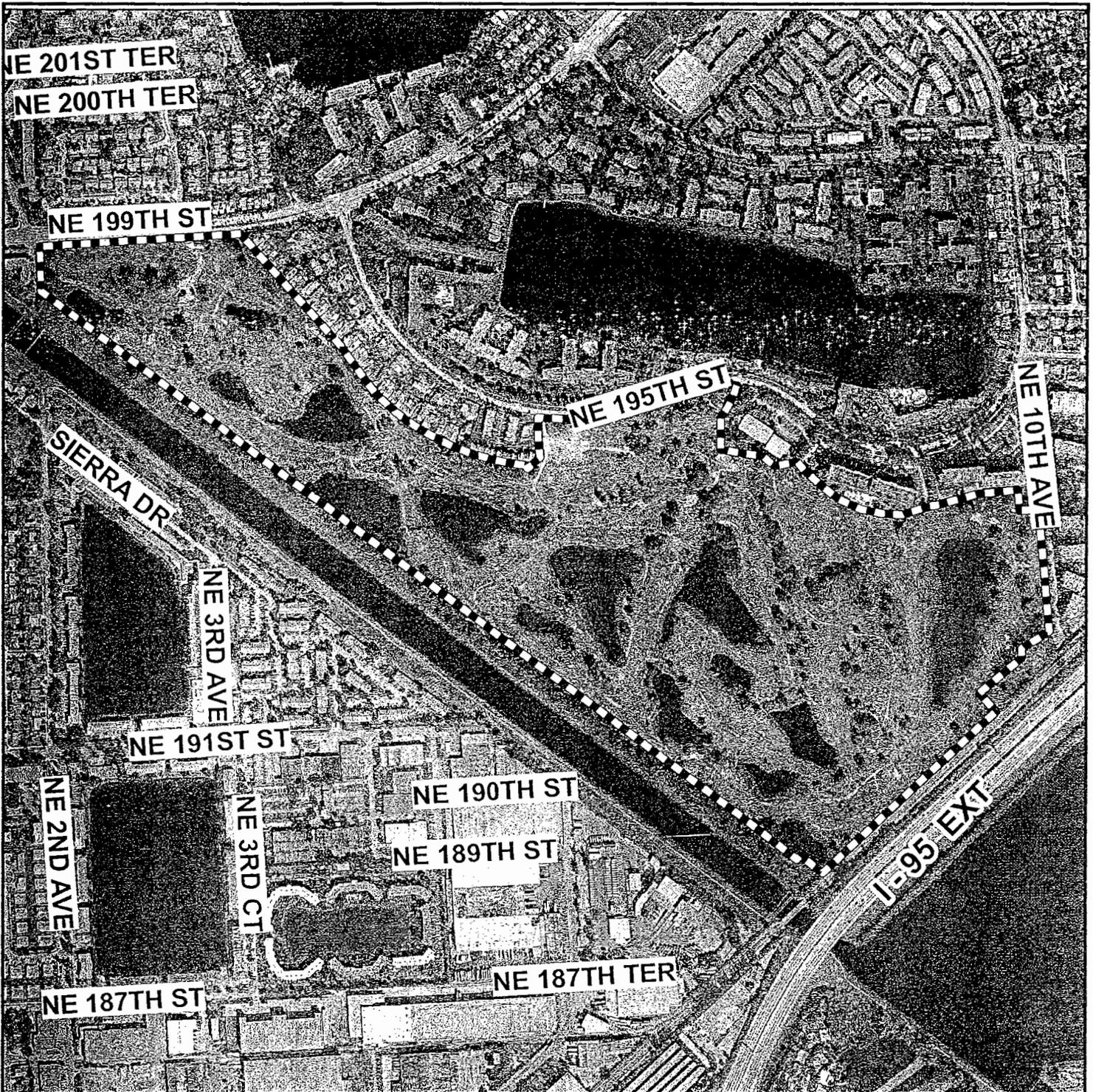
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 28, 2012

REVISION	DATE	BY
		72



MIAMI-DADE COUNTY
AERIAL YEAR 2012

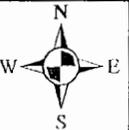
Process Number

Z2012000114

Section: 01 Township: 52 Range: 41
 Section: 05/06 Township: 52 Range: 42
 Section: 36 Township: 51 Range: 41
 Applicant: WILLIAMS ISLAND VENTURES, LLC
 Zoning Board: C2
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

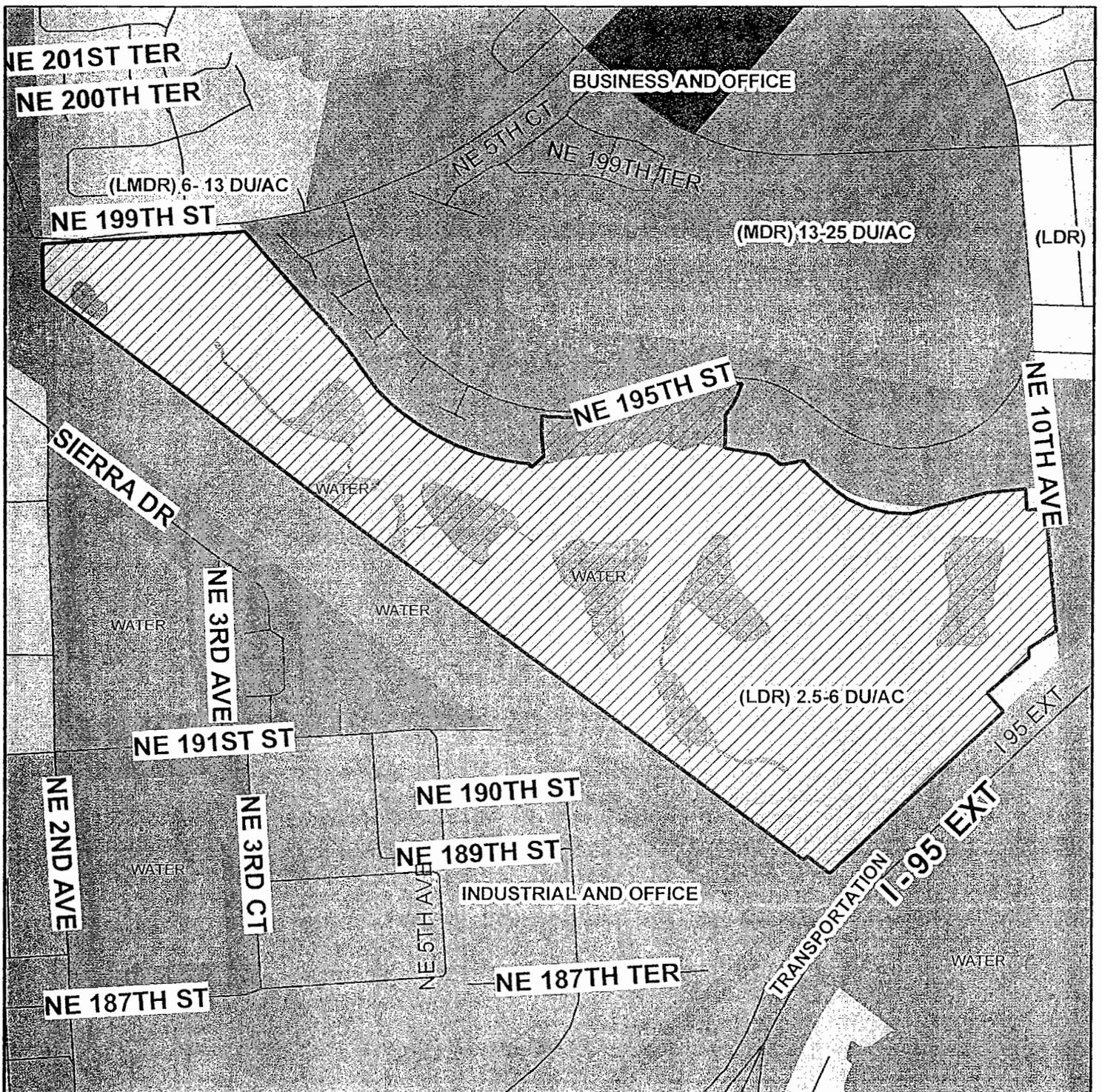
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 Subject Property



SKETCH CREATED ON: Friday, September 28, 2012

REVISION	DATE	BY
		73



MIAMI-DADE COUNTY

Process Number

CDMP MAP

Z2012000114

Section: 01 Township: 52 Range: 41
 Section: 05/06 Township: 52 Range: 42
 Section: 36 Township: 51 Range: 41

Applicant: WILLIAMS ISLAND VENTURES, LLC

Zoning Board: C2

Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 28, 2012

REVISION	DATE	BY

Williams Island Ventures, LLC
(12-114) CZAB 2

This instrument was prepared by:
William W. Riley, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131-5340

DRAFT

ITEM # 2

Received by
Zoning Agenda Coordinator

FEB 21 2013

(Space reserved for Clerk)

PLANNED AREA DEVELOPMENT AGREEMENT

WHEREAS, the undersigned owner, **Williams Island Ventures, LLC**, (the "Owner") holds the fee simple title to that certain land consisting of approximately 148.2± acres lying, being and situated in Miami-Dade County, Florida, legally described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), which is supported by the attorney's opinion;

WHEREAS, Owner filed Application No. 12-114 (the "Application") with Miami-Dade County (the "County") for the approval of a Planned Area Development ("PAD") district, pursuant to Article XXXIII of the Code of Miami-Dade County (the "Code") on the Property;

WHEREAS, Section 33-284.26 of the Code requires the Owner to submit to the Department of Regulatory and Economic Resources (the "Department") a recordable agreement guaranteeing the development of the Property in accordance with promises made in the written and graphic documents, as approved by the Board of County Commissioners, which is satisfied by virtue of this agreement.

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of the Application will be abided by the Owner, its successors and assigns, Owner freely, voluntarily and without duress makes the following Planned Area Development Agreement covering and running with the Property:

- (1) **Site Plan.** The Property shall be developed substantially in accordance with the plans previously submitted, entitled "Williams Island Country Club," as prepared by Urban Design Kilday Studios consisting of 24 sheets, plans prepared by Corwil Architects, consisting of 67 sheets and plans prepared by AB Design Group Inc., consisting of 8 sheets for a total of 99 sheets, with 96 sheets dated stamped received 12/04/12 and 3 sheets dated stamped received 01/03/13 for a total of 99 sheets, as may be modified at the public hearing on the Application. Said plans being on file with the Department and by reference made a part of this Agreement.

- (2) **Residential Density Restriction.** Residential development of the Property shall not exceed 653 dwelling units.
- (3) **Active Public Park Site.** Subject to County approval and acceptance, a contiguous 5 gross acre active public park site on the Property, as depicted in its approximate location on the Site Plan and entitled "Active Park" shall be conveyed to the County in fee simple, free of any encumbrances or liens, and without cost or charge to the County for acquisition or maintenance. In the event that the County does not accept such conveyance, the Owner shall maintain said site as a park pursuant to the provisions of Section 6 to this Agreement. Owner shall provide public access to said site and shall provide interconnectivity between all parks described herein by virtue of recording one or more access easement(s).

Whether conveyed to the County or retained by the Owner as provided above, the operation and maintenance cost of said active public park shall be funded by either (i) a special taxing district, subject to approval by the County, composed of the owners of residential units located on the Property, (ii) a property owner's association (POA) composed of the then owners of residential units located on the Property, (iii) a community development district (CDD), subject to approval by the County, composed of the owners of residential units located on the Property, or (iv) such other funding mechanism as may be approved by the Board of County Commissioners, or its successor entity. Such special taxing district, POA, CDD, or funding mechanism shall be created prior to the issuance of building permits for the Property.

- (4) **Passive Public Park Site.** Subject to County approval and acceptance, a contiguous 5 gross acre passive public park site, as depicted in its approximate location on the Site Plan and entitled "Passive Park" shall be conveyed to the County in fee simple, free of any encumbrances or liens, and without cost or charge to the County for acquisition or maintenance. In the event that the County accepts such conveyance, the Owner shall undertake its best efforts to have the park designated as the "Willie and Celia Trump Park." In the event that the County does not accept such conveyance, the Owner shall maintain said site as a park pursuant to the provisions of Section 6 to this Agreement. Owner shall provide public access to said site and shall provide interconnectivity between all parks described herein by virtue of recording one or more access easement(s).

Whether conveyed to the County or retained by the Owner as provided above, the operation and maintenance cost of said passive public park shall be funded by either (i) a special taxing district, subject to approval by the County, composed of the owners of residential units located on the Property, (ii) a property owner's association (POA) composed of the then owners of residential units located on the Property, (iii) a community development district (CDD), subject to approval by the County, composed of the owners of residential units located on the Property, or (iv) such other funding mechanism as may be approved by the Board of County Commissioners, or its successor entity. Such special taxing district, POA, CDD, or funding mechanism shall be created prior to the issuance of building permits for the Property.

- (5) **Lineal Park and Jogging Path.** Subject to County approval and acceptance, a contiguous 27.97 gross acre lineal park and jogging path, as depicted in its approximate location on the Site Plan and entitled "Perimeter Buffer Park" shall be conveyed to the County in fee simple, free of any encumbrances or liens, and without cost or charge to the County for acquisition or maintenance. In the event that the County does not accept such conveyance, the Owner shall maintain said site as a park pursuant to the provisions of Section 6 to this Agreement. Owner shall agree to provide public access to all active public parks and provide access easements to such parks where the park land is not continuous.

Whether conveyed to the County or retained by the Owner as provided above, the operation and maintenance cost of said lineal park and jogging path shall be funded by either (i) a special taxing district, subject to approval by the County, composed of the owners of residential units located on the Property, (ii) a property owner's association (POA) composed of the then owners of residential units located on the Property, (iii) a community development district (CDD), subject to approval by the County, composed of the owners of residential units located on the Property, or (iv) such other funding mechanism as may be approved by the Board of County Commissioners, or its successor entity. Such special taxing district, POA, CDD, or funding mechanism shall be created prior to the issuance of building permits for the Property.

- (6) **Maintenance of Park Sites.** In the event that the Board of County Commissioners, or its successor entity, does not accept the proffered conveyance of one or more of the Active Public Park, the Passive Public Park, or the Lineal Park and Jogging Path, then the Owner shall operate and maintain said parks and jogging path as open to the public, subject to reasonable security and safety controls, as the same are applied to public parks operated and maintained by Miami-Dade County, and the owner shall be responsible for the operation and maintenance costs of said parks and jogging path which may be funded by either (i) a special taxing district, subject to approval by the County, composed of the owners of residential units located on the Property, (ii) a property owner's association (POA) composed of the then owners of residential units located on the Property, (iii) a community development district (CDD), subject to approval by the County, composed of the owners of residential units located on the Property, or (iv) such other funding mechanism as may be approved by the Board of County Commissioners, or its successor entity. Such special taxing district, POA, CDD, or funding mechanism shall be created prior to the issuance of building permits for the Property.

- (7) **Monetary Contribution in Lieu of Land to Miami-Dade Fire Rescue Department.** Owner shall contribute funds to the Miami-Dade Fire Rescue Department equivalent to the value of a hypothetical 1.0 net acre of the Property calculated based on the fair market value of the Property as rezoned to the County's Planned Area Development district, assuming highest and best use as residentially zoned as determined by a professional property appraiser selected from the list of approved property appraisers maintained by the Miami-Dade General Services Administration after final approval of the Application

(the "Fire Department Contribution"). The total amount of the Fire Department Contribution shall be \$175,000.00.

The Fire Department Contribution shall be paid to the Miami-Dade County in two installments. The first installment, which shall be equal to 50% of the Fire Department Contribution, shall be paid to the Miami-Dade County prior to any platting or waiver of plat of lots for residential development on the Property. The second installment, which shall be equal to 50% of the Fire Department Contribution, shall be paid to the Miami-Dade County prior to the issuance of a building permit for the 200th unit to be constructed on the Property.

The Fire Department Contribution shall be credited against, but shall not be limited to, the amount of any future Fire and Emergency Medical Services Impact Fee, provided such credit is specifically allowed by the express terms of Section 33J of Code of Miami-Dade County (the "Code"). Any such credits must be applied for or requested by the Owner, its heirs, successors or assigns, as may be necessary, in accordance with Section 33J of the Code.

(8) **Development Schedule.** Development of the Property is projected to commence no later than 24 months from the final approval of the Application, including the expiration of all applicable appeals periods and the resolution of all resulting appeals. Development of the Property is projected to be completed within 4 years from the date of commencement.

(9) **Additional Quantitative Data.**

- A. **Total Number of Bedrooms.** The total number of bedrooms on the Property shall not exceed 2,863.
- B. **Total Building Coverage.** The total ground level building coverage for the Property shall not exceed 19.81± acres.
- C. **Open Space.** The area of common open space for the Property shall be in accordance with Section 33-284.27(l) of the Code, as may be amended from time to time.
- D. **Residential Density.** The maximum density on the Property shall be 4.4 units per gross acre.
- E. **Private Roads.** The roadways within the Property shall be private. The area of pavement shall be 13.55± acres, including parking lots and driveways.
- F. **Population Projection.** The estimated population projection resulting from the development of the Property is 1,650 people.

- (10) **Types of Dwelling Units.** Owner agrees to develop the Property with detached single-family units and townhouse units with the following projected models and sizes:

Detached Single Family Units

Model 1500 (Champion Lakes 30's) – two-story structure with approximately 1,882 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 1600 (Champion Lakes 30's) – two-story structure with approximately 2,022 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 1600 (Champion Lakes 35's) – two-story structure with approximately 2,102 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 1700 (Champion Lakes 30's) – two-story structure with approximately 2,194 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 1700 (Champion Lakes 35's) – two-story structure with approximately 2,240 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 1800 (Champion Lakes 30's) – two-story structure with approximately 2,234 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 1800 (Champion Lakes 35's) – two-story structure with approximately 2,487 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 1800 (Champion Lakes 40's) – two-story structure with approximately 2,347 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 1900 (Champion Lakes 35's) – two-story structure with approximately 2,671 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 2000 (Champion Lakes 40's) – two-story structure with approximately 2,723 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 2100 (Champion Lakes 40's) – two-story structure with approximately 2,814 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model 2300 (Champion Lakes 40's) – two-story structure with approximately 2,971 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Two-Story Townhouse Units

Model A - two-story structure with approximately 1,920 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model B - two-story structure with approximately 1,941 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model C - two-story structure with approximately 1,962 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

Model D - two-story structure with approximately 2,006 square feet of total building area as depicted and described on the plans referenced in enumerated Paragraph (1) of this Agreement.

- (11) **Accessory Uses.** Owner agrees that the accessory uses on the Property shall be limited to a gate house, a club house, swimming pools, lake pavilions, water features, associated recreational uses, and other buildings or structures on a lot or parcel subordinate to and not forming an integral part of the main or principal building but pertaining to the use of the main building.
- (12) **Ownership and Maintenance of Roadways, Lakes, Landscaping and Common Areas.** The operation and maintenance cost of the roadways, lakes, landscaping and common areas on the Property shall be funded by either (i) a special taxing district, subject to approval by the County, composed of the owners of residential units located on the Property, (ii) a property owner's association (POA) composed of the then owners of residential units located on the Property, (iii) a community development district (CDD), subject to approval by the County, composed of the owners of residential units located on the Property, or (iv) such other funding mechanism as may be approved by the Board of County Commissioners, or its successor entity. Such special taxing district, POA, CDD, or funding mechanism shall be created prior to the issuance of building permits for the Property.

- (13) **Future/Existing Transit Amenities.** Owner agrees to work with Metro-Dade Transit (MTD) in the accommodation of future and existing transit amenities such as pull-out bays, shelters, and other amenities providing services to the Property.
- (14) **Pedestrian and Vehicular Access.** Owner agrees to provide permanent and safe access for pedestrian and vehicular traffic on the Property at all times. Access shall also be provided at all times to fire, police, health, sanitation, and other public service personnel and vehicles. Furthermore, all streets or accessways within the Property shall be installed by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, subject to the approval of the appropriate County departments.
- (15) **County Inspection.** As further part of this Agreement, it is hereby understood and agreed that any official inspector of the 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 Owner is complying with the requirements of the building and zoning regulations and the conditions in this Agreement.
- (16) **Covenant Running with the Land.** This Agreement on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the benefit of the County and the public welfare. Owner acknowledges that acceptance of this Agreement does not in any way obligate or provide a limitation on the County.
- (17) **Term.** This Agreement is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Agreement is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property, in accordance with paragraph 18 below, has been recorded agreeing to change the covenant in whole, or in part, provided that the Agreement has first been modified or released by the County.
- (18) **Modification, Amendment, Release.** This Agreement may be modified, amended, or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the County Commission or such other successor governmental body having jurisdiction over the Property.

In the event that there is a recorded homeowners or condominium association covering any portion of the Property, said association may (in lieu of the signature or consent of the individual members or owners), on behalf of its members and in accordance with its articles of incorporation and bylaws, consent to any proposed modification, amendment, or release by a written instrument executed by the homeowners or condominium

association. Any consent made pursuant to a vote of the homeowners or condominium association shall be evidenced by a written resolution of the homeowners or condominium association and a certification executed by the secretary of the homeowners or condominium association's board of directors affirming that the vote complied with the articles of incorporation and the bylaws of the association.

Any modification, amendment, or release of this Agreement will require the consent of all the then owner(s) of the Property which will be evidenced by either a written resolution of a homeowners and/or condominium association and/or a written instrument(s) executed by individual property owner(s). In the event that one or several of the owners of the Property are not members of a recorded association, their consent to any modification, amendment, or release, is required, along with the consent of the recorded association(s), and must be evidenced by an executed written instrument.

- (19) **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Agreement shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- (20) **Authorization for the County to Withhold Permits and Inspections.** In the event the terms of this Agreement are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as Owner complies with this Agreement.
- (21) **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
- (22) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Agreement.
- (23) **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion
- (24) **Recording.** This Agreement shall be filed of record in the public records of the County, at Owners expense following the final approval of the Application. This Agreement shall

become effective immediately upon recordation. Notwithstanding the previous sentence, if any timely appeal is filed, and the disposition of such appeal results in the denial of the Application, then this Agreement shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, and upon written request, the Director of the Department of Planning and Zoning or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Agreement is null and void and of no further effect.

- (25) **Acceptance of Agreement.** Acceptance of this Agreement does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or conveyance.
- (26) **Owner.** The term Owner shall include the Owner, and its successors and assigns in interest or title or other designee.

[Execution Pages Follow]

Signed, witnessed, executed and acknowledged this _____ day of _____, 2013.

Williams Island Ventures, LLC,
a Delaware limited liability company

By: _____
Arthur Falcone, Director

STATE OF FLORIDA }
 ss:
COUNTY OF _____ }

The foregoing instrument was acknowledged before me this _____ day of _____, 2013,
by Arthur Falcone, who is personally known to me or produced a valid driver's license as
identification

Notary Public
Sign Name: _____
Print Name: _____
MY COMMISSION EXPIRES: _____