

KITS

12-23-2008 Version # 1



**COMMUNITY ZONING APPEALS BOARD 7
PHYLLIS RUTH MILLER ELEMENTARY SCHOOL
840 NE 87 Street, Miami
Tuesday, January 27, 2009 at 6:30 p.m.**

CURRENT

1. 09-1-CZ7-1 ALTA MIRA APARTMENTS, LP 08-113 29-52-42 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 7

MEETING OF TUESDAY, JANUARY 27, 2009

PHYLLIS RUTH MILLER ELEMENTARY SCHOOL - AUDITORIUM

840 NE 87 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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. ALTA MIRA APARTMENTS L. P. (09-1-CZ7-1/08-113)

29-52-42
Area 7/District 4

- (1) RU-3M to RU-4M
- (2) UNUSUAL USE to permit an entrance feature, to wit: electric swing gates, card reader and concrete columns with signage.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Altamira," as prepared by MSA Architects and "Alta Mira," as prepared by Gladding, Jackson, Kercher, Anglin, consisting of Sheets "SP1" to "SP4," "SP-01," LP-01" to "LP04," dated stamped received 10/16/08 and the remaining sheets dated stamped received 8/14/08, for a total of 18 sheets. Plans may be modified at public hearing.

LOCATION: The southwest corner of N.E. 121 Street and N.E. 16 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.72± Acres

Department of Planning and
Zoning Recommendation:

Approval of request #1, subject to the Board's acceptance of the proffered covenant; approval with conditions of request #2.

Protests: 90

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

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

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

1. ALTA MIRA APARTMENTS, LP
(Applicant)

09-1-CZ7-1 (08-113)
Area 7/District 4
Hearing Date: 1/27/09

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>
1957	Kenneth T. Stout	Special permit expansion of trailer park.	ZC	Approved w/conds,
1967	Sidney Burger	- Unusual use trailer park. - Variance zoning regulations landscape buffer P.U.P.	ZAB	Approved w/conds,
1968	Sidney Burger	- Unusual use trailer park. - Variance zoning regulations landscape buffer. - Variance zoning regulations spaces P.U.P.	BCC	Approved w/conds,
1969	John Peter Kobe	Unusual use trailer park P.U.P.	ZAB	Approved w/conds.
1976	Directors	Zone change from RU-3B to RU-3M.	BCC	Approved

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 7**

APPLICANT: Alta Mira Apartments L.P.

PH: Z08-113 (09-1-CZ7-1)

SECTION: 29-52-42

DATE: January 27, 2009

COMMISSION DISTRICT: 4

ITEM NO.: 1

A. INTRODUCTION

o **REQUESTS:**

- (1) RU-3M to RU-4M
- (2) UNUSUAL USE to permit an entrance feature, to wit: electric swing gates, card reader and concrete columns with signage.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Altamira," as prepared by MSA Architects and "Alta Mira," as prepared by Glatting, Jackson, Kercher, Anglin, consisting of Sheets "SP1" to "SP4," "SP-01," LP-01" to "LP04," dated stamped received 10/16/08 and the remaining sheets dated stamped received 8/14/08, for a total of 18 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant is seeking to rezone the subject property from RU-3M, Minimum Apartment House District, to RU-4M, Modified Apartment House District. Additionally, the applicant seeks approval for an entrance feature that consists of electric swing gates, card reader and concrete columns with signage.

- o **LOCATION:** The southeast corner of N.E. 121 Street and N.E. 16 Avenue, Miami-Dade County, Florida.

- o **SIZE:** 9.72± Acres

B. ZONING HEARINGS HISTORY:

In 1957, a Special Permit was approved by the Board of County Commissioners (BCC) to permit the expansion of an existing trailer park, pursuant to Resolution #275. In 1967, the Zoning Appeals Board (ZAB) approved requests to permit the expansion of an existing trailer park and to waive the required 25' landscape buffer around the trailer park, pursuant to Resolution #3-ZAB-301-67. In February 1968, the subject property was denied without prejudice by the ZAB requests to permit the expansion of an existing trailer park to the West to include 7 additional spaces, to waive the required 25' landscape buffer in order to permit additional spaces in lieu thereof, and to permit access to the aforementioned trailer spaces from NE 14 Avenue, pursuant to Resolution #3-ZAB-55-68. Subsequently, in March 1968, the BCC reversed the decision of the ZAB and approved the aforementioned requests, pursuant to Resolution #Z-62-68. In 1969, a request to permit the expansion of an existing trailer park was approved by the ZAB,

pursuant to Resolution #4-ZAB-422-69. The subject site was included in an application filed by the Directors of the Building and Zoning and Planning Departments that sought a zone change from RU-3B, Bungalow Court District, to RU-3M, Apartment House District, and was approved by the BCC, pursuant to Resolution #Z-82-76.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Medium Density Residential** use. This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-3M; Vacant

Medium Density Residential, 13-25 du

Surrounding Properties:

NORTH: PUD; City of North Miami;
Multifamily Apartment Buildings

Medium Density Residential, 13-25 du

SOUTH: RU-4M; Multifamily Apartment
Buildings

Medium Density Residential, 13-25 du

EAST: BU-2; Offices

Business and Office

WEST: IU-1; Warehouse

Industrial and Office

The subject property abuts the corporate boundary of the City of North Miami, which lies to the north and is located approximately 622' to the west of US-1. The surrounding area consists of multi-family apartment buildings, offices and a warehouse.

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted.)

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

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

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

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny **unusual uses**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan

approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property abuts the corporate boundary of the City of North Miami, which lies to the north and is located approximately 622' to the west of US-1. The surrounding area consists of multi-family apartment buildings, offices and a warehouse. The subject property was previously developed with a mobile home park that was originally established in 1957 and has recently been vacated and demolished. The applicant is requesting a zone change from RU-3M, Minimum Apartment House District, to RU-4M, Modified Apartment House District (request #1). The applicant is also seeking to permit an entrance feature, to wit: an electric swing gate, card reader and concrete columns with signage (request #2). The applicant has submitted plans illustrating the aforementioned requests.

The submitted plans illustrate a multi-family development consisting of nine apartment buildings, each with a height of 3 stories, as well as ample amenities for the residents of the development which include a clubhouse, pool, barbeque/family park and dog park. The parking areas are interspersed throughout the site with a 2-way ingress/egress drive provided along NE 16 Avenue that circulates throughout the site and exits onto NE 14 Avenue. The submitted plans depict landscaping that includes trees such as Live Oak and Green Buttonwood as well as shrubs such as Sweet Viburnum and Indian Hawthorne that are provided throughout the site. The applicant has voluntarily proffered a covenant which, among other things, restricts the development of the property to the submitted plans and limits the number of dwelling units to a maximum of 240.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. Additionally, the Public Works Department **objects** to this application. Their memorandum indicates that the application meets traffic concurrency since the subject site lies within the Urban Infill Area where traffic concurrency criteria do not apply. However, their memorandum further indicates that the subject site requires platting in accordance with Chapter 28 of the Miami-Dade County Code and that the proposed gates are not allowed and must be reviewed under the Entrance Feature process reviewed by the Plat Committee. The Miami-Dade Fire Rescue Department (**MDFR**) **does not object** to this application and has indicated that the estimated average travel time to the subject property is **6:12** minutes. Miami-Dade County Public Schools (**MDCPS**) **does not object** to this application and has indicated that none of the schools impacted by the proposed development meet the review threshold. As such, no dialogue between the applicant and the School District is required.

The applicant is requesting a zone change from RU-3M, Minimum Apartment House District, to RU-4M, Modified Apartment House District and to permit an entrance feature. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Medium Density Residential** use. This category allows densities from 13 to 25 dwelling units per acre which would allow a minimum of 126 to a maximum of 243 units on the subject site. The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments. The applicant is proposing a total of 240 dwelling units on the subject site which staff notes are numerically consistent with the density threshold of the LUP Map of the CDMP. The requested RU-4M zoning district would allow a total of 348 units at a density of 35.9 units per net acre, which would be inconsistent with the LUP map's maximum density threshold without a covenant limiting the maximum number of units to no more than 25 per gross acre. However, as previously mentioned, the applicant for this application has proffered a covenant restricting the development of the site to the submitted plans and to a maximum of 240 dwelling units which results in a development density of 24.69 units per acre, rendering the requested RU-4M zoning in this instance consistent with the density threshold of the LUP Map of the CDMP. Therefore, the development of the site will be **consistent** with the LUP map of the CDMP. Moreover, the proposed 240 unit multifamily residential development complies with the density restrictions in the RU-4M zoning district. The proposed RU-4M zoning permits uses such as multiple family apartment house, workforce housing units, multiple family housing developments, housing projects, and community residential facilities, among others, which are permitted uses in the Medium Density Residential designation of the LUP map of the CDMP. Staff opines that the proposed development's scale and intensity is **compatible** with the surrounding area when compared with the surrounding properties. As previously mentioned, the submitted plans illustrate a multi-family development consisting of nine apartment buildings each with a height of 3 stories as well as ample amenities for the residents of the development which include a clubhouse, pool, barbeque/family park and dog park. Staff notes that the property to the north of the subject site located within the City of North Miami is developed with an existing 5-story multifamily apartment development and that the RU-4M zoned property immediately to the south of the subject site is developed with an existing 2-story multifamily apartment. As such, staff opines that the proposed multifamily apartment development with a maximum height of 3-stories

provides a logical transition in terms of height and scale between the existing 5-story apartment development immediately to the north of the subject site and the existing 2-story apartment development located to the south of the subject site. Additionally, staff notes that the property to the east of the subject site is developed with a 7-story office building and that the property to the west of the subject site is improved with an existing 2-story warehouse, which in staff's opinion renders the proposed 3-story multifamily apartment development as transitional in terms of scale and intensity. Staff opines that the proposed RU-4M zoning when coupled with the applicant's proffered covenant limiting the development of the site to a maximum of 240 dwelling units, resulting in a development density of 24.69 units per acre and restricting the development of the site to the submitted plans is **compatible** with the area and **consistent** with the Medium Residential LUP Map designation of the Master Plan.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. Additionally, the Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. Further, the Board shall take into consideration whether the development conforms to the CDMP. As previously mentioned, staff is of the opinion that the development of the subject property, if granted, would be consistent with the LUP Map of the Comprehensive Development Master Plan for Miami-Dade County as explained above. The applicant is requesting a zone change from RU-3M to RU-4M on the subject property in order to construct a multi-family development consisting of nine apartment buildings each with a height of 3 stories as allowed in the RU-4M zone as well as a clubhouse. Staff notes that the proposed rezoning to RU-4M will not have an unfavorable impact on the environment as indicated in DERM's memorandum, which indicates that the application meets the minimum requirements of Chapter 24 of the Code. Staff notes that the proposal on the subject site is accessible by a minor roadway, NE 16 Avenue, as well as a local roadway, NE 14 Avenue, and as such, will be readily accessible to residents. It should be noted that in 2001, the property to the south of the subject site was granted approval of a zone change from RU-3M to RU-4M, among other requests, pursuant to Resolution #CZAB7-3-01. In addition, staff notes that the proposed multi-family development complies with the setback, floor area ratio (FAR), and parking requirements of the RU-4M zoning district. Therefore, staff opines that the proposed development will not have a negative visual and aural impact on surrounding area and will not result in vehicles parking within the rights-of-way. As such, staff is of the opinion that the proposed zone change and the accompanying submitted plans are **compatible** with the area and are **consistent** with the provisions of the CDMP. Accordingly, staff recommends approval of the zone change request to RU-4M (request #1), subject to the Board's acceptance of the proffered covenant.

When analyzing request #2 under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses, staff is of the opinion that the proposed entrance feature, as designed, would not result in excessive noise and traffic, cause undue and excessive burden on public facilities, including streets, roads or highways, and would not provoke excessive overcrowding and concentration of people when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development. Staff acknowledges that the Public Works Department objects to this request and indicates in their memorandum that that the proposed gates are not allowed and must be reviewed under the Entrance Feature process reviewed by the Plat Committee. However, staff opines that the approval of the request will not detrimentally impact the surrounding area, but rather would serve as an aesthetically pleasing enhancement that marks the entrance to the residential development, provides security to the residents of the development, and exudes a sense of place for its residents. Specifically, staff's review of the submitted plans reveals that the requested entrance feature consists of an electric swing gate, card reader, and concrete columns with signage. Staff notes that the sign attains a maximum height of 11' and features a total 8.7 sq. ft. of sign face that reads "Alta Mira". Moreover, staff notes that the requested entrance feature does not encroach into the safe sight distance triangle and as such will not impede visibility for motorists entering and exiting the subject site. In staff's opinion, the proposed entrance feature, as illustrated in the submitted plans, would be **compatible** with the area and as such, staff recommends approval with conditions of request #2 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses).

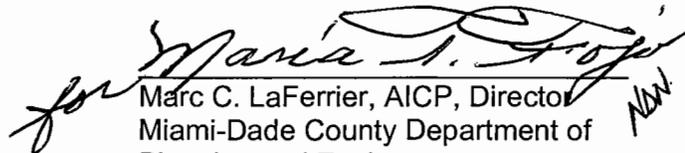
Based on all of the aforementioned, staff notes that the application is **consistent** with the LUP Map of the CDMP. Furthermore, staff opines that the approval of this application is **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2.

- I. **RECOMMENDATION:** Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of request #2.
- J. **CONDITIONS:** For request #2 only.
 1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Altamira," as prepared by MSA Architects and "Alta Mira," as prepared by Glatting, Jackson, Kercher, Anglin, consisting of Sheets "SP1" to "SP4," "SP-01," LP-01" to "LP04," dated stamped received 10/16/08 and the remaining sheets dated stamped received 8/14/08, for a total of 18 sheets.
 3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgagees, etc., and its improvements.
6. That in the event of multiple ownership, a homeowners' association (or special taxing district) be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.
7. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).
8. That the applicant obtain a building permit for the recreational facility prior to the issuance of a building permit for 50% of the total number of residential units and that the recreational facility be constructed, obtain a Certificate of Use, and its final inspection completed prior to final inspection of 75% of the total number of residential units.
9. That an Entrance Feature Maintenance Agreement be submitted to the Department within 30 days after final public hearing approval of this application, unless a time extension is granted by the Director, for good cause shown.

Alta Mira Apartments L.P.
Z08-113
Page 9

DATE INSPECTED: 12/23/08
DATE TYPED: 12/23/08
DATE REVISED: 01/05/09; 01/12/09
DATE FINALIZED: 01/12/09
MCL; MTF; NC


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

Memorandum

MIAMI-DADE
COUNTY

Date: December 4, 2008

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

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

Subject: C-07 #Z2008000113-Revised
Alta Mira Apartments, LP
12000 N.E. 16th Avenue
District Boundary Change from RU-3M to RU-4M and
Unusual Use to Permit an Entrance Feature
(RU-3M) (9.63 Acres)
29-52-42



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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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

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

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

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

Air Quality Preservation

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

Wetlands

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

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

Tree Preservation

Tree Removal Permit 2008-TREE-PER-00455 was issued for this property to Alta Mira Apartments LP, on November 25, 2008 and is scheduled to expire on November 25, 2009. This permit authorizes the removal of all trees within the property except for the trees located in the N.E. 121st Street right-of-way.

All approved tree removal and 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. The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00455 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History

DERM has found the following enforcement records for the subject property:

Palm Trailer Park (PSO 155)

On January 29, 2003, a Notice of Violation (NOV) was issued to this facility for violation of Section 24-42 (formerly Section 24-13.1(a)) of the Code. Specifically, this facility failed to submit the required Sanitary Sewer Evaluation Survey (SSES). On May 30, 2003, a Final Notice Prior to Court Action (FNPTCA) was issued for non-compliance with the NOV. Subsequent SSES submittals were

disapproved on September 24, 2003 and on February 23, 2004. On May 7, 2008, the case was closed due to compliance.

On January 14, 2005, a Warning Notice was issued to this facility due to a wet-well surcharge and for operating with a pump out of service. The surcharge in the wet-well was subsequently corrected; however, a Uniform Civil Violation Notice (UCVN) # 965979 was issued to the facility as the pump remained out of service. Said UCVN was later voided due to errors. The case was subsequently closed due to compliance.

Alta Mira Apartments WWC 309

On May 4, 2007, a Notice of Required Connection (NORC) was issued to this facility requiring connection to sewers. A request for an extension of time for connection was filed with the Environmental Quality Control Board (EQCB). Said request was approved with a requirement for connection in an EQCB hearing held on June 12th 2008. This facility was granted an extension of time until October 12, 2008 in order to comply with Section 24-43.1(7) of the Code. On October 17th 2008, proof of proper abandonment of all septic tanks was provided to DERM from the Department of Health and the case was subsequently closed due to compliance.

Concurrency Review Summary

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

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

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

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:ALTA MIRA APARTMENTS, LP

This Department objects to this application.

Gates are not allowed and must be reviewed under the Entrance Feature process reviewed by the Plat Committee.

Entrance features requiring gates are not reviewed under this application and must be filed separately. Entrance features reviewed by the Plat Committee have a more scrutinized review process which includes other affected Departments such as Fire Rescue and Water & Sewer.

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

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



Raul A Pino, P.L.S.

17-DEC-08

SCHOOL IMPACT REVIEW SCHOOL IMPACT REVIEW ANALYSIS

July 24, 2008

APPLICATION: Alta Mira Apartments, LP – No. 08-113

REQUEST: Zoning change from RU-3M to RU-4M

ACRES: 3.54 acres

LOCATION: 12600 NE 16 Avenue

**MSA/
MULTIPLIER:** 4.1 / .23 Multi-Family

**NUMBER OF
UNITS:** 116 additional units (124 units currently permitted under existing zoning classification, for a total of 240 units)

**ESTIMATED STUDENT
POPULATION:** 27 students*

ELEMENTARY: 13

MIDDLE: 6

SENIOR HIGH: 8

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: David Lawrence Jr. K-8 Center – 15000 Bay Vista Blvd.

MIDDLE: North Miami Middle – 13105 NE 7 Avenue

SENIOR: North Miami Senior High – 800 NE 137 Street

All schools are located in the North Regional Center.

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

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

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
David Lawrence K-8 Center	1,147	1,214	94%	0	94%
	1,160 *		96%		96%
North Miami Middle	917	822	112%	0	112%
	923 *		112%		112%
North Miami Senior High	2,816	2,268	124%	214	113%
	2,824 *		125%		114%

*Student population increase as a result of the proposed development

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, none of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$176,823.

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

ELEMENTARY	DOES NOT MEET THRESHOLD
MIDDLE	DOES NOT MEET THRESHOLD
SENIOR HIGH	DOES NOT MEET THRESHOLD
Total Potential Capital Cost	\$0

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



Memorandum

Date: 30-SEP-08
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2008000113

Fire Prevention Unit:

This Memo supersedes MDRF Memorandum dated July 16, 2008
 APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped August 14, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDRF Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDRF requirements.

Service Impact/Demand:

Development for the above Z2008000113
 located at 12000 N.E. 16 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0545 is proposed as the following:

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

Based on this development information, estimated service impact is: 68.50 alarms-annually.
 The estimated average travel time is: 6:12 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 20 - North Miami E - 13000 NE 16 Avenue.
 Rescue, ALS Engine, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped August 14, 2008. Substantial changes to the plans will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

ALTA MIRA APARTMENTS, LP

12000 N.E. 16 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2008000113

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

No violation observed

Wendy Reynoso-Ogando

Alta Mira Apartments, LLP

Wood Alta Mira LLC 40%

Westplan Palm Apartments LLC 60%

SPUS05 (Please see attached "A")

51%

WestPlan Investors General Partner LLC

100%

WJDFLLP - Warren J. Durkin Family

Limited Partnership

14.53%

Durkin FLP

1%

Warren J. Durkin (100%)

JD Corporation

99%

Warren J. Durkin (100%)

Ewoud Swaak
Patrick van Harderwijk
Aart van Bochove

48%
40%
12%

Jay Jacobson

13.07%

LWWFLP - Leonard W. Wood Family

Limited Partnership

9.64%

General Partner:

Leonard W. Wood (100%)

Limited Partners:

Carla O. Wood

1%

Leonard W. Wood Descendants

98%

Trust Number Two

Carla O. Wood (100%)

Mark Randall

4.90%

Joseph Taylor

2.94%

Richard Mercer

1.96%

Stephen Wylie

0.98%

Deborah C. Anderson

0.98%

RECEIVED
DEC 16 2008

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

EXHIBIT "A"

SPUSO5 Wood Partners, L.P.

Owner	Percentage
* California State Teachers' Retirement System	55.6857%
* Teacher Retirement System of Texas	7.6523%
* Treasurer of the State of North Carolina	7.6523%
* Common Pension Fund E	5.7392%
* Arizona State Retirement System	3.8261%
* Arkansas Teacher Retirement System	3.8261%
* New York State Teachers' Retirement System	3.8261%
* Nebraska Investment Council	1.9131%
* School Employees Retirement System of Ohio	1.9131%
* Allstate Insurance Company	1.8365%
* Allstate Life Insurance Company	1.8365%
* Missouri Local Government Employees Retirement System	1.5305%
CB Richard Ellis Investors, L.L.C.	1.1478%
* Owned 100% by CB Richard Ellis Group, Inc.	
* Allstate Plans' Master Trust	0.9183%
Vance Maddocks	0.0765%
Jeffrey Dunne	0.0383%
Robert Zerbst	0.0383%
William M. Harris	0.0383%
David Allen	0.0306%
William R. Hedman	0.0230%
Michael Burrichter	0.0230%
Nicholas Kormeluk	0.0191%
Robert Mahoney	0.0191%
Donald Roberts	0.0153%
Mark Zikakis	0.0153%
Richard G. Schnieder	0.0122%
Edward Goldman	0.0115%
John Clifford	0.0115%
John Gilb	0.0115%
Robert Jue	0.0096%
Darla Longo	0.0077%
Henry Johnson	0.0077%
Jack Fraker	0.0077%
John P. Maher	0.0077%
Kevin Anthony Shannan	0.0077%
Marcia Lockman	0.0077%
Richard A. Frolick, Jr.	0.0077%
Walt Chenoweth	0.0077%
Mike McMemomy	0.0077%
Philip Hench	0.0077%
Dennis James	0.0057%
James Donnerstag	0.0057%
Keith Huizenga	0.0057%
Kurt Knoff	0.0057%
Steve Buss	0.0057%
Steven H. Gassaway	0.0057%
Thomas Dorman	0.0057%

208-113

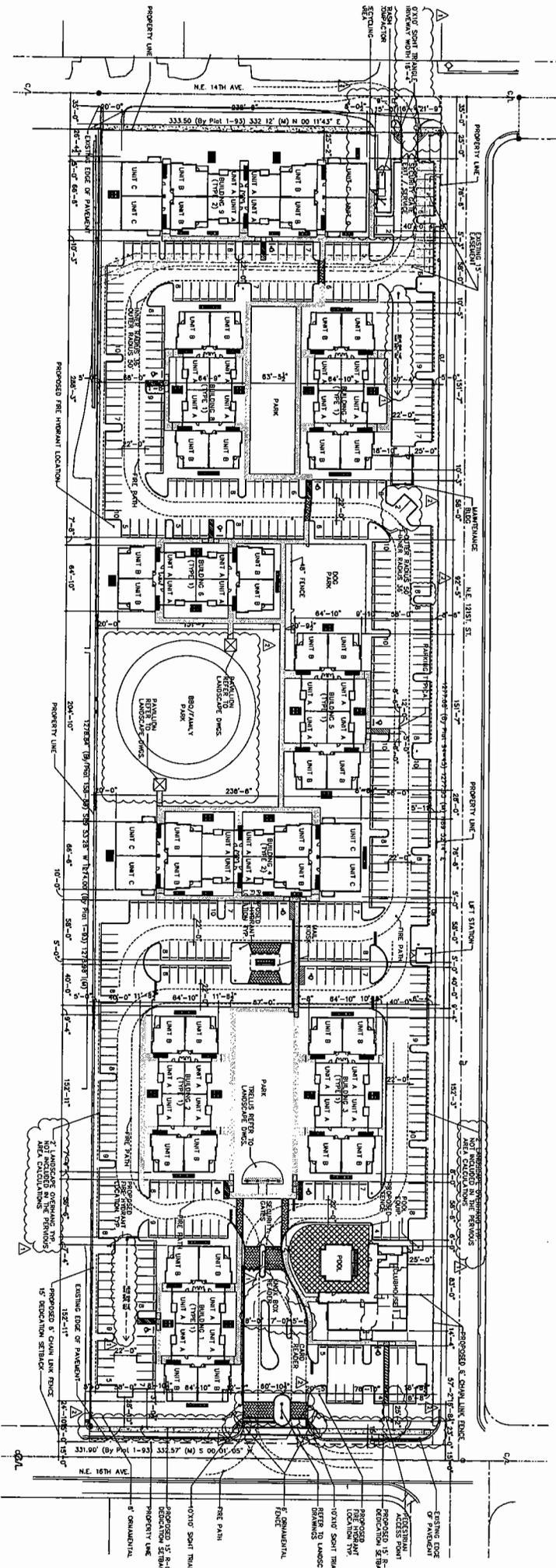
Doug Herzbrun	0.0057%
Scott Kincaid	0.0054%
Ming J. Lee	0.0046%
Susan and W. Cabell Grayson	0.0046%
Alan Desino	0.0038%
Barbara Emmons	0.0038%
David Borge	0.0038%
David Conn	0.0038%
David Milloy	0.0038%
Frank Bosl	0.0038%
Gregory Vorwaller	0.0038%
John Breckinridge Woolsey	0.0038%
Joseph Weirick	0.0038%
Matthew Nicoll	0.0038%
Michael Svoboda	0.0038%
Randolph C. Harrell	0.0038%
Robert Click	0.0038%
Robert Reaumont	0.0038%
Ronald Rogg	0.0038%
Sharon L. Kline	0.0038%
Whitney Peyton	0.0038%
William P. Dolan	0.0038%
Gary Neumeier	0.0038%
Laurie Romanak	0.0038%
Mark Karlan	0.0038%
Paul Chapman	0.0038%
Brian Ward	0.0031%
Jill Hufnagel	0.0031%
Sanem Egorin	0.0031%
Peter J. Danna	0.0027%
Matthew Riecken	0.0023%
Annette Healey	0.0019%
Anthony F. Buono	0.0019%
Brandon Megal	0.0019%
Bret Quinlan	0.0019%
Charlie Snyder, III	0.0019%
Cynthia Langendoen	0.0019%
Dave Hagglund	0.0019%
David Gast	0.0019%
David Lanier	0.0019%
Harold E. Hogan	0.0019%
Henry Cox	0.0019%
James Couch	0.0019%
Jeffrey Moore	0.0019%
John Ferlita	0.0019%
Ken White	0.0019%
Leo Paytas	0.0019%
Lynne Ward-Brackett	0.0019%
Mitch Rudin	0.0019%
Nicholas Peters	0.0019%
Ralph Gilbertsen	0.0019%
Robert Miller	0.0019%

208-113

Roberta Liss	0.0019%
Thomas Holtz	0.0019%
Thomas Ives	0.0019%
Todd Caruso	0.0019%
William Howe	0.0019%
Claudia Walraven	0.0019%
Darla Szalla	0.0019%
Deborah Smith and James A. Smith	0.0019%
Don Morse	0.0019%
June Yu and Patrick Yu	0.0019%
Ryan Hurst	0.0019%
Scott M. Stuckman	0.0019%
Tony Ecker	0.0019%
Darren Hill	0.0015%
Ellen Yamakawa	0.0008%
Scott Leichtenberg	0.0004%
Todd Frye	0.0004%
TOTAL	100.0000%

202113

* Entity exempt from disclosure requirements



LEGAL DESCRIPTION
 UNIT 13 THROUGH 26, INCLUDING, IN BLOCK 3, UNIT 1 THROUGH 14, INCLUDING, IN BLOCK 4, AND UNIT 8 THROUGH 10, INCLUDING, LESS THE WHEEL AT INTERSECT

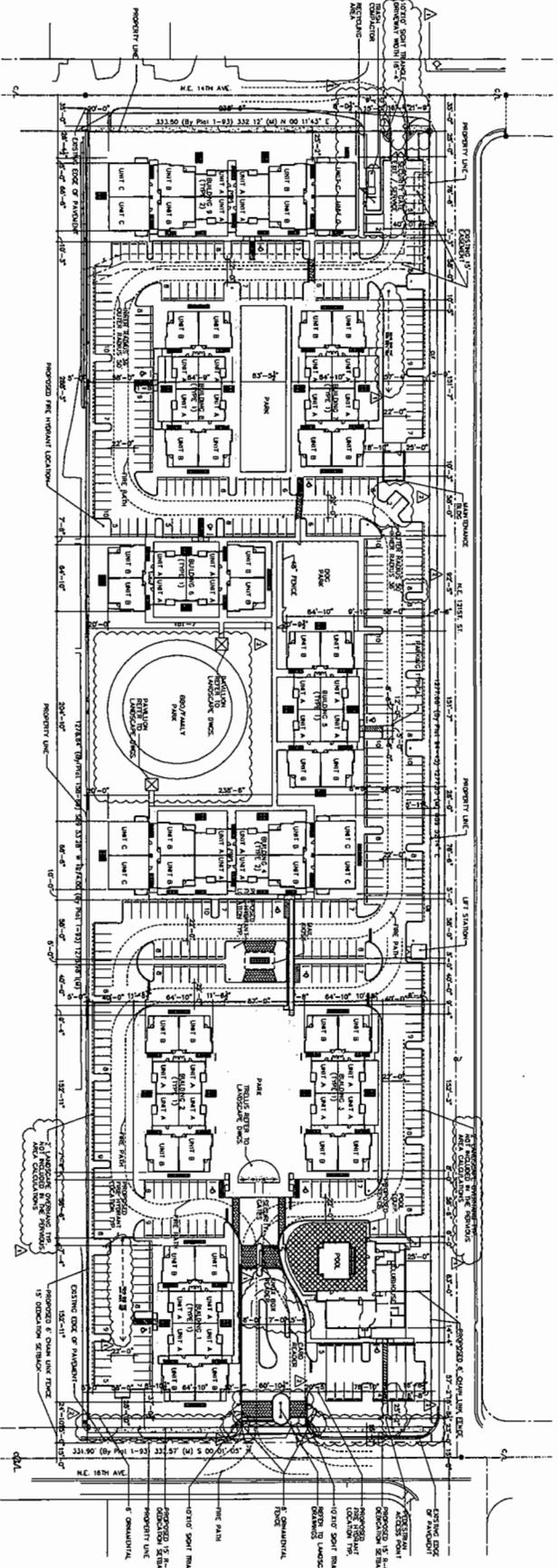
RU-4M ZONING LEGEND
 NOTE: [Symbol] UNIT 20 TO 26 PROPOSED

NOTE: ROOM BOX WILL BE PROVIDED FOR ALL UNITS. NOTES ON THIS SHEET EXCEED 6" x 9"

ENLARGED SITE PLAN

RECEIVED
 OCT 16 2008

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 8Y



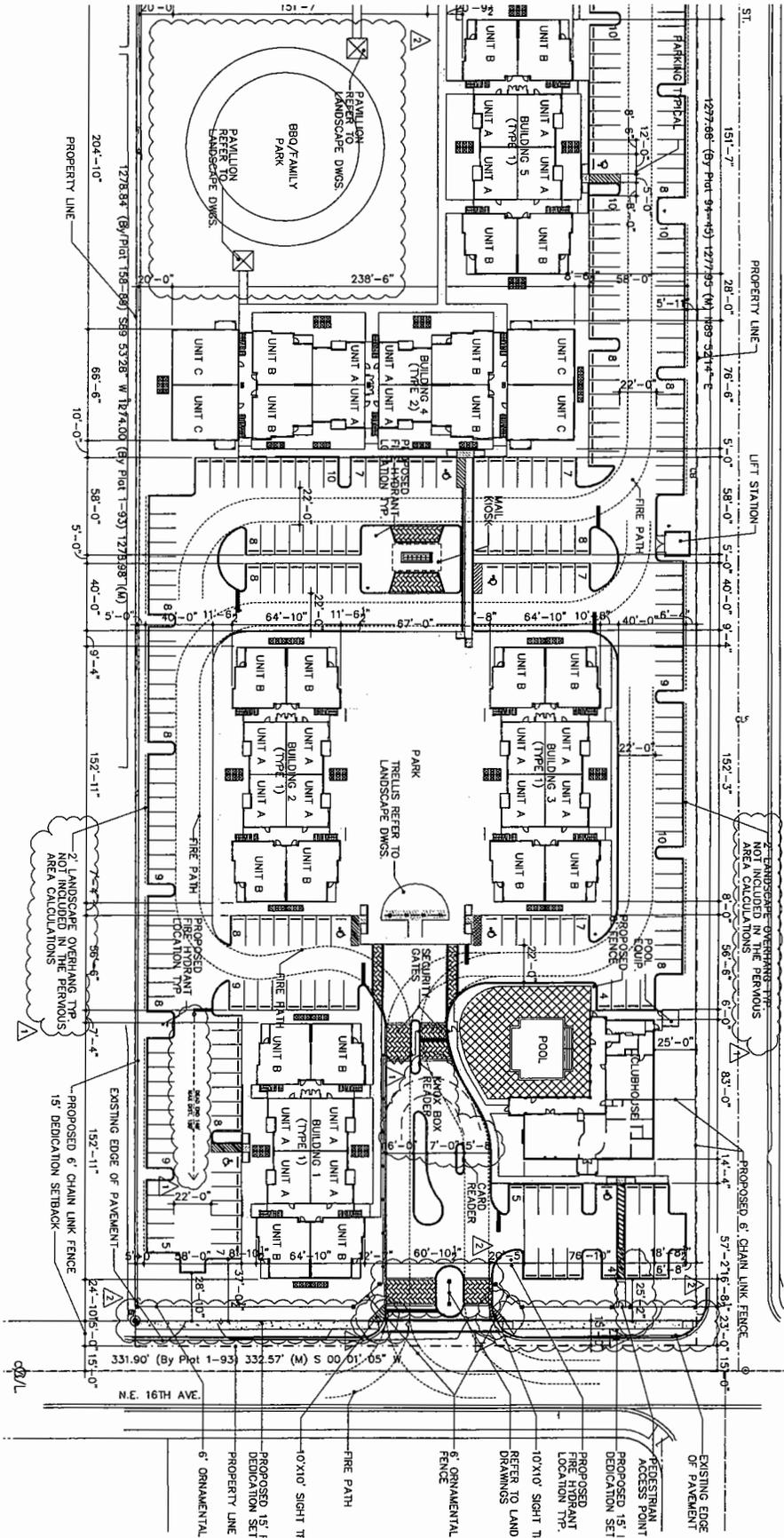
LEGAL DESCRIPTION

UNIT 13 IS SHOWN IN REDLINE IN BLOCK 4, UNIT 1, PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RU-4M ZONING LEGEND

TYPE	TOTAL NUMBER OF BUILDING UNITS	MAXIMUM HEIGHT	MINIMUM SETBACK
RESIDENTIAL	100	35'	10'
COMMERCIAL	50	45'	15'
INDUSTRIAL	25	55'	20'
OFFICE	15	65'	25'
RETAIL	10	75'	30'
RESTAURANT	5	85'	35'
ENTERTAINMENT	3	95'	40'
THEATER	2	105'	45'
CONCOURSE	1	115'	50'
STADIUM	1	125'	55'
SKYSCRAPER	1	135'	60'
OTHER	1	145'	65'

UNIT TYPE	AREA (SQ. FT.)	MAX. NUMBER OF UNITS	MIN. NUMBER OF UNITS
UNIT A	1,200	10	5
UNIT B	1,000	15	8
UNIT C	800	20	10
UNIT D	600	25	12
UNIT E	400	30	15
UNIT F	200	40	20
UNIT G	100	50	25
UNIT H	50	60	30
UNIT I	25	70	35
UNIT J	12.5	80	40
UNIT K	6.25	90	45
UNIT L	3.125	100	50
UNIT M	1.5625	110	55
UNIT N	0.78125	120	60
UNIT O	0.390625	130	65
UNIT P	0.1953125	140	70
UNIT Q	0.09765625	150	75
UNIT R	0.048828125	160	80
UNIT S	0.0244140625	170	85
UNIT T	0.01220703125	180	90
UNIT U	0.006103515625	190	95
UNIT V	0.0030517578125	200	100
UNIT W	0.00152587890625	210	105
UNIT X	0.000762939453125	220	110
UNIT Y	0.0003814697265625	230	115
UNIT Z	0.00019073486328125	240	120
UNIT AA	0.000095367431640625	250	125
UNIT AB	0.0000476837158203125	260	130
UNIT AC	0.00002384185791015625	270	135
UNIT AD	0.000011920928955078125	280	140
UNIT AE	0.0000059604644775390625	290	145
UNIT AF	0.00000298023223876953125	300	150
UNIT AG	0.000001490116119384765625	310	155
UNIT AH	0.0000007450580596923828125	320	160
UNIT AI	0.00000037252902984619140625	330	165
UNIT AJ	0.000000186264514923095703125	340	170
UNIT AK	0.0000000931322574615478515625	350	175
UNIT AL	0.00000004656612873077392578125	360	180
UNIT AM	0.000000023283064365386962890625	370	185
UNIT AN	0.0000000116415321826934814453125	380	190
UNIT AO	0.0000000058207660913467174071875	390	195
UNIT AP	0.00000000291038304567335870359375	400	200
UNIT AQ	0.000000001455191522836679351796875	410	205
UNIT AR	0.0000000007275957614183396757984375	420	210
UNIT AS	0.00000000036379788070916983789921875	430	215
UNIT AT	0.000000000181898940354584918949609375	440	220
UNIT AU	0.0000000000909494701772924594748046875	450	225
UNIT AV	0.00000000004547473508864792474040234375	460	230
UNIT AW	0.000000000022737367544323962370201171875	470	235
UNIT AX	0.0000000000113686837721619811635055890625	480	240
UNIT AY	0.00000000000568434188608095578175279453125	490	245
UNIT AZ	0.000000000002842170943040477890876192265625	500	250
UNIT BA	0.0000000000014210854715202389454380963125	510	255
UNIT BB	0.00000000000071054273576011927271904815625	520	260
UNIT BC	0.000000000000355271367880059636359524078125	530	265
UNIT BD	0.0000000000001776356839400298181797620390625	540	270
UNIT BE	0.00000000000008881784197001490908988101953125	550	275
UNIT BF	0.000000000000044408920985007454544940596875	560	280
UNIT BG	0.0000000000000222044604925037272724702984375	570	285
UNIT BH	0.00000000000001110223024625151363623514941875	580	290
UNIT BI	0.000000000000005551115123125681818117724734375	590	295
UNIT BJ	0.00000000000000277555756156409090908862371875	600	300
UNIT BK	0.00000000000000138777878078204545454431171875	610	305
UNIT BL	0.000000000000000693889390391022727272155859375	620	310
UNIT BM	0.0000000000000003469446951955113636360779296875	630	315
UNIT BN	0.00000000000000017347234759775568181813959375	640	320
UNIT BO	0.000000000000000086736173798877840909069796875	650	325
UNIT BP	0.0000000000000000433680868994389204545348984375	660	330
UNIT BQ	0.000000000000000021684043449719460227271744941875	670	335
UNIT BR	0.00000000000000001084202172485973011363607724734375	680	340
UNIT BS	0.000000000000000005421010862429865056818131171875	690	345
UNIT BT	0.0000000000000000027105054312149325284090655859375	700	350
UNIT BU	0.00000000000000000135525026560746626362727271744941875	710	355
UNIT BV	0.00000000000000000067762513280373313181363607724734375	720	360
UNIT BV	0.00000000000000000033881256640186626362727271744941875	730	365
UNIT BV	0.00000000000000000016940628320093313181363607724734375	740	370
UNIT BV	0.00000000000000000008470314160046626362727271744941875	750	375
UNIT BV	0.00000000000000000004235157080023313181363607724734375	760	380
UNIT BV	0.000000000000000000021175785400116626362727271744941875	770	385
UNIT BV	0.000000000000000000010587892700058313181363607724734375	780	390
UNIT BV	0.00000000000000000000529394635002916626362727271744941875	790	395
UNIT BV	0.00000000000000000000264697317501458313181363607724734375	800	400
UNIT BV	0.00000000000000000000132348658750072916626362727271744941875	810	405
UNIT BV	0.00000000000000000000066174329375036458313181363607724734375	820	410
UNIT BV	0.00000000000000000000033087164687501822916626362727271744941875	830	415
UNIT BV	0.000000000000000000000165435823437509116626362727271744941875	840	420
UNIT BV	0.0000000000000000000000827179117187504558313181363607724734375	850	425
UNIT BV	0.0000000000000000000000413589588593750227916626362727271744941875	860	430
UNIT BV	0.000000000000000000000020679479429687501136362727271744941875	870	435
UNIT BV	0.00000000000000000000001033973971484375056818131171875		



ARRIVAL SEQUENCE

SCALE: 1"=30'

SIP-2

OF SHEETS

DRAWN	04-13-07
CHECKED	04-13-07
DATE	04-13-07
SCALE	AS SHOWN
SHEET NO.	1311
TOTAL SHEETS	1317
PROJECT NO.	1277-95-01-00

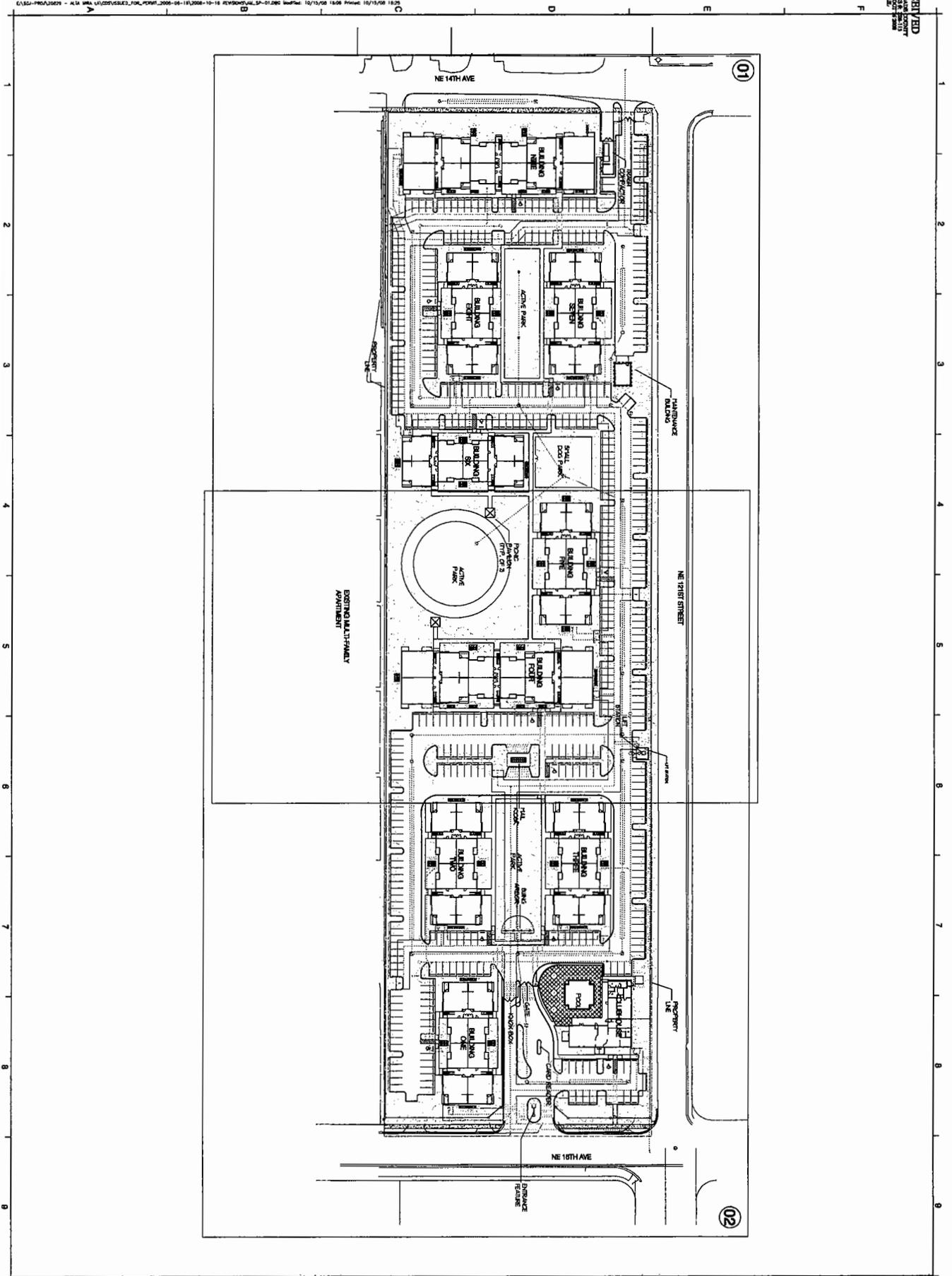
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
 7812 N. 19th St.
 Suite 201
 Fort Lauderdale, FL 33306
 (954) 273-9911

HOLLYWOOD OFFICE
 3900 N. W. 12th Ave. #100
 Hollywood, Florida 33020
 (954) 272-8344
 FL CO00853

ALTA MIRA
 LOCATED AT:
 12000 NE 16th AVENUE
 WOOD PARTNERS

REVISIONS	BY
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



GLATTING JACKSON KERCHER ANGLIN
 120 North Orange Ave
 Orlando, Florida 32801
 Telephone: 407 843 6532
 Facsimile: 407 251 7189
 E-mail: info@glattkjka.com
 Florida Lic. # LC00000409

PROJECT AND OWNER
 ALTA MIRA
 MAHARAJE COUNTY, FL
 WOOD PARTNERS, LLC
 BOCA RATON, FL

CONSULTANTS

DATE

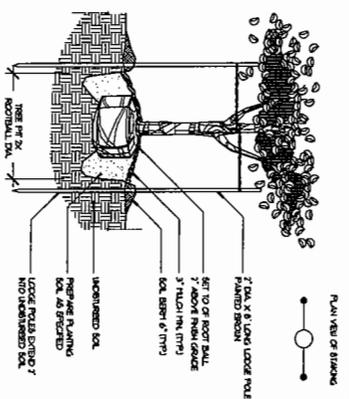
PROJECT NO.	22800
DATE	12/15/2009
DESIGNED BY	ML
DRAWN BY	ML
CHECKED BY	TF
DATE	09 JAN 2009
REVISION	3 JAN 2009
7/28/07 REV. 0	04/02/2008
7/28/07 REV. 1	02/27/2008

DRAWING SCALE
 DRAWING SCALE
 0 FT = 1" = 30' MAX

DRAWING TITLE
 OSERBALL SITE PLAN
 SP-01

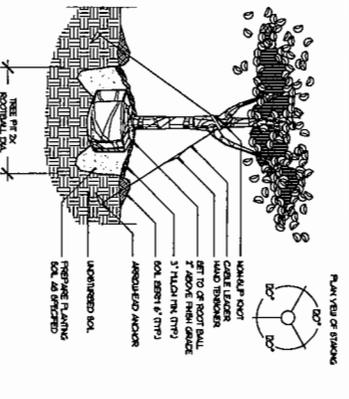
SHEET 1 OF 1

NOTE: CONTRACTOR SHALL MAINTAIN PROVISIONS OF ALL TREE REMOVAL PERMITS TO INSTALLION.



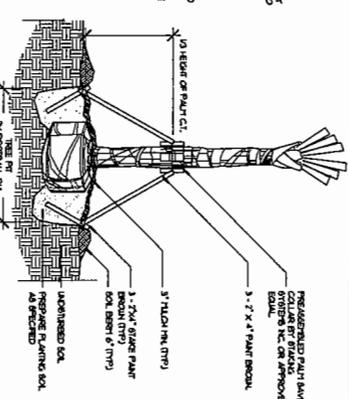
1 TREE PLANTING DETAIL (15 TO 30 GAL.)
 SCALE: 1/4\"/>

NOTE: CONTRACTOR SHALL MAINTAIN PROVISIONS OF ALL TREE REMOVAL PERMITS TO INSTALLION.

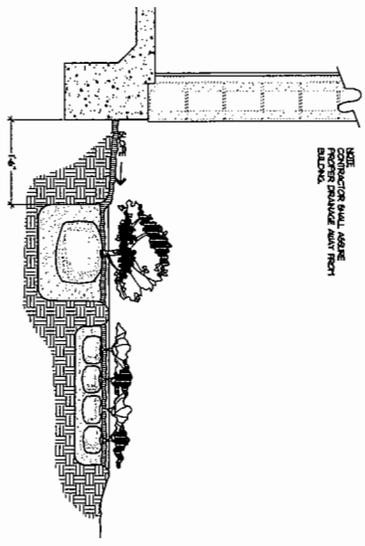


2 TREE PLANTING DETAIL (45 TO 100 GAL.)
 SCALE: 1/4\"/>

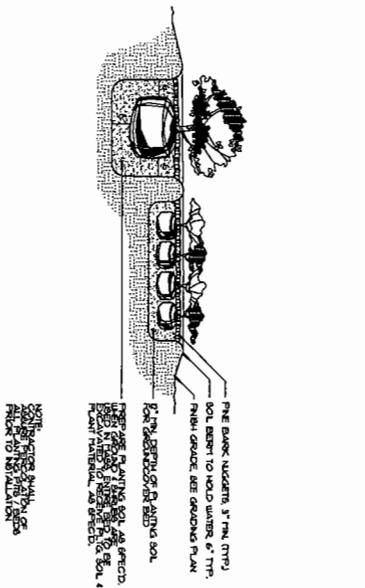
NOTE: CONTRACTOR SHALL MAINTAIN PROVISIONS OF ALL TREE REMOVAL PERMITS TO INSTALLION.



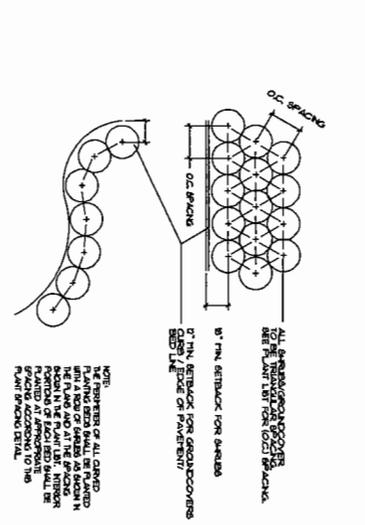
3 PALM PLANTING
 SCALE: 1/4\"/>



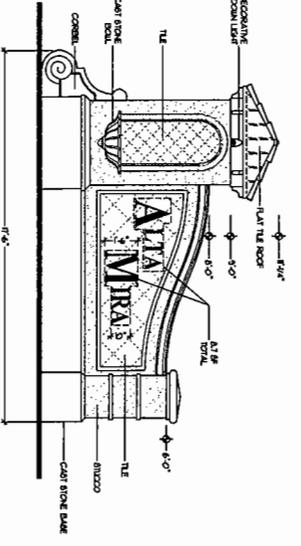
4 FOUNDATION PLANTING
 SCALE: 1/4\"/>



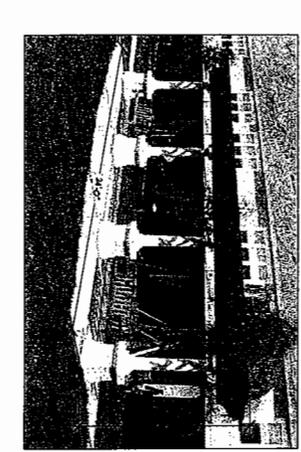
5 SHRUB AND GROUNDCOVERS DETAIL
 SCALE: 1/4\"/>



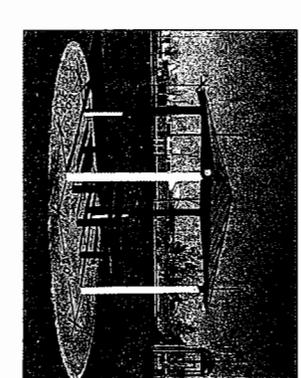
6 PLANT SPACING DETAIL
 SCALE: 1/4\"/>



7 ENTRANCE FEATURE
 SCALE: 1/4\"/>



8 SWING ARBOR
 SCALE: 1/4\"/>



9 PAVILION
 SCALE: 1/4\"/>

PROJECT: 32900
DESIGNED BY: MLC
DRAWN BY: BJA
CHECKED BY: JJA
DATE: 02.24.2025
REVISIONS:
 REVISION: 02.24.2025
 REVISION: 02.24.2025

OWNER: WOOD PARTNERS, LLC
 BOCA RATON, FL

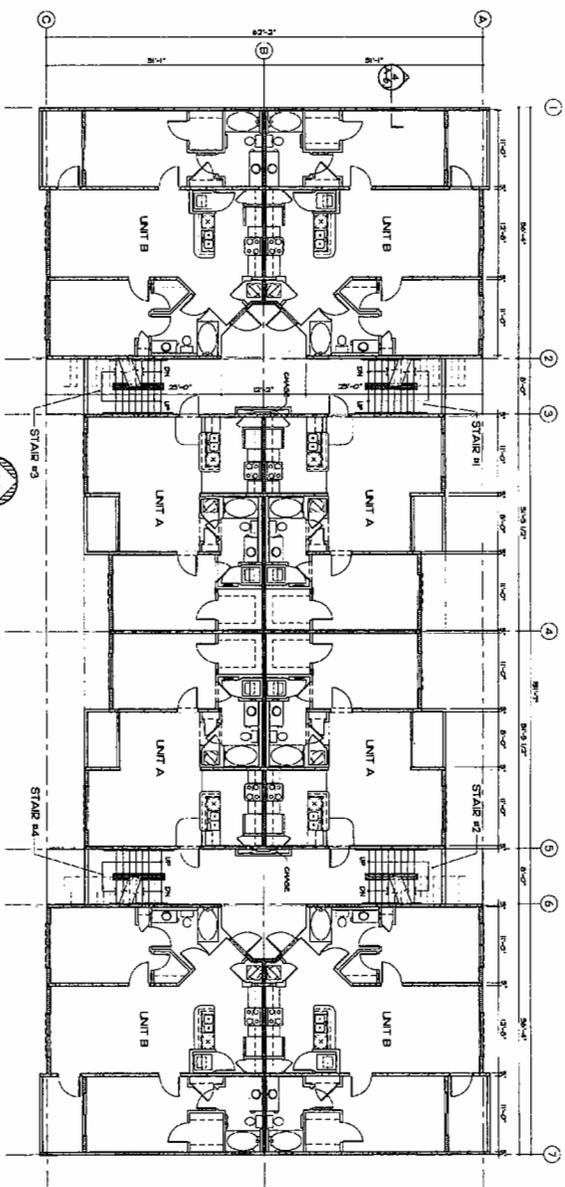
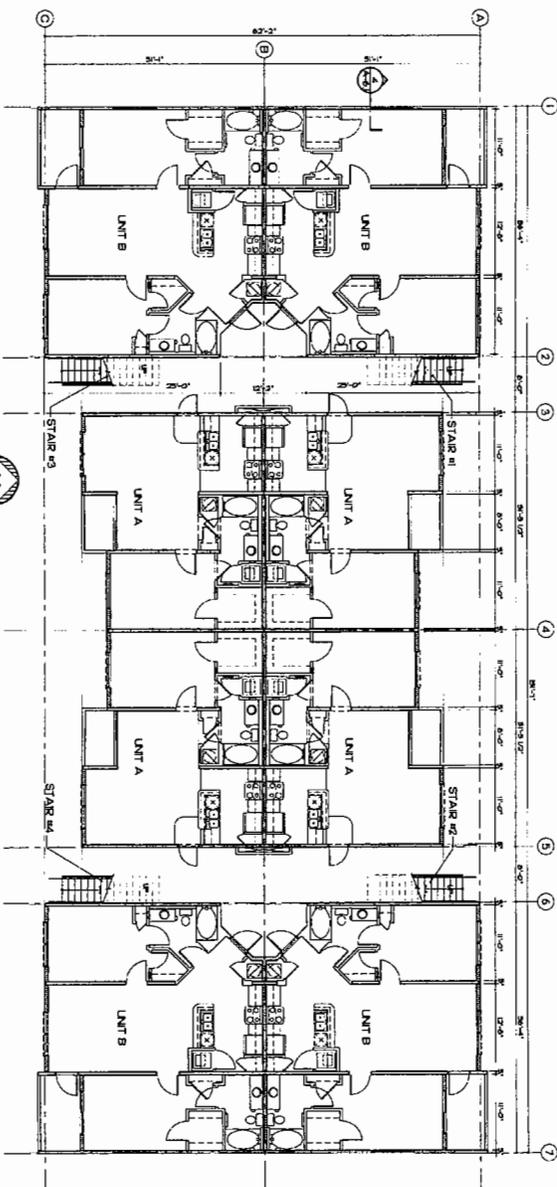
LANDSCAPE ARCHITECT: MARIANDE COUNTY, FL

PROJECT NO.: LP-03

DATE: 02.24.2025

GLATTING JACKSON KERCHER ANGLIN

120 North Orange Ave
 Orlando, FL 32801
 Telephone: (407) 839-1789
 Facsimile: (407) 839-1789
 Email: info@glattkj.com
 Florida Lic. # LC000049



A2-1.1
 SHEETS

DRAWN: [blank]
 CHECKED: [blank]
 DATE: 08-28-08
 SCALE: AS SHOWN
 SHEET: 1 OF 1

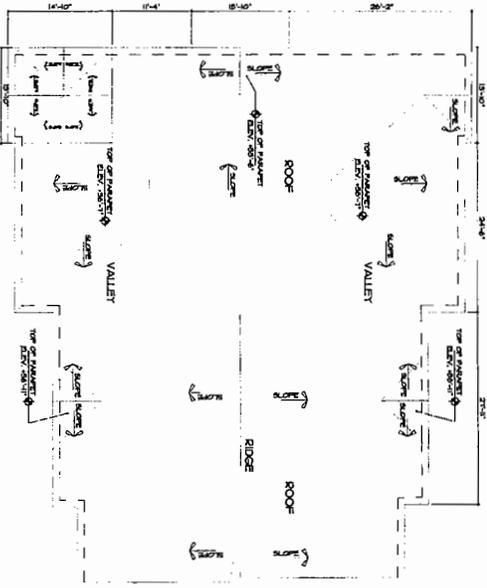
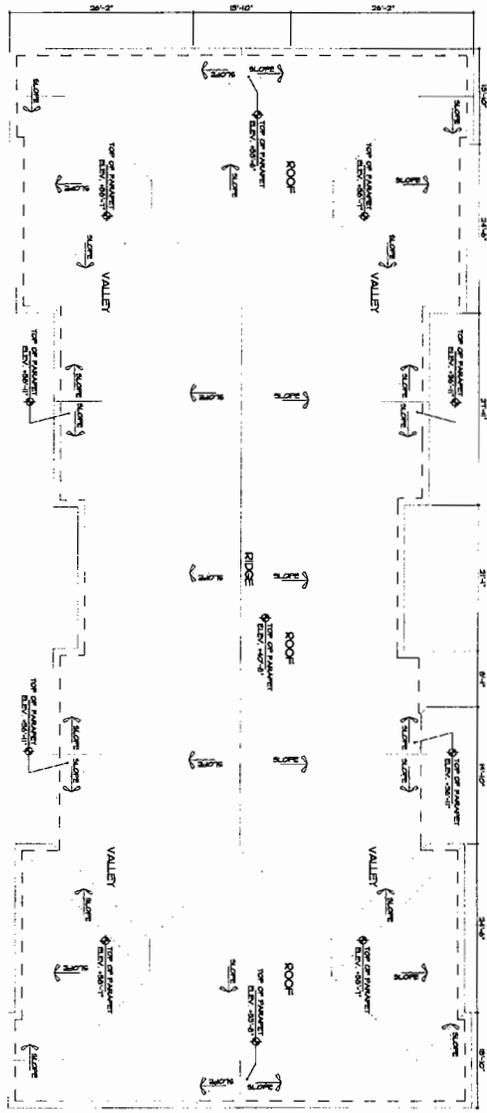
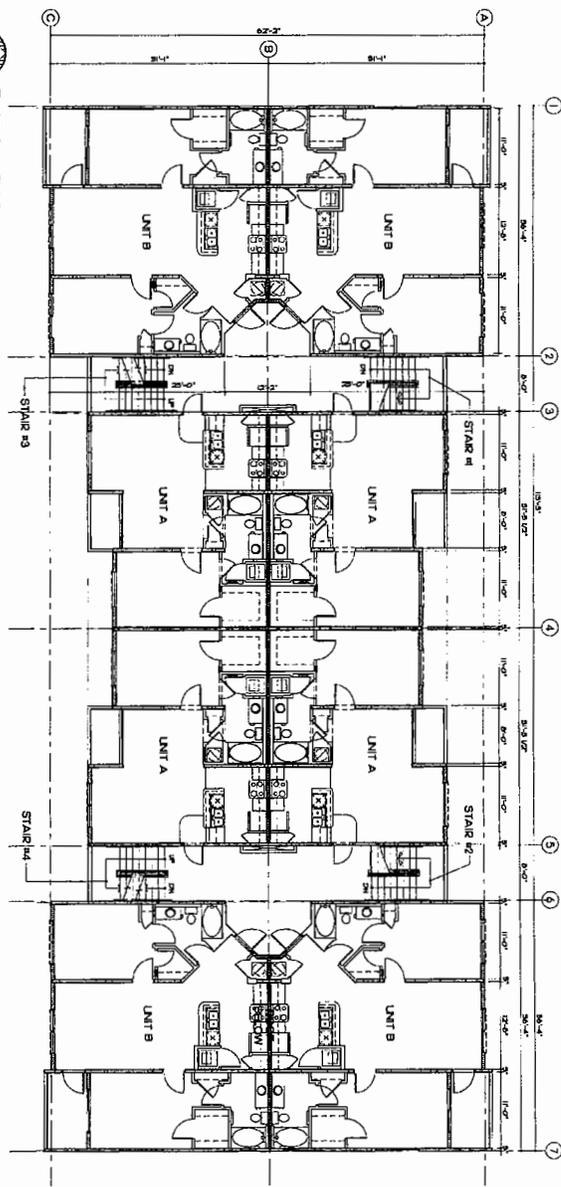
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
 HEAD OFFICE
 7845 SW 104th ST.
 SUITE 101
 MIAMI, FLORIDA 33156
 (305) 272-0911
 HOLLYWOOD OFFICE
 403 SOUTH 21st AVE.
 HOLLYWOOD, FLORIDA 33020
 (305) 977-0344
 FAX: 000000

ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

REVISIONS	BY

34



DATE: 04-13-05
 SCALE: AS SHOWN
 SHEET: 05-03-12-001

REVISIONS

A2-12

SHEETS

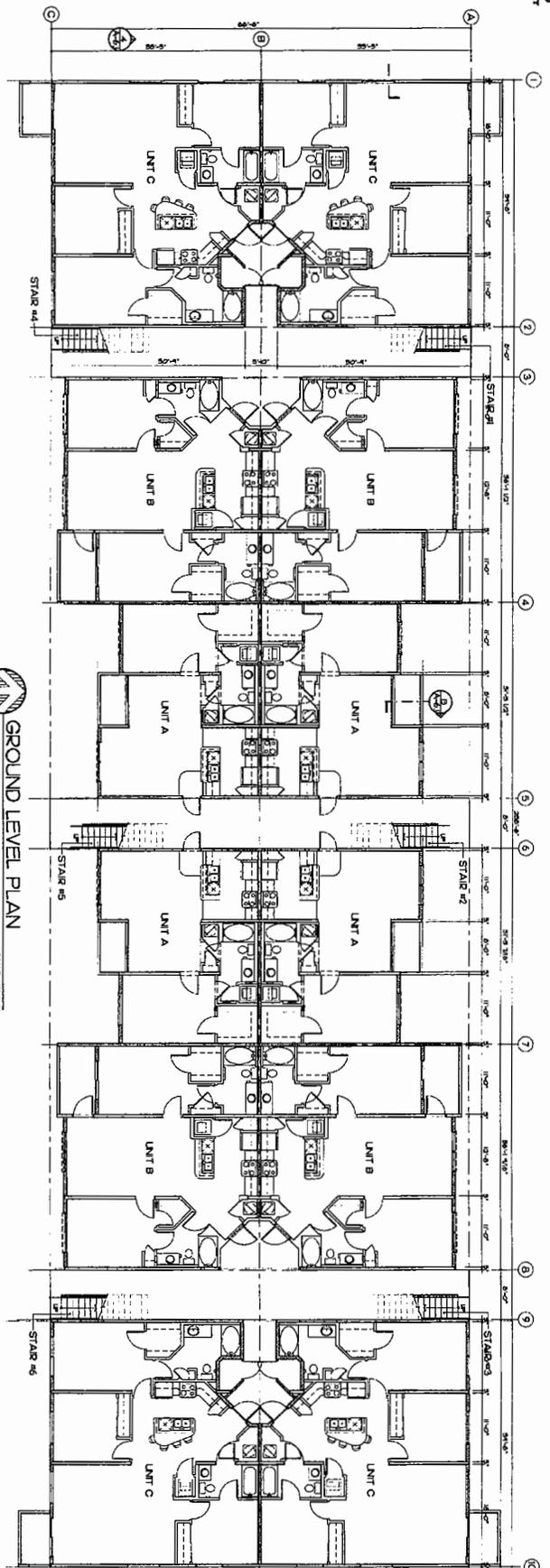
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
 MIAMI OFFICE
 7945 SW 15th ST.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 552-0887
 HOLLYWOOD OFFICE
 300 SOUTH 21st AVE.
 HOLLYWOOD, FLORIDA 33020
 (954) 372-0344
 FAX: 0200000

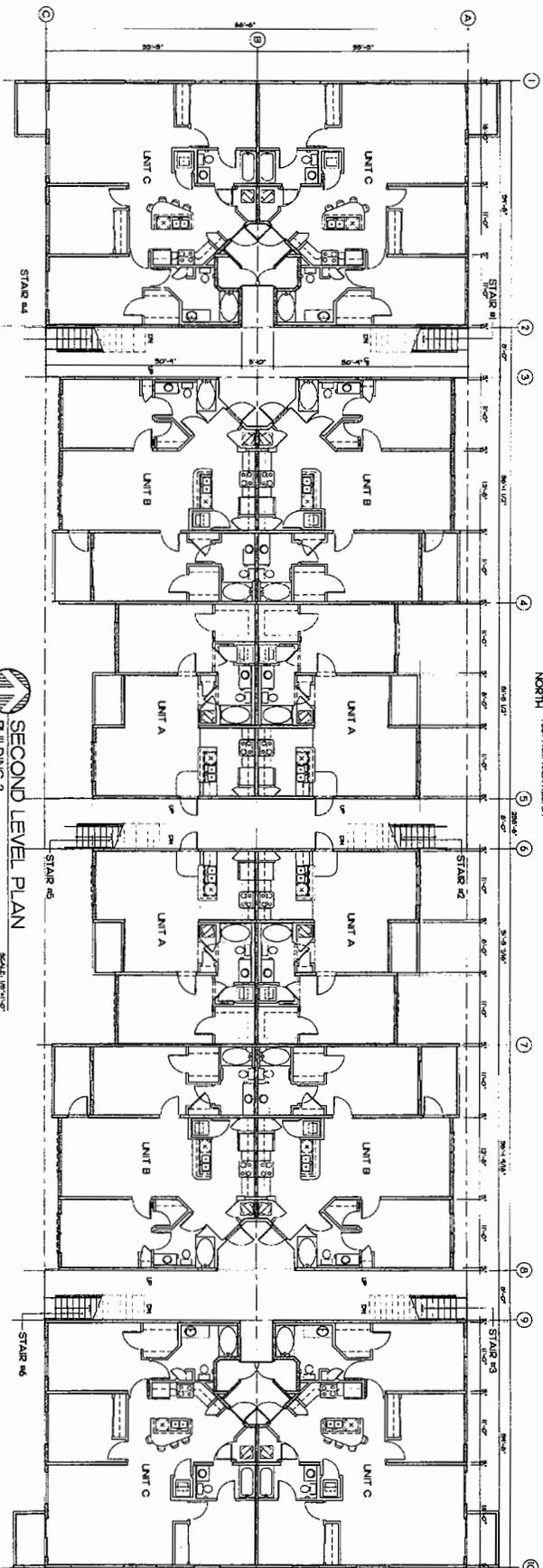
ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

NO.	REVISIONS	BY

35



GROUND LEVEL PLAN
 SCALE: 1/8"=1'-0"
 NORTH



SECOND LEVEL PLAN
 SCALE: 1/8"=1'-0"
 NORTH

DATE: 08-13-08
 CHECKED: AS SHOWN
 DRAWN: JMM
 PROJECT: 08-04-3-1-000
 SHEET: A2-2.1

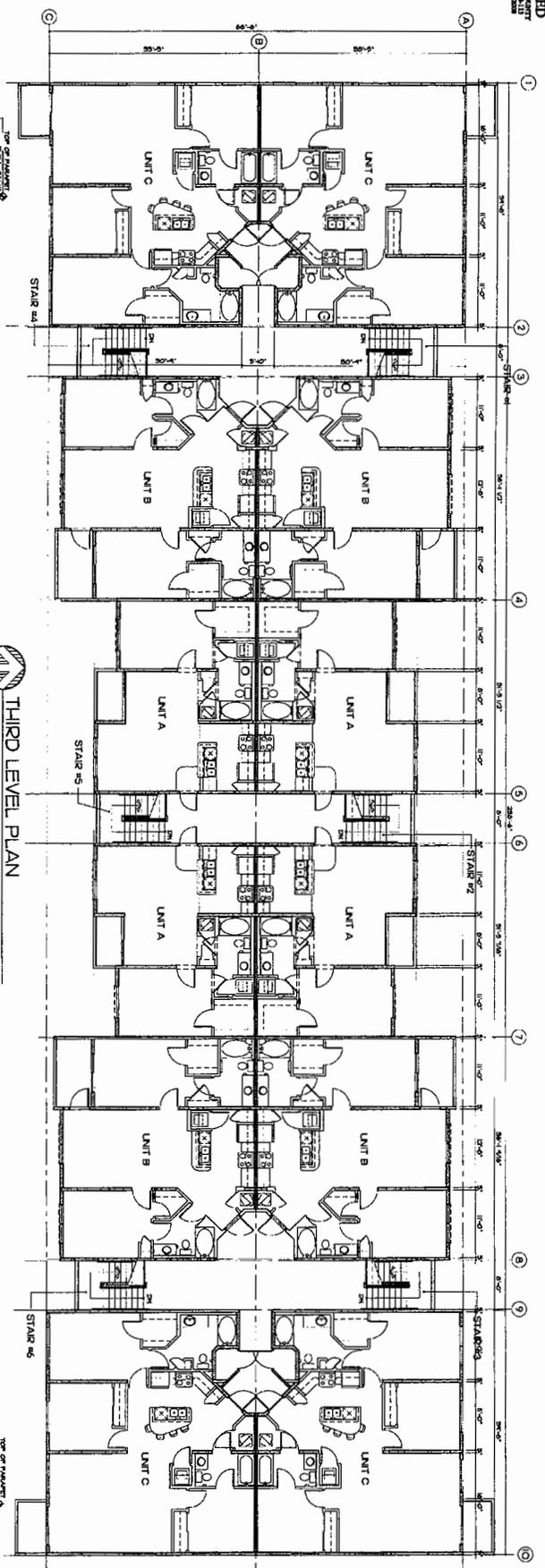
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MIAMI OFFICE
 7885 SW 18th St.
 Suite 102
 Miami, Florida 33156
 (305) 272-9911

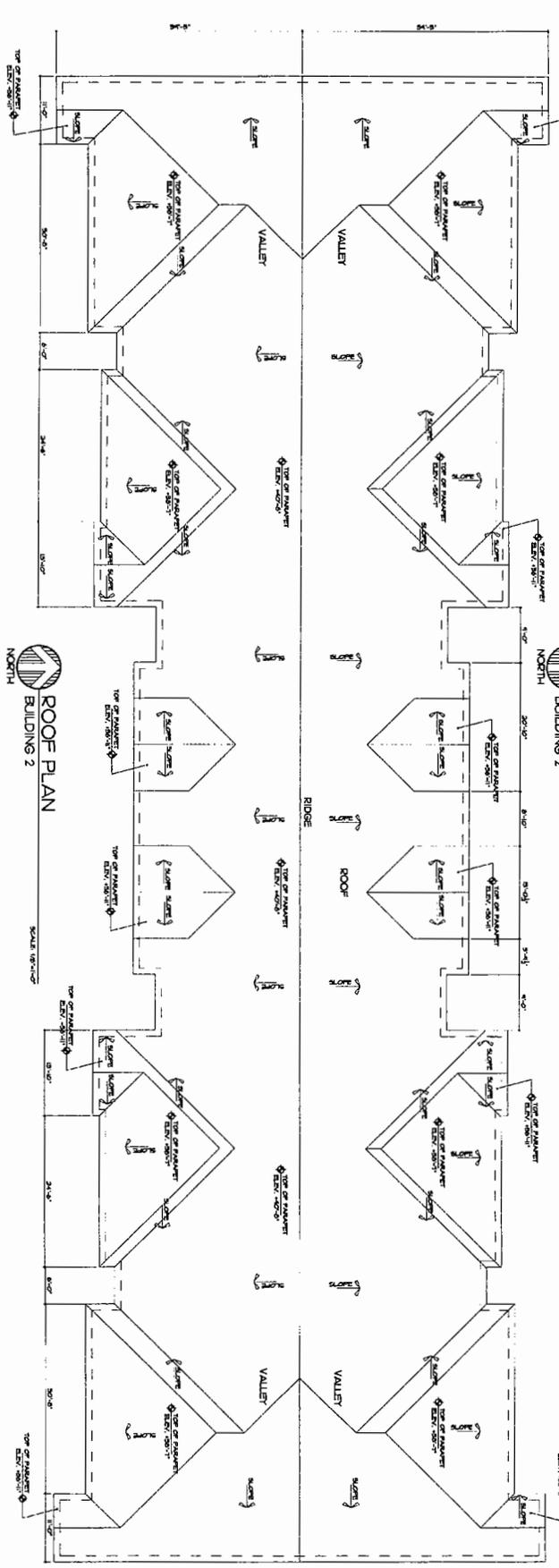
HOLLYWOOD OFFICE
 303 South 21st Ave.
 2nd Floor, Hollywood, Florida 33020
 (954) 272-0344

ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

REVISIONS	DATE	BY	DESCRIPTION



THIRD LEVEL PLAN
 BUILDING 2
 NORTH
 SCALE 1/8"=1'-0"



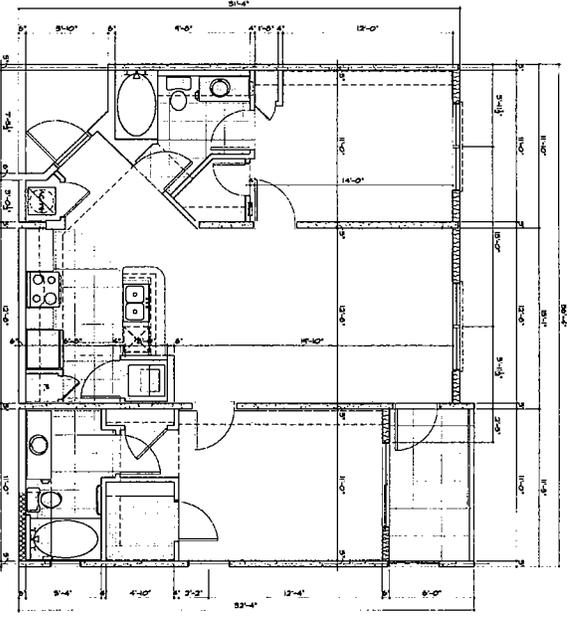
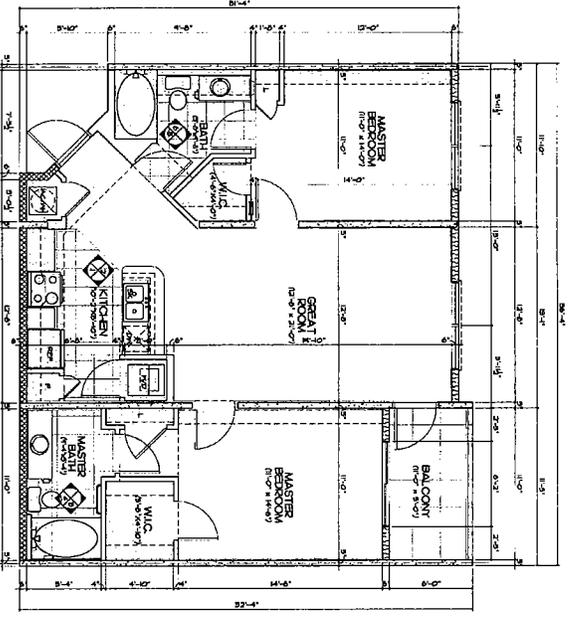
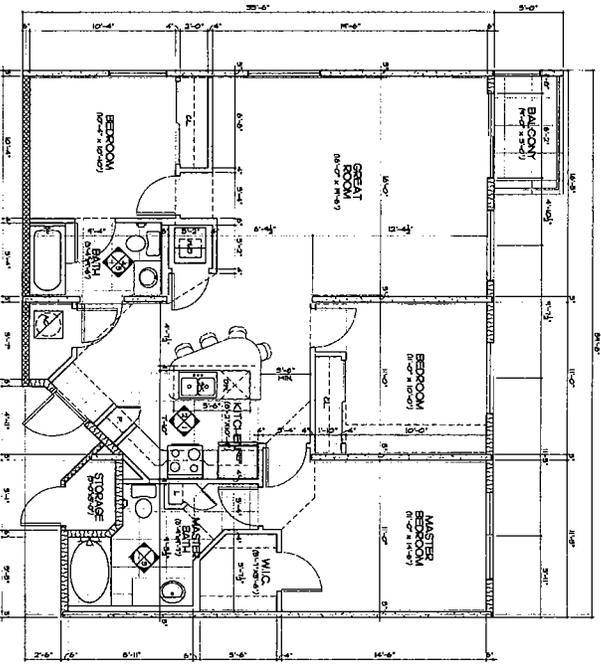
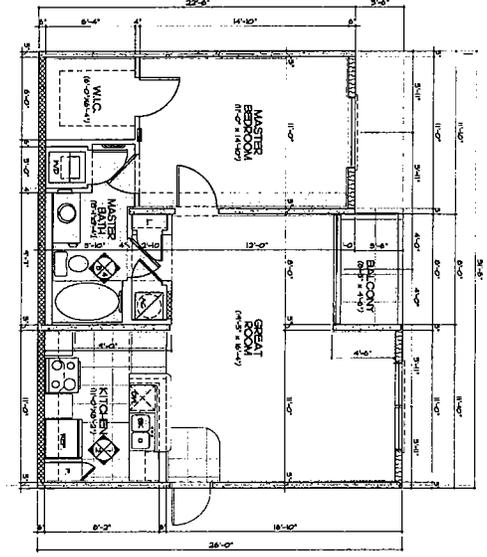
ROOF PLAN
 BUILDING 2
 NORTH
 SCALE 1/8"=1'-0"

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: AS SHOWN
 SHEET NO. A2-22
 OF 22 SHEETS

MSA ARCHITECTS
 ARCHITECTURE & PLANNING
 MSA ARCHITECTS, INC.
 MIAMI OFFICE: 7422 SW 124th ST, SUITE 100, MIAMI, FL 33193 (305) 275-5911
 HOLLYWOOD OFFICE: 303 SOUTH 71st AVE., HOLLYWOOD, FL 33024 (954) 272-0344
 FAX: (305) 275-5911

ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

REVISIONS:



UNIT FLOOR PLANS

A4-1

5 FEET

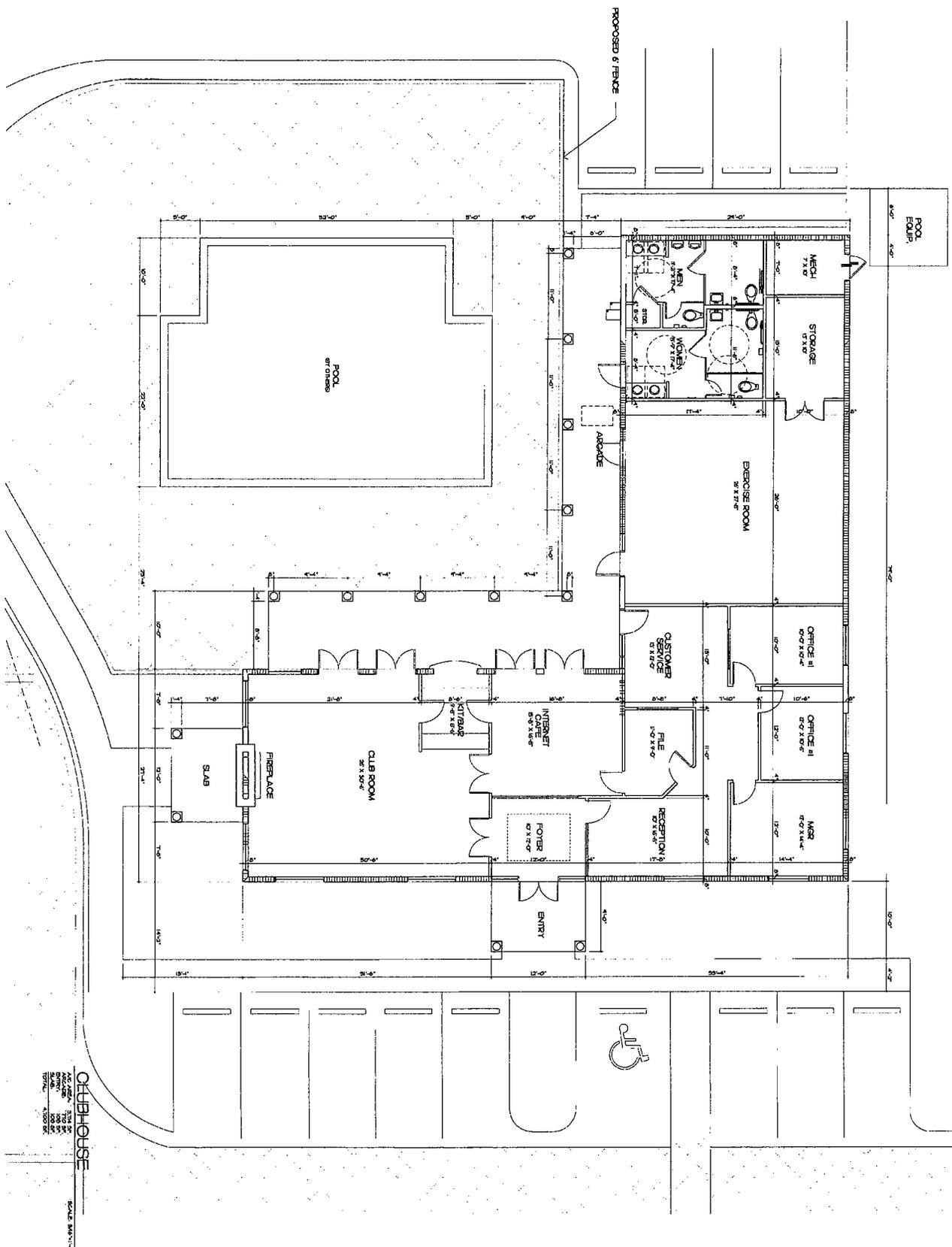
DATE	02-13-06
CHECKED	MSA
SCALE	AS SHOWN
FILE NO.	03-04-0000
REV.	

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MAIN OFFICE: 7885 SW 104th St, Suite 105, Miami, FL 33156 (305) 273-9911
 HOLLYWOOD OFFICE: 303 SOUTH 21st AVE, Hollywood, Florida 33220 (813) 272-5344
 A/C 020609

ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

REVISIONS	BY



CLUBHOUSE
 SCALE: 3/8" = 1'-0"
 DATE: 10/15/03
 DRAWN BY: J. WOOD
 CHECKED BY: J. WOOD
 PROJECT NO.: 03-000000

07
 SHEETS

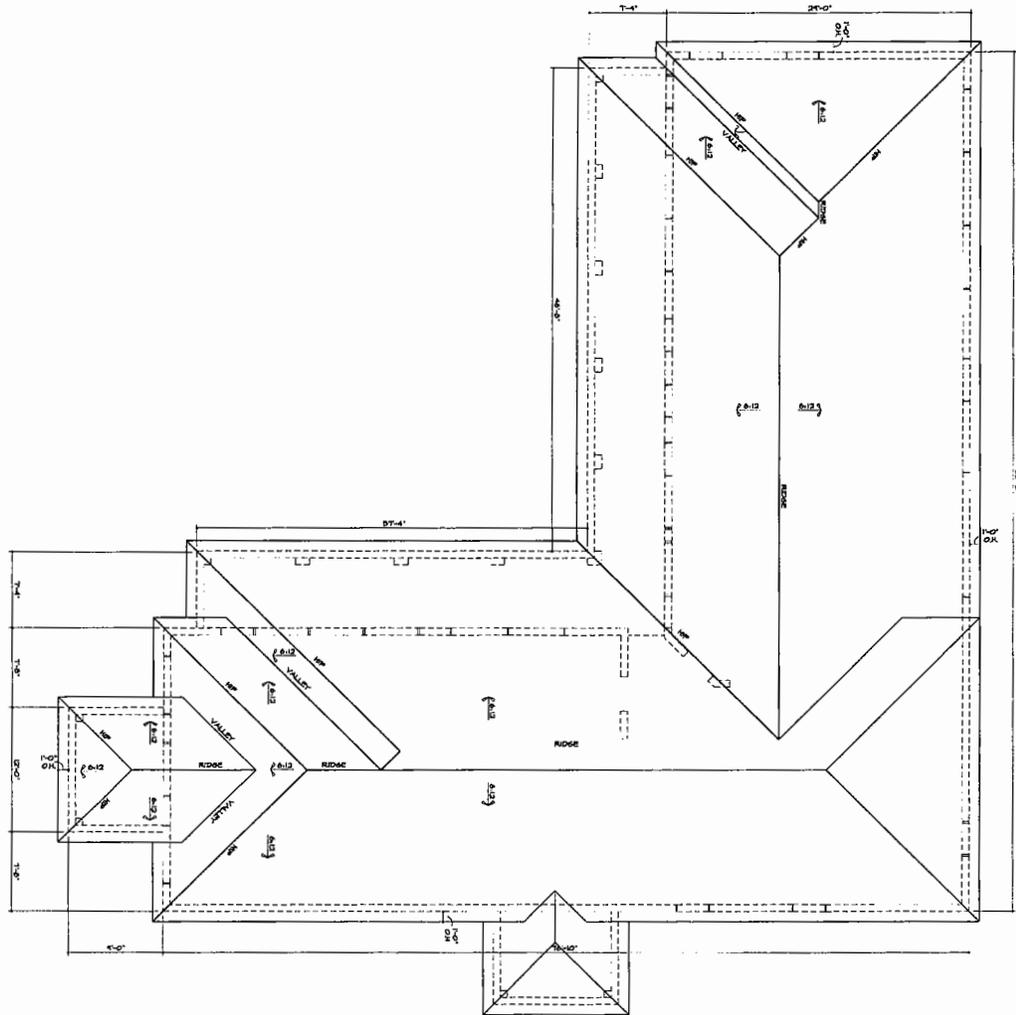
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MAIN OFFICE
 7895 SW 104th ST
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 273-9911

HOLLYWOOD OFFICE
 503 SOUTH 71st AVE.
 HOLLYWOOD, FLORIDA 33060
 (954) 372-0344
 FAX 00000000

ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

NO.	REVISIONS	DATE	BY



CLUBHOUSE - ROOF PLAN
 SCALE: 3/8" = 1'-0"

OF SHEETS

CH-2

DRAWN	DATE
CHECKED	DATE
SCALE	DATE
JOB NO.	DATE
SHEET	DATE

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MIAMI OFFICE
 2685 SW 104th ST.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 775-9911

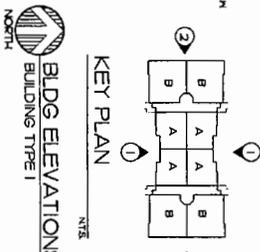
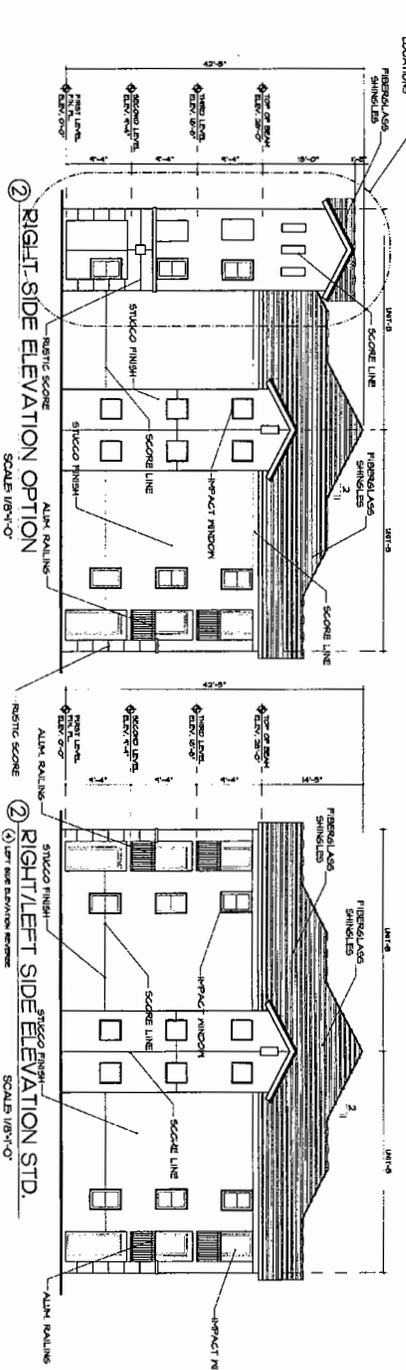
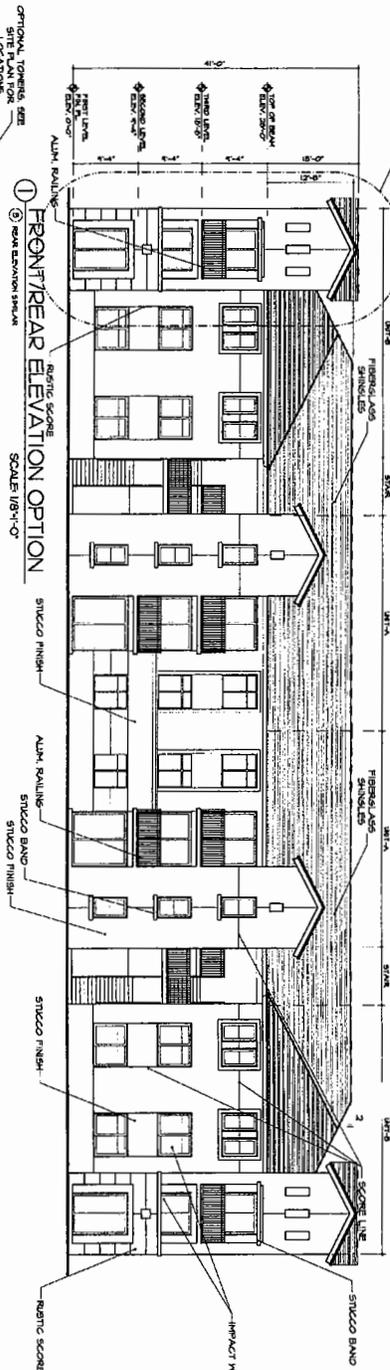
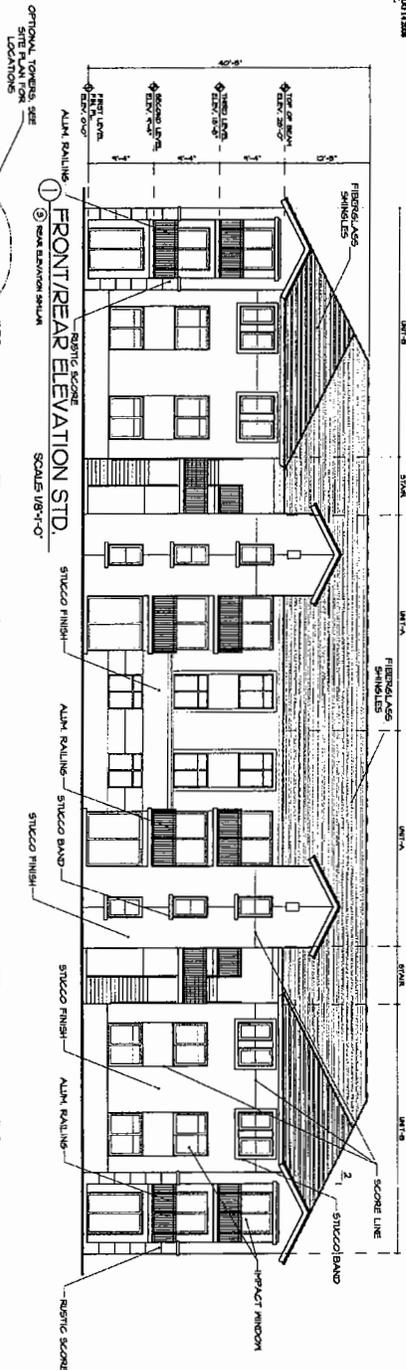
HOLLYWOOD OFFICE
 3033 SW 10th AVE.
 HOLLYWOOD, FLORIDA 33020
 (954) 272-0344
 FAX: 272-0885

ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

REVISIONS	DATE	BY

40

Copyright © 2000 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OUTFALL PRODUCT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, RECONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS ALLOWED IN WRITING BY THE ARCHITECT.



BLDG ELEVATIONS
 BUILDING TYPE I
 SCALE 1/8"=1'-0"

DATE: 08-13-08
 SCALE: AS SHOWN
 SHEET NO.: 50-1-1-1000
 DESIGNED BY: MSA
 CHECKED BY: MSA
 DRAWN BY: MSA

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

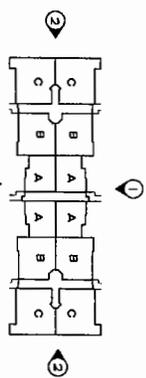
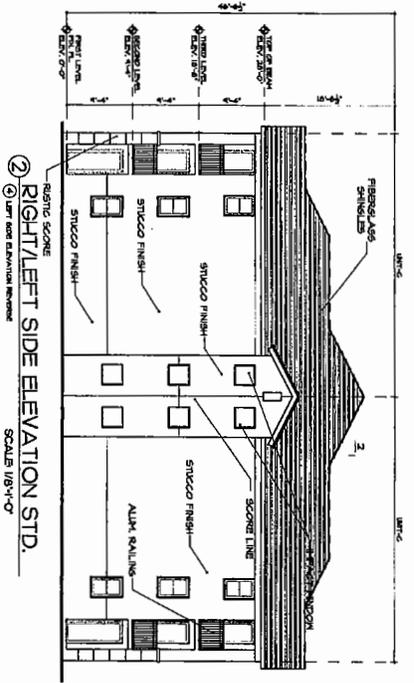
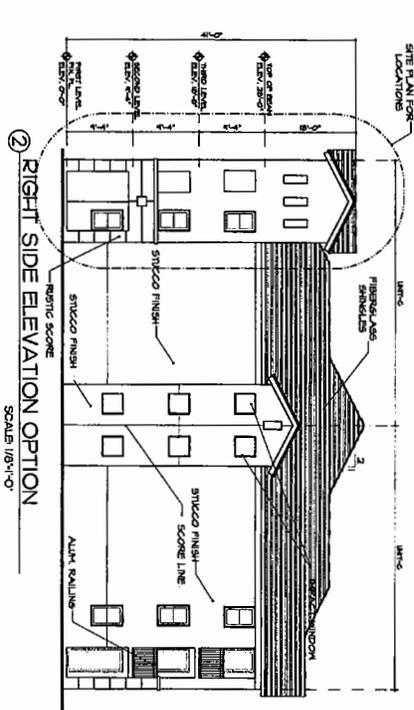
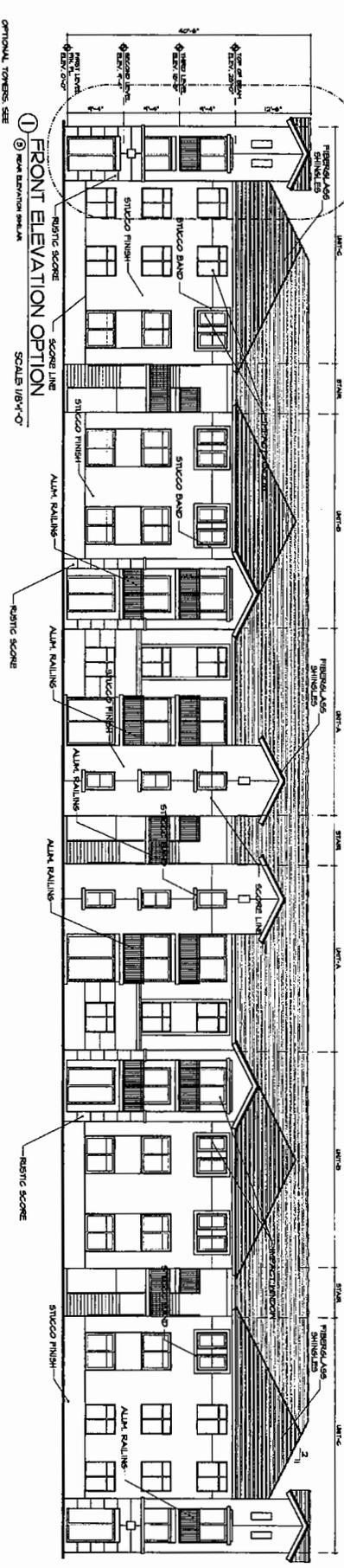
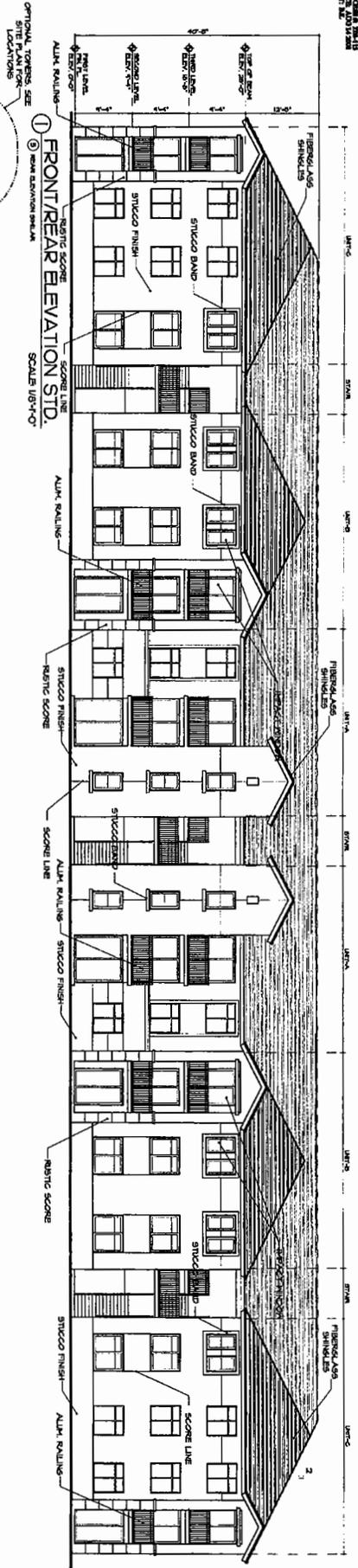
MSA ARCHITECTS, INC.
 MIAMI OFFICE
 7695 SW 10th St.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 273-8811

HOLLYWOOD OFFICE
 303 SOUTH 27th AVE.
 HOLLYWOOD, FLORIDA 33025
 (954) 272-0344
 FAX: 000000

ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

NO.	REVISIONS	BY

42



BLDG ELEVATIONS
 BUILDING TYPE II

DATE	02-03-00
CHECKED	MSA
DESIGN	MSA
NO.	000-000-000
SHEET	000-000-000

OF SHEETS

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

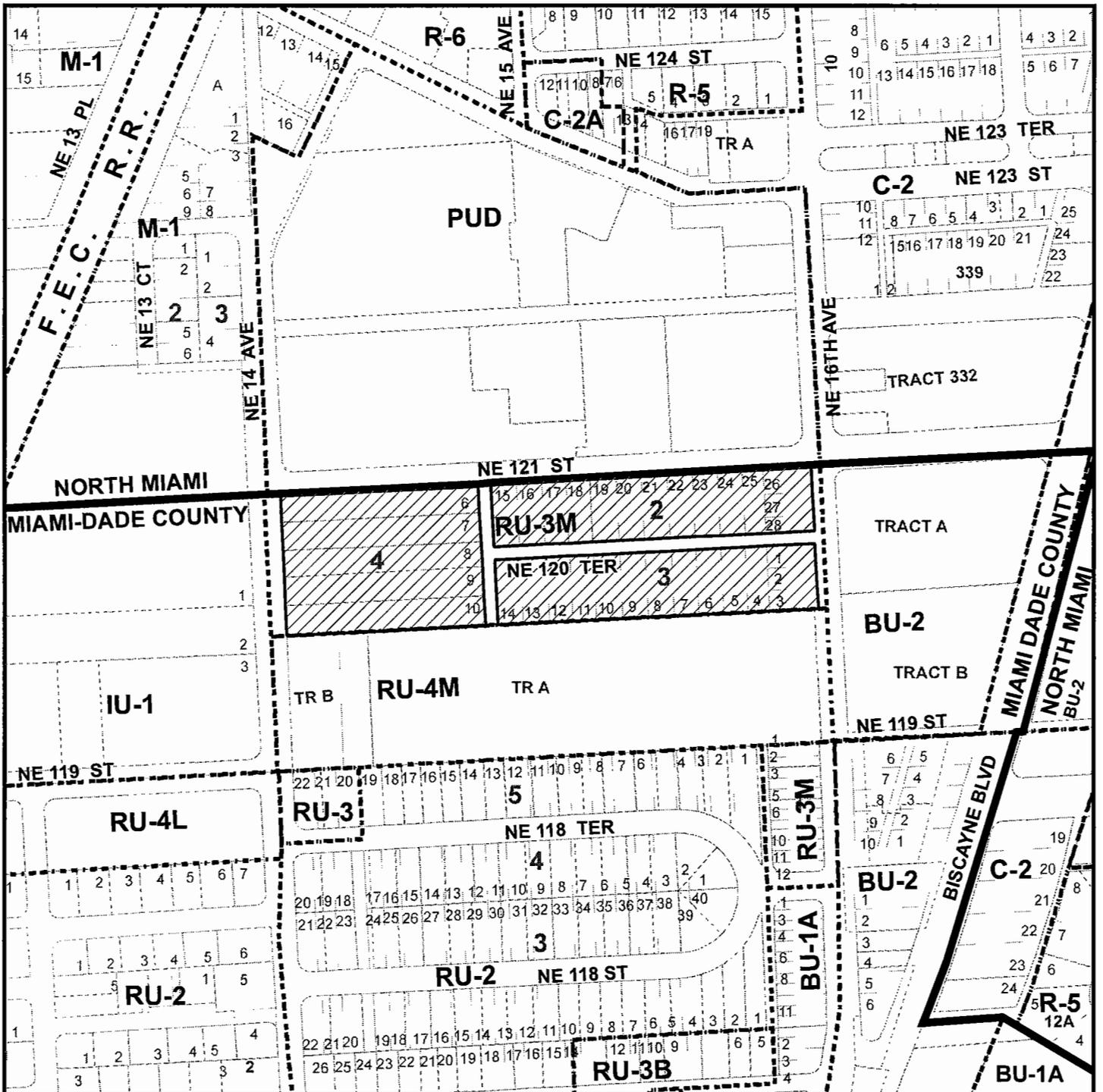
MAIN OFFICE
 788 W. 10th ST.
 SUITE 100
 MIAMI, FLORIDA 33138
 (305) 273-9911

HOLLYWOOD OFFICE
 400 SOUTH 21st AVE.
 HOLLYWOOD, FLORIDA 33020
 (954) 272-2444

ALTAMIRA
 LOCATED AT:
 MIAMI DADE COUNTY, FLORIDA
 FOR
 WOOD PARTNERS

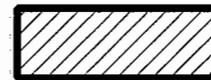
REVISIONS	BY

43



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
08-113



SUBJECT PROPERTY

Section: 29 Township: 52 Range:42
 Applicant: ALTA MIRA APARTMENTS, LP
 Zoning Board: C07
 District Number: 04
 Drafter ID: KEELING
 Scale: NTS



CREATED ON: 06/27/08

REVISION	DATE	BY
		44



**MIAMI-DADE COUNTY
AERIAL**

Process Number
08-113



SUBJECT PROPERTY

Section: 29 Township: 52 Range:42
 Applicant: ALTA MIRA APARTMENTS, LP
 Zoning Board: C07
 District Number: 04
 Drafter ID: KEELING
 Scale: NTS



CREATED ON: 06/27/08

REVISION	DATE	BY