KITS

10-8-2008 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 11

ARVIDA MIDDLE SCHOOL

10900 SW 127 Avenue, Miami

Wednesday, November 12, 2008 at 7:00 p.m.

CURRENT

1.	08-11-CZ11-1	SOUTH FLORIDA FEDERAL PARTNERS KENDALL, LLC	08-28	10-55-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF WEDNESDAY, NOVEMBER 12, 2008

ARVIDA MIDDLE SCHOOL

10900 SW 127 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. **SOUTH FLORIDA FEDERAL PARTNERS** **10-55-39**
KENDALL L. L. C. (08-11-CZ11-1/08-28) **Area 11/District 11**

(1) SPECIAL EXCEPTION to permit a self-service storage facility.

(2) DELETION of a Declaration of Restrictions recorded in Official Record Book 16739, Pages 4049-4054, only as it applies to the subject property.

The purpose of request #2 is to delete a covenant tying the site to a specific lot layout and prohibiting specific uses; to allow the applicant to submit new site plans showing the self-service storage facility.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Department of Planning and Zoning entitled 'Proposed Commercial Complex for: Extra Space Storage, Inc.,' as prepared by TM Design Assoc. P. A., Sheets S1, LA1 and LA2 dated stamped received 10/3/08, and the remaining sheets, dated stamped received 5/9/08 and for a total of 10 sheets. Plans may be modified at public hearing.

LOCATION: Lying east of S.W. 147 Avenue, approximately 336' north of S.W. 120 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3 Acres

Department of Planning and Zoning Recommendation: Approval with conditions of request #1; approval with conditions of request #2 under Section 33-311(A)(7) (generalized modification standards) and denial without prejudice of same under Section 33-311(A)(17) (modification or elimination of conditions and covenants after public hearing).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

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

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

1. SOUTH FLORIDA FEDERAL PARTNERS KENDALL, LLC **08-11-CZ11-1 (08-28)**
(Applicant) **Area 11/District 11**
Hearing Date: 11/12/08

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 ☐

If so, who are the interested parties? Extra Space Storage

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1968	John L. Wellenhefer, Jr. and George A. Simon	Zone change from GU to IU-2.	CZAB-3	Approved
1995	Martin F. Greenberg Tr.	Zone change from IU-C to BU-1A.	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. 11

APPLICANT: South Florida Federal Partners Kendall L.L.C. **PH:** Z08-028 (08-11-CZ11-1)

SECTION: 10-55-39 **DATE:** November 12, 2008

COMMISSION DISTRICT: 11 **ITEM NO.:** 1

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A. INTRODUCTION

- **REQUESTS:**

  (1). SPECIAL EXCEPTION to permit a self-service storage facility.

  (2) DELETION of a Declaration of Restrictions recorded in Official Record Book 16739, Pages 4049-4054, only as it applies to the subject property.

  The purpose of request #2 is to delete a covenant tying the site to a specific lot layout plan and prohibiting specific uses; to allow the applicant to submit new site plans showing the self-service storage facility.

  Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled 'Proposed Commercial Complex for: Extra Space Storage, Inc.,' as prepared by TM Design Assoc. P. A., Sheets S1, LA1 and LA2 dated stamped received 10/3/08, and the remaining sheets, dated stamped received 5/9/08 and for a total of 10 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUEST:**

  This application would allow the development of the property with a proposed self-service storage facility in the BU-1A district and will allow the applicant to release the subject property from a Declaration of Restrictions.

- **LOCATION:** Lying east of S.W. 147 Avenue, approximately 336' north of SW 120 Street, Miami-Dade County, Florida.

- **SIZE:** 3 Acres

- **IMPACT:**

  The proposed self-service storage facility (mini-warehouse) will bring additional storage services into the community; which could have a negative visual impact and bring additional traffic into the area.

B. ZONING HEARINGS HISTORY:

In September 1968, the subject property was part of a larger parcel of land for which the Zoning Appeals Board (ZAB) recommended approval of a zone change from GU, Interim District, to IU-C, Controlled Industrial District. Subsequently, in February 1969, the application was heard by the Board of County Commissioners (BCC), which adopted the recommendation of the ZAB, pursuant to Resolution #Z-30-69. In March 1995, pursuant to Resolution #Z-36-95, the BCC granted a district boundary change from IU-C to BU-1A, Limited Business District, and accepted a proffered covenant that is the subject of this application.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **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 such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking systems. These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential uses.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-1A; Vacant	Business and Office

Surrounding Properties:

NORTH:	BU-1A, vacant parcel	Business and Office
SOUTH:	BU-1A, Office (under construction) and Tamiami-Airport	Business and Office
EAST:	IU-C, Office/Warehouses	Business and Office
WEST:	IU-C; Office/Warehouses	Industrial and Office

The subject property is a parcel of land lying east of SW 147 Avenue and approximately 336' north of SW 120 Street, in an area characterized by commercial, industrial, vacant parcels and office buildings.

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

*Subject to conditions

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and

future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.
Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The applicant is seeking the approval of a proposed self-service storage facility on a parcel of land consisting of approximately 3 acres. The applicant is also requesting to delete a Declaration of Restrictions (ORB #16739 Pgs. #4049 - 4054) which restricts the development of the subject property to a previously approved plot use plan and restricts the uses permitted on the subject property. The subject property is currently vacant, lying east of SW 147 Avenue and approximately 336' north of SW 120 Street in an area characterized by commercial, industrial and office buildings. The applicant has submitted plans with the application depicting a proposed 4-story building with a total floor area of 88,686 sq. ft., which includes a 1,375 sq. ft. manager's apartment, a 1,375 sq. ft. office and 85,936 sq. ft. of mini-storage area.

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 applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. Additionally, the **Public Works Department does not object** to this application. Their memorandum indicates that the proposed development will generate an additional **22** daily peak hour **vehicle trips**. However, the addition of said trips does not exceed the acceptable level of service (LOS) of the adjacent roadways, which are operating at LOS "C" and "D." The **Miami-Dade Fire Rescue Department (MDFR) does not object** to this application and

states in their memorandum that the average travel time to the site is approximately **7:09** minutes. The **Miami-Dade Aviation Department (MDAD) does not object** to this application. Their memorandum indicates that the project's maximum proposed height of **66.2'** feet AMSL (Above Mean Sea Level) conforms to the Miami-Dade Height Zoning Ordinance.

As previously mentioned, the applicant is seeking the approval of a self-service storage facility (request #1) on the subject property. The proposed self-service storage facility is **consistent** with the **Business and Office** designation in the Land Use Plan (LUP) of the CDMP. 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, entertainment and cultural facilities, amusements and commercial recreation establishments. Staff is of the opinion that the proposed self-service storage facility, which is allowed in the BU-1A zone subject to approval at public hearing, is a service activity and is a similar use to wholesale and retail uses as permitted in the Business and Office designation. Staff also opines that the request is **compatible** with the surrounding area. Staff notes that the proposed 4-story self-service storage facility development is of a similar scale and mass and therefore **compatible** with the commercial, industrial and office structures in the surrounding area. The subject property is located approximately 500' north of the Tamiami Airport. To the west across SW 147 Avenue, a 49-acre parcel of land is developed with multiple two-story office buildings with approximately 540,026 sq. ft. of floor area. The parcel to the east is also developed with two-story buildings with a floor area of approximately 71,392 sq. ft. of warehouse/retail uses. Additionally, the parcel lying to the south of the subject property is being developed with a two-story office building and is the site which will provide secondary access to the subject property. Staff supports the requested special exception to allow the proposed self-service storage facility on the subject 3-acre site. The plans submitted by the applicant depict the proposed 4-story building with a total floor area of 88,686 sq. ft., which include a 1,375 sq. ft. manager's apartment, a 1,375 sq. ft. office and 85,936 sq. ft. of mini-storage area. Additionally, the submitted plans depict a proposed landscaped open space area of 52% which exceeds the required amount of landscaped open space by 29.5%, and proposed lot coverage of 19%, which is 21% less than the 40% maximum allowed by the Zoning Code. The plans also depict a total of 20 parking spaces which also exceed the minimum required by the Zoning Code by 2 parking spaces. Therefore, staff is of the opinion that the request is **compatible** with the surrounding area and **consistent** with the Business and Office LUP map category of the CDMP.

When analyzed under **Section 33-311(A)(3) Special Exceptions,** Unusual Uses and New Uses, staff opines that the approval of request #1, a special exception to permit a self-service storage facility, would not have an unfavorable effect on the economy of Miami-Dade County, 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. Staff further notes that the proposal is accessible by private or public roads, streets or highways, would not tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population and therefore, will not be contrary to the public interest. However, staff notes that when considering accessibility to the site, the plans depict a proposed driveway connection onto the

property lying to the south of the subject property which will be used as a secondary access to the subject property. As such, staff will recommend as a condition for the approval of this request that a Cross-Access Agreement be provided at the time of building permit between the subject property and the property which abuts the subject property to the south. Additionally, staff will recommend as a condition for the approval of this request that the applicant submit a Unity of Title or a Declaration of Restrictions in Lieu of a Unity of Title, in order to maintain unified the subject property which consists of a platted tract and a portion of another tract which does not have access or frontage onto a public street. As such, staff recommends approval of request #1 with conditions.

When analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the approval of request #2, to delete a Declaration of Restrictions which restricts the development of the subject property to a previously approved plot use plan and restricts the uses permitted on the subject property, will not generate excessive noise or traffic, or provoke excessive overcrowding of people, or tend to provoke a nuisance, and will not be contrary to the public interest. The applicant seeks to delete a Declaration of Restrictions which restricts the development of the subject site to a previously approved plot plan and prohibits motorcycle sales and repairs, billiard rooms and pool rooms, bowling alleys, and dancing halls (excepting only dancing academies) on the subject property. In 1995, the subject property was a part of a larger parcel of land which the Board of County Commissioners granted a district boundary change from IU-C (Controlled Industrial District) to BU-1A (Limited Business District), pursuant to Resolution #Z-36-95. At that time the applicant proffered a Declaration of Restrictions, which was recorded in ORB 16739 Pages 4049 - 4054, restricting the subject parcel to a plot use plan which identifies the boundaries of outparcels and large tracts and also restricts these parcels to setbacks and landscaped buffers and prohibits the aforementioned uses. The subject property consists of a 3-acre portion of a 6.68-acre tract (as depicted on the plot use plan) which has been granted plat approval by Tentative Plat #T-22791 into two Tracts (Tracts "A" and "B"). Tract "A" is being developed with a large office complex and Tract "B" encompasses the subject site. Additionally, staff notes that although the applicant is requesting to release the subject property from said Declaration of Restrictions, the plans submitted by the applicant depict that that proposed self-service storage facility will continue to comply with those restrictions stipulated on such Declaration of Restrictions except for the Lot Layout Plan. Staff further notes that the owners of the adjacent parcels that are governed by the subject Declaration of Restrictions have consented and agreed in writing to the requested deletion/modification. As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(7).

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to request #2. Due to the lack of information, staff is unable to analyze the request under said standards and, as such, request #2 should be denied without prejudice under Section 33-311(A)(17).

Accordingly, staff recommends approval with conditions of requests #1; approval with conditions of request #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

I. RECOMMENDATION:

Approval with conditions of request #1, approval with conditions of request #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit; said plan to include, but not be limited to, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Commercial Complex for: Extra Space Storage, Inc.,' as prepared by TM Design Assoc. P. A., Sheets S1, LA1 and LA2 dated stamped received 10/3/08, and dated stamped received 5/9/08 on pages F-1, F-2, F-3, F-4, F-5, E-1, E-2 for a total of 10 sheets.

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

4. In accordance with Section 33-257 of the Zoning Code, that a Unity of Title agreement or Agreement in Lieu of Unity of Title, in recordable form, encumbering the subject property be submitted to and meet with the approval of the Director of the Department of Planning and Zoning prior to any type of platting or the issuance of a building permit, whichever comes first.

5. That a Cross-Access agreement, in recordable form, encumbering the subject property and the property abutting the subject property to the south, be submitted to and meet with the approval of the Director of the Department of Planning and Zoning prior to any type of platting or the issuance of a building permit, whichever comes first.

6. 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.

7. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

8. That the applicant comply with all applicable conditions and requirements of the Public Works Department.

DATE INSPECTED: 04/10/08
DATE TYPED: 07/30/08
DATE REVISED: 08/04/08; 10/07/08; 10/14/08; 10/15/08; 10/20/078
DATE FINALIZED: 10/20/08

MCL:MTF:LVT:NC:AA

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

NDN.

Memorandum

MIAMI-DADE COUNTY

Date: May 2, 2008

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

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

Subject: C-11 #Z2008000028-Revised
South Florida Federal Partners Kendall, LLC
East of S.W. 147th Avenue and North of S.W. 120th Street
Special Exception to Permit a Self Storage Facility and Modification of a Declaration of Restrictions to Replace Approved Site Plan
(BU-1A) (2.79 Acres)
10-55-39

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

Potable Water Service 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.

Hazardous Materials Management
Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Fuel Storage Facilities
Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Pollution Remediation
The following sites, abutting the subject property, contain records of current contamination assessment or remediation issues regarding petroleum:

1. Beckman Coulter, Inc., 11800 S.W. 147th Avenue (BLDG 1), UT-1889/F-8193
   The contaminated site is in a state funded program awaiting allocation of funds for cleanup.

2. Tamiami Airport
   TAC Air Services of Miami, 14532 S.W. 129th Street, UT-113/F-420
   The contaminated site is in a state funded program awaiting allocation of funds for cleanup.

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

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

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

Tree Preservation
The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

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

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

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

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

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

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

REVISION 1
PH# Z2008000028
CZAB - C11

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:SOUTH FLORIDA FEDERAL PARTNERS KENDALL, LLC

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 22 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9832	SW 147 Ave. s/o SW 104 St.	D	D
9762	SW 120 St. w/o SW 137 Ave.	C	C

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

Raul A Pino, P.L.S.
05-NOV-08

MIAMI INTERNATIONAL AIRPORT

Miami-Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102-5504
T 305-876-7000 F 305-876-0948
www.miami-airport.com

miamidade.gov

Commercial Airport:
Miami International Airport

General Aviation Airports:
Dade-Collier Training & Transition
Homestead General
Kendall-Tamiami Executive
Opa-locka
Opa-locka West

August 25, 2008

Mr. Graham Penn, Esq.
Bercow Radell & Fernandez
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131

RE: Determination Number DN-08-08-063 Land Use Zoning and Airspace Analysis for a Proposed Storage Facility Located at SW 147 Avenue North of SW 120 Street (FOLIO #: 30-5910-040-0010) PH # 08-028

Dear Mr. Penn:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a land use zoning/ airspace analysis and determination for a storage facility located at SW 147 Avenue North of SW 120 Street, Miami, Florida.

Land Use Review:

Based on the available information, MDAD has determined that the proposed land use is compatible with operations from Kendall-Tamiami Executive Airport.

Airspace Review:

Our review finds that the maximum height of **66.2' AMSL** (Above Mean Sea Level) for a proposed storage facility at this location *conforms to the zoning ordinance for Kendall-Tamiami Executive Airport.*

This height determination is an estimate issued on a preliminary or advisory basis. Please note that as a preliminary height determination it does not constitute approval by MDAD for construction until coordination and a "No-Hazard" determination from the Federal Aviation Administration (FAA) is obtained. Please note, any proposed construction at this location reaching or exceeding 124 feet AMSL (Above Mean Sea Level) is required to be filed with the Federal Aviation Administration (FAA) using Form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. In addition, any construction cranes for this project at this location reaching or exceeding **13 feet** AMSL must be filed by the construction contractor using the same form. Thus, for any crane reaching or exceeding 13 feet AMSL, FAA form 7460-1 must be filed. The form is available through this office or through the FAA website: https://oeaaa.faa.gov. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the applicant may "e-file" online at https://oeaaa.faa.gov.

Please note that the airspace review process is governed by two different regulations: the Code of Miami-Dade County Article XL, Kendall-Tamiami Executive Airport Zoning, and Federal Regulation Title 14 Part 77. The FAA has its own airspace evaluation requirements, and issues airspace determinations for structures and cranes based on the particular facts then presented before the FAA. The County's Aviation Department or the applicable municipal building official determines whether the County's height limitations are met, and FAA determines whether FAA building, marking and height requirements are met.

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

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

Sincerely,

José A. Ramos, R.A.
Chief of Aviation Planning Section

JR/RB/cf

C: M. Fajardo
S. Harman
R. Bergeron
M. Handrahan
Marc C. LaFerrier, Department of Planning and Zoning
Mike Blaich, FAA OE
File Zoning

REVISION 2

Memorandum

Date: 05-NOV-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2008000028

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated October 16, 2008.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped October 30, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2008000028
located at LYING EAST OF S.W. 147 AVENUE, APPROXIMATELY 336' NORTH OF S.W. 120 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1918 is proposed as the following:

N/A residential	dwelling units	88,698 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: 3.92 alarms-annually.
The estimated average travel time is: 7:09 minutes

Existing services:

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

Station 36 - Hammocks - 10001 Hammock Blvd.
Rescue, ALS 50' Squrt, 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 October 30, 2008. Substantial changes to the plans will require additional service impact analysis

DATE: 04/23/08

TEAM METRO

ENFORCEMENT HISTORY

South Florida Federal Partners Kendall, LLC	LYING EAST OF S.W. 147 AVENUE, APPROXIMATELY 336' NORTH OF S.W. 120 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000028

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

None current.

Prior:

200002006967 - Overgrowth - Complied, case closed 1/17/2001
200102003665 - Junk & Trash - Complied, case closed 6/13/2001

17

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: South Florida Federal Partners Kendall, L.L.C.

NAME AND ADDRESS	Percentage of Stock
See attached	

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

TRUST/ESTATE NAME: N/A

NAME AND ADDRESS	Percentage of Interest

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

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

NAME AND ADDRESS	Percent of Ownership

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

NAME OF PURCHASER: Extra Storage, L.L.C.

NAME ADDRESS AND OFFICE (if applicable)	Percentage of Interest
A publicly traded company	

Date of contract: _____

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

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BY _____

NOTICE: For 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: _____ (Applicant)

Sworn to and subscribed before me this 4th day of February 2008. Affiant is personally known to me or has produced _____ as identification.

Carol E Brown
(Notary Public)

NOTARY PUBLIC-STATE OF FLORIDA
Carol E. Brown
Commission # DD670055
Expires: JUNE 23, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

My commission expires _____

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

Interests in DMHA Partners, GP.

Name and Address	Percentage of Ownership
Richard Mann 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	100%

Interests in D&D,L.L.C.

Name and Address	Percentage of Ownership
Darius W. Gaskin 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	50%
Darius David Gaskins 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	50%

Interests in SFFP Nico -- Broward, L.L.C..

Name and Address	Percentage of Ownership
James M. Beeson, Jr. and Mary Beeson, 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	100%

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Interests in South Florida Federal Partners Kendall, L.L.C.

Name and Address	Percentage of Ownership
South Florida Federal Partners, L.L.C. 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	100%

Interests in South Florida Federal Partners, L.L.C.

Name and Address	Percentage of Ownership
SFFP Levinco, L.L.C. 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	50%
SFFP Nico -- Broward, L.L.C. 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	50%

Interests in SFFP Levinco, L.L.C.

Name and Address	Percentage of Ownership
DMHA Partners, GP A Virginia General Partnership 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	20%
Mark M. Levin 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	40%
D&D, L.L.C. A Massachusetts L.L.C. 1400 East Oakland Park Blvd. Suite 210 Oakland Park, Fl 33334.	40%

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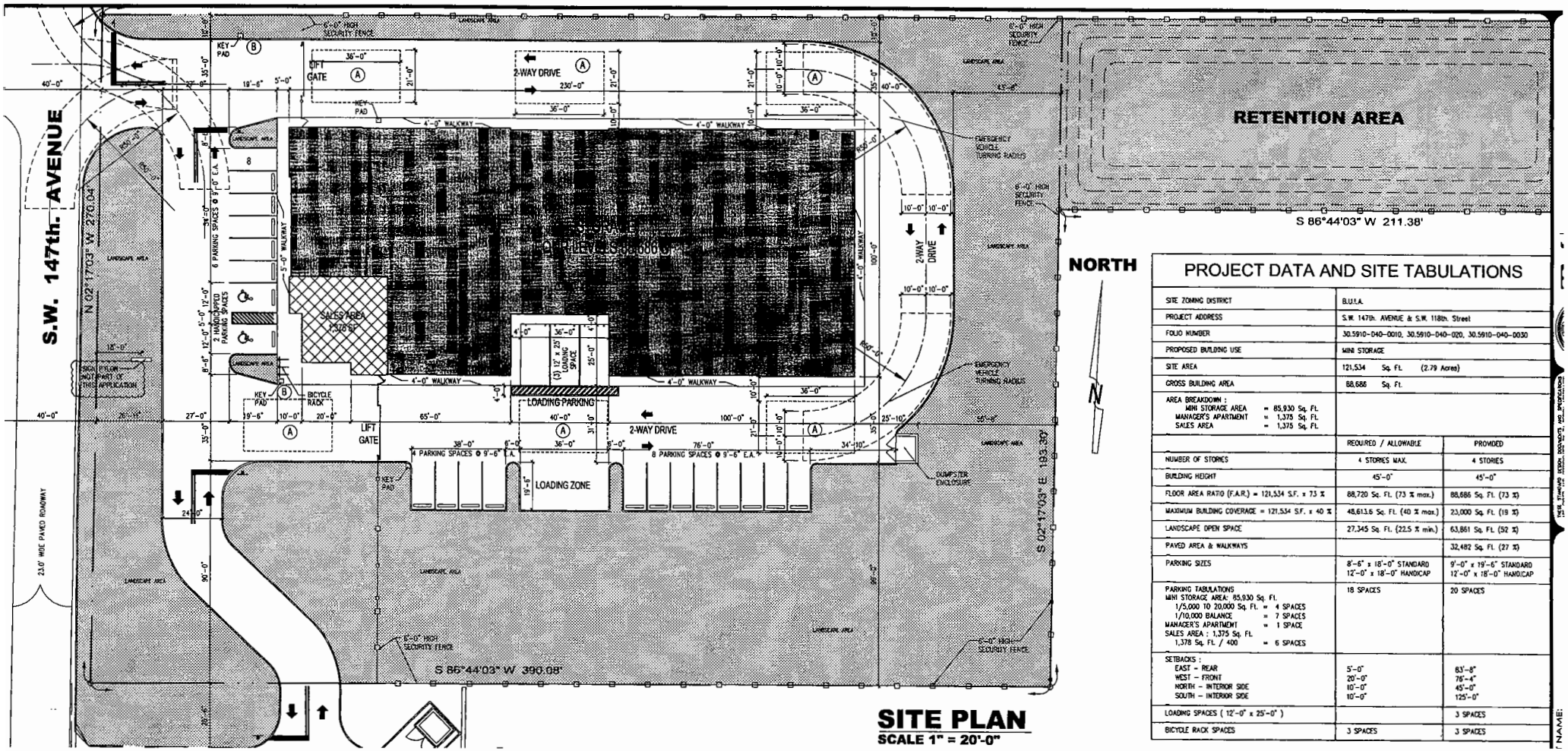
BY



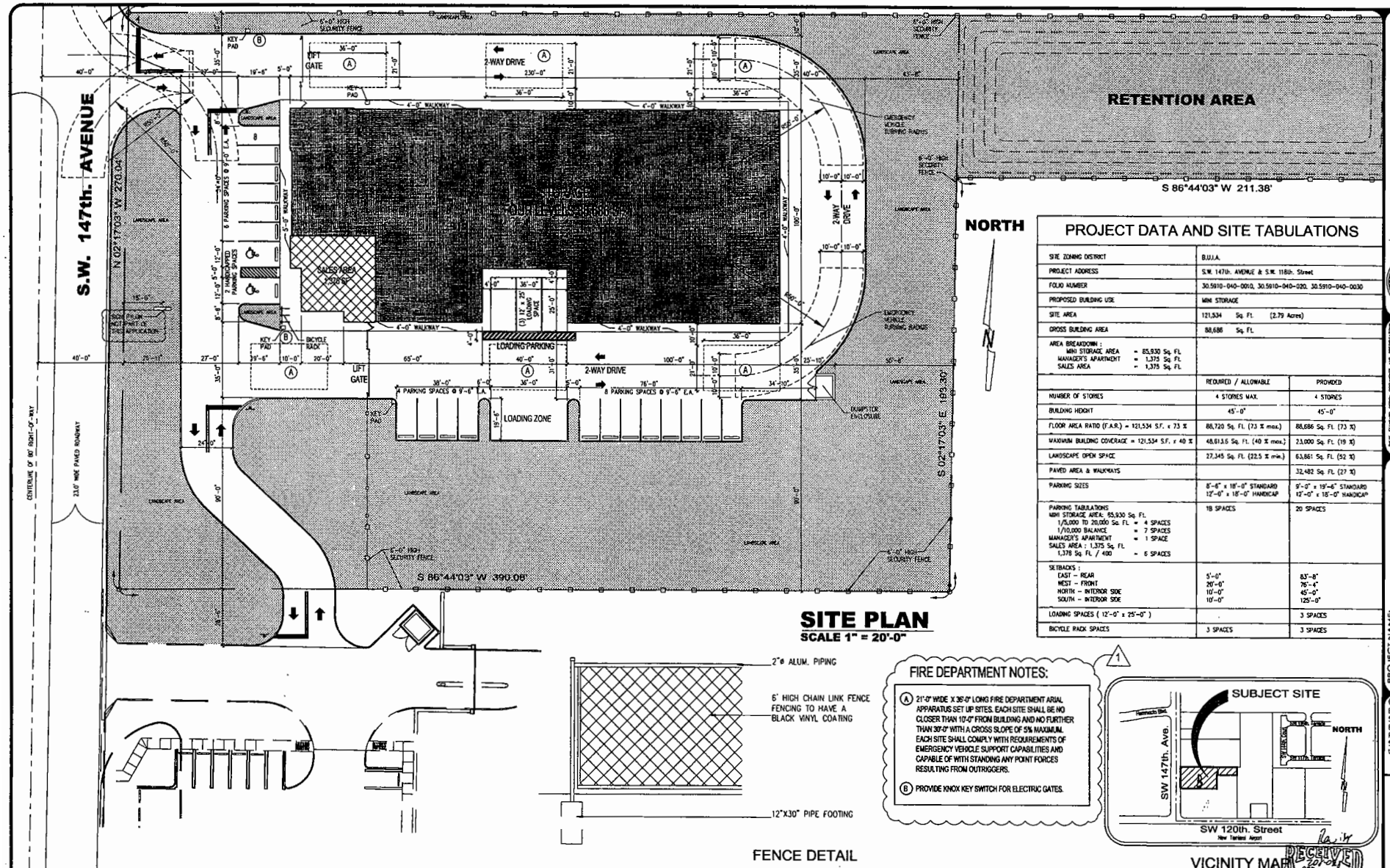
SITE PLAN
SCALE 1" = 20'-0"

PROJECT DATA AND SITE TABULATIONS

SITE ZONING DISTRICT	B.U.I.A.	
PROJECT ADDRESS	S.W. 147th. AVENUE & S.W. 118th. Street	
FOLIO NUMBER	30-5910-040-0010, 30-5910-040-020, 30-5910-040-0030	
PROPOSED BUILDING USE	MINI STORAGE	
SITE AREA	121,534 Sq. Ft. (2.79 Acres)	
GROSS BUILDING AREA	88,686 Sq. Ft.	
AREA BREAKDOWN : MINI STORAGE AREA = 85,930 Sq. Ft. MANAGER'S APARTMENT = 1,375 Sq. Ft. SALES AREA = 1,375 Sq. Ft.		
	REQUIRED / ALLOWABLE	PROVIDED
NUMBER OF STORIES	4 STORIES MAX.	4 STORIES
BUILDING HEIGHT	45'-0"	45'-0"
FLOOR AREA RATIO (F.A.R.) = 121,534 S.F. x 73 %	88,720 Sq. Ft. (73 % max.)	88,686 Sq. Ft. (73 %)
MAXIMUM BUILDING COVERAGE = 121,534 S.F. x 40 %	48,613.6 Sq. Ft. (40 % max.)	23,000 Sq. Ft. (19 %)
LANDSCAPE OPEN SPACE	27,345 Sq. Ft. (22.5 % min.)	63,861 Sq. Ft. (52 %)
PAVED AREA & WALKWAYS		32,482 Sq. Ft. (27 %)
PARKING SIZES	8'-6" x 18'-0" STANDARD 12'-0" x 18'-0" HANDICAP	9'-0" x 19'-6" STANDARD 12'-0" x 18'-0" HANDICAP
PARKING TABULATIONS MINI STORAGE AREA: 85,930 Sq. Ft. 1/5,000 TO 20,000 Sq. Ft. = 4 SPACES 1/10,000 BALANCE = 7 SPACES MANAGER'S APARTMENT = 1 SPACE SALES AREA : 1,375 Sq. Ft. 1,378 Sq. Ft. / 400 = 6 SPACES	18 SPACES	20 SPACES
SETBACKS : EAST – REAR WEST – FRONT NORTH – INTERIOR SIDE SOUTH – INTERIOR SIDE	5'-0" 20'-0" 10'-0" 10'-0"	83'-8" 76'-4" 45'-0" 125'-0"
LOADING SPACES (12'-0" x 25'-0")		3 SPACES
BICYCLE RACK SPACES	3 SPACES	3 SPACES

Z08-028

ENLARGED PLAN



SITE PLAN
SCALE 1" = 20'-0"

FENCE DETAIL

PROJECT DATA AND SITE TABULATIONS

SITE ZONING DISTRICT	B.U.U.A.	
PROJECT ADDRESS	S.W. 147th. AVENUE & S.W. 118th. Street	
FOLIO NUMBER	30-5910-040-0010, 30-5910-040-020, 30-5910-040-0030	
PROPOSED BUILDING USE	MINI STORAGE	
SITE AREA	121,534 Sq. Ft. (2.79 Acres)	
GROSS BUILDING AREA	88,686 Sq. Ft.	
AREA BREAKDOWN : MINI STORAGE AREA = 85,930 Sq. Ft. MANAGER'S APARTMENT = 1,375 Sq. Ft. SALES AREA = 1,378 Sq. Ft.		
	REQUIRED / ALLOWABLE	PROVIDED
NUMBER OF STORIES	4 STORIES MAX.	4 STORIES
BUILDING HEIGHT	45'-0"	45'-0"
FLOOR AREA RATIO (F.A.R.) = 121,534 S.F. x 73 %	88,720 Sq. Ft. (73 % max.)	88,686 Sq. Ft. (73 %)
MAXIMUM BUILDING COVERAGE = 121,534 S.F. x 40 %	48,613.6 Sq. Ft. (40 % max.)	23,000 Sq. Ft. (19 %)
LANDSCAPE OPEN SPACE	27,345 Sq. Ft. (22.5 % min.)	63,861 Sq. Ft. (52 %)
PAVED AREA & WALKWAYS		32,482 Sq. Ft. (27 %)
PARKING SIZES	8'-6" x 18'-0" STANDARD 12'-0" x 18'-0" HANDICAP	9'-0" x 19'-6" STANDARD 12'-0" x 18'-0" HANDICAP
PARKING TABULATIONS MINI STORAGE AREA: 85,930 Sq. Ft. 1/5,000 TO 20,000 Sq. Ft. = 4 SPACES 1/10,000 BALANCE = 7 SPACES MANAGER'S APARTMENT = 1 SPACE SALES AREA : 1,375 Sq. Ft. 1,378 Sq. Ft. / 400 = 6 SPACES	18 SPACES	20 SPACES
SETBACKS : EAST – REAR	5'-0"	83'-8"
WEST – FRONT	20'-0"	76'-4"
NORTH – INTERIOR SIDE	10'-0"	45'-0"
SOUTH – INTERIOR SIDE	10'-0"	125'-0"
LOADING SPACES (12'-0" x 25'-0")		3 SPACES
BICYCLE RACK SPACES	3 SPACES	3 SPACES

FIRE DEPARTMENT NOTES:

1

(A) 21'-0" WIDE X 35'-0" LONG FIRE DEPARTMENT ARIAL APPARATUS SET UP SITES. EACH SITE SHALL BE NO CLOSER THAN 10'-0" FROM BUILDING AND NO FURTHER THAN 30'-0" WITH A CROSS SLOPE OF 5% MAXIMUM. EACH SITE SHALL COMPLY WITH REQUIREMENTS OF EMERGENCY VEHICLE SUPPORT CAPABILITIES AND CAPABLE OF WITH STANDING ANY POINT FORCES RESULTING FROM OUTRIGGERS.

(B) PROVIDE KNOX KEY SWITCH FOR ELECTRIC GATES.

VICINITY MAP

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SHEET TITLE: SITE PLAN

PROJECT LOCATION: EXTRA SPACE STORAGE S.W. 147th AVENUE & S.W. 118th STREET, KENDALL, FLORIDA

EXTRA SPACE STORAGE EST-1977

EXTRA SPACE STORAGE, Inc.. CORPORATE OFFICE 2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah 84121

MICHAEL A. SCAVUZZO ARCHITECT LICENSE NO. AR 0004956

DATE:

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

PROJECT NAME: PROPOSED COMMERCIAL COMPLEX FOR : EXTRA SPACE STORAGE, Inc. S.W. 147th AVENUE & S.W. 118th STREET KENDALL FLORIDA

OWNER: EXTRA SPACE STORAGE Inc.2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

REVISIONS: DRC 1ST COMMENTS

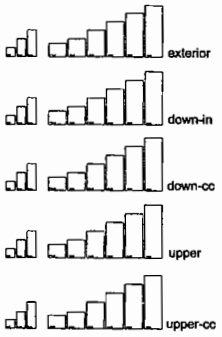
DRAWN BY:

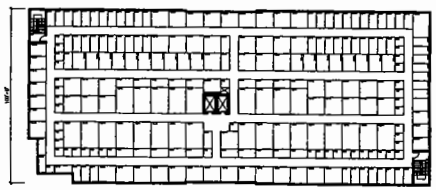
DATE:

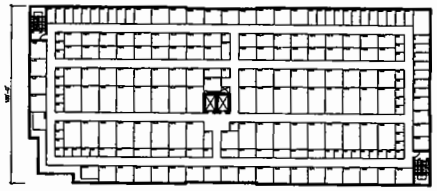
Sheet No. S-1

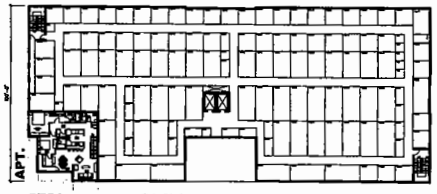
COMMISSION NUMBER C-02-08

24

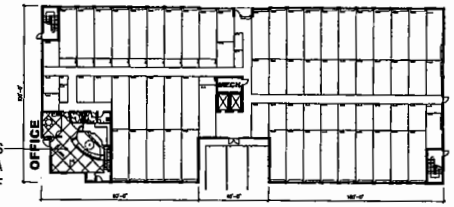



FOURTH LEVEL 22,665 SF


THIRD LEVEL 22,665 SF



SECOND LEVEL 21,678 SF



SALES AREA 1,375 SF

GROUND LEVEL 21,678 SF

NORTH

CLIMATE CONTROLLED	94%
GROSS SF	88,686 SF (INCLUDES OFFICE AND SECOND FLOOR APT.)
EFF	76%
ES SITE	121,535.36 SF(+/-) (2.79 ACRES +/-)
LOT COVERAGE	17.8%
MAX. LOT COVERAGE ALLOWABLE	40%
FAR	.73
MAX. FAR ALLOWABLE	.73
LANDSCAPING	52% (63,861 SF)
MINIMUM LANDSCAPING	15%
PARKING	20 SPACES

FOURTH LEVEL

UNIT	DOWN/OUT	DOWN/IN	C.C DOWN/IN	UP/IN	C.C. UP/IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	0	0	44	44	18	1,100
5x10	0	0	0	0	88	88	37	4,400
7-1/2x10	0	0	0	0	29	29	12	2,175
10x10	0	0	0	0	53	53	22	5,300
10x15	0	0	0	0	27	27	11	4,050
	0	0	0	0	241	241	100	17,025

NET RENTABLE 17,025
AVG. UNIT SIZE 70

THIRD LEVEL

UNIT	DOWN/OUT	DOWN/IN	C.C DOWN/IN	UP/IN	C.C. UP/IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	0	0	40	40	19	1,000
5x10	0	0	0	0	44	44	21	2,200
7-1/2x10	0	0	0	0	43	43	20	3,225
10x10	0	0	0	0	50	50	24	5,000
10x15	0	0	0	0	35	35	17	5,250
	0	0	0	0	212	212	100	15,675

NET RENTABLE 16,575
AVG. UNIT SIZE 78

SECOND LEVEL

UNIT	DOWN/OUT	DOWN/IN	C.C DOWN/IN	UP/IN	C.C. UP/IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	0	0	9	9	7	225
5x10	0	0	0	0	18	15	14	900
10x10	0	0	0	0	46	46	38	4,600
10x15	0	0	0	0	26	26	20	3,900
10x20	0	0	0	0	30	30	23	6,000
	0	0	0	0	129	129	100	15,625

NET RENTABLE 15,625
AVG. UNIT SIZE 121

GROUND LEVEL

UNIT	DOWN/OUT	DOWN/IN	C.C DOWN/IN	UP/IN	C.C. UP/IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	1	0	0	1	1	25
5x10	0	0	14	0	0	14	17	700
10x10	0	0	1	0	0	1	1	100
10x15	0	0	13	0	0	13	16	1,950
10x20	3	0	11	0	0	14	17	2,800
10x30	35	0	5	0	0	40	48	12,000
	38	0	45	0	0	83	100	17,575

NET RENTABLE 17,575
AVG. UNIT SIZE 211

TOTAL

UNIT	DOWN/OUT	DOWN/IN	C.C DOWN/IN	UP/IN	C.C. UP/IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	1	0	93	94	14	2,350
5x10	0	0	14	0	150	164	25	8,200
7-1/2x10	0	0	0	0	72	72	11	5,400
10x10	0	0	1	0	149	150	23	15,000
10x15	0	0	13	0	88	101	15	15,150
10x20	3	0	11	0	30	44	7	8,800
10x30	35	0	5	0	0	40	6	12,000
	38	0	45	0	582	665	100	66,900

NET RENTABLE 66,900
AVG. UNIT SIZE 100

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FLOOR PLANS

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SHEET TITLE:
FLOOR PLANS & INTERIOR AREA CALCULATIONS

PROJECT LOCATION:
EXTRA SPACE STORAGE
S.W. 147th AVENUE & S.W. 118th STREET, KENDALL, FLORIDA

EXTRA SPACE STORAGE, Inc.
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

MICHAEL A. SCAMUZZO
ARCHITECT
LICENSE NO. AR 0004956
DATE:

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

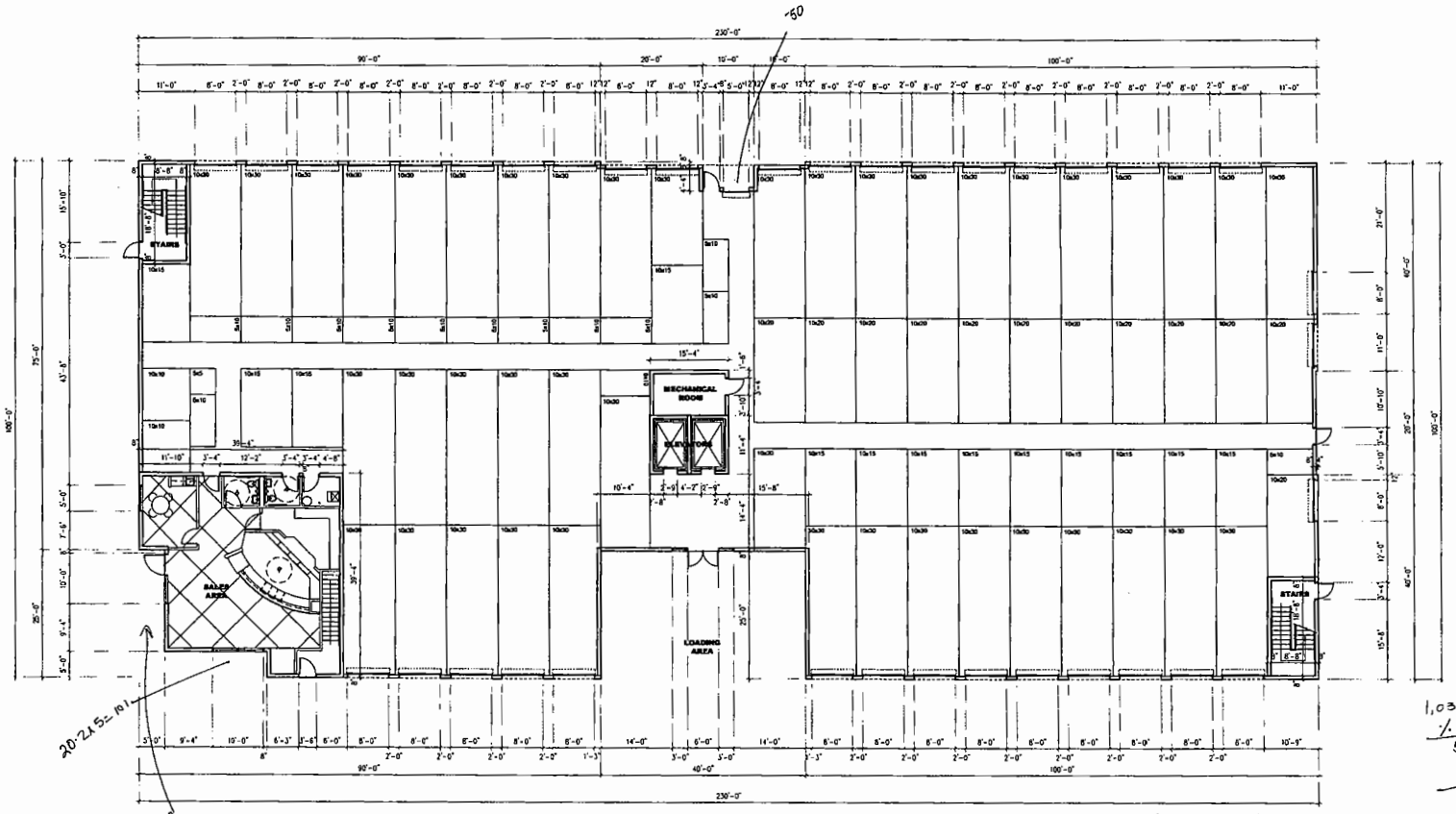
PROJECT NAME:
PROPOSED COMMERCIAL COMPLEX FOR :
EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER:
EXTRA SPACE STORAGE Inc.2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

DRAWN BY:
REVISIONS:
DATE:

Sheet No.
F-1

COMMISSION NUMBER
C-02-08



GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"

10 parking space (Storage)
1 parking for manager office
5 parking spaces for Retail area
16 parking required

230' x 100' = 23,000 sf
- 1,000 (loading area)
22,000
-230
21,770
- 50
21,720

1,031 sf Retail area
/ 250
5 parking spaces
1 manager apt.
6

Lot area 121,532.40
87,510.68
/ 121,532.40
.72 (F.A.R)
.73 (Acres)

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ZON-023
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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SHEET TITLE: GROUND FLOOR PLAN

PROJECT LOCATION: EXTRA SPACE STORAGE S.W. 147th AVENUE & S.W. 118th STREET, KENDALL, FLORIDA

EXTRA SPACE STORAGE EST 1977

EXTRA SPACE STORAGE, Inc.. CORPORATE OFFICE 2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah 84121

MICHAEL A. SCAVUZZO ARCHITECT LICENSE NO. AR 0004956

DATE:

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

PROJECT NAME: PROPOSED COMMERCIAL COMPLEX FOR: EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER: EXTRA SPACE STORAGE Inc. 2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

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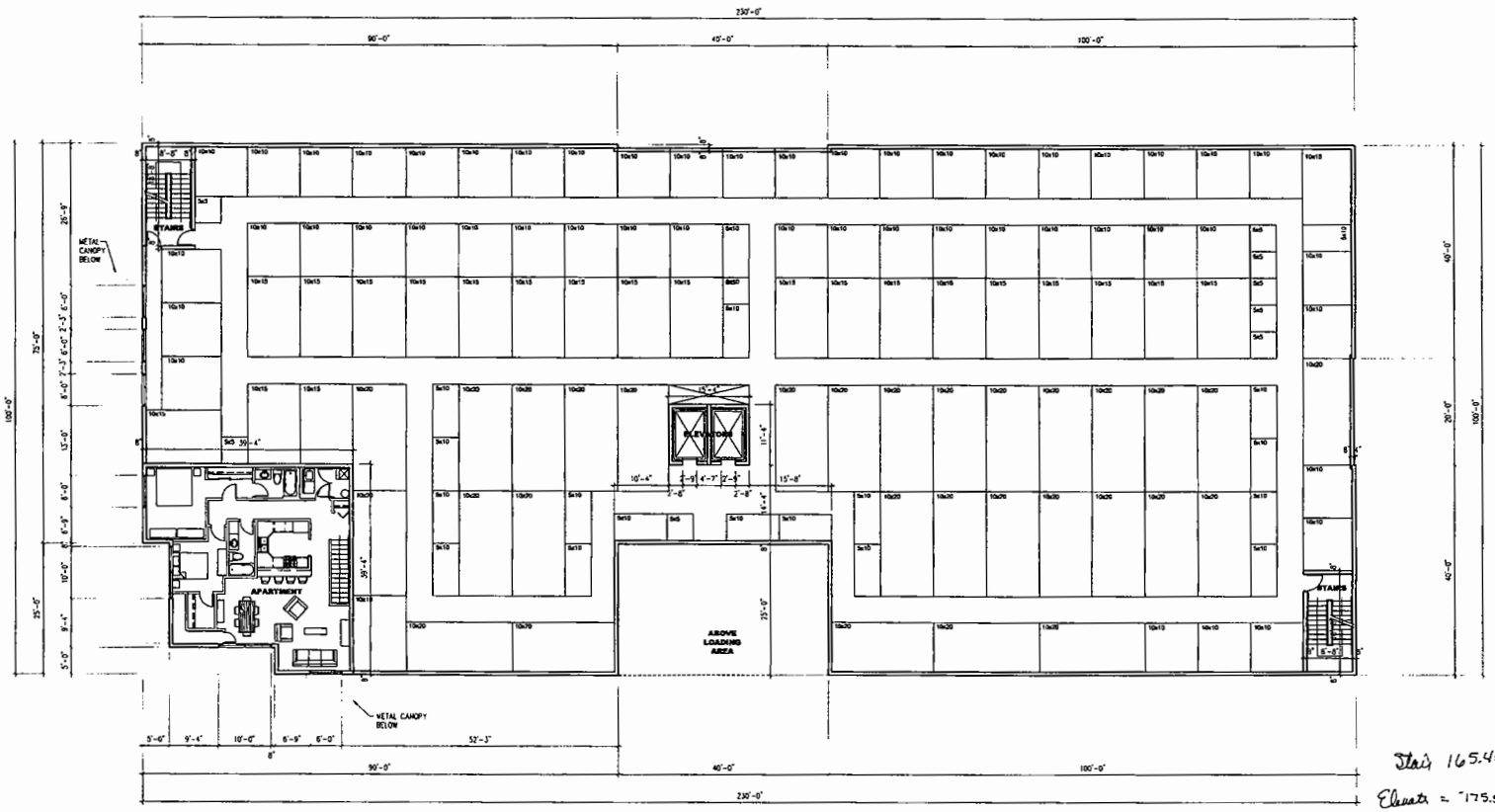
DRAWN BY:
DATE:

Sheet No. F-2

COMMISSION NUMBER C-02-08

26



SECOND FLOOR PLAN

SCALE : 3/32" = 1'-0"

Stair 165.44 x 2 = 330.88

Elevator = -175.56

Loading area = -1,000
-230
-1736.44

23,000
- 1736.44
21,263.56

20,448

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ZONE THE MINUS SECTION
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SHEET TITLE:
SECOND FLOOR PLAN

PROJECT LOCATION:
EXTRA SPACE STORAGE
S.W. 147th AVENUE & S.W. 118th
STREET, KENDALL, FLORIDA

EXTRA SPACE STORAGE EST 1977

EXTRA SPACE STORAGE, Inc.
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

MICHAEL A. SCAVUZZO
ARCHITECT
LICENSE NO. AR 0004956

DATE:

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

PROJECT NAME:
PROPOSED COMMERCIAL COMPLEX FOR :
EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER:
EXTRA SPACE STORAGE Inc. 2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

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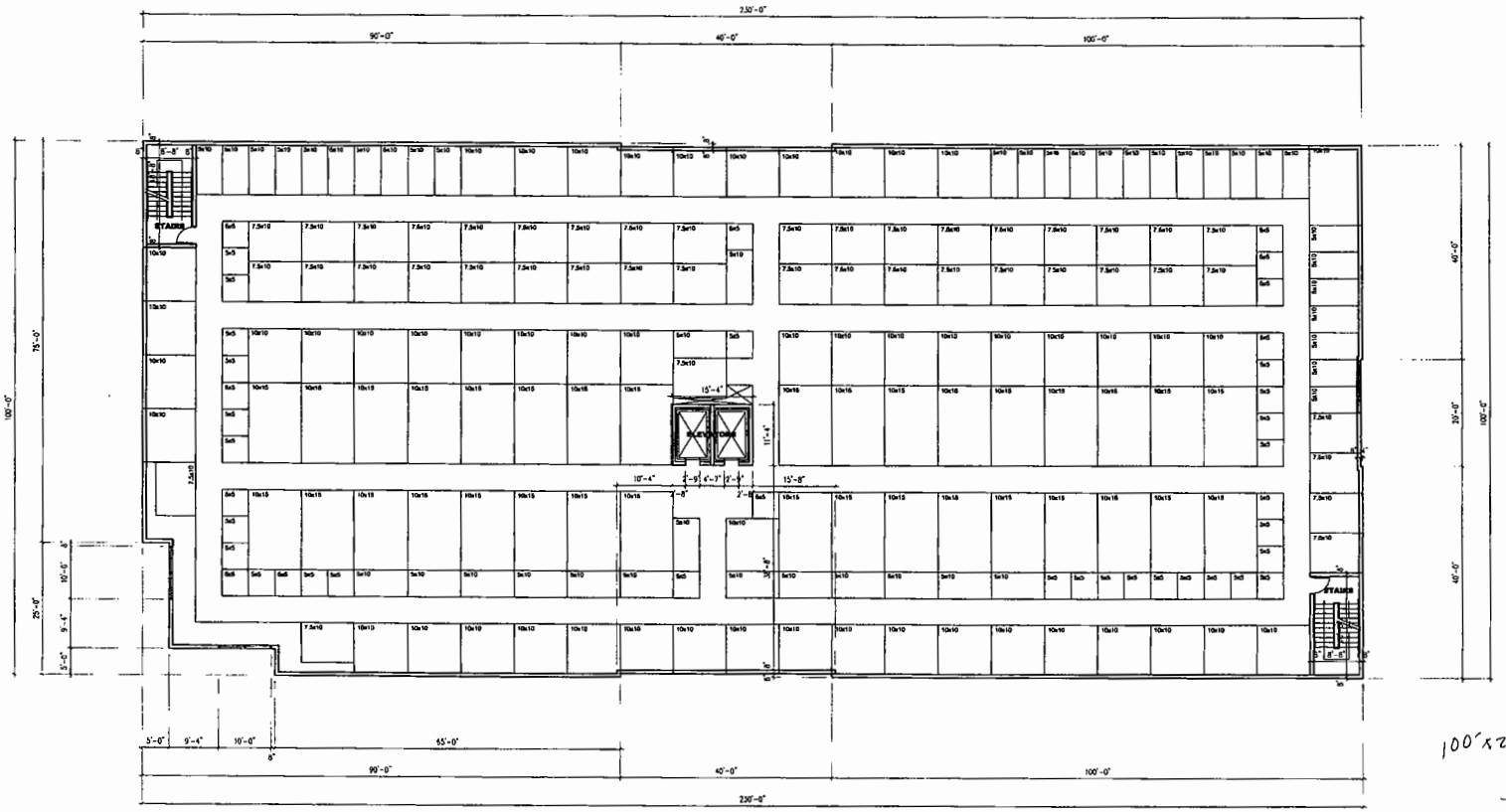
F-3

COMMISSION NUMBER
C-02-08

27



THIRD FLOOR PLAN

SCALE : 3/32" = 1'-0"

100' x 230' = 23,000
− 736.44
22,263.56

Stairs − 330.88
Elevators − 175.56
− 230
− 736.44

22,770

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MIAMI-DADE BUILDING AND ZONING DEPT.
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SHEET TITLE:
THIRD FLOOR PLAN

PROJECT LOCATION:
EXTRA SPACE STORAGE
S.W. 147th AVENUE & S.W. 118th
STREET, KENDALL, FLORIDA

EXTRA SPACE STORAGE EST 1977

EXTRA SPACE STORAGE, Inc.,
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

MICHAEL A. SCAVUZZO
ARCHITECT
LICENSE NO. AR 0004956

DATE:

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

PROJECT NAME:
PROPOSED COMMERCIAL COMPLEX FOR :
EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER:
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F-4

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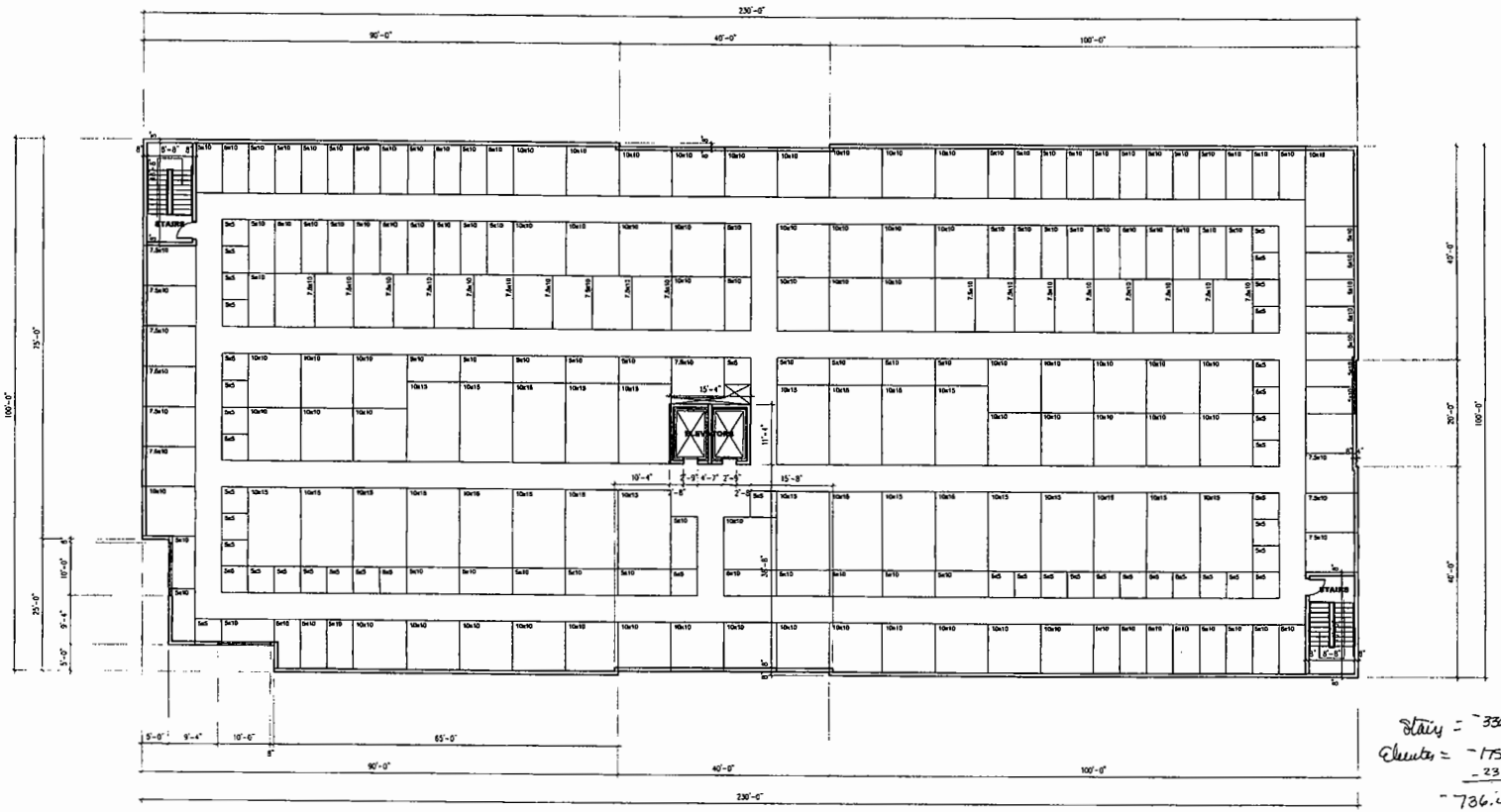
28



Stairs = 330.88
Elevators = 175.56
-230
736.44

230 x 100 = 23,000
- 736.44
22,263.56

FOURTH FLOOR PLAN

SCALE : 3/32" = 1'-0"

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2008-028
MAY 09 2008
ZONING HEARINGS SECTION
MAGNITUDE PLANNING AND ZONING DEPT

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SHEET TITLE:
FOURTH FLOOR PLAN

PROJECT LOCATION:
EXTRA SPACE STORAGE
S.W. 147th AVENUE & S.W. 118th
STREET, KENDALL, FLORIDA

EXTRA SPACE STORAGE EST. 1977

EXTRA SPACE STORAGE, Inc.,
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

MICHAEL A. SCAVUZZO
ARCHITECT
LICENSE NO. AR 0004956

DATE:

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

PROJECT NAME:
PROPOSED COMMERCIAL COMPLEX FOR:
EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER:
EXTRA SPACE STORAGE Inc.2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

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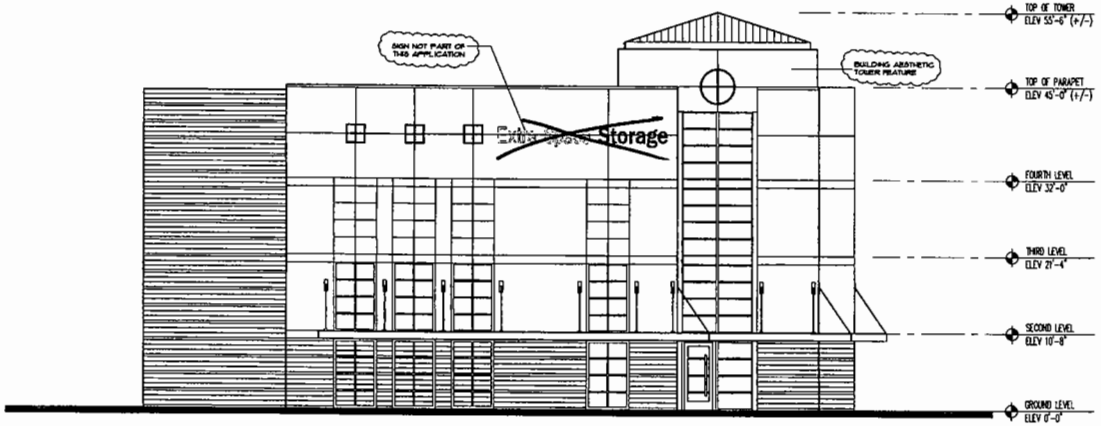
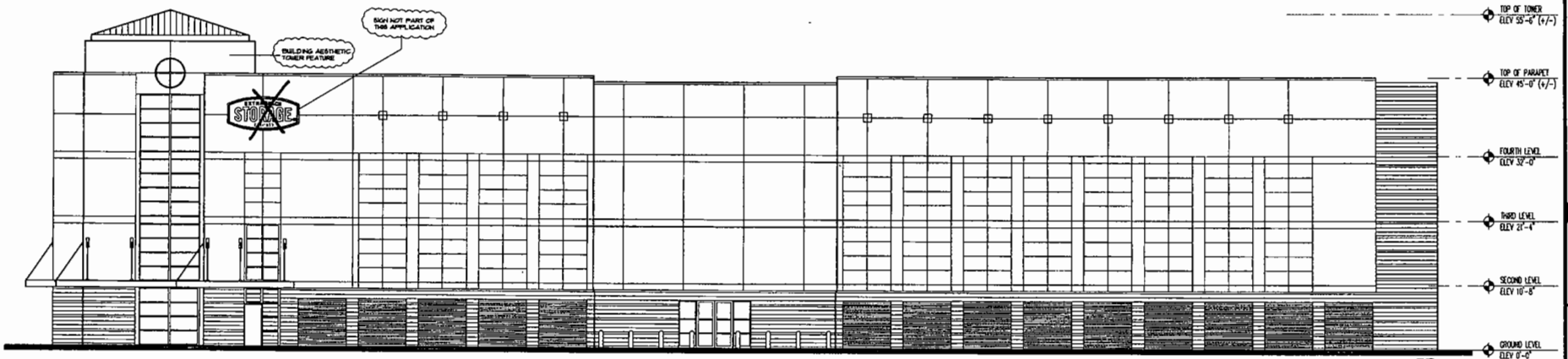
F-5

COMMISSION NUMBER
C-02-08



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



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

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ZONING, HEARINGS & CERTIFICATION
MIAMI-DADE BUILDING AND ZONING DEPT.
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SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT LOCATION:
EXTRA SPACE STORAGE
S.W. 147th AVENUE & S.W. 118th STREET, KENDALL, FLORIDA

EXTRA SPACE STORAGE EST. 1977
EXTRA SPACE STORAGE, Inc..
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

MICHAEL A. SCIAVUZZO
ARCHITECT
LICENSE NO. AR 0004956

DATE:

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

PROJECT NAME:
PROPOSED COMMERCIAL COMPLEX FOR : EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER:
EXTRA SPACE STORAGE Inc.2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

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DATE:

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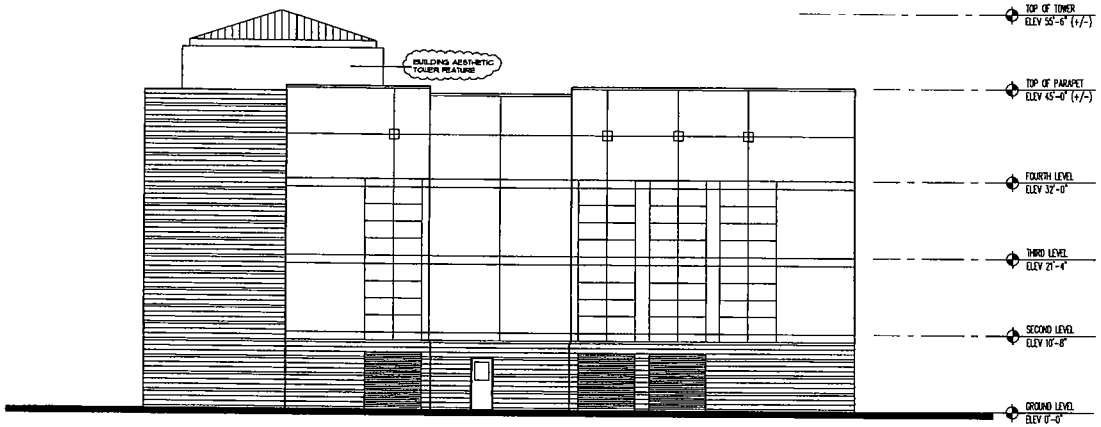
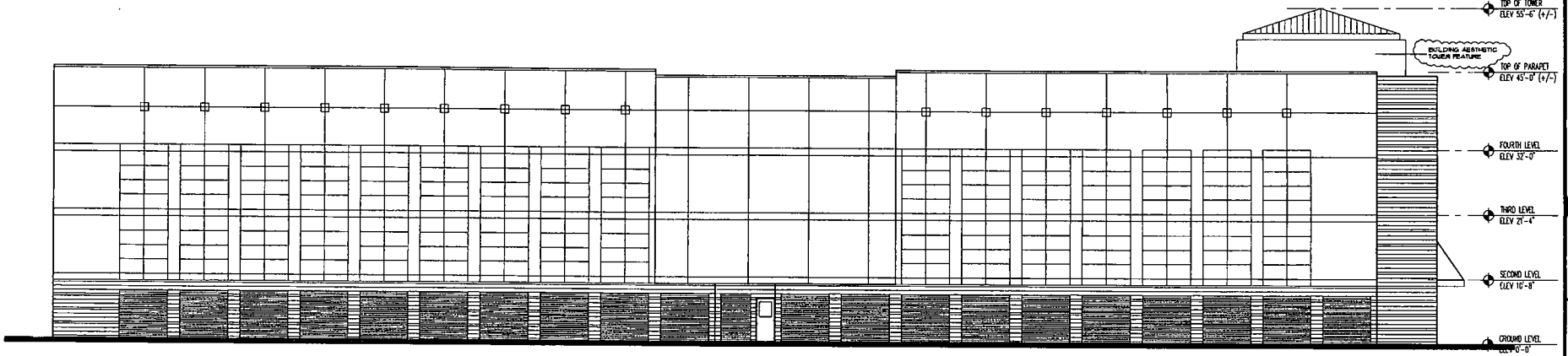
E-1

COMMISSION NUMBER
C-02-08

30



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



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

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202-022
MAY 09 2008
ZONING HEARINGS SECTION
MULTIGRADE PLANNING AND ZONING DEPT

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SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT LOCATION:
EXTRA SPACE STORAGE
S.W. 147th AVENUE & S.W. 118th STREET, KENDALL, FLORIDA

EXTRA SPACE STORAGE EST. 1977

EXTRA SPACE STORAGE, Inc.
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

MICHAEL A. SCAVUZZO
ARCHITECT
LICENSE NO. AR 0004956

DATE:

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

PROJECT NAME:
PROPOSED COMMERCIAL COMPLEX FOR:
EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER:
EXTRA SPACE STORAGE Inc. 2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

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DATE:
REVISIONS:

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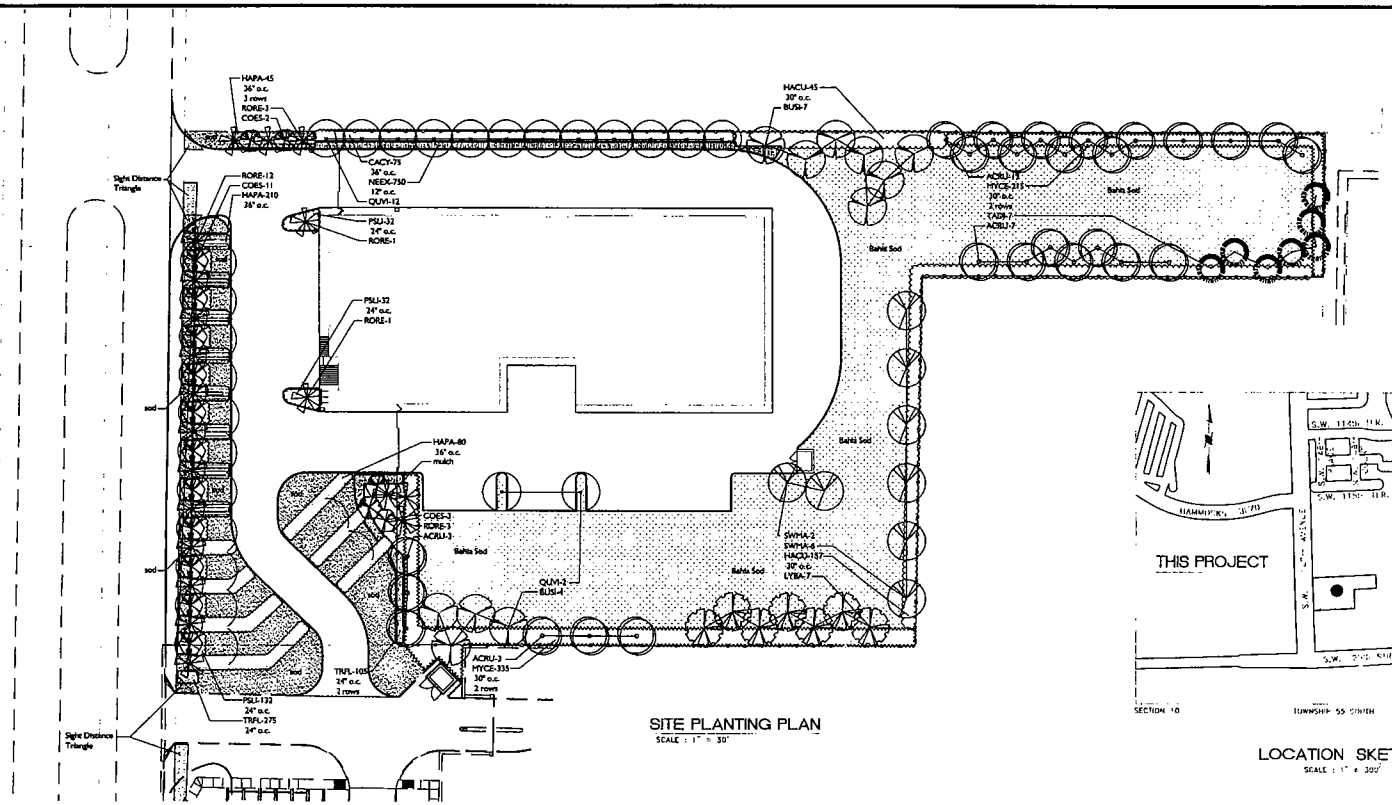
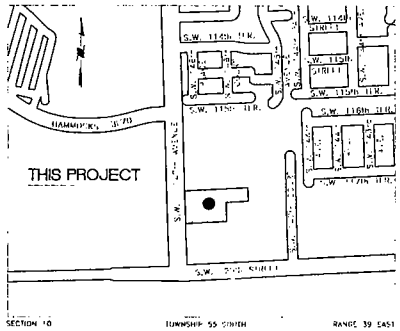
E-2

COMMISSION NUMBER
C-02-08



SITE PLANTING PLAN
SCALE : 1" = 30'



LOCATION SKETCH
SCALE : 1" = 300'

ROSENBERG GARDNER DESIGN

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS

PROJECT NAME:
PROPOSED COMMERCIAL COMPLEX FOR: EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER:
EXTRA SPACE STORAGE Inc.2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

SITE PLANTING PLAN

DRAWN BY: KG | REVISIONS:
DATE: 10/02/08

Sheet No.
LA-1

COMMISSION NUMBER
C-02-08

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OCT 03 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

KEN GARDNER
LANDSCAPE ARCHITECT
LICENSE NO. FL LA #1569
DATE: 10/2/08

L1

LANDSCAPING SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE

A. Contractor shall provide all labor, materials, equipment, contracting, supervision, and related work necessary to complete the landscape work in accordance with the extent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 INVESTIGATION OF UTILITIES

A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (1-800-432-4770)

1.3 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.4 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. Where plant sizes are specified as a range of sizes, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.5 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species, healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to reject any plant material which does not conform to the intent of the written specifications or design.

1.6 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid as builders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.7 UNIT PRICES

A. The successful builder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner

1.8 INSPECTION CERTIFICATES

A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 3.2 FERTILIZER.

1.9 CLEAN-UP & MAINTENANCE OF TRAFFIC

A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the excavated holes in a manner appropriate to the park of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job sites.

1.10 MAINTENANCE PRIOR TO ACCEPTANCE

A. The Contractor is responsible for materials the plantings until they are accepted under the provisions of § 1.05 "ACCEPTANCE".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering of plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, mowing of plants to proper grade or upright position, restoration of plant saucers and other necessary operations as determined by the Landscape Architect and good nursery practice.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, bonding, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms.
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost as the Owner settles caused by sustained winds of 75 mph or more. Then, the cases all the operations may be charged to the Owner. Re-set trees within 48 hours

1.11 OPERATIONS FOR ACCEPTANCE

A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.12 GUARANTEE

A. Guarantee all shrubs for twenty (90) consecutive calendar days (CCD's) from the date of acceptance. Guarantee Trees and Palms for a period of one year CCD. Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkmanlike manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.13 REPLACEMENT

A. Replacements shall be made during the guarantee period as directed by the Landscape Architect within 2 weeks from time of notification. At the end of all the guarantee period, an inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least ten (10) days before the anticipated date. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace them and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacements plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be required by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. Planting soil shall be of the composition noted in the plans measured by volume.

2.2 FERTILIZER

A. Fertilizer for trees, palms, shrubs, and groundcovers shall be in following: LESCO Palm Special (3-3-1) or equal. Sulfur coated with iron and other trace elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-8-8, 50% organically derived nitrogen, or equal.

2.3 WATER

A. The Contractor shall provide potable water on site, available from the start of planting, as required by the Contractor. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH

A. Mulch shall be as specified in the plant list, uniformly shredded and free from large pieces of bark and foreign matter.

3.0 PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT

A. In all areas infested with weed and/or grass growth, a systemic herbicide, such as roundup, shall be applied per manufacturer's rates. When a has been established where weeds will be done, the systemic herbicides shall be applied in accordance with manufacturer's labeling to full all noxious growth. Contractor shall schedule for work to allow more than one application at above at least 95% kill of undesirable growth. Contractor shall exercise care area care to prevent damage to desirable, existing growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on the project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION & BACKFILLING

A. Trees: See the Planting and Bracing Details and notes.

B. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb & pavements as shown, plans to remove any air pockets in the planting holes immediately after installation.

C. See notes in plans that describes schedule of winter after installation.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING

A. The Contractor is responsible to provide the water and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided).

AMOUNT OF WATER
for trees and large shrubs 10 gallons
- least 5 on 8 inch caliper 25 gallons
- 9 inch and up caliper 50 gallons

FREQUENCY OF WATER
Daily for the first week
2 times per week for weeks 2-3
2 times per week for weeks 4-8
1 time per week for weeks 9-12

D. Water in plants by thorough soaking of the entire root ball immediately after planting. For large trees and shrubs, add water inlet bubbling tube to introduce any air pockets in the soil around the root ball.

E. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for a period of one month after installation of each section of the planting installed.

3.5 FERTILIZING

A. Add fertilizer on top of the surface of shrubs beds & trees & palms root ball: two (2) months after installation. Fertilize and water two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied all at and has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates.

1) Trees & Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area

2) Shrubs: One half (5) handfull per shrub, spread evenly over the root ball area.

3) Groundcover: Twelve (12) pounds per 1000 sq. ft. of bed area.

4) Sod: 10 pounds per 1000 sq.ft. Water fertilizer off blades immediately after spreading

3.6 MULCHING

A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after all rings when otherwise specified in the plans. Provide 36" diameter bed of mulch, +minus all from center edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch +. the outer edge of area & palm holes.

3.7 CUTTING & BRACING

A. See the details bound herewith or made part of the plans.

3.8 SODDING

A. Provide a blanket of planting sod as described in the notes in these plans. Prior to planting, remove stones, mulch, etc. from the sub-soil surface. Excavate existing non-conforming sod as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent and in the area of sod patching.

B. Press sod on prepared soil, work edges tightly butted, in staggered rows at right angles to slope. The sod shall be rolled with a 300 pound hand roller.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from center of plant.

D. Sod shall be watered immediately after installation as uniformly and the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer as the sod as specified in Section 3.5

F. Excavate & remove excess soil so top of sod is flush w/ top of curb or adjacent pavement, or adjacent existing sod.

SOIL PREPARATION AND PLANTING SOIL

1) In all areas where new sod and shrub and groundcover mission are to be planted, kill all existing weeds by spraying with Round-up, prior to bringing and preparation.

2) In all shrub and groundcover beds, prepare sod as described for other condition, over the entire area to be planted.

Condition A)
If any compacted road base or asphalt is encountered, remove compacted material entirely so plant an 18" depth of planting soil. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plant List) as within 2 inches of the adjacent pavement or top of curb.

Condition B)
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil into the existing soil to a depth of 18 inches. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent to roadway.

For all sod areas, spread a 2" deep layer of silica sand prior to finishing. Remove all debris and rocks and pebbles larger than 1 inch in size and level the grade before finishing. Remove if required, watering and so that top of sod is flush with and adjacent top of curb or pavement.

MULCHING

1) Spread 2" of shredded Melaleuca mulch (Florimulch) at manufactured by Forestry Resources, Inc. or equal, (measured after settling), over the entire area of shrub beds with a minimum of 1" from the top of the foliage of all shrubs & ground covers to adjacent grass area. Also, spread a 2' diameter circle of mulch around trees and palms & sod areas, 3" deep. Add mulch within 48 hours from area of planting of each bed or area. DO NOT PILE MULCH AGAINST TRUNKS OR STEMS

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)
1) Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS
1) The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any plastic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS.

2) Where tree roots are encountered during excavation for utilities, etc., cut edges with a sharp saw to due no roots edges are injured.

IRRIGATION
1) All landscape areas shall be irrigated with an automatic irrigation system to provide 100% coverage with a minimum or 75% overlap of spray. This system shall be equipped with an automatic rain shut-off device.

TREE LEGEND

SYMBOL USED ON PLAN		PLANT NAME		NATIVE SPECIES		HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Estimated at maturity*	Estimated at maturity*	
ACRU	26		Acer rubrum	Red Maple	X		12'	30'	30'	26
BUSI	11		Bursera simaruba	Gumbo Limbo	X		12'	50'	50'	11
CODES	16		Conocarpus erectus "Sericeus"	Silver Buttonwood	X		12'	30'	20'	16
LYBA	7		Lysiloma bahamensis	Wild Tamarind	X		12'	50'	50'	7
QUVI	14		Quercus virginiana	Live Oak	X		14'	50'	50'	14
ROBE	20		Roystonea regia	Royal Palm	X		23'	50'	15'	20
SWMA	8		Swietenia mahogani	West Indies Mahogany	X		12'	50'	50'	8
TADI	7		Taxodium distichum	Bald Cypress	X		12'	30'	20'	7
								TOTAL		109

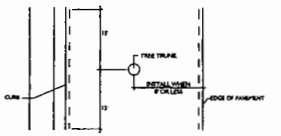
LANDSCAPE LEGEND (This information to be permanently affixed to the plan.)

Zoning District: BUI-1A | Net Lot Area: 2.78 (acres) | 121,336 (square feet)

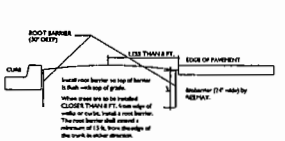
		REQUIRED	PROVIDED
OPEN SPACE REQUIREMENTS			
A.	Square feet of open space required by Chapter 33, as indicated on site plan: Net Lot area = 121,534 square feet x 22.5 % = 27,345 square feet	27,345	61,661
B.	Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 20 in 10 square feet per parking space =	200	200
C.	Total square feet of landscaped open space required by Chapter 33 = A+B =	27,545	61,861
LAWN AREA CALCULATION		REQUIRED	PROVIDED
A.	Total square feet of landscape open space required by Chapter 33 =	27,545	
B.	Maximum lawn area (St. Augustine sod) permitted = 33 % = 5,509 square feet =	5,509	5,000
TREES		REQUIRED	PROVIDED
A.	The number of trees required per net lot acre: less the existing number of trees that meet the minimum requirements (none) = -	-	
	= 22 trees x net lot acreage =	62	97
B.	30% palm species allowed (two palms = one tree). Palms provided =	37	19
C.	Percentage of native trees required = number of trees provided x 30% =	33	109
D.	Some trees (max. average spacing of 35' o.c.): linear feet along street / 35 =	-	
	Palms on street trees (max. average spacing of 25' o.c.): 220 linear feet along street / 25 =	11	12
E.	Some trees focused directly beneath power lines (Max. average spacing 25' o.c.): 0 linear feet along street / 35 =	-	
F.	Total number of trees required	73	109
SHRUBS		REQUIRED	PROVIDED
A.	The total number of trees required x 10 = the number of shrubs required	730	1401
B.	The total number of trees required x 20% = the number of native shrubs required	319	1401
IRRIGATION:	Required by Chapter 33, Auto Irrigation X to hose bib provided.		

PLANT LIST

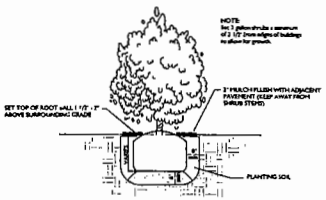
KEY	PLANT NAME	QTY.	U/T.	SIZE
ACRU	Acer rubrum _Red Maple	26	ea.	12' tall x 5' spread, 3" cal.
BUSI	Bursera simaruba _Gumbo Limbo	11	ea.	12' tall x 5' spread, 3" cal.
CACY	Coppairs cynophallophora _Jamaica Caper	75	ea.	7 gallon cans, 3 1/2'-4' tall x 3' spread
CODES	Conocarpus erectus "Sericeus" _Silver Buttonwood	16	ea.	12' tall x 5' spread, 3" cal
HACLU	Hamelia carpea _Dwarf Firebush	202	ea.	3 gallon cans, 24" x 24"
HAPA	Hamelia patens _Firebush	335	ea.	3 gallon cans, 24" x 24"
LYBA	Lysiloma bahamensis _Wild Tamarind	7	ea.	12' tall x 5' spread, 3" cal.
MYCE	Myrica cerifera _Wax Myrtle	578	ea.	3 gallon cans, 24" x 24"
NEEX	Nephrolepis exaltata _Sword Fern	750	ea.	1 gallon cans, full
PSLI	Psychotria liguestrifolia _Dwarf Coffee	196	ea.	3 gallon cans, 24" x 24"
QUVI	Quercus virginiana _Live Oak	14	ea.	12' tall x 5' spread, 3" cal.
ROBE	Roystonea regia _Royal Palm	20	ea.	27'- tall overall, matched GW and overall height
SWMA	Swietenia mahogani _West Indies Mahogany	8	ea.	12' tall x 5' spread, 3" cal.
TADI	Taxodium distichum _Bald Cypress	7	ea.	12' tall x 5' spread, 3" cal.
TRFL	Tripsacum floridanum _Dwarf Fakahatchee Grass	380	o.h.	3 gallon cans, full
sod	St. Augustine "Floratam"	5000	s.f.	solid sod
Bahia Sod	Argentine Bahia	as req.	s.f.	solid sod
	Planting Soil 70% Silica Sand 30% Everglades Muck	as req.	c.y.	
	Shredded Melaleuca Mulch (Grade B)	as req.	c.y.	



PLAN VIEW



ROOT BARRIER INSTALLATION DETAIL
N.T.S.



SHRUB INSTALLATION DETAIL
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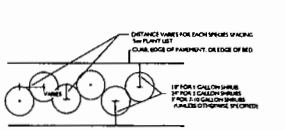
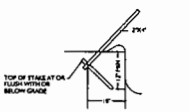
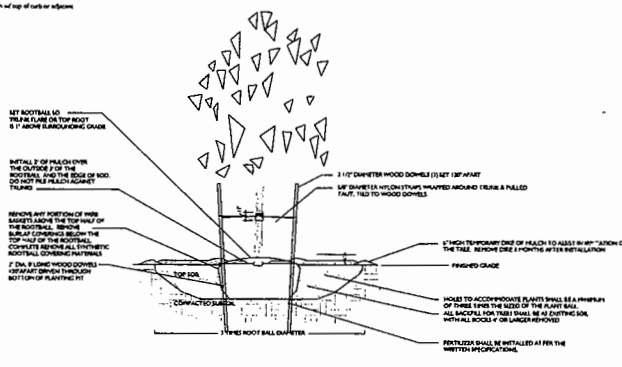


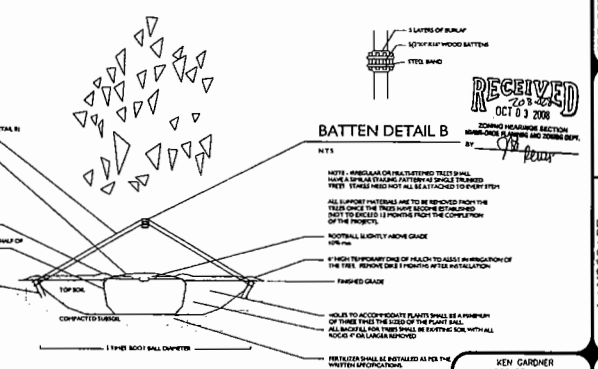
SHRUB SPACING DIAGRAM
N.T.S.



DETAIL A
N.T.S.



PLANTING & BRACING DETAIL
UNDER 3 1/2" CALIPER
N.T.S.



BATTEN DETAIL B
N.T.S.

NOTE - IRREGULAR OR FRUSTRATED TREES SHALL HAVE A SPIRALING STAKING PATTERN AT SINGLE TRUNKED TREES STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

PLANTING & BRACING DETAIL
OVER 3 1/2" CALIPER
N.T.S.

ROSENBERG GARDNER DESIGN

TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS
7900 EAST IRMA, SUITE #119 • MIAMI, FLORIDA 33141
ART CERTIFICATE NO. LA0000625

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PROJECT NAME:
PROPOSED COMMERCIAL COMPLEX FOR : EXTRA SPACE STORAGE, Inc.
S.W. 147th AVENUE & S.W. 118th STREET
KENDALL FLORIDA

OWNER:
EXTRA SPACE STORAGE Inc 2795 East Cottonwood Parkway, Suite 400 Salt Lake City, Utah, 84121

RECEIVED
OCT 0 3 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

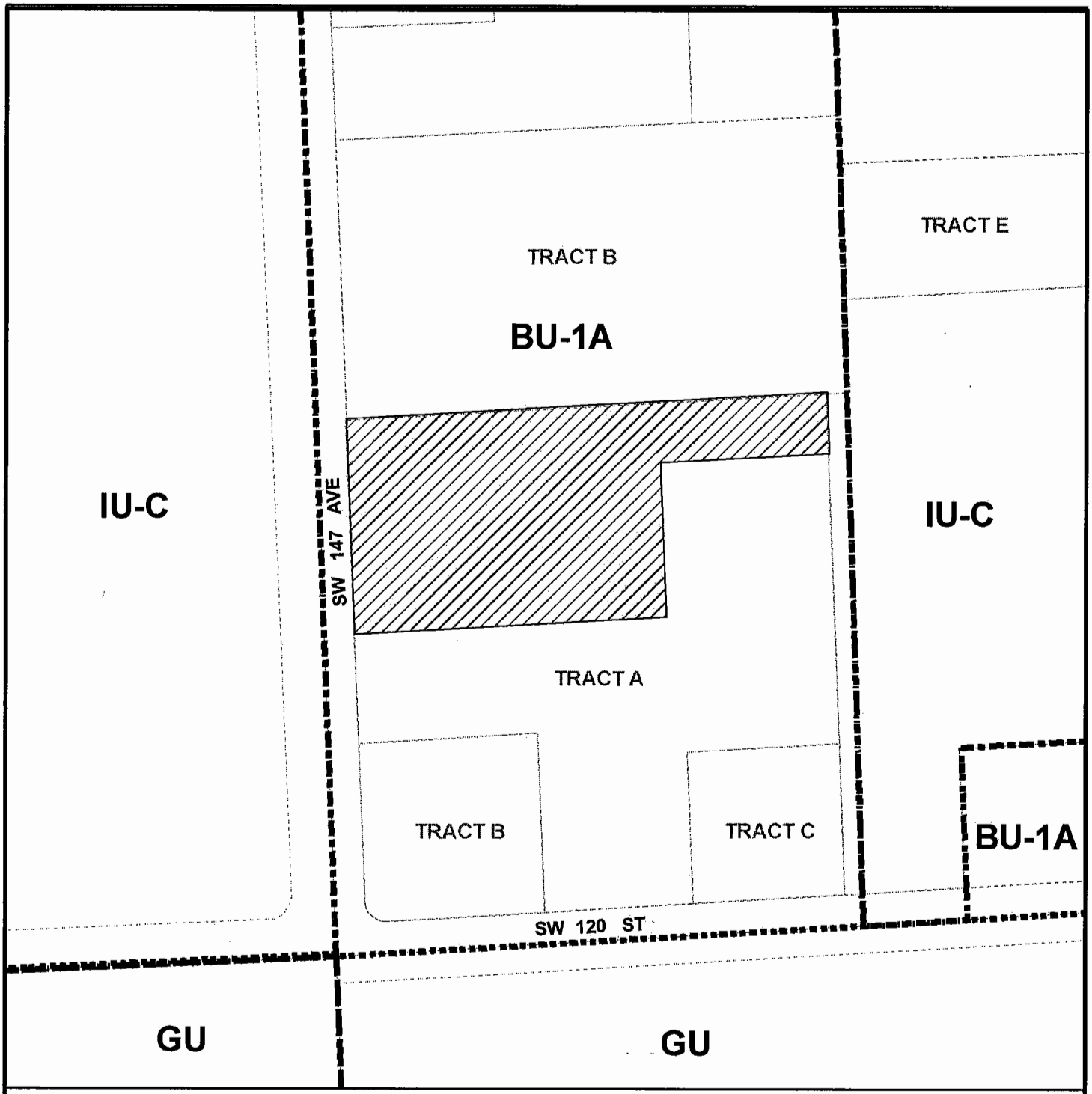
LANDSCAPE SPECIFICATIONS AND PLANT LIST

DRAWN BY: KEG | REVISIONS:
DATE: 10/02/08

KEN GARDNER
LANDSCAPE ARCHITECT
LICENSE NO. FL LA #1569
DATE: 10/2/08

Sheet No.
LA-2

COMMISSION NUMBER
C-02-08



MIAMI-DADE COUNTY

HEARING MAP

Process Number

08-028

Section: 10 Township: 55 Range: 39
Applicant: SOUTH FLA. FEDERAL PARTNERS KENDALL, LLC.
Zoning Board: C11
District Number: 11
Drafter ID:ERIC
Scale: NTS

SUBJECT PROPERTY

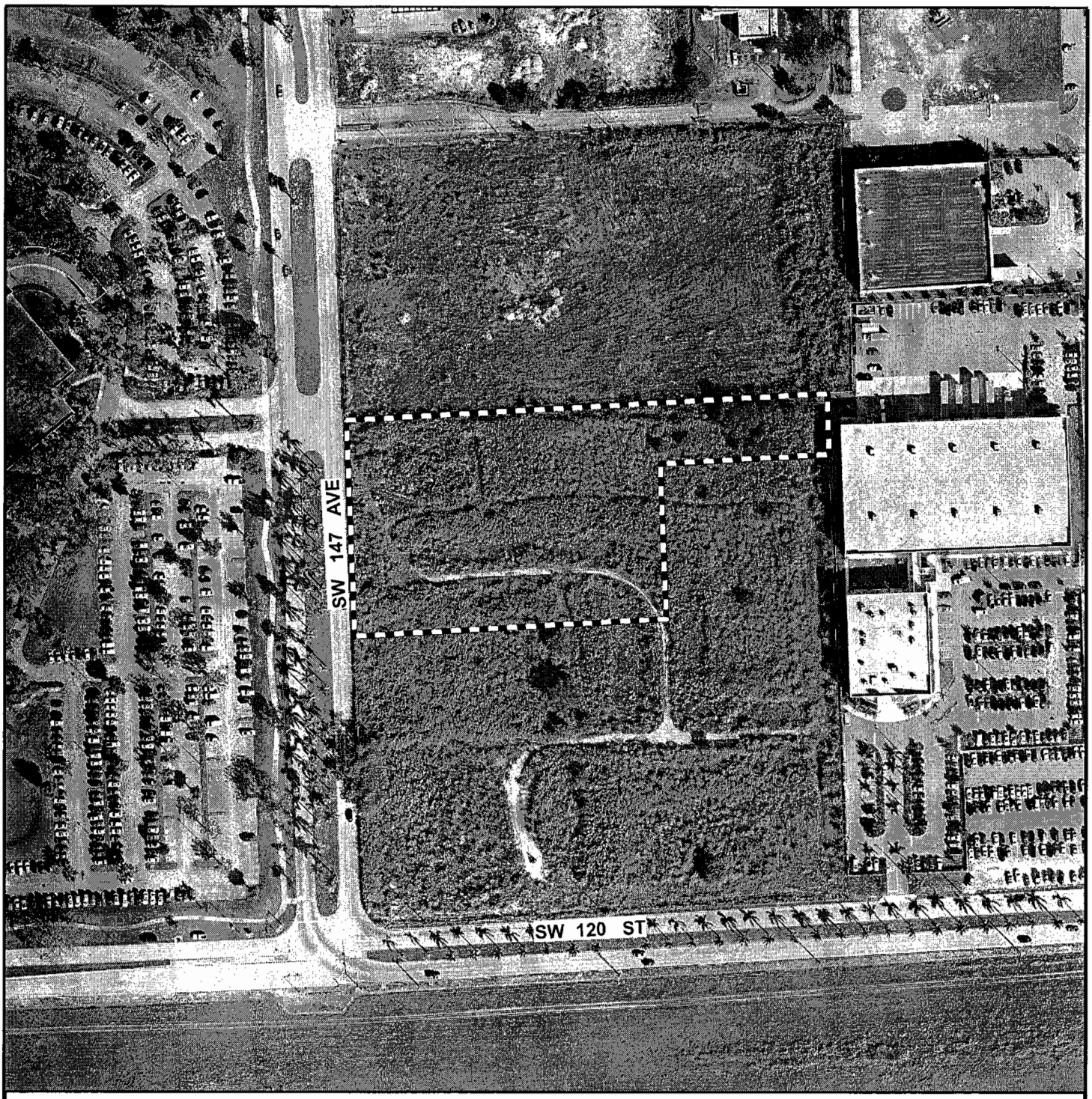
N
W E
S

MIAMI-DADE COUNTY

33

CREATED ON: 03/03/08

REVISION	DATE	BY
Change Dim. to (N.) 107ft.	09/29/08	KWS



MIAMI-DADE COUNTY

AERIAL

Process Number

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