FINAL AGENDA

2-12-2015 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 11
KENDALL VILLAGE CENTER - CIVIC PAVILION
8625 SW 124 Avenue, Miami
Tuesday, March 17, 2015 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	15-1-CZ11-1	IRIS MARMOLEJOS	12-14	02-55-39	
B.	15-2-CZ11-1	AB AT HIDDEN LAKES LTD (LLLP)	14-87	14-55-39	

CURRENT

1.	15-3-CZ11-1	VENETIAN BY LUXCOM, LLC	14-51	33-55-39	N
2.	15-3-CZ11-2	WALDIN DRIVE ESTATES, LLC	14-119	33-55-39	N
3.	15-3-CZ11-3	IOSMEL & KATHY PELEGRINO	14-124	05-55-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, MARCH 17, 2015

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 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

A. IRIS MARMOLEJOS 15-1-CZ11-1 (12-014) **02-55-39**
Area 11/Dist. 10

SPECIAL EXCEPTION of zoning regulations requiring that written approval of the immediate adjacent townhouse owners is secured for the construction of a wood trellis; to waive same to allow the construction without the immediate adjacent townhouse owners signatures.

A plan is on file and may be examined in the Regulatory and Economic Resources entitled "Site, Floor and Elevation Plan" prepared by E.V.D. and dated stamped received 2/6/12. The plan may be modified at public hearing.

LOCATION: 13340 SW 88 Terrace, Unit B, Miami-Dade County, Florida

SIZE OF PROPERTY: 20' X 100'

Department of Regulatory and Economic Resources Recommendation: **Deferral.**

Protests: 1 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____
Deferred from February 10, 2015

B. AB AT HIDDEN LAKES LTD (LLLP) 15-2-CZ11-1 (14-087) **14-55-39**
Area 11/Dist. 09

DISTRICT BOUNDARY CHANGE from IU-C to RU-3M.

LOCATION: Lying West of SW 127 Avenue & North of SW 132 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.28 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval, subject to the Boards acceptance of the Covenant.**

Protests: 2 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____
Deferred from February 10, 2015

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1. VENETIAN BY LUXCOM, LLC 15-3-CZ11-1 (14-051) **33-55-39**
Area 11/Dist. 09

(1) MODIFICATION of Paragraph 1 of Declaration of Restrictions, recorded in Official Record Book 25739, Pages 2130 - 2175, only as it applies to subject property, reading as follows:

FROM: (1) Site Plan. The Property shall be developed substantially in accordance with the plans, entitled "Venetian Parc," as prepared by Olivia-Meoz Architects and Planners, Inc., dated stamped received December 11, 2006, and sheet A-3 dated stamped received January 23, 2007 (the "Plan), said Plan being on file with the Miami-Dade County Department of Planning and Zoning, and made a part of this agreement by reference, except as modified herein by Paragraph #4. Said Plan may be further modified at the public hearing on the Application."

The Owner also agrees as follows:

(a) The height of any dwelling unit on a lot located on the Property's northern or southern boundaries, which abuts an existing one (1) story home outside of the Property, shall not exceed one (1) story in height.

(b) Prior to the issuance of a certificate of completion for any dwelling unit on a lot which abuts an existing single-family home outside of the Property, the Owner shall install a six foot high wooden fence along the rear lot line of said lot.

(c) Any lot located along the northern boundary of the Property, west of SW 152 Avenue, shall be of such width as to match the lot width of the abutting lot to the north. Any other perimeter lot located along the southern boundary of the Property, east of SW 154 Place, and along the northern boundary of the Property, east of SW 152 Avenue, shall have a minimum width of sixty (60) feet.

(d) No vehicular connection shall be permitted from the Property to SW 155 Court or SW 156 Court. The Owner shall install a loop road or cul-de-sacs (as may be approved by the Public Works Department) at the end of SW 155 Court and SW 156 Court. Further, prior to the issuance of a building permit for any dwelling unit within the Property (other than model home units), the Owner shall install a 6' high CBS pre-fabricated wall and landscaping consisting of trees of such species as may be approved by the Department of Planning and Zoning and to be planted at a minimum height of 12' along the Northern boundary of the proposed park.

(e) Prior to the issuance of a certificate of use and occupancy for any dwelling unit within the property (other than model home units), the applicant shall install one of the following traffic calming devices as may be approved by the Public Works Department.

i. a roundabout (traffic circle) at the intersection of SW 149 Avenue and SW 176 Street;
ii. a raised curb traffic control device commonly know as a "Lamb Chop" to prohibit Eastbound traffic from the property to SW 176 Street; or

TO: (1) Site Plan. The property shall be developed substantially in accordance with 1 plan entitled "Venetian Parc" as prepared by Olivia-Meoz Architects & Planners Inc. and Sotolongo Salman Henderson Architects, LLC., with Sheets TLL-1 & A-1-1C dated stamped received 12/3/14 and the remaining 205 sheets dated stamped received 10/31/14 for a total of 207 sheets.

The Owner also agrees as follows:

(a) The height of any dwelling unit on a lot located on the Property's northern or southern boundaries, which abuts an existing one (1) story home outside of the Property, shall not exceed one (1) story in height.

(b) Prior to the issuance of a certificate of completion for any dwelling unit on a lot which abuts an existing single-family home outside of the Property, the Owner shall install a six foot high wooden fence along the rear lot line of said lot.

(c) Any lot located along the northern boundary of the Property, west of SW 152 Avenue, shall be of such width as to match the lot width of the abutting lot to the north. Any other perimeter lot located along the southern boundary of the Property, east of SW 154 Place, and along the northern boundary of the Property, east of SW 152 Avenue, shall have a minimum width of sixty (60) feet.

(d) No vehicular connection shall be permitted from the Property to SW 155 Court or SW 156 Court. The Owner shall install a loop road or cul-de-sacs (as may be approved by the Public Works Department) at the end of SW 155 Court and SW 156 Court. Further, prior to the issuance of a building permit for any dwelling unit within the Property (other than model home units), the Owner shall install a 6' high CBS pre-fabricated wall and landscaping consisting of trees of such species as may be approved by the Department of Regulatory and Economic Resources and to be planted at a minimum height of 12' along the Northern boundary of the proposed park.

(e) Prior to the issuance of a certificate of use and occupancy for any dwelling unit within the property (other than model home units), the applicant shall install one of the following traffic calming devices as may be approved by the Public Works Department.

i. a roundabout (traffic circle) at the intersection of SW 149 Avenue and SW 176 Street;
ii. a raised curb traffic control device commonly know as a "Lamb Chop" to prohibit Eastbound traffic from the property to SW 176 Street.

The purpose of Request #1 is to allow the applicant to submit revised plans showing additional model types for the previously approved residential development.

(2) NON-USE VARIANCE to permit certain lots with a lot coverage varying from 45.28% to 49.35% (45% maximum permitted).

(3) NON-USE VARIANCE to permit certain lots with swimming pools to setback 15' (20' required) from the side street property lines.

(4) NON-USE VARIANCE to permit model "F" with a rear setback of 22' (15' for 50% of the lineal footage of the width of the house and 25' for the remaining balance).

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

LOCATION: Lying between SW 173 Terrace & SW 178 Terrace and on both sides of SW 152 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 58.81 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval with conditions, subject to the acceptance of the revised Covenant.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. WALDIN DRIVE ESTATES, LLC 15-3-CZ11-2 (14-119) **33-55-39**
Area 11/Dist. 09

DISTRICT BOUNDARY CHANGE from AU to RU-1M(b).

LOCATION: Lying West of SW 149 Avenue, between SW 179 Street & SW 180 Street A/K/A 14900 SW 179 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.31 Acres

Department of Regulatory and Economic Resources Recommendation: **Approval, subject to the Board's acceptance of the proffered Covenant.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. <u>IOSMEL & KATHY PELEGRINO 15-3-CZ11-3 (14-124)</u> **05-55-39**
Area 11/Dist. 09

(1) NON-USE VARIANCE to permit an existing covered terrace addition to a single family residence setback 13' (25' required) from the rear (north) property line.

(2) NON-USE VARIANCE to permit a lot coverage of 49.12% (40% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Pelegrino Legalization" as prepared by Aldeval Design, dated stamped received 11/5/14 and consisting of 4 sheets. Plans may be modified at public hearing.

LOCATION: 16247 SW 92 Terrace, MIAMI-DADE COUNTY, FLORIDA.

SIZE PROPERTY: 50' X 100'

Department of Regulatory and Economic Resources Recommendation: **Denial of the application without prejudice.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

<u>NOTICE</u>

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

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.
Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory

and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11

PH: Z12-014 (15-01-CZ11-1) **March 17, 2015**
Item No. A

Recommendation Summary	
Commission District	10
Applicants	Iris Marmolejos
Summary of Requests	The applicant is requesting to waive the requirement that the written consent of the abutting neighbors be obtained to permit a proposed wood trellis.
Location	13340 SW 88 Terrace, Miami-Dade County, Florida.
Property Size	20' x 100'
Existing Zoning	RU-TH
Existing Land Use	Townhouse
2020-2030 CDMP Land Use Designation	Medium Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses (see attached Zoning Recommendation Addendum)
Recommendation	**Deferral**

The application was deferred from the January 13, 2015 hearing of Community Zoning Appeals Board (CZAB) #11 to allow staff to re-advertise the application to correct an error in the advertisement. Subsequently, the application was deferred from the February 10, 2015 by the Board to allow staff the time to research whether any code enforcement liens have been placed on the subject property and to give the applicant sufficient time to pay any such fines. Staff's research uncovered an unpaid lien. In no event can the Board approve this application until all outstanding fines and liens are paid in full. In addition, the applicant has requested a deferral because she will not be able to attend this meeting.

REQUEST:

SPECIAL EXCEPTION of zoning regulations requiring that written approval of the immediate adjacent townhouse owners is secured prior to the construction of the wood trellis; to waive same to allow the construction without the immediate adjacent townhouse owners' signatures.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Site, Floor and Elevation Plan" prepared by E.V.D. and dated stamped received 2/16/12 and consisting of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Legalization of a wooden trellis at an existing townhouse residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)
North	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)
South	RU-TH; townhouse residence	Medium Density Residential

		(13 to 25 dua)

East	RU-TH; tennis courts	Medium Density Residential (13 to 25 dua)
West	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area characterized by townhouse residences developed under the RU-TH zoning district regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to keep the existing wooden trellis. Further, staff opines that since the wooden trellis exists on the subject property, no new visual impacts are created on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Medium Density Residential**. *This designation permits a density range of a minimum of 13 to a maximum of 25 dwelling units per gross acre. The Land Use Element Interpretive Text under Residential Communities provides that this density category is generally characterized by townhouses and low-rise and medium-rise apartments.* The approval of the request will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map and will not change the townhouse residential use. Since the applicant is not requesting to add additional dwelling units or change the townhouse residential use, approval of the application with conditions is **consistent** with the density threshold and the uses allowed under the Medium Density Residential designation of the property on CDMP LUP map.

ZONING ANALYSIS:

When the subject request, to waive the requirement that the written approval of the immediate adjacent townhouse owners is secured prior to the construction of the wood trellis, is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations.

The reason for this zoning application is to legalize the existing wooden trellis without the required written consent of the abutting neighbor and to satisfy a violation notice issued to the property owners for a covered patio without a permit. Also, the approval of the subject request will allow the applicant the continued use of the outdoor amenity created by the wooden trellis.

Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), Miami-Dade Fire Rescue Department (MDFRD) and the Department of Public Works and Waste Management, the approval of the requests would not generate or result in excessive noise or traffic. Further, staff opines that the proposed request would not cause undue or excessive burden on public facilities or services.

Although no property in the surrounding area has requested a similar variance, staff opines that approval of the subject request will not be visually intrusive to the surrounding area. Furthermore, any negative visual or aural impact from this request is adequately mitigated by the existing 6' high CBS wall along the interior side (north) and interior side (south) property lines, which staff recommends, should be maintained as a condition for approval. As additional conditions for approval, staff recommends that the roof panel over the terrace be removed, that the size of the terrace be scaled back as indicated in the site plan, and that the applicant secure a building permit for all existing non-permitted structures, where applicable, from the Department.

As such, staff opines that approval with conditions of this application would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. **Therefore, staff recommends approval with conditions of the subject request under Section 33-311(A)(4)(b), Non-Use Variance standards.**

Notwithstanding the aforementioned, this application needs to be deferred because staff has received a letter from the applicant that she will be out of town and unable to attend this meeting. In addition, staff uncovered an unpaid lien on the property and a deferral will give the applicant a chance to pay the pending lien. Staff notes that in no event can the Board approve this application until all outstanding fines and liens are paid in full.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: **Deferral**

CONDITIONS FOR APPROVAL: **None**

ES:MW:NN:CH:EJ

Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Applicant: *Iris Marmolejos*
PH: *Z12-014*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

Medium Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 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 includes townhouses and low-rise and medium-rise apartments.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special Exception, Unusual and New Uses	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other 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.*

A. IRIS MARMOLEJOS
(Applicant)

15-1-CZ11-1 (12-014)
Area 11/District 10
Hearing Date: 03/17/15

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? **None**

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1980	Calusa Point	- Special Exception to request site plan approval for a townhouse development.	ZAB	Approved with Condition(s)

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#A

APPLICANT'S NAME: IRIS MARMOLEJOS

REPRESENTATIVE: IRIS MARMOLEJOS

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-1-CZ11-1 (12-014)	February 10, 2015	CZAB11	2	15

REC: Approval with conditions.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):

■ DEFER: ☐ INDEFINITELY ■ TO: 3/17/15 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

■ NOTE: Item was deferred to research lien.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Andres F. **ALVAREZ**			X
VICE CHAIRWOMAN		Carolina **BLANCO**		X	
COUNCILMAN		Socrates **DE JESUS**		X	
COUNCILMAN	M	Alex **DIAZ**	X		
COUNCILMAN	S	Jose Miguel **SOTO**	X		
CHAIR WOMAN		Beatriz **SUAREZ**	X		
		VOTE:	3	2	

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: Dennis Kerbel

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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: IRIS MARMOLEJOS

REPRESENTATIVE: IRIS MARMOLEJOS

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-1-CZ11-1 (12-014)	January 13, 2015	CZAB11		15

REC:

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):

■ DEFER: ☐ INDEFINITELY ■ TO: 2/10/15 ■ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☐

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Andres F. **ALVAREZ**	X		
VICE CHAIRWOMAN	S	Carolina **BLANCO**	X		
COUNCILMAN		Socrates **DE JESUS**	X		
COUNCILMAN	M	Alex **DIAZ**	X		
COUNCILMAN		Mauricio **RODRIGUEZ-VALERA**	X		
COUNCILMAN		Jose Miguel **SOTO**	X		
CHAIR WOMAN		Beatriz **SUAREZ**	X		
		VOTE:	7		

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Dennis Kerbel

Memorandum

MIAMI-DADE COUNTY

Date: February 21, 2012

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs

Subject: C-11 #Z2012000014
Iris Marmolgos
13340 SW 88 Terrace
Non Use Variance to Waive Neighbor Signature Required by Code
(RU-TH) (0.046 Acres)
02-55-39

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

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of the LOS standards subject to compliance with the conditions required for this proposed development order.

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

Stormwater Management

The storm water runoff from the open trellis must be retained on site, without causing any runoff into the abutting properties. Applicant may be required at the time of construction permit application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the open trellis, without causing any runoff into the adjacent properties.

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

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
According to the site plan submitted with this zoning application, the proposal to waive neighbor signature requirement by the code in order to permit an existing wood trellis will not impact tree resources. Please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 of the Code.

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

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

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

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

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

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

PH# Z2012000014
CZAB - C11

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: IRIS MARMOLEJOS

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Raul A Pino, P.L.S.
29-FEB-12

Memorandum

MIAMI-DADE COUNTY

Date: February 29, 2012

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement

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

Subject: Z2012000014: IRIS MARMOLEJOS

Application Name: IRIS MARMOLEJOS

Project Location: The site is located at 13340 SW 88 TER, Miami-Dade County.

Proposed Development: The applicant is requesting a non-use variance of setback requirements.

Impact and demand: Because the request in this application does not generate any additional residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

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

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

11

Memorandum

Date: 21-FEB-12

To: , Director
Department of Sustainability, Planning and Economic Enhancement

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

Subject: Z2012000014

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2012000014
located at 13340 SW 88 TER, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1823 is proposed as the following:

N/A (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: N/A alarms-annually.
The estimated average travel time is: 7:01 minutes

Existing services

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

Station 57 - West Kendall - 8501 SW 127 Avenue
Rescue, Squad, Battalion 13

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

IRIS MARMOLEJOS	13340 SW 88 Ter, Unit B, Miami-Dade County, Florida
APPLICANT	**ADDRESS**
January 13, 2015	Z2012000014
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

Neighborhood Regulations:

There are no current open or closed Neighborhood Regulations cases.

BUILDING SUPPORT REGULATIONS OPEN:

Case 20100132884-B opened on 10/5/09. Notice of Violation was issued for Failure to obtain required building permit(s) prior to commencing work on: WOOD STRUCTURE WITH PLASTIC ROOF AND A CEILING FAN INSTALLED INSIDE SCREEN ENCLOSURE. Civil Violation Notice no. B096185 was issued due to non-compliance, citation was appealed on 9/17/10 and hearing was held on 2/1/11. Citation was paid on 7/14/11 and a Final Notice of Intent to Lien was issued on 11/29/11. A lien was recorded on 2/15/12, case remains open as no permits to correct violation were obtained.

BUILDING SUPPORT REGULATIONS CLOSED:

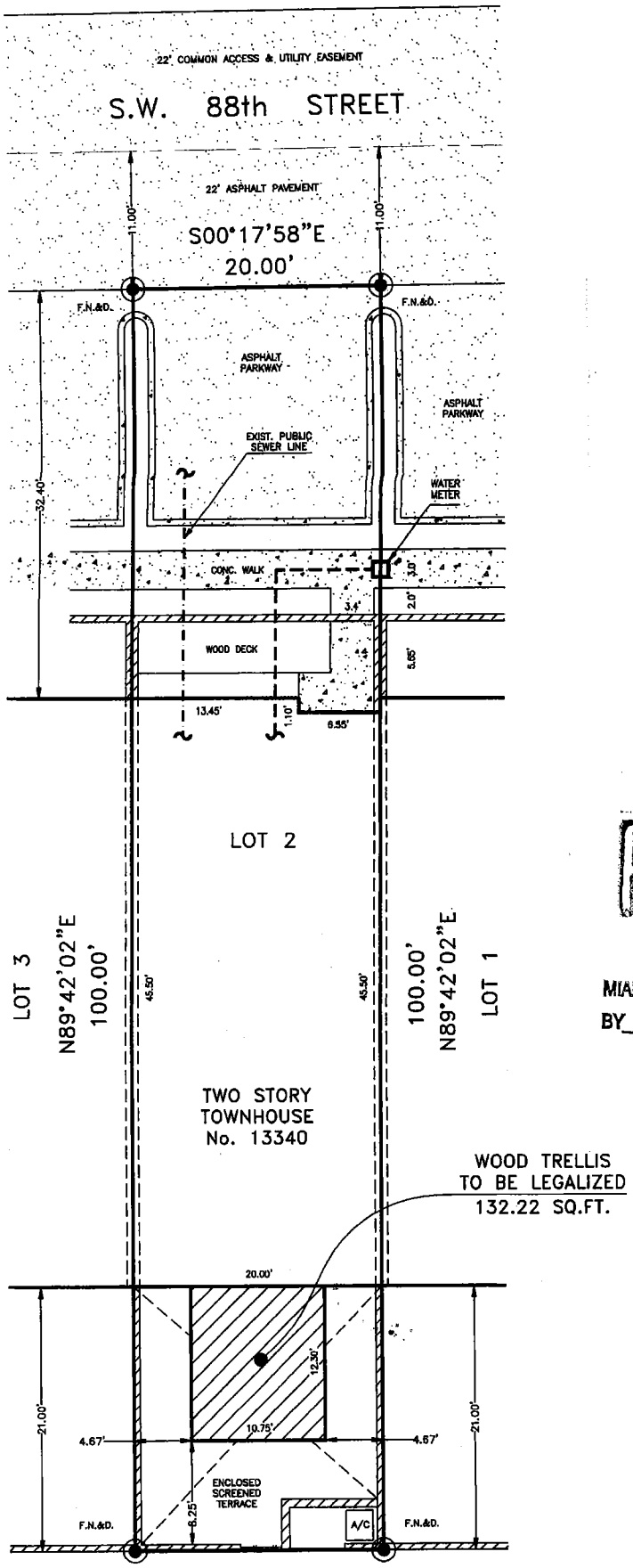
There are no current closed Building Support Regulations Cases

VIOLATOR:

IRIS MARMOLEJOS

OUTSTANDING LIENS:

There is a pending Lien that was recorded on February 15, 2012, for the wood structure with a plastic roof and a ceiling fan that was installed inside of a Screened Enclosure prior to obtaining the proper permits.

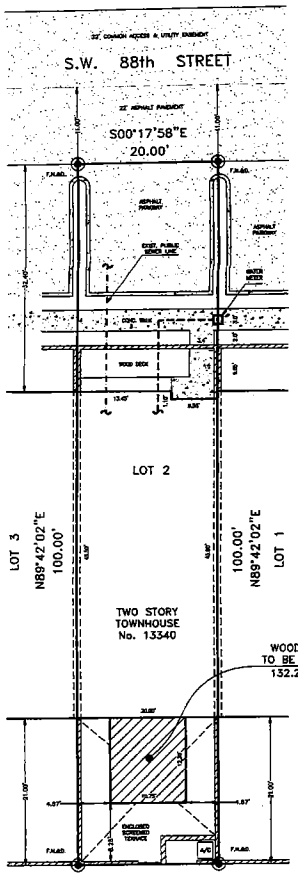


RECEIVED
Z12-014
FEB 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

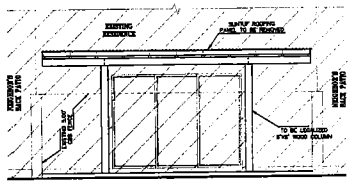
SITE PLAN

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

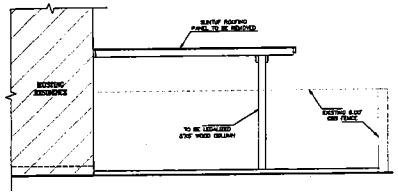
ENLARGED SITE PLAN



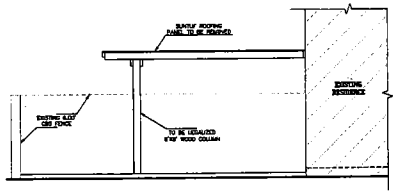
SITE PLAN
SCALE: 1/8" = 1'-0"



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



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



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

LEGAL DESCRIPTION

13340 S.W. 88th TERRACE, MIAMI, FLORIDA 33186

LOT 2 BLOCK 10

SUBDIVISION CALUSA POINT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

SCOPE OF WORK

1- EXISTING WOOD TERRACE TO BE LEGALIZED.
-NO ELECTRICAL MECHANICAL OR PLUMBING

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.

2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION. 3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.

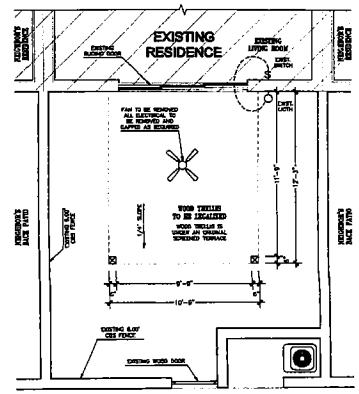
4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.

5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.

6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.

7. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THESE DRAWINGS CONSTITUTES ACCEPTANCE OF THE FOLLOWING STATEMENT: THE OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN PROFESSIONAL FROM ALL CLAIMS AGAINST INDEMNITEES, ETC. DAMAGES SHALL BE LIMITED TO FEES PAID TO THE DESIGN PROFESSIONAL.

PLEASE NOTE – THIS IS THE RESPONSIBILITY OF THE CONTRACTOR TO REEVERIFY ALL JOB CONDITIONS AND DIMENSIONS.



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

ZONING: SINGLE FAMILY

NET LAND AREA = 2,000.00 SQ.FT.
LOT COVERAGE = 1,057.02 SQ.FT.
EXISTING RESIDENCE = 924.80 SQ.FT.
TRELLIS LEGALIZATION = 132.22 SQ.FT.
LANDSCAPE AREA = 942.80 SQ.FT.

ADDITION SETBACKS:

	REQUIRED	PROPOSED
FRONT	0.00'	32.40'
SIDE	0.00'	0.00'
SIDE	0.00'	0.00'
REAR	0.00'	8.25'

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

NOTICE:

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 163.75 (10), FLORIDA STATUTES, EFFECTIVE 7/10/07

APPLICANT:

WILL COMPLY WITH THE ORDINANCE 80-83 (SECTION 13-13.1 OF THE MIAMI-DADE COUNTY CODE: NOTICE OF ROCK MINING OPERATIONS WHERE BLASTING IS PERMITTED)– PRIOR TO STARTING CONSTRUCTION.
A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY-CONTACT PUBLIC WORKS DEPT.
THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY HEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES (5) BEING MEASURED FROM GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

RECEIVED
FEB 08 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
Z12-014
RECEIVED
Z12-014
FEB 08 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

PUBLIC HEARING FOR WOOD TRELLIS
IRIS MARMOLEJOS

13340 S.W. 88th TERRACE, MIAMI, FLORIDA, 33186

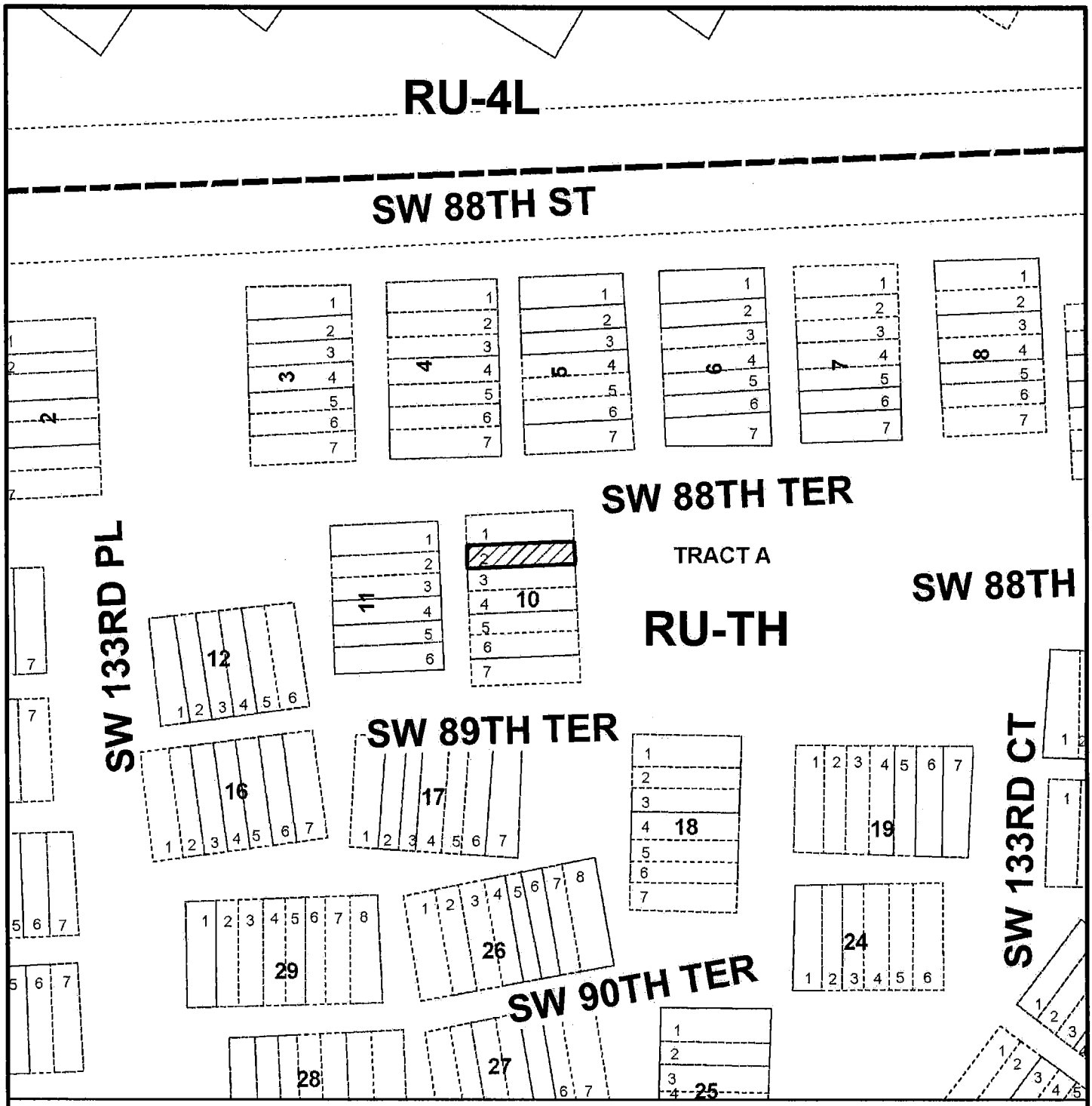
SITE, FLOOR AND ELEVATION PLAN

REVISIONS

DESCRIPTION	
Date:	09-01-11
Drawn By:	E.V.D
Approved By:	D.C.S
SHEET NO.	A-1

1 OF 1

15



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000014

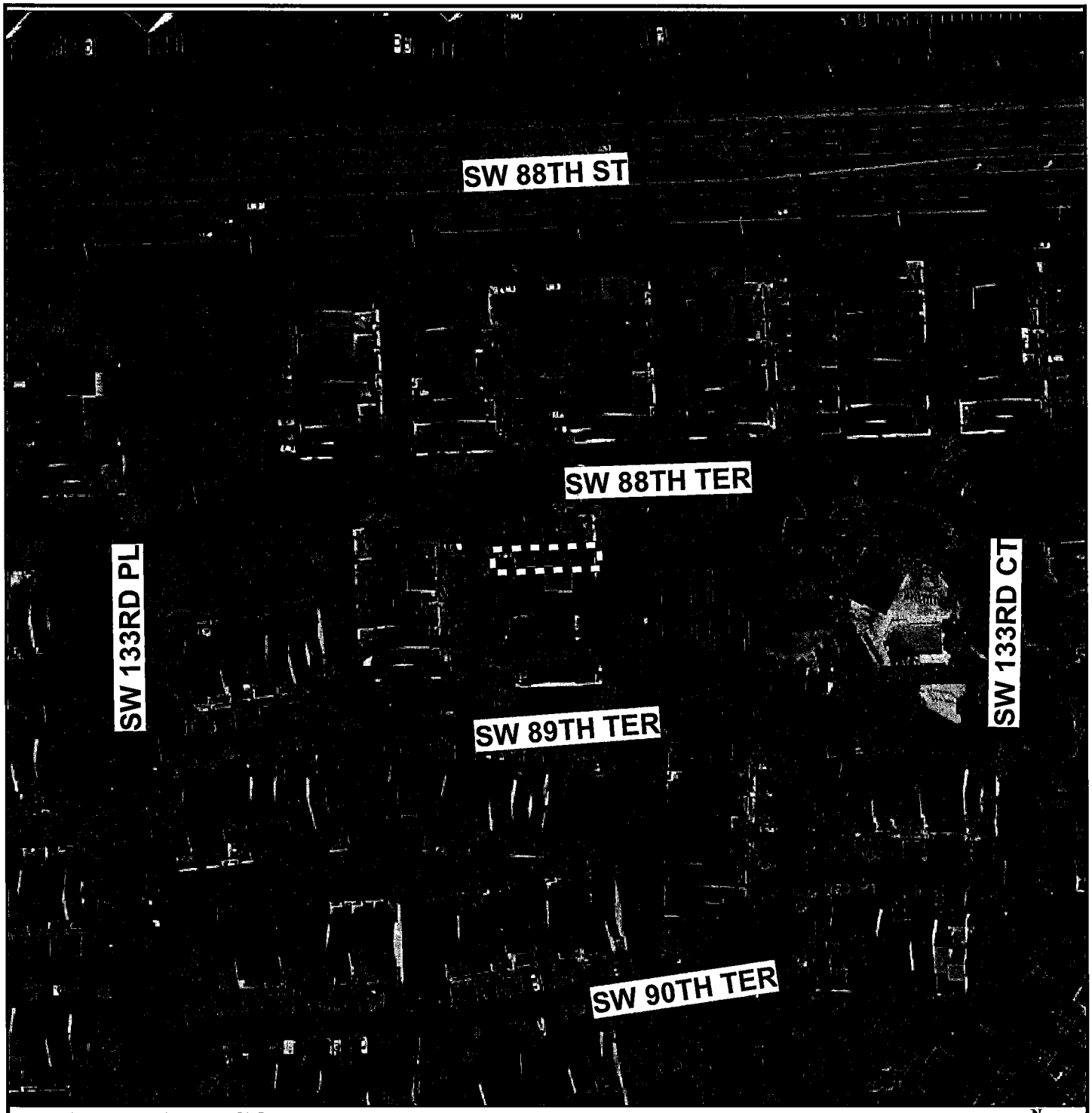
Section: 02 Township: 55 Range: 39
Applicant: IRIS MARMOLEJOS
Zoning Board: C11
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 15, 2012

REVISION	DATE	BY
		16



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000014

N
W E
S

Section: 02 Township: 55 Range: 39
Applicant: IRIS MARMOLEJOS
Zoning Board: C11
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

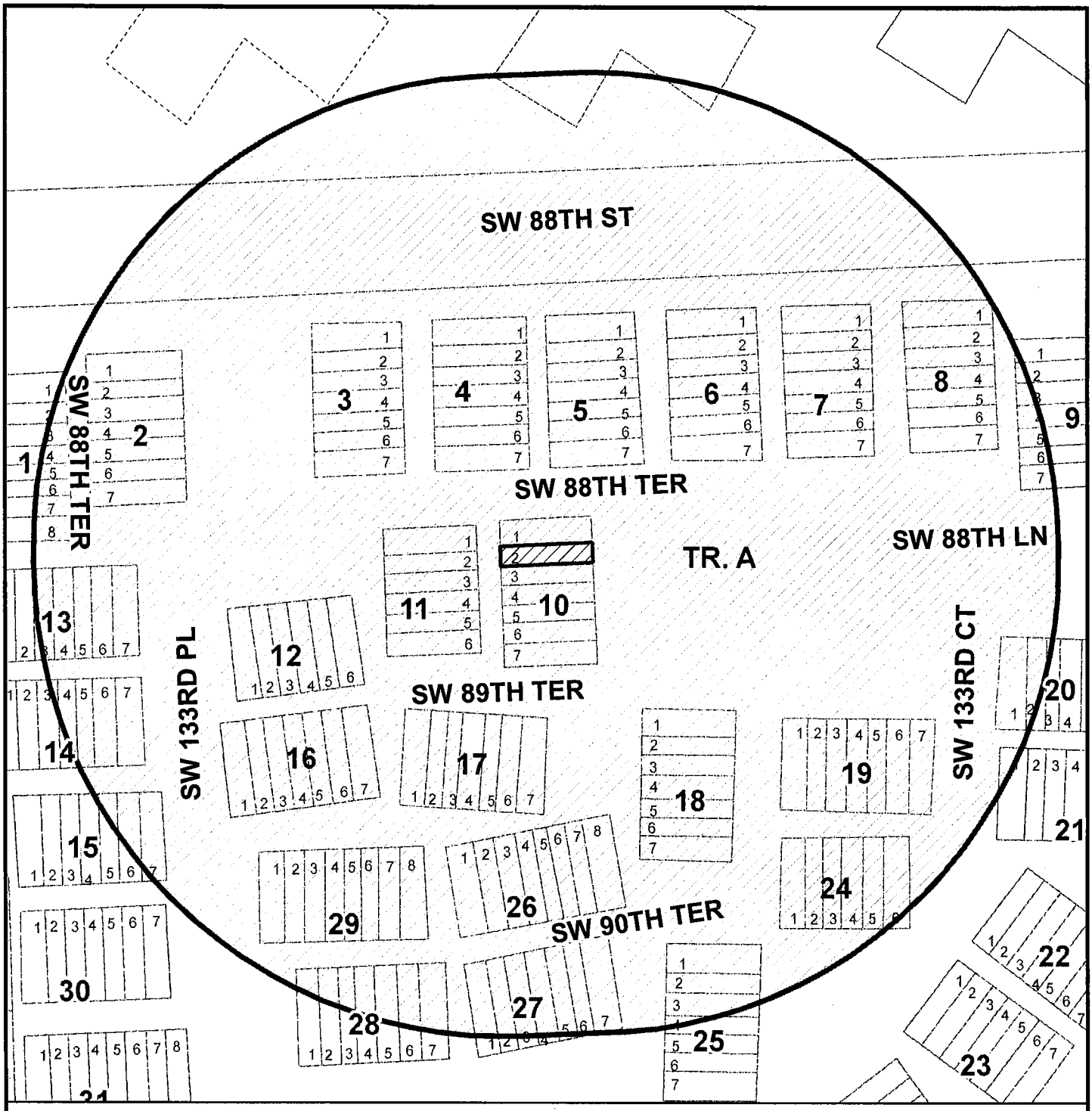
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 15, 2012

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000014

RADIUS: 500

Section: 02 Township: 55 Range: 39
Applicant: IRIS MARMOLEJOS
Zoning Board: C11
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

Subject Property

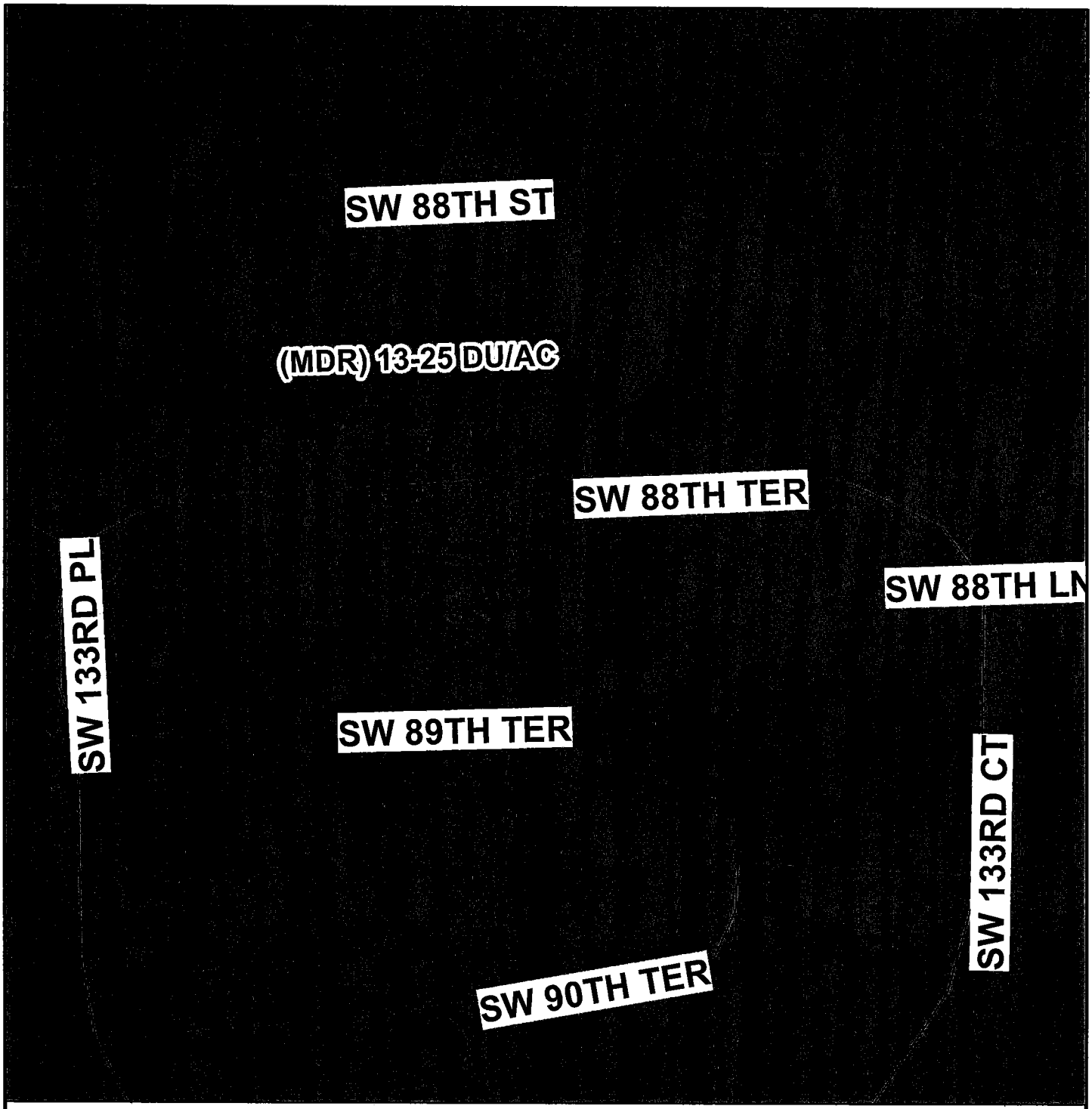
Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY

18



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000014

N
W E
S

Section: 02 Township: 55 Range: 39
Applicant: IRIS MARMOLEJOS
Zoning Board: C11
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 15, 2012

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11

PH: Z14-087 (15-2-CZ11-1) **March 17, 2015**
Item No. B

Recommendation Summary	
Commission District	9
Applicant	AB at Hidden Lakes, LTD (LLLP)
Summary of Requests	The applicant is seeking to allow a district boundary change from IU-C to RU-3M.
Location	Lying west of SW 127 Avenue and north of SW 132 Street, Miami-Dade County, Florida.
Property Size	4.2 acres
Existing Zoning	IU-C, Conditional Industrial District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Medium Density Residential, 13 to 25, dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval, subject to the Boards acceptance of the covenant.**

This item was deferred from the February 10, 2015 meeting of Community Zoning Appeals Board (CZAB) #11, at the applicant's request.

REQUEST:

DISTRICT BOUNDARY CHANGE from IU-C to RU-3M

PROJECT DESCRIPTION:

The applicant seeks to rezone the 4.2-acre parcel from IU-C, Conditional Industrial District to RU-3M, Minimum Apartment House District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	IU-C; vacant	Medium Density Residential (13 to 25, dua)
North	IU-C: vacant land, lake	Medium Density Residential (13 to 25, dua), Water
South	RU-3M: townhomes	Industrial and Office
East	GU: utility easement	Industrial and Office
West	IU-C: vacant land, lake	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The properties to the north and west are zoned IU-C, and are currently made up of vacant parcels and an existing lake. The property to the south is zoned RU-3M and is developed with townhome residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, although the proposed rezoning could have an impact on traffic on the abutting roadways, the increase does not exceed the Levels of Service for the surrounding roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Medium Density Residential.** *This category allows a range in density ranging from 13 to 25 dwelling units per gross acre. The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.* This would allow the applicant to develop the 4.3 gross-acre parcel with a minimum of 55 and a maximum 107 residential units. The applicant is seeking a district boundary change from IU-C to RU-3M. The RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which would allow the development of the parcel with a maximum of 54 residential units.

The applicant has indicated the intent to develop the property with 42, townhouse type units under the RU-3M zoning district regulations. The proposed RU-3M development with 42 residential units would be below the minimum density threshold recommended by the Comprehensive Development Master Plan (CDMP), Land Use Element interpretative text for properties designated on CDMP Land Use Plan (LUP) map for Medium-Density Residential use.

The CDMP Land Use Element interpretative text states that *in order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category.* However, said text states that *exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources.* The subject property, located at the intersection of SW 127 Avenue and SW 132 Street, is not within, or within proximity to any transportation or transit corridors designated on the CDMP LUP map. Further, staff notes that the subject property abuts properties to the south that are developed under the RU-3M zoning district regulations, which for the reasons that will be expanded upon in the zoning analysis, is similar to, and more compatible with the proposed townhouse development. As such, staff opines that the subject property qualifies for an exception to the minimum density requirement.

The Medium Density designation of the property was approved in the October 2012, CDMP Amendment Cycle, at which time the applicant proffered a declaration of restrictions, which among other things, required prospective purchasers to be notified that the property was located within one mile of the Kendall-Tamiami Executive Airport and adjacent to Environmentally Endangered Lands (EEL); the property is subject to Florida Fish and Wildlife Commission's

Burrowing Owl Nest Protection Guidelines and Procedures in Urban Areas; and that no Certificate of Occupancy be issued within eighteen (18) months of the land use amendment. The applicant has proffered a declaration of restrictions with the current zoning application, which reiterates the aforementioned restrictions. Therefore, subject to the Board's acceptance of the proffered declaration of restrictions, staff opines that approval of the applicant's request to rezone the property to RU-3M is **consistent** the CDMP Land Use Element interpretative text under Gross Residential Density, the restrictions contained in the CDMP Covenant, and the Medium-High Density Residential designation of the subject property on the LUP map.

ZONING ANALYSIS:

When the applicant's request to rezone the 4.2-acre parcel to RU-3M, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be **consistent** with the Medium Density Residential designation of the parcel on the CDMP Land Use Plan map. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application meets the traffic concurrency criteria for an Initial Development Order and will generate 34 PM daily peak hour trips, which is below the acceptable Levels of Service for the surrounding roadways. Therefore, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management (DERM) of said Department indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. Further, staff notes that the Miami-Dade County Public School has not objected to the application.

Staff notes that the memorandum from the Miami-Dade Aviation Department (MDAD) indicates that the subject property is either partially or fully impacted by the two of the restrictive zones as outlined in the Code of Miami-Dade County, that pertain to the Kendall-Tamiami Executive (TMB) Airport Zoning. Specifically, the proposed residential development is impacted by Outer District (OLZ) regulations, which among other things require residential construction to incorporate at least a 25 decibel (db) Noise Level Reduction into the design/construction of residential structures. The applicant has indicated the intent to proffer a covenant that states that a 25 decibel noise level reduction will be incorporated into the design/construction of the structure.

The subject property abuts SW 127 Avenue, which is a section line roadway to the east and SW 132 Street to the south and approximately one mile east of the Kendall-Tamiami Executive Airport. The property to the south of the subject parcel is developed with a townhouse residences and is zoned RU-3M, which was approved pursuant to Resolution #CZAB11-14-03. As such, staff opines that the proposed 2-story townhouse development is similar in scale and intensity, and therefore, is **compatible** to the existing RU-3M parcels to the south. **Staff therefore, recommends approval, subject to the Board's acceptance of the proffered declarations of restrictions, under Section 33-311, District Boundary Change**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered declaration of restrictions.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:EJ:CH

Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

AB at Hidden Lakes, LTD (LLLP)
Z14-087

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

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

Medium Density Residential (Pg. I-30)	*This category allows a range in density ranging from 13 to 25 dwelling units per gross acre. The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.*
Gross Residential Density (Pg. I-29)	*In order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, or safety, or protect important resources. For purposes of this paragraph, transportation and transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP.*
Policy LU-4A (Page I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:*

ZONING RECOMMENDATION ADDENDUM

AB at Hidden Lakes, LTD (LLLP)
Z14-087

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

B. AB AT HIDDEN LAKES LTD (LLLP)
(Applicant)

15-2-CZ11-1 (14-087)
Area 11/District 09
Hearing Date: 03/17/15

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? **None**

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1981	Robert Rudnick, Tr.,	- Zone change from GU to IU-C.	BCC	Approved with Condition(s)
1998	Hidden Lake Group	- Special Exception to permit Site plan approval for a warehouse, office, hotel & restaurant development. - Unusual Use to permit a lake fill and a lake excavation. - Unusual Use to permit outdoor dining in conjunction with a proposed restaurant.	C11	Approved with Condition(s)
2007	AB AT HIDDEN LAKE, LTD (LLLP)	- Zone change from IU-C to BU-1A. - Modification of condition of resolution.	C11	Approved with Condition(s)
2011	AB AT HIDDEN LAKE, LTD LLLP	- Deletion of condition of resolution.	C11	Approved with Condition(s)

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: AB AT HIDDEN LAKES LTD (LLLP)

REPRESENTATIVE: JAVIER VAZQUEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-2-CZ11-1 (14-087)		CZAB11	3	15

REC: Approval, subject to the Board's acceptance of the covenant.

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

■ DEFER: ☐ INDEFINITELY ■ TO: 3/17/15 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☐

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Andres F. **ALVAREZ**			X
VICE CHAIRWOMAN		Carolina **BLANCO**	X		
COUNCILMAN	S	Socrates **DE JESUS**	X		
COUNCILMAN	M	Alex **DIAZ**	X		
COUNCILMAN		Jose Miguel **SOTO**	X		
CHAIR WOMAN		Beatriz **SUAREZ**	X		
		VOTE:	5	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Dennis Kerbel

Memorandum

MIAMI-DADE COUNTY

Date: September 2, 2014

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

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

Subject: C-11 #Z2014000087
AB at Hidden Lake LTD (LLLP)
NW corner of SW 127 Avenue and SW 132 Street
DBC from IUC to RU3M
(IU-C) (7.7 Acres)
14-55-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

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 DERM Surface Water Management General Permit is be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.
Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.
The proposed development order, if approved, shall not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.
The applicant is advised that a Class II Permit will be required if the proposed surface water management system will have an overflow outfall to the adjacent lake.

Natural Forest Communities
The subject properties lie south of a County-designated Natural Forest Community (NFC). Natural Forest Communities (NFC's) are upland natural areas (Pine Rockland and Hardwood Hammocks) that, meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic plant species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. As such, the tree and understory resources contained in these communities are accorded heightened protection by Section 24-49 of the County Code.

This NFC is the Nixon Smiley Pineland, which is owned and managed by the Miami-Dade County Environmentally Endangered Lands (EEL) Program and is subject to the EEL Ordinance for preservation and management consistent with the purposes set forth in Chapter 24-50 of the Miami-Dade County Code.

In order to avoid damage to protected plants and substrate, the parking of heavy machinery, staging of construction materials and/or any other development related activities shall not be allowed inside or directly adjacent to the EEL Preserve. The following information is provided as an advisory comment. Please be aware that management of the pineland will include the use of periodic prescribed burning, which reduces the threat of wildfire and maintains the ecological integrity of the habitat. Prescribed burning, which may occur as frequently as every three years, is beneficial to wildlife and the rare plant species present in the pineland. Like other developments in the area, the subject properties lie within the potential smoke dispersion corridor. Consequently, the sites may be affected by periodic smoke events from prescribed burns or unexpected wildfires.

According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants. Additionally, per Section 24-49.9 of the Code of Miami-Dade County, all prohibited plant species shall be removed from the subject properties prior to development, and their sale, propagation, planting, importation or transportation is prohibited.

Please contact Tim Joyner of the Natural Resources Planning Section 305-372-6548 for further information about the removal of prohibited plants and Cynthia Guerra of the Environmentally Endangered Lands (EEL) Program 305-372-6687 for information about the Nixon Smiley Pineland.

Tree Preservation
There are no tree resources issues on the subject properties.

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

Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: December 2, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000087
Name: AB at Hidden Lakes Ltd.
Location: Lying West of SW 127 Avenue & North of SW 132 Street
Section 14 Township 55 South Range 39 East

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

That the applicant comply with Condition #5 of Resolution No. CZAB11-40-07 with regard to the installation of a traffic signal at the intersection of SW 127 Avenue and SW 128 Street.

Driveway access onto SW 127th Avenue is to be designed as right in/right out in anticipation of the widening of SW 127th Avenue with median where a full opening will not be granted.

The site as presently designed does not meet the minimum requirements for gated entrance and/or entrance feature, therefore they will not be permitted.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required 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 **34 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
9814	SW 137 Ave s/o SW 120 St to SW 136 St	C	C
9784	SW 127 Ave s/o SW 104 ST to SW 120 St	D	D
F-2246	Fla Tnpk s/o SW 88 St to SR 874	B	B
9760	SW 120 St w/o SW 122 Ave bet SW 117 Ave to SW 137 Ave	D	D
9750	SW 117 Ave s/o SW 112 St bet SW 103 St & SW 136 St	D	D
9752	SW 117 Ave s/o SW 136 St to SW 152 St	C	C
9850	SW 152 St w/o SW 117 Ave to SW 124 Ave	D	D
F-2254	Fla Tnpk n/o SW 168 St bet Quail Roost & Coral Reef	B	B
9852	SW 152 St w/o SW 127 Ave bet SW 124 Ave & SW 137 Ave	E	E
9816	SW 137 Ave s/o SW 136 St to SW 152 St	C	C
9762	SW 120 St w/o SW 137 Ave to SW 147 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.

Memorandum

MIAMI-DADE COUNTY

Date: August 21, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

From: Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: AB at Hidden Lake, Ltd. (#14_087)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: ***AB at Hidden Lake, Ltd.*** is requesting a district boundary change from Industrial, conditional (IU-C) to Minimum Apartment House, 12.9 units per acre (RU-3M) and a non-use variance of floor area ratio requirements to develop 88 residential dwelling units. The proposed composition includes 66 three-bedroom units and 22 four-bedroom units, distributed among 11 buildings.

Size: The subject property is 7.7 acres.

Location: The subject property is vacant, approximately located at the northwest corner of SW 127th Avenue and SW 128th Street, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the development of an 88 unit apartment complex will meet the County Code definition of multi-family residential establishments.

Per the Code, the following is required of multi-family residential establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

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

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

Memorandum

MIAMI-DADE COUNTY

Date: November 18, 2014

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

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

Subject: Z2014000087: AB AT HIDDEN LAKES LTD (LLLP)
Revised Plans Submitted Dated Stamped Received 11/14/2014

Application Name: AB AT HIDDEN LAKES LTD (LLLP)

Project Location: The site is located in that area WEST OF SW 127 AVENUE & NORTH OF SW 132 STREET, Miami-Dade County.

Proposed Development: The request is for a district boundary change from IU-C to RU-3M for development of 88 townhomes. The site plan includes private recreation area including a park and extensive walking opportunities along the adjacent lake.

Impact and demand: This application proposes a development of 88 dwelling units with an estimated population of 241 and an impact to the Level of Service (LOS) of approximately .66 acres. The site is located in Park Benefit District 2 which has a surplus of 491.32 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 2 which has a surplus capacity of 491.32 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

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

Park Facility	Classification	Acreage
Sabal Chase Park	NEIGHBORHOOD PARK	12.32
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.78
Walter A.White Park	NEIGHBORHOOD PARK	1.75
Richmond Triangle Park	MINI-PARK	0.73
Fairwood Park	NEIGHBORHOOD PARK	10.00
Calusa Club Estates Park	NEIGHBORHOOD PARK	6.57
Kings Meadow Park	NEIGHBORHOOD PARK	5.79
Sugarwood Park	NEIGHBORHOOD PARK	8.00
Hammocks Community Park	COMMUNITY PARK	14.84
Arvida Park	NEIGHBORHOOD PARK	8.00
Devon Aire Park	COMMUNITY PARK	12.50

Oak Creek Park	NEIGHBORHOOD PARK	5.03
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.04
Kings Grant Park	NEIGHBORHOOD PARK	6.50
Three Lakes Park	SINGLE PURPOSE PARK	15.00
Rock Ridge Park	NEIGHBORHOOD PARK	4.70
Kendall Soccer Park	SINGLE PURPOSE PARK	41.97
Colonial Drive Park	COMMUNITY PARK	13.10
Wild Lime Park	COMMUNITY PARK	11.86

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Thursday, December 11, 2014 11:25 AM
To: Henderson, Cassandra (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Advertisement for Zonin Hearing Z2014000087

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the site plan with a November 14, 2014 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day

DATE: 30-SEP-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

AB AT HIDDEN LAKES LTD (LLLP)

APPLICANT

LYING WEST OF SW 127 AVENUE
& NORTH OF SW 132 STREET,
MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2014000087

HEARING NUMBER

HISTORY:

NC OPEN:
FOLIO: 30-5914-080-0070: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS CASES.
FOLIO: 30-5914-080-0060: CASE #201402007071, WAS OPENED ON SEPTEMBER 18, 2014, FOR FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1) [GRASS EXCEEDING 1FT ON THE NW CORNER OF SW 127 AVE AND SW 132 ST. A WARNING LETTER WAS ISSUED THE SAME DAY. THE CASE IS PENDING THE FOLLOW-UP INSPECTION BY THE NEIGHBORHOOD COMPLIANCE OFFICER.
FOLIO: 30-5914-080-0050: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS CASES.
NC CLOSED:
FOLIO: 30-5914-080-0060: CASE #201402008863, WAS OPENED ON SEPTEMBER 18, 2014, FOR FAILURE TO MOW AND CLEAR A VACANT LOT. UPON INSPECTION BY THE NEIGHBORHOD COMPLIANCE OFFICER, THE LOT HAD BEEN PREVIOUSLY CUT AND NO OBSTRUCTION OF VISIBILITY OF TRAFFIC WAS OBSERVED. THE CASE HAS BEEN CLOSED.

BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING REGULATIONS CASES OBSRVED.

AB AT HIDDEN LAKES LTD (LLLP)

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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: AB at Hidden Lake LTD (LLLP)

NAME AND ADDRESS	Percentage of Stock
See Attached	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

RECEIVED
214-087
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By XB

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

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

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

Date of contract: _____

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

RECEIVED
24-087
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES-DEVELOPMENT SERVICES
By _____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 8 day of July, 20 14. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

JUAN C. TELLEZ
Commission # EE 127645
Expires November 15, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

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 another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT
PARTNERS & PERCENTAGES OF INTEREST

1. AB at Hidden Lake, LTD. (LLLP)

   (a) Pedro Adrian & Adria Adrian – 66.50%

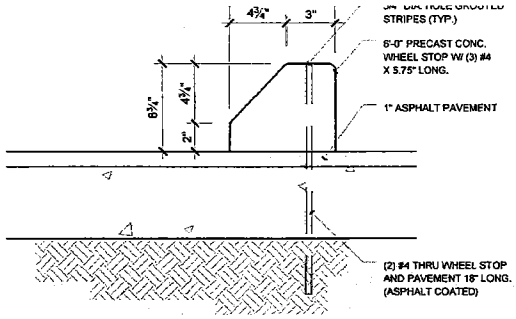
   (b) Alvaro L. Adrian & Vivian A. Adrian – 28.50%

   (c) AB At Hidden Lake, Inc. – 5%

      (i) Alvaro L. Adrian & Vivian A. Adrian – 100%

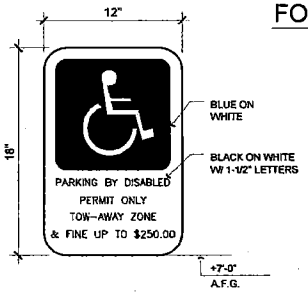
RECEIVED
214-087
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

23



WHEEL STOP DETAIL

SCALE: N.T.S.



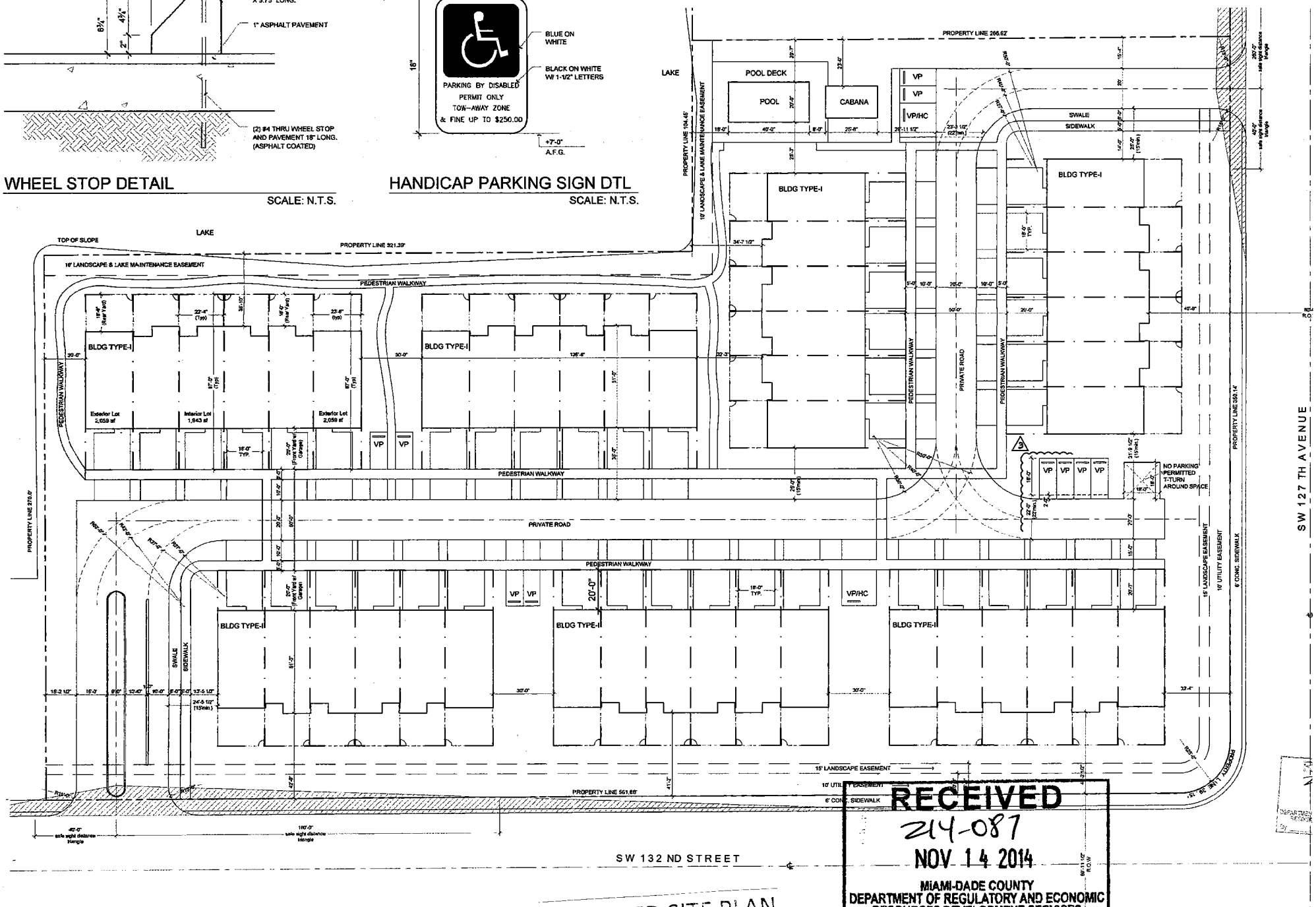
HANDICAP PARKING SIGN DTL

SCALE: N.T.S.

STANDARD AND ACCESSIBLE PARKING SPACE FOR MIAMI-DADE COUN TY

SCALE: N.T.S.

WOOD FENCE DETAIL



ENLARGED SITE PLAN

RECEIVED
214-087
NOV 14 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

SITE DATA

EXISTING ZONING	IU-C		
PROPOSAL ZONING	RU-3M		
	SQ.FT.	ACRES	%
NET LAND	185,375	4.26	
DENSITY			
ALLOWED DENSITY	55	12.9 UNAC	
PROPOSED DENSITY	42	9.8 UNAC	
LOT SIZE			
MINIMUM LOT SIZE REQUIRED	1,250	–	–
MINIMUM LOT SIZE PROVIDED	1,940	–	–
UNIT SIZE			
MINIMUM AVERAGE UNIT SIZE REQUIRED	500	–	–
MINIMUM AVERAGE UNIT SIZE PROVIDED	2,083	–	–
PATIO LIVING AREA			
MINIMUM PATIO LIVING AREA REQUIRED PER UNIT	400	–	–
MINIMUM PATIO LIVING AREA PROVIDED PER UNIT	401	–	–
LANDSCAPE			
GREEN AREA REQUIRED (NET LAND X 30%)	55,612	1.28	30%
GREEN AREA PROVIDED	68,401	1.59	37%
PEDESTRIAN WALKS AND RECREATIONAL AREA	13,360	0.31	7%
COMMON GREEN OPEN SPACE	55,011	1.28	30%

	REQUIRED	PROVIDED
SET BACKS		
FRONT (PROPERTY LINES)	20'-0"	20'-0"
SIDE (INTERIOR STREETS)	15'-0"	24'-6"/25'-6"/31'-4"
SIDE (PROPERTY LINES)	15'-0"	20'-9" / 23'-0"
REAR (PROPERTY LINES)	15'-0"	34'-7" / 35'-10"
BETWEEN BUILDING (BETWEEN WINDOWS)	20'-0"	30'-0"
PARKING REQUIREMENTS:		
TWO (2) PARKINGS SPACES / UNIT	84	84
VISITOR PARKING (0.25 / UNIT)	11	12
VISITOR HANDICAPPED PARKING - 17' x 18'	–	(2)
VISITOR REGULAR PARKING - 8'-6" x 18'	–	(10)
TOTAL PARKING	95	96

NOTES:

1. SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF(2.5) FEET OR MORE ABOVE THE PAVEMENT@ 25'-0"(LEFT) & 40'-0"(RIGHT).
2. ENTRANCE FEATURE REVIEW UNDER SEPARATE APPLICATION.
3. PHOTOMETRIC PLAN TO BE SUBMITTED AT TIME OF BLDG. PERMIT.
4. ALL LAWN AND GREEN AREAS WILL BE IRRIGATED BY SPRINKLER SYSTEMS TO COMPLY W/ 88-222 MANUF. SHOP DRAWINGS AND APPROVED BY DADE COUNTY BUILDING DEPT.

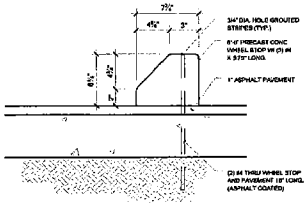
LEGAL DESCRIPTION

LOT 3:

LOT 8, BLOCK 1, OF "BATTAH LAKE OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

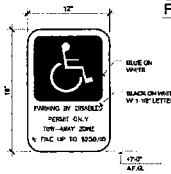
LOT 7:

LOT 7, BLOCK 1, OF "BATTAH LAKE OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



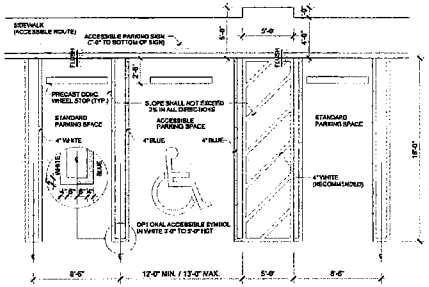
WHEEL STOP DETAIL

SCALE: N.T.S.



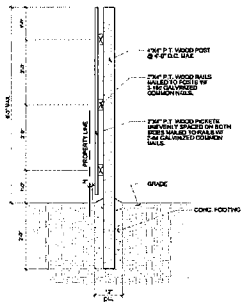
HANDICAP PARKING SIGN DTL

SCALE: N.T.S.



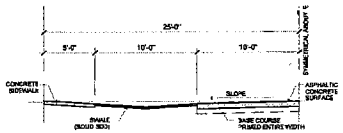
STANDARD AND ACCESSIBLE PARKING SPACE FOR MIAMI-DADE COUNTY

SCALE: N.T.S.



WOOD FENCE DETAIL

SCALE: N.T.S.



PRIVATE ROAD DETAIL

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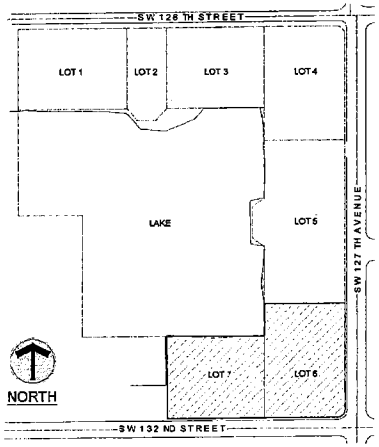
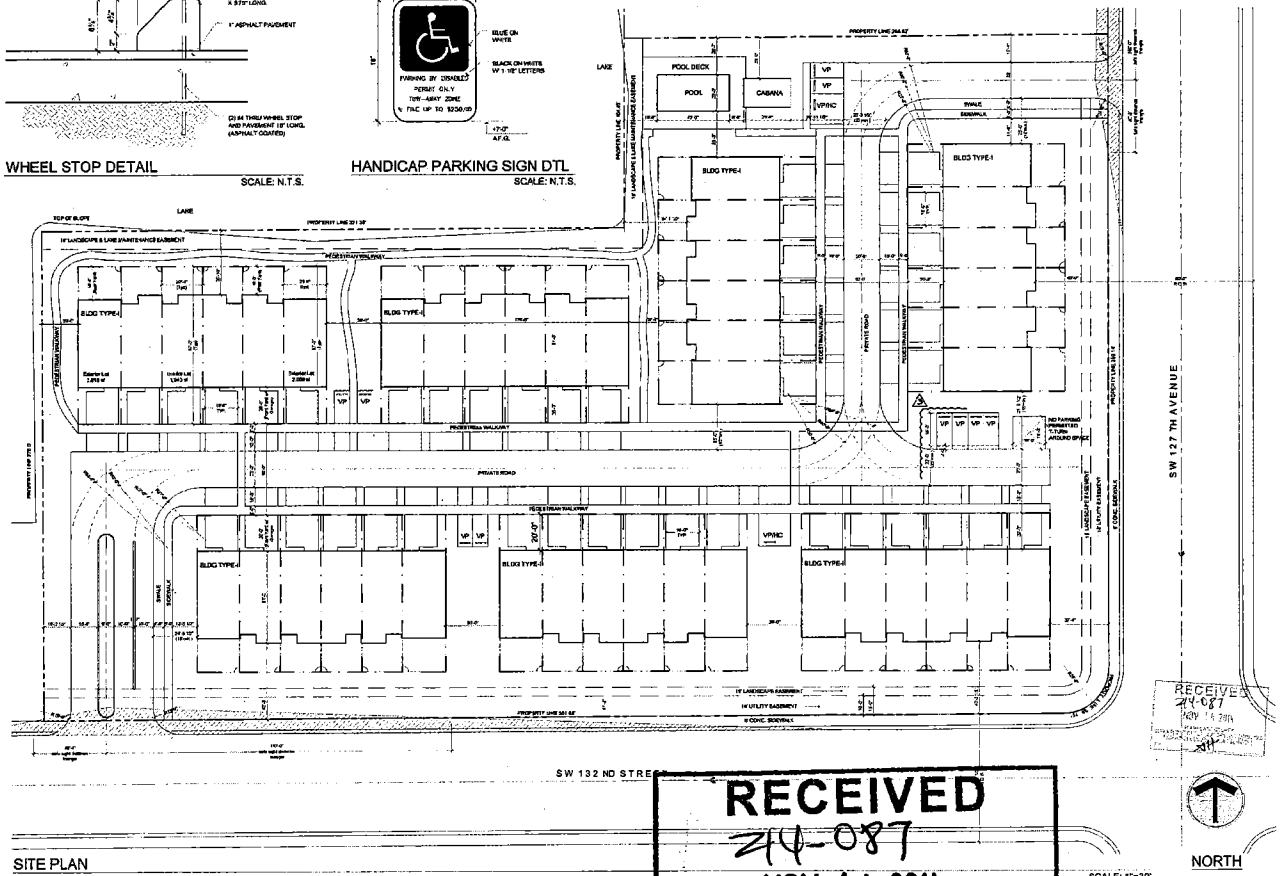


LOCATION MAP

SCALE: N.T.S.



SITE PLAN

SCALE: 1"=30'

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Ray Martinez, Architect
AR 11555

Revisions:

No	Date	Dept/Section	By
1.			
2.			
3. 11.06.14	ZONING COMMENTS		RM.
4.			
5.			
6.			

Date: 07.05.14
Scale: As Shown
Job No. 14-1046
Drawn by: M.R.R.
Checked by: R.M.

SP-1

LANDSCAPE LEGEND (CHAPTER 18A, LANDSCAPE CODE)

ZONING DISTRICT: RU-3M
NET LOT AREA: 4.28 ACRES 186,375 S.F.

LAWN AREA CALCULATION

A. 55,913 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQD BY CHAPTER 33
REQUIRED 55,913 PROVIDED 69,421

B. MAXIMUM LAWN AREA (SOD) PERMITTED = 60 % X 55,913 S.F = 33,548
PERMITTED 33,548 PROVIDED 33,548

TREES

A. No. OF TREES REQUIRED PER NET LOT ACRE. (MIN. HGT. OF 10') 28
LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS
28 TREES X NET LOT ACRES = 120
REQUIRED 120 PROVIDED 120

B. % PALMS ALLOWED: No. TREES PROVIDED X 30 %
ALLOWED 39 PROVIDED 35

% PALMS PERMITTED TO COUNT AS STREET TREES ON 1 : 1 BASIS X 30 %
PERMITTED 23 PROVIDED 0

C. % NATIVES REQUIRED: No. TREES PROVIDED X 30 % = 38 (MIN. HGT. OF 8')
REQUIRED 39 PROVIDED 130

D. STREET TREES (MAXIMUM AVERAGE SPACING OF 30' O.C. & 7' FROM PROP. LINE) :
2,086 LINEAR FEET ALONG STREET / 30 = 78 (MIN. HGT. OF 12')
REQUIRED 75 PROVIDED 76

E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES
(MAX AVERAGE SPACING OF 25' O.C.): N/A L.F. ALONG STREET / 25 = N/A
REQUIRED N/A PROVIDED N/A

SHRUBS

A. No. OF TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED
REQUIRED 196 X 10 = 1,960 PROVIDED 208 X 10 = 2,080

B. No. OF SHRUBS REQUIRED X 30% = No. OF NATIVE SHRUBS ALLOWED
REQUIRED 588 PROVIDED 2,080

IRRIGATION

A. IRRIGATION PLAN IF REQUIRED BY CHAPTER 33 NOT APPLICABLE

NOTES:

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABBUTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APRROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPT.

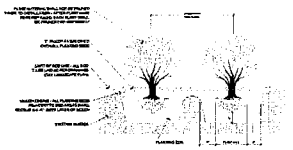
THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE EQUALS TO THE ELEVATION OF THE PUBLIC SIDEWALK OR THE CROWN OF ROAD.

LANDSCAPE NOTES

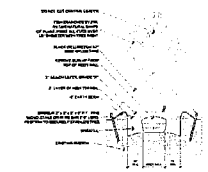
1. ALL PLANTS MATERIAL SHALL BE FL. No. 1 OR. BETTER IN GRADE AND QUALITY.
2. THE SOD MATERIAL TO BE PLANTED SHALL BE ST. AUGUSTINE FLORATUM.
3. A MINIMUM OF 30% OF THE REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES.
4. A MAXIMUM OF 20% OF THE NATIVE TREES CAN BE SABAL PALMETTO. (CABBAGE PALM)
5. A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.
6. ANY SHRUBS LOCATED WITHIN THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30" IN HEIGHT

PLANT SCHEDULE

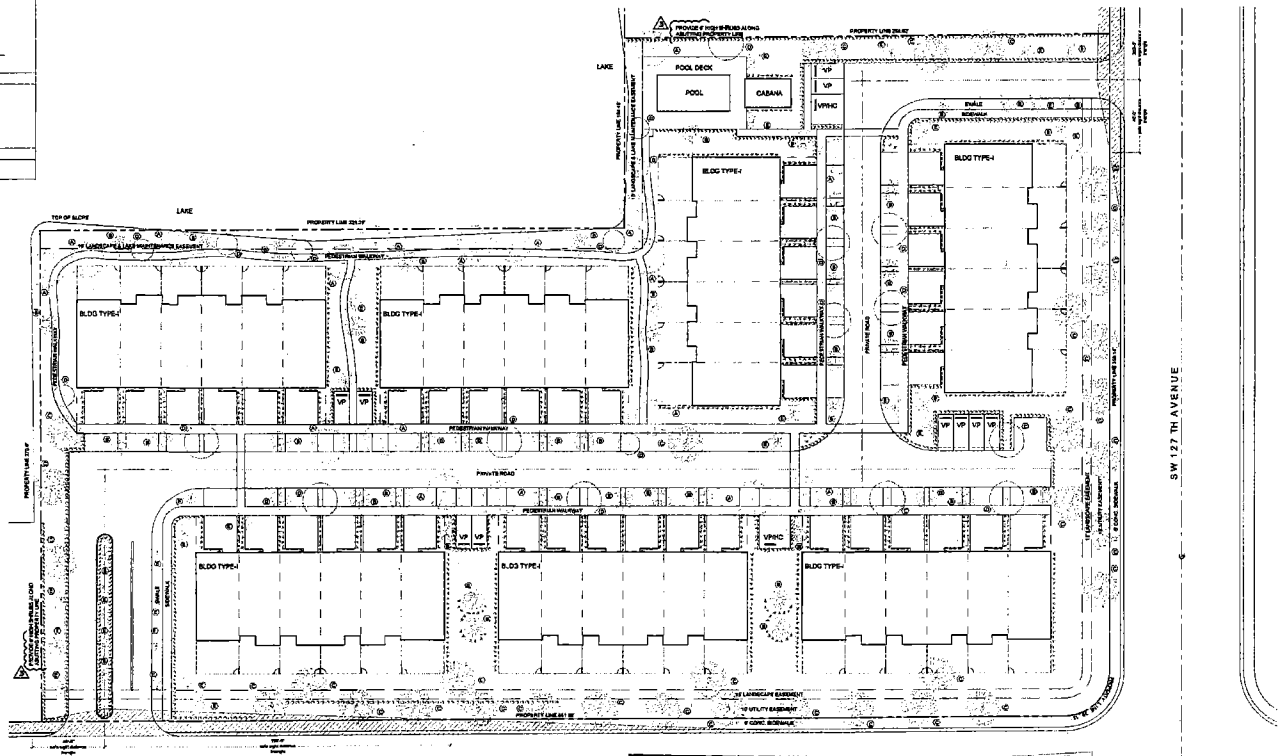
SYMB.	QTY.	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	MIN. @ PLANTING TIME	CAL. (MIN.)
			TREES				
(A)	40	YES	SIMARUBA GLAUCA	PARADISE TREE	YES	12' HGT. X 5' SPRD. MIN.	2"
(B)	68	YES	BURSERA SIMARUBA	GUMBO LIMBO	YES	12' HGT. X 5' SPRD. MIN.	2"
(C)	35	YES	QUERCUS VIRGINIANA	LIVE OAK	YES	12' HGT. X 6' SPRD. MIN.	3"
(D)	25	YES	CONOCARPUS ERECTUS	BUTTONWOOD	YES	12' HGT. X 6' SPRD. MIN.	2"
(E)	35	YES	ROYSTONIA ELATA	FLORIDA ROYAL PALM	YES	16' HGT. X 6' SPRD. MIN.	6"
			SHRUBS				
	360	YES	FICUS MICROCARPA	GREEN ISLAND FICUS	YES	18" MIN - 24" MAX. HGT.	18" MIN
	470	YES	LANTANA OVATIFOLIA VAR. RECLINATA	GOLD LANTANA	YES	18" MIN - 24" MAX. SPRD	18" MIN
	470	YES	ELLEATTARIA CARDAMONUM	CARDAMON GINGER	YES	18" MIN - 24" MAX. HGT.	18" MIN
	580	YES	NEOMARICA COERULEA	MARICA IRIS	YES	18" MIN - 24" MAX. HGT.	18" MIN



TYPICAL SHRUBS PLANTING DTL.
SCALE: N.T.S.



LARGE TREES PLANTING DTL
SCALE: N.T.S.



LANDSCAPING PLAN
SCALE: 1"=30'

NORTH

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Job No. 14-1046
Drawn by: M.R.R.
Checked by: R.M.

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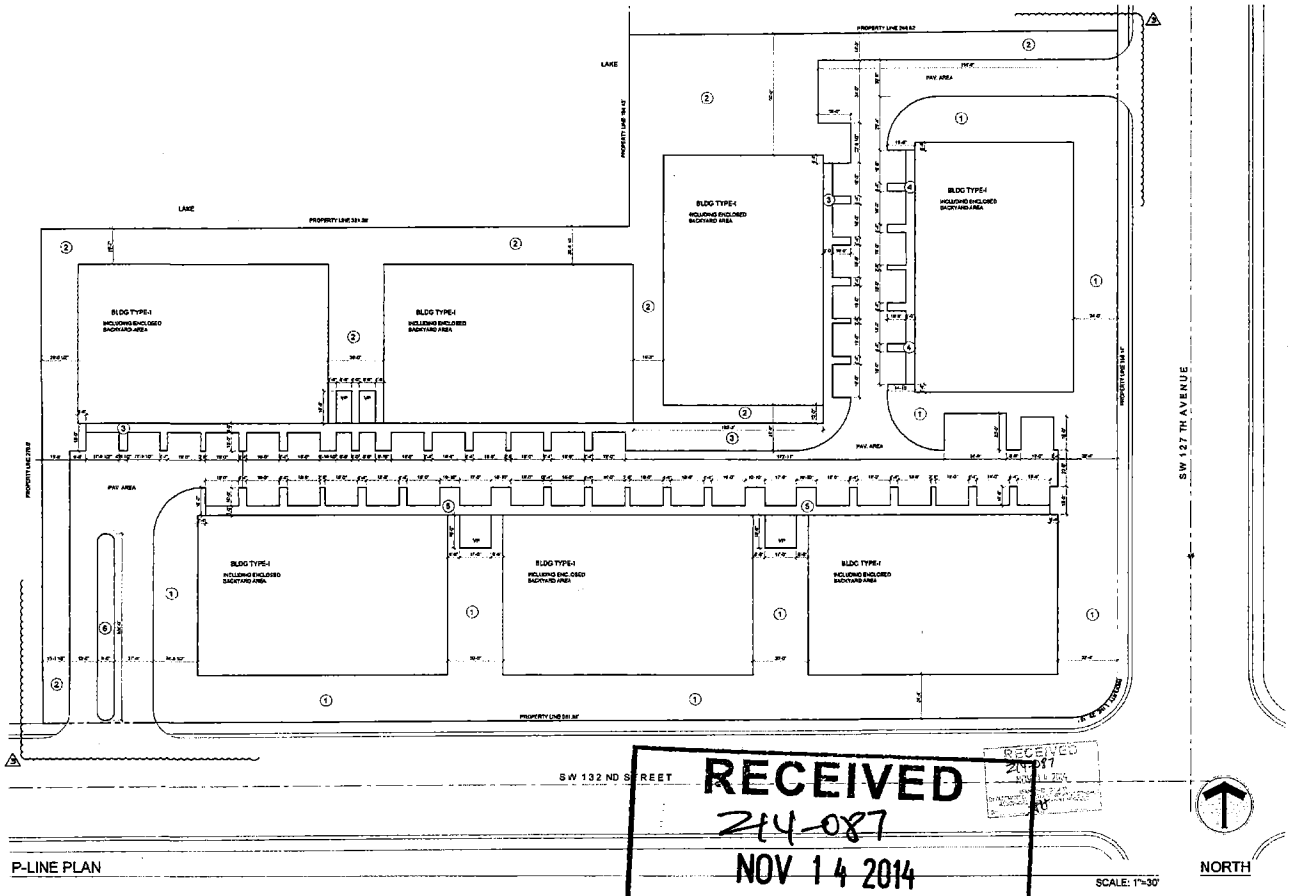
P-LINE AREAS	
ZONE	AREA
①	33,317
②	26,210
③	4,793
④	840
⑤	3,340
⑥	901
TOTAL	69,409



P-LINE PLAN

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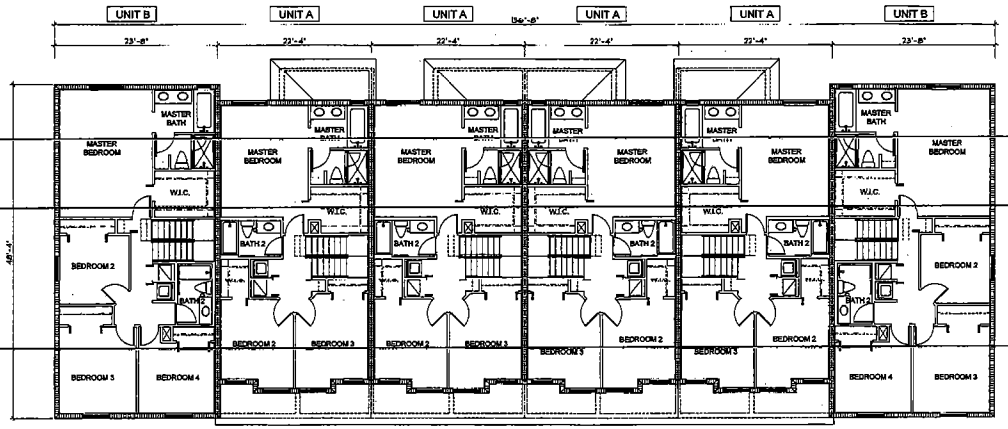
AREA TABULATIONS	
BUILDING TYPE - I (6 UNIT)	
FIRST FLOOR	6,665.00 SQ. FT.
SECOND FLOOR	6,015.00 SQ. FT.
TOTAL	12,680.00 SQ. FT.



SECOND FLOOR PLAN / BLDG. TYPE I (6 UNIT)

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

GROUND FLOOR PLAN / BLDG. TYPE I (6 UNIT)

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

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BUILDING TYPE I

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Scale: As Shown
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Checked by: R.M.

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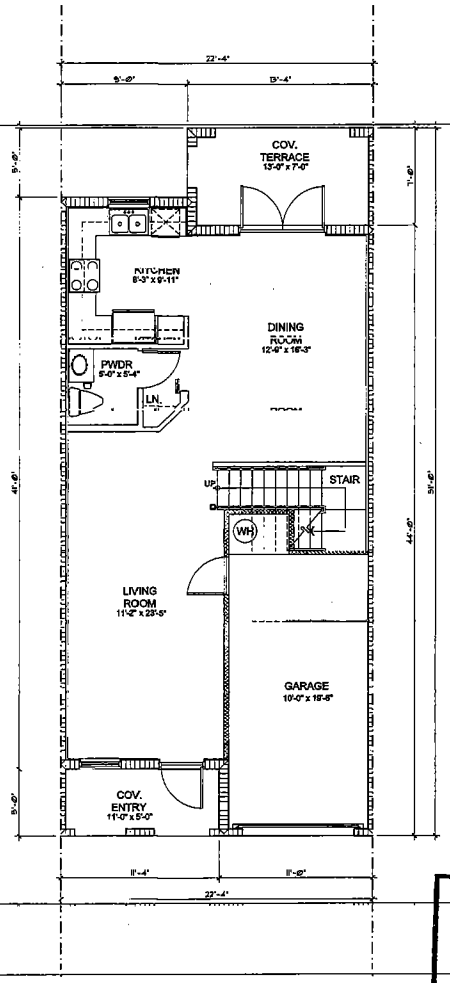
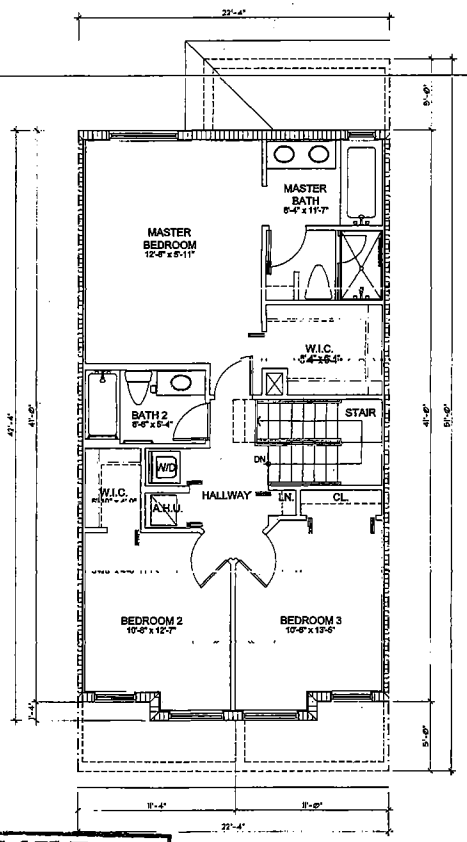
AREA TABULATIONS	
A/C SPACE GROUND FLOOR:	1[illegible] SQ. FT.
A/C SPACE SECOND FLOOR:	6[illegible] SQ. FT.
COVERED ENTRY:	51.00 SQ. FT.
COVERED TERRACE:	[illegible] SQ. FT.
GARAGE SPACE:	229.00 SQ. FT.
TOTAL	1[illegible] SQ. FT.



GROUND FLOOR PLAN / UNIT A

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



SECOND FLOOR PLAN / UNIT A

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

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UNIT A

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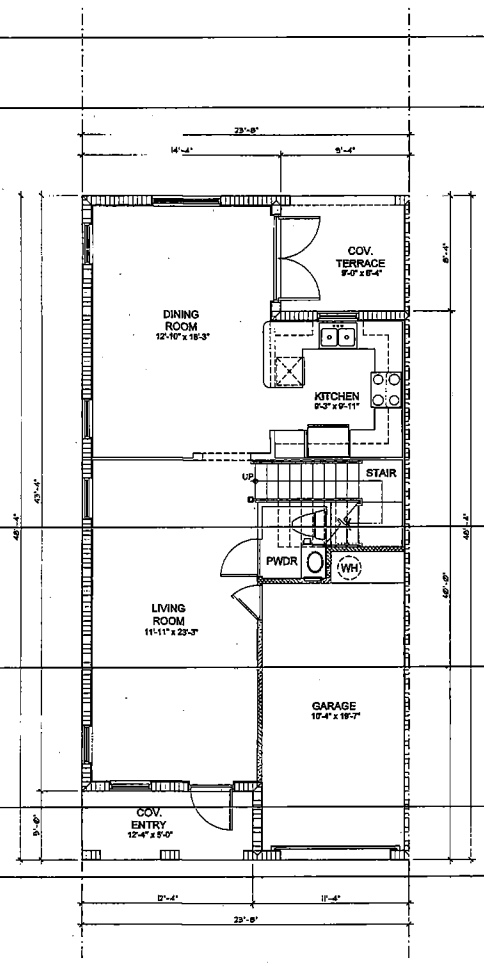
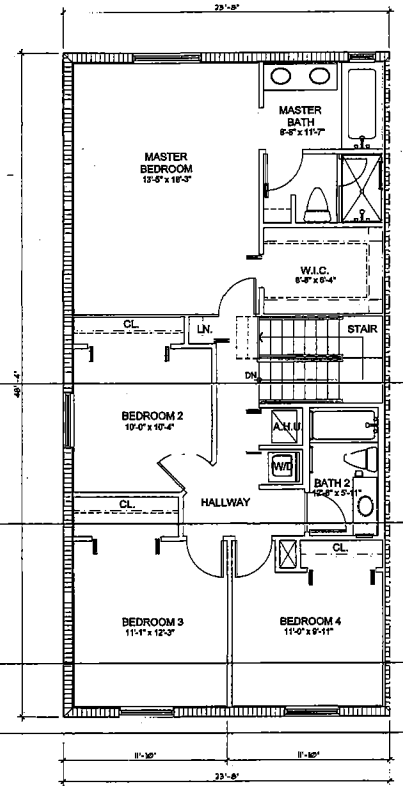
AREA TABULATIONS	
A/C SPACE GROUND FLOOR:	772.00 SQ. FT.
A/C SPACE SECOND FLOOR:	1,085.00 SQ. FT.
COVERED ENTRY:	62.00 SQ. FT.
COVERED TERRACE:	78.00 SQ. FT.
GARAGE SPACE:	232.00 SQ. FT.
TOTAL	2,229.00 SQ. FT.



GROUND FLOOR PLAN / UNIT B



SECOND FLOOR PLAN / UNIT B

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UNIT B

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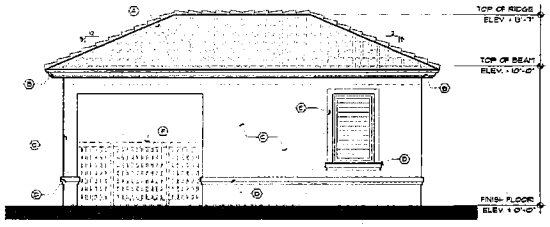
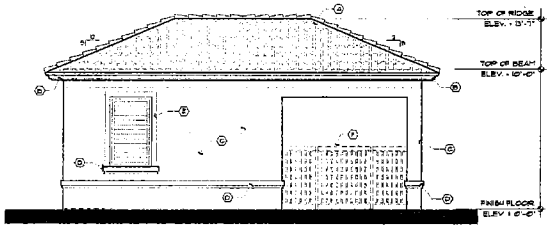


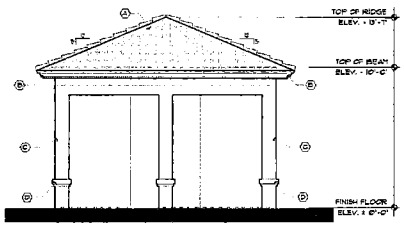
RIGHT ELEVATION - CABANA

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



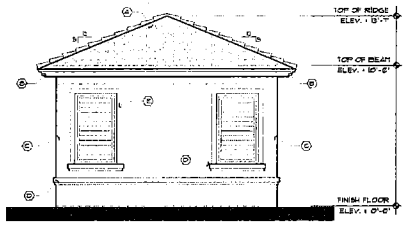
LEFT ELEVATION - CABANA

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



REAR ELEVATION - CABANA

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

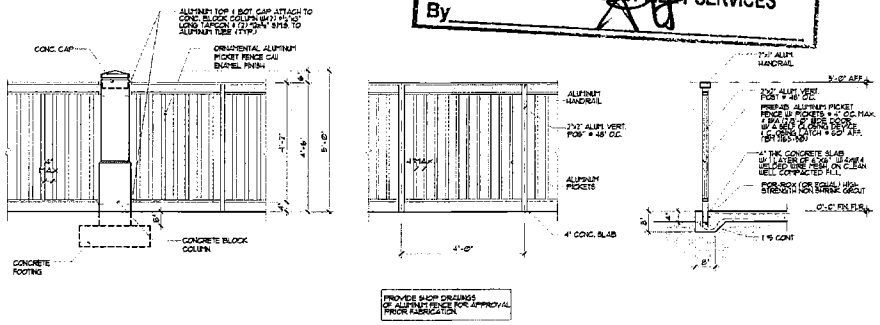


FRONT ELEVATION - CABANA

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

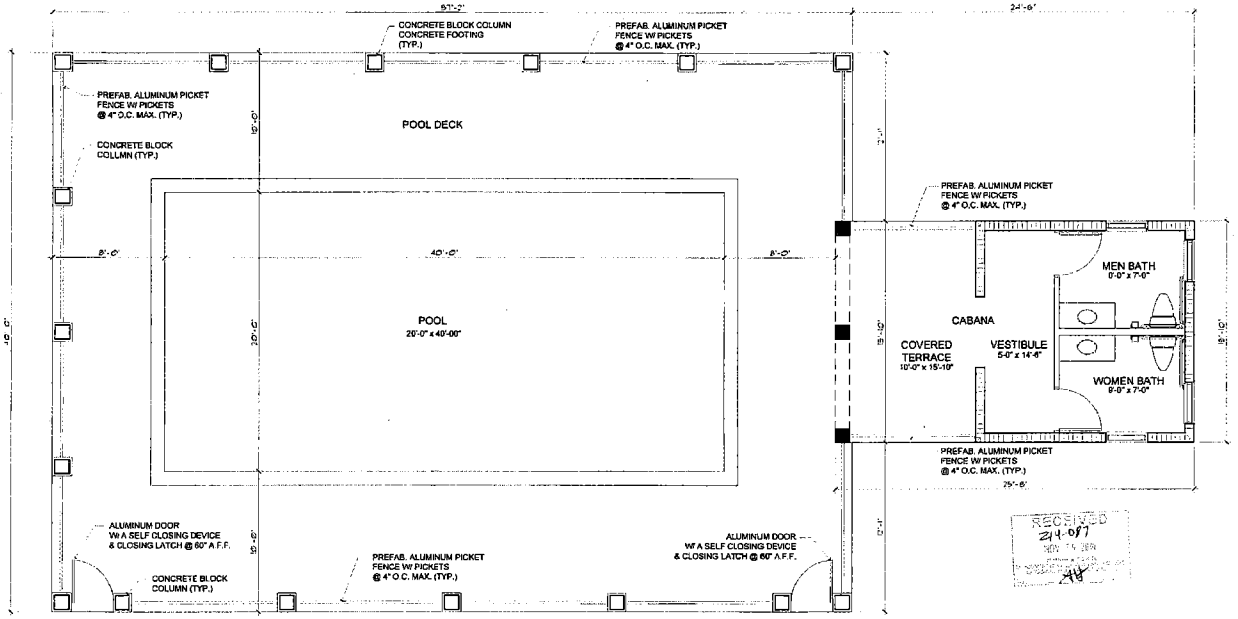
LEGEND:

- (A) SPANISH 'S' ROOF TILE (TYP.)
- (B) 1x6 WD. FASCIA ON 2x8 WOOD SUBFASCIA PAINTED
- (C) LIGHT TEXTURE STUCCO FINISH
- (D) ¾" THICK, SMOOTH FINISH STUCCO BANDING.
- (E) ⅝" THICK, SMOOTH FINISH STUCCO BANDING.
- (F) ORNAMENTAL ALUMINUM PICKET FENCE CAU ENAMEL FINISH



POOL FENCE DETAIL

SCALE: N.T.S.



FLOOR PLAN

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

CABANA & POOL DECK

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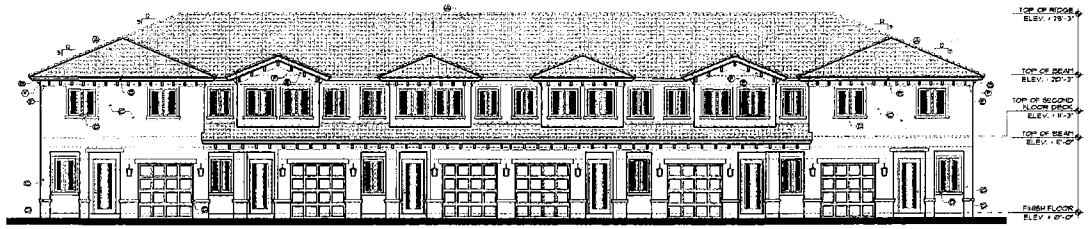
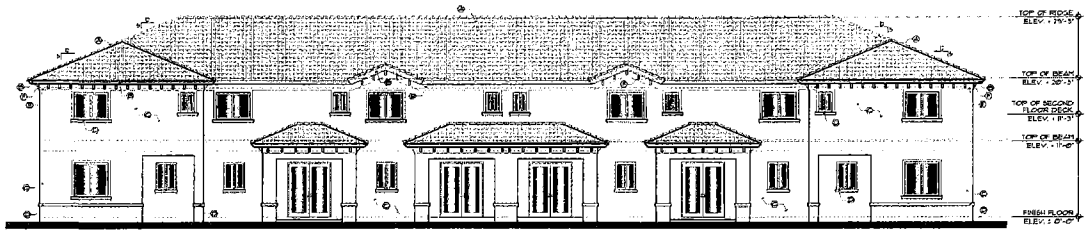
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



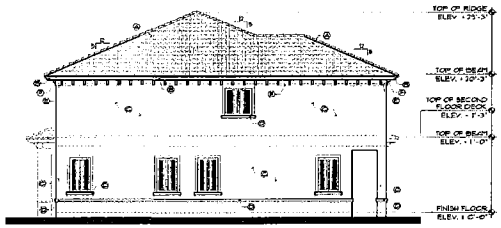
FRONT ELEVATION / BLDG. TYPE I (6 UNIT)

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



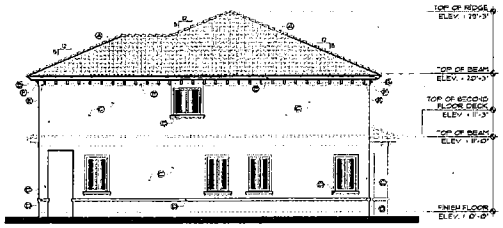
REAR ELEVATION / BLDG. TYPE I (6 UNIT)

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



LEFT ELEVATION / BLDG. TYPE I (6 UNIT)

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



RIGHT ELEVATION / BLDG. TYPE I (6 UNIT)

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

RECEIVED
24-087
NOV 14 2014

LEGEND:

- (A) SPANISH "S" ROOF TILE (TYP.)
- (B) 1X6 LID. FASCIA ON 2X8 WOOD SUBFASCIA PAINTED
- (C) LIGHT TEXTURE STUCCO FINISH
- (D) ⅝" THICK SMOOTH FINISH STUCCO BANDING.
- (E) ⅝" THICK SMOOTH FINISH STUCCO BANDING.
- (F) 6' DECORATIVE OUT-LOCKERS

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LanMar
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2450 Southwest 137th Avenue
Suite 212
Miami, Florida 33175
305.226.1340
FL registration:
AA:26-001927
IB :26-001183

HIDDEN LAKES TOWNHOMES
Adrian Builders @ Hidden Lakes, Ltd.
13780 Southwest 26th Street, Suite 108
Miami, Florida 33175
305.485.5901

Seal:

Ray Marques, Architect
AR 11555

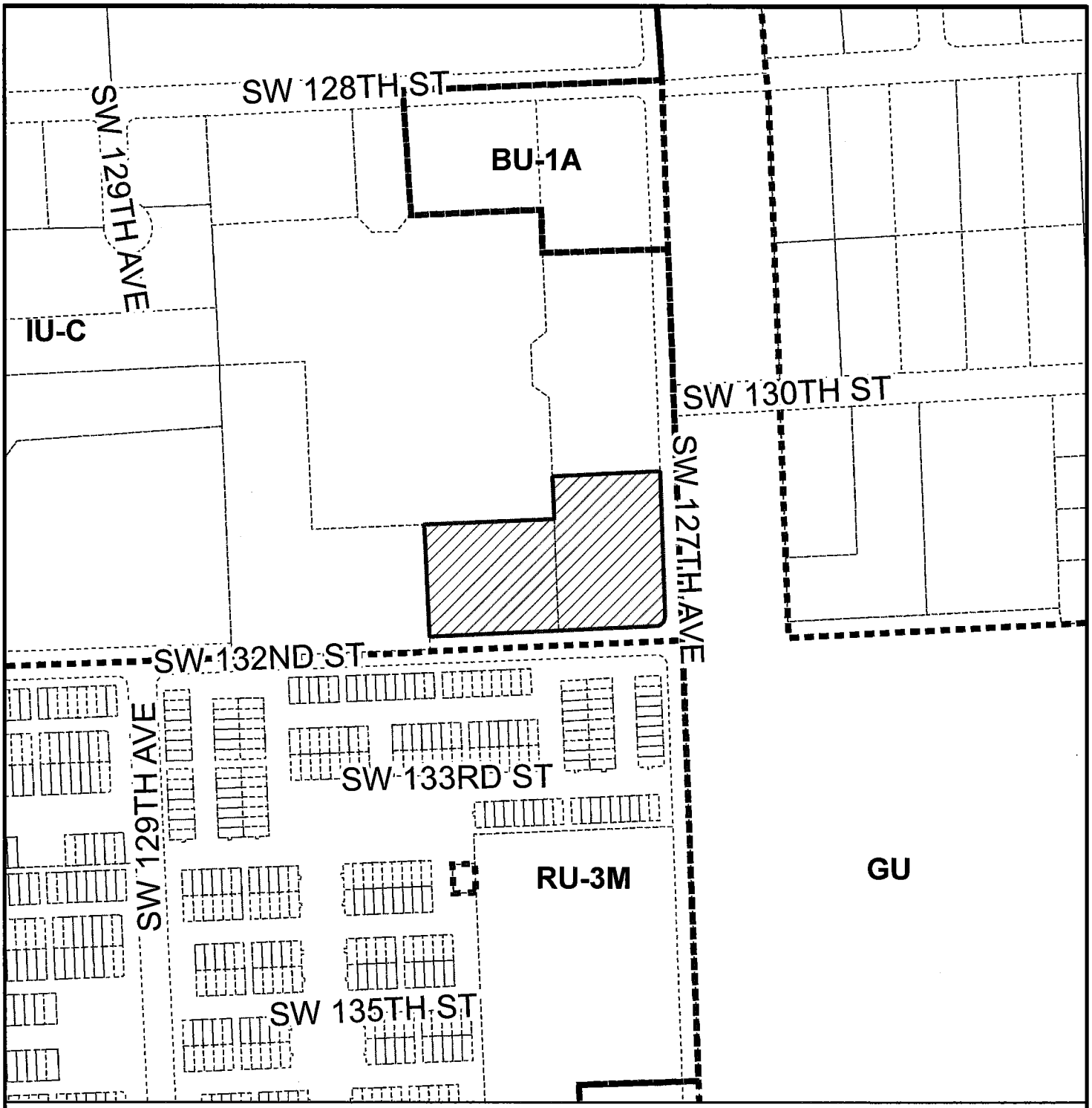
Revisions:

No.	Date	Dest/Section	By
1			
2			
3			
4			
5			
6			

Date:	11.06.14
Scale:	As Shown
Job No.	14-1046
Drawn by	M.R.R.
Checked by:	R.M.

BUILDING TYPE I

A-2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000087

N W E S

Section: 14 Township: 55 Range: 39
Applicant: AB AT HIDDEN LAKES LTD (LLLP)
Zoning Board: C11
Commission District: 9
Drafter ID: ECESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY
		32

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000087

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

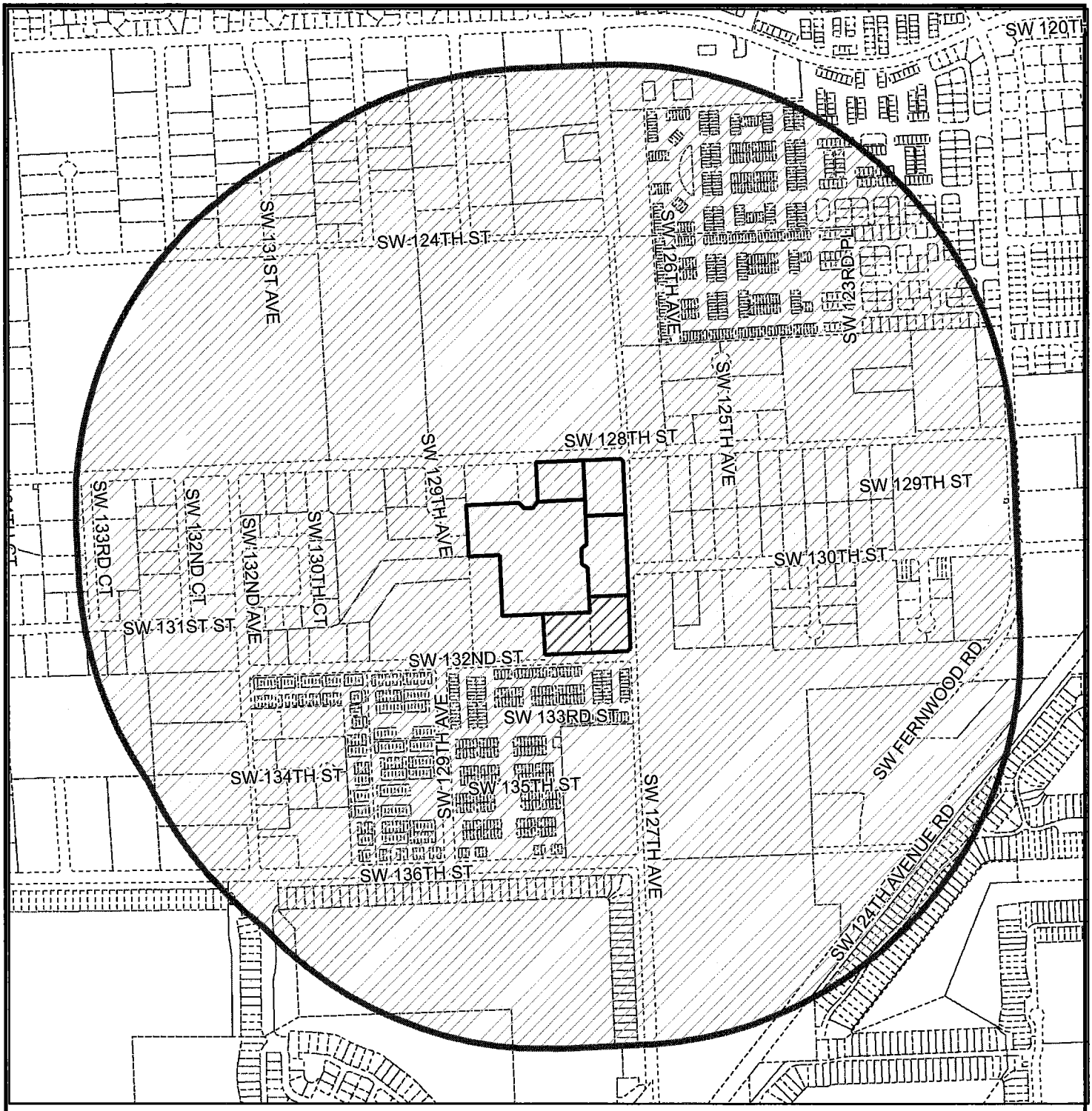
N W E S

Section: 14 Township: 55 Range: 39
Applicant: AB AT HIDDEN LAKES LTD (LLLP)
Zoning Board: C11
Commission District: 9
Drafter ID: ECESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY
		33



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000087

RADIUS: 2640

Section: 14 Township: 55 Range: 39
Applicant: AB AT HIDDEN LAKES LTD (LLLP)
Zoning Board: C11
Commission District: 9
Drafter ID:E.CESPEDES
Scale: NTS

Legend

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

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY
		34

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000087

Section: 14 Township: 55 Range: 39
Applicant: AB AT HIDDEN LAKES LTD (LLLP)
Zoning Board: C11
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 24, 2014

REVISION	DATE	BY

ABat Hidden Lakes LLP
C2AB11 3/17/15
Z14-087
DRAFT

This instrument was prepared by:

Javier L.Vazquez
Berger Singerman
1450 Brickell Avenue, Suite 1900
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, AB at Hidden Lake, Ltd. (LLLP), a Florida Limited Liability Partnership, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion; and

WHEREAS, the Owner has applied for a district boundary change from IU-C to RU-3M (the "Application") identified as Hearing #Z2014000087; and

IN ORDER TO *ASSURE* the **County** that the representations made by the owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) **SITE PLAN.** The Property shall be developed substantially in accordance with the plan submitted for the hearing entitled "Hidden Lakes Townhomes," as prepared by Lan Mar Design Group, date stamped received November 14, 2014, consisting of 8 sheets.

(2) **EEL.** Any prospective purchaser of a residential dwelling within the Property shall be notified that the subject property lies approximately 1 mile east of Miami Executive Airport ("TMB") (formerly the Kendall-Tamiami Executive Airport). Prospective purchasers shall also be notified that the property is adjacent to Environmentally Endangered Lands (EEL) Preserves subject to preservation and management, including periodic burns, consistent with the regulations of the Environmentally Endangered Lands Program in Chapter 24, Article IV, Division 3 of the Code of Miami-Dade County, as may be amended from time to time.

(Public Hearing)

Section-Township-Range: 14/55/39
Folio number: 30-5914-080-0070/0060

(3) **Burrowing Owls.** Owner has been made aware by the Florida Fish and Wildlife Commission that the potential exists for the property to support burrowing owls. Prior to development activities, a burrowing owl survey shall be conducted to ensure that no active burrowing owl burrows exist onsite. If burrowing owls are present, Owner agrees to implement the FWC's Burrowing Owl Nest Protection Guidelines and Procedures in Urban Areas.

(4) **25 Decibel Reduction.** The Owner shall incorporate at least a 25 decibel (db) Noise Level Reduction (NLR) into the design and construction of any dwelling unit on the property. If compliance with the building code requirements of the County in effect at the time of construction of any unit does not effect a 25 db NLR within such unit, the Owner shall nonetheless incorporate at least a 25 db NLR into the unit.

(5) **Land Use Restrictive Zones.** Owner has been made aware by the Miami-Dade Aviation Department that the property is either partially or fully impacted by the restrictions of certain land use restrictive zones.

(6) **Avigation Easement and Notices.**

(a) The Owner , for the use and benefit of the public, hereby grants and conveys to Miami-Dade County an Avigation Easement and right-of-way for the free and unobstructed flight, and passage, operations, and the effects thereof, of all types of aircraft ("aircraft" being defined for the purpose of this Avigation Easement as any contrivance now known or hereafter invented, used, or designated for navigation of, or flight in or through the air) by whomever owned or operated, in and through the airspace above and over the surface of the Property, along with such noise, vibration, odors, vapors, fumes, fuel particles (which are incident to normal operations of said aircraft), smoke, dust, feelings of anxiety or fear, interference with sleep and communications, and any and all other effects as may be alleged to be incident to or caused by the aircraft engines and the operation of aircraft for navigation of or flight or passage in and through said airspace, and for the use of said airspace by aircraft for approaching, landing upon, taking off from, maneuvering about or operating at, on, or about Miami Executive Airport ("TMB" formally known as Kendall-Tamiami Executive Airport) and for all other uses allowed or authorized at TMB.

(Public Hearing)

(b) In furtherance of the easement and rights herein granted, the Owner expressly agrees to the contents of the provisions in the notice and instruments set forth in Paragraph (d) below and agrees to restrict the height of structures, objects of natural growth, and other obstructions on the Property to such a height so as to comply with Miami-Dade Code Chapter 33, Article XL and Federal Aviation Regulations, Part 77 as currently in effect and as may be modified from time to time in the future. Additionally, the Owner covenants at all times hereafter, that it will not (i) take any action or cause or allow any electronic, electromagnetic, smoke, vapor, fume, light, or other emissions, (ii) allow any obstruction to exist, or (iii) construct any structure on the Property which in any of the foregoing cases would conflict with or interfere with or infringe the rights granted to the County hereunder, including the full use and enjoyment of this Avigation Easement.

(c) The Owner expressly agrees to prevent any use of the Property described herein that would interfere with or adversely affect the operation or maintenance of TMB or of the aircraft using TMB, or otherwise constitute an airport hazard.

(d) Notice Requirements.

The Owner, its successors, and assigns shall include the following notice (the "Notice") in every contract for the sale or lease of any dwelling unit within the Property:

THIS PROPERTY IS LOCATED IN CLOSE PROXIMITY TO THE KENDALL TAMIAMI EXECUTIVE AIRPORT ("TMB") AND ADJACENT TO ENVIRONMENTALLY ENDANGERED LANDS (EEL) PRESERVES.

THE UNDERSIGNED, ON BEHALF OF ITSELF AND ITS SUCCESSORS, LESSEES, AND ASSIGNS, AGREES BY TAKING TITLE TO SAID PROPERTY, THEY DO NOT OBJECT TO ITS PROXIMITY TO KENDALL TAMIAMI EXECUTIVE AIRPORT AND HEREBY ACKNOWLEDGE SAID OPERATION WILL INCLUDE FREQUENT AND DIRECT OVERFLIGHTS, CREATING NOISE DURING DAYTIME AND NIGHTTIME HOURS.

REGARDING THE EEL PRESERVE, THE UNDERSIGNED ACKNOWLEDGES SAID PROPERTY IS SUBJECT TO PRESERVATION AND MANAGEMENT, INCLUDING PERIODIC BURNS, CONSISTENT WITH THE REGULATIONS OF THE ENVIRONMENTALLY ENDANGERED LANDS PROGRAM IN CHAPTER 24, ARTICLE IV, DIVISION 3 OF THE CODE OF MIAMI-DADE COUNTY.

(Public Hearing)

AS A RESULT, THE UNDERSIGNED MAY BE AFFECTED BY NOISE OR SMOKE GENERATED BY THE AIRPORT AND EEL USES. THE UNDERSIGNED, ON BEHALF OF ITSELF AND ITS SUCCESSORS, LESSEES, AND ASSIGNS, HEREBY ACKNOWLEDGES AND AGREES THAT SUCH AIPORT AND EEL USES DO NOT CONSTITUTE AND SHALL NOT BE DEEMED A NUISANCE BY THE UNDERSIGNED OR ITS SUCCESSORS, LESSEES, OR ASSIGNS.

(7) The Owner expressly acknowledges and agrees that the property is located in close proximity to the Miami Executive Airport ("TMB") (formerly known as Kendall-Tamiami Executive Airport) and specifically, portions of the property are located within what are currently designated as the Outer District or the Outer Landing District ("OLZ") and the No School Zone ("NSZ") of the TMB. The Owner expressly acknowledges and agrees that regardless of how such designations may change, the Property and future residents may experience frequent and direct overflights at low altitudes creating noise during daytime and nighttime hours. The Owner acknowledges and agrees that TMB may need to modify or expand its runways and taxiways, and the Owner waives any objections to any future construction of new runways or taxiways or expansion of the runways or taxiways at TMB and any future alternations, re-alignments, or re-numbering of the runways and taxiways. The Owner further agrees and acknowledges that it does not object to the presence of TMB or the twenty-four hours per day operation of aircraft from its runways and hereby waives any right to object to or challenge the twenty-four hours per day operation of the airport and any improvements thereto, including without limitation, the construction or future expansion of the runways at TMB and any future alterations, re-alignments, or renumbering of the runways and taxiways. The Owner further agrees that neither the Owner, nor its lessees, will ever request, support or participate in any effort to impose mandatory noise abatement procedures at TMB.

(8) **Miscellaneous.**

(a) **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of

entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

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

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

(d) **Modification, Amendment, Release**. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective

until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

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

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

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

(j) **Recording**. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the

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

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

(l) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

[Signature Page Follow]

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 11

PH: Z14-051 (15-3-CZ11-1) **March 17, 2015**
Item No. 1

Recommendation Summary	
Commission District	9
Applicants	Venetian By Luxcom, LLC
Summary of Requests	The applicant is seeking to modify a previously approved declaration of restrictions in order to submit revised plans showing additional model types within a portion of the proposed development. Additionally, the applicant seeks to permit said revisions with non-use variances to the zoning regulations.
Location	Lying between SW 172 Terrace and SW 178 Terrace, Miami-Dade County, Florida.
Property Size	58.81 acres
Existing Zoning	RU-1M(a) and RU-TH
Existing Land Use	Vacant land
2020-2030 CDMP Land Use Designation	Low Density Residential *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance standards, Section 33-311(A)(7) Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions, subject to the acceptance of the revised covenant.**

REQUESTS:

(1) MODIFICATION of Paragraph 1 of Declaration of Restrictions, recorded in Official Record Book 25739, Pages 2130 - 2175, only as it applies to subject property, reading as follows:

From: "1. **Site Plan.** The Property shall be developed substantially in accordance with the plans, entitled "Venetian Parc," as prepared by Olivia-Meoz Architects and Planners, Inc., dated stamped received December 11, 2006, and sheet A-3 dated stamped received January 23, 2007 (the "Plan), said Plan being on file with the Miami-Dade County Department of Planning and Zoning, and made a part of this agreement by reference, except as modified herein by Paragraph #4. Said Plan may be further modified at the public hearing on the Application.

The Owner also agrees as follows:

(a) The height of any dwelling unit on a lot located on the Property's northern or southern boundaries, which abuts an existing one (1) story home outside of the Property, shall not exceed one (1) story in height.

(b) Prior to the issuance of a certificate of completion for any dwelling unit on a lot which abuts an existing single-family home outside of the Property, the Owner shall install a six foot high wooden fence along the rear lot line of said lot.

(c) Any lot located along the northern boundary of the Property, west of SW 152 Avenue, shall be of such width as to match the lot width of the abutting lot to the north. Any other perimeter lot located along the southern boundary of the Property, east of SW 154 Place, and along the northern boundary of the Property, east of SW 152 Avenue, shall have a minimum width of sixty (60) feet.

(d) No vehicular connection shall be permitted from the Property to SW 155 Court or SW 156 Court. The Owner shall install a loop road or cul-de-sacs (as may be approved by the Public Works Department) at the end of SW 155 Court and SW 156 Court. Further, prior to the issuance of a building permit for any dwelling unit within the Property (other than model home units), the Owner shall install a 6' high CBS prefabricated wall and landscaping consisting of trees of such species as may be approved bt the Department of Regulatory and Economic Resources, and to be planted at a minimum height of 12' along the Northern boundary of the proposed park.

(e) Prior to the issuance of a certificate of use and occupancy for any dwelling unit within the property (other than model units), the Applicant shall install one of the following traffic calming devices as may be approved by the Public Works Department:

I. A roundabout (traffic circle) at the intersection of SW 149 Avenue and SW 176 Street;
II. A raised curb traffic control device, commonly known as a "lamb chop" to prohibit eastbound traffic from the property from SW 176 Street; or"

To: "1. **Site Plan.** The Property shall be developed substantially in accordance with the plans, entitled "Venetian Parc" as prepared by Olivia-Meoz Architects & Planners Inc. and Sotolongo Salman Henderson Architects, LLC., with Sheets TLL-1 & A-1-1C dated stamped received 12/3/14 and the remaining 205 sheets dated stamped received 10/31/14 for a total of 207 sheets.

The Owner also agrees as follows:

(a) The height of any dwelling unit on a lot located on the Property's northern or southern boundaries, which abuts an existing one (1) story home outside of the Property, shall not exceed one (1) story in height.

(b) Prior to the issuance of a certificate of completion for any dwelling unit on a lot which abuts an existing single-family home outside of the Property, the Owner shall install a six foot high wooden fence along the rear lot line of said lot.

(c) Any lot located along the northern boundary of the Property, west of SW 152 Avenue, shall be of such width as to match the lot width of the abutting lot to the north. Any other perimeter lot located along the southern boundary of the Property, east of SW 154 Place, and along the

northern boundary of the Property, east of SW 152 Avenue, shall have a minimum width of sixty (60) feet.

(d) No vehicular connection shall be permitted from the Property to SW 155 Court or SW 156 Court. The Owner shall install a loop road or cul-de-sacs (as may be approved by the Public Works Department) at the end of SW 155 Court and SW 156 Court. Further, prior to the issuance of a building permit for any dwelling unit within the Property (other than model home units), the Owner shall install a 6' high CBS prefabricated wall and landscaping consisting of trees of such species as may be approved by the Department of Regulatory and Economic Resources, and to be planted at a minimum height of 12' along the Northern boundary of the proposed park.

(e) Prior to the issuance of a certificate of use and occupancy for any dwelling unit within the property (other than model units), the Applicant shall install one of the following traffic calming devices as may be approved by the Public Works Department:

i. a roundabout (traffic circle) at the intersection of SW 149 Avenue and SW 176 Street;
ii. a raised curb traffic control device commonly known as a "Lamb Chop" to prohibit Eastbound traffic from the property to SW 176 Street."

The purpose of request #1 is to allow the applicant to submit revised plans showing additional model types for the previously approved residential development.

(2) NON-USE VARIANCE to permit certain lots with a lot coverage varying from 45.25% to 49.35% (45% maximum permitted).

(3) NON-USE VARIANCE to permit certain lots with swimming pools to setback 15' (20' required from the side street property lines.

(4) NON-USE VARIANCE to permit model F with a rear setback of 22' (15' for 50% of the lineal footage of the width of the house and 25' for the remaining balance).

PROJECT DESCRIPTION AND PROJECT HISTORY:

In 1990, pursuant to Resolution #Z-169-90, the subject property was granted rezoning approval from AU, Agricultural District, to RU-1, Single-Family Residential District, and EU-M, Single-Family Modified Estate District. In addition, a restrictive covenant, recorded in the Public Records Book 14792 Page 1428, was also approved restricting the development of the site to the 1990 site plan. In 2007, pursuant to Resolution #CZAB11-15-07, the 120.22 gross acre subject property was rezoned to a mix of RU-TH, Townhouse District, and RU-1M(a), Modified Single-Family Residential District. The approved application consisted of a proposed development with 672 residential units made up of 268 townhouses and 404 single-family residences. As part of that application, the applicant proffered a covenant that, among other things, provided for a park dedication of ± 6.0 acres of land for public park purposes to the Miami-Dade County Parks, Recreation and Open Space Department, as depicted on the site

plan. Subsequently, pursuant to Resolution #Z-10-13, the park area was reduced from six (6) to four (4) acres.

The current application seeks to modify the 2007 Declaration of Restrictions in order to submit revised plans showing additional model types within the previously approved residential development, along with variances of the setback and lot coverage regulations. The proposed modification is only for the eastern, 58.81 acre portion of the previously approved tract.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-TH and RU-1M(a); vacant land	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1: single-family residences	Low Density Residential (2.5 to 6 dua)
West	RU-TH and RU-1M(a); vacant land	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject parcel is located south of SW 172 Terrace and north of SW 176 Terrace, and east of SW 157 Avenue and west of SW 152 Avenue, in an area predominately developed with single-family residences. To the west of SW 157 Avenue is the Urban Development Boundary line, which is made up of vacant agricultural parcels.

SUMMARY OF THE IMPACTS:

Although the models within the previously approved residential development will change, staff opines that this will not have any negative visual impacts on the surrounding residential developments. Further, based on the memoranda from the departments that reviewed the application, approval will not create any new impacts on traffic, schools or other resources in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Low Density Residential** on the Adopted 2015-2025 LUP map. *This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The Land Use Element Interpretive Text under Residential Communities provides that this density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses.* The approval of the requests sought in this application will not add additional dwelling units to the site beyond what was previously approved or what is allowed by the LUP map of the CDMP. Therefore, staff opines that the subject requests are **consistent** with the uses allowed in the Low Density Residential category and the density

threshold for this land use category and are consistent with the designation of the site on the CDMP LUP map.

ZONING ANALYSIS:

When request #1 is analyzed under Section 33-311(A)(7), **General Modification Standards**, staff opines that the proposed modification of the previously approved site plan, only as it applies to the eastern 58.81 acres of the previously approved development will not generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be **compatible** with the surrounding area. Specifically, the proposed modification will allow the applicant to show certain models with a greater lot coverage than allowed (request #2), reduced setbacks for swimming pools from the side street property lines (request #3) and certain lots with a standard 22' setback from the rear property lines, where the RU-1M(a), Single-Family Modified Residential Districts, 5,000 sq. ft. net, allows 15' setback for 50% of the lineal footage and 25' for the remainder (request #4). Staff notes that the models being modified are located on lots that are centrally located within the 58.8 acre parcel, will not be visible outside the proposed residential development, and therefore will not be detrimental to the existing residential developments that exists in this area. In addition, staff notes that the proposed modification maintains the general layout of the lots, the traffic patterns and restrictions, and the height restrictions on the parcels abutting existing residential developments that were incorporated into the original declaration of restrictions that is currently being modified.

Furthermore, staff opines that approval of this request will not have a negative impact on the surrounding roadways, environmental and water resources, or create a fire hazard based on the recommendations and information contained in memoranda from the Platting and Traffic Review Section and the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources (RER) and the Fire Rescue Department. As such, staff opines that the proposed modification of the previously approved plans will not result in any adverse impacts to the subject property or the surrounding area. Additionally, when considering the necessity for and reasonableness of the modification in relation to the present and future development of the area concerned, staff opines that approval of this application would be compatible with the same. **Therefore, staff recommends approval with conditions of request #1 subject to the acceptance of the revised covenant, under the Generalized Modification Standards, Section 33-311(A)(7).**

When requests #2 through #4 are analyzed under the Non-Use Variance From Other Than Airport Regulations (NUV) Standards, Section 33-311(A)(4)(b), staff opines that for the reasons that were previously outlined in the analysis of request #1, approval with conditions of the requests will maintain the basic intent and purpose of the zoning and subdivision regulations and would not affect the stability and appearance of the community. Further, based on the analysis below, staff opines that approval of the aforementioned requests would be **compatible** with the surrounding residential uses in the area. As previously noted, the increased lot coverage for certain models within the proposed development (request #2) as well as the reduced setbacks (request #4), will be restricted to the models identified on the submitted plans only. As such, due to the fact that the development is presently being developed, this will be the standard and will not create any new visual impacts on the surrounding parcels within the development. Additionally, staff notes that the submitted plans indicate a 6' high wood fence that will enclose the rear yard areas in which the proposed swimming pools (request #3) will be located. As such, with the condition that said fence be maintained, staff opines that the 5' encroachment of the swimming pools into the side street setback areas on the models as

indicated in the plans, will not have negative visual or aural impacts on abutting properties, or passersby along the affected abutting roadways. **Staff therefore, recommends approval with conditions of requests #2 through #4, under the NUV Standards, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: None.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval with conditions, subject to the acceptance of the revised covenant.

CONDITIONS FOR APPROVAL:

1. That all the paragraphs of Declaration of Restrictions, recorded in Official Record Book 25739, Pages 2130 - 2175, remain in full force and effect except as herein modified.

2. That the proposed 6' high wood fence enclosing the rear yard areas containing the swimming pools be maintained and if removed or destroyed, shall be replaced by a 6' high opaque fence or CBS wall, or a fence with a hedge, 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

ES:MW:NN:JV:CH

Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Venetian by Luxcom, LLC
Z14-051

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

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

Low Density Residential (Pg. I-29)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required*

1. VENETIAN BY LUXCOM, LLC
(Applicant)

15-3-CZ11-1 (14-051)
Area 11/District 09
Hearing Date: 03/17/15

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?

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1970	Farm Production Corp.	- Use Variance to permit an agricultural research facility.	ZAB	Approved with Condition(s)
1970	Farm Production Corp.	- Zone change from AU to RU-5A.	BCC	Approved
1982	United Brands Floriculture Inc.	- Non-Use Variance of zoning regulations.	ZAB	Approved with Condition(s)
1990	Sunbow Realty Inc.	- Zone change from AU to RU-1, EU-M & EU-1.	BCC	Approved
1990	Sunbow Realty Inc.	- Zone change from AU to RU-1, EU-M & EU-1.	BCC	Approved
2007	Quantum Ventures LLC	- Zone change from AU, EU-1, EU-M, RU-1 to RU-TH & RU-1MA. - Non-Use Variance to waive zoning regulations.	C11	Approved
2013	Venetian Lennar, LLC & Venetian By Luxcom, LLC	- Modification and Deletion condition of Declaration of Restrictions.	BCC	Approved with Condition(s)

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

Memorandum

Date: November 18, 2014

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

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

Subject: C-11 #Z2014000051-1st Revision
Venetian by Luxcom, LLC
Modification of a previous Agreement to show additional model types for a previously approved residential development. Non-Use Variance to permit greater lot coverage. Non-Use Variance to permit swimming pools setback less than required from property lines.
(RU-1(M)(a)) (58.81 Acres)
33-55-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

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

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

The applicant is advised to contact the DERM Water Control Section at (305)-372-6681 for further information regarding permitting procedures and requirements.

Pollution Remediation
There are no records of current contamination assessment/remediation issues on the subject sites or records of current contamination assessment/remediation issues for sites directly abutting the properties.

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

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

Tree Preservation
Tree Removal/Relocation Permit #4533 was issued for the properties (folios 30-5933-000-0010, 0025, 0030, 0035 and 0055) located along the western part of this project on July 8, 2013. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on July 8, 2015, in order to avoid violation of permit conditions.

Please be advised that an amendment to this permit is required prior to the removal and/or relocation of additional trees on the subject properties that are subject to the Tree Preservation and Protection provisions of the Code.

Also, the properties contain prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the subject properties prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

Please contact the Tree Permitting Program at (305) 372-6574 for information regarding tree permits.

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

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: June 13, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000051
Name: Venetian by Luxcom, LLC
Location: Lying Between SW 172 Terrace & SW 173 Terrace on the East & West Sides of SW 152 Avenue
Section 33 Township 55 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Plat Book 170, Page 27 & Plat Book 170, Page 33.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum

MIAMI-DADE COUNTY

Date: May 22, 2014

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

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Venetian by Luxcom, LLC (DIC #14_051)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: ***Venetian by Luxcom, LLC*** is requesting a modification of Resolution No.CZAB11-15-07, a modification of a Declaration of Restrictions recorded in Official Records Book 25739, Pages 2130-2175. The modifications are to allow for non-use variances of lot coverage regulations and a setback to permit swimming pools regarding single family detached residential units. The property is currently zoned in a Modified Single Family Residential (RU-1A (a)) and Townhouse (RU-TH) districts

Size: The subject property is 58.81 acres.

Location: The subject property is approximately located lying between SW 172nd Terrace and SW 178th Terrace, on the east and west sides of SW 152nd Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management the single family residences and townhouses to be developed on the property will meet the County Code definition of residential units. As such, according to the Code, the residential units will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

Memorandum

MIAMI-DADE COUNTY

Date: November 7, 2014

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

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

Subject: Z2014000051: VENETIAN BY LUXCOM, LLC
Revised Plans Submitted Dated Stamped Received 10/31/2014

Application Name: VENETIAN BY LUXCOM, LLC

Project Location: The site is located in that area LYING BETWEEN SW 172 TERRACE & SW 173 TERRACE ON THE EAST & WEST SIDES OF SW 152 AVENUE, Miami-Dade County.

Proposed Development: The request is for approval of non-use variance for lot coverage and setbacks.

Impact and demand: This application does not generate any new residential population applicable to CDMP Open Space Spatial Standards

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**

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

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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Thursday, December 04, 2014 2:19 PM
To: Henderson, Cassandra (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Zoning Hearing Document Distribution (Case # Z2014000051)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the letter of intent regarding lot coverage of various units. There is no RER received date on any site plan.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day

16

DATE: 27-JAN-15

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

VENETIAN BY LUXCOM, LLC

APPLICANT

LYING BETWEEN SW 172 TERRACE & SW 178 TERRACE & ON BOTH SIDES OF SW 152 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2014000051

HEARING NUMBER

HISTORY:

FOLIO NUMBERS: 30-5933-002-0330, 30-5933-002-0320, 30-5933-002-0310, 30-5933-002-0300, 30-5933-002-0010, 30-5933-000-0055, 30-5933-000-0030, 30-5933-000-0025, 30-5933-000-0010

VENETIAN BY LUXCOM, LLC

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

NONE

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Venetian By Luxcom, LLC

NAME AND ADDRESS	Percentage of Stock
Alexdex Corporation	00.72 %
Venetian Park Management, LLC	1%
Venetian Park Investments, LLC	94.34%
Leslie Poyastro	3.94%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

214-051

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of

	Interest
_____	_____
_____	_____

Date of contract: _____

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

_____

_____

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

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

By: Venetian by Luxcom, LLC

By: Alexdex Corporation

By: _____

Oscar Barbara, President OF Alexdex Corp; Manager of Venetian by Luxcom, LLC.

Sworn to and subscribed before me this 30th day of April, 2014. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 1/29/18

YUTHIT BAEZ
Notary Public - State of Florida
My Comm. Expires Jan 29, 2018
Commission # FF 082531

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

214-051

8/3/12 rcc
#29300037_v1

EXHIBIT TO DISCLOSURE OF INTEREST

RECEIVED
Z14-051
OCT 28 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

Alexdex Corporation

- Oscar Barbara (100%)

Venetian Parc Management, LLC

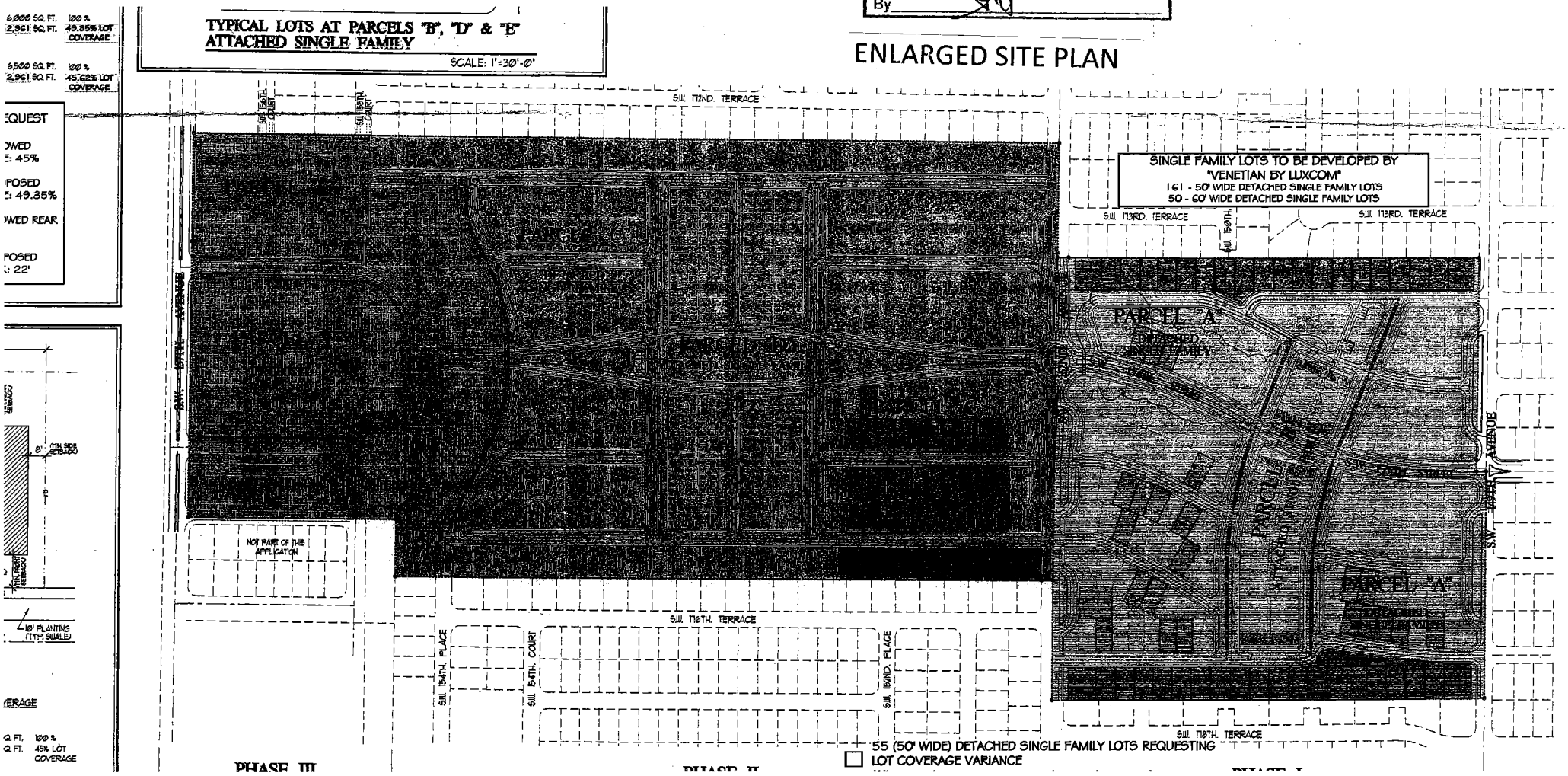
- Rosiel J. Herran (95%)
- Armando J. Guerra, Magaly Herran Santana and Rosita Aponte, as Trustees of the Rosiel J. Herran 2014
- Gift Trust u/a/d February 4, 2014 (5%)
  Beneficiaries:
  - Victoria Alysse Herran 50%
  - Isabella Alessandra Herran 50%

Venetian Parc Investments, LLC

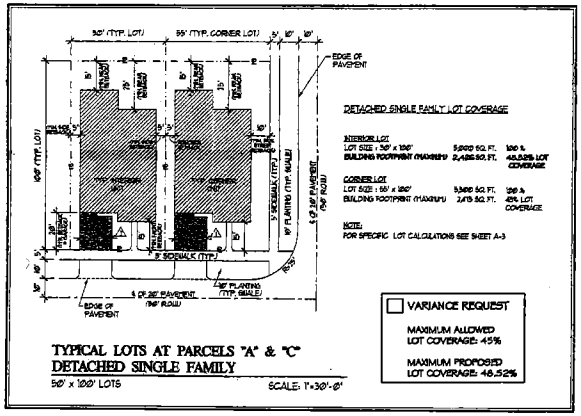
- Rosiel J. Herran (80%)
- Armando J. Guerra, Magaly Herran Santana and Rosita Aponte, as Trustees of the Rosiel J. Herran 2014
- Gift Trust u/a/d February 4, 2014 (20%)
  Beneficiaries:
  - Victoria Alysse Herran 50%
  - Isabella Alessandra Herran 50%

RECEIVED
Z14-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

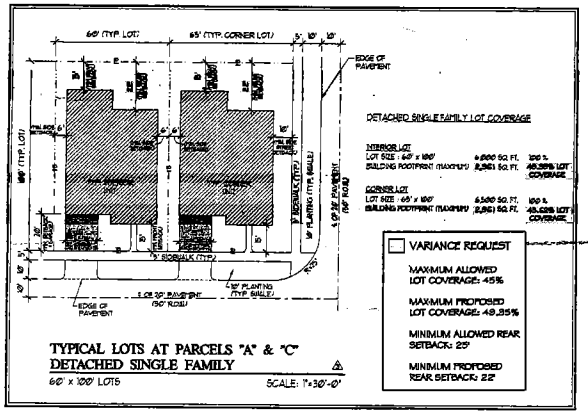
ENLARGED SITE PLAN



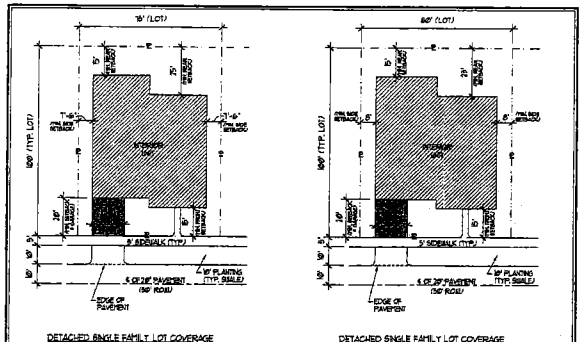
22



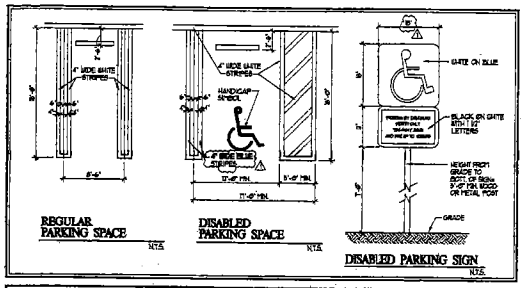
TYPICAL LOTS AT PARCELS "A" & "C"
DETACHED SINGLE FAMILY
50' x 100' LOTS
SCALE: 1"=30'-0"



TYPICAL LOTS AT PARCELS "A" & "C"
DETACHED SINGLE FAMILY
60' x 100' LOTS
SCALE: 1"=30'-0"



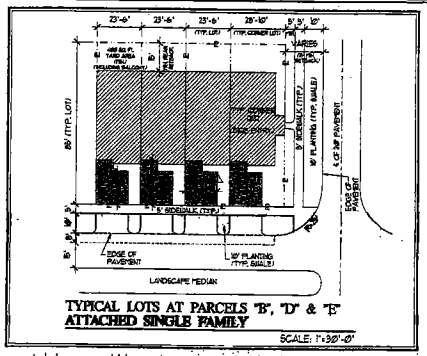
TYPICAL LOTS AT PARCEL "C"
DETACHED SINGLE FAMILY
75' x 100' & 60' x 100' LOTS
SCALE: 1"=30'-0"



REGULAR PARKING SPACE
N.T.S.

DISABLED PARKING SPACE
N.T.S.

DISABLED PARKING SIGN
N.T.S.



TYPICAL LOTS AT PARCELS "B", "D" & "E"
ATTACHED SINGLE FAMILY
SCALE: 1"=30'-0"

GENERAL SITE DATA
VENETIAN PARC

TOTAL NUMBER OF UNITS: 664

GROSS ACRES: 28.22
GROSS DENSITY: 23.5

CONSTRUCTION PHASE I
292 UNITS

PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA
A	3.88 ac.	114 (50' x 100') 64 (60' x 100')		1.41 ac.	18.54 ac.
B	6.85 ac.		38 UNITS (2BDR x 60) (3BDR x 60)	1.56 ac.	2.74 ac.
TOTAL	31.33 ac.	114 UNITS	38 UNITS	9.37 ac.	21.68 ac.

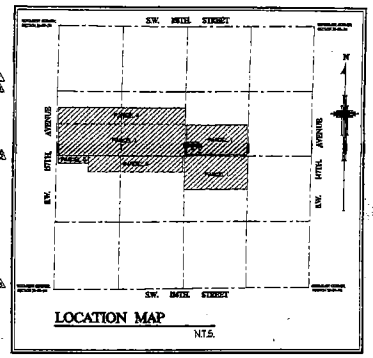
CONSTRUCTION PHASE II
348 UNITS

PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA
C	49.29 ac.	220 (50' x 100') 5 (55' x 100') 5 (60' x 100')		8.21 ac.	28.06 ac.
D	5.55 ac.		128 UNITS 8 2 (2BDR x 60) (3BDR x 68)	3.59 ac.	5.88 ac.
TOTAL	55.84 ac.	220 UNITS	128 UNITS	11.86 ac.	33.93 ac.

CONSTRUCTION PHASE III
44 UNITS

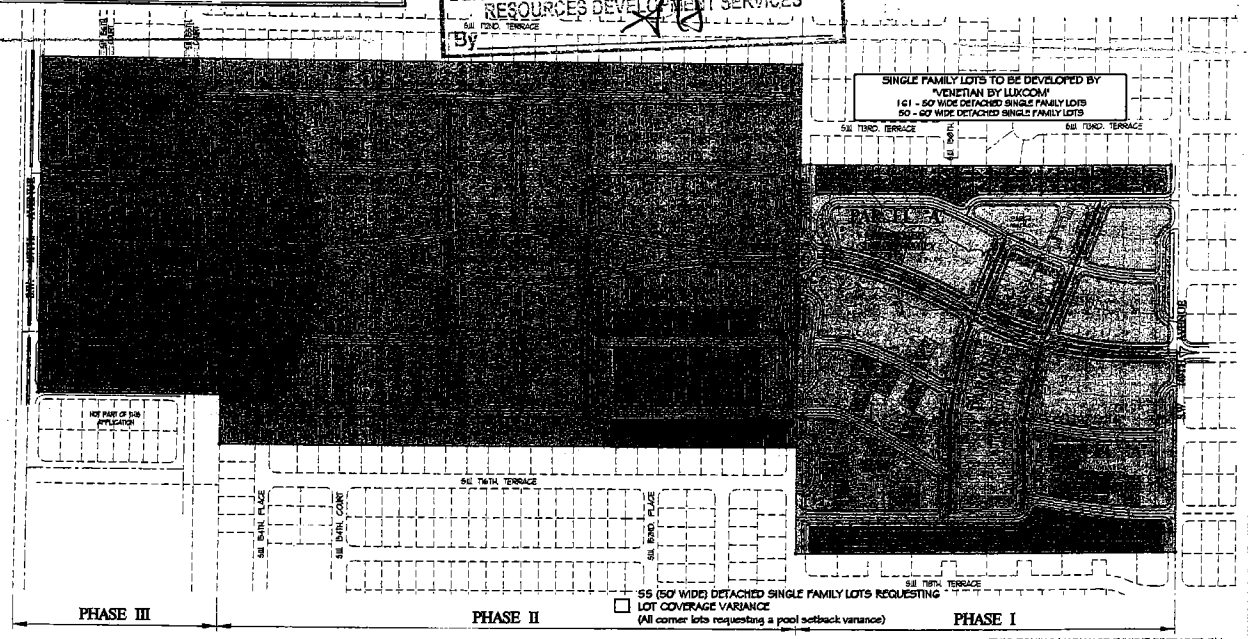
PARCEL	NET ACRES	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY	PAVED AREAS	BUILDING AREA
E	16.55 ac.	44 (50' x 100')		[illegible]	[illegible]
TOTAL	[illegible]	44 UNITS		3.15 ac.	5.21 ac.

PARCEL	PARKS
B	PARK-1 : 0.62 AC.
D	PARK-2 : 1.22 AC.
E	PARK-3 : 4.18 AC.
	TOTAL : 6.02 AC.



LOCATION MAP
N.T.S.

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By



55 (50' WIDE) DETACHED SINGLE FAMILY LOTS REQUESTING LOT COVERAGE VARIANCE
(All corner lots requesting a pool setback variance)

50 (60' WIDE) DETACHED SINGLE FAMILY LOTS REQUESTING LOT COVERAGE VARIANCE AND / OR REAR SETBACK VARIANCE
(Only Lot 50 in Block 1 is requesting a pool setback variance)

SITE PLAN
CONSTRUCTION PHASES
SCALE: 1"=200'-0"

LEGEND
PHASE I
PHASE II
PHASE III

THIS ZONING VARIANCE EXHIBIT PREPARED BY:
SOTOLONGO SALMAN HENDERSON ARCHITECTS
10600 NW 27TH STREET ▫ DORAL ▫ FL 33172
PHONE: 305-593-9708 ▫ FAX: 305-593-0096

OLIVA-MEDOZ ARCHITECTS & PLANNERS, INC.
343 ALCAZAR AVENUE, CORAL GABLES, FL. 33134
TELEPHONE (786) 552-7201 FACSIMILE (786) 552-7201

VENETIAN PARC
DADE-COUNTY, FLORIDA
QUANTUM VENTURES
8500 S.W. 84TH STREET, SUITE 208, MIAMI, FL. 33144 PHONE (305) 265-3400

DIRECTOR L. OLIVA
AR 0015339

SP-1

REV.	BY
1 5-9-14	T.J.E.
2 6-9-14	T.J.E.
3 6-26-14	T.J.E.
4 10-20-14	T.J.E.
5 11-6-14	T.J.E.

DRAWN BY: T.J.E.
CHECKED BY: M.M.L.
DATE: 5-9-14
SCALE: 1"=200'
JOB: 13-1
FILE: 13-1-1

23

VENETIAN PARC PARCEL "A"
LEGAL DESCRIPTION

BEGINNING AT A NW CORNER OF SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE N87°59'15"E FOR A DISTANCE OF 1,340.00 FEET ALONG THE NORTH LINE OF SE 1/4 OF SECTION 33-55-39; THENCE S01°32'02"E FOR A DISTANCE OF 702.66 FEET; THENCE S87°31'38"W FOR A DISTANCE OF 1,337.79 FEET; THENCE N89°47'04"W FOR A DISTANCE OF 367.48 FEET; THENCE N01°47'46"W FOR A DISTANCE OF 337.98 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
COMMENCING AT A NW CORNER OF SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE N87°59'15"E FOR A DISTANCE OF 584.79 FEET ALONG THE NORTH LINE OF SE 1/4 OF SECTION 33-55-39; THENCE N12°17'00"E FOR A DISTANCE OF 36.12 FEET TO THE POINT OF BEGINNING; THENCE S87°59'15"W FOR A DISTANCE OF 553.11 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N02°09'39"W, A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°34'15", A DISTANCE OF 39.52 FEET; THENCE N01°26'29"W FOR A DISTANCE OF 599.75 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 1,275.05 FEET; THENCE S01°26'01"E FOR A DISTANCE OF 625.00 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 716.64 FEET TO THE POINT OF BEGINNING.
LESS THE FOLLOWING PARCEL:
(ALSO KNOWN AS PARCEL B)
COMMENCING AT A NW CORNER OF SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST ; THENCE N87°59'15"E FOR A DISTANCE OF 584.79 FEET ALONG THE NORTH LINE OF SE 1/4 OF SECTION 33-55-39 TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 272.03 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S76°16'05"E, A RADIAL DISTANCE OF 651.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°09'05", A DISTANCE OF 1.72 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S77°56'46"E, A RADIAL DISTANCE OF 4,436.59 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°29'29", A DISTANCE OF 115.48 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S76°38'19"E, A RADIAL DISTANCE OF 829.16 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°21'28", A DISTANCE OF 106.52 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S83°59'51"E, A RADIAL DISTANCE OF 829.06 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°22'21", A DISTANCE OF 106.75 FEET; THENCE S01°42'43"E FOR A DISTANCE OF 265.70 FEET; THENCE S87°51'58"W FOR A DISTANCE OF 260.07 FEET; THENCE N02°00'02"W FOR A DISTANCE OF 265.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,034.24 FEET AND A CENTRAL ANGLE OF 07°15'26"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 131.00 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,006.18 FEET AND A CENTRAL ANGLE OF 07°24'34"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 130.14 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N77°24'55"W, A RADIAL DISTANCE OF 975.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°51'17", A DISTANCE OF 31.56 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S80°19'07"E, A RADIAL DISTANCE OF 1,004.39 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°25'11", A DISTANCE OF 24.89 FEET TO THE POINT OF BEGINNING
LESS
COMMENCING AT A NW CORNER OF SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE N87°59'15"E FOR A DISTANCE OF 584.79 FEET ALONG THE NORTH LINE OF SE 1/4 OF SECTION 33-55-39; THENCE N12°17'00"E FOR A DISTANCE OF 36.12 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S76°41'11"E, A RADIAL DISTANCE OF 1,004.39 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°25'37", A DISTANCE OF 25.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S75°16'37"E, A RADIAL DISTANCE OF 993.37 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°57'42", A DISTANCE OF 86.02 FEET; THENCE N28°06'01"E FOR A DISTANCE OF 290.59 FEET; THENCE N62°47'53"W FOR A DISTANCE OF 31.99 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S27°48'44"W, A RADIAL DISTANCE OF 1,426.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°43'19", A DISTANCE OF 92.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N24°20'34"E, A RADIAL DISTANCE OF 35.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 74°43'42", A DISTANCE OF 45.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S80°48'08"E, A RADIAL DISTANCE OF 35.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 78°47'23", A DISTANCE OF 48.13 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 426.85 FEET; THENCE S20°06'01"W FOR A DISTANCE OF 513.41 FEET; THENCE N01°17'54"W FOR A DISTANCE OF 8.07 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S79°45'58"E, A RADIAL DISTANCE OF 651.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°17'02", A DISTANCE OF 25.99 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 274.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,031,715.01 SQUARE FEET OR 23.67 ACRES, MORE OR LESS

VENETIAN PARC PARCEL "B"
LEGAL DESCRIPTION

COMMENCING AT A NW CORNER OF SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST ; THENCE N87°59'15"E FOR A DISTANCE OF 584.79 FEET ALONG THE NORTH LINE OF SE 1/4 OF SECTION 33-55-39 TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 272.03 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S76°16'05"E, A RADIAL DISTANCE OF 651.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°09'05", A DISTANCE OF 1.72 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S77°56'46"E, A RADIAL DISTANCE OF 4,436.59 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°29'29", A DISTANCE OF 115.48 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S76°38'19"E, A RADIAL DISTANCE OF 829.16 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°21'28", A DISTANCE OF 106.52 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S83°59'51"E, A RADIAL DISTANCE OF 829.06 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°22'21", A DISTANCE OF 106.75 FEET; THENCE S01°42'43"E FOR A DISTANCE OF 265.70 FEET; THENCE S87°51'58"W FOR A DISTANCE OF 260.07 FEET; THENCE N02°00'02"W FOR A DISTANCE OF 265.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,034.24 FEET AND A CENTRAL ANGLE OF 07°15'26"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 131.00 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,006.18 FEET AND A CENTRAL ANGLE OF 07°24'34"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 130.14 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N77°24'55"W, A RADIAL DISTANCE OF 975.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°51'17", A DISTANCE OF 31.56 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S80°13'07"E, A RADIAL DISTANCE OF 1,004.39 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°25'11", A DISTANCE OF 24.83 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
COMMENCING AT A NW CORNER OF SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, THENCE N87°59'15"E FOR A DISTANCE OF 584.79 FEET ALONG THE NORTH LINE OF SE 1/4 OF SECTION 33-55-39; THENCE N12°17'00"E FOR A DISTANCE OF 36.12 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S76°41'11"E, A RADIAL DISTANCE OF 1,004.39 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°25'37", A DISTANCE OF 25.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S75°16'37"E, A RADIAL DISTANCE OF 993.37 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°57'42", A DISTANCE OF 86.02 FEET; THENCE N28°06'01"E FOR A DISTANCE OF 290.59 FEET; THENCE N62°47'53"W FOR A DISTANCE OF 31.99 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S27°48'44"W, A RADIAL DISTANCE OF 1,426.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°43'19", A DISTANCE OF 92.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N24°20'34"E, A RADIAL DISTANCE OF 35.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 74°43'42", A DISTANCE OF 45.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S80°48'08"E, A RADIAL DISTANCE OF 35.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 78°47'23", A DISTANCE OF 48.13 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 426.85 FEET; THENCE S20°06'01"W FOR A DISTANCE OF 513.41 FEET; THENCE N01°17'54"W FOR A DISTANCE OF 8.07 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S79°45'58"E, A RADIAL DISTANCE OF 651.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°17'02", A DISTANCE OF 25.59 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 274.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 307,685.54 SQUARE FEET OR 7.06 ACRES, MORE OR LESS.

PARCEL "A"
DETACHED SINGLE FAMILY
RU-1(M)(B)

1. INTENDED USE OF DEVELOPMENT: DETACHED SINGLE FAMILY 50' ... 60' TYPICAL LOTS
2. GROSS ACREAGE OF SITE (PARCEL A) ..... 22.67 ACRES
3. NET ACREAGE OF SITE (PARCEL A) ..... 21.29 ACRES ..... [illegible]
(EXCLUDING ROW DEDICATION OF SW 148TH AVE, 93RD AVE & 176TH ST)
4. TOTAL NUMBER OF UNITS ..... 93 UNITS
5. AREA OF DETACHED SINGLE FAMILY ([illegible] SQ FT) ..... [illegible] ACRES 61.66%
(MAX. BLDG GROUND COVERAGE 8.40 ACRES = [illegible])
6. PAVED AREAS ..... 7.41 ACRES 25.83%
7. MAXIMUM NUMBER OF STORIES ..... (2 FLOORS)
8. MAXIMUM HEIGHT ..... 35 FEET
9. MINIMUM LOT AREA (50' x 100') ..... 5,000 SQFT.

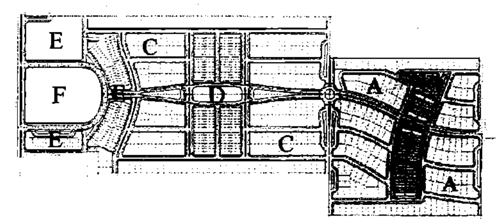
PARCEL "B"
ATTACHED SINGLE FAMILY
RU-TH (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT: RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT: ATTACHED SINGLE FAMILY (2 STORIES)
3. GROSS ACREAGE OF SITE (PARCEL B) ..... 7.06 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ..... 58 UNITS
5. NET ACREAGE OF SITE (PARCEL B) ..... 6.84 ACRES
(EXCLUDING ROW DEDICATION OF SW 176TH ST)
6. NET DENSITY 8.48
7. AREA OF ATTACHED SINGLE FAMILY (107,434.40 SQ FT) ..... 2.74 ACRES 40.06%
([illegible] x 65'-0" = [illegible] SQFT x 8 UNITS)
(25'-6" x 65'-6" = 1,667.5 SQFT x 50 UNITS)
8. PAVED AREA AND PARKINGS ..... 1.96 ACRES 28.65%
9. COMMON OPEN SPACE / GREEN REQUIRED 30% = 2.05 ACRES PROVIDED 2.14 ACRES 31.29%
(INCLUDING SIDEWALKS)
10. MAXIMUM NUMBER OF STORIES PROPOSED ..... (2 FLOORS)
11. MAXIMUM HEIGHT ..... 35 FEET
12. PARKING SPACES REQUIRED (2.25 SPACES PER UNITS) ..... (NOT COUNTING GARAGES) 131
13. PARKING SPACES PROVIDED: 2 PARKING SPACES PER UNIT 116
VISITOR PARKING SPACES PROVIDED 15
14. MINIMUM REAR YARD AREA ..... 400 SQFT

PARCELS "A" & "B"

☐ DETACHED 50' WIDE SINGLE FAMILY LOTS REQUESTING LOT COVERAGE VARIANCE
☐ DETACHED 60' WIDE SINGLE FAMILY LOTS REQUESTING LOT COVERAGE VARIANCE AND / OR REAR SETBACK VARIANCE

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH



KEY PLAN

THIS ZONING VARIANCE EXHIBIT PREPARED BY:
SOTOLONGO SALMAN HENDERSON ARCHITECTS
10630 NW 27TH STREET | DORAL | FL 33172
PHONE: 305-593-9798 | FAX: 305-593-0096

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
343 ALCAZAR AVENUE, CORAL GABLES, FL. 33134
TELEPHONE: (786) 552-7293 FACSIMILE: (786) 552-7281

VENETIAN PARC
DADE-COUNTY, FLORIDA
QUANTUM DEVELOPMENTS
8500 S.W. 8TH. STREET, SUITE 228, MIAMI, FL. 33144, PHONE: (305) 265-3400

HECTOR L. OLIVA
AR 0015339

SP-2

VENETIAN PARC PARCEL "C" ⚠

LEGAL DESCRIPTION

BEGINNING AT A NW CORNER OF SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE S87°59'15"W FOR A DISTANCE OF 35.00 FEET; THENCE S01°42'55"E FOR A DISTANCE OF 337.98 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 1,988.62 FEET ALONG THE SOUTH LINE OF NORTH 1/3 FEET OF THE S.W. 1/4, SECTION 33-55-39; THENCE N01°22'53"W FOR A DISTANCE OF 150.01 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 173.36 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 19.95 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S74°51'59"E, A RADIAL DISTANCE OF 225.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°24'41", A DISTANCE OF 21.25 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 12,689.01 FEET AND A CENTRAL ANGLE OF 00°31'01"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 114.51 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 02°57'02"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 50.21 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,044.26 FEET AND A CENTRAL ANGLE OF 15°28'47"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 282.13 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 75.10 FEET AND A CENTRAL ANGLE OF 08°11'37"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 10.73 FEET; THENCE N00°20'22"E FOR A DISTANCE OF 57.96 FEET; THENCE N04°21'52"W FOR A DISTANCE OF 57.96 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 08°11'37"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 10.73 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,044.26 FEET AND A CENTRAL ANGLE OF 13°55'05"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 253.66 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N62°48'19"E, A RADIAL DISTANCE OF 610.05 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°34'03", A DISTANCE OF 155.10 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 10°36'55"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 23.16 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 73.26 FEET; THENCE S88°06'32"W FOR A DISTANCE OF 319.05 FEET; THENCE N01°40'01"W FOR A DISTANCE OF 125.00 FEET; THENCE N88°06'32"E FOR A DISTANCE OF 2,153.86 FEET ALONG THE NORTH LINE OF NORTH 3/4, N.W. 1/4 SECTION 33-55-39; THENCE S01°30'20"E FOR A DISTANCE OF 1013.29 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PARCEL:
(ALSO KNOWN AS PARCEL D)

CONTAINING 1,789,593.22 SQUARE FEET OR 41.08 ACRES, MORE OR LESS.

VENETIAN PARC PARCEL "D" ⚠

LEGAL DESCRIPTION

COMMENCING AT A NW CORNER OF SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE S87°59'15"E FOR A DISTANCE OF 35.00 FEET; THENCE S01°42'55"E FOR A DISTANCE OF 337.98 FEET ALONG THE SOUTH LINE OF NORTH 1/3 OF THE S.W. 1/4, SECTION 33-55-39; THENCE S87°59'15"W FOR A DISTANCE OF 662.75 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE S87°59'15"W FOR A DISTANCE OF 570.00 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 497.76 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N04°53'49"E, A RADIAL DISTANCE OF 1,652.01 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°11'19", A DISTANCE OF 34.27 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N05°27'34"E, A RADIAL DISTANCE OF 9,516.46 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°15'13", A DISTANCE OF 42.10 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S07°12'48"W, A RADIAL DISTANCE OF 2,558.81 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°22'59", A DISTANCE OF 150.84 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 3,702.31 FEET AND A CENTRAL ANGLE OF 02°20'02"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 150.83 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 10.05 FEET AND A CENTRAL ANGLE OF 86°29'09"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 15.17 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 4.07 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N87°43'36"E, A RADIAL DISTANCE OF 10.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 87°02'27", A DISTANCE OF 15.19 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3,026.11 FEET AND A CENTRAL ANGLE OF 02°51'20"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 150.82 FEET; THENCE CONTINUE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'20", A DISTANCE OF 150.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N09°17'11"W, A RADIAL DISTANCE OF 7,404.86 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°19'32", A DISTANCE OF 42.11 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S09°52'43"E, A RADIAL DISTANCE OF 3,467.66 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°33'59", A DISTANCE OF 34.27 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 498.32 FEET; THENCE N88°06'02"E FOR A DISTANCE OF 570.00 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 497.24 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N05°56'40"E, A RADIAL DISTANCE OF 1,450.61 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°23'14", A DISTANCE OF 34.28 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S05°11'31"W, A RADIAL DISTANCE OF 3,950.44 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°36'38", A DISTANCE OF 42.09 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N06°57'09"E, A RADIAL DISTANCE OF 3,026.11 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°52'02", A DISTANCE OF 204.25 FEET; THENCE CONTINUE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°52'02", A DISTANCE OF 204.25 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 820.00 FEET AND A CENTRAL ANGLE OF 01°13'49"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 17.61 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 53.98 FEET; THENCE CONTINUE EASTERLY ALONG SAID LINE A DISTANCE OF 53.98 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 15.00 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 119.84 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,020.00 FEET AND A CENTRAL ANGLE OF 03°57'10"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 70.37 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S04°27'04"E, A RADIAL DISTANCE OF 3,026.11 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°15'47", A DISTANCE OF 172.35 FEET; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'47", A DISTANCE OF 172.35 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N08°45'42"W, A RADIAL DISTANCE OF 6,920.40 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°20'55", A DISTANCE OF 42.10 FEET; THENCE S89°40'35"W FOR A DISTANCE OF 34.28 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 497.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 678,497.61 SQUARE FEET OR 15.58 ACRES, MORE OR LESS.

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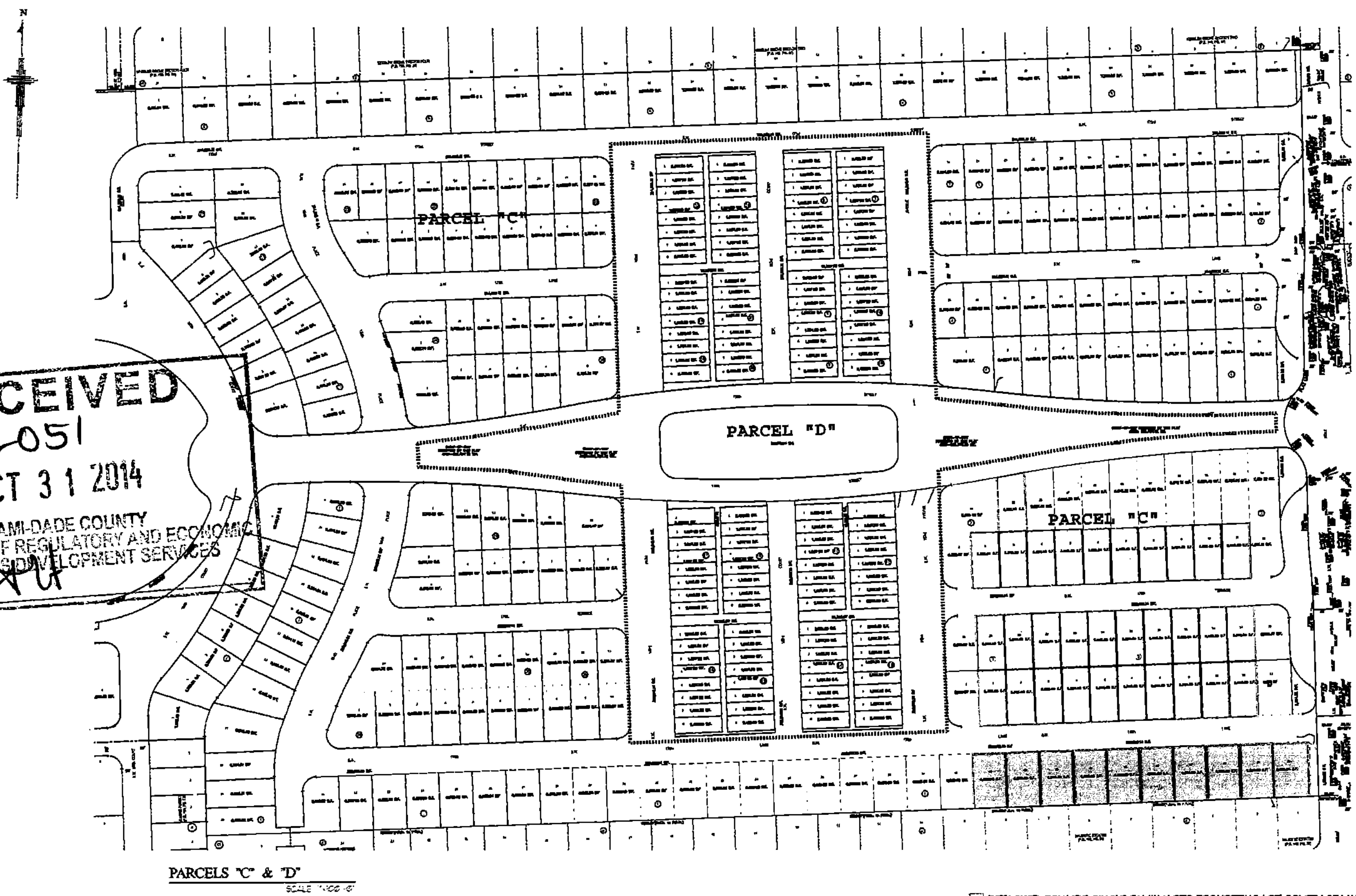
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES



PARCELS "C" & "D"
SCALE 1"=100'-0"

PARCEL "C"

DETACHED SINGLE FAMILY
RU-1(M) (a)

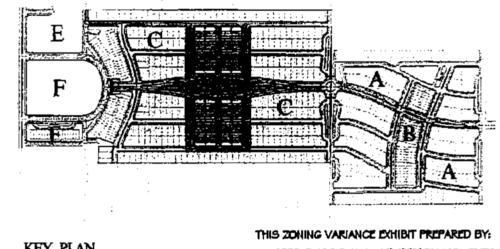
1. INTENDED USE OF DEVELOPMENT: DETACHED SINGLE FAMILY 50' x 100' TYPICAL LOTS
2. GROSS ACREAGE OF SITE (PARCEL C) ---------------- 41.08 ACRES
3. NET ACREAGE OF SITE (PARCEL C) 40.27 ACRES ---------- 100%
   (EXCLUDING ROW DEDICATION OF SW 8TH AVE. & 152ND AVE.)
4. TOTAL NUMBER OF UNITS ---------------- 242 UNITS
5. AREA OF DETACHED SINGLE FAMILY (1,250,640 SQ. FT.) ---------- 28.79 ACRES ---------- 70.8%
   (MAX. BLDG GROUND COVERAGE: 12.5 ACRES + 31.04%)
6. PAVED AREAS ---------------- 9.27 ACRES ---------- 23.02%
7. MAXIMUM NUMBER OF STORIES ---------------- (2 FLOORS)
8. MAXIMUM HEIGHT ---------------- 35 FEET
9. MINIMUM LOT AREA (50' x 100') ---------------- 5,000 SQFT.

PARCEL "D"

ATTACHED SINGLE FAMILY
RU-TH (TOWNHOUSES)

1. INTENDED USE OF DEVELOPMENT: RU-TH (TOWNHOUSES)
2. PROPOSED PRODUCT: ATTACHED SINGLE FAMILY (2 STORIES)
3. NET ACREAGE OF SITE (PARCEL D) ---------------- 15.58 ACRES
4. TOTAL NUMBER OF DWELLING UNITS ---------------- 128 UNITS
5. NET DENSITY ---------------- 8.22
6. AREA OF ATTACHED SINGLE FAMILY (214,560 SQ. FT.) ---------- 5.58 ACRES ---------- 37.14%
   (25'-10" x 85'-0" = 2,450.55 SQFT x 16 UNITS)
   (23'-6" x 85'-0" = 1,997.5 SQFT x 10 UNITS)
7. PAVED AREA AND PARKINGS ---------------- 3.59 ACRES ---------- 23.04%
8. COMMON OPEN SPACE / GREEN: REQUIRED 30% = 4.67 ACRES PROVIDED 6.11 ACRES ---- 39.27%
   (INCLUDING SIDEWALKS)
9. MAXIMUM NUMBER OF STORIES PROPOSED ---------------- (2 FLOORS)
10. MAXIMUM HEIGHT ---------------- 35 FEET
11. PARKING SPACES REQUIRED (2.25 SPACES PER UNITS) -------- (NOT COUNTING GARAGES) ------ 288
12. PARKING SPACES PROVIDED **2 PARKING SPACES PER UNIT** ---------------- 256
    VISITOR PARKING SPACES PROVIDED ---------------- 32
13. MINIMUM REAR YARD AREA ---------------- 400 SQFT

☐ DETACHED 50' WIDE SINGLE FAMILY LOTS REQUESTING LOT COVERAGE VARIANCE
☐ DETACHED 60' WIDE SINGLE FAMILY LOTS REQUESTING LOT COVERAGE VARIANCE & REAR SETBACK VARIANCE (Only Lot 50 in Block 1 is requesting a pool setback variance)



KEY PLAN
N.T.S.

THIS ZONING VARIANCE EXHIBIT PREPARED BY:
SOTOLONGO SALMAN HENDERSON ARCHITECTS
10630 NW 27TH STREET | DORAL | FL 33172
PHONE: 305 593-9798 | FAX: 305-593-0095

SP-3

HECTOR L. OLIVA
AR 0 0 1 3 3 3 9

VENETIAN PARC
DADE-COUNTY, FLORIDA
QUANTUM DEVELOPMENTS
8500 S.W. 8TH. STREET, SUITE 22A MIAMI, FL. 33144. PHONE (305) 265-3400

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
343 ALCAZAR AVENUE, CORAL GABLES, FL. 33134
TELEPHONE (786) 552-7791 FACSIMILE (786) 552-7781

24

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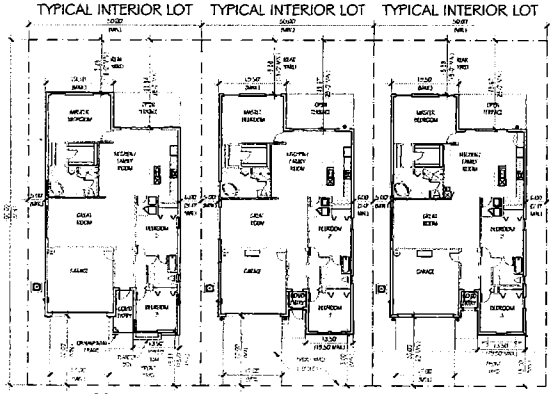
DEC 03 2014

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"A" (STANDARD) ALT 1 (C10) | "A" (STANDARD) ALT 2 (A10) | "A" (STANDARD) ALT 3 (B10)

AREA SUMMARY MODEL A ALT-1	
FIRST FLOOR	1994 SF
A/C AREA	1994 SF
COVERED ENTRY	26 SF
GARAGE	399 SF
NON A/C AREA	425 SF
Grand total	2419 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,419 S.F. / 5,000 S.F. = 48.38%

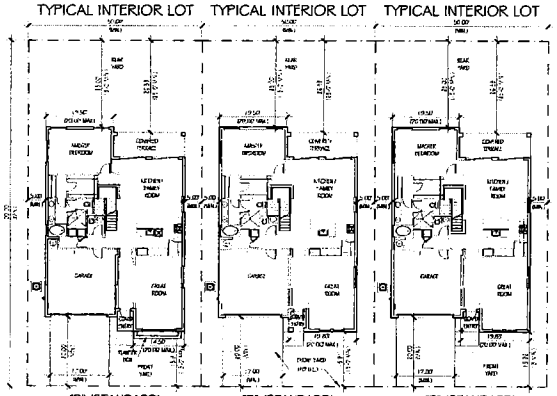
AREA SUMMARY MODEL A ALT-2	
FIRST FLOOR	1994 SF
A/C AREA	1994 SF
COVERED ENTRY	26 SF
GARAGE	399 SF
NON A/C AREA	425 SF
Grand total	2419 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,375 S.F. / 5,000 S.F. = 47.50%

AREA SUMMARY MODEL A ALT-3	
FIRST FLOOR	1994 SF
A/C AREA	1994 SF
COVERED ENTRY	26 SF
GARAGE	399 SF
NON A/C	401 SF
Grand total	2375 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,375 S.F. / 5,000 S.F. = 47.50%

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"B" (STANDARD) ALT 1 (C20) | "B" (STANDARD) ALT 2 (A20) | "B" (STANDARD) ALT 3 (B20)

AREA SUMMARY MODEL B ALT-1	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	547 SF
A/C AREA	2211 SF
COVERED ENTRY	50 SF
COVERED TERRACE	145 SF
GARAGE	399 SF
NON A/C AREA	544 SF
Grand total	2755 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,248 S.F. / 5,000 S.F. = 45%

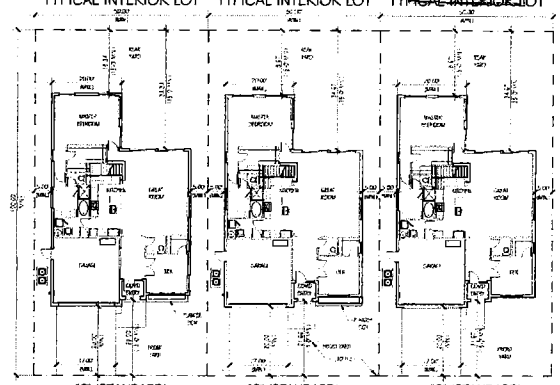
AREA SUMMARY MODEL B ALT-2	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	547 SF
A/C AREA	2211 SF
COVERED ENTRY	50 SF
COVERED TERRACE	145 SF
GARAGE	399 SF
NON A/C AREA	544 SF
Grand total	2755 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,248 S.F. / 5,000 S.F. = 45%

AREA SUMMARY MODEL B ALT-3	
FIRST FLOOR AREA	1664 SF
SECOND FLOOR AREA	547 SF
A/C AREA	2211 SF
CONVERTED TERRACE	50 SF
COVERED TERRACE	145 SF
GARAGE	399 SF
NON A/C AREA	544 SF
Grand total	2755 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,248 S.F. / 5,000 S.F. = 45%

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"C" (STANDARD) ALT 1 (C30) | "C" (STANDARD) ALT 2 (A30) | "C" (STANDARD) ALT 3 (B30)

AREA SUMMARY MODEL C ALT-1	
FIRST FLOOR A/C	1656 SF
SECOND FLOOR A/C	1117 SF
A/C	2773 SF
COVERED ENTRY	64 SF
GARAGE	399 SF
NON A/C	377 SF
Grand total	3613 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,090 S.F. / 5,000 S.F. = 42%

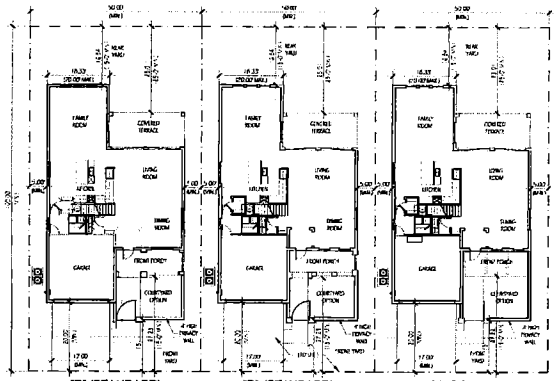
AREA SUMMARY MODEL C ALT-2	
FIRST FLOOR A/C	1656 SF
SECOND FLOOR A/C	1117 SF
A/C	2773 SF
COVERED ENTRY	64 SF
GARAGE	399 SF
NON A/C	377 SF
Grand total	3613 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,063 S.F. / 5,000 S.F. = 42%

AREA SUMMARY MODEL C ALT-3	
FIRST FLOOR A/C	1656 SF
SECOND FLOOR A/C	1117 SF
A/C	2773 SF
COVERED ENTRY	64 SF
GARAGE	399 SF
NON A/C	377 SF
Grand total	3613 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,063 S.F. / 5,000 S.F. = 42%

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"D" (STANDARD) ALT 1 (C40) | "D" (STANDARD) ALT 2 (A40) | "D" (STANDARD) ALT 3 (B40)

AREA SUMMARY MODEL D ALT-1	
FIRST FLOOR A/C	1436 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3113 SF
COVERED TERRACE	217 SF
FRONT PORCH	150 SF
GARAGE	399 SF
NON A/C AREA	764 SF
Grand total	3877 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,200 S.F. / 5,000 S.F. = 44%

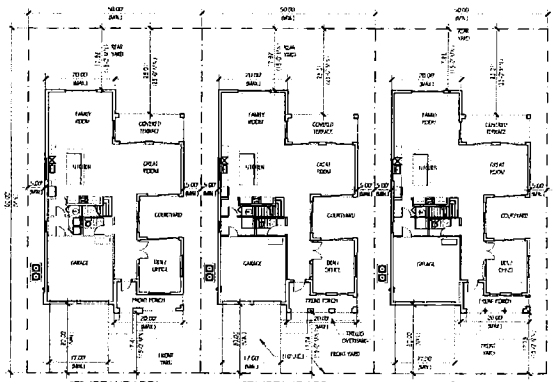
AREA SUMMARY MODEL D ALT-2	
FIRST FLOOR A/C	1436 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3113 SF
COVERED TERRACE	217 SF
FRONT PORCH	150 SF
GARAGE	399 SF
NON A/C AREA	764 SF
Grand total	3877 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,200 S.F. / 5,000 S.F. = 44%

AREA SUMMARY MODEL D ALT-3	
FIRST FLOOR A/C	1436 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3113 SF
BALCONY	144 SF
COVERED TERRACE	217 SF
FRONT PORCH	144 SF
GARAGE	399 SF
NON A/C AREA	704 SF
Grand total	4097 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,194 S.F. / 5,000 S.F. = 44%

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



"E" (STANDARD) ALT 1 (C50) | "E" (STANDARD) ALT 2 (A50) | "E" (STANDARD) ALT 3 (B50)

AREA SUMMARY MODEL E ALT-1	
FIRST FLOOR A/C	1560 SF
SECOND FLOOR A/C	1396 SF
A/C AREA	2956 SF
FRONT PORCH	121 SF
COVERED TERRACE	160 SF
GARAGE	399 SF
NON A/C AREA	674 SF
Grand total	4030 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,234 S.F. / 5,000 S.F. = 45%

AREA SUMMARY MODEL E ALT-2	
FIRST FLOOR A/C	1560 SF
SECOND FLOOR A/C	1396 SF
A/C AREA	2956 SF
FRONT PORCH	121 SF
COVERED TERRACE	160 SF
GARAGE	399 SF
NON A/C AREA	674 SF
Grand total	4030 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,234 S.F. / 5,000 S.F. = 45%

AREA SUMMARY MODEL E ALT-3	
FIRST FLOOR A/C	1560 SF
SECOND FLOOR A/C	1396 SF
A/C AREA	2956 SF
FRONT PORCH	121 SF
FRONT BALCONY	107 SF
COVERED TERRACE	160 SF
GARAGE	399 SF
NON A/C AREA	776 SF
Grand total	4732 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,234 S.F. / 5,000 S.F. = 45%

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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214-051
DEC 03 2014

☐ LOT COVERAGE VARIANCE REQUESTED

REVISIONS	BY
1. 07-22-14	MF
2. 11-11-14	MF

SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET · DORAL · FLORIDA · 33172
TELEPHONE: (305) 593-9998 · FAX: (305) 593-0096

VENETIAN PARC
VENETIAN BY LENNOM, LLC
MIAMI-DADE COUNTY, FLORIDA.

50' WIDE LOTS

TYPICAL LOT LAYOUTS
STANDARD FLOOR PLANS

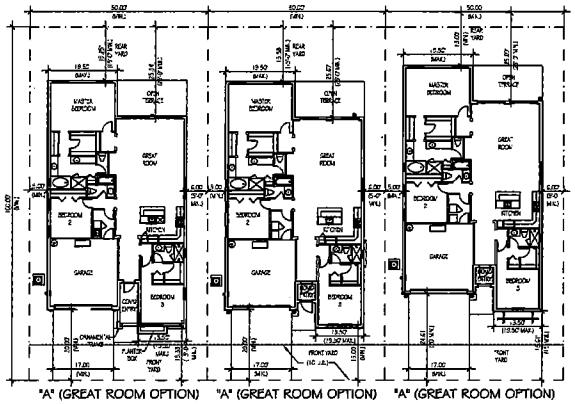
SCALE	1/16"= 1'-0"
DATE	3/3/14
JOB	1308
SHEET	TLL-1
OF	SHEETS

11/11/2014

PAUL B. SOTOLONGO - AR 7717
JENNIFER MALLON-SALMAN - AR 17181

26

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"A" (GREAT ROOM OPTION) ALT 1 (C10-X) | "A" (GREAT ROOM OPTION) ALT 2 (A10-X) | "A" (GREAT ROOM OPTION) ALT 3 (B10-X)

AREA SUMMARY MODEL A ALT-1	
* FIRST FLOOR	1954 SF
A/C AREA	1954 SF
* COVERED ENTRY	47 SF
* GARAGE	398 SF
NON A/C AREA	425 SF
Grand total	2419 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,419 S.F. / 5,000 S.F. = 48.38%

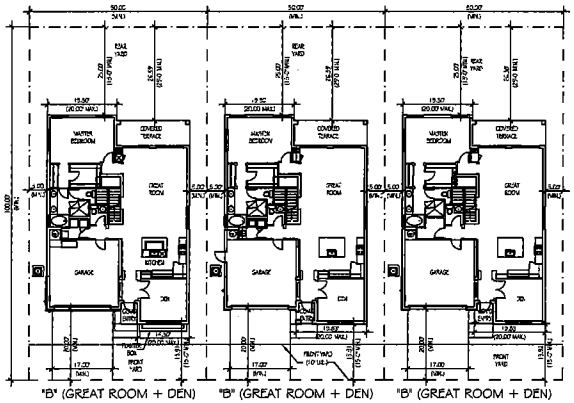
AREA SUMMARY MODEL A ALT-2	
* FIRST FLOOR	1934 SF
A/C AREA	1934 SF
* COVERED ENTRY	28 SF
* GARAGE	398 SF
NON A/C AREA	421 SF
Grand total	2375 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,375 S.F. / 5,000 S.F. = 47.50%

AREA SUMMARY MODEL A ALT-3	
* FIRST FLOOR	1954 SF
A/C AREA	1954 SF
* COVERED ENTRY	50 SF
* GARAGE	393 SF
NON A/C AREA	421 SF
Grand total	2375 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,375 S.F. / 5,000 S.F. = 47.50%

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"B" (GREAT ROOM + DEN) ALT 1 (C20-D) | "B" (GREAT ROOM + DEN) ALT 2 (A20-D) | "B" (GREAT ROOM + DEN) ALT 3 (B20-D)

AREA SUMMARY MODEL B ALT-1	
* FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1868 SF
A/C AREA	3532 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	145 SF
* GARAGE	405 SF
NON A/C AREA	584 SF
Grand total	3276 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,246 S.F. / 5,000 S.F. = 45%

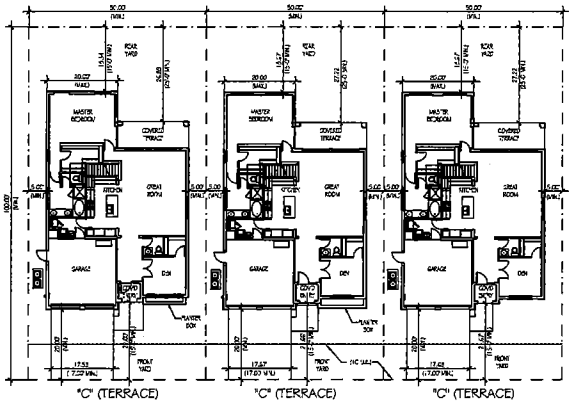
AREA SUMMARY MODEL B ALT-2	
* FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1868 SF
A/C AREA	3532 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	145 SF
* GARAGE	405 SF
NON A/C AREA	584 SF
Grand total	3276 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,246 S.F. / 5,000 S.F. = 45%

AREA SUMMARY MODEL B ALT-3	
* FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1868 SF
A/C AREA	3532 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	145 SF
* GARAGE	405 SF
NON A/C AREA	584 SF
Grand total	3276 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,246 S.F. / 5,000 S.F. = 45%

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"C" (TERRACE) ALT 1 (C30-T) | "C" (TERRACE) ALT 2 (A30-T) | "C" (TERRACE) ALT 3 (B30-T)

AREA SUMMARY MODEL C ALT-1	
* FIRST FLOOR A/C	1250 SF
SECOND FLOOR A/C	1113 SF
A/C	2363 SF
* COVERED ENTRY	34 SF
* COVERED TERRACE	145 SF
* GARAGE	406 SF
NON A/C	585 SF
Grand total	3332 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,239 S.F. / 5,000 S.F. = 44.78%

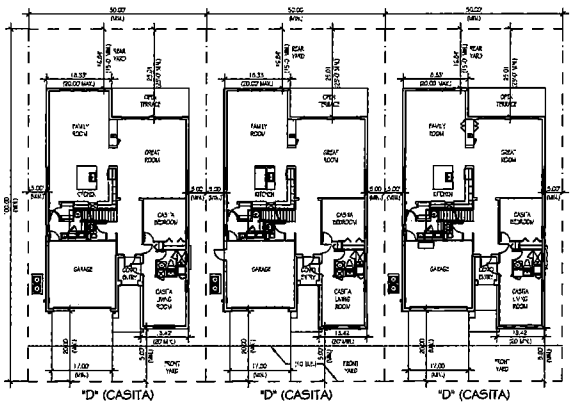
AREA SUMMARY MODEL C ALT-2	
* FIRST FLOOR A/C	1250 SF
SECOND FLOOR A/C	1104 SF
A/C	2354 SF
* COVERED ENTRY	34 SF
* COVERED TERRACE	145 SF
* GARAGE	399 SF
NON A/C	587 SF
Grand total	3332 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,232 S.F. / 5,000 S.F. = 44.64%

AREA SUMMARY MODEL C ALT-3	
* FIRST FLOOR A/C	1250 SF
SECOND FLOOR A/C	1104 SF
A/C	2354 SF
* COVERED ENTRY	34 SF
* COVERED TERRACE	145 SF
* GARAGE	399 SF
NON A/C	587 SF
Grand total	3332 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,232 S.F. / 5,000 S.F. = 44.64%

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"D" (CASITA) ALT 1 (C40-H2) | "D" (CASITA) ALT 2 (A40-H2) | "D" (CASITA) ALT 3 (B40-H2)

AREA SUMMARY MODEL D ALT-1	
* FIRST FLOOR A/C	1925 SF
SECOND FLOOR A/C	1713 SF
A/C AREA	3637 SF
* COVERED ENTRY	50 SF
* GARAGE	397 SF
NON A/C AREA	447 SF
Grand total	4084 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,372 S.F. / 5,000 S.F. = 47.44%

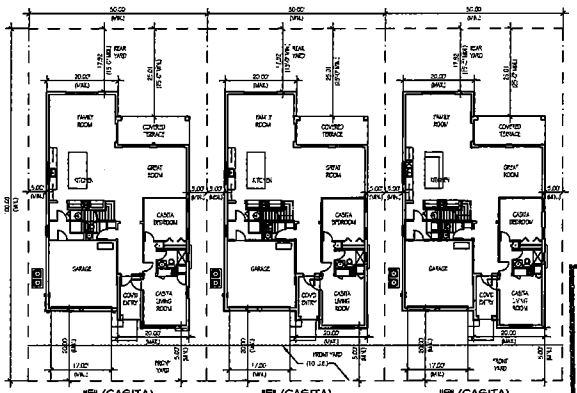
AREA SUMMARY MODEL D ALT-2	
* FIRST FLOOR A/C	1925 SF
SECOND FLOOR A/C	1713 SF
A/C AREA	3637 SF
* COVERED ENTRY	50 SF
* GARAGE	397 SF
NON A/C AREA	447 SF
Grand total	4084 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,372 S.F. / 5,000 S.F. = 47.44%

AREA SUMMARY MODEL D ALT-3	
* FIRST FLOOR A/C	1925 SF
SECOND FLOOR A/C	1713 SF
A/C AREA	3637 SF
* COVERED ENTRY	50 SF
* GARAGE	397 SF
NON A/C AREA	447 SF
Grand total	4084 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,372 S.F. / 5,000 S.F. = 47.44%

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT



"E" (CASITA) ALT 1 (C50-H2) | "E" (CASITA) ALT 2 (A50-H2) | "E" (CASITA) ALT 3 (B50-H2)

AREA SUMMARY MODEL E ALT-1	
* FIRST FLOOR A/C	1795 SF
SECOND FLOOR A/C	1993 SF
A/C AREA	3788 SF
* COVERED ENTRY	73 SF
* COVERED TERRACE	145 SF
* GARAGE	396 SF
NON A/C AREA	631 SF
Grand total	4419 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,426 S.F. / 5,000 S.F. = 48.52%

AREA SUMMARY MODEL E ALT-2	
* FIRST FLOOR A/C	1795 SF
SECOND FLOOR A/C	1993 SF
A/C AREA	3788 SF
* COVERED ENTRY	73 SF
* COVERED TERRACE	145 SF
* GARAGE	396 SF
NON A/C AREA	631 SF
Grand total	4419 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,426 S.F. / 5,000 S.F. = 48.52%

AREA SUMMARY MODEL E ALT-3	
* FIRST FLOOR A/C	1795 SF
SECOND FLOOR A/C	1993 SF
A/C AREA	3788 SF
* COVERED ENTRY	73 SF
* COVERED TERRACE	145 SF
* GARAGE	396 SF
NON A/C AREA	631 SF
Grand total	4419 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,426 S.F. / 5,000 S.F. = 48.52%

☐ LOT COVERAGE VARIANCE REQUESTED

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

REVISIONS	BY
1 07-22-14 ADMIN	MP

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET - DORAL - FLORIDA - 33172
TELEPHONE: (305) 593-9798 - FAX: (305) 593-0096

VENETIAN PARC
VENETIAN BY LUXCOM, LLC
MIAMI-DADE COUNTY, FLORIDA.

50' WIDE LOTS

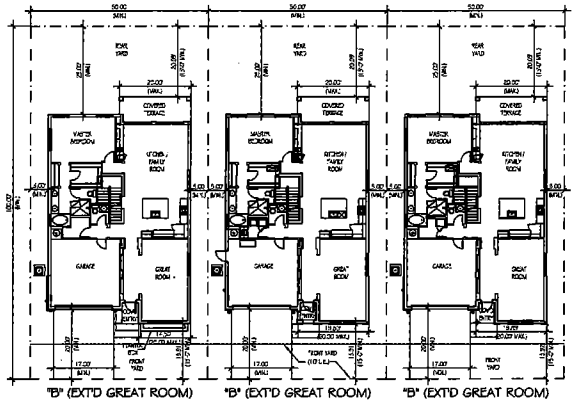
TYPICAL LOT LAYOUTS
OPTIONAL FLOOR PLANS

SCALE 1/16"=1'-0"
DATE 3/13/14
JOB 1305
SHEET ILL-2 OF SHEETS

7/22/2014

27

TYPICAL INTERIOR LOT TYPICAL INTERIOR LOT TYPICAL INTERIOR LOT



"B" (EXT'D GREAT ROOM) ALT 1 (C20-XL)

AREA SUMMARY MODEL B ALT-1	
* FIRST FLOOR A/C	1631 SF
SECOND FLOOR A/C	1049 SF
A/C AREA	2631 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	140 SF
* GARAGE	409 SF
NON A/C AREA	579 SF
Grand total	3410 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,350 S.F. / 5,000 S.F. = 47.00%

"B" (EXT'D GREAT ROOM) ALT 2 (A20-XL)

AREA SUMMARY MODEL B ALT-2	
* FIRST FLOOR A/C	1601 SF
SECOND FLOOR A/C	1049 SF
A/C AREA	2631 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	140 SF
* GARAGE	409 SF
NON A/C AREA	579 SF
Grand total	3410 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,350 S.F. / 5,000 S.F. = 47.00%

"B" (EXT'D GREAT ROOM) ALT 3 (B20-XL)

AREA SUMMARY MODEL B ALT-3	
* FIRST FLOOR A/C	1582 SF
SECOND FLOOR A/C	1049 SF
A/C AREA	2631 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	140 SF
* GARAGE	409 SF
NON A/C AREA	579 SF
Grand total	3410 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,350 S.F. / 5,000 S.F. = 47.00%

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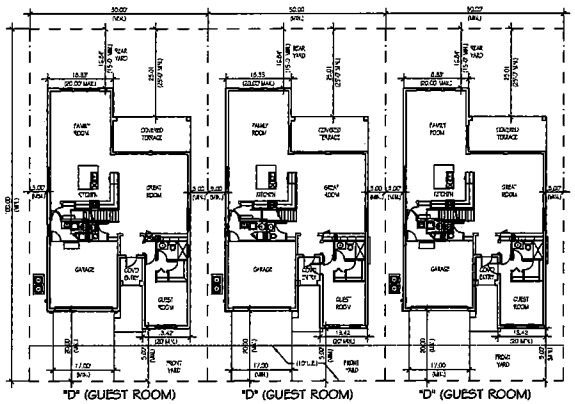
By

TYPICAL INTERIOR LOT TYPICAL INTERIOR LOT TYPICAL INTERIOR LOT



"D" (GUEST ROOM) ALT 1 (C40-B)

AREA SUMMARY MODEL D ALT-1	
* FIRST FLOOR A/C	1706 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3383 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	217 SF
* GARAGE	397 SF
NON A/C AREA	644 SF
Grand total	4049 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,372 S.F. / 5,000 S.F. = 47.44%

"D" (GUEST ROOM) ALT 2 (A40-B)

AREA SUMMARY MODEL D ALT-2	
* FIRST FLOOR A/C	1706 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3383 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	217 SF
* GARAGE	397 SF
NON A/C AREA	644 SF
Grand total	4049 SF

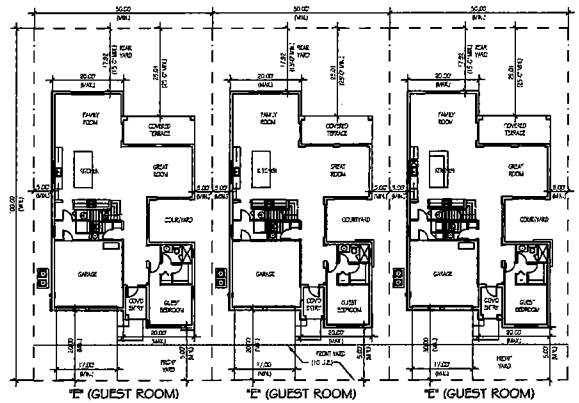
MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,372 S.F. / 5,000 S.F. = 47.44%

"D" (GUEST ROOM) ALT 3 (B40-B)

AREA SUMMARY MODEL D ALT-3	
* FIRST FLOOR A/C	1706 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3383 SF
* COVERED ENTRY	30 SF
* COVERED TERRACE	217 SF
* GARAGE	397 SF
NON A/C AREA	644 SF
Grand total	4049 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,372 S.F. / 5,000 S.F. = 47.44%

TYPICAL INTERIOR LOT TYPICAL INTERIOR LOT TYPICAL INTERIOR LOT



"E" (GUEST ROOM) ALT 1 (C50-B)

AREA SUMMARY MODEL E ALT-1	
* FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1646 SF
A/C AREA	3310 SF
* COVERED ENTRY	56 SF
* COVERED TERRACE	143 SF
* GARAGE	559 SF
NON A/C AREA	659 SF
Grand total	4119 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,273 S.F. / 5,000 S.F. = 45.46%

"E" (GUEST ROOM) ALT 2 (A50-B)

AREA SUMMARY MODEL E ALT-2	
* FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1646 SF
A/C AREA	3310 SF
* COVERED ENTRY	56 SF
* COVERED TERRACE	143 SF
* GARAGE	559 SF
NON A/C AREA	659 SF
Grand total	4119 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,273 S.F. / 5,000 S.F. = 45.46%

"E" (GUEST ROOM) ALT 3 (B50-B)

AREA SUMMARY MODEL E ALT-3	
* FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1646 SF
A/C AREA	3310 SF
* COVERED ENTRY	56 SF
* COVERED TERRACE	143 SF
* GARAGE	559 SF
NON A/C AREA	659 SF
Grand total	4119 SF

MINIMUM LOT AREA = 5,000 S.F.
* MAXIMUM LOT COVERAGE =
2,273 S.F. / 5,000 S.F. = 45.46%

☐ LOT COVERAGE VARIANCE REQUESTED

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△ 07-22-14 TOWNS	MP

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TELEPHONE: (305) 593-9798 • FAX: (305) 593-0096

VENETIAN PARC
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MIAMI-DADE COUNTY, FLORIDA.

50' WIDE LOTS

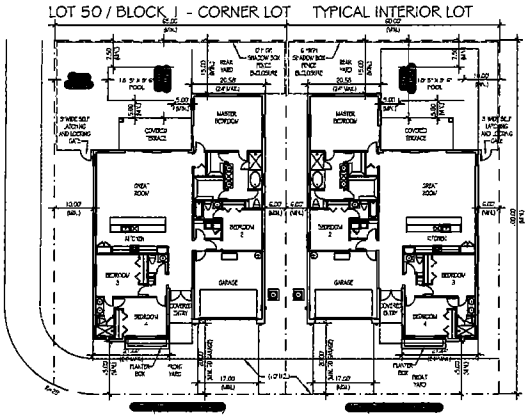
TYPICAL LOT LAYOUTS
OPTIONAL FLOOR PLANS

SCALE 1/16"=1'-0"
DATE 3/13/14
JOB 1306
SHEET TLL-3 OF SHEETS

7/22/2014

28

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



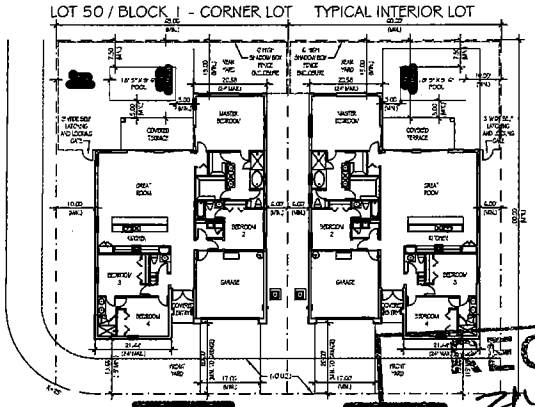
AREA SUMMARY MODEL F ALT-1	
A/C AREA	2113 SF
COVERED ENTRY	33 SF
COVERED TERRACE	183 SF
GARAGE	405 SF
NON A/C AREA	648 SF
Grand total	2761 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =

AREA SUMMARY MODEL F ALT-1	
A/C AREA	2474 SF
COVERED ENTRY	33 SF
COVERED TERRACE	183 SF
GARAGE	405 SF
NON A/C AREA	648 SF
Grand total	2961 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



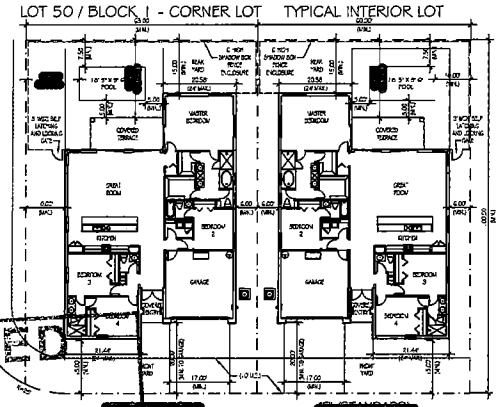
AREA SUMMARY MODEL F ALT-2	
A/C AREA	2474 SF
COVERED ENTRY	42 SF
COVERED TERRACE	183 SF
GARAGE	405 SF
NON A/C AREA	630 SF
Grand total	2939 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =

AREA SUMMARY MODEL F ALT-2	
A/C AREA	2474 SF
COVERED ENTRY	42 SF
COVERED TERRACE	183 SF
GARAGE	405 SF
NON A/C AREA	630 SF
Grand total	2939 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



AREA SUMMARY MODEL F ALT-3	
A/C AREA	2474 SF
COVERED ENTRY	42 SF
COVERED TERRACE	183 SF
GARAGE	405 SF
NON A/C AREA	630 SF
Grand total	2939 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =

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NON A/C AREA	630 SF
Grand total	2939 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

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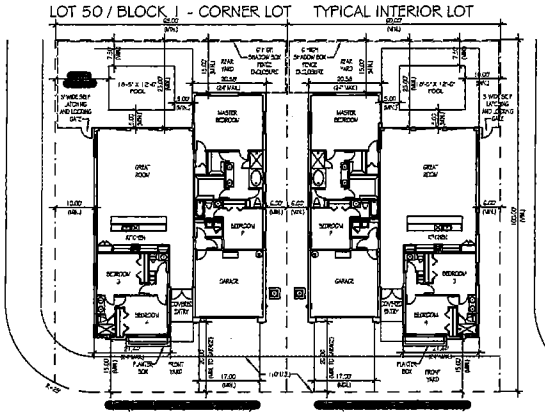
ALT

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



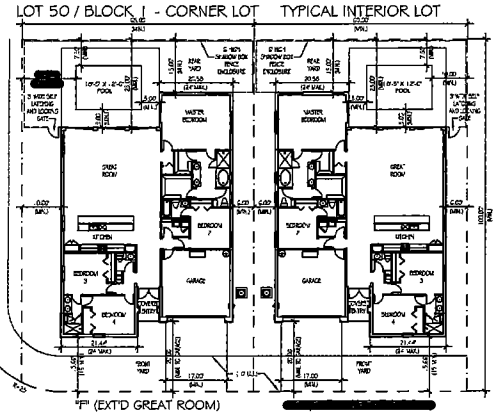
AREA SUMMARY MODEL F ALT-1	
A/C AREA	2477 SF
COVERED ENTRY	33 SF
GARAGE	405 SF
NON A/C AREA	403 SF
Grand total	2912 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =

AREA SUMMARY MODEL F ALT-1	
A/C AREA	2477 SF
COVERED ENTRY	33 SF
GARAGE	405 SF
NON A/C AREA	403 SF
Grand total	2912 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



"F" (EXT'D GREAT ROOM)
ALT 2
(A-GOXL)

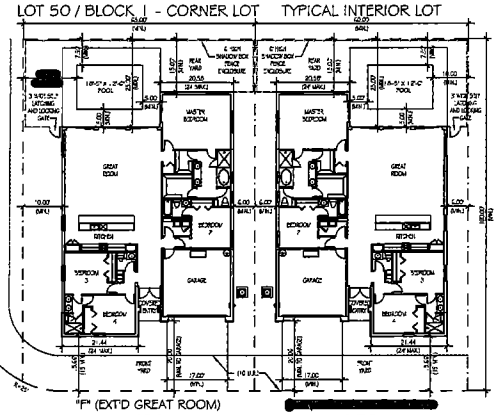
AREA SUMMARY MODEL F ALT-2	
A/C AREA	2474 SF
COVERED ENTRY	42 SF
GARAGE	405 SF
NON A/C AREA	446 SF
Grand total	2921 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =
2,921 S.F. / 6,490.86 S.F. = 45.00%

AREA SUMMARY MODEL F ALT-2	
A/C AREA	2474 SF
COVERED ENTRY	42 SF
GARAGE	405 SF
NON A/C AREA	446 SF
Grand total	2921 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



"F" (EXT'D GREAT ROOM)
ALT 3
(B-GOXL)

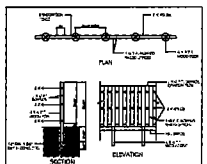
AREA SUMMARY MODEL F ALT-3	
A/C AREA	2474 SF
COVERED ENTRY	42 SF
GARAGE	405 SF
NON A/C AREA	446 SF
Grand total	2921 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =
2,921 S.F. / 6,490.86 S.F. = 45.00%

AREA SUMMARY MODEL F ALT-3	
A/C AREA	2474 SF
COVERED ENTRY	42 SF
GARAGE	405 SF
NON A/C AREA	446 SF
Grand total	2921 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

☐ LOT COVERAGE VARIANCE REQUESTED
☐ CORNER POOL SETBACK VARIANCE REQUESTED
☐ REAR SETBACK VARIANCE REQUESTED



SHADOW BOX FENCE DETAIL n.t.s.

REVISIONS	BY
1 10-17-14 ZONING	MP

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET • DORAL • FLORIDA • 33172
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VENETIAN PARC
VENETIAN BY LUXCOM, LLC
MIAMI-DADE COUNTY, FLORIDA.

60' WIDE LOTS

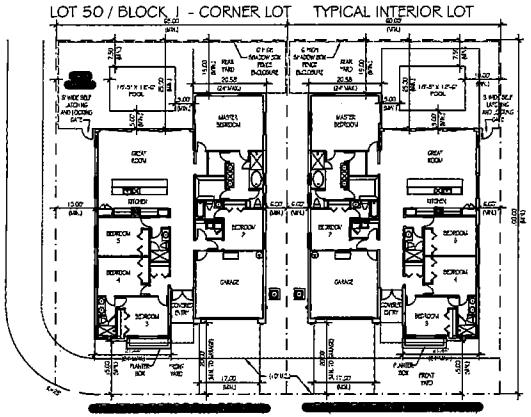
TYP. LOT/POOL LAYOUT
STANDARD & OPTIONS

SCALE 1/16"=1'-0"
DATE 3/13/14
JOB 1308
SHEET TLL-4 OF SHEETS

10/17/2014

PAUL E. SOTOLONGO • AR-7112
JEROME HENDERSON • AR-9782

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



"F" (FIVE BEDROOM OPTION)
ALT 2
(A-GOB)

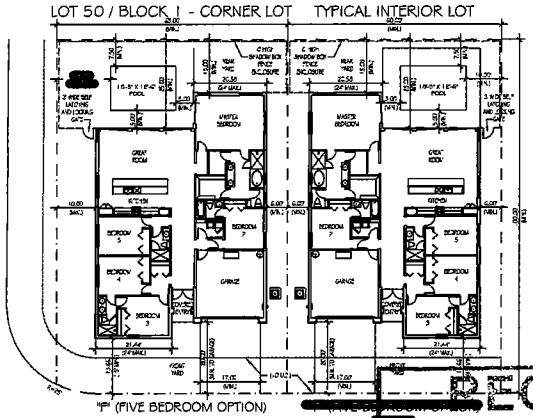
AREA SUMMARY MODEL F ALT-1	
A/C AREA	2477 S.F.
COVERED ENTRY	29 SF
GARAGE	406 SF
NON A/C AREA	435 SF
Grand total	2912 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =

AREA SUMMARY MODEL F ALT-1	
A/C AREA	2477 S.F.
COVERED ENTRY	29 SF
GARAGE	406 SF
NON A/C AREA	435 SF
Grand total	2947 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



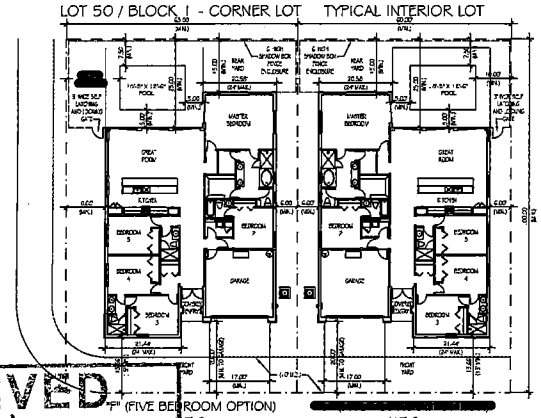
AREA SUMMARY MODEL F ALT-2	
A/C AREA	2474 S.F.
COVERED ENTRY	43 SF
GARAGE	406 SF
NON A/C AREA	448 SF
Grand total	2921 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =
2,921 S.F. / 6,490.86 S.F. = 45.00%

AREA SUMMARY MODEL F ALT-2	
A/C AREA	2474 S.F.
COVERED ENTRY	43 SF
GARAGE	406 SF
NON A/C AREA	448 SF
Grand total	2921 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



"F" (FIVE BEDROOM OPTION)
ALT 3
(B-GOB)

AREA SUMMARY MODEL F ALT-3	
A/C AREA	2474 S.F.
COVERED ENTRY	43 SF
GARAGE	406 SF
NON A/C AREA	448 SF
Grand total	2921 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =
2,921 S.F. / 6,490.86 S.F. = 45.00%

AREA SUMMARY MODEL F ALT-3	
A/C AREA	2474 S.F.
COVERED ENTRY	43 SF
GARAGE	406 SF
NON A/C AREA	448 SF
Grand total	2921 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

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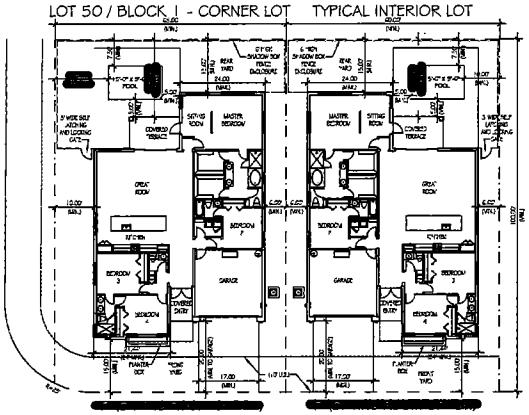
LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



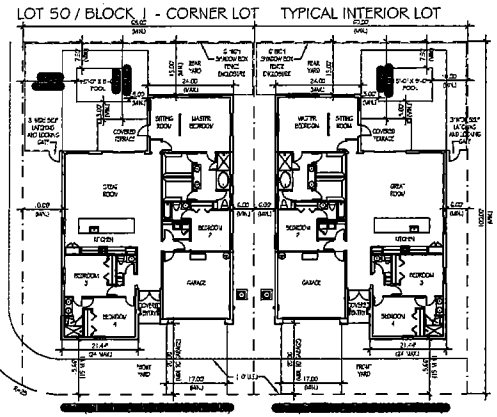
AREA SUMMARY MODEL F ALT-1	
A/C AREA	2367 S.F.
COVERED ENTRY	38 SF
COVERED TERRACE	189 SF
GARAGE	406 SF
NON A/C AREA	592 SF
Grand total	2938 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =

AREA SUMMARY MODEL F ALT-1	
A/C AREA	2367 S.F.
COVERED ENTRY	38 SF
COVERED TERRACE	189 SF
GARAGE	406 SF
NON A/C AREA	592 SF
Grand total	2938 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



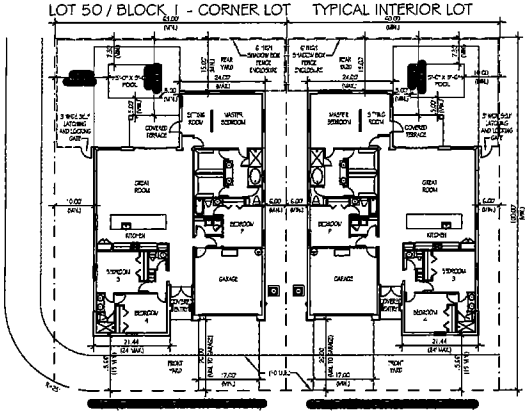
AREA SUMMARY MODEL F ALT-2	
A/C AREA	2364 S.F.
COVERED ENTRY	43 SF
COVERED TERRACE	126 SF
GARAGE	406 SF
NON A/C AREA	573 SF
Grand total	2938 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =

AREA SUMMARY MODEL F ALT-2	
A/C AREA	2364 S.F.
COVERED ENTRY	43 SF
COVERED TERRACE	126 SF
GARAGE	406 SF
NON A/C AREA	573 SF
Grand total	2938 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

LOT 50 / BLOCK 1 - CORNER LOT TYPICAL INTERIOR LOT



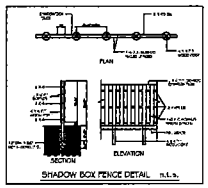
AREA SUMMARY MODEL F ALT-3	
A/C AREA	2364 S.F.
COVERED ENTRY	43 SF
COVERED TERRACE	126 SF
GARAGE	406 SF
NON A/C AREA	573 SF
Grand total	2938 SF

LOT AREA = 6,490.86 S.F.
MAXIMUM LOT COVERAGE =

AREA SUMMARY MODEL F ALT-3	
A/C AREA	2364 S.F.
COVERED ENTRY	43 SF
COVERED TERRACE	126 SF
GARAGE	406 SF
NON A/C AREA	573 SF
Grand total	2938 SF

MINIMUM LOT AREA = 6,000 S.F.
* MAXIMUM LOT COVERAGE =

- LOT COVERAGE VARIANCE REQUESTED
- CORNER POOL SETBACK VARIANCE REQUESTED
- REAR SETBACK VARIANCE REQUESTED



SHADOW BOX FENCE DETAIL n.t.s.

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10430 NORTHWEST 27TH STREET • DORAL • FLORIDA • 33172
TELEPHONE: (305) 593-9798 • FAX: (305) 593-0096

VENETIAN PARC
VENETIAN BY LUXCOM, LLC
MIAMI-DADE COUNTY, FLORIDA.

60' WIDE LOTS

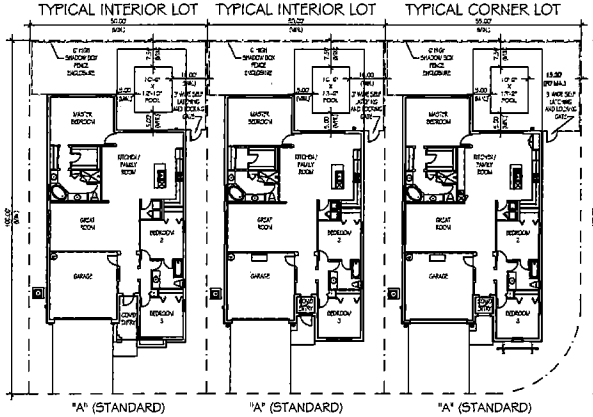
TYP. LOT/POOL LAYOUTS
OPTIONAL FLOOR PLANS

SCALE 1/16"=1'-0"
DATE 10/17/14
JOB 1306
SHEET TLL-5 OF SHEETS

10/17/2014

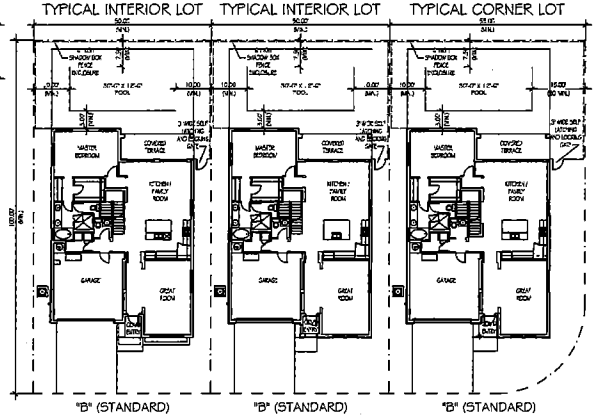
30

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



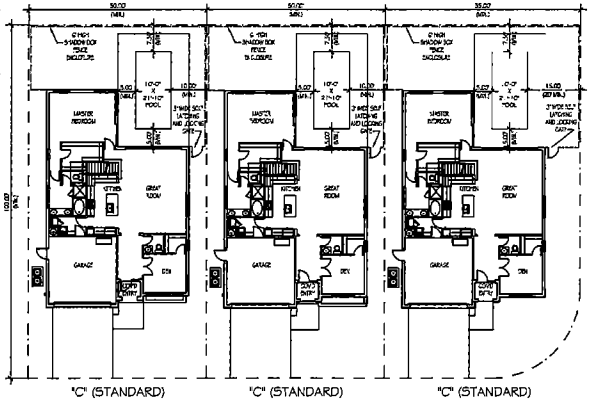
"A" (STANDARD) ALT 1 (C10) | "A" (STANDARD) ALT 2 (A10) | "A" (STANDARD) ALT 3 (B10)

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



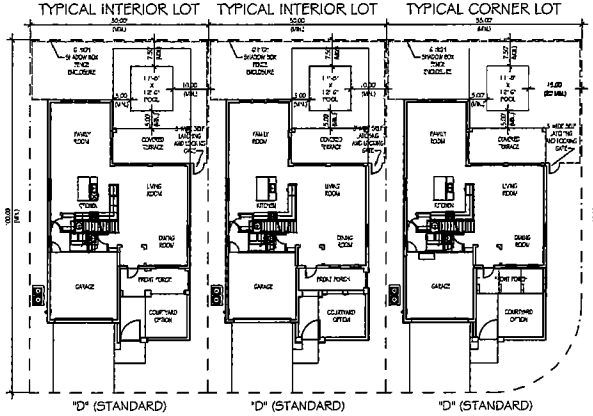
"B" (STANDARD) ALT 1 (C20) | "B" (STANDARD) ALT 2 (A20) | "B" (STANDARD) ALT 3 (B20)

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



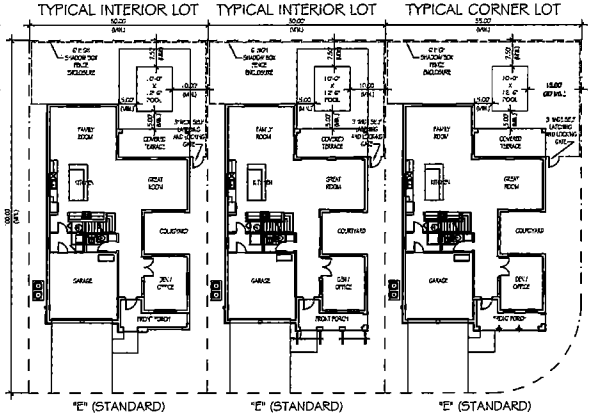
"C" (STANDARD) ALT 1 (C30) | "C" (STANDARD) ALT 2 (A30) | "C" (STANDARD) ALT 3 (B30)

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT

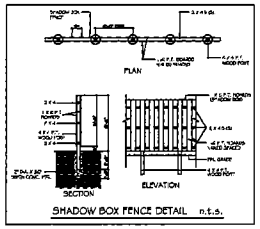


"D" (STANDARD) ALT 1 (C40) | "D" (STANDARD) ALT 2 (A40) | "D" (STANDARD) ALT 3 (B40)

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



"E" (STANDARD) ALT 1 (C50) | "E" (STANDARD) ALT 2 (A50) | "E" (STANDARD) ALT 3 (B50)



SHADOW BOX FENCE DETAIL n.t.s.

☐ CORNER POOL SETBACK VARIANCE REQUESTED

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10430 NORTHWEST 27TH STREET • DORAL • FLORIDA • 33172
TELEPHONE: (305) 593-9798 • FAX: (305) 593-0096

VENETIAN PARC
VENETIAN BY LUXCOM, LLC
MIAMI-DADE COUNTY, FLORIDA.

50' WIDE LOTS

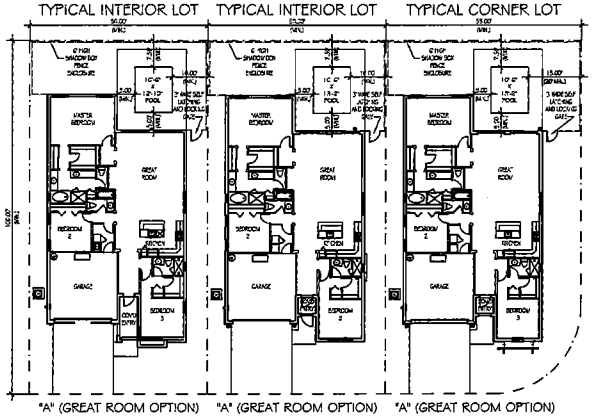
TYPICAL POOL LAYOUTS
STANDARD FLOOR PLANS

SCALE	1/16"=1'-0"
DATE	3/13/14
JOB	1306
SHEET	TPL-1 OF SHEETS

3/13/2014

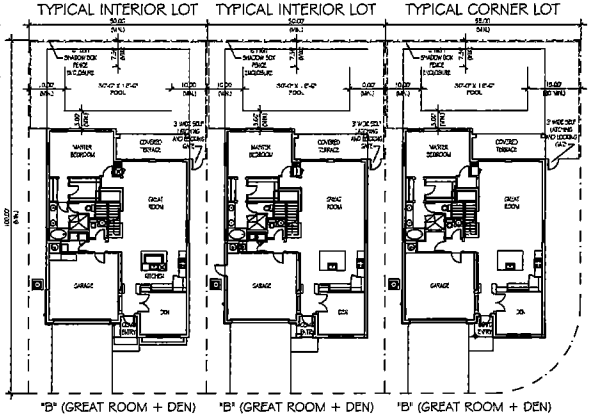
31

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



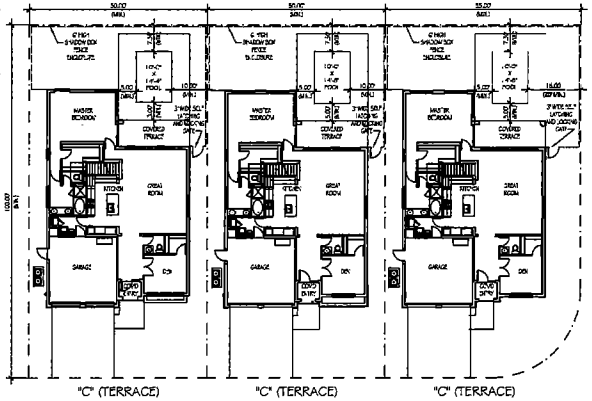
"A" (GREAT ROOM OPTION) ALT 1 (C10-X) | "A" (GREAT ROOM OPTION) ALT 2 (A10-X) | "A" (GREAT ROOM OPTION) ALT 3 (B10-X)

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



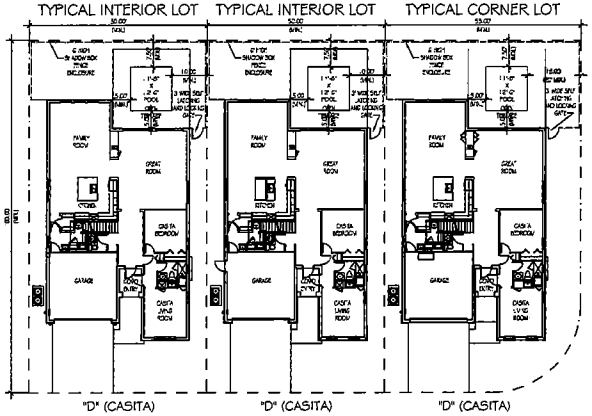
"B" (GREAT ROOM + DEN) ALT 1 (C20-D) | "B" (GREAT ROOM + DEN) ALT 2 (A20-D) | "B" (GREAT ROOM + DEN) ALT 3 (B20-D)

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



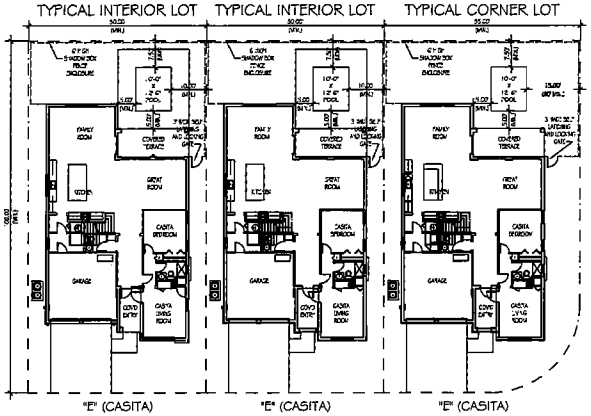
"C" (TERRACE) ALT 1 (C30-T) | "C" (TERRACE) ALT 2 (A30-T) | "C" (TERRACE) ALT 3 (B30-T)

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT

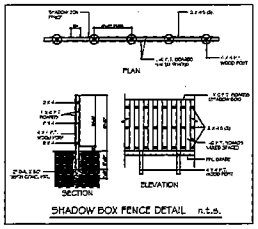


"D" (CASITA) ALT 1 (C40-H2) | "D" (CASITA) ALT 2 (A40-H2) | "D" (CASITA) ALT 3 (B40-H2)

TYPICAL INTERIOR LOT | TYPICAL INTERIOR LOT | TYPICAL CORNER LOT



"E" (CASITA) ALT 1 (C50-H2) | "E" (CASITA) ALT 2 (A50-H2) | "E" (CASITA) ALT 3 (B50-H2)



SHADOW BOX FENCE DETAIL n.t.s.

RECEIVED
24-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

☐ CORNER POOL SETBACK VARIANCE REQUESTED

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC
10430 NORTHWEST 27TH STREET • DORAL • FLORIDA • 33172
TELEPHONE: (305) 593-9798 • FAX: (305) 593-0096

VENETIAN PARC
VENETIAN BY LUXCOM, LLC
MIAMI-DADE COUNTY, FLORIDA.

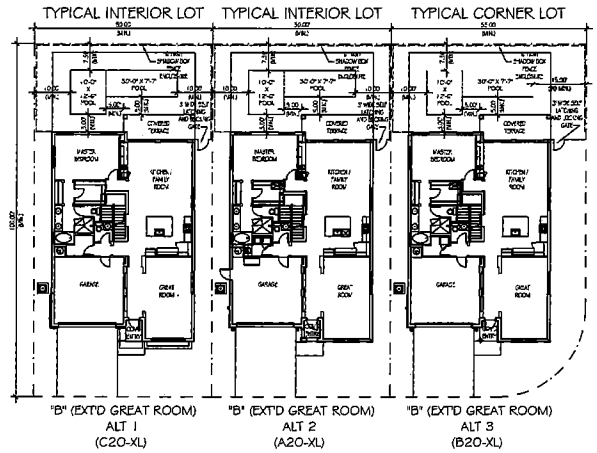
50' WIDE LOTS

TYPICAL POOL LAYOUTS
OPTIONAL FLOOR PLANS

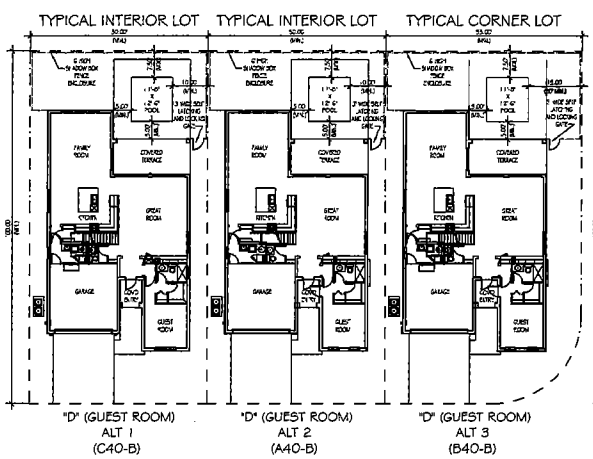
SCALE	1/16"=1'-0"
DATE	3/13/14
JOB	1305
SHEET	TPL-2 OF SHEETS

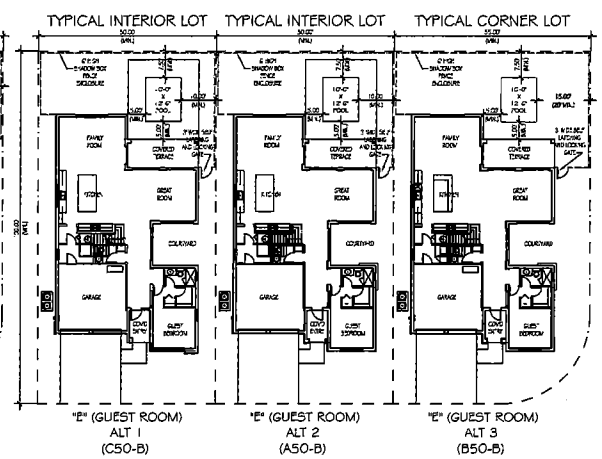
3/13/2014

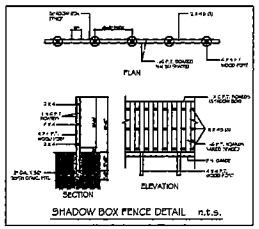
32



RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH







☐ CORNER POOL SETBACK VARIANCE REQUESTED

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET • DORAL • FLORIDA • 33172
TELEPHONE: (305) 593-9798 • FAX: (305) 593-0096

VENETIAN PARC
VENETIAN BY LUXCOM, LLC
MIAMI-DADE COUNTY, FLORIDA.

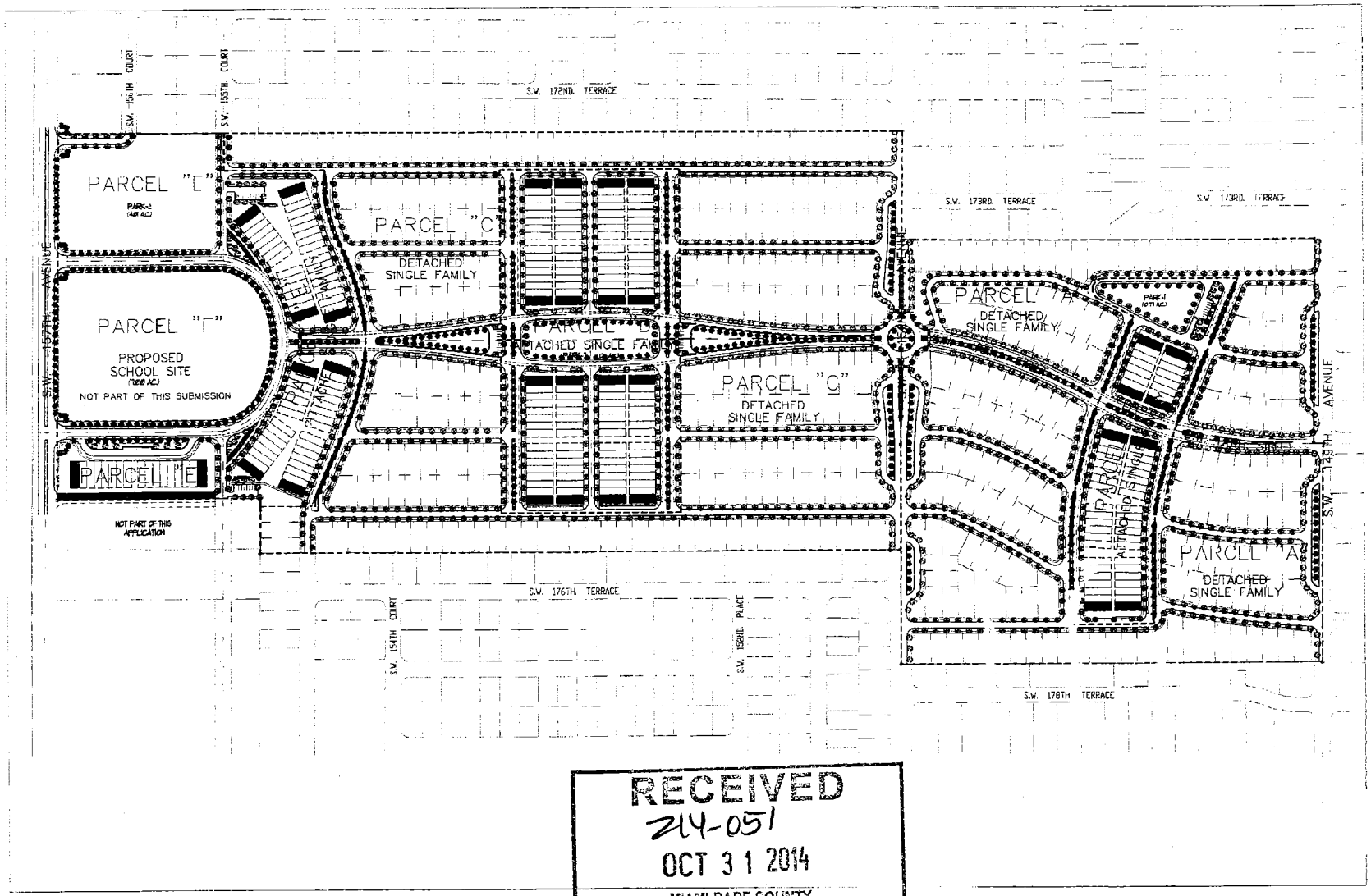
50' WIDE LOTS

TYPICAL POOL LAYOUTS
OPTIONAL FLOOR PLANS

SCALE 1/16"=1'-0"
DATE 23/13/14
JOB 1308
SHEET TPL-3 OF SHEETS

7/28/2014

33



RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

THIS ZONING VARIANCE EXHIBIT PREPARED BY:
SOTOLONGO SALMAN HENDERSON ARCHITECTS
10630 NW 27TH STREET ❑ DORAL ❑ FL 33172
PHONE: 305-593-9798 ❑ FAX: 305-593-0096

N

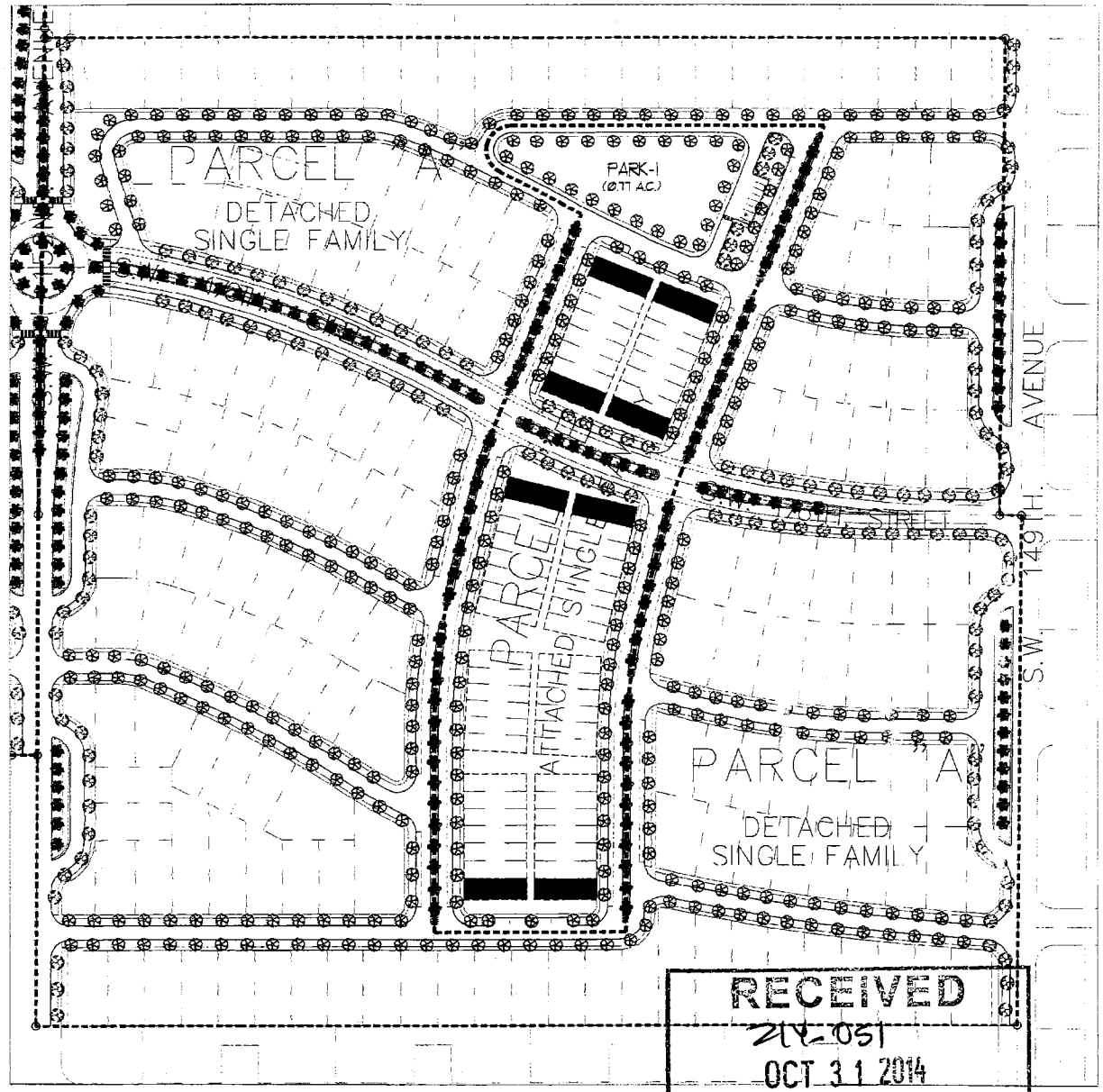
WITKIN DESIGN GROUP

Project:
VENETIAN PARC
Miami-Dade, Florida

Revisions:
6.15.06 PARCEL SEPARATED BUT MY PHASE PER CITY COMMENTS
10.02.06 - SITE PLAN CHANGE
10.18.06 ADDED SINGLE FAMILY / TH LANDSCAPE / REV DATA

Seal:
DEC 3 0 2006
Lic. # LA0000089
Member: A.S.L.A.

Project: PRELIMINARY LANDSCAPE PLAN
Project Name: Keyshoot
Date: 05/15/2006
Scale: not to scale
Drawn by: KH
Sheet No.: L-1
Cad Id.:



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214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

PHASE ONE - PARCEL A

SITE TREE LIST

QUAN.	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
18		Calophyllum brasiliense BRAZILIAN BEAUTYLEAF	12' ht. X 5' spr. f. g.
92	*	Quercus virginiana LIVE OAK	12' ht. X 6' spr. f. g.
70	*	Roystonea elata FLORIDA ROYAL PALM	16' o. a. match hts. min. 4' gray wd. / f. g.

* INDICATES NATIVE SPECIES

VENETIAN PARC- PHASE 1 - PARCEL A

LANDSCAPE LEGEND
Chapter 18-A Ordinance 98-15

ZONE DISTRICT RU-1
Gross Land: 31.09 ac. Net Land: 31.09 ac. Water Bodies: N/A

	REQ.	PROV.
Landscape Open Spaces (if applicable)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	50%	50%
TREES:		
Trees per Lot: 3 (1&2 units total)	480	499** additional
Note: 30% of required trees and/or palms shall be native species.		
Street Trees: 5,905 LF	180	180
TOTAL NUMBER OF TREES	856	869
SHRUBS: (10 shrubs for each tree req.)	8560	8560 minimum

30% shrub/hedge shall be native species
Irrigation system required pursuant to Chapter 33 Dade County Code

NOTES:
*NO TREES SHALL BE LOCATED WITHIN THE SAFETY SIGHT TRIANGLE
*THERE SHALL BE 6'-0" OF CLEARANCE BETWEEN ALL TREES PLANTED IN THE ROADWAY SWALES AND THE EDGE OF ROADS
** PLEASE SEE TYPICAL UNIT PLANTINGS - SHEETS L5-L6

PHASE ONE - PARCEL B

SITE TREE LIST

QUAN.	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
129		Calophyllum brasiliense BRAZILIAN BEAUTYLEAF	12' ht. X 5' spr. f. g.
290	*	Quercus virginiana LIVE OAK	12' ht. X 6' spr. f. g.
78	*	Roystonea elata FLORIDA ROYAL PALM	16' o. a. match hts. min. 4' gray wd. / f. g.

* INDICATES NATIVE SPECIES

VENETIAN PARC- PHASE 1 - PARCEL B

LANDSCAPE LEGEND
Chapter 18-A Ordinance 98-13

ZONE DISTRICT RU-TH
Gross Land: 6.84 ac. Net Land: 6.84 ac. Water Bodies: N/A

	REQ.	PROV.
Landscape Open Spaces (if applicable)	2.05 ac.	2.14 ac.
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	50%	50%
TREES:		
Trees per Ac: 28	192	192* additional
Note: 30% required trees and/or palms shall be native species.		
Street Trees: 15,280 LF	484	497
TOTAL NUMBER OF TREES	676	689
SHRUBS: (10 shrubs for each tree req.)	6760	6760 minimum

30% shrub/hedge shall be native species.
Irrigation system required pursuant to Chapter 33 Dade County Code

NOTES:
*NO TREES SHALL BE LOCATED WITHIN THE SAFETY SIGHT TRIANGLE
*THERE SHALL BE 6'-0" OF CLEARANCE BETWEEN ALL TREES PLANTED IN THE ROADWAY SWALES AND THE EDGE OF ROADS
** PLEASE SEE TYPICAL UNIT PLANTINGS - SHEETS L5-L6

THIS ZONING VARIANCE EXHIBIT PREPARED BY:

SOTOLONGO SALMAN HENDERSON ARCHITECTS
10630 NW 27TH STREET ❑ DORAL ❑ FL 33172
PHONE: 305-593-9798 ❑ FAX: 305-593-0096

N

34

WITKIN DESIGN GROUP
TROPICAL LANDSCAPE ARCHITECTS
10370 SW 144 TERRACE
MIAMI, FLORIDA 33186
TEL: (305) 251-1616 FAX: (305) 251-1617
www.witkindesigngroup.com

VENETIAN PARC
Miami-Dade, Florida

Project:

Revisions
6.15.06 - PARCEL SEPARATED OUT BY PHASE PER CITY COMMENTS
10.10.06 - SITE PLAN CHANGE
10.18.06 - ADDED SINGLE FAMILY / TH LANDSCAPE / REV. DATA
12.01.06 - ADDED SITE DATA

Seal:
DEC 04 2006
Lic. # LA0000669
Member: A.S.L.A.

Project: PHASE 1
LANDSCAPE PLAN

Project Name: PHASE 1
Date: 05/15/2006
Scale: 1" = 70' - 0"
Drawn by: KH
Sheet No.:
L-2
Cad Id:

35

PARCEL "C"
DETACHED
SINGLE FAMILY

PARCEL "D"
ATTACHED SINGLE FAMILY

PARCEL "C"
DETACHED
SINGLE FAMILY

S.W. 176TH. TERRACE

RECEIVED
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

PHASE TWO - PARCEL C

SITE TREE LIST

QUAN.	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
84		Green Buttonwood / Green Buttonwood	12' H. X 5.5' Min. / F.G.
334		Jamaican Dogwood / Jamaican Dogwood	12' H. X 5' Min. / F.G.
45		Bulnesia arborea / Florida Royal Palm	16' C.A. X 8' Min. C.T. / F.G.

* INDICATES NATIVE SPECIES

VENETIAN PARC- PHASE 2 - PARCEL C

LANDSCAPE LEGEND
Chapter 18-A Ordinance 89-13

ZONE DISTRICT RU-1			
DESIGNATE ITEM	REQUIRED	PROVIDED	
Landscape Open Space (if applicable)			
Lawn Area (as defined in Ordinance)			
TREES			
Trees per 1,000	176	236	
Street Trees 1,000 LF	231	463	
TOTAL NUMBER OF TREES	1,407	1,699	
SHRUBS (10 shrubs for each tree req.)	17,070	21,990	
50% of shrubs shall be native species			

NOTE
1. TREES SHALL BE LOCATED WITHIN THE SAFETY VIEW TRIANGLE THERE SHALL BE 8' OF CLEARANCE BETWEEN ALL TREES PLANTED IN THE ROADWAY SWALES AND THE EDGE OF ROADS
* PLEASE SEE TYPICAL UNIT PLANTING DETAILS

PHASE TWO PARCEL D

SITE TREE LIST

QUAN.	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
20		Green Buttonwood / Silver Buttonwood	12' H. X 5' Min. / F.G.
164		Jamaican Dogwood / Jamaican Dogwood	12' H. X 5' Min. / F.G.
158		Bulnesia arborea / Florida Royal Palm	16' C.A. X 8' Min. C.T. / F.G.

* INDICATES NATIVE SPECIES

VENETIAN PARC- PHASE 2 - PARCEL D

LANDSCAPE LEGEND
Chapter 18-A Ordinance 89-13

ZONE DISTRICT RU-1H			
Gross Lots 13.38 ac	Net Lots 19.38 ac	Water Bodies 4.0 ac	
DESIGNATE ITEM	REQUIRED	PROVIDED	
Landscape Open Space (if applicable)	2.67 ac	3.11 ac	
Lawn Area (as defined in Ordinance)	60%	60%	
TREES			
Trees per 1,000	133	138	
Street Trees 1,000 LF	313	342	
TOTAL NUMBER OF TREES	446	480	
SHRUBS (10 shrubs for each tree req.)	4,460	4,800	
50% of shrubs shall be native species			

NOTE
1. TREES SHALL BE LOCATED WITHIN THE SAFETY VIEW TRIANGLE THERE SHALL BE 8' OF CLEARANCE BETWEEN ALL TREES PLANTED IN THE ROADWAY SWALES AND THE EDGE OF ROADS
* PLEASE SEE TYPICAL UNIT PLANTING DETAILS

THIS ZONING VARIANCE EXHIBIT PREPARED BY:

SOTOLONGO SALMAN HENDERSON ARCHITECTS
10630 NW 27TH STREET ❑ DORAL ❑ FL 33172
PHONE: 305 593-9798 ❑ FAX: 305-593-0096

N

WITKIN DESIGN GROUP
LANDSCAPE ARCHITECTURE & LAND PLANNING
13 - 20 NORTH 19th PLACE SOUTH 33160
www.witkindesigngroup.com

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Project:
VENETIAN PARC
Miami-Dade, Florida

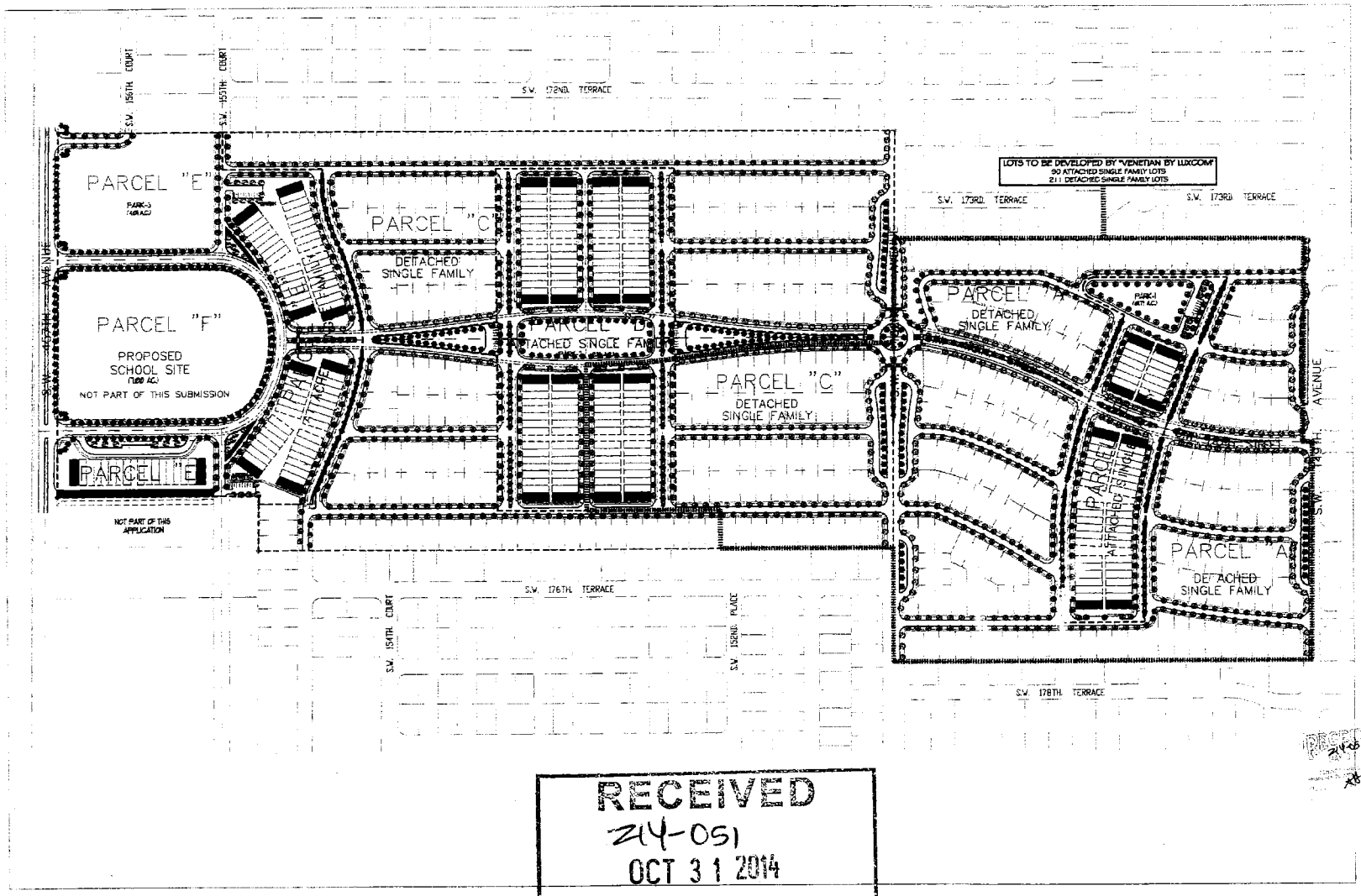
Revisions
9.15.06 - PARCEL SEPARATED OUT BY PHASE PER CITY COMMENTS.
10.02.06 - SITE PLAN CHANGE
10.18.06 - ADDED SINGLE FAMILY - TH LANDSCAPE / REV. DATA
12.01.06 - ADDED SITE DATA

Seal:
DEC 1 5 2006
Lic. # LA0000880
Member: ASLA

Project: PHASE 2
LANDSCAPE PLAN
Project Name: PHASE 2
Date: 05/15/2006
Scale: 1" = 70' - 0"
Drawn by: KH
Sheet No.: L-3
Cad Id.:

36

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 214-051
DATE: OCT 31 2014
BY: SDE



RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH

THIS ZONING VARIANCE EXHIBIT PREPARED BY:
SOTOLONGO SALMAN HENDERSON ARCHITECTS
10630 NW 27TH STREET ❑ DORAL ❑ FL 33172
PHONE: 305-593-9798 ❑ FAX: 305-593-0096

N

WITKIN DESIGN GROUP

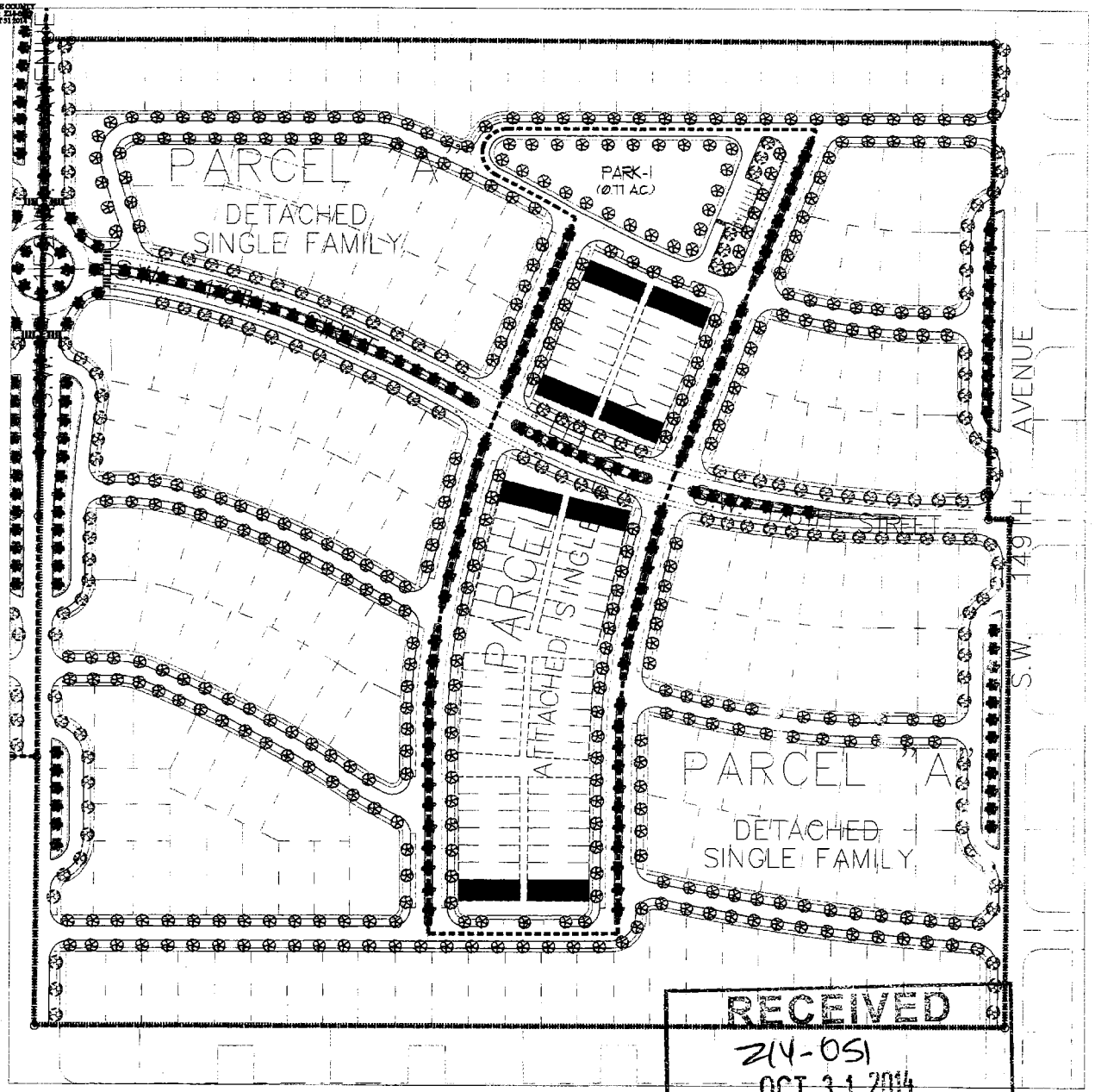
Project
VENETIAN PARC
Miami-Dade, Florida

Revisions:
6.15.06 - PARCEL SEPARATED OUT BY PHASE PER CITY COMMENTS
10.02.06 - SITE PLAN CHANGE
10.16.06 - ADDED SINGLE FAMILY, TH LANDSCAPE - REV. DATA

Seal
DEC 6 6 2006
Lic. # LA0000089
Member: A.S.L.A.

Project: PRELIMINARY LANDSCAPE PLAN
Project Name: Keyshost
Date: 05/15/2006
Scale: not to scale
Drawn by: KH
Sheet No.: L-1
Dwg No.:

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 214-051
DATE: OCT 31 2014
BY: [illegible]



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DEPARTMENT OF REGULATORY AND ECONOMIC
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By AH

PHASE ONE - PARCEL A

SITE TREE LIST

QUAN.	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
18		Caloophyllum brasiliense BRAZILIAN BEAUTYLEAF	12' ht. X 5' spr. 1 g.
92		* Quercus virginiana LIVE OAK	12' ht. X 5' spr. 1 g.
70		* Roystonea elata FLORIDA ROYAL PALM	16' c. a. match hts. min. 4 grey wd. 11 g.

* INDICATES NATIVE SPECIES

VENETIAN PARC- PHASE 1 - PARCEL A

LANDSCAPE LEGEND
Chapter 18-A Ordinance 98-13

ZONE DISTRICT: RU-1
Gross Land: 21.08 ac. Net Land: 21.00 ac. Yellow Bodies: N/A

	REQ.	PROV.
Landscape Open Space (if applicable)	N/A	N/A
Greenway Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	50%	50%
TREES:		
Trees per lot: 3 (150 units total) Note: 30% of required trees and/or palms shall be native species	465	492** estimated
Street Trees: 5,905 LI	162	180
TOTAL NUMBER OF TREES	627	672
SHRUBS: (10 shrubs for each tree req.)	6260	7680 estimated

30% shrubs/hedge shall be native species.
Irrigation system required pursuant to Chapter 33 Dade County Code

NOTES:
*NO TREES SHALL BE LOCATED WITHIN THE SAFETY SIGHT TRIANGLE.
*THERE SHALL BE 8'-0" OF CLEARANCE BETWEEN ALL TREES PLANTED IN THE ROADWAY SWALES AND THE EDGE OF ROADS.
** PLEASE SEE TYPICAL UNIT PLANTINGS - SHEETS L4-L5

PHASE ONE - PARCEL B

SITE TREE LIST

QUAN.	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
129		Caloophyllum brasiliense BRAZILIAN BEAUTYLEAF	12' ht. X 5' spr. 1 g.
290		* Quercus virginiana LIVE OAK	12' ht. X 5' spr. 1 g.
78		* Roystonea elata FLORIDA ROYAL PALM	16' c. a. match hts. min. 4 grey wd. 11 g.

* INDICATES NATIVE SPECIES

VENETIAN PARC- PHASE 1 - PARCEL B

LANDSCAPE LEGEND
Chapter 18-A Ordinance 98-13

ZONE DISTRICT: RU-TH
Gross Land: 6.64 ac. Net Land: 6.64 ac. Yellow Bodies: N/A

	REQ.	PROV.
Landscape Open Space (if applicable)	3.00 ac.	3.13 ac.
Greenway Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	50%	53%
TREES:		
Trees per A.C.: 28 Note: 30% required trees and/or palms shall be native species	182	192** estimated
Street Tree: 16,260 LI	464	497
TOTAL NUMBER OF TREES	646	689
SHRUBS: (10 shrubs for each tree req.)	6460	6890 estimated

30% shrubs/hedge shall be native species.
Irrigation system required pursuant to Chapter 33 Dade County Code

NOTES:
*NO TREES SHALL BE LOCATED WITHIN THE SAFETY SIGHT TRIANGLE.
*THERE SHALL BE 8'-0" OF CLEARANCE BETWEEN ALL TREES PLANTED IN THE ROADWAY SWALES AND THE EDGE OF ROADS.
** PLEASE SEE TYPICAL UNIT PLANTINGS - SHEETS L4-L5

THIS ZONING VARIANCE EXHIBIT PREPARED BY:

SOTOLONGO SALMAN HENDERSON ARCHITECTS
10630 NW 27TH STREET ❑ DORAL ❑ FL 33172
PHONE: 305 593-9798 ❑ FAX: 305-593-0066

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WITKIN DESIGN GROUP
LANDSCAPE ARCHITECTURE, INC.
1000 N.E. 79 STREET, SUITE 200
MIAMI SHORES, FLORIDA 33138-5000
TEL: 305-757-7000 FAX: 305-757-7001
www.wdgdesign.com

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Project:

VENETIAN PARC
Miami-Dade, Florida

Revisions:
8.15.06 - PARCEL SEPARATED OUT BY PHASE PER CITY COMMENTS
10.02.06 - SITE PLAN CHANGE
10.18.06 - ADDED SINGLE FAMILY / TH LANDSCAPE / REV. DATA
12.01.06 - ADDED SITE DATA

Seal:
DEC 0 9 2006
Lic. # LA0000885
Member, A.S.L.A.

Project: PHASE 1
LANDSCAPE PLAN

Project Name: PHASE 1
Date: 05/15/2005

Scale: 1" = 70' - 0"

Drawn by: KH

Sheet No.:
L-2

Cad id:

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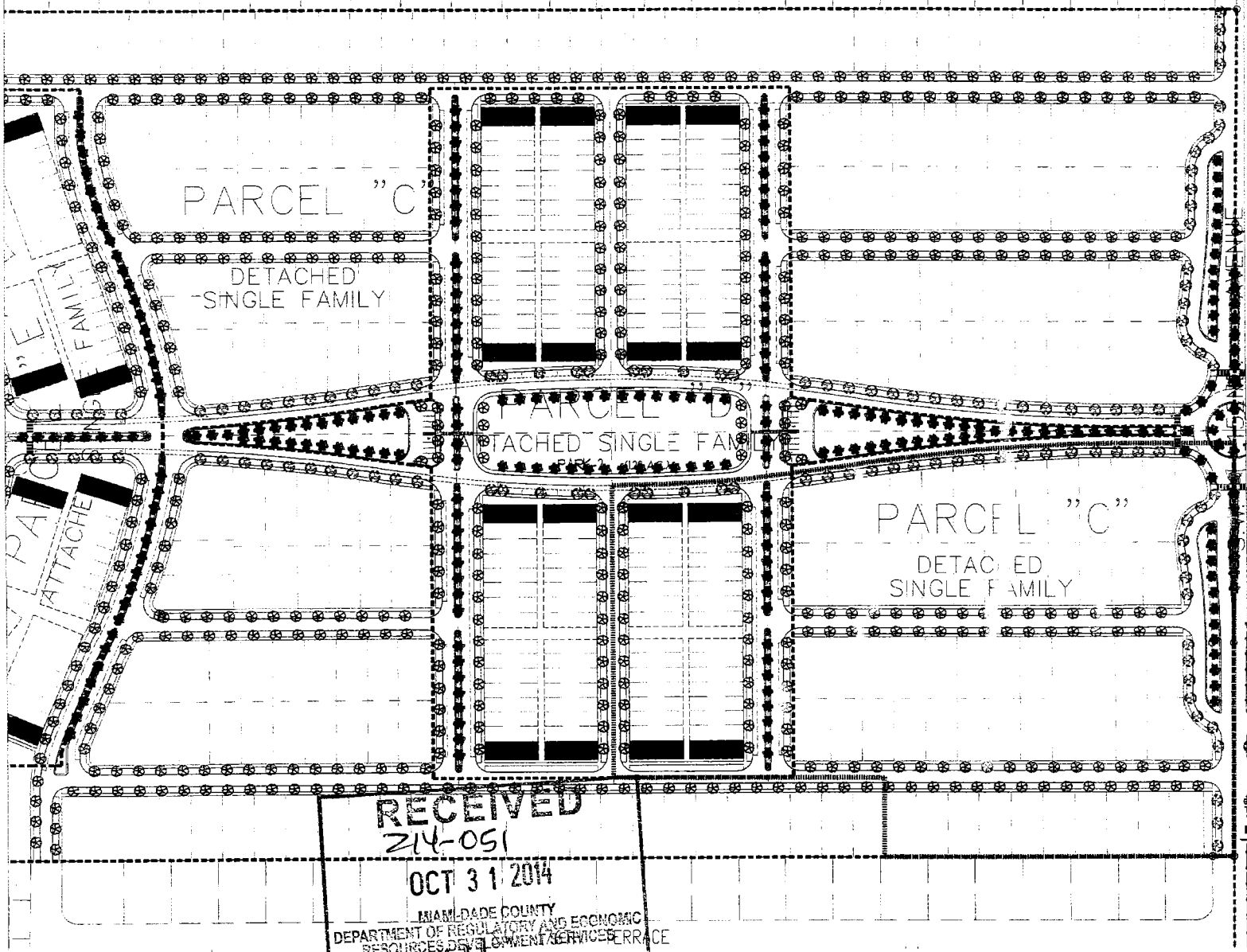
DATE: OCT 31 2014
BY: SDS



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PHASE TWO - PARCEL C

SITE TREE LIST

Quan.	Key	Botanical / Common Name	Description
84		Calophyllum inophyllum / Brazilian Beautyleaf	12' H x 6.5' Spd. / 1 g.
334		Quercus virginiana / Live Oak	12' H x 6.5' Spd. / 1 g.
45		* Roystonea elata / Florida Royal Palm	16' o.a. H (Min. 10' Clear Ftgs) / 7' Ftgs.

* INDICATES NATIVE SPECIES

VENETIAN PARC- PHASE 2 - PARCEL C

LANDSCAPE LEGEND
Chapter 18-A, Ordinance 98-13

ZONE DISTRICT: Au 1		
Gross Land: 16.10 ac. / Net Land: 16.10 ac.	Required	Provided
Landscaped Open Space (Minimum 25% of Net Land)	25%	25%
Usable Open Space (Minimum 10% of Net Land)	10%	10%
TREES		
Trees per Ac.: 5 / Total units (Gross Land)	750	754 * (Minimum)
Street Trees: 16.10 x 0.2	401	402
TOTAL NUMBER OF TREES	1151	1156
SHRUBS: (5 shrubs per each tree)	5750	5780
50% drought tolerant and a mixture of native species (Section 33 Dade County Code)		

NOTE:
TREES SHALL BE LOCATED WITHIN THE SAFETY SIGHT TRIANGLE. THERE SHALL BE 8' OF CLEARANCE BETWEEN ALL TREES PLANTED IN THE ROADWAY SWALES AND THE EDGE OF ROADS.
* PLEASE SEE TYPICAL UNIT PLANTING - SHEETS L4-L5

PHASE TWO - PARCEL D

SITE TREE LIST

Quan.	Key	Botanical / Common Name	Description
20		Calophyllum inophyllum / Brazilian Beautyleaf	12' H x 6' Spd. / 1 g.
164		Quercus virginiana / Live Oak	12' H x 6' Spd. / 1 g.
158		* Roystonea elata / Florida Royal Palm	16' o.a. H (Min. 10' Clear Ftgs) / 7' Ftgs.

* INDICATES NATIVE SPECIES

VENETIAN PARC- PHASE 2 - PARCEL D

LANDSCAPE LEGEND
Chapter 18-A, Ordinance 98-13

ZONE DISTRICT: RU-TH		
Gross Land: 18.35 ac. / Net Land: 13.35 ac.	Required	Provided
Landscaped Open Space (Minimum 25% of Net Land)	25%	25%
Usable Open Space (Minimum 10% of Net Land)	10%	10%
TREES		
Trees per Ac.: 30 / Total units (Gross Land) x 0.2	424	1,100 (Minimum)
Street Trees: 13.35 x 0.2	2.7	3.0
TOTAL NUMBER OF TREES	1,127	1,103
SHRUBS: (10 shrubs per each tree)	11,270	11,030
50% drought tolerant and a mixture of native species (Section 33 Dade County Code)		

NOTE:
TREES SHALL BE LOCATED WITHIN THE SAFETY SIGHT TRIANGLE. THERE SHALL BE 8' OF CLEARANCE BETWEEN ALL TREES PLANTED IN THE ROADWAY SWALES AND THE EDGE OF ROADS.
* PLEASE SEE TYPICAL UNIT PLANTING - SHEETS L4-L5

THIS ZONING VARIANCE EXHIBIT PREPARED BY:

SOTOLONGO SALMAN HENDERSON ARCHITECTS
10630 NW 27TH STREET ❑ DORAL ❑ FL 33172
PHONE: 305 593-9798 ❑ FAX: 305 593-0096

N

WITKIN DESIGN GROUP
TROPICAL LANDSCAPE ARCHITECTS
10101 SOUTH DIXIE HIGHWAY, SUITE 2-B
FORT LAUDERDALE, FLA. 33156-7207
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VENETIAN PARC
Miami-Dade, Florida

214-051

Project #

Revisions:
01.15.06 - PARCEL SEPARATED OUT BY PHASE PER CITY COMMENTS
10.02.06 - SITE PLAN CHANGE
10.18.06 - ADDED SINGLE FAMILY / TH LANDSCAPE / REV. DATA
12.01.06 - ADDED SITE DATA

Seal:

DEC 1 2006

Lic. # LA0000886
Member A.S.L.A.

Project: PHASE 2
LANDSCAPE PLAN

Project name: PHASE 2

Date: 05/15/2006

Scale: 1" = 70' - 0"

Drawn by: SH

Sheet No.: L-3

Cost Id.:

39

VENETIAN PARC MODEL A

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

ABBREVIATIONS:

		CONCRETE MASONRY UNIT	C.M.U.	FLOOR	FLR.	NATIONAL GEODETIC		SLIDING GLASS DOOR	SL. GL. DR.
		CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	VERIFICATION DATA	N.G.V.D.	SLOPING CEILING	SLP. CLG.
ABOVE FINISH FLOOR	A.F.F.	CONTINUOUS	CONT.	FOOTING	FTG.	NOT IN CONTRACT	N.I.C.	SOLID CORE	S.C.
AIR CONDITIONING	A/C	CULTURED MARBLE	CULT. MARB.			NOT TO SCALE	N.T.S.	SPLASH	SPL.
AIR HANDLING UNIT	A.H.U.			GALVANIZED	GALV.			SYNTHETIC MARBLE	SYN. MARBLE
ALTERNATE	ALT.	DIAMETER	DIA.	GRADE	GRD.	ON CENTER	O.C.		
ALUMINUM	AL.	DISHWASHER	D.W.	GYPSUM BOARD	GYP.BD.	OVERHANG	O.H.	TEMPERED GLASS OBSCURE	TEMP. GL.OBS.
ANCHOR BOLT	A.B.	DOOR	DR.					TIE BEAM OPTIONTE	OPT. T.B.
ANGLE	∠	DOUBLE	DBL.	HEADER	HDR.	PAIR	PR.	TIE COLUMN	T.COL.
AREA DRAIN	A.D.	DOUBLE PLATE	DBL. PL.	HEIGHT	HT./HGT.	PENNY	d	TONGUE AND GROOVE	T&G
AVERAGE	AVG.	DOWN	DN.	HOLLOW CORE	H.C.	PLASTIC LAMINATE	PLAS. LAM.	TOP OF BEAM	T.O.B.
		DOWNSPOUT	D.S.	HOSE BIBB	H.B.			TOP OF CURB DTL. DETAIL	T.C.
		DRAWER	DWR.			PLATE	PL.	TOP OF PLATE	T.O.P.
BEAM	BM.	DRYER EXHAUST GRAGE	D. E. GRAGE	IMPACT GLASS	IM. GLS.	PLYWOOD	PLY.WD.	TREAD	T.
BLOCKING	BLKG.			INFORMATION	INFO.	POUNDS PER SQUARE INCH	P.S.I.	TYPICAL	TYP.
BOARD	BD./BRD.			INSULATION	INSUL.	PRESSURE TREATED	P.T.		
BOTTOM	BOT.	EACH	EA.	INTERIOR	INT.	PROPERTY LINE	P.	UNLESS NOTED OTHERWISE	U.N.O.
BUILDING	BLDG.	ELEVATION	ELEV./EL.						
		EQUAL	EQ.						
CABINET	CAB.	EXISTING	EXIST.	LAMINATED GLASS	LAM. GLS.	RADIUS	RAD.	VENT THRU ROOF	V.T.R.
CEILING	CLG.	EXHAUST	EXH.	LAVATORY	LAV.	RAFTER	RAF.	VENT TO OUTSIDE AIR	V.T.O.S.A.
CEILING JOISTS	CLG. JST.	EXPANSION JOINT	EXP. JT.	LOUVER	LOUV.	REFRIGERATOR	REF.	VERTICAL	VERT.
CENTER	CENT.	EXTERIOR	EXT.	LUMINOUS	LUM.	REQUIRED	REQD	VINYL COMPOSITION TILE	V.C.T.
CENTER LINE	CL					REVISION	REV.		
CERAMIC TILE	CER. T.	FACE OF MASONRY	F.O.M.	MACHINE BOLT	M.B.	RISER	R.	WALK IN CLOSET	W.I.C.
CHAMFER	CHAM.	FACE OF STUD	F.O.S.	MANUFACTURER	MFGR.	ROOF DRAIN	R.D.	WARDROBE	WARD.
CHANNEL	(CR)	FINISH	FIN.	MATERIAL	MATL.	ROOM	RM.	WATER CLOSET	W.C.
CLEAN OUT DOOR	C.O.D.	FINISH FLOOR	F.F.	MAXIMUM	MAX.	ROUGH OPENING	R.O.	WATERPROOFING	W.P.
CLEAR	CLR.	FINISH GRADE	F.G.	MEAN ROOF HEIGHT	M.R.H.	ROUGH SAWN	RGHS	WELDED WIRE MESH	W.W.M.
COLD WATER	C.W.	FLASHING	FLSHG	MEAN SEA LEVEL	M.S.L.			WINDOW	WIND
COLUMN	COL.	FLOOR DRAIN	F.D.	MEDICINE CABINET	M.C.	SHEATHING	SHTG.	WITH	W/
COMPOSITION	COMPO.	FLOOR JOISTS	FLR. JST.	METAL	MTL.	SHELF AND POLE	S & P	WITHOUT	W/O
CONCRETE BLOCK	CONC.BLK.			MINIMUM	MIN.	SIMILAR	SIM.	WOOD	WD.
								WROUGHT IRON	W.I.

SYMBOLS:

- BUILDING SECTION — SECTION LETTERS; SECTION LETTERS (WHERE SECTION IS DRAWN)
- DETAIL — DETAIL NUMBER; SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLD) — ARROWS INDICATE ELEVATIONS; SHEET NUMBER
- DOOR TYPE — DOOR MARK (NUMBER)
- WINDOW TYPE — WINDOW MARK (LETTER)
- KEYNOTE — DRAWING NOTE (NUMBER)
- STEP DOWN — CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT — DESCRIPTION OF POINT (FIN.FLR., TOP OF PLATE, TOP OF T.B.)
- ELEVATION OR POINT
- REVISION REFERENCE — NUMBER OF REVISION CORRESP. TO DESIGN SECTION OF TITLE BLOCK
- WALL SECTIONS — SECTION NUMBERS; SECTION NUMBER (WHERE SECTION IS DRAWN)

ARCHITECTURAL

STANDARD

A0.0	COVER SHEET
A1.1	FLOOR PLAN ALT 1
A1.2	FLOOR PLAN ALT 2
A1.3	FLOOR PLAN ALT 3
A3.1	ELEVATIONS ALT 1
A3.2	ELEVATIONS ALT 2
A3.3	ELEVATIONS ALT 3
A4.1	ELEVATIONS ALT 1
A4.2	ELEVATIONS ALT 2
A4.3	ELEVATIONS ALT 3

GREAT ROOM OPTION

A1.1G.R.	FLOOR PLAN ALT 1
A1.2G.R.	FLOOR PLAN ALT 2
A1.3G.R.	FLOOR PLAN ALT 3
A3.1G.R.	ELEVATIONS ALT 1
A3.2G.R.	ELEVATIONS ALT 2
A3.3G.R.	ELEVATIONS ALT 3
A4.1G.R.	ELEVATIONS ALT 1
A4.2G.R.	ELEVATIONS ALT 2
A4.3G.R.	ELEVATIONS ALT 3

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS	BY

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

MODEL A
ALT 1, 2 & 3

DATE 01-09-14
JOB 1308
SHEET A 0-0
OF SHEETS

10/20/2014
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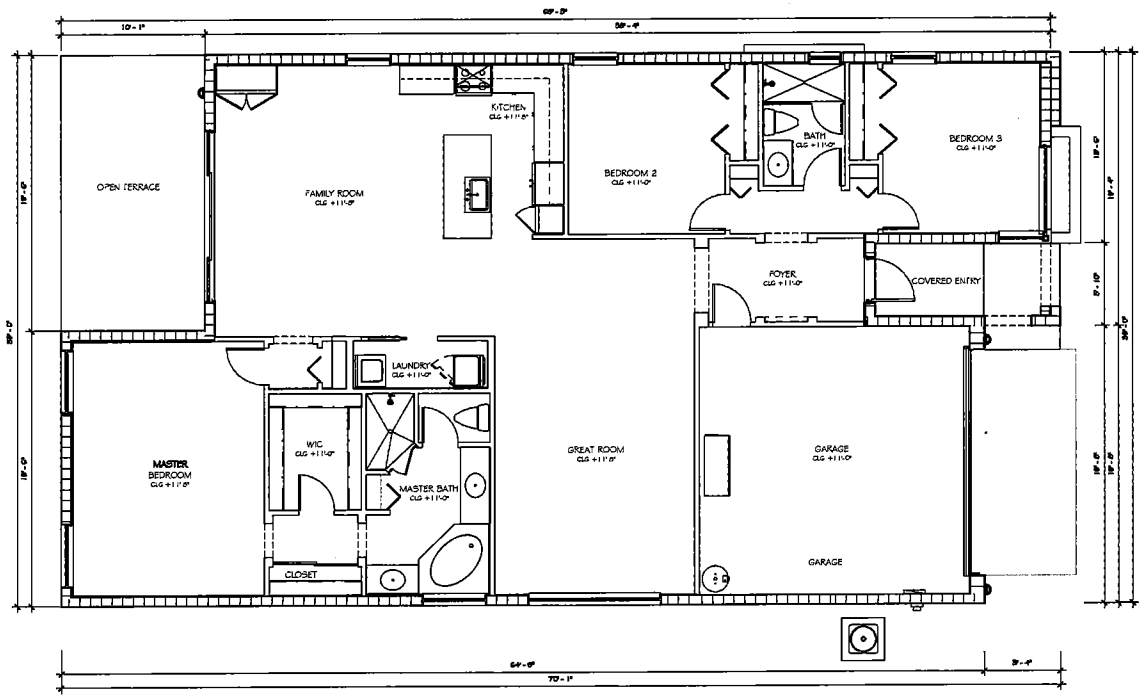
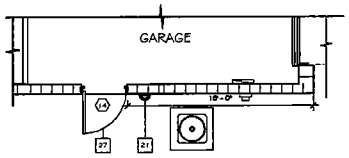
PAUL R. SOTOLONGO - AR-7772
JENNIFER HALLOM SALMAN - AR-97541

40



FIRST FLOOR ALT 1

AREA SUMMARY MODEL A STANDARD ALT 1	
FIRST FLOOR	1954 SF
A/C AREA	1954 SF
COVERED ENTRY	67 SF
GARAGE	398 SF
NON A/C AREA	465 SF
Grand total	2419 SF



GAR. SIDE DOOR ALT 1, 2 & 3

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By AH

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL A
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET A 1-1
OF SHEETS

10/20/2014
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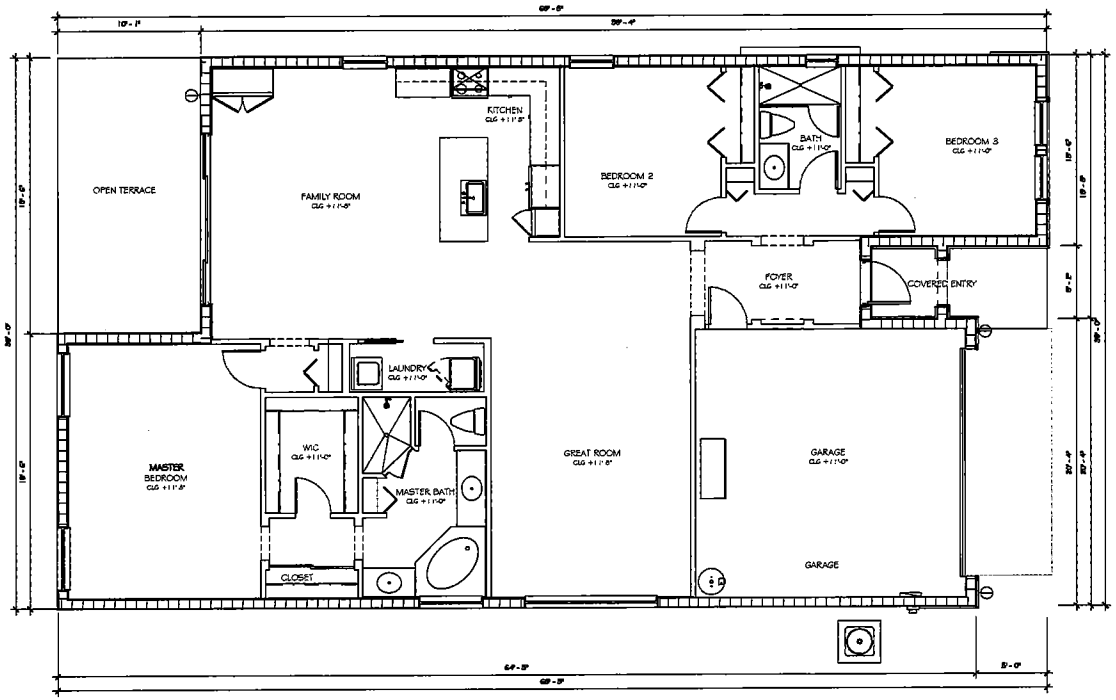

FIRST FLOOR ALT 2

AREA SUMMARY MODEL A STANDARD ALT 2	
FIRST FLOOR	1954 SF
A/C AREA	1954 SF
COVERED ENTRY	25 SF
GARAGE	393 SF
NON A/C AREA	421 SF
Grand total	2375 SF

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DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

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REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL A
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 1-2
OF SHEETS

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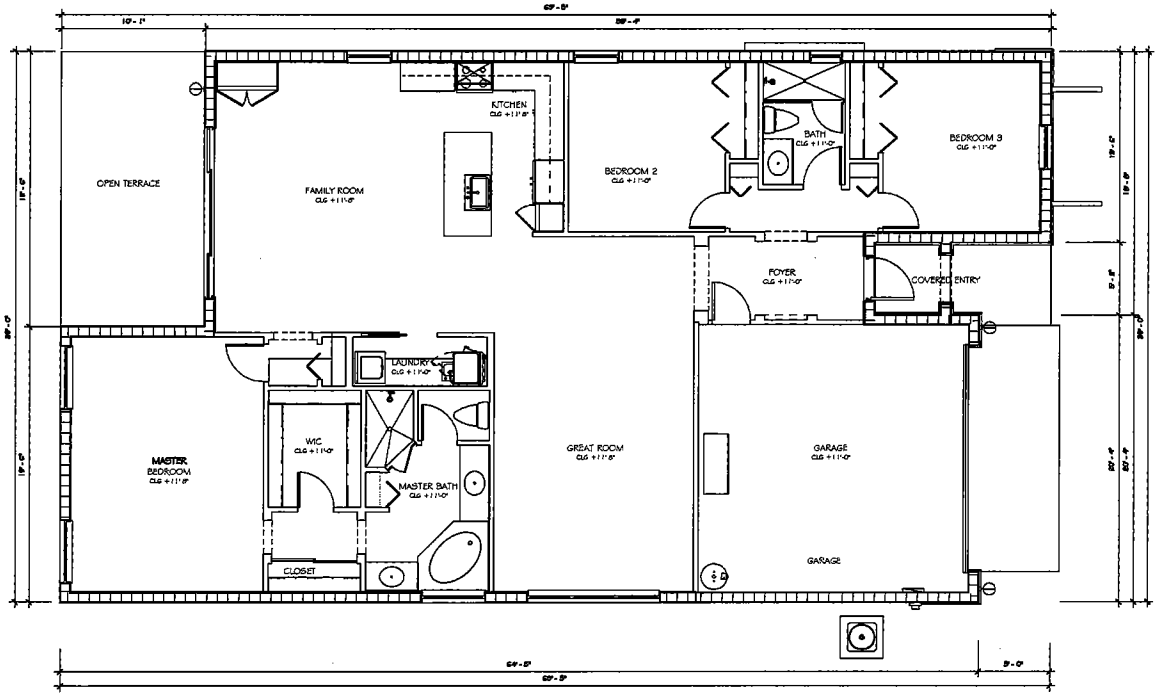

FIRST FLOOR ALT 3

AREA SUMMARY MODEL A STANDARD ALT 3	
FIRST FLOOR A/C	1954 SF
A/C AREA	1954 SF
COVERED ENTRY	28 SF
GARAGE	393 SF
NON A/C	421 SF
Grand total	2375 SF

RECEIVED
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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN FARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL A
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 1-3 OF SHEETS

10/20/2014
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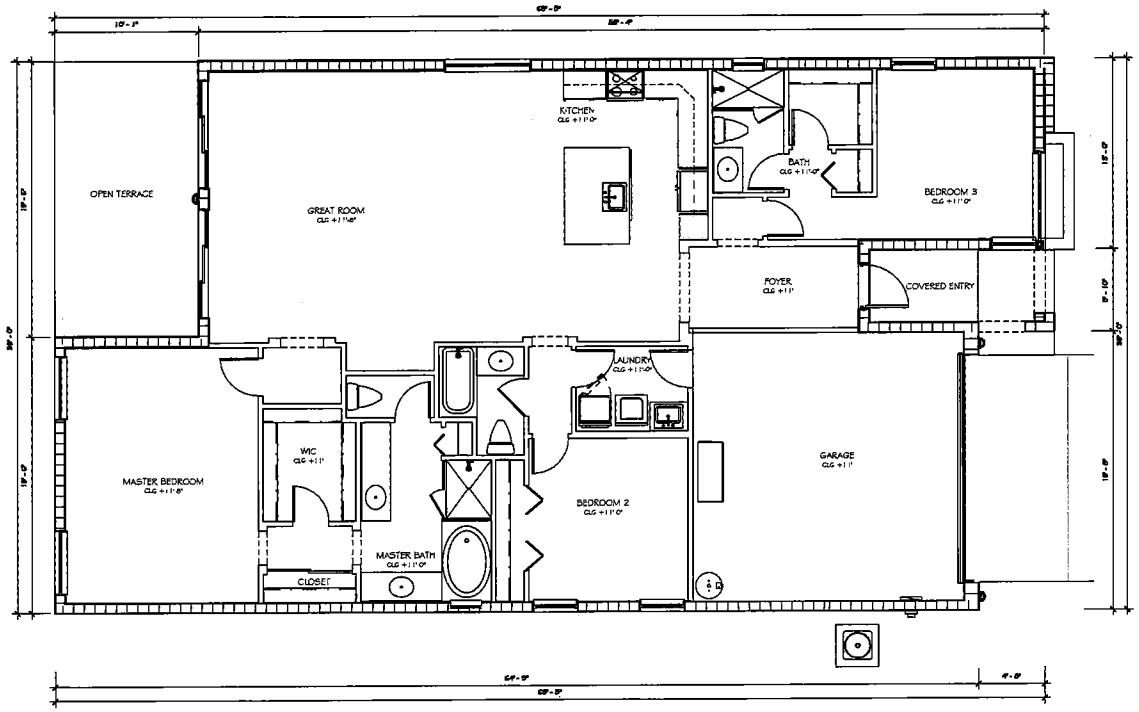

FIRST FLOOR ALT 1

AREA SUMMARY MODEL A GREAT ROOM OPTION ALT-1	
FIRST FLOOR	1954 SF
A/C AREA	1954 SF
COVERED ENTRY	67 SF
GARAGE	398 SF
NON A/C AREA	465 SF
Grand total	2419 SF

RECEIVED
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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
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TELEPHONE: (305) 593-9708 FAX: (305) 593-0086

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM

MODEL A
ALT 1

SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1306
SHEET A-1-1GR
OF SHEETS

10/20/2014
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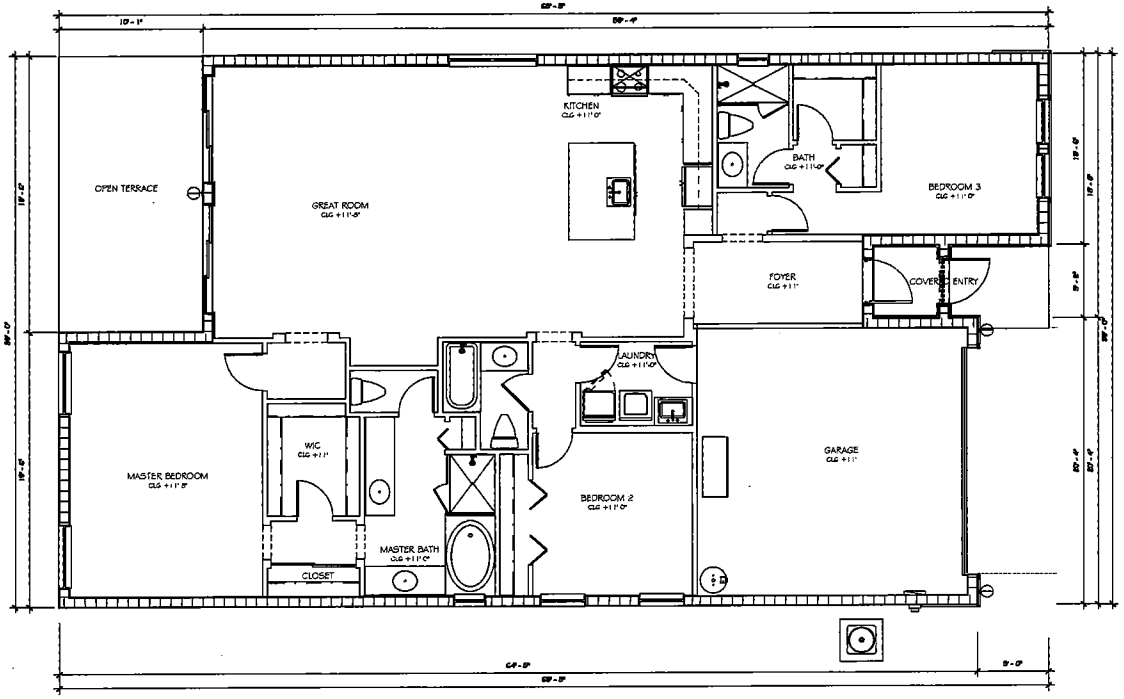

FIRST FLOOR ALT 2

AREA SUMMARY MODEL A GREAT ROOM OPTION ALT-2	
FIRST FLOOR	1954 SF
A/C AREA	1954 SF
COVERED ENTRY	28 SF
GARAGE	393 SF
NON A/C AREA	421 SF
Grand total	2375 SF

RECEIVED
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OCT 31 2014
MIAMI-DADE COUNTY
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REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10530 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0066

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

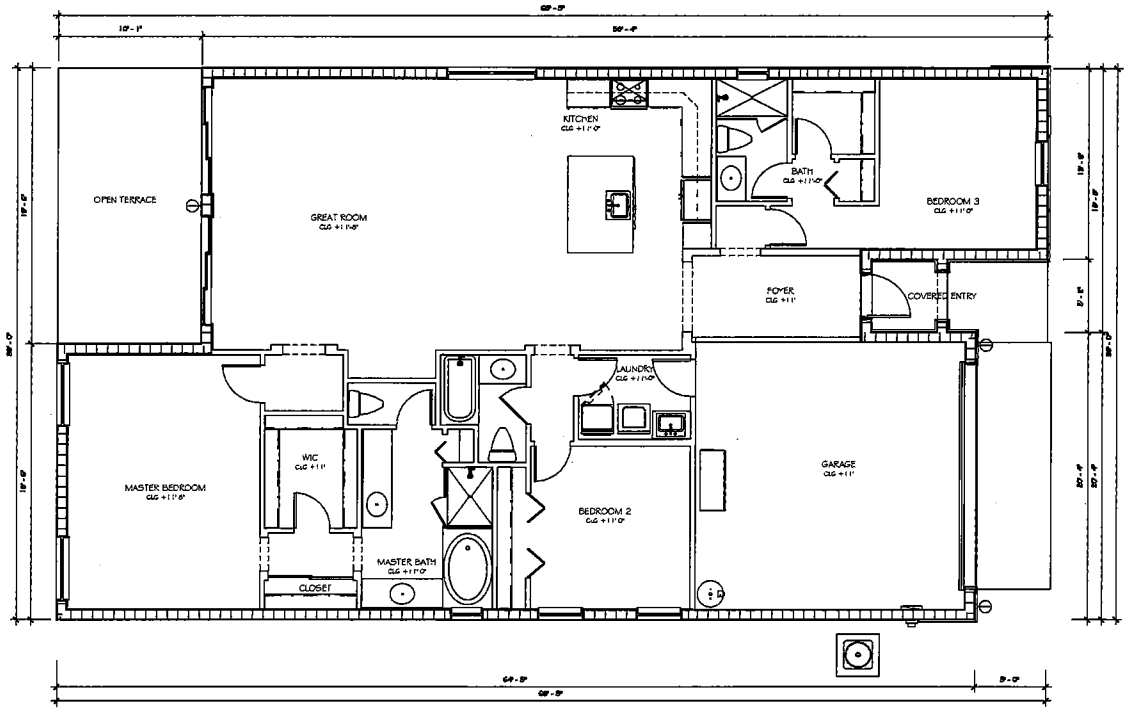
GREAT ROOM

MODEL A
ALT 2

SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1306
SHEET A-1-2GR
OF SHEETS

10/20/2014
12:15:31 PM

PAUL R. SOTOLONGO - AR-17712
JENNIFER MALLON SALMAN - AR-17191



FIRST FLOOR ALT 3

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24-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH

AREA SUMMARY MODEL A GREAT ROOM OPTION ALT-3	
FIRST FLOOR A/C	1954 SF
A/C AREA	1954 SF
COVERED ENTRY	28 SF
GARAGE	393 SF
TOTAL A/C	421 SF
Grand total	2375 SF

45

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0086

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM

MODEL A
ALT 3

SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1306
SHEET A-1-3GR
OF SHEETS

10/20/2014
12:15:33 PM

PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLEN SALMAN - AR-97181

46

VENETIAN PARC MODEL B

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

ABBREVIATIONS:

		CONCRETE MASONRY UNIT	C.M.U.	FLOOR	FLR.	NATIONAL GEODETIC		SLIDING GLASS DOOR	SL. GL. DR.		
		CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	VERIFICATION DATA	M.G.V.D.	SLOPING CEILING	SLP. CLG.		
ABOVE FINISH FLOOR	A.F.F.	CONTINUOUS	CONT.	FOOTING	FTG.	NOT IN CONTRACT	N.I.C.	SOLID CORE	S.C.		
AIR CONDITIONING	AC	CULTURED MARBLE	CULT. MAR.			NOT TO SCALE	N.T.S.	SPLASH	SPL.		
AIR HANDLING UNIT	A.H.U.			GALVANIZED	GALV.			SYNTHETIC MARBLE	SYN. MARBLE		
ALTERNATE	ALT.	DIAMETER	DIA.	GRADE	GRD.	ON CENTER	O.C.				
ALUMINUM	AL	DISHWASHER	D.W.	GYPSUM BOARD	GYP BD.	OVERHANG	O.H.	TEMPERED GLASS OBSCURE	TEMP GL OBS.		
ANCHOR BOLT	A.B.	DOOR	DR.					TILE BEAM OPPOSITE	OPP. T.B.		
ANGLE	<	DOUBLE	DBL.	HEADER	HDR.	PAIR	PR.	TILE COLUMN	T.COL.		
AREA DRAIN	A.D	DOUBLE PLATE	DBL. PL.	HEIGHT	HT./HGT.	PENNY	d	TONGUE AND GROOVE	T&G		
AVERAGE	AVG.	DOWN	DN.	HOLLOW CORE	H.C.	PLASTIC LAMINATE	PLAS. LAM.	TOP OF BEAM	T.O.B.		
		DOWNSPOUT	D.S.	HOSE BIBB	H.B.			TOP OF CURB DTL. DETAIL	T.C.		
		DRAINAGE	DWG.			PLATE	PL.	TOP OF PLATE	T.O.P.		
BEAM	BM	DRAWER EXHAUST CHASE	D. E. CHASE	IMPACT GLASS	IM. GLS.	PLYWOOD	PLY.WD.	TREAD	T.		
BLOCKING	BLKG.			INFORMATION	INFO.	POUNDS PER SQUARE INCH.	P.S.I.	TYPICAL	TYP.		
BOARD	BD.,BRD.			INSULATION	INSUL.	PRESSURE TREATED	P.T.				
BOTTOM	BOT.	EACH	EA.	INTERIOR	INT.	PROPERTY LINE	P.	UNLESS NOTED OTHERWISE	U.N.O.		
BUILDING	BLDG.	ELEVATION	ELEV.,EL								
		EQUAL	EQ.					VENT THRU ROOF	V.T.R.		
CABINET	CAB.	EXTERIOR	EXT.	LAMINATED GLASS	LAM. GLS.	RADIUS	RAD.	VENT TO OUTSIDE AIR	V.T.O.O.A.		
CEILING	CLG.	EXHAUST	EXH.	LAVATORY	LAV.	RAFTER	RAF.	VERTICAL	VERT.		
CEILING JOISTS	CLG. JST.	EXPANSION JOINT	EXP. JT	LOUVER	LOUV.	REFRIGERATOR	REF.	VINYL COMPOSITION TILE	V.C.T.		
CEMENT	CEM.	EXTERIOR	EXT.	LUMINOUS	LUM.	REQUIRED	REQD				
CENTER LINE	CL					REVISION	REV.				
CERAMIC TILE	CER. T.	FACE OF MASONRY	F.O.M.	MACHINE BOLT	M.B.	RISER	R.	WALK IN CLOSET	W.I.C.		
CHAMFER	CHAM.	FACE OF STUD	F.O.S.	MANUFACTURER	MFGR.	ROOF DRAIN	R.D.	WARDROBE	WARD.		
CHANNEL	[OR]	FINISH	FIN.	MATERIAL	MATL.	ROOM	RM.	WATER CLOSET	W.C.		
CLEAN OUT DOOR	C.O.D.	FINISH FLOOR	F.F.	MAXIMUM	MAX.	ROUGH OPENING	R.O.	WATERPROOFING	W.P.		
CLEAR	CLR.	FINISH GRADE	F.G.	MEAN ROOF HEIGHT	M.R.H.	ROUGH SAWN	RSVS	WELDED WIRE MESH	W.W.M.		
COLD WATER	C.W.	FLASHING	FLSHG	MEAN SEA LEVEL	M.S.L.			WINDOW	WIND		
COLUMN	COL	FLOOR DRAIN	F.D.	MEDICINE CABINET	M.C.	SHEATHING	SHTG.	WITH	W/		
COMPOSITION	COMPO.	FLOOR JOISTS	FLR. JST	METAL	MTL.	SHELF AND POLE	S + P	WITHOUT	W/O		
CONCRETE BLOCK	CONC.BLK.			MINIMUM	MIN.	SIMILAR	SIM.	WOOD	WD.		
								WROUGHT IRON	W.I.		

SYMBOLS:

- BUILDING SECTION — SECTION LETTERS; SECTION LETTERS (WHERE SECTION IS DRAWN)
- DETAIL — DETAIL NUMBER; SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLD) — ARROWS INDICATE ELEVATIONS; SHEET NUMBER
- DOOR TYPE — DOOR MARK (NUMBER)
- WINDOW TYPE — WINDOW MARK (LETTER)
- KEYNOTE — DRAWING NOTE (NUMBER)
- STEP DOWN — CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT — DESCRIPTION OF POINT (FIN.FLR., TOP OF PLATE, TOP OF T.B.); ELEVATION OR POINT
- REVISION REFERENCE — NUMBER OF REVISION (CORRESP. TO DESIGN SECTION OF TITLE BLOCK)
- WALL SECTIONS — SECTION NUMBERS; SECTION NUMBER (WHERE SECTION IS DRAWN)

ARCHITECTURAL

STANDARD

A0.0	COVER SHEET
A1.1	FIRST FLOOR PLAN ALT-1
A1.2	FIRST FLOOR PLAN ALT-2
A1.3	FIRST FLOOR PLAN ALT-3
A2.1	SECOND FLOOR PLAN ALT-1
A2.2	SECOND FLOOR PLAN ALT-2
A2.3	SECOND FLOOR PLAN ALT-3
A4.1	ELEVATIONS ALT-1
A4.2	ELEVATIONS ALT-2
A4.3	ELEVATIONS ALT-3
A5.1	ELEVATIONS ALT-1
A5.2	ELEVATIONS ALT-2
A5.3	ELEVATIONS ALT-3

GREAT ROOM + DEN

A1.1D	FIRST FLOOR PLAN ALT-1
A1.2D	FIRST FLOOR PLAN ALT-2
A1.3D	FIRST FLOOR PLAN ALT-3
A2.1D	SECOND FLOOR PLAN ALT-1
A2.2D	SECOND FLOOR PLAN ALT-2
A2.3D	SECOND FLOOR PLAN ALT-3
A4.1D	FRONT + REAR ELEVATIONS ALT-1
A4.2D	FRONT + REAR ELEVATIONS ALT-2
A4.3D	FRONT + REAR ELEVATIONS ALT-3
A5.1D	RIGHT + LEFT ELEVATIONS ALT-1
A5.2D	RIGHT + LEFT ELEVATIONS ALT-2
A5.3D	RIGHT + LEFT ELEVATIONS ALT-3

EXTENDED GREAT ROOM

A1.1E	FIRST FLOOR PLAN ALT-1
A1.2E	FIRST FLOOR PLAN ALT-2
A1.3E	FIRST FLOOR PLAN ALT-3
A2.1E	SECOND FLOOR PLAN ALT-1
A2.2E	SECOND FLOOR PLAN ALT-2
A2.3E	SECOND FLOOR PLAN ALT-3
A4.1E	FRONT + REAR ELEVATIONS ALT-1
A4.2E	FRONT + REAR ELEVATIONS ALT-2
A4.3E	FRONT + REAR ELEVATIONS ALT-3
A5.1E	RIGHT + LEFT ELEVATIONS ALT-1
A5.2E	RIGHT + LEFT ELEVATIONS ALT-2
A5.3E	RIGHT + LEFT ELEVATIONS ALT-3

REVISIONS	BY

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

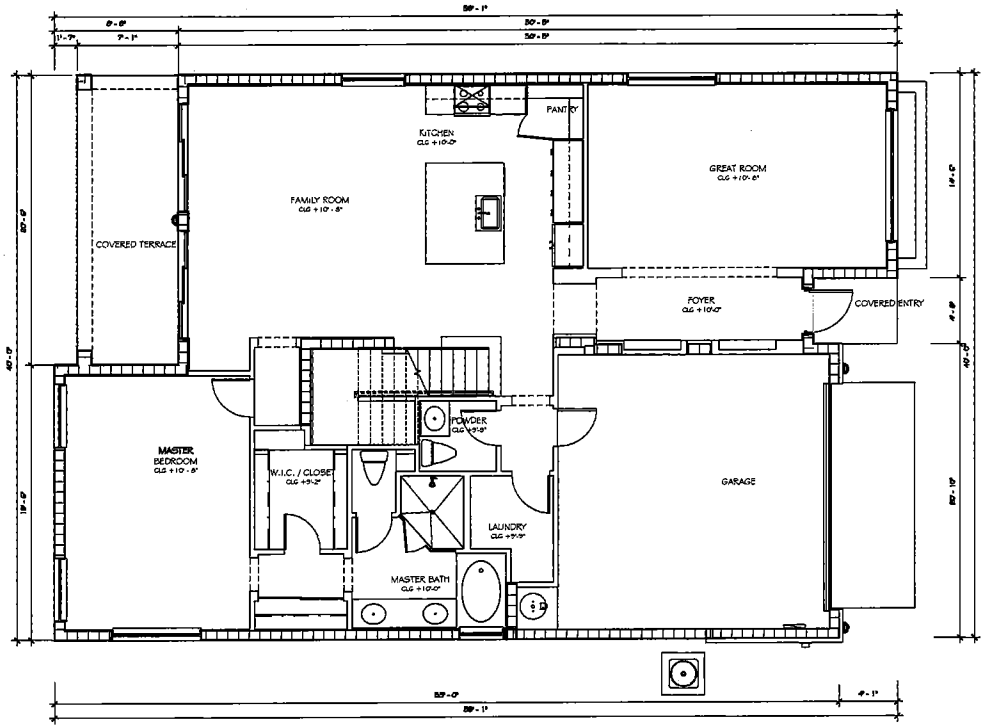
MODEL B
ALT 1, 2 & 3

DATE 01-09-14
JOB 1306
SHEET A 0-0
OF SHEETS

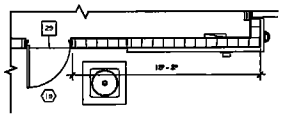
10/20/2014
12:18:42 PM

PAUL R. SOTOLONGO - AR-7713
JENNIFER MALLON SALMAN - AR-97181

47



FIRST FLOOR PLAN ALT 1



GARAGE SIDE DOOR OPTION
ALT 1, 2 & 3

AREA SUMMARY MODEL B STANDARD ALT-1	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	543 SF
A/C AREA	2207 SF
COVERED ENTRY	30 SF
COVERED TERRACE	145 SF
GARAGE	409 SF
NON A/C AREA	584 SF
Grand total	2791 SF

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 1-1
OF SHEETS

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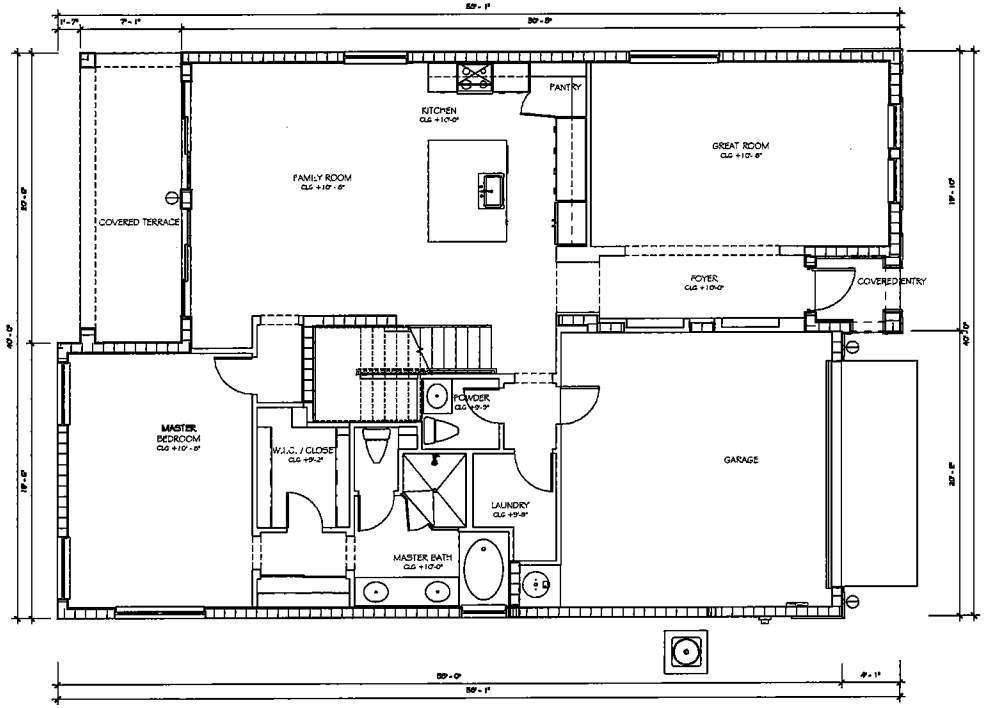
PAUL R. SOTOLONGO - AR-7779
JENNIFER MALLON SALMAN - AR-7181



FIRST FLOOR PLAN ALT 2

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AREA SUMMARY MODEL B STANDARD ALT-2	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	543 SF
A/C AREA	2207 SF
COVERED ENTRY	30 SF
COVERED TERRACE	145 SF
GARAGE	409 SF
NON A/C AREA	584 SF
Grand total	2791 SF

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1305
SHEET A 1-2
OF SHEETS

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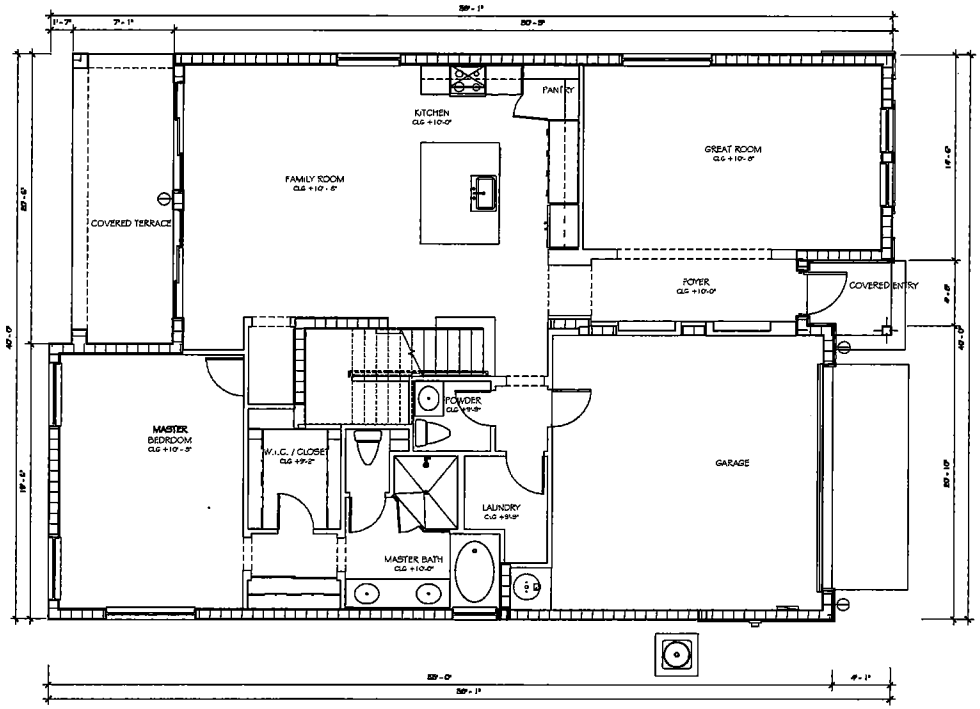

FIRST FLOOR PLAN ALT 3

AREA SUMMARY MODEL B STANDARD ALT-3	
FIRST FLOOR AREA	1664 SF
SECOND FLOOR AREA	543 SF
A/C AREA	2207 SF
COVERED ENTRY	30 SF
COVERED TERRACE	145 SF
GARAGE	409 SF
NON A/C AREA	584 SF
Grand total	2791 SF

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TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET
A 1-3
OF SHEETS

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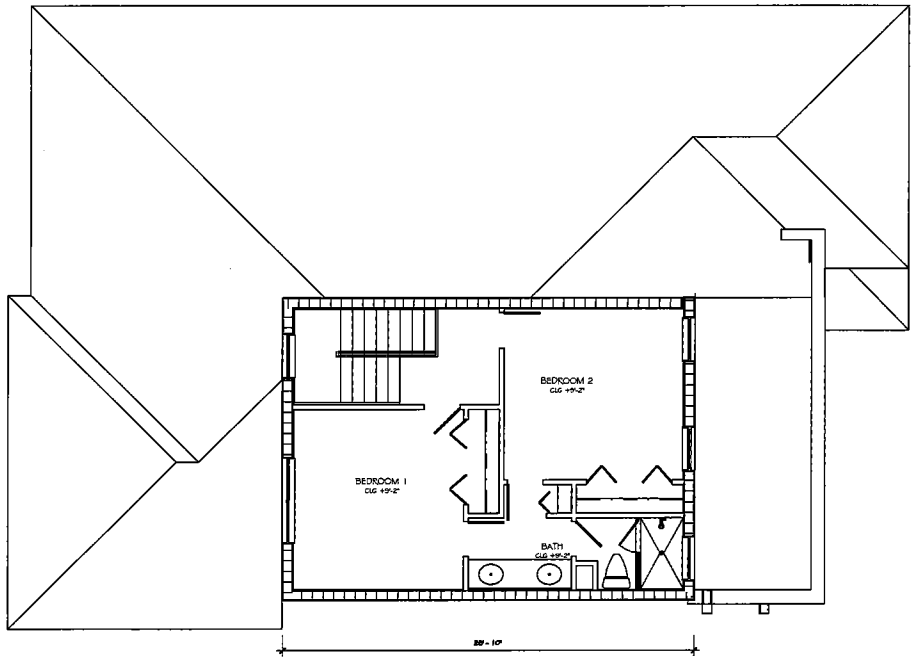
RAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17191



SECOND FLOOR PLAN ALT 1

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-8788 FAX: (305) 593-0086

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 2-1 OF SHEETS

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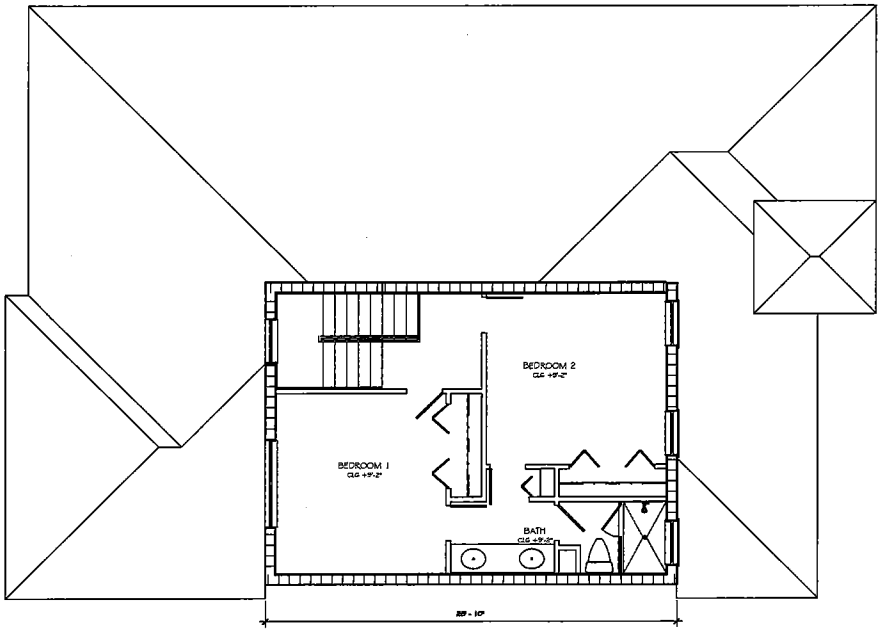

SECOND FLOOR PLAN ALT 2

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-6708 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 2-2 OF SHEETS

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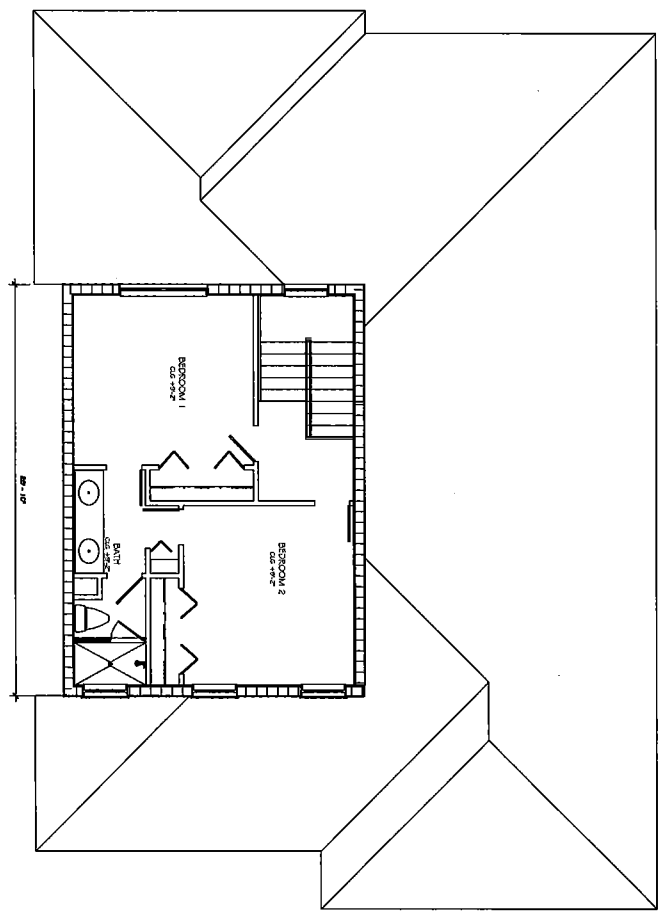

SECOND FLOOR PLAN ALT 3

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OCT 31 2014
MIAMI-DADE COUNTY
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RESOURCES DEVELOPMENT SERVICES
By

10/20/2014 12:18:49 PM	SHEET A 2-3 OF SHEETS	MODEL B ALT 3	STANDARD (3 BEDROOM)
	SCALE 1/4" = 1'-0"	DATE 01-09-14	
	JOB 1306		

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS BY

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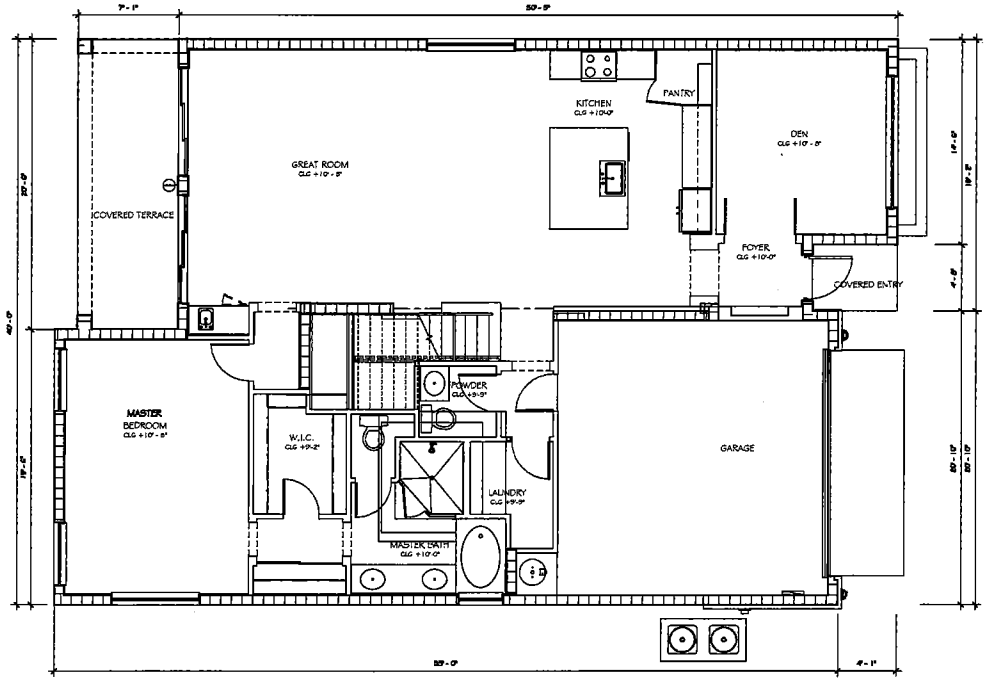

FIRST FLOOR PLAN ALT-1
GREAT ROOM / DEN

AREA SUMMARY MODEL B GREAT ROOM / DEN ALT 1	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1035 SF
AC AREA	2699 SF
COVERED ENTRY	30 SF
COVERED TERRACE	145 SF
GARAGE	405 SF
NON AC AREA	584 SF
Grand total	3283 SF

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RESOURCES DEVELOPMENT SERVICES
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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM
+ DEN

MODEL B
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A/1-1D
OF SHEETS

10/20/2014
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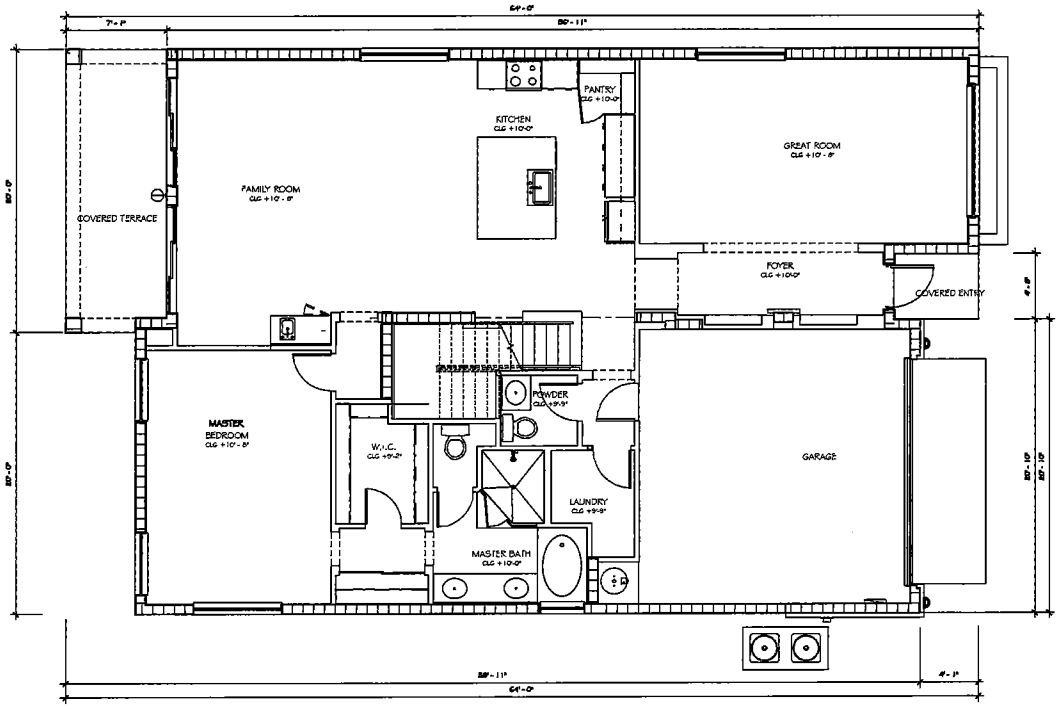

FIRST FLOOR PLAN ALT-1
GREAT ROOM EXTENDED

AREA SUMMARY MODEL B GREAT ROOM EXTENDED ALT 1	
FIRST FLOOR A/C	1601 SF
SECOND FLOOR A/C	1035 SF
AC AREA	2636 SF
COVERED ENTRY	30 SF
COVERED TERRACE	140 SF
GARAGE	409 SF
NON AC AREA	579 SF
Grand total	3415 SF

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By AH

REVISIONS	BY

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

EXT'D GREAT ROOM

MODEL B
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A/1-1E
OF SHEETS

10/20/2014
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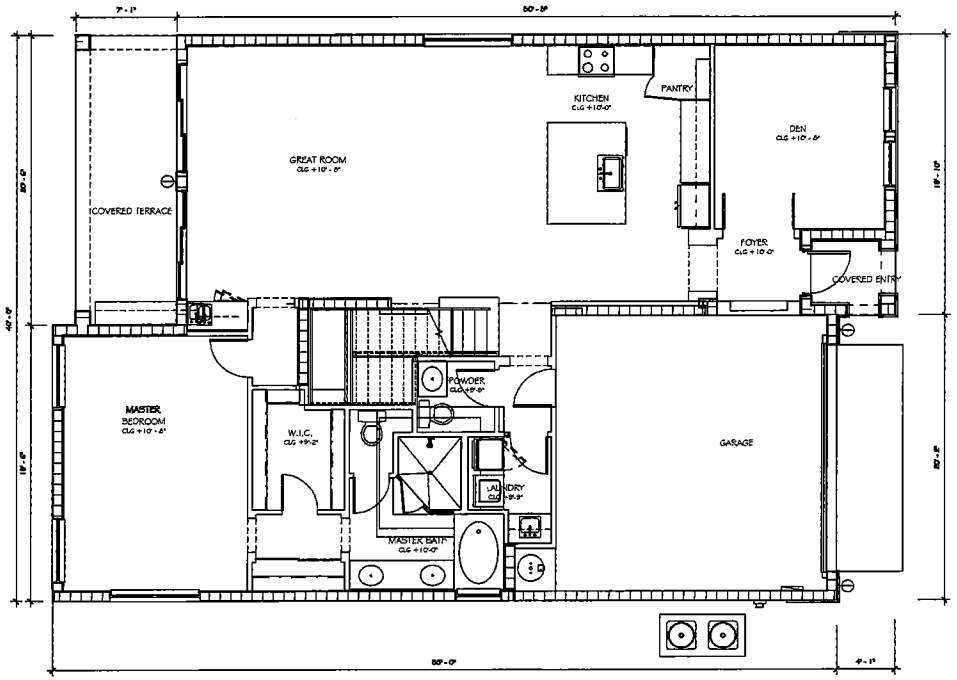

FIRST FLOOR PLAN ALT-2
GREAT ROOM / DEN

AREA SUMMARY MODEL B GREAT ROOM / DEN ALT 2	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1032 SF
AC AREA	2696 SF
COVERED ENTRY	30 SF
COVERED TERRACE	145 SF
GARAGE	409 SF
NON AC AREA	564 SF
Grand total	3281 SF

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214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AY

REVISIONS	BY

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM
+ DEN

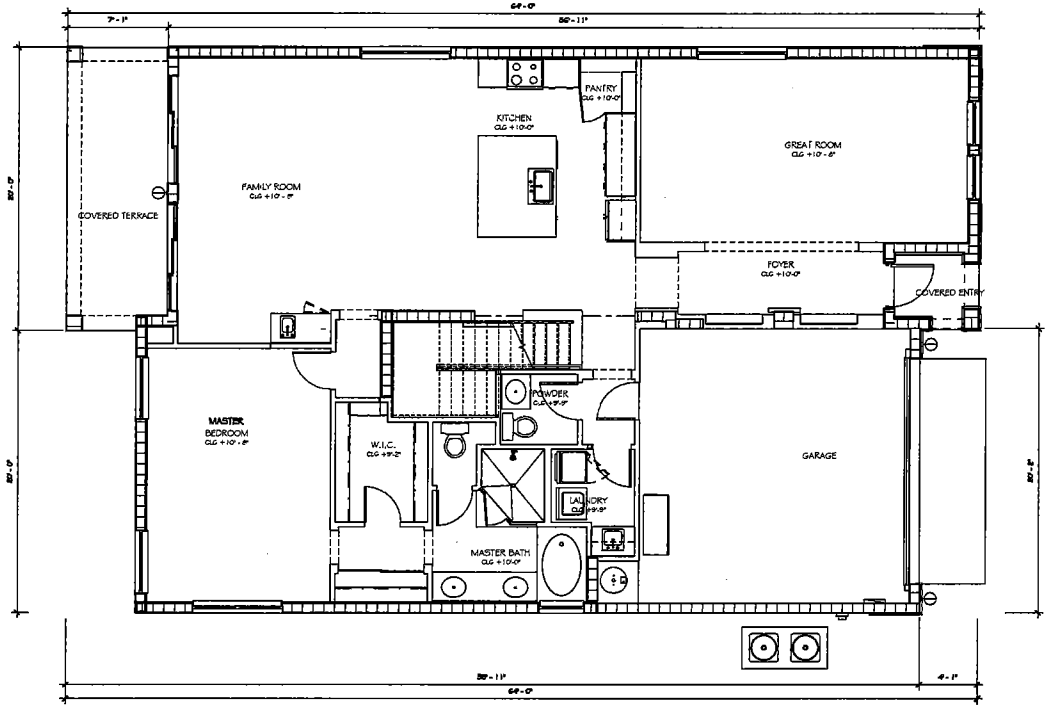
MODEL B
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A/1-2D
OF SHEETS

10/20/2014
12:21:36 PM

RAUL R. SOTOLONGO - AR-7713
JENNIFER MALLON SALMAN - AR-17191

56



FIRST FLOOR PLAN ALT 2
GREAT ROOM EXTENDED

AREA SUMMARY MODEL B GREAT ROOM EXTENDED ALT 2	
FIRST FLOOR A/C	1601 SF
SECOND FLOOR A/C	1034 SF
AC AREA	2684 SF
COVERED ENTRY	30 SF
COVERED TERRACE	140 SF
GARAGE	409 SF
NON AC AREA	579 SF
Grand total	3413 SF

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By ALT

REVISIONS	BY

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ARCHITECTS, LLC
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TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

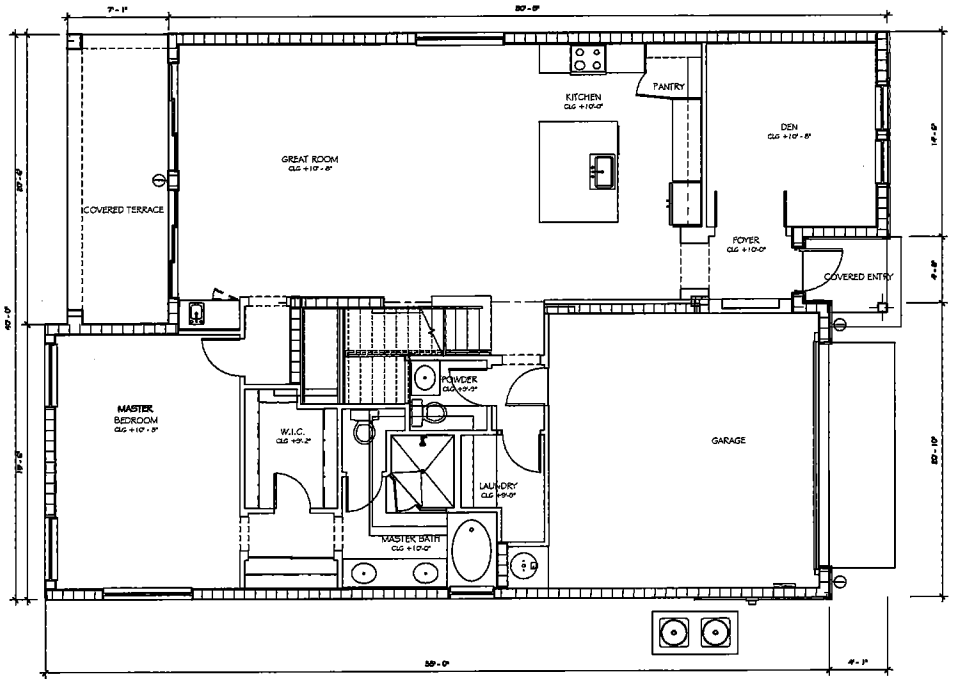
EXT'D GREAT ROOM

MODEL B
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A/1-2E
OF SHEETS

10/20/2014
12:21:37 PM

RAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-7791



FIRST FLOOR PLAN ALT-3
GREAT ROOM / DEN

AREA SUMMARY MODEL B GREAT ROOM / DEN ALT 3	
FIRST FLOOR AREA	1664 SF
SECOND FLOOR AREA	1035 SF
A/C AREA	2699 SF
COVERED ENTRY	30 SF
COVERED TERRACE	145 SF
GARAGE	409 SF
NON A/C AREA	554 SF
Grand total	3253 SF

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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0086

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM
+ DEN

MODEL B
ALT-3

SCALE 1/4" = 1'-0"
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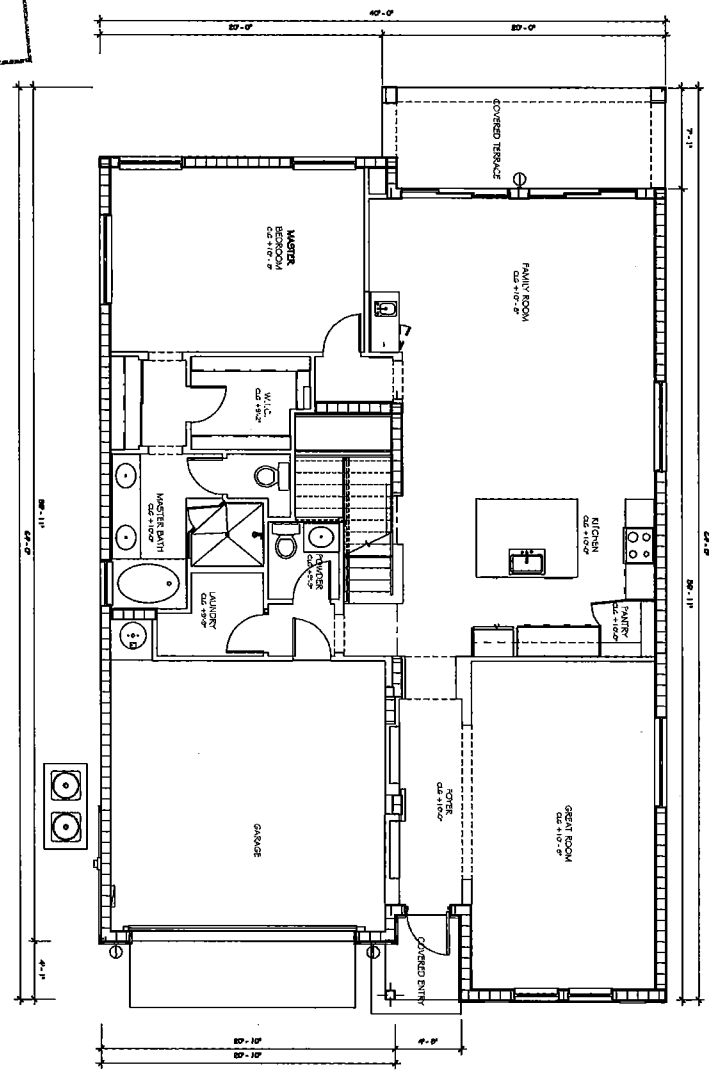

FIRST FLOOR PLAN ALT 3
GREAT ROOM EXTENDED

AREA SUMMARY MODEL B GREAT ROOM EXTENDED ALT 3	
FIRST FLOOR A/C	1601 SF
SECOND FLOOR A/C	1035 SF
A/C AREA	2336 SF
COVERED ENTRY	30 SF
COVERED TERRACE	140 SF
GARAGE	409 SF
NON A/C AREA	570 SF
Grand total	3415 SF

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SCALE 1/4" = 1'-0"
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MODEL B
ALT-3

EXT'D GREAT ROOM

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

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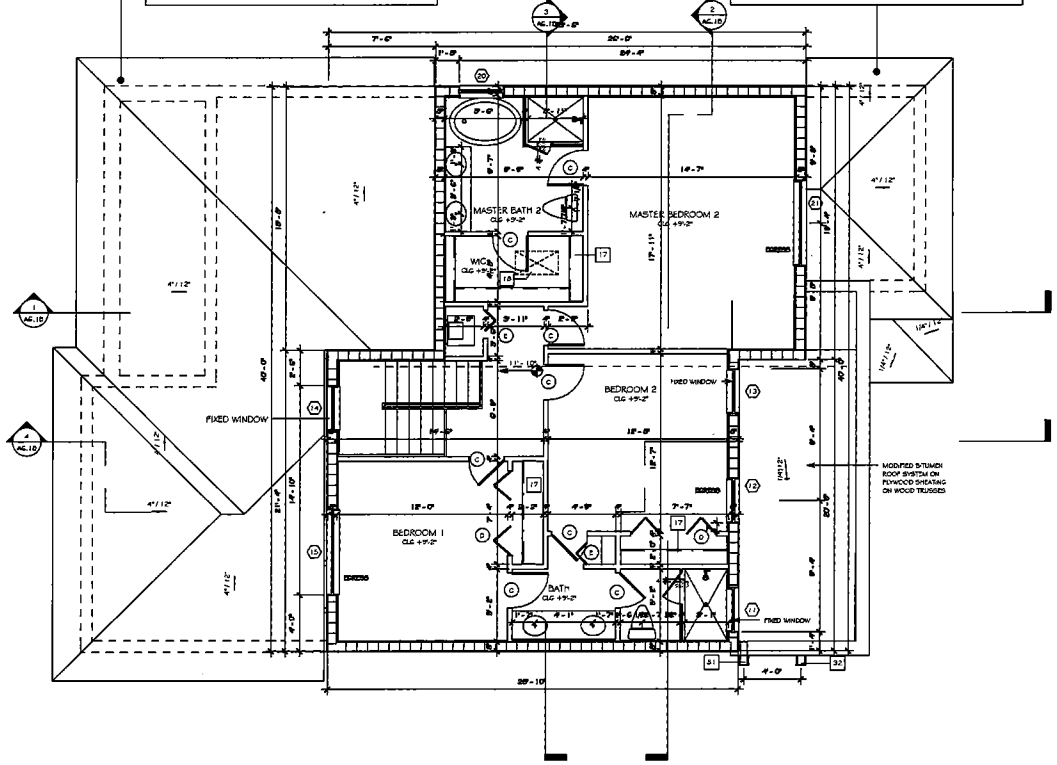
SOFFIT VENT CALCULATIONS

913.5F x 144= 131472.0050 IN
131472.0050 IN / 150 = 87650 IN
87650 IN / 3850 IN = 23 OF VENT REQUIRED
PERIMETER PROVIDED: 92' - 0" DISTANCE O.C. (MAX):
(USING 12"x4" MINIMUM CLEAR SCREEN VENT= 3850 INSQ IN.)

SOFFIT VENT CALCULATIONS

1205F x 144= 172800.0050 IN
172800.0050 IN / 150 = 11550 IN
11550 IN / 3850 IN = 3 OF VENT REQUIRED
PERIMETER PROVIDED: 27' - 0" DISTANCE O.C. (MAX):
(USING 12"x4" MINIMUM CLEAR SCREEN VENT= 3850 INSQ IN.)



SECOND FLOOR PLAN ALT 1
GREAT ROOM / DEN

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM + DEN

MODEL B
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
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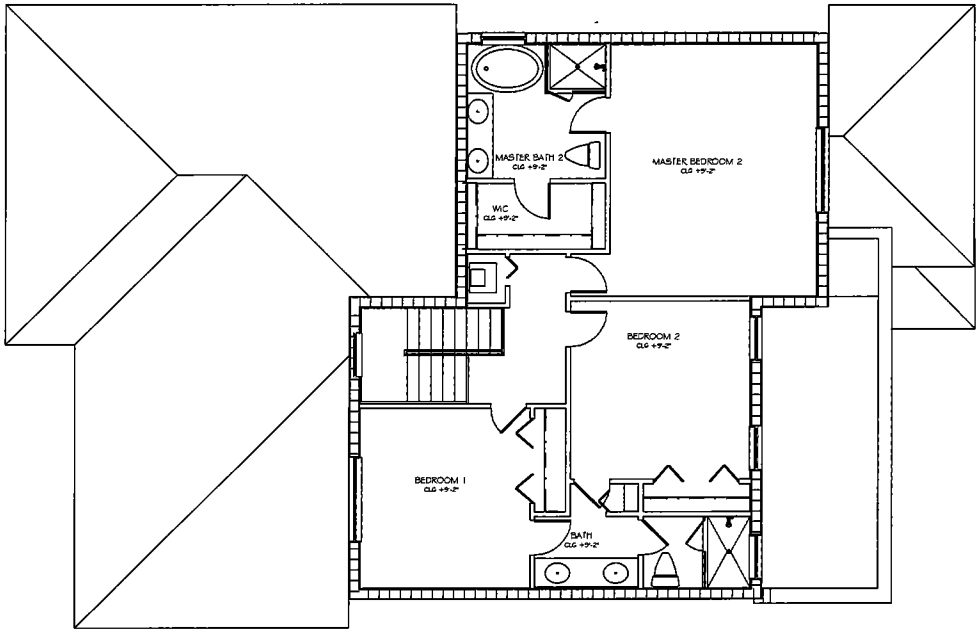

SECOND FLOOR PLAN ALT 1
GREAT ROOM EXTENDED

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

EXT'D GREAT ROOM

MODEL B
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
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OF SHEETS

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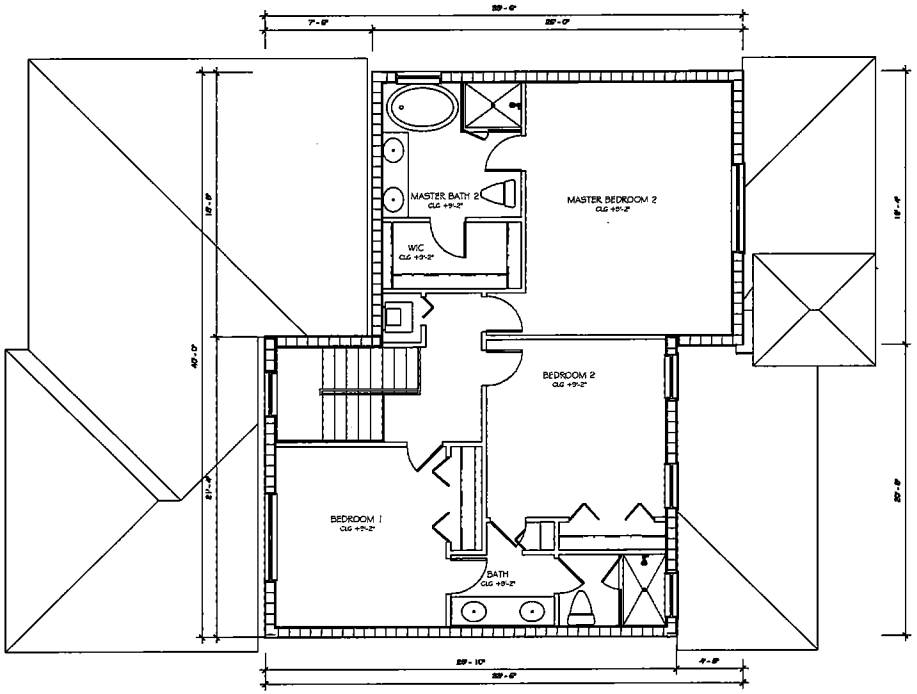

SECOND FLOOR PLAN ALT 2 /
GREAT ROOM / DEN

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM
+ DEN

MODEL B
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A/2-2D
OF SHEETS

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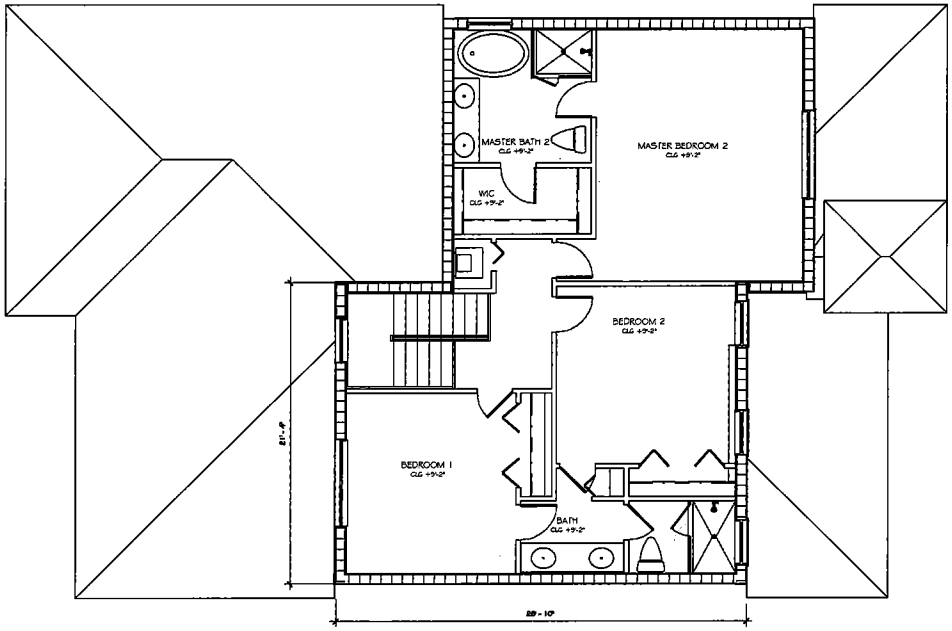

SECOND FLOOR PLAN ALT 2
GREAT ROOM EXTENDED

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

EXT'D GREAT ROOM

MODEL B
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/2-2E
OF SHEETS

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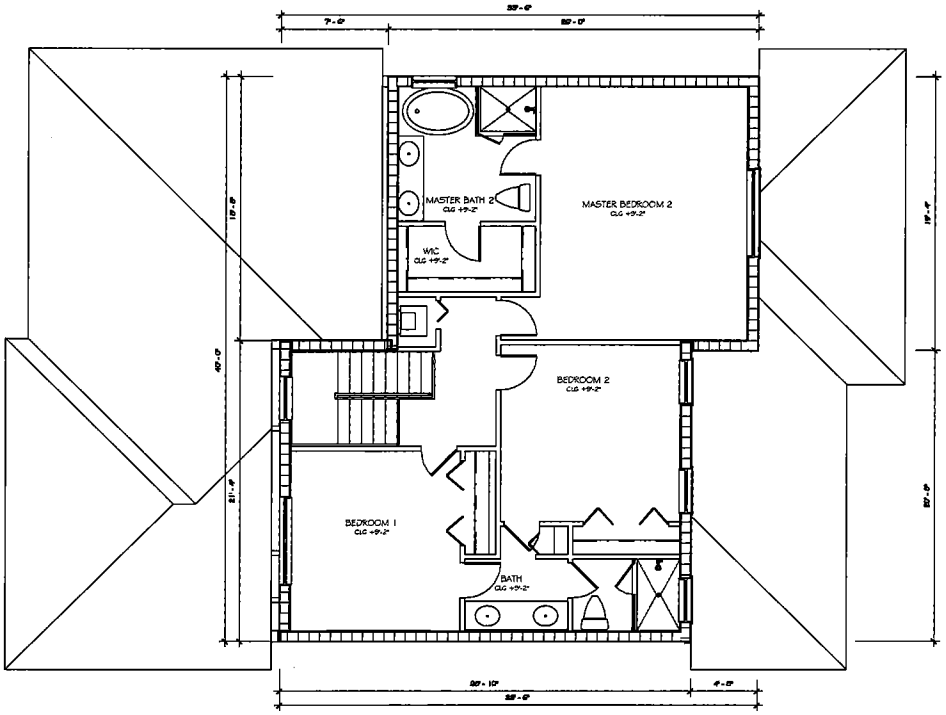

SECOND FLOOR PLAN ALT-3 /
GREAT ROOM / DEN

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM
+ DEN

MODEL B
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
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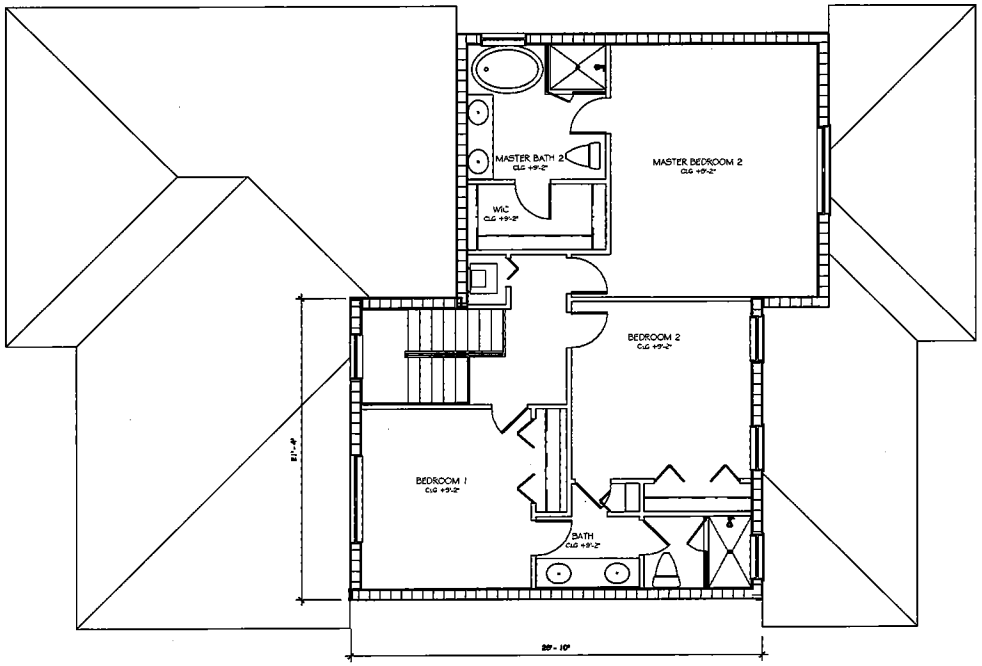

SECOND FLOOR PLAN ALT-3 /
GREAT ROOM EXTENDED

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

EXT'D GREAT ROOM

MODEL B
ALT-3

SCALE 1/4" = 1'-0"
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VENETIAN PARC MODEL C

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ABBREVIATIONS:

		CONCRETE MASONRY UNIT	C.M.U.	FLOOR	FLR.	NATIONAL GEODETIC		SLIDING GLASS DOOR		SL. GL. DR.	
		CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	VERIFICATION DATA	N.G.V.D.	SLOTTING CEILING		SLF. CLG.	
ABOVE FINISH FLOOR	A.F.F.	CONTINUOUS	CONT.	FOOTING	FTG.	NOT IN CONTRACT	N.I.C.	SOLID CORE		S.C.	
AIR CONDITIONING	A/C	CULTURED MARBLE	CULT. MAR.			NOT TO SCALE	N.T.S.	SPLASH		SPL.	
AIR HANDLING UNIT	A.H.U.			GALVANIZED	GALV.			SYNTHETIC MARBLE		SYN. MARBLE	
ALTERNATE	ALT.	DIAMETER	DIA.	GRADE	GRD.	ON CENTER	O.C.				
ALUMINUM	AL.	DISHWASHER	D.W.	GYPSUM BOARD	GYP.BD.	OVERHANG	O.H.	TEMPERED GLASS OBSCURE		TEMP. GL. OBS.	
ANCHOR BOLT	A.B.	DOOR	DR.					TIE BEAM OPPOSITE		OPP. T.B.	
ANGLE	∠	DOUBLE	DBL.	HEADER	HDR.	PAIR	PR.	TIE COLUMN		T.COL.	
AREA DRAIN	A.D.	DOUBLE PLATE	DBL. PL.	HEIGHT	HT./HGT.	PENNY	d	TONGUE AND GROOVE		T&G	
AVERAGE	AVG.	DOWN	DN.	HOLLOW CORE	H.C.	PLASTIC LAMINATE	PLAS. LAM.	TOP OF BEAM		T.O.B.	
		DOWNSPOUT	D.S.	HOME RUN	H.R.			TOP OF CURB DTL. DETAIL		T.C.	
BEAM	BM.	DRAWER	DWR.			PLATE	PL.	TOP OF PLATE		T.O.P.	
BLOCKING	BLKG.	DRAWER EXHAUST GRAGE	D. E. GRAGE	IMPACT GLASS	IM. GLS.	PLYWOOD	PLYWD.	TREAD		T.	
BOARD	BD./BRD.			INFORMATION	INFO.	POUNDS PER SQUARE INCH.	P.S.I.	TYPICAL		TYP.	
BOTTOM	BOT.	EACH	EA.	INSULATION	INSUL.	PRESSURE TREATED	P.T.				
BUILDING	BLDG.	ELEVATOR	ELEV./EL.	INTERIOR	INT.	PROPERTY LINE	P.	UNLESS NOTED OTHERWISE		U.N.O.	
		EQUAL	EQ.								
CABINET	CAB.	ETCETERA	ETC.	LAMINATED GLASS	LAM. GLS.	RADIUS	RAD.	VENT THRU ROOF		V.T.R.	
CEILING	CLG	EXHAUST	EXH.	LAVATORY	LAV	RAFTER	RAF.	VENT TO OUTSIDE AIR		V.T.O.S.A.	
CEILING JOISTS	CLG. JST.	EXPANSION JOINT	EXP. JT.	LOUVER	LOUV.	REFRIGERATOR	REF.	VERTICAL		VERT.	
CEMENT	CEM.	EXTERIOR	EXT.	LUMINOUS	LUM.	REQUIRED	REQD	VINYL COMPOSITION TILE		V.C.T	
CENTER LINE	CL					REVISION	REV.				
CERAMIC TILE	CER. T.	FACE OF MASONRY	F.O.M.	MACHINE BOLT	M.B.	RISER	R.	WALK IN CLOSET		W.I.C.	
CHAMFER	CHAM.	FACE OF STUD	F.O.S.	MANUFACTURER	MFGR.	ROOF DRAIN	R.D.	WARDROBE		WARD.	
CHANNEL	[OR]	FINISH	FIN.	MATERIAL	MATL.	ROOM	RM.	WATER CLOSET		W.C.	
CLEAN OUT DOOR	C.O.D.	FINISH FLOOR	F.F.	MAXIMUM	MAX.	ROUGH OPENING	R.O.	WATERPROOFING		W.P.	
CLEAR	CLR.	FINISH GRADE	F.G.	MEAN ROOF HEIGHT	M.R.H.	ROUGH SAWN	RGHS	WELDED WIRE MESH		W.W.M.	
COLD WATER	C.W.	FLASHING	FLSHNG	MEAN SEA LEVEL	M.S.L.			WINDOW		WIND	
COLUMN	COL.	FLOOR DRAIN	F.D.	MEDICINE CABINET	M.C.	SHEATHING	SHTG.	WITH		W/	
COMPOSITION	COMPO.	FLOOR JOISTS	FLR. JST.	METAL	MTL.	SHELF AND POLE	S & P	WITHOUT		W/O	
CONCRETE BLOCK	CONC.BLK.			MINIMUM	MIN.	SIMILAR	SIM.	WOOD		WD	
								WROUGHT IRON		W.I.	

SYMBOLS:

- BUILDING SECTION — SECTION LETTERS; SECTION LETTERS (WHERE SECTION IS DRAWN)
- DETAIL — DETAIL NUMBER; SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLD) — ARROWS INDICATE ELEVATIONS; SHEET NUMBER
- DOOR TYPE — DOOR MARK (NUMBER)
- WINDOW TYPE — WINDOW MARK (LETTER)
- KEYNOTE — DRAWING NOTE (NUMBER)
- STEP DOWN — CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT — DESCRIPTION OF POINT (FIN.FLR., TOP OF PLATE, TOP OF T.B.)
- ELEVATION OR POINT
- REVISION REFERENCE — NUMBER OF REVISION (CORRESP. TO DESIGN SECTION OF THIS BLDG).
- WALL SECTIONS — SECTION NUMBERS; SECTION NUMBER (WHERE SECTION IS DRAWN)

ARCHITECTURAL

STANDARD

A0.0	COVER SHEET
A1.1	FIRST FLOOR PLAN ALT-1
A1.2	FIRST FLOOR PLAN ALT-2
A1.3	FIRST FLOOR PLAN ALT-3
A2.1	SECOND FLOOR PLAN ALT-1
A2.2	SECOND FLOOR PLAN ALT-2
A2.3	SECOND FLOOR PLAN ALT-3
A4.1	FRONT & REAR ELEVATIONS ALT 1
A4.2	FRONT & REAR ELEVATIONS ALT 2
A4.3	FRONT & REAR ELEVATIONS ALT 3
A5.1	RIGHT & LEFT ELEVATIONS ALT 1
A5.2	RIGHT & LEFT ELEVATIONS ALT 2
A5.3	RIGHT & LEFT ELEVATIONS ALT 3

TERRACE

A1.1T	FIRST FLOOR PLAN ALT-1
A1.2T	FIRST FLOOR PLAN ALT-2
A1.3T	FIRST FLOOR PLAN ALT-3
A2.1T	SECOND FLOOR PLAN ALT-1
A2.2T	SECOND FLOOR PLAN ALT-2
A2.3T	SECOND FLOOR PLAN ALT-3
A4.1T	FRONT & REAR ELEVATIONS ALT 1
A4.2T	FRONT & REAR ELEVATIONS ALT 2
A4.3T	FRONT & REAR ELEVATIONS ALT 3
A5.1T	RIGHT & LEFT ELEVATIONS ALT 1
A5.2T	RIGHT & LEFT ELEVATIONS ALT 2
A5.3T	RIGHT & LEFT ELEVATIONS ALT 3

FIVE (5) BEDROOMS

A1.1B	FIRST FLOOR PLAN ALT-1
A1.2B	FIRST FLOOR PLAN ALT-2
A1.3B	FIRST FLOOR PLAN ALT-3
A2.1B	SECOND FLOOR PLAN ALT-1
A2.2B	SECOND FLOOR PLAN ALT-2
A2.3B	SECOND FLOOR PLAN ALT-3
A4.1B	FRONT & REAR ELEVATIONS ALT-1
A4.2B	FRONT & REAR ELEVATIONS ALT-2
A4.3B	FRONT & REAR ELEVATIONS ALT-3
A5.1B	RIGHT & LEFT ELEVATIONS ALT-1
A5.2B	RIGHT & LEFT ELEVATIONS ALT-2
A5.3B	RIGHT & LEFT ELEVATIONS ALT-3

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VENETIAN PARC,
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

MODEL C
ALT 1, 2 & 3

DATE 01-09-14
JOB 1306
SHEET A 0-0
OF SHEETS

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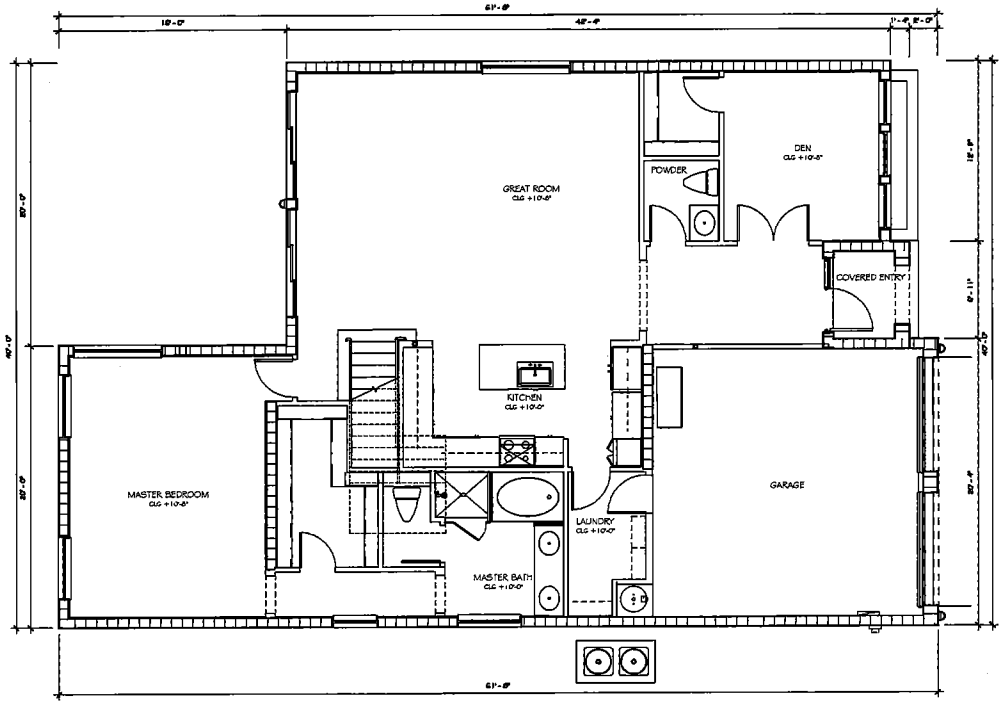
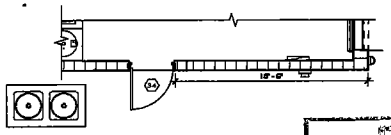
RAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17181



FIRST FLOOR PLAN ALT 1



GAR. DOOR OPT. ALT 1,2 & 3

AREA SUMMARY MODEL C ALT - 1	
FIRST FLOOR A/C	1650 SF
SECOND FLOOR A/C	1113 SF
A/C AREA	2763 SF
COVERED ENTRY	34 SF
GARAGE	406 SF
NON A/C AREA	440 SF
Grand total	3203 SF

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 1-1
OF SHEETS

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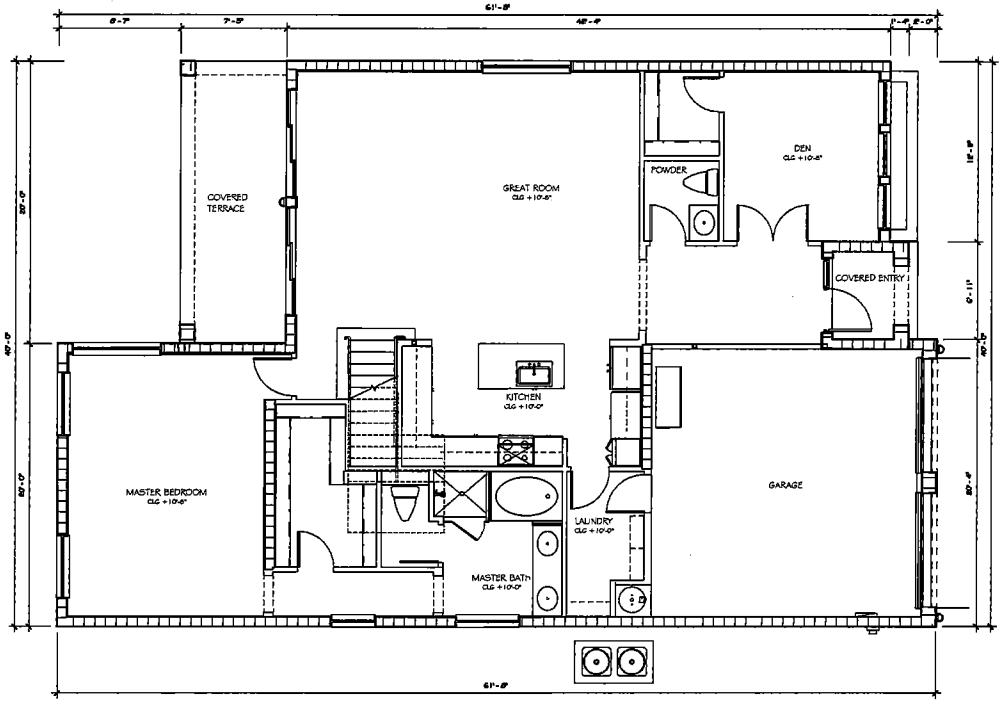

FIRST FLOOR PLAN ALT I

AREA SUMMARY MODEL C ALT-1 TERRACE	
FIRST FLOOR A/C	1,650 SF
SECOND FLOOR A/C	1,113 SF
A/C	2763 SF
COVERED ENTRY	34 SF
COVERED TERRACE	149 SF
GARAGE	406 SF
NON A/C	589 SF
Grand total	3352 SF

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
W/TERRACE

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET
A 1-1T
OF SHEETS

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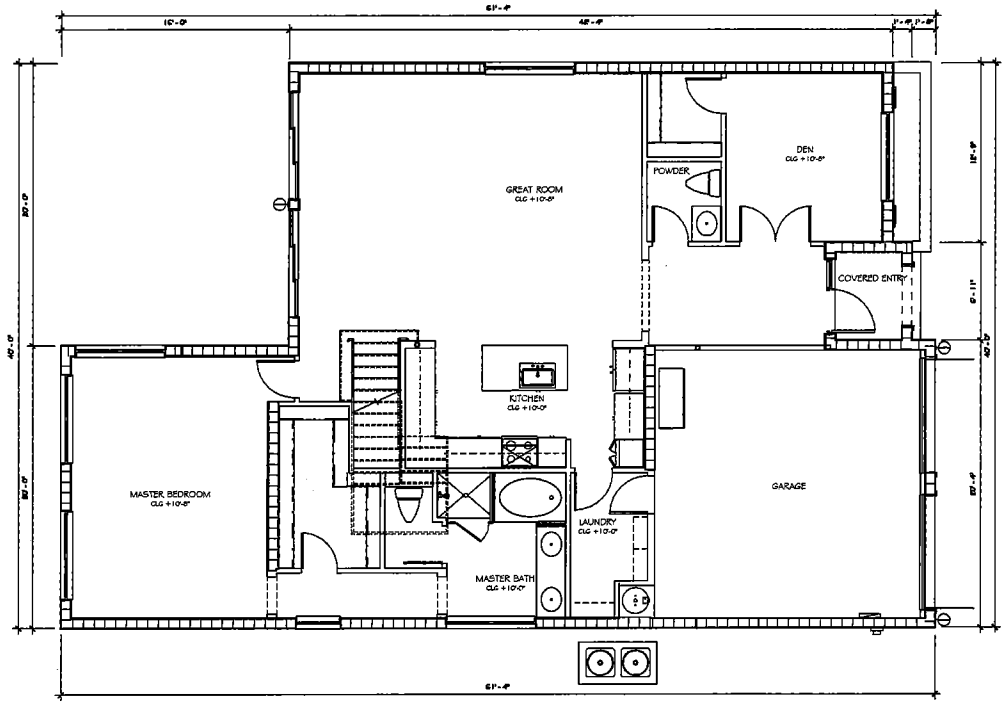

FIRST FLOOR PLAN ALT 2

AREA SUMMARY MODEL C ALT - 2	
FIRST FLOOR A/C	1650 SF
SECOND FLOOR A/C	1104 SF
A/C	2754 SF
COVERED ENTRY	34 SF
GARAGE	399 SF
NON A/C	433 SF
Grand total	3187 SF

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MIAMI DADE COUNTY

STANDARD

MODEL C
ALT-2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET A 1-2 OF SHEETS

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RAUL R. SOTOLONGO - AR-17713
JENNIFER MALLEN SALMAN - AR-17191

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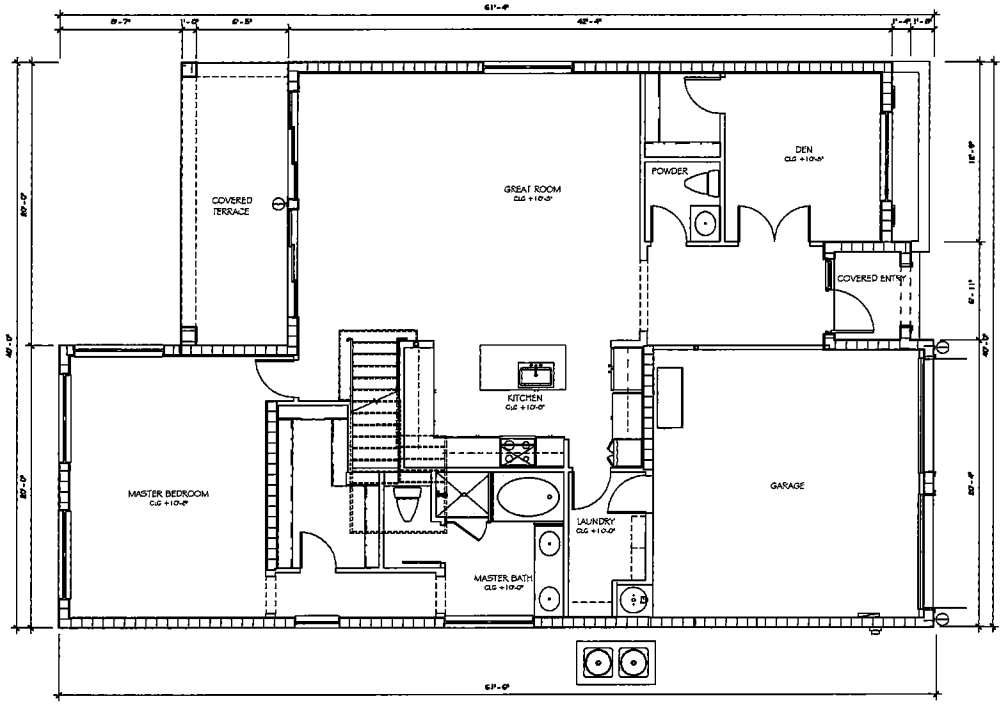

FIRST FLOOR PLAN ALT 2

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AREA SUMMARY MODEL C ALT-2 TERRACE	
FIRST FLOOR A/C	1650 SF
SECOND FLOOR A/C	1104 SF
A/C	2754 SF
COVERED ENTRY	34 SF
COVERED TERRACE	149 SF
GARAGE	399 SF
NON A/C	582 SF
Grand total	3336 SF

REVISIONS	BY

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
W / TERRACE

MODEL C
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 1-2T
OF SHEETS

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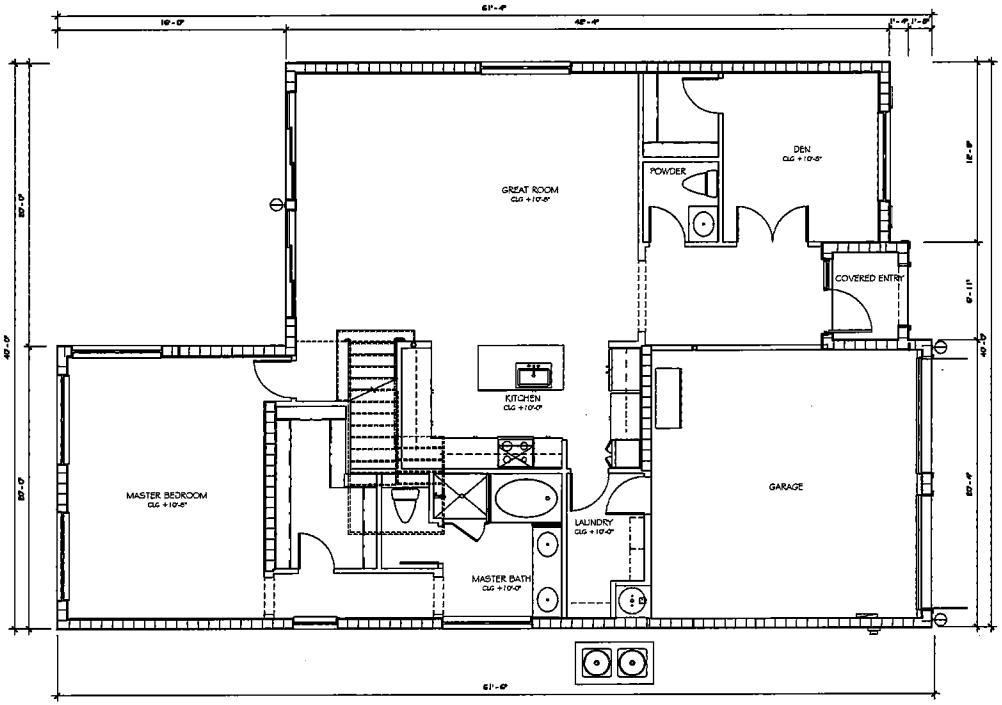


FIRST FLOOR PLAN ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

AREA SUMMARY MODEL C ALT - 3	
FIRST FLOOR A/C	1650 SF
SECOND FLOOR A/C	1104 SF
A/C	2754 SF
COVERED ENTRY	34 SF
GARAGE	399 SF
NON A/C	433 SF
Grand total	3187 SF

20

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

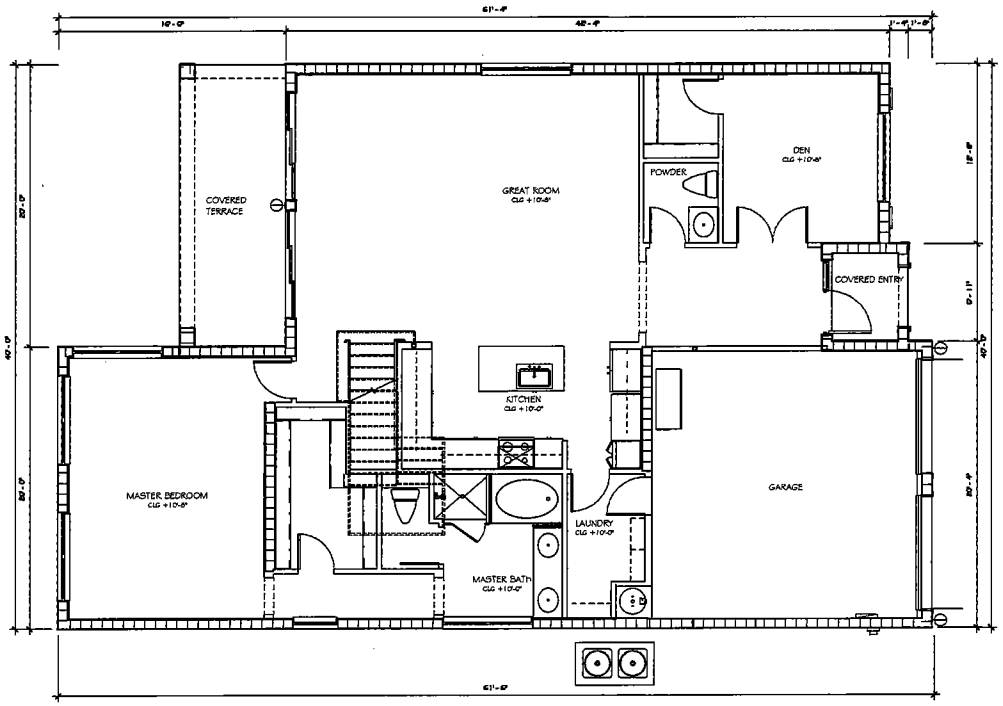
STANDARD

MODEL C
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET
A 1-3
OF SHEETS

10/20/2014
12:42:33 PM

PAUL R. SOTOLONGO - AR-7722
JENNIFER HALLON SALMAN - AR-7718



FIRST FLOOR PLAN ALT 3

AREA SUMMARY MODEL C ALT-3 TERRACE	
FIRST FLOOR A/C	1280 SF
SECOND FLOOR A/C	1184 SF
A/C	2754 SF
COVERED ENTRY	34 SF
COVERED TERRACE	149 SF
GARAGE	359 SF
NON A/C	582 SF
Grand total	3336 SF

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RESOURCES DEVELOPMENT SERVICES
By Alt

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
W/TERRACE

MODEL C
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET
A 1-3T
OF SHEETS

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72

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RESOURCES DEVELOPMENT SERVICES
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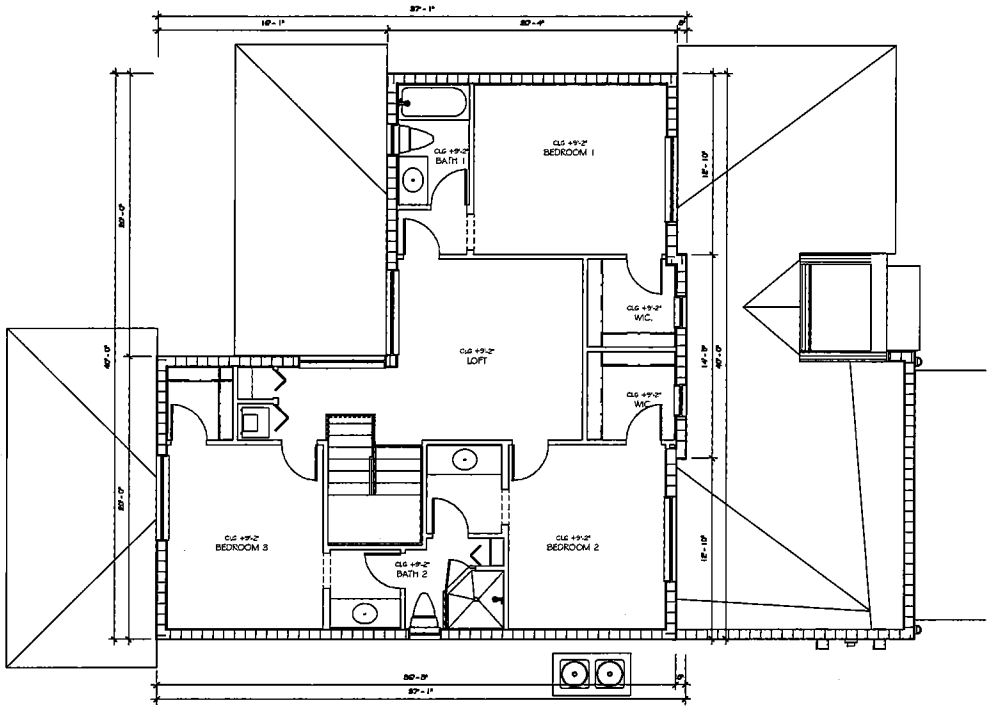

SECOND FLOOR PLAN ALT 1

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
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TELEPHONE: (305) 593-9788 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 2-1 OF SHEETS

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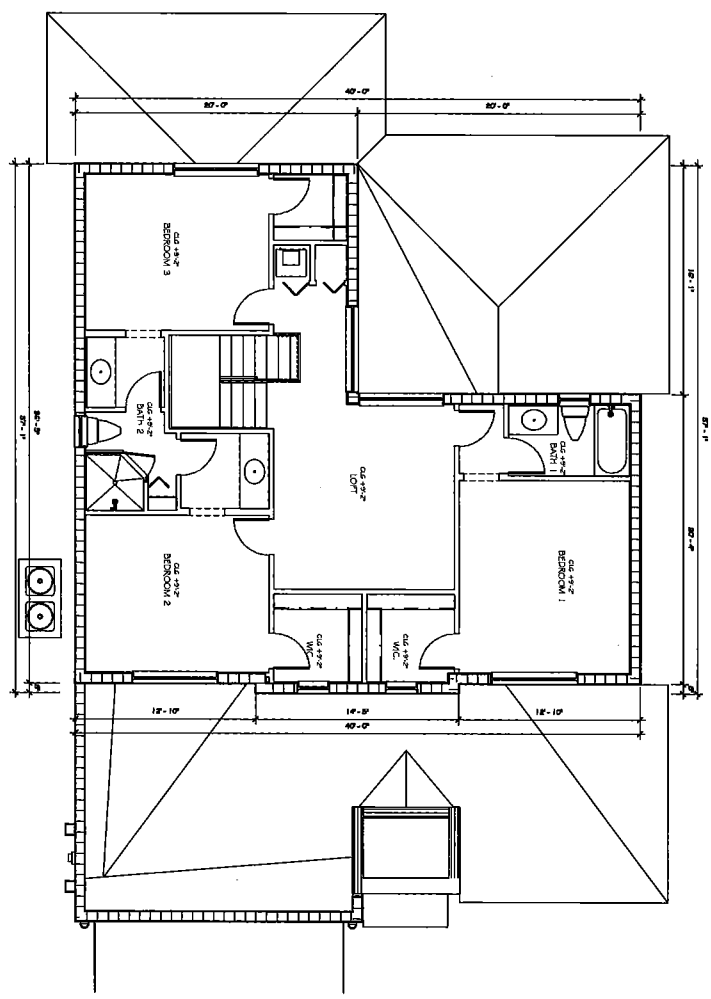

SECOND FLOOR PLAN ALT 1

73

10/20/2014 12:42:37 PM	A 2-1T	MODEL C ALT-1	STANDARD W/TERRACE

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
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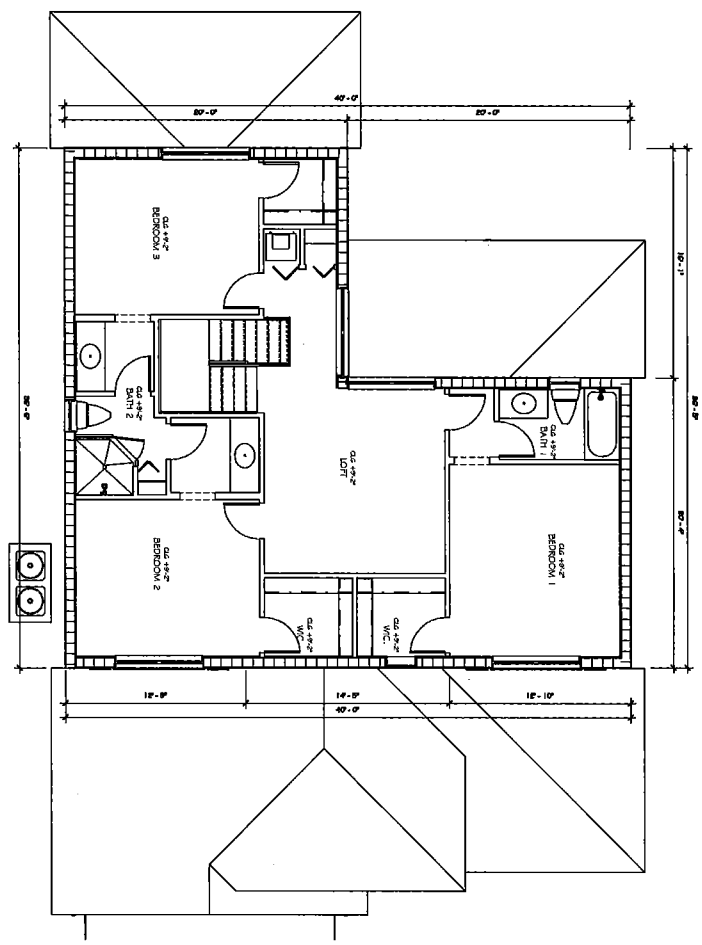
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS BY



SECOND FLOOR PLAN ALT 2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
BY

74

10/20/2014 12:42:38 PM	SHEET A 2-2 OF SHEETS	JOB 1306	DATE 01-09-14	SCALE 1/4" = 1'-0"	MODEL C ALT-2

STANDARD

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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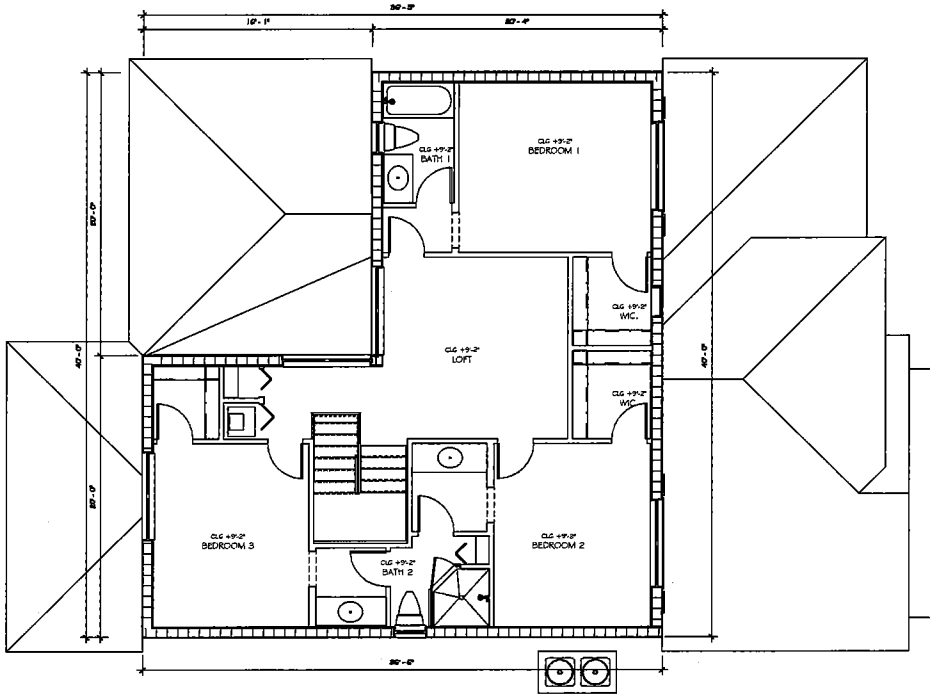

SECOND FLOOR PLAN ALT 2

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DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

75

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
W / TERRACE

MODEL C
ALT-2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 2-2T
OF SHEETS

10/20/2014
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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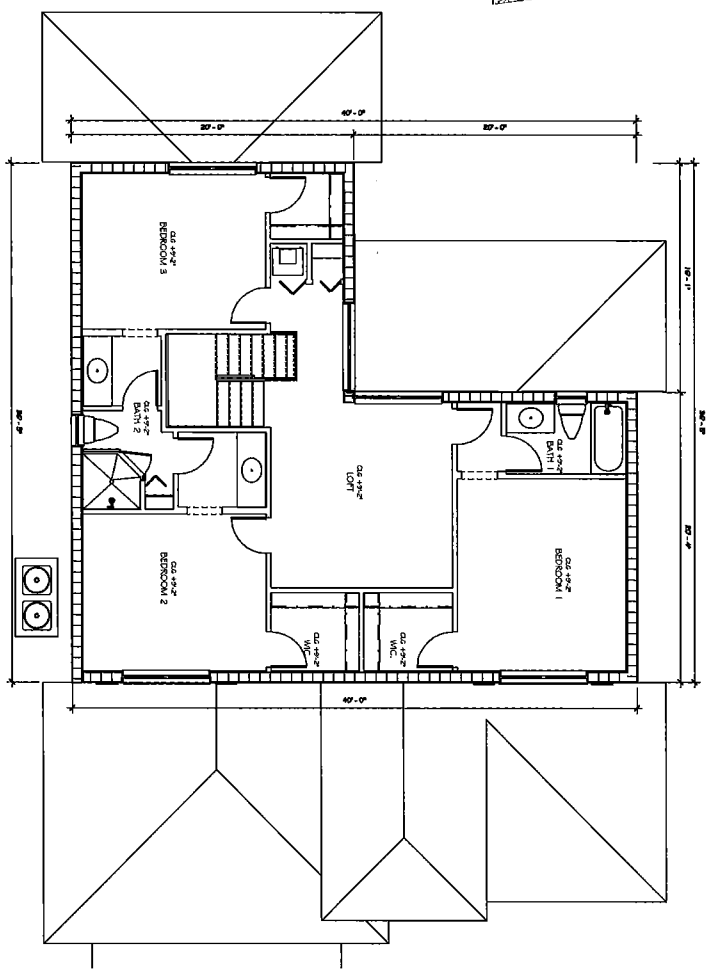

SECOND FLOOR ALT 3

76

10/20/2014 12:42:40 PM	SHEET A 2-3 OF SHEETS	SCALE 1/4" = 1'-0" DATE 01-09-14 JOB 1308	MODEL C ALT-3	STANDARD	VENETIAN PARC. 50' LOT SINGLE FAMILY HOMES VENETIAN BY LUXCOM L.L.C. MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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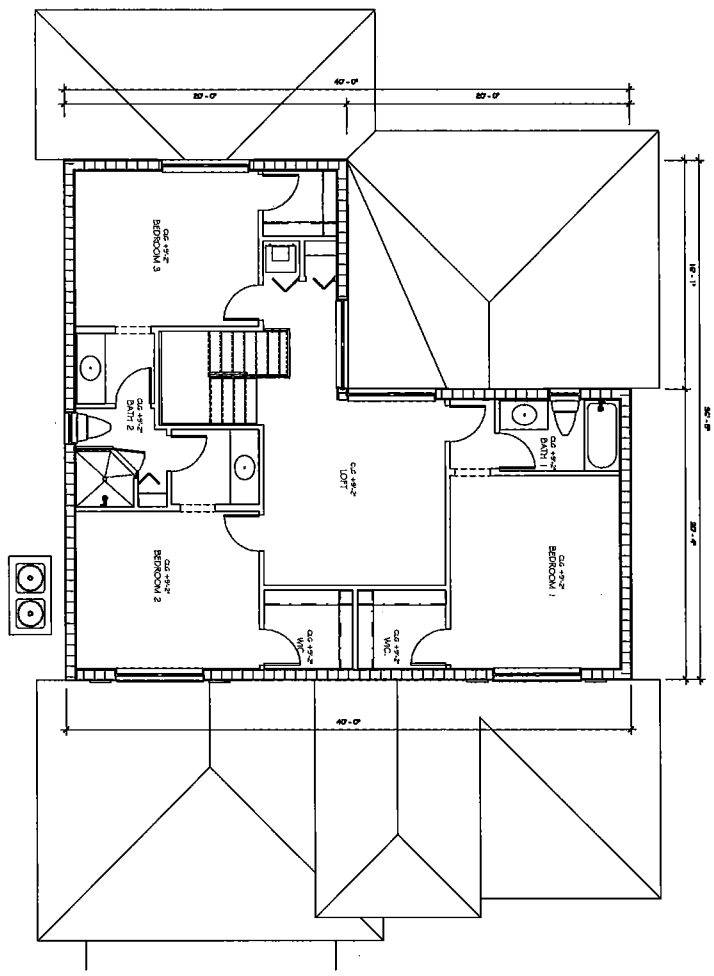

SECOND FLOOR ALT 3

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BY

77

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					STANDARD W/TERRACE

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

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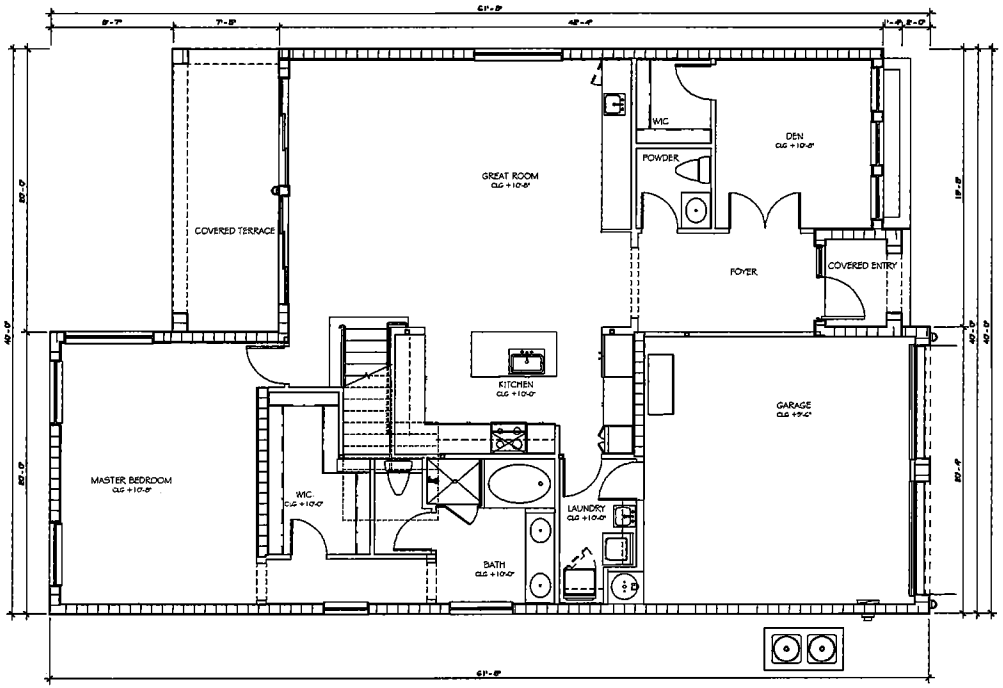

FIRST FLOOR PLAN ALT 1

AREA SUMMARY MODEL C ALT - 1	
FIRST FLOOR A/C	1650 SF
SECOND FLOOR A/C	1426 SF
A/C AREA	3075 SF
COVERED ENTRY	34 SF
GARAGE	406 SF
NON A/C AREA	440 SF
Grand total	3515 SF

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MIAMI-DADE COUNTY
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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-1-1B
OF SHEETS

10/20/2014
12:54:28 PM

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RESOURCES DEVELOPMENT SERVICES
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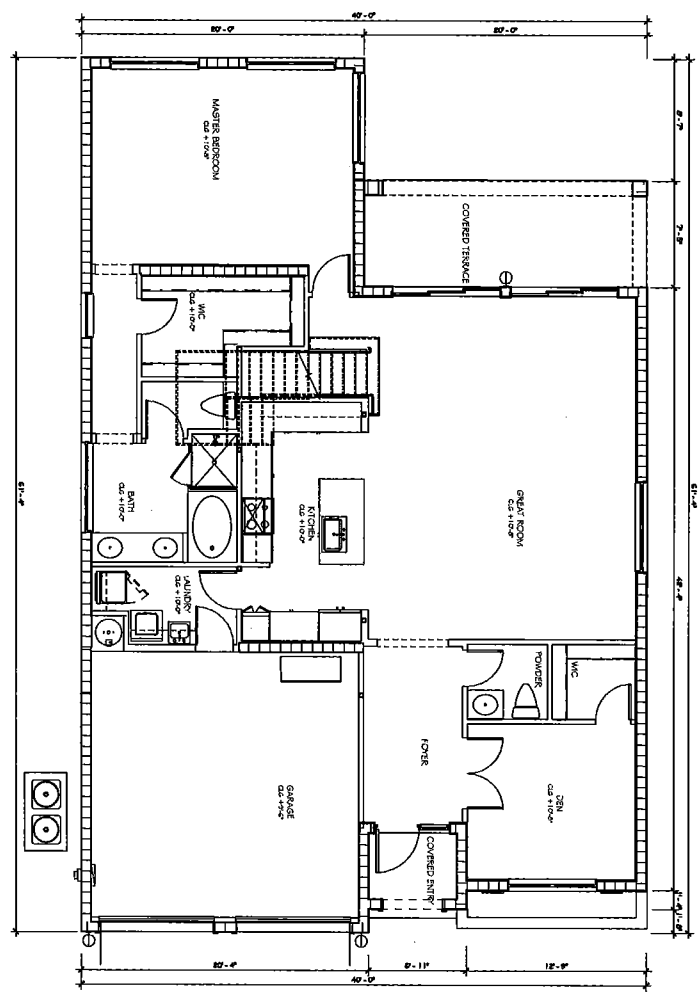


FIRST FLOOR PLAN ALT 2

AREA SUMMARY MODEL C ALT - 2

FIRST FLOOR AC	1650 SF
SECOND FLOOR AC	1426 SF
AC	3075 SF
COVERED ENTRY	34 SF
GARAGE	399 SF
NON AC	433 SF
Grand total	3509 SF

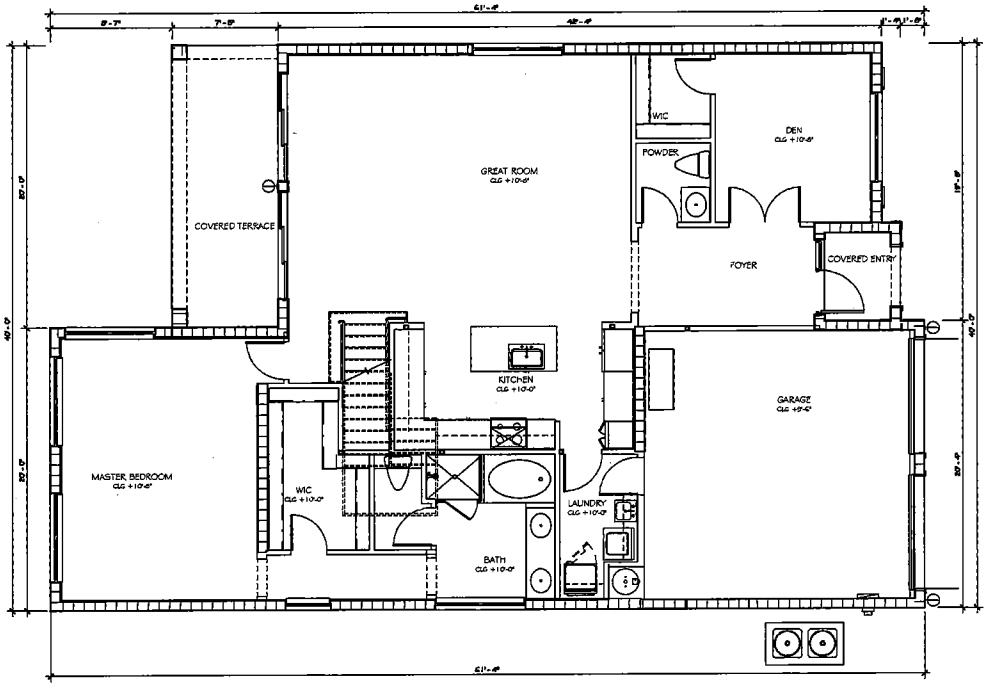
79

10/20/2014 12:54:27 PM	PAUL R. SOTOLONGO - AR-7173 SENTER MALLON MALIAN - AR-7171
SHEET A-1-2B OF SHEETS	SCALE 1/4" = 1'-0" DATE 12-5-13 JOB 1306
MODEL C ALT-2	FIVE BEDROOM

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS BY



FIRST FLOOR PLAN ALT 3

AREA SUMMARY MODEL C ALT - 3	
FIRST FLOOR A/C	1650 SF
SECOND FLOOR A/C	1426 SF
A/C	3075 SF
COVERED ENTRY	34 SF
GARAGE	399 SF
NON A/C	433 SF
Grand total	3508 SF

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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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REVISIONS	BY

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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0086

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-1-3B
OF SHEETS

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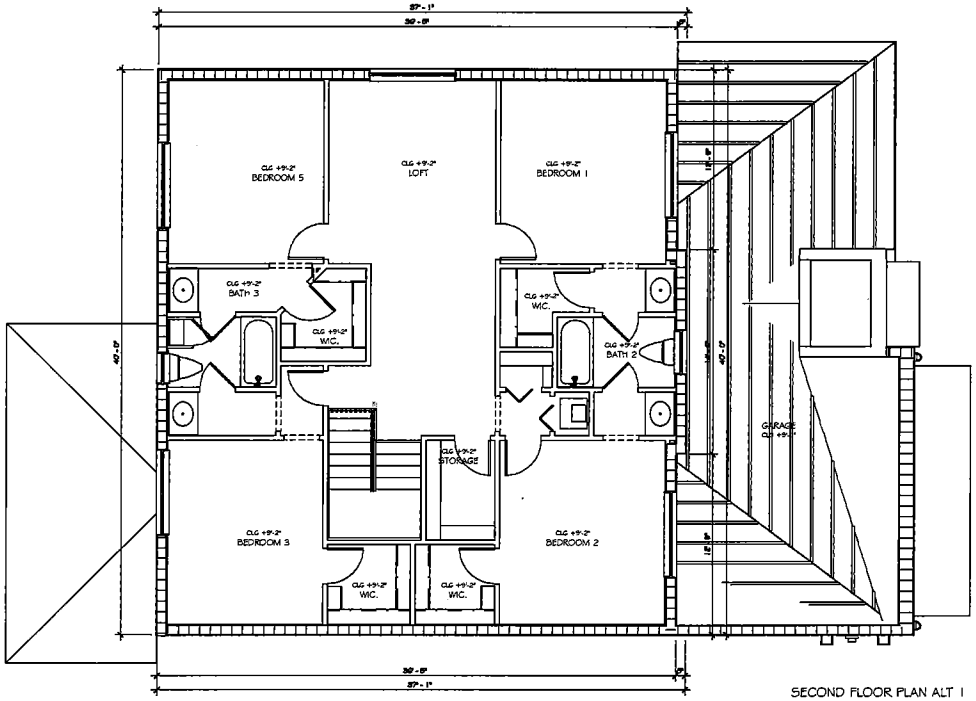

SECOND FLOOR PLAN ALT 1

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES REVIEW SERVICES
By

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0086

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-2-1B
OF SHEETS

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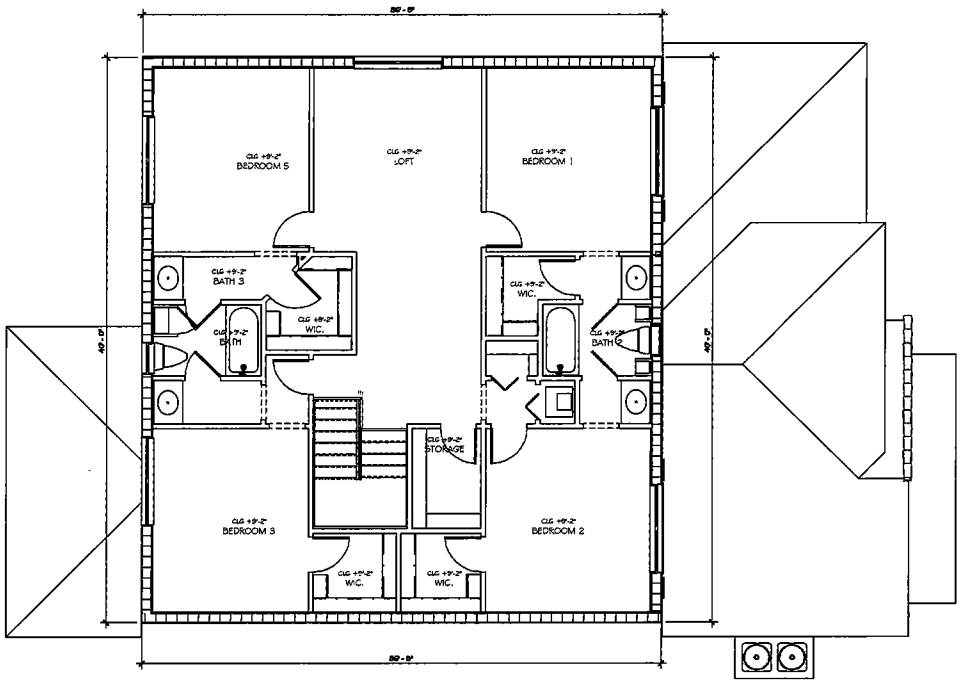
PAUL R. SOTOLONGO - AR-7772
JENNIFER MALON SALMAN - AR-17181

28



SECOND FLOOR PLAN ALT 2

RECEIVED
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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-8788 FAX: (305) 593-0098

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

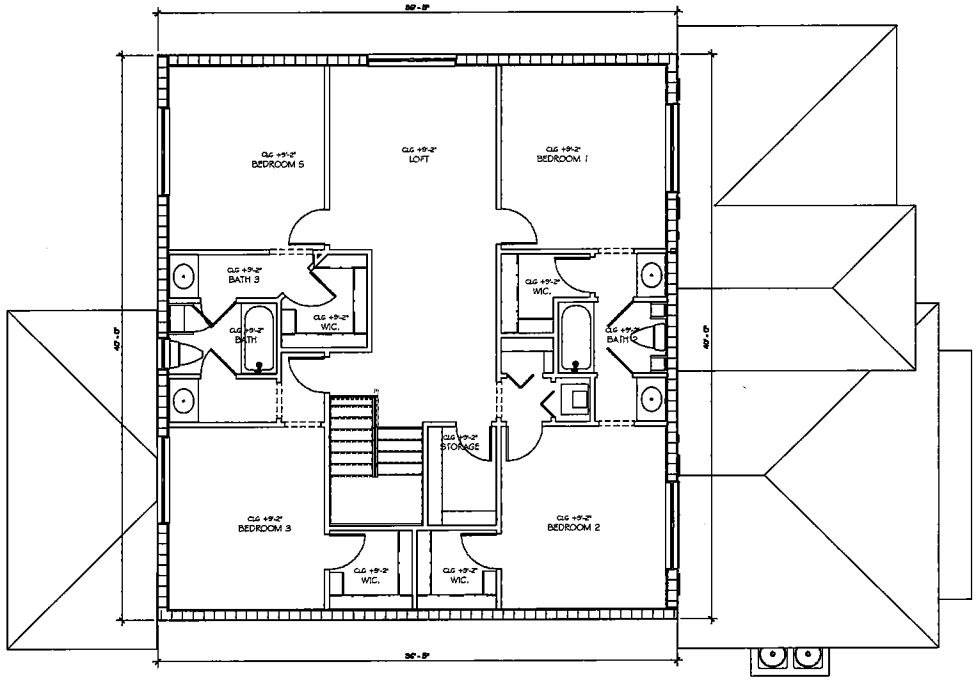
MODEL C
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-2-2B
OF SHEETS

10/20/2014
12:54:31 PM

RAUL R. SOTOLONGO - AR-7713
JENNIFER MALON SALMAN - AR-97181

23



SECOND FLOOR PLAN ALT 2

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214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AA

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0086

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-2-3B
OF SHEETS

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BY

VENETIAN PARC MODEL D

ABBREVIATIONS:

ABOVE FINISH FLOOR	A.F.F.	CONCRETE MASONRY UNIT	C.M.U.	FLOOR	FLR.	NATIONAL GEODEDIC		SLIDING GLASS DOOR	SL. GL. DR.
AIR CONDITIONING	A/C	CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	VERIFICATION DATA	N.G.V.D.	SLOPING CEILING	SLP. CLG.
AIR HANDLING UNIT	A.H.U.	CONTINUOUS	CONT.	FOOTING	FTG.	NOT IN CONTRACT	N.I.C.	SOLID CORE	S.C.
ALTERNATE	ALT.	CULTURED MARBLE	CULT. MAR.			NOT TO SCALE	N.T.S.	SPLASH	SPL.
ALUMINUM	AL.	DIAMETER	DIA.	GALVANIZED	GALV.			SYNTHETIC MARBLE	SYN. MARBLE
ANCHOR BOLT	A.B.	DISHWASHER	D.W.	GRADE	GRD.	ON CENTER	O.C.		
ANGLE	∠	DOOR	DR.	GYPSUM BOARD	GYP.BD.	OVERHANG	O.H.	TEMPERED GLASS OBSCURE	TEMP GL.OBS.
AREA DRAIN	A.D.	DOUBLE	DBL.					TIE BEAM OPPOSITE	OPP. T.B.
AVERAGE	AVG.	DOUBLE PLATE	DBL. PL.	HEADER	HDR.	PAIR	PR.	TIE COLUMN	T.COL.
		DOWN	DN.	HEIGHT	HT./HGT.	PARKY	d	TONGUE AND GROOVE	T&G
		DOWNSPOUT	D.S.	HOLLOW CORE	H.C.	PLASTIC LAMINATE	PLAS. LAM.	TOP OF BEAM	T.O.B.
BEAM	BM.	DRAWER	DWR.	HOSE BIBB	H.B.			TOP OF CURB DTL. DETAIL	T.C.
BLOCKING	BLKG.	DRAWER EXHAUST CHASE	D. E. CHASE			PLATE	PL	TOP OF PLATE	T.O.P.
BOARD	BD./BRD.			UNPACT GLASS	IM. GLS.	PLYWOOD	PLY.WD	TREAD	T
BOTTOM	BOT.	EACH	EA.	INFORMATION	INFO.	POUNDS PER SQUARE INCH	P.S.I.	TYPICAL	TYP.
BUILDING	BLDG.	ELEVATION	ELEV./EL.	INSULATION	INSUL.	PRESSURE TREATED	P.T.		
		EQUAL	EQ.	INTERIOR	INT.	PROPERTY LINE	P.	UNLESS NOTED OTHERWISE	U.N.O.
CABINET	CAB.	ESCUTCHEON	ESC.						
CEILING	CLG.	EXHAUST	EXH.	LAMINATED GLASS	LAM. GLS.	RADIUS	RAD.	VENT THRU ROOF	V.T.R.
CEILING JOISTS	CLG. JST.	EXPANSION JOINT	EXP. JT.	LAVATORY	LAV.	RAFTER	RAF.	VENT TO OUTSIDE AIR	V.T.O.S.A.
CEMENT	CEM.	EXTERIOR	EXT.	LOUVER	LOUV.	REFRIGERATOR	REF.	VERTICAL	VERT.
CENTER LINE	CL			LUMINOUS	LUM.	REQUIRED	REQD	VINYL COMPOSITION TILE	V.C.T.
CERAMIC TILE	CER. T.	FACE OF MASONRY	F.O.M.			REVISION	REV.		
CHAMFER	CHAM.	FACE OF STUD	F.O.S.	MACHINE BOLT	M.B.	RISER	R.	WALK IN CLOSET	W.I.C.
CHANNEL	(CR)	FINISH	FIN.	MANUFACTURER	MFGR.	ROOF DRAIN	R.D.	WARDROBE	WARD.
CLEAN OUT DOOR	C.O.D	FINISH FLOOR	F.F.	MATERIAL	MATL.	ROOM	RM.	WATER CLOSET	W.C.
CLEAR	CLR.	FINISH GRADE	F.G.	MAXIMUM	MAX.	ROUGH OPENING	R.O.	WATERPROOFING	W.P.
COLD WATER	C.W.	FLASHING	FLSHG	MEAN ROOF HEIGHT	M.R.H.	ROUGH SAWN	RGHS	WELDED WIRE MESH	W.W.M.
COLUMN	COL.	FLOOR DRAIN	F.D.	MEAN SEA LEVEL	M.S.L.			WINDOW	WIND
COMPOSITION	COMPO.	FLOOR JOISTS	FLR. JST.	MEDICINE CABINET	M.C.	SHEATHING	SHTG.	WITH	W/
CONCRETE BLOCK	CONC.BLK.			METAL	MTL.	SHELF AND POLE	S & P	WITHOUT	W/O
				MINIMUM	MIN.	SIMILAR	SIM.	WOOD	WD.
								WROUGHT IRON	W.I.

SYMBOLS:

- BUILDING SECTION — SECTION LETTERS; SECTION LETTERS (WHERE SECTION IS DRAWN)
- DETAIL — DETAIL NUMBER; SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLD) — ARROWS INDICATE ELEVATIONS; SHEET NUMBER
- DOOR TYPE — DOOR MARK (NUMBER)
- WINDOW TYPE — WINDOW MARK (LETTER)
- KEYNOTE — DRAWING NOTE (NUMBER)
- STEP DOWN — CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT — DESCRIPTION OF POINT (FIN.FLR., TOP OF PLATE, TOP OF T.B.)
- ELEVATION OR POINT
- REVISION REFERENCE — NUMBER OF REVISION (CORRESP. TO DESIGN SECTION OF TITLE BLOCK)
- WALL SECTIONS — SECTION NUMBERS; SECTION NUMBER (WHERE SECTION IS DRAWN)

ARCHITECTURAL

STANDARD

A0.0	COVER SHEET
A1.1	FIRST FLOOR PLAN ALT-1
A1.2	FIRST FLOOR PLAN ALT-2
A1.3	FIRST FLOOR PLAN ALT-3
A2.1	SECOND FLOOR PLAN ALT-1
A2.2	SECOND FLOOR PLAN ALT-2
A2.3	SECOND FLOOR PLAN ALT-3
A3.1	ROOF PLAN ALT-1
A3.2	ROOF PLAN ALT-2
A3.3	ROOF PLAN ALT-3
A4.1	ELEVATIONS ALT-1
A4.2	ELEVATIONS ALT-2
A4.3	ELEVATIONS ALT-3
A5.1	ELEVATIONS ALT-1
A5.2	ELEVATIONS ALT-2
A5.3	ELEVATIONS ALT-3

CASITA

A1.1C	FIRST FLOOR PLAN ALT 1 CASITA
A1.2C	FIRST FLOOR PLAN ALT 2 CASITA
A1.3C	FIRST FLOOR PLAN ALT 3 CASITA
A2.1C	SECOND FLOOR PLAN ALT 1 CASITA
A2.2C	SECOND FLOOR PLAN ALT 2 CASITA
A2.3C	SECOND FLOOR PLAN ALT 3 CASITA
A4.1C	ELEVATIONS ALT 1 CASITA
A4.2C	ELEVATIONS ALT 2 CASITA
A4.3C	ELEVATIONS ALT 3 CASITA
A5.1C	ELEVATIONS ALT 1 CASITA
A5.2C	ELEVATIONS ALT 2 CASITA
A5.3C	ELEVATIONS ALT 3 CASITA

GUEST ROOM

A1.1G	FIRST FLOOR PLAN ALT 1 GUEST
A1.2G	FIRST FLOOR PLAN ALT 2 GUEST
A1.3G	FIRST FLOOR PLAN ALT 3 GUEST
A2.1G	SECOND FLOOR PLAN ALT 1 GUEST
A2.2G	SECOND FLOOR PLAN ALT 2 GUEST
A2.3G	SECOND FLOOR PLAN ALT 3 GUEST
A4.1G	ELEVATIONS ALT 1 GUEST
A4.2G	ELEVATIONS ALT 2 GUEST
A4.3G	ELEVATIONS ALT 3 GUEST
A5.1G	ELEVATIONS ALT 1 GUEST
A5.2G	ELEVATIONS ALT 2 GUEST
A5.3G	ELEVATIONS ALT 3 GUEST

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS	BY

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

MODEL D
ALT 1, 2 & 3

DATE 12-5-13
JOB 1308
SHEET A 0-0
OF SHEETS

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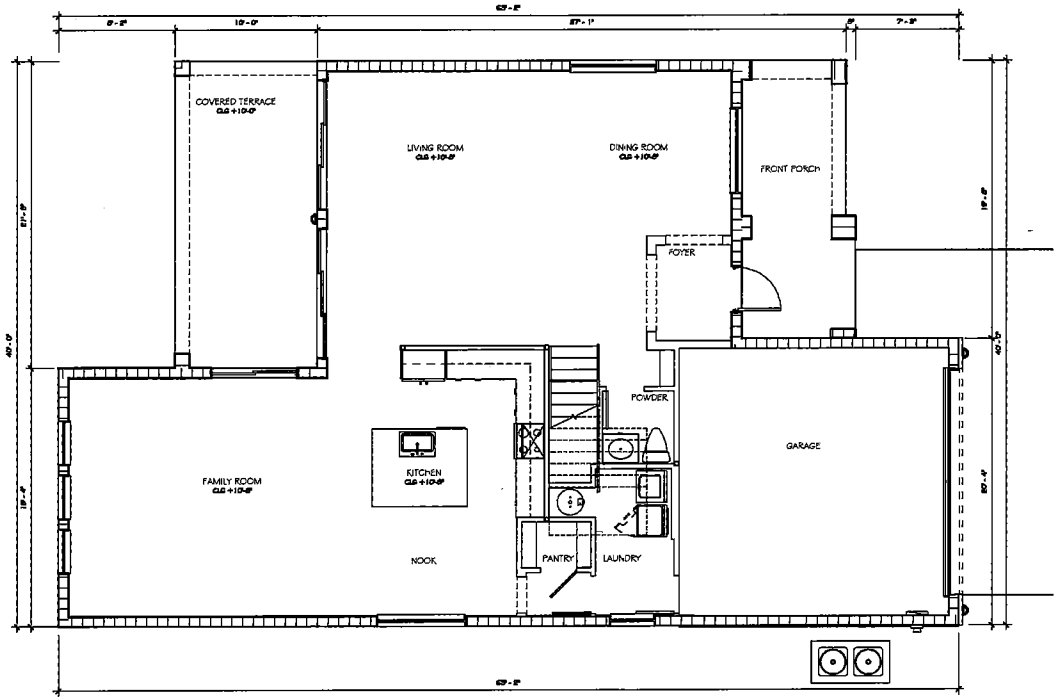
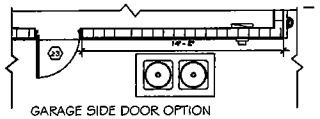
PAUL R. SOTOLONGO - AR-17751
JENNIFER MILLON SALMAN - AR-17981

85



FIRST FLOOR PLAN ALT 1



GARAGE SIDE DOOR OPTION
ALT 1, 2 & 3

AREA SUMMARY MODEL D ALT-1	
FIRST FLOOR A/C	1432 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3173 SF
COVERED TERRACE	217 SF
FRONT PORCH	150 SF
GARAGE	397 SF
NON A/C AREA	764 SF
Grand total	3877 SF

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REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0098

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

STANDARD

MODEL D
ALT 1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A 1-1 OF SHEETS

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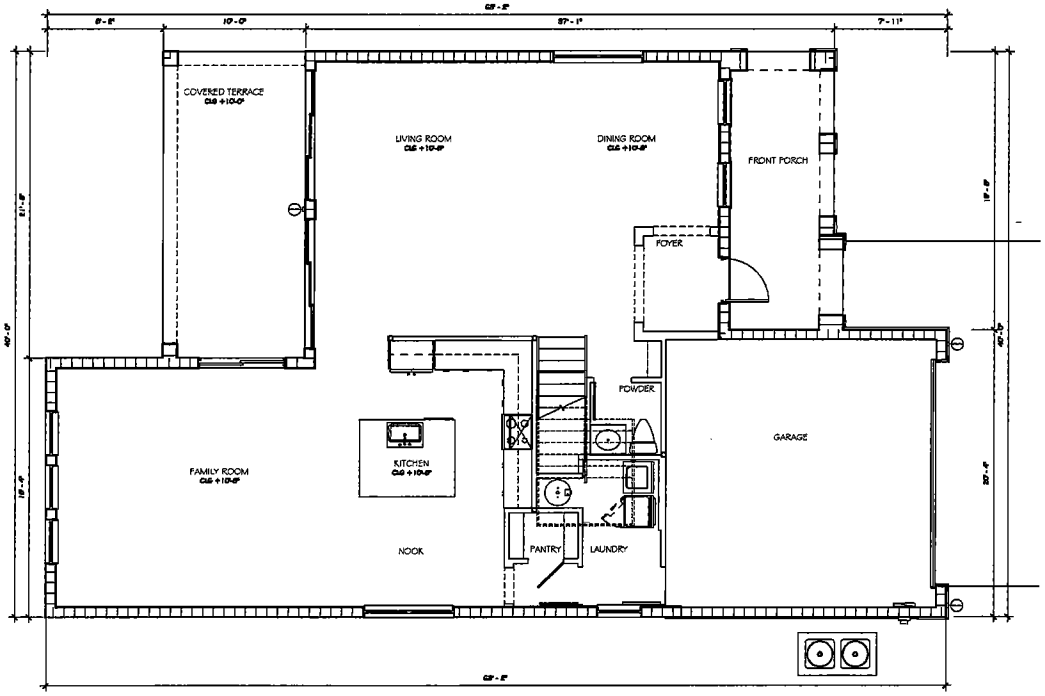

FIRST FLOOR PLAN ALT 2

AREA SUMMARY MODEL D ALT-2	
FIRST FLOOR A/C	1436 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3113 SF
COVERED TERRACE	217 SF
FRONT PORCH	150 SF
GARAGE	397 SF
NON A/C AREA	764 SF
Grand total	3877 SF

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-6788 FAX: (305) 593-0086

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

STANDARD

MODEL D
ALT 2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A 1-2 OF SHEETS

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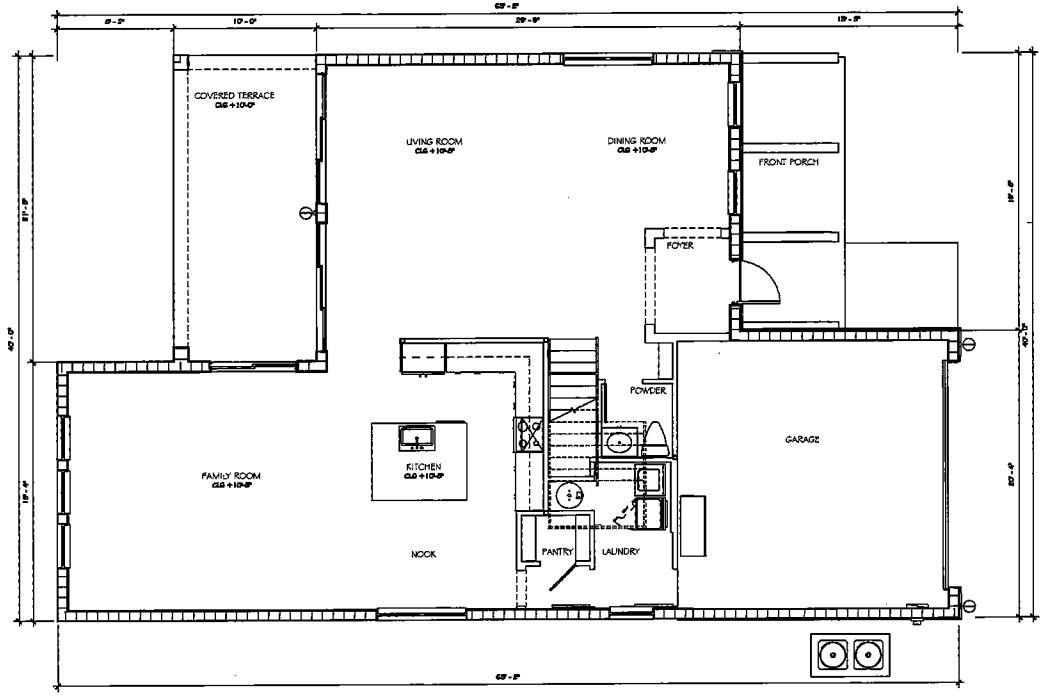

FIRST FLOOR ALT-3

AREA SUMMARY MODEL D ALT-S	
FIRST FLOOR A/C	1486 SF
SECOND FLOOR A/C	1627 SF
A/C AREA	3113 SF
BALCONY	144 SF
COVERED TERRACE	217 SF
FRONT PORCH	141 SF
GARAGE	397 SF
NON A/C AREA	902 SF
Grand total	4015 SF

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VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

STANDARD

MODEL D
ALT 3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A 1-3 OF SHEETS

10/20/2014
12:58:22 PM

PAUL R. SOTOLONGO - AR-7772
JENNIFER MALLON SALMAN - AR-17181

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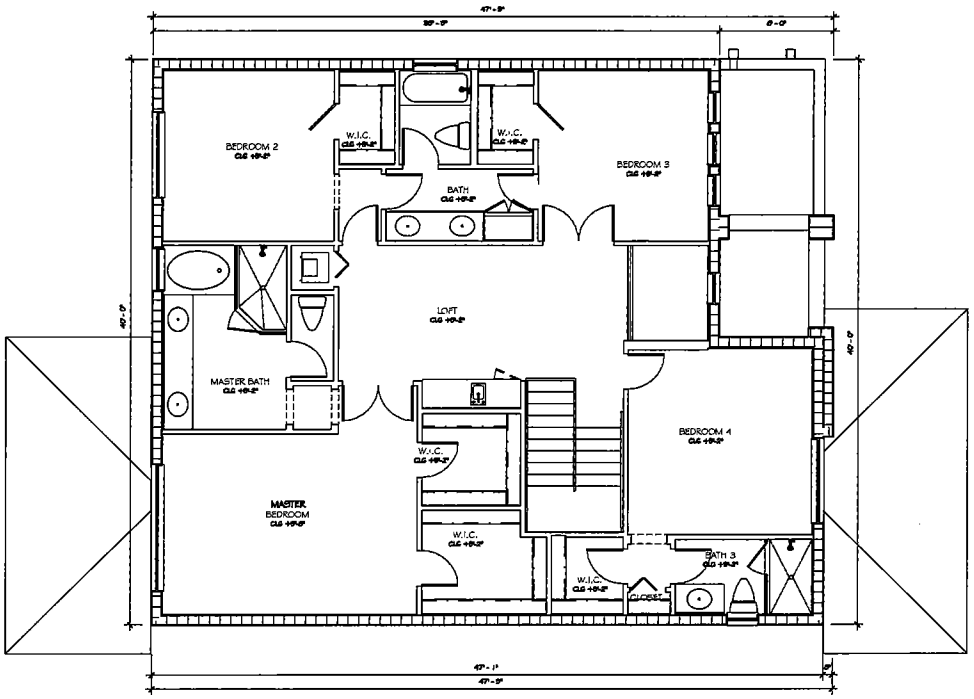

SECOND FLOOR PLAN ALT 1

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

STANDARD

MODEL D
ALT 1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A 2-1
OF SHEETS

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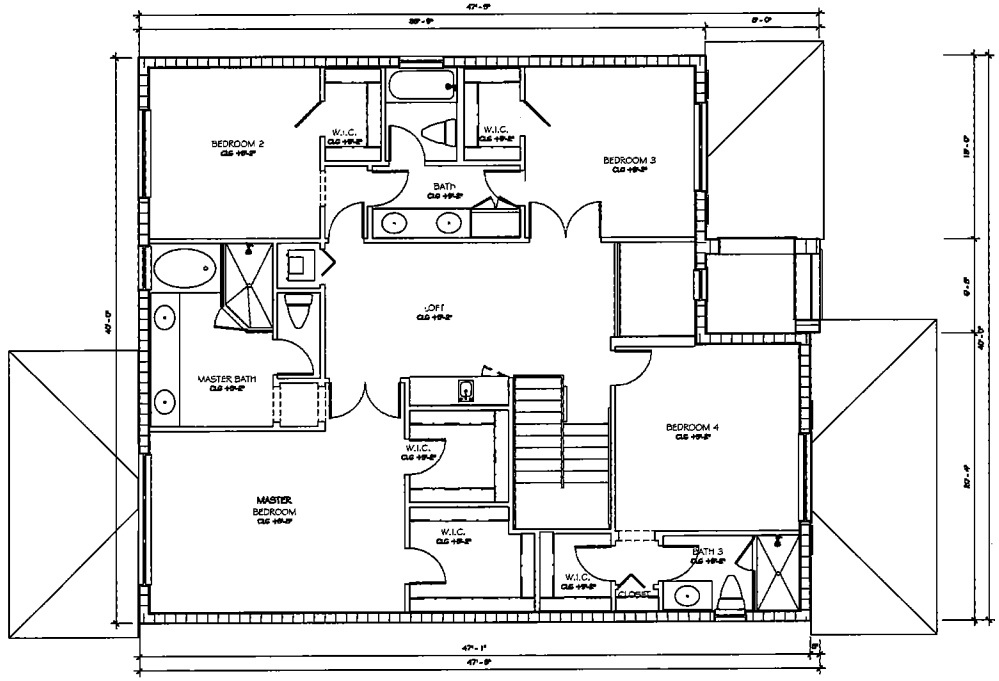

SECOND FLOOR PLAN ALT 2

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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0086

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

STANDARD

MODEL D
ALT 2

SCALE 1/4" = 1'-0"
DATE 12-5-13
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OF SHEETS

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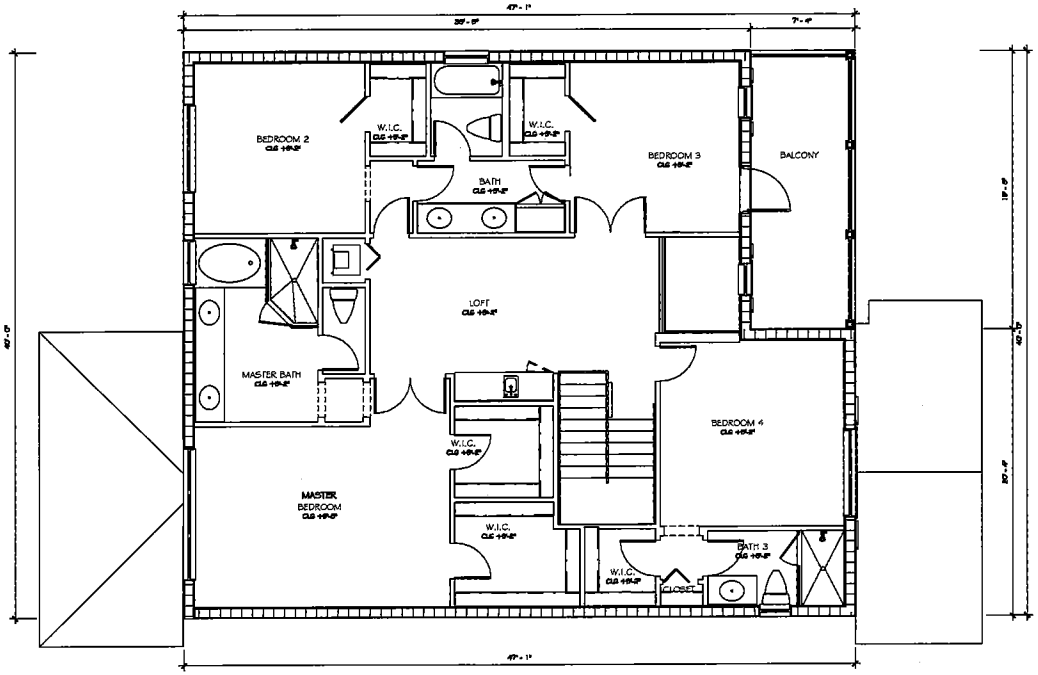

SECOND FLOOR PLAN ALT 3

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TELEPHONE: (305) 593-8768 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

STANDARD

MODEL D
ALT 3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A 2-3 OF SHEETS

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VENETIAN PARC MODEL D

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DEVELOPMENT SERVICES
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ABBREVIATIONS:

		CONCRETE MASONRY UNIT	C.M.U.	FLOOR	FLR.	NATIONAL GEODETIC		SLIDING GLASS DOOR	SL. GL. DR.
		CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	VERIFICATION DATA	N.G.V.D	SLOPING CEILING	SLP. CLG.
ABOVE FINISH FLOOR	A.F.F.	CONTINUOUS	CONT.	FOOTING	FTG.	NOT IN CONTRACT	N.I.C.	SOLID CORE	S.C.
AIR CONDITIONING	A/C	CULTURED MARBLE	CULT. MAR.			NOT TO SCALE	N.T.S.	SPLASH	SPL.
AIR HANDLING UNIT	A.H.U.			GALVANIZED	GALV.			SYNTHETIC MARBLE	SYN. MARBLE
ALTERNATE	ALT.	DIAMETER	DIA.	GRADE	GRD.	ON CENTER	O.C.		
ALUMINUM	AL.	DISHWASHER	D.W.	GYPSUM BOARD	GYP.BD.	OVERHANG	O.H.	TEMPERED GLASS OBSCURE	TEMP. GL.OBS.
ANCHOR BOLT	A.B.	DOOR	DR.					TIE BEAM OPPOSITE	OPP. T.B.
ANGLE	∠	DOUBLE	DBL.	HEADER	HDR.	PAIR	PR.	TIE COLUMN	T.COL.
AREA DRAIN	A.D.	DOUBLE PLATE	DBL. PL.	HEIGHT	HT./HGT.	PENNY	d	TONGUE AND GROOVE	T&G
AVERAGE	AVG.	DOWN	DN.	HOLLOW CORE	H.C.	PLASTIC LAMINATE	PLAS. LAM.	TOP OF BEAM	T.O.B.
		DOWNSPOUT	D.S.	HOSE BIBB	H.B.			TOP OF CURB DTL. DETAIL	T.C.
BEAM	BM.	DRAWER	DWR.			PLATE	PL.	TOP OF PLATE	T.O.P.
BLOCKING	BLKG.	DRAWER EXHAUST CHASE	D. E. CHASE	IMPACT GLASS	IM. GLS.	PLYWOOD	PLY.WD.	TREAD	T.
BOARD	BD./BRD.			INFORMATION	INFO.	POUNDS PER SQUARE INCH.	P.S.I.	TYPICAL	TYP.
BOTTOM	BOT.	EACH	EA.	INSULATION	INSUL.	PRESSURE TREATED	P.T.		
BUILDING	BLDG.	ELEVATION	ELEV./EL.	INTERIOR	INT.	PROPERTY LINE	P.	UNLESS NOTED OTHERWISE	U.N.O.
		EQUAL	EQ.						
CABINET	CAB.	EXISTING	EXG.	LAMINATED GLASS	LAM. GLS.	RADIUS	RAD.	VENT THRU ROOF	V.T.R.
CEILING	CLG.	EXHAUST	EXH.	LAVATORY	LAV.	RAFTER	RAF.	VENT TO OUTSIDE AIR	V.T.O.A.
CEILING JOISTS	CLG. JST	EXPANSION JOINT	EXP. JT.	LOUVER	LOUV.	REFRIGERATOR	REF.	VERTICAL	VERT.
CEMENT	CEM.	EXTERIOR	EXT.	LUMINOUS	LUM.	REQUIRED	REQD	VINYL COMPOSITION TILE	V.C.T.
CENTER LINE	℄					REVISION	REV.		
CERAMIC TILE	CER. T.	FACE OF MASONRY	F.O.M.	MACHINE BOLT	M.B.	RISER	R.	WALK IN CLOSET	W.I.C.
CHAMFER	CHAM.	FACE OF STUD	F.O.S.	MANUFACTURER	MFGR.	ROOF DRAIN	R.D.	WARDROBE	WARD.
CHANNEL	[OR]	FINISH	FIN.	MATERIAL	MATL.	ROOM	RM.	WATER CLOSET	W.C.
CLEAN OUT DOOR	C.O.D.	FINISH FLOOR	F.F.	MAXIMUM	MAX.	ROUGH OPENING	R.O.	WATERPROOFING	W.P.
CLEAR	CLR.	FINISH GRADE	F.G.	MEAN ROOF HEIGHT	M.R.H.	ROUGH SAWN	RGS	WELDED WIRE MESH	W.W.M.
COLD WATER	C.W.	FLASHING	FLSHG	MEAN SEA LEVEL	M.S.L.			WINDOW	WIND
COLUMN	COL.	FLOOR DRAIN	F.D.	MEDICINE CABINET	M.C.	SHEATHING	SHTG	WITH	W/
COMPOSITION	COMPO.	FLOOR JOISTS	FLR. JST.	METAL	MTL.	SHELF AND POLE	S & P	WITHOUT	W/O
CONCRETE BLOCK	CONC.BLK.			MINIMUM	MIN.	SIMILAR	SIM.	WOOD	WD.
								WROUGHT IRON	W.I.

SYMBOLS:

- BUILDING SECTION — SECTION LETTERS; SECTION LETTERS (WHERE SECTION IS DRAWN)
- DETAIL — DETAIL NUMBER; SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLD) — ARROWS INDICATE ELEVATIONS; SHEET NUMBER
- DOOR TYPE — DOOR MARK (NUMBER)
- WINDOW TYPE — WINDOW MARK (LETTER)
- KEYNOTE — DRAWING NOTE (NUMBER)
- STEP DOWN — CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT — DESCRIPTION OF POINT (FIN.FLR., TOP OF PLATE, TOP OF T.B.)
- ELEVATION OR POINT
- REVISION REFERENCE — NUMBER OF REVISION CORRESP. TO DESIGN SECTION OF TITLE BLOCK.
- WALL SECTIONS — SECTION NUMBERS; SECTION NUMBER (WHERE SECTION IS DRAWN)

ARCHITECTURAL

CASITA

A1.1C	FIRST FLOOR PLAN ALT 1 CASITA
A1.2C	FIRST FLOOR PLAN ALT 2 CASITA
A1.3C	FIRST FLOOR PLAN ALT 3 CASITA
A2.1C	SECOND FLOOR PLAN ALT 1 CASITA
A2.2C	SECOND FLOOR PLAN ALT 2 CASITA
A2.3C	SECOND FLOOR PLAN ALT 3 CASITA
A4.1C	ELEVATIONS ALT 1 CASITA
A4.2C	ELEVATIONS ALT 2 CASITA
A4.3C	ELEVATIONS ALT 3 CASITA
A5.1C	ELEVATIONS ALT 1 CASITA
A5.2C	ELEVATIONS ALT 2 CASITA
A5.3C	ELEVATIONS ALT 3 CASITA

GUEST ROOM

A1.1G	FIRST FLOOR PLAN ALT 1 GUEST
A1.2G	FIRST FLOOR PLAN ALT 2 GUEST
A1.3G	FIRST FLOOR PLAN ALT 3 GUEST
A2.1G	SECOND FLOOR PLAN ALT 1 GUEST
A2.2G	SECOND FLOOR PLAN ALT 2 GUEST
A2.3G	SECOND FLOOR PLAN ALT 3 GUEST
A4.1G	ELEVATIONS ALT 1 GUEST
A4.2G	ELEVATIONS ALT 2 GUEST
A4.3G	ELEVATIONS ALT 3 GUEST
A5.1G	ELEVATIONS ALT 1 GUEST
A5.2G	ELEVATIONS ALT 2 GUEST
A5.3G	ELEVATIONS ALT 3 GUEST

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS	BY

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

MODEL D

DATE 12-5-13
JOB 1306
SHEET A-0-0
OF SHEETS

10/20/2014
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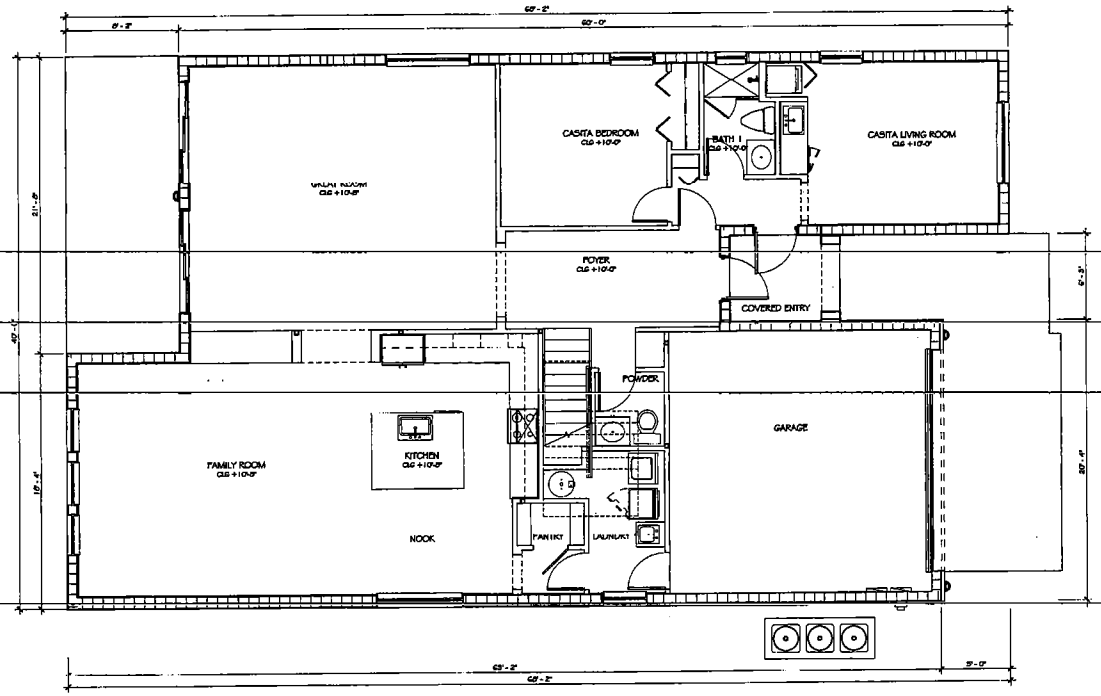
PAUL R. SOTOLONGO - AR-17752
JENNIFER HALLOW SALMAN - AR-17131

92



FIRST FLOOR PLAN ALT 1

AREA SUMMARY CASITA MODEL D ALT-1-2-3	
FIRST FLOOR A/C	1923 SF
SECOND FLOOR A/C	1713 SF
A/C AREA	3637 SF
COVERED ENTRY	50 SF
GARAGE	397 SF
NON A/C AREA	447 SF
Grand total	4084 SF

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VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

CASITA

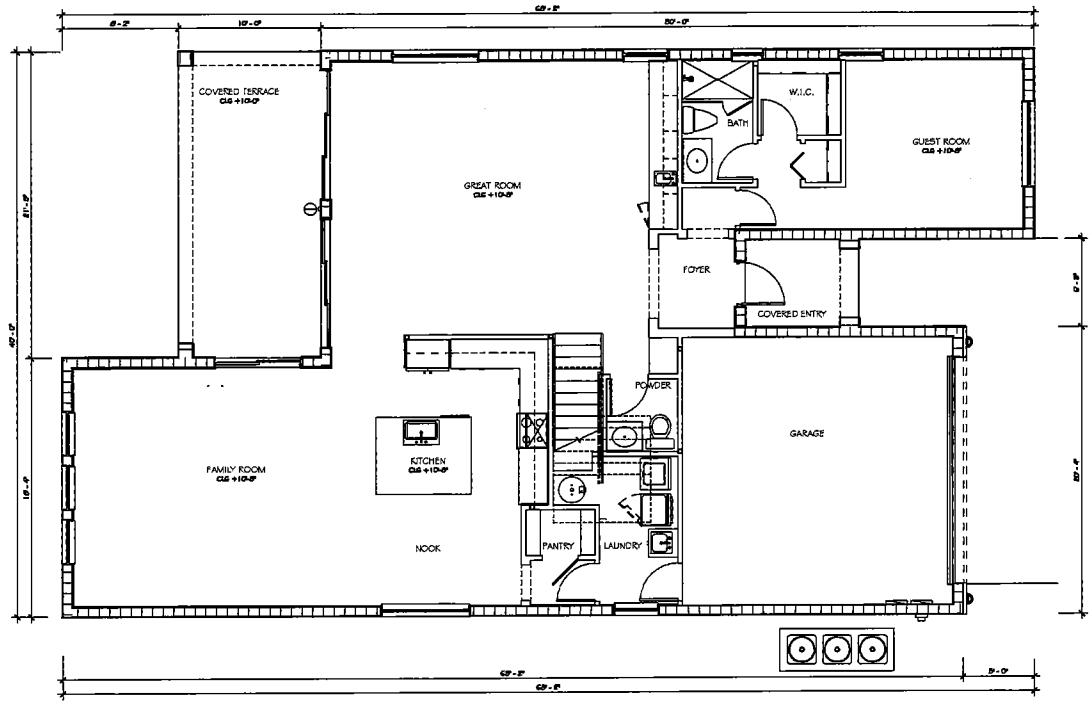
MODEL D
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-1-1C OF SHEETS

STATE OF FLORIDA
Jeffrey Sotolongo
12/11/2014
3:19:10 PM
AR 7712
REGISTERED ARCHITECT

FP6

93



FIRST FLOOR PLAN ALT 1

AREA SUMMARY GUEST ROOM MODEL D ALT-1-2-3	
FIRST FLOOR A/C	1708 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3385 SF
COVERED TERRACE	217 SF
FRONT PORCH	50 SF
GARAGE	397 SF
NON A/C AREA	664 SF
Grand total	4049 SF

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TELEPHONE: (305) 593-9788 FAX: (305) 593-0006

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

GUEST ROOM

MODEL D
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-1-1G
OF SHEETS

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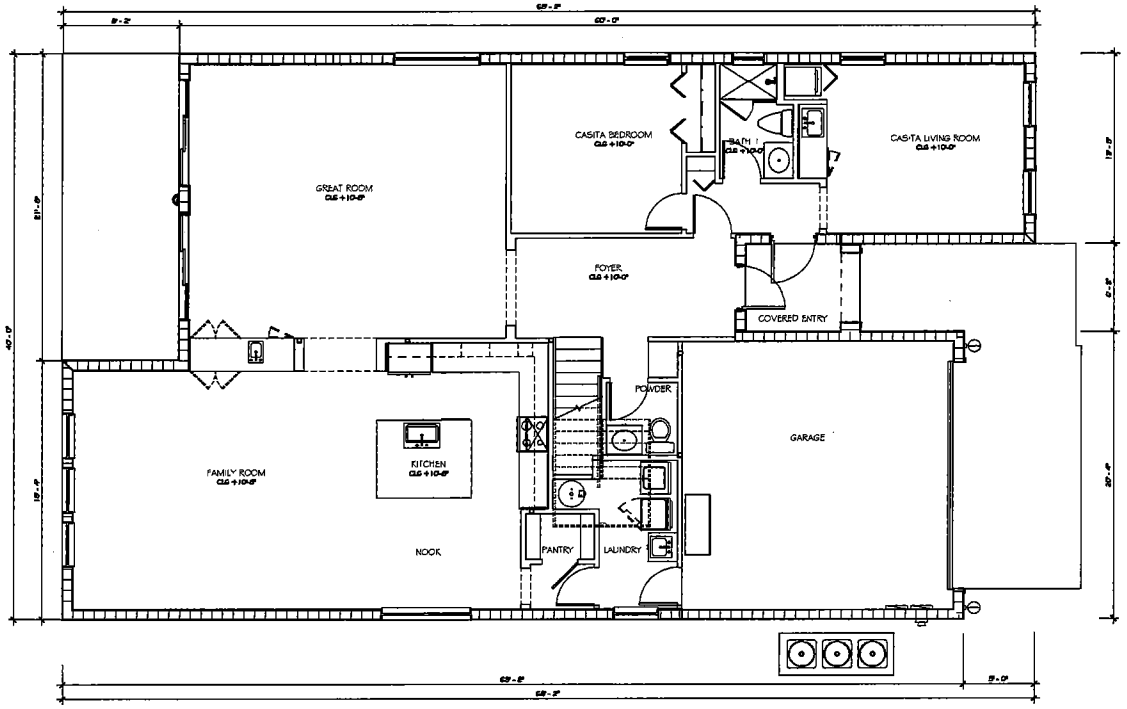

FIRST FLOOR PLAN ALT 2

AREA SUMMARY CASITA MODEL D ALT-1-2-3	
FIRST FLOOR A/C	1925 SF
SECOND FLOOR A/C	1713 SF
A/C AREA	3637 SF
COVERED ENTRY	50 SF
GARAGE	397 SF
NON A/C AREA	447 SF
Grand total	4084 SF

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VENETIAN PARC
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MIAMI DADE COUNTY

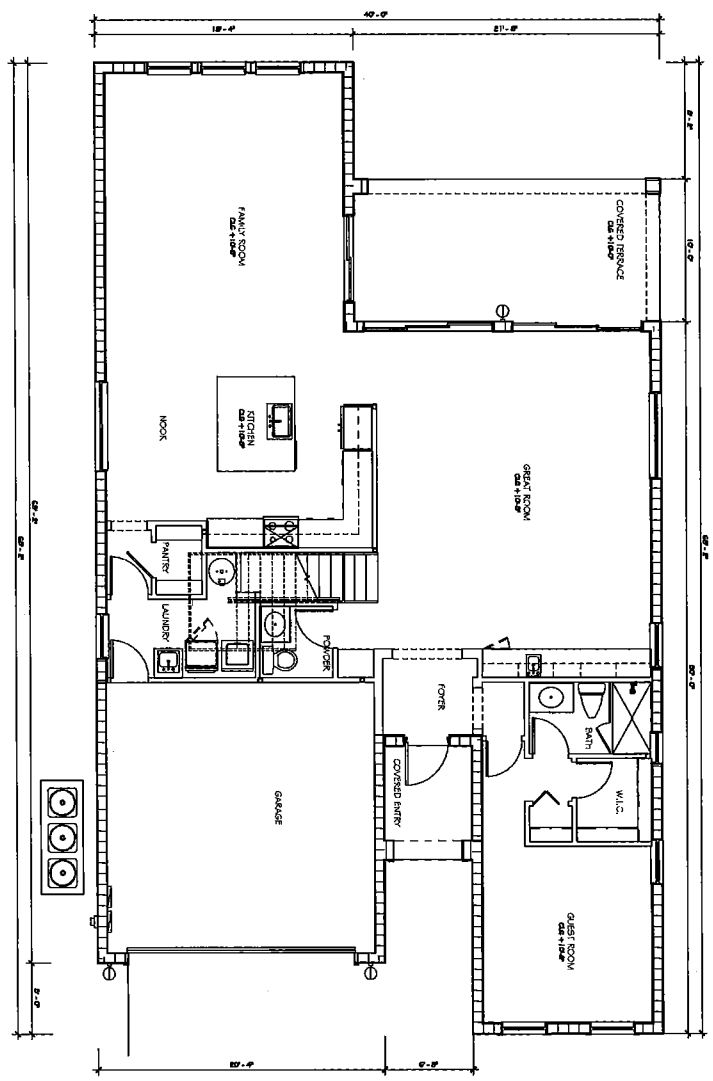
CASITA

MODEL D
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-1-2C OF SHEETS

10/20/2014
1:01:20 PM

PAUL R. SOTOLONGO • AR-7712
JENNIFER MALLON SALMAN • AR-17121



FIRST FLOOR PLAN ALT 2

AREA SUMMARY GUEST ROOM MODEL D ALT-1-2-3	
FIRST FLOOR A/C	1708 SF
SECOND FLOOR A/C	1077 SF
A/C AREA	3385 SF
COVERED TERRACE	217 SF
FRONT PORCH	50 SF
GARAGE	397 SF
NON A/C AREA	664 SF
Grand total	4049 SF

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FAIL & ASSOCIATES - ARCHITECTS LANDSCAPE ARCHITECTS	
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DATE 12-5-13	
JOB 1308	
SHEET A-1-2G OF SHEETS	
MODEL D ALT-2	
GUEST ROOM	

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

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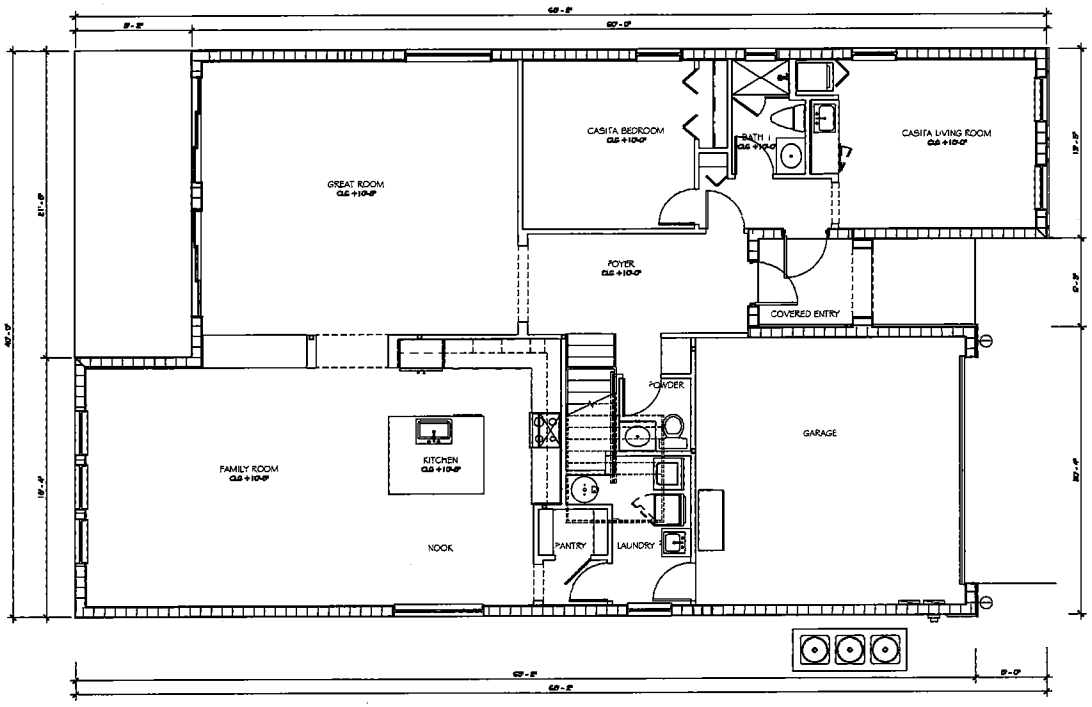
REVISIONS | BY



FIRST FLOOR PLAN ALT-3

AREA SUMMARY CASITA MODEL D ALT-1-2-3	
FIRST FLOOR A/C	1925 SF
SECOND FLOOR A/C	1713 SF
A/C AREA	3637 SF
COVERED ENTRY	50 SF
GARAGE	357 SF
NON A/C AREA	447 SF
Grand total	4084 SF

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10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-0708 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

CASITA

MODEL D
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1305
SHEET A-1-3C
OF SHEETS

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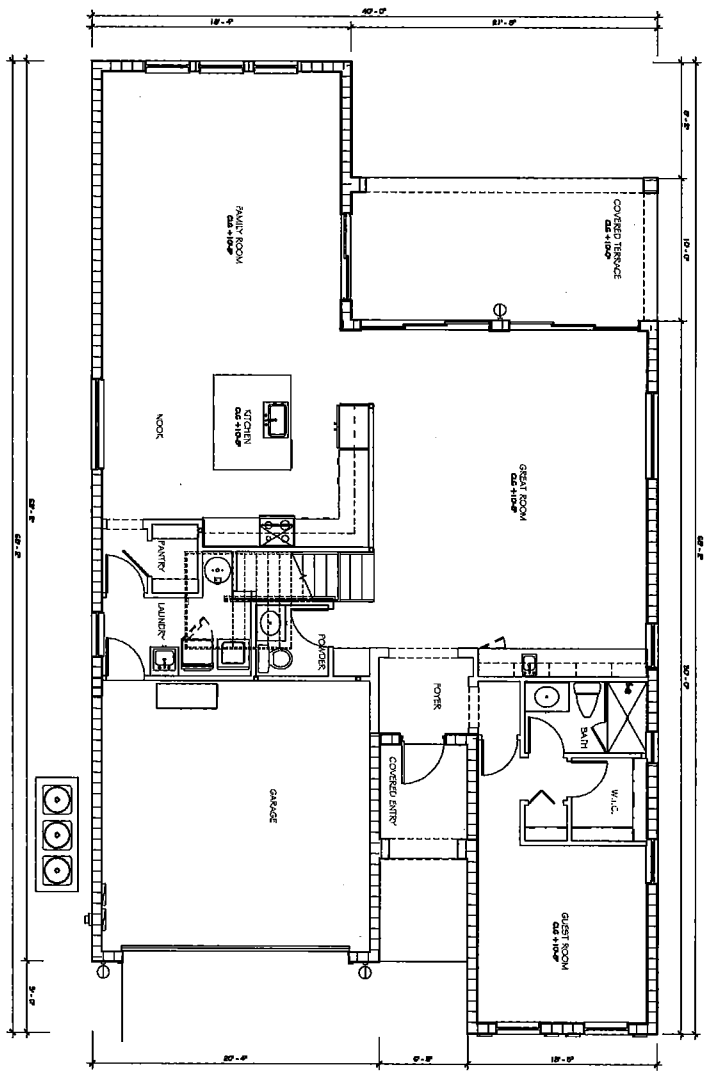
1:01:22 PM



FIRST FLOOR PLAN ALT-3

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AREA SUMMARY GUEST ROOM MODEL D ALT-1-2-3	
FIRST FLOOR A/C	1700 SF
SECOND FLOOR A/C	1677 SF
A/C AREA	3335 SF
COVERED TERRACE	217 SF
TOTAL FOREN	50 SF
GARAGE	397 SF
NON A/C AREA	664 SF
Grand Total	4049 SF

10/20/2014 1:01:24 PM	
FILE: R:\SOTOLONGO-ARCHITECTS\SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC	
SHEET	A-1-3G
OF SHEETS	
DATE	12-5-13
SCALE	1/4" = 1'-0"
JOB	1306
MODEL D	ALT-3
GUEST ROOM	

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

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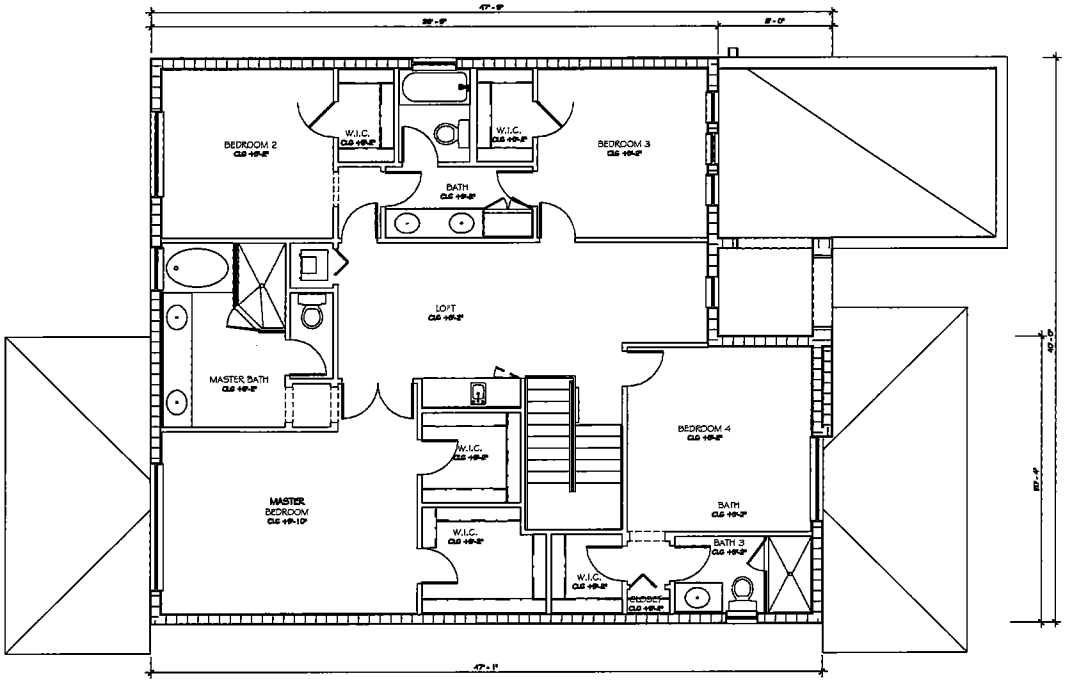

SECOND FLOOR PLAN ALT 1

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

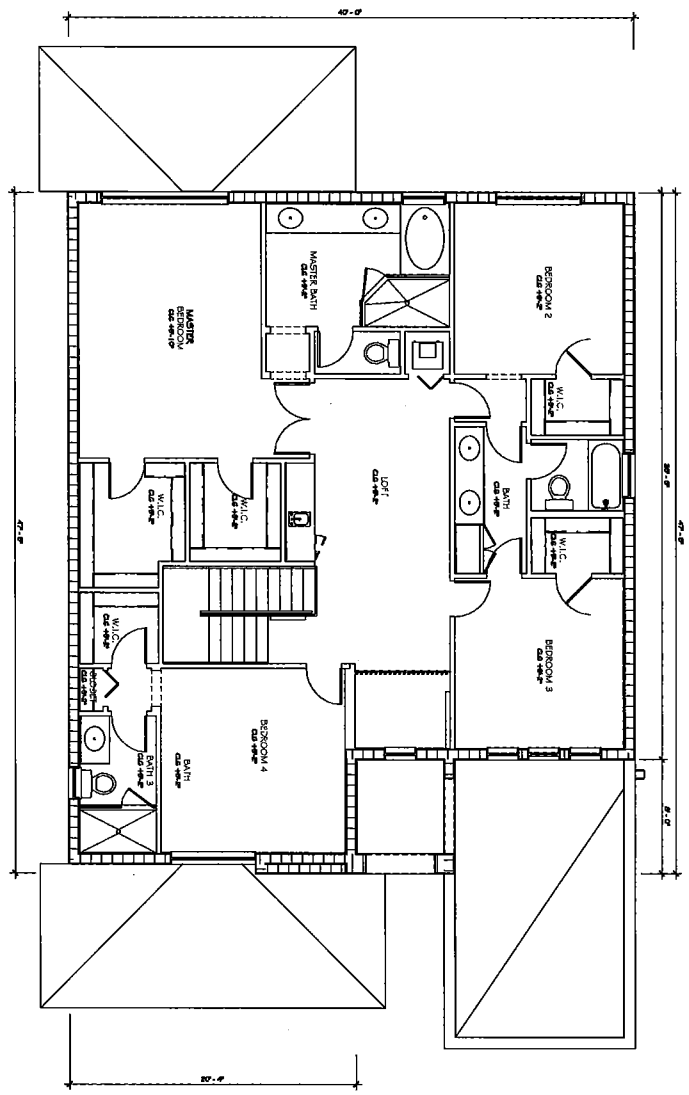
CASITA

MODEL D
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-2-1C
OF SHEETS

10/20/2014
1:01:25 PM

RAUL R. SOTOLONGO - AR-7712
JENNIFER MALLEN SALMAN - AR-17191



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VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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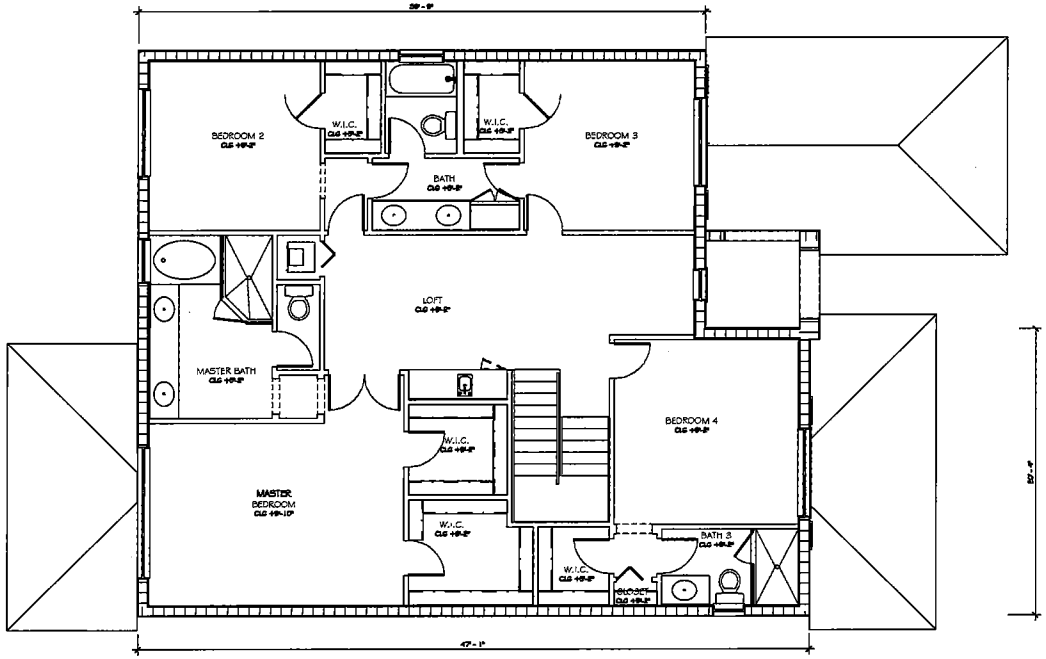

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TELEPHONE: (305) 593-6798 FAX: (305) 593-0096

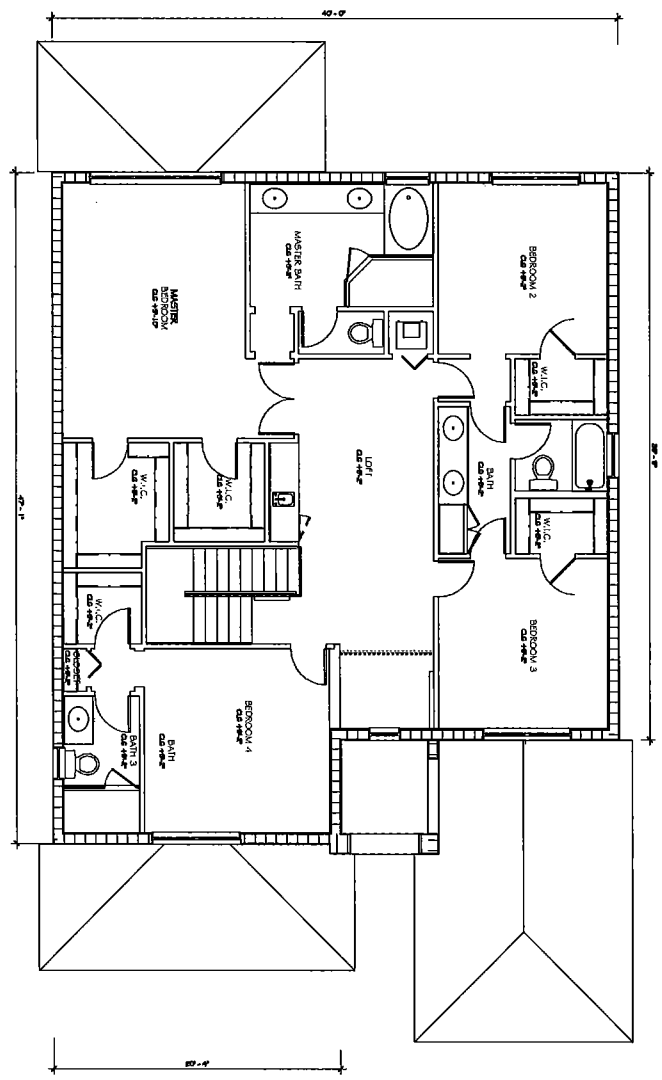
VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

CASITA

MODEL D
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-2-2C
OF SHEETS

10/20/2014
1:01:27 PM



SECOND FLOOR PLAN ALT 2

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VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
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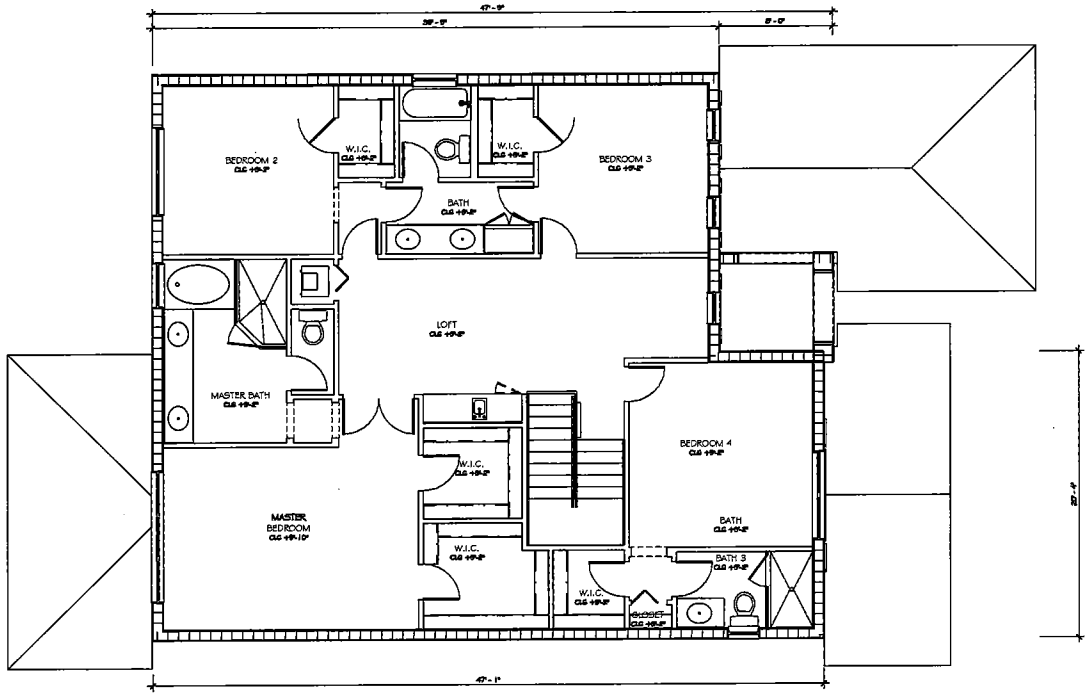

SECOND FLOOR PLAN ALT 3

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9708 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

CASITA

MODEL D
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1305
SHEET A-2-3C
OF SHEETS

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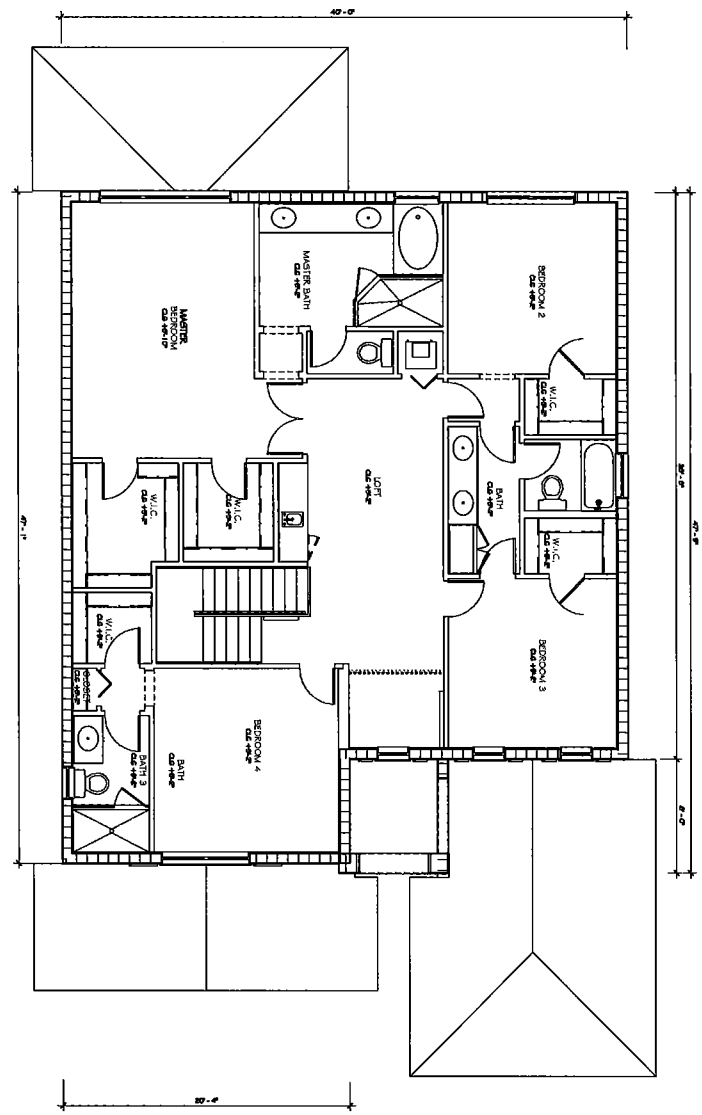
1:01:29 PM

PAUL R. SOTOLONGO - AR-7772
JENNIFER MALLON SALMAN - AR-17181



SECOND FLOOR PLAN ALT 3

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10/20/2014 1:01:31 PM	SHEET A-2-3G OF SHEETS	JOB 1306 DATE 12-5-13 SCALE 1/4" = 1'-0"	MODEL D ALT-3	GUEST ROOM	VENETIAN PARC 50' LOT SINGLE FAMILY VENETIAN BY LUXCOM L.L.C MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
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VENETIAN PARC MODEL E

REVISIONS	BY

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

ARCHITECTURAL

STANDARD

A0.0	COVER SHEET
A1.1	FIRST FLOOR PLAN ALT-1
A1.2	FIRST FLOOR PLAN ALT-2
A1.3	FIRST FLOOR PLAN ALT-3
A2.1	SECOND FLOOR PLAN ALT-1
A2.2	SECOND FLOOR PLAN ALT-2
A2.3	SECOND FLOOR PLAN ALT-3
A4.1	ELEVATIONS ALT-1
A4.2	ELEVATIONS ALT-2
A4.3	ELEVATIONS ALT-3
A5.1	ELEVATIONS ALT-1
A5.2	ELEVATIONS ALT-2
A5.3	ELEVATIONS ALT-3

CASITA

A1.1C	FIRST FLOOR ALT-1 CASITA
A1.2C	FIRST FLOOR ALT-2 CASITA
A1.3C	FIRST FLOOR ALT-3 CASITA
A2.1C	SECOND FLOOR ALT-1 CASITA
A2.2C	SECOND FLOOR ALT-2 CASITA
A2.3C	SECOND FLOOR ALT-3 CASITA
A4.1C	FRONT & REAR ELV. ALT 1 CASITA
A4.2C	FRONT & REAR ELV. ALT 2 CASITA
A4.3C	FRONT & REAR ELV. ALT 3 CASITA
A5.1C	RIGHT & LEFT ELV. ALT 1 CASITA
A5.2C	RIGHT & LEFT ELV. ALT 2 CASITA
A5.3C	RIGHT & LEFT ELV. ALT 3 CASITA

GUEST ROOM

A1.1GR	FIRST FLOOR ALT-1 GUEST ROOM
A1.2GR	FIRST FLOOR ALT-2 GUEST ROOM
A1.3GR	FIRST FLOOR ALT-3 GUEST ROOM
A2.1GR	SECOND FLOOR ALT-1 GUEST ROOM
A2.2GR	SECOND FLOOR ALT-2 GUEST ROOM
A2.3GR	SECOND FLOOR ALT-3 GUEST ROOM
A4.1GR	FRONT & REAR ELV. ALT 1 GUEST ROOM
A4.2GR	FRONT & REAR ELV. ALT 2 GUEST ROOM
A4.3GR	FRONT & REAR ELV. ALT 3 GUEST ROOM
A5.1GR	RIGHT & LEFT ELV. ALT 1 GUEST ROOM
A5.2GR	RIGHT & LEFT ELV. ALT 2 GUEST ROOM
A5.3GR	RIGHT & LEFT ELV. ALT 3 GUEST ROOM

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

MODEL E
ALT 1, 2 & 3

DATE 01-09-14
JOB 1306
SHEET A 0-0
OF SHEETS

10/20/2014
1:04:02 PM

PAUL R. SOTOLONGO - AR-7717
JENNIFER MALLORI SALMAN - AR-17181

ABBREVIATIONS:

ABOVE FINISH FLOOR	A.F.F	CONCRETE MASONRY UNIT	C.M.U	FLOOR	FLR.	NATIONAL GEODETIC		SLIDING GLASS DOOR	SL. GL. DR.		
AIR CONDITIONING	A/C	CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	VERIFICATION DATA	N.G.V.D.	SLOPING CEILING	SLP. CLG.		
AIR HANDLING UNIT	A.H.U.	CONTINUOUS	CONT.	FOOTING	FTG.	NOT IN CONTRACT	N.I.C.	SOLID CORE	S.C.		
ALTERNATE	ALT.	CULTURED MARBLE	CULT. MAR.			NOT TO SCALE	N.T.S.	SPLASH	SPL.		
ALUMINUM	AL.			GALVANIZED	GALV.			SYNTHETIC MARBLE	SYN. MARBLE		
ANCHOR BOLT	A.B.	DIAMETER	DIA.	GRADE	GRD.	ON CENTER	O.C.				
ANGLE	<	DISHWASHER	D.W.	GYPSUM BOARD	GYP. BD.	OVERHANG	O.H.	TEMPERED GLASS OBSCURE	TEMP. GL. OBS.		
AREA DRAIN	A.D.	DOOR	DR.					TIE BEAM OPPOSITE	OPT. T.B.		
AVERAGE	AVG.	DOUBLE	DBL.	HEADER	HDR.	PAIR	PR.	TIE COLUMN	T.COL.		
		DOUBLE PLATE	DBL. PL.	HEIGHT	HT./HGT.	PENNY	d	TONGUE AND GROOVE	T&G		
BEAM	BM.	DOWN	DN.	HOLLOW CORE	H.C.	PLASTIC LAMINATE	PLAS. LAM.	TOP OF BEAM	T.O.B.		
BLOCKING	BLKG.	DOWNSPOUT	D.S.	HOSE BIBB	H.B.			TOP OF CURB DTL. DETAIL	T.C.		
BOARD	BD./BRD.	DRAWER	DWR.			PLATE	PL.	TOP OF PLATE	T.O.P.		
BOTTOM	BOT.	DRAWER EXHAUST CHASE	D. E. CHASE	IMPACT GLASS	IM. GLS.	PLYWOOD	PLY.WD.	TREAD	T.		
BUILDING	BLDG.			INFORMATION	INFO.	POUNDS PER SQUARE INCH	P.S.I.	TYPICAL	TYP.		
		EACH	EA.	INSULATION	INSUL.	PRESSURE TREATED	P.T.				
CABINET	CAB.	ELEVATION	ELEV./EL.	INTERIOR	INT.	PROPERTY LINE	P.	UNLESS NOTED OTHERWISE	U.N.O.		
CEILING	CLG.	EQUAL	EQ.								
CEILING JOISTS	CLG. JST.	STEREO	STC.	LAMINATED GLASS	LAM. GLS.	RADIUS	RAD.	VENT THRU ROOF	V.T.R.		
CENTER	CEN.	EXHAUST	EXH.	LAVATORY	LAV.	RAFTER	RAF.	VENT TO OUTSIDE AIR	V.T.O.S.A.		
CENTER LINE	CL	EXPANSION JOINT	EXP. JT.	LOUVER	LOUV.	REFRIGERATOR	REF.	VERTICAL	VERT.		
CERAMIC TILE	CER. T.	EXTERIOR	EXT.	LUMINOUS	LUM.	REQUIRED	REQD	VINYL COMPOSITION TILE	V.C.T.		
CHAMFER	CHAM.	FACE OF MASONRY	F.O.M.			REVISION	REV.				
CHANNEL	(CH)	FACE OF STUD	F.O.S.	MACHINE BOLT	M.B.	RISER	R.	WALK IN CLOSET	W.I.C.		
CLEAN OUT DOOR	C.O.D.	FINISH	FIN.	MANUFACTURER	MFGR.	ROOF DRAIN	R.D	WARDROBE	WARD.		
CLEAR	CLR.	FINISH FLOOR	F.F.	MATERIAL	MATL	ROOM	RM.	WATER CLOSET	W.C.		
COLD WATER	C.W.	FINISH GRADE	F.G.	MAXIMUM	MAX.	ROUGH OPENING	R.O.	WATERPROOFING	W.P.		
COLUMN	COL.	FLASHING	FLSHG	MEAN ROOF HEIGHT	M.R.H.	ROUGH SAWN	RGHS	WELDED WIRE MESH	W.W.M.		
COMPOSITION	COMPO.	FLOOR DRAIN	F.D.	MEAN SEA LEVEL	M.S.L.			WINDOW	WIND		
CONCRETE BLOCK	CONC.BLK.	FLOOR JOISTS	FLR. JST.	MEDICINE CABINET	M.C.	SHEATHING	SHTG.	WITH	W/		
				METAL	MTL.	SHELF AND POLE	S + P	WITHOUT	W/O		
				MINIMUM	MIN.	SIMILAR	SIM.	WOOD	WD.		
								WROUGHT IRON	W.I.		

SYMBOLS:

BUILDING SECTION
SECTION LETTERS
SECTION LETTERS (WHERE SECTION IS DRAWN)

DETAIL
DETAIL NUMBER
SHEET NUMBER

INTERIOR ELEVATION(S) (UNFOLD)
ARROWS INDICATE ELEVATIONS
SHEET NUMBER

DOOR TYPE
DOOR MARK (NUMBER)

WINDOW TYPE
WINDOW MARK (LETTER)

KEYNOTE
DRAWING NOTE (NUMBER)

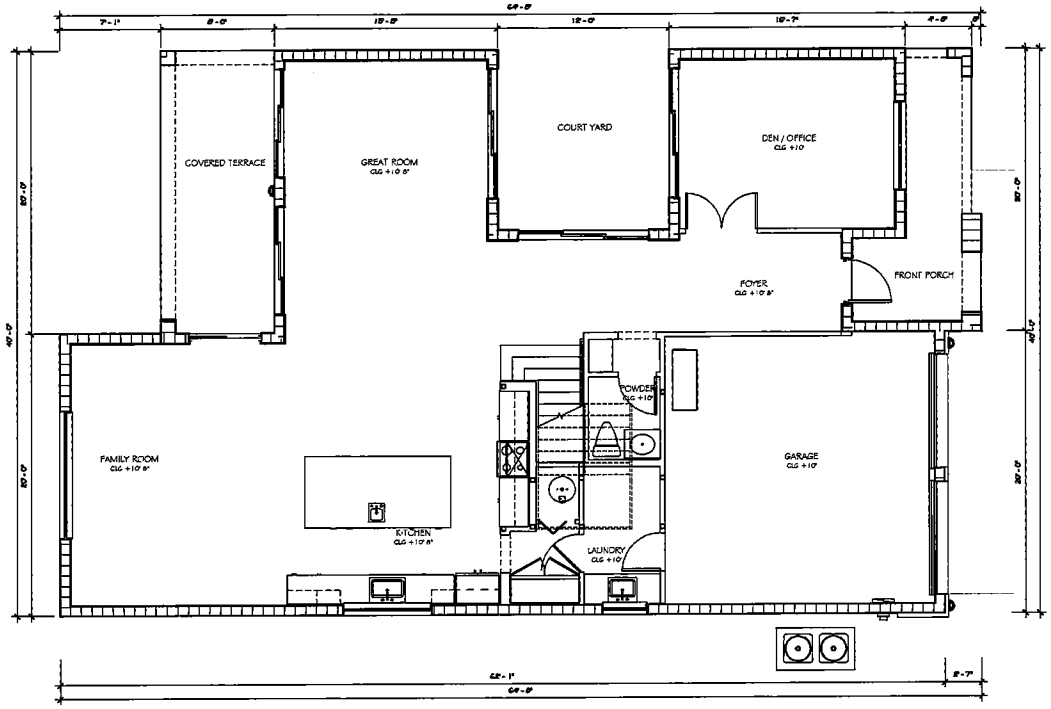
STEP DOWN
CHANGE IN FLOOR HEIGHT

CONTROL OR DATUM POINT
DESCRIPTION OF POINT
(FIN.FLR., TOP OF PLATE, TOP OF T.B.)
ELEVATION OR POINT

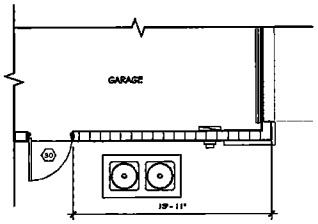
REVISION REFERENCE
NUMBER OF REVISION CORRESP. TO
DESIGN SECTION OF TITLE BLOCK

WALL SECTIONS
SECTION NUMBERS
SECTION NUMBER (WHERE SECTION IS DRAWN)

105



FIRST FLOOR ALT 1



GAR. DOOR OPTI. ALT 1 , 2 & 3

AREA SCHEDULE MODEL E ALT 1	
FIRST FLOOR A/C	1560 SF
SECOND FLOOR A/C	1846 SF
A/C AREA	3406 SF
COVERED ENTRY	121 SF
COVERED TERRACE	160 SF
GARAGE	393 SF
NON A/C AREA	674 SF
Grand total	4080 SF

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9708 FAX: (305) 593-0896

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

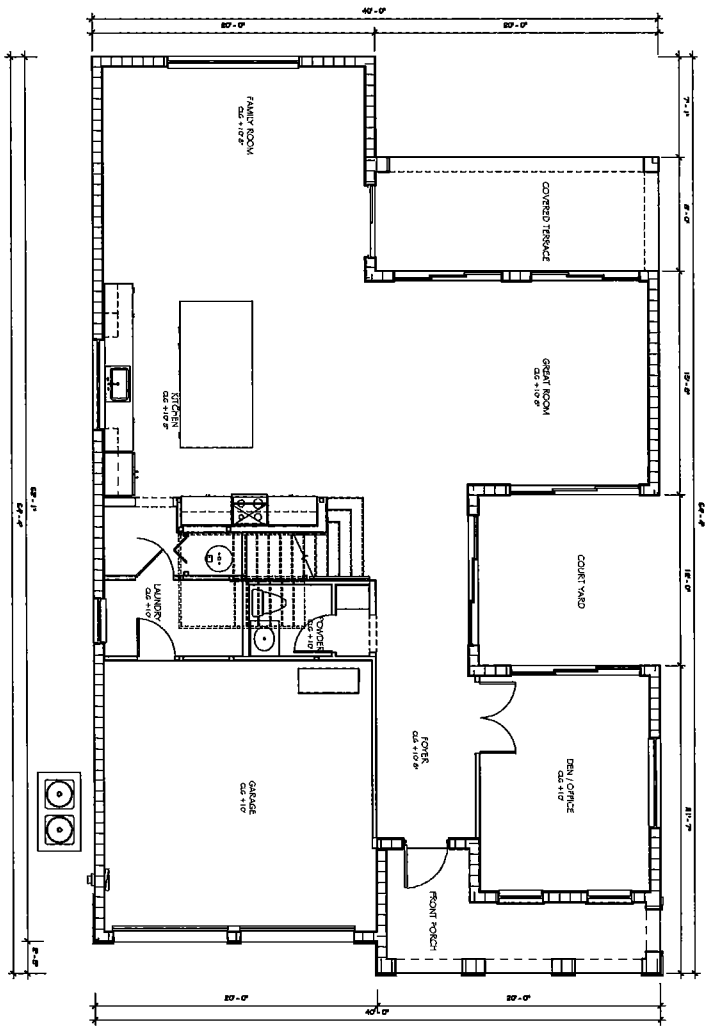
STANDARD

MODEL E
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1305
SHEET A 1-1
OF SHEETS

10/20/2014
1:04:04 PM

PAUL R. SOTOLONGO - AR-17172
JENNIFER MALLON SALMAN - AR-17181



FIRST FLOOR ALT 2

AREA SCHEDULE MODEL E ALT 2	
FIRST FLOOR AC	1540 SF
SECOND FLOOR AC	1846 SF
AC AREA	3406 SF
COVERED TERRACE	1420 SF
FRONT PORCH	121 SF
GARAGE	393 SF
NON AC AREA	674 SF
Grand total	4000 SF

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SHEET A 1-2 OF SHEETS	SCALE 1/4" = 1'-0" DATE 01-08-14 JOB 1306
MODEL E ALT 2	STANDARD

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

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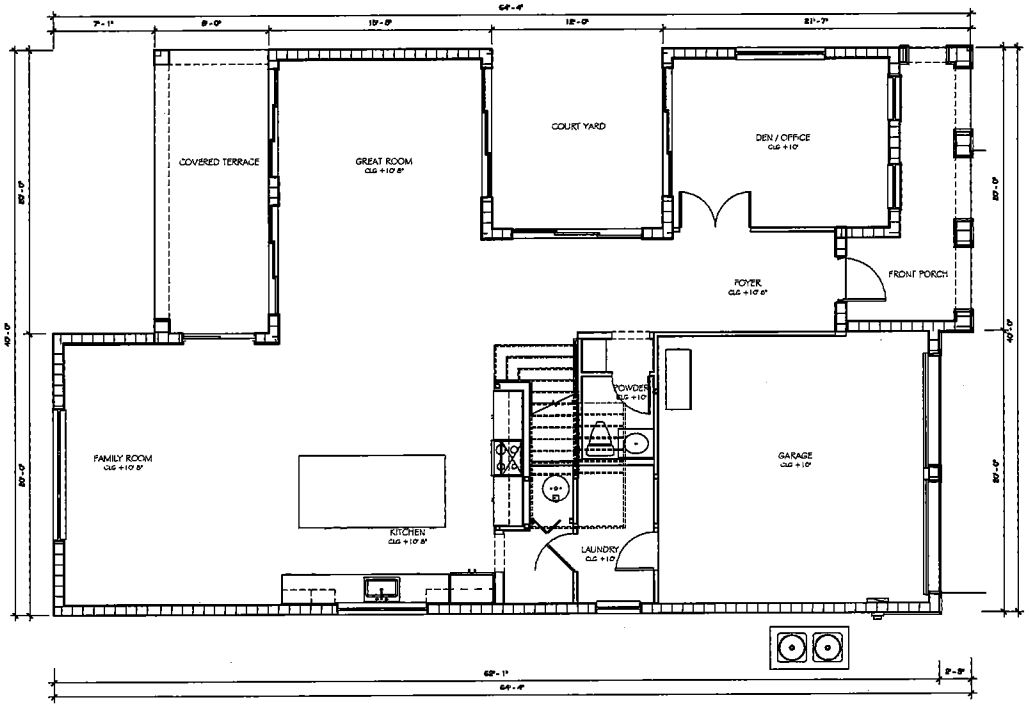

FIRST FLOOR ALT 3

AREA SCHEDULE MODEL E ALT 3	
FIRST FLOOR A/C	1560 SF
SECOND FLOOR A/C	1846 SF
A/C AREA	3406 SF
COVERED TERRACE	160 SF
FRONT BALCONY	102 SF
FRONT PORCH	121 SF
GARAGE	393 SF
NON A/C AREA	776 SF
Grand total	4182 SF

10

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0086

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL E
ALT-3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1305
SHEET A 1-3
OF SHEETS

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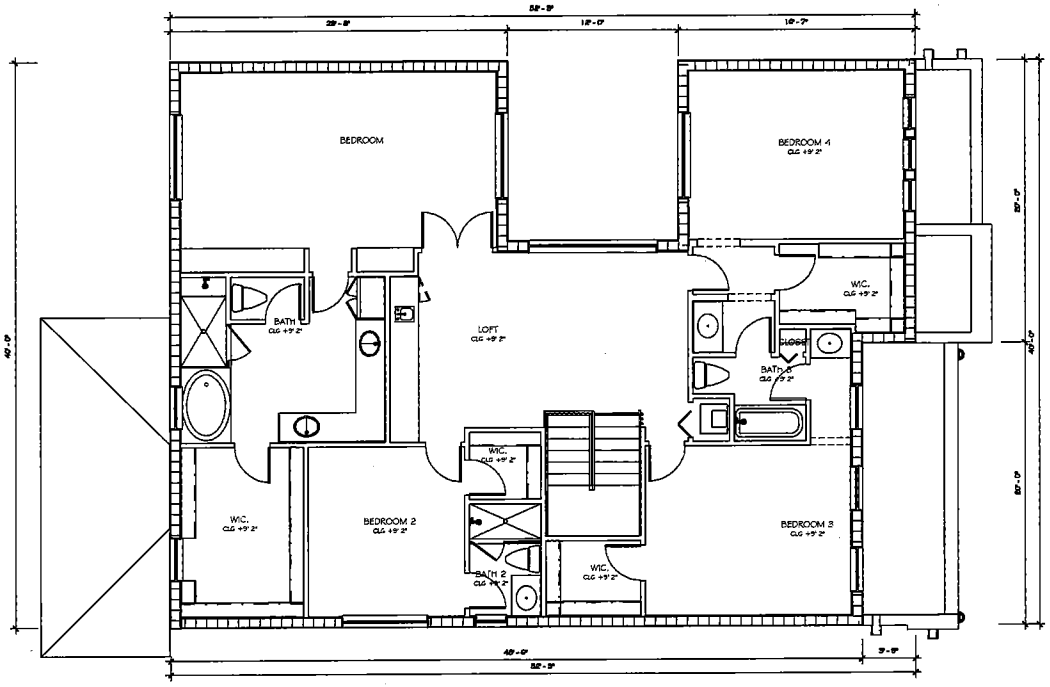
1:04:07 PM

801



SECOND FLOOR ALT 1

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

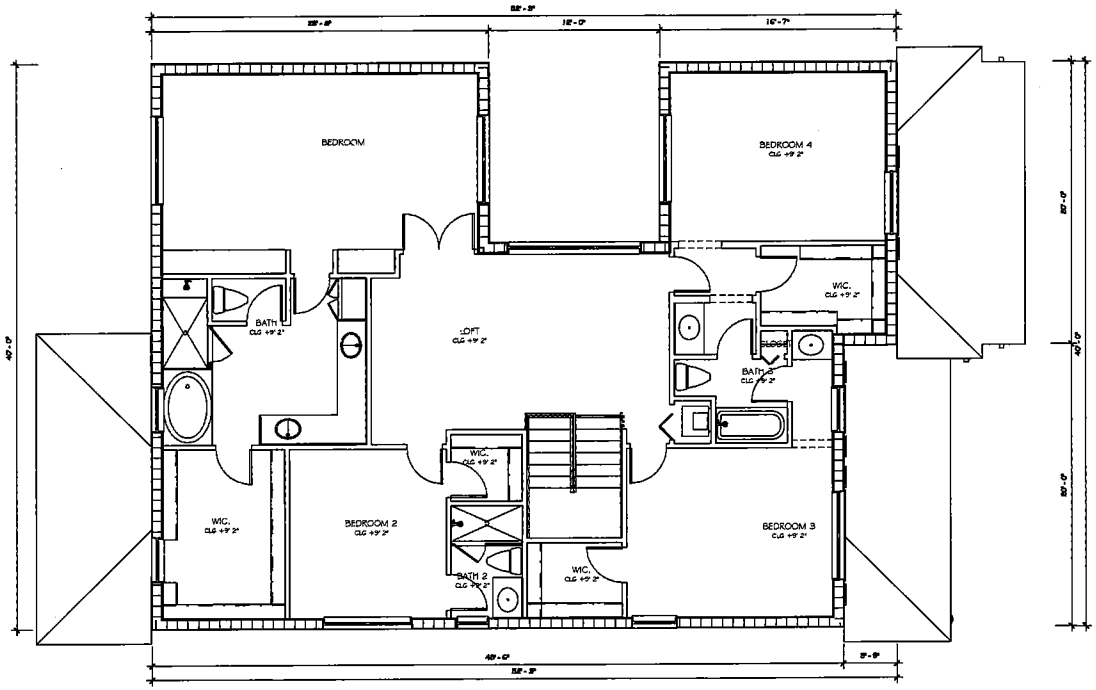
STANDARD

MODEL E
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 2-1
OF SHEETS

10/20/2014
1:04:08 PM

PAUL R. SOTOLONGO - AR-7792
JENNIFER MALLON SALMAN - AR-17191



SECOND FLOOR ALT 2

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL E
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1305
SHEET A 2-2
OF SHEETS

10/20/2014
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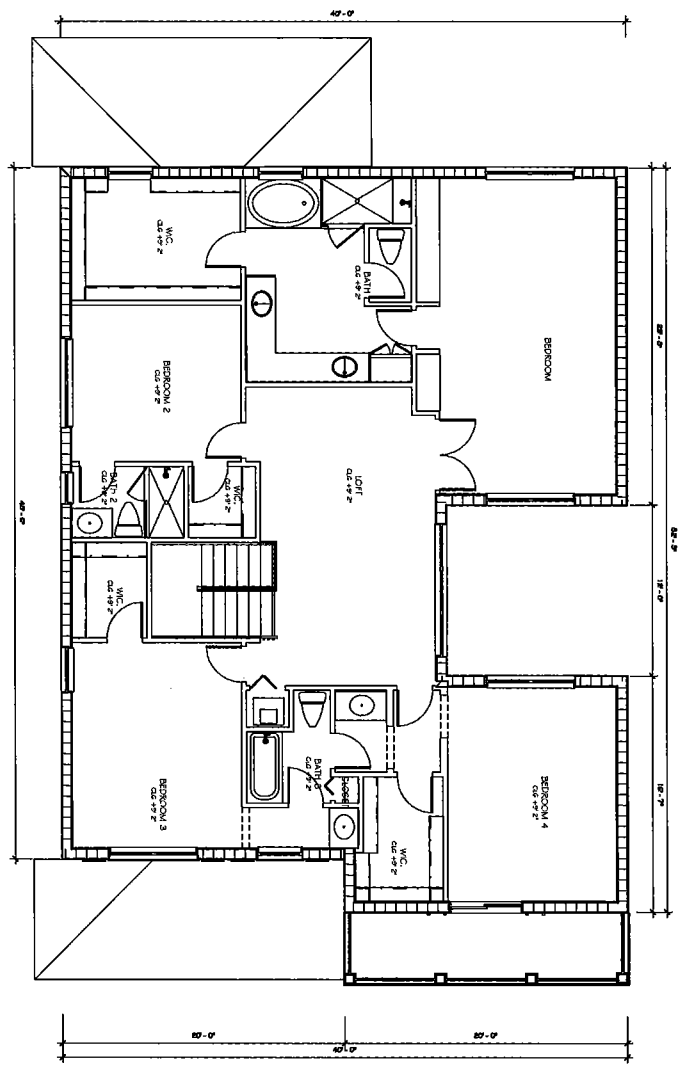
PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17181



SECOND FLOOR ALT 3

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
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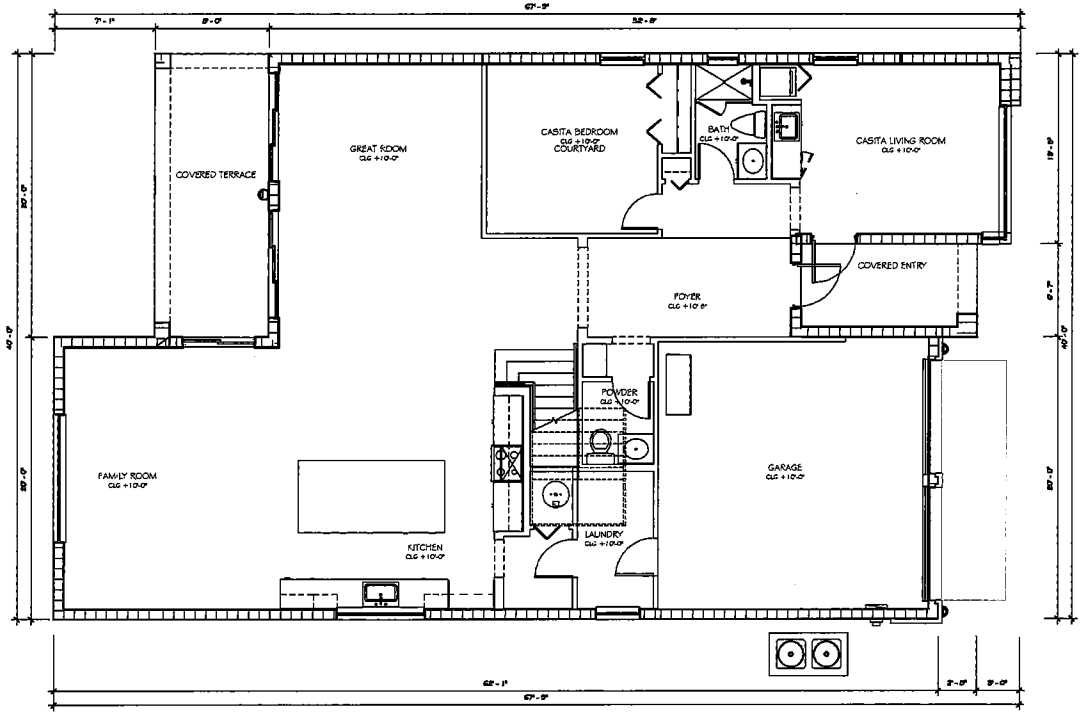

FIRST FLOOR ALT 1 CASITA

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OCT 31 2014
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RESOURCES DEVELOPMENT SERVICES
By AU

AREA SCHEDULE MODEL E CASITA OPTION ALT-1-2-3	
1ST FLOOR A/C AREA	1795 SF
SECOND FLOOR A/C	1893 SF
A/C AREA	3688 SF
COVERED ENTRY	75 SF
COVERED TERRACE	140 SF
GARAGE	396 SF
NON A/C AREA	631 SF
Grand total	4419 SF

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
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TELEPHONE: (305) 593-8798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

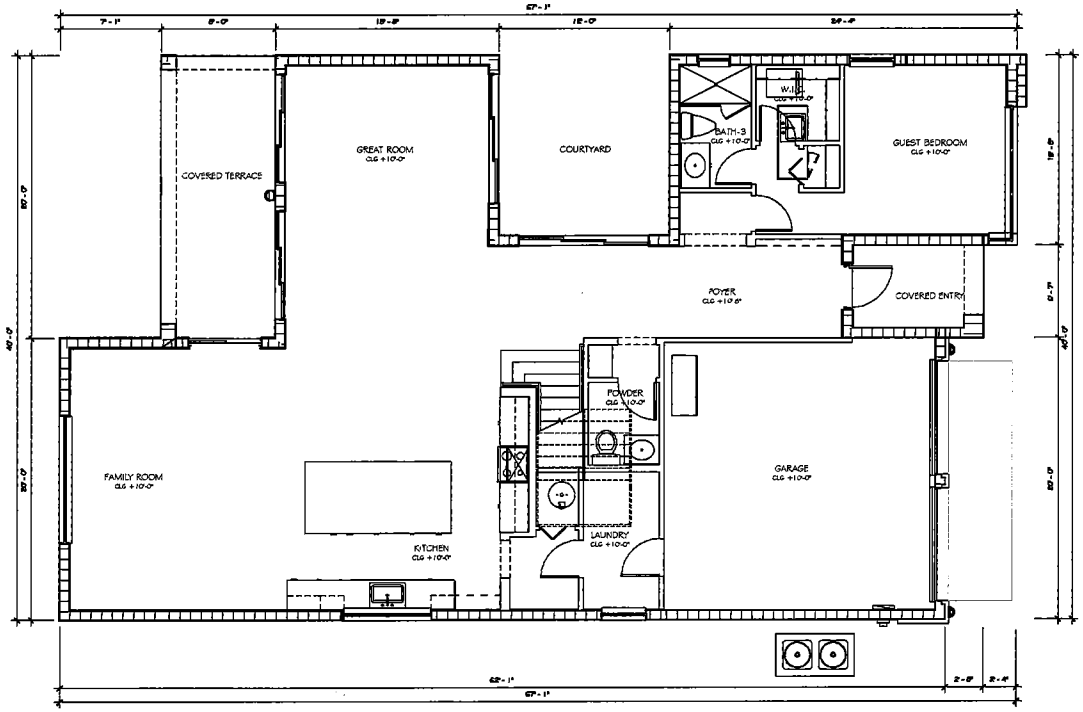
CASITA

MODEL E
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-1-1C OF SHEETS

10/20/2014
2:24:59 PM

112



FIRST FLOOR ALT 1 GUEST ROOM

AREA SCHEDULE MODEL E GUEST OPTION ALT-1-2-3	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1846 SF
A/C AREA	3510 SF
COVERED ENTRY	56 SF
COVERED TERRACE	160 SF
GARAGE	393 SF
NON A/C AREA	609 SF
Grand total	4119 SF

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0086

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-1-1GR
OF SHEETS

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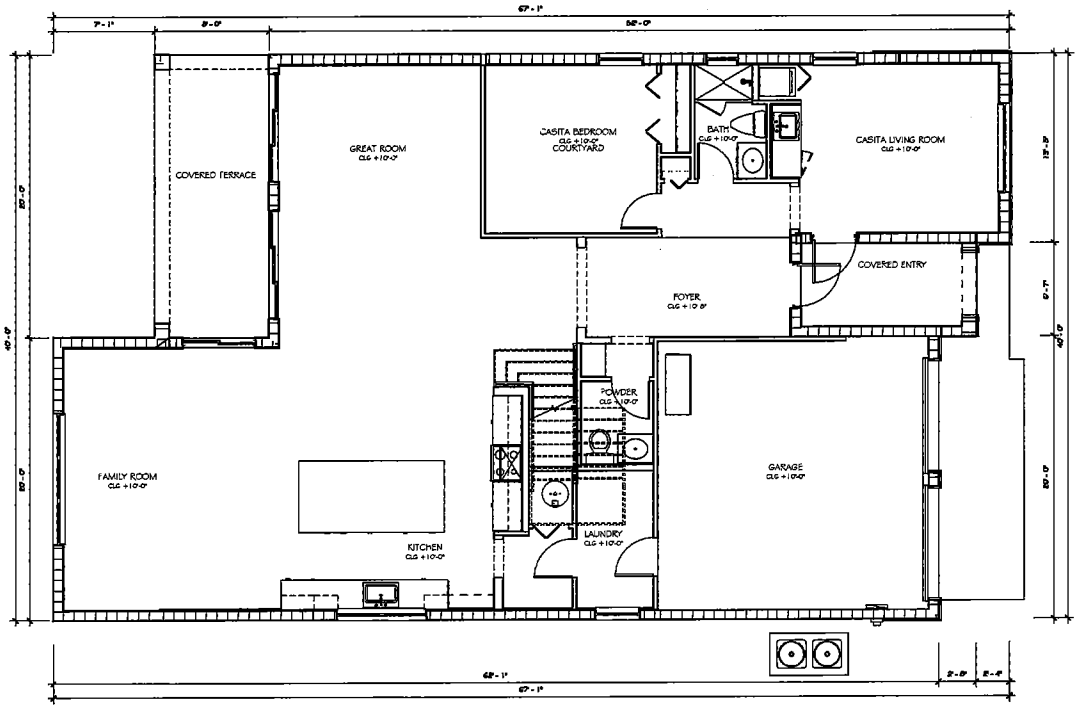
RAUL R. SOTOLONGO - AR-17112
JENNIFER MALLON SALMAN - AR-17131

113



FIRST FLOOR ALT 2 CASITA

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AREA SCHEDULE MODEL E CASITA OPTION ALT-1-2-3	
1ST FLOOR A/C AREA	1795 SF
SECOND FLOOR A/C	1995 SF
A/C AREA	3788 SF
COVERED ENTRY	75 SF
COVERED TERRACE	160 SF
GARAGE	396 SF
NON A/C AREA	631 SF
Grand total	4419 SF

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-0798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

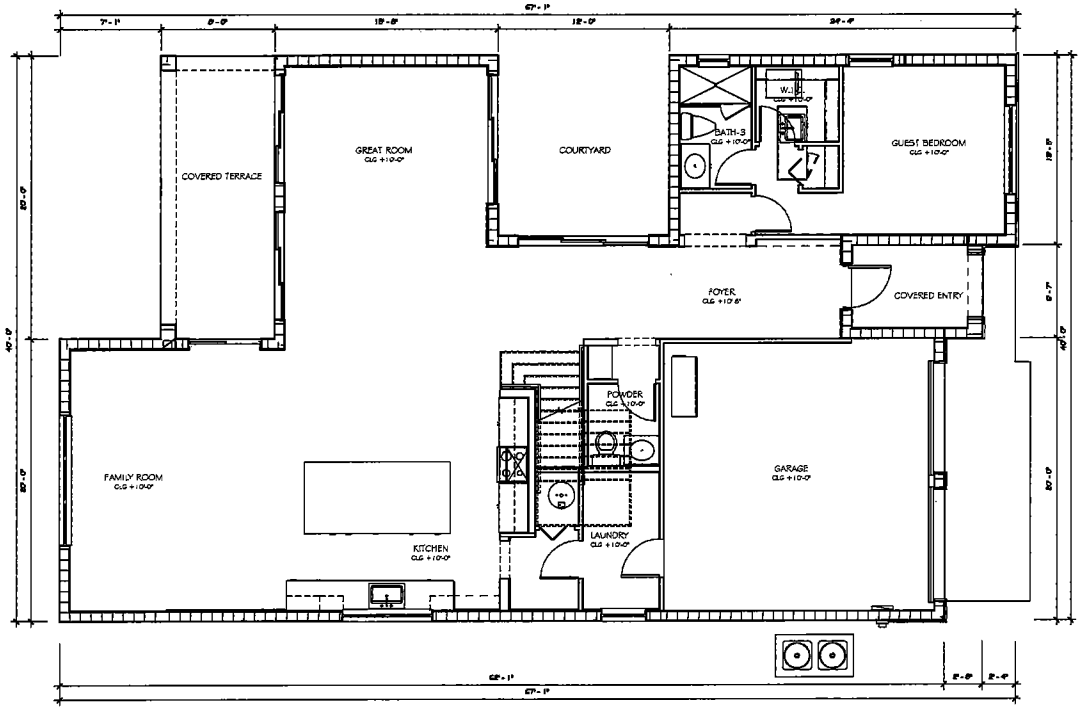
CASITA

MODEL E
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A-1-2C
OF SHEETS

10/20/2014
2:25:01 PM

RAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17181



FIRST FLOOR ALT 2 GUEST ROOM

AREA SCHEDULE MODEL E GUEST OPTION ALT-1-2-3	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1846 SF
A/C AREA	3510 SF
COVERED ENTRY	56 SF
COVERED TERRACE	160 SF
GARAGE	393 SF
NON A/C AREA	609 SF
Grand total	4119 SF

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TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A-1-2GR
OF SHEETS

10/20/2014
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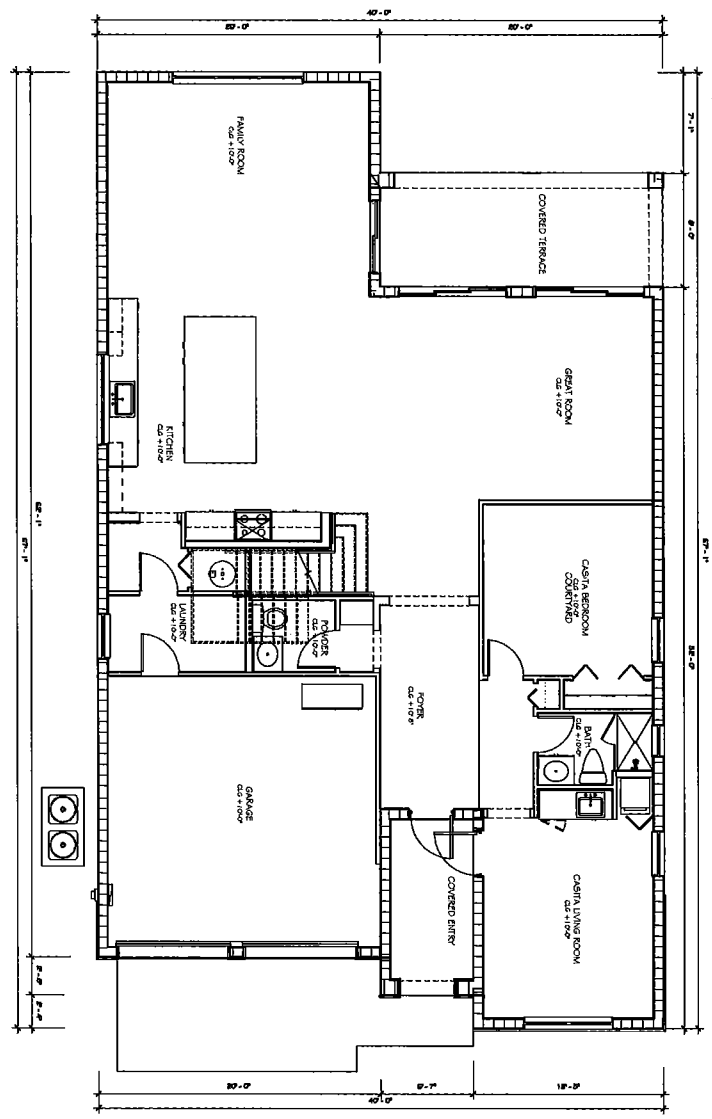
RAUL R. SOTOLONGO • AR-7712
JENNIFER MALLON SALMAN • AR-7191



FIRST FLOOR ALT 3 CASITA

AREA SCHEDULE MODEL E CASITA OPTION ALT-1-2-3	
1ST FLOOR AC AREA	1795 SF
SECOND FLOOR AC	1999 SF
AC AREA	3768 SF
COVERED ENTRY	175 SF
COVERED TERRACE	160 SF
GARAGE	386 SF
NON AC AREA	631 SF
Grand total	4419 SF

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CASITA

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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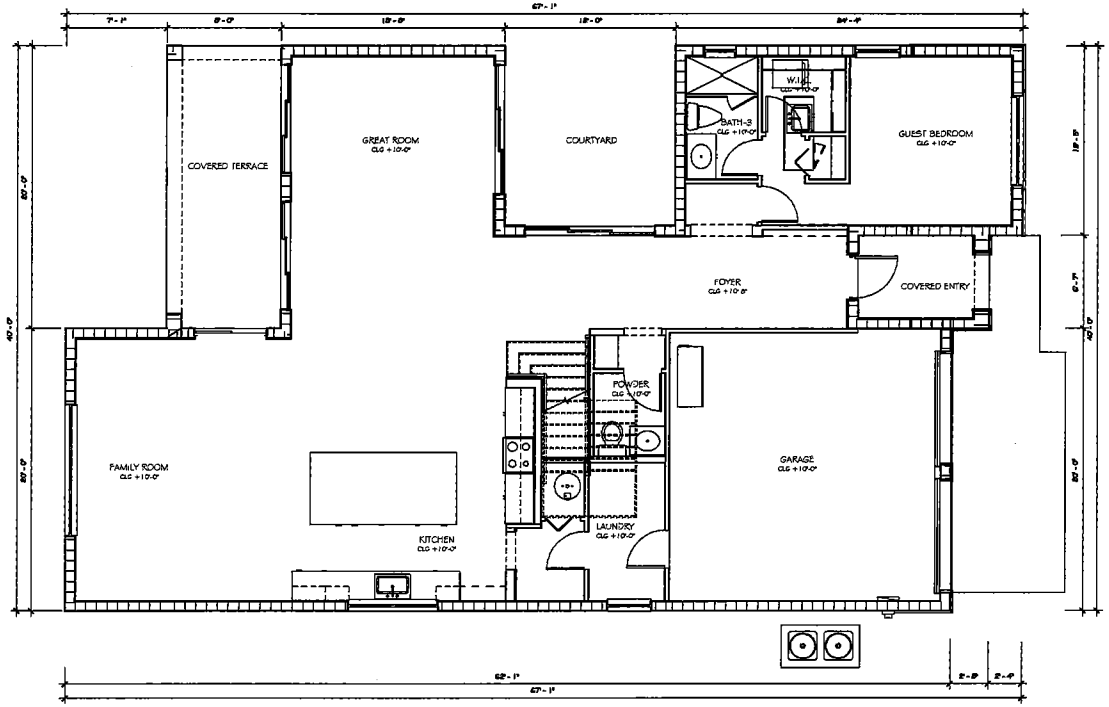
116



FIRST FLOOR ALT 3 GUEST ROOM

AREA SCHEDULE MODEL E GUEST OPTION ALT-1-2-3	
FIRST FLOOR A/C	1664 SF
SECOND FLOOR A/C	1846 SF
A/C AREA	3510 SF
COVERED ENTRY	56 SF
COVERED TERRACE	160 SF
GARAGE	393 SF
NON A/C AREA	609 SF
Grand total	4119 SF

RECEIVED
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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

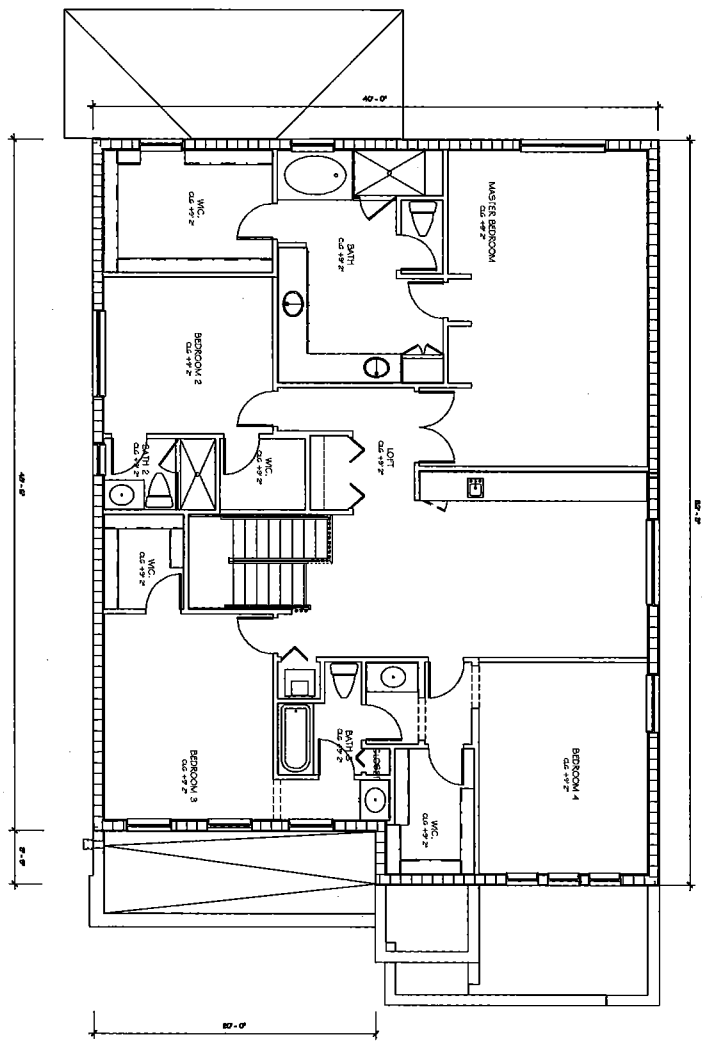
GUEST ROOM

MODEL E
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A-1-3GR
OF SHEETS

10/20/2014
2:25:05 PM

RAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17181



SECOND FLOOR ALT 1

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24-057
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CASITA

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

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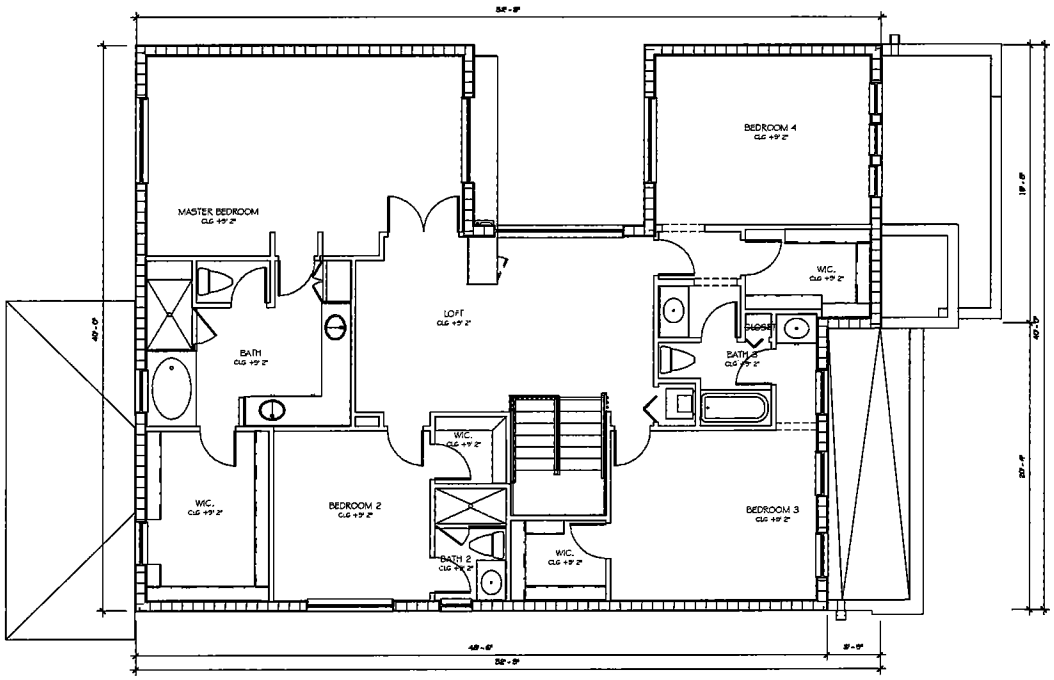
117

8/11



SECOND FLOOR ALT 1

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OCT 31 2014
MIAMI-DADE COUNTY
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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0095

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

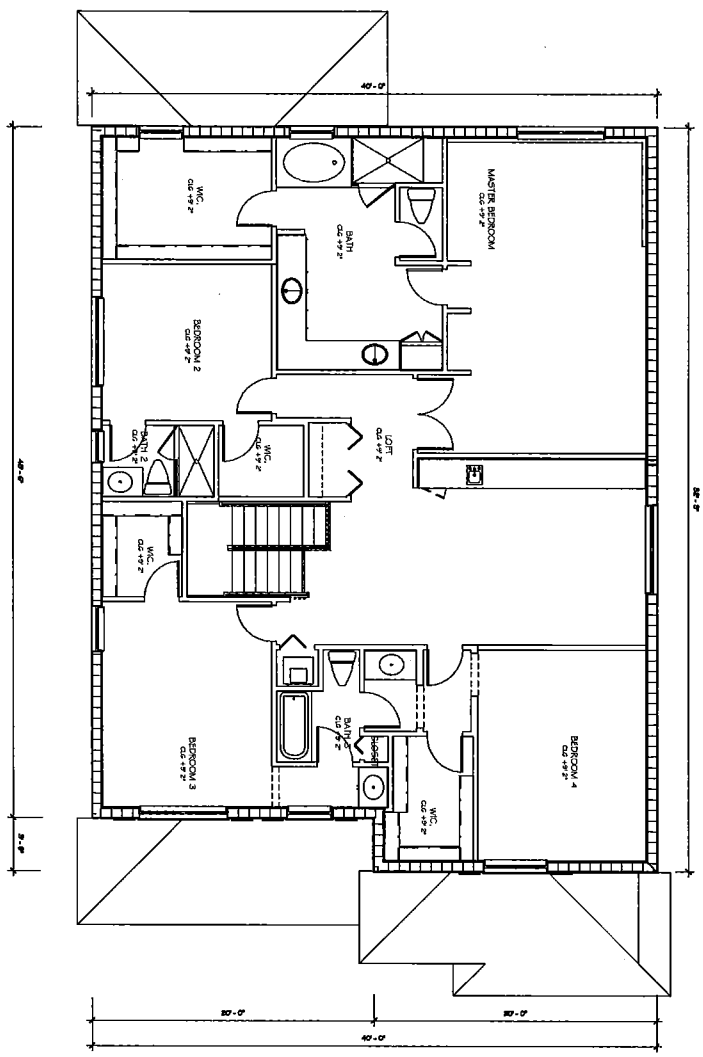
GUEST ROOM

MODEL E
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-2-1GR
OF SHEETS

10/20/2014
2:25:08 PM

PAUL R. SOTOLONGO - AR-7712
JENNIFER MALON SALMAN - AR-97191



SECOND FLOOR ALT 2

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By

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SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

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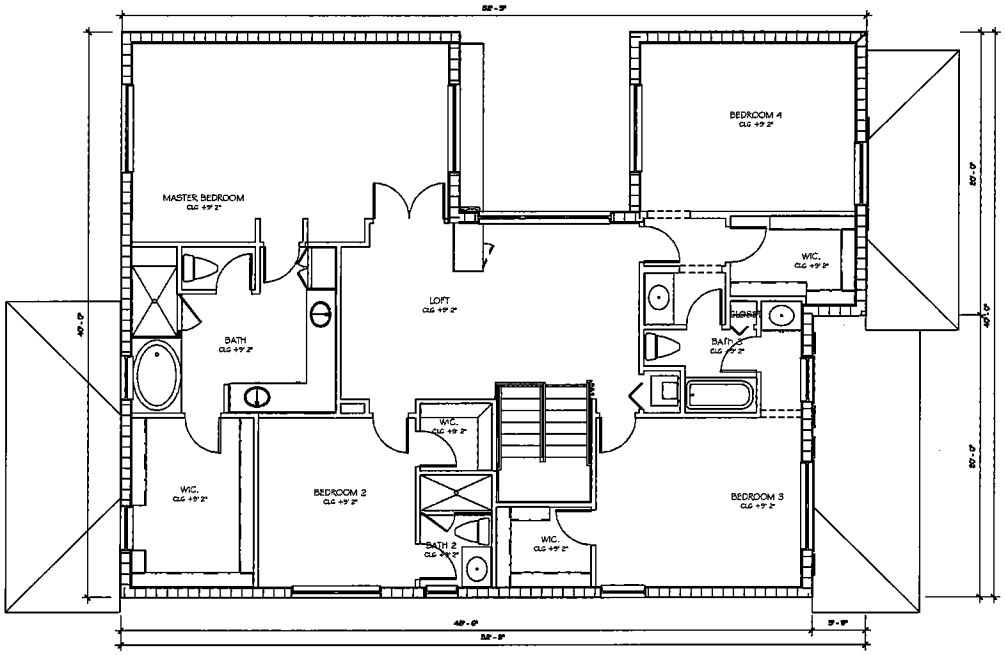
119



SECOND FLOOR ALT 2 GUEST ROOM

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SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0086

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-2-2GR
OF SHEETS

10/20/2014
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OCT 31 2014
MIAMI DADE COUNTY
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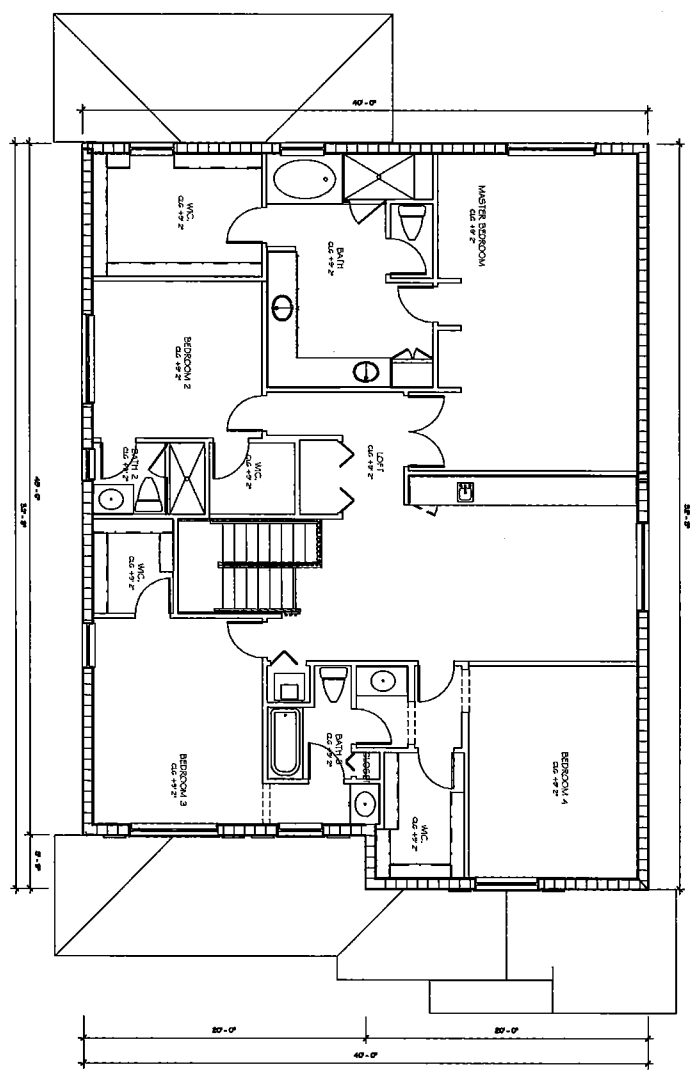

SECOND FLOOR ALT 3

121

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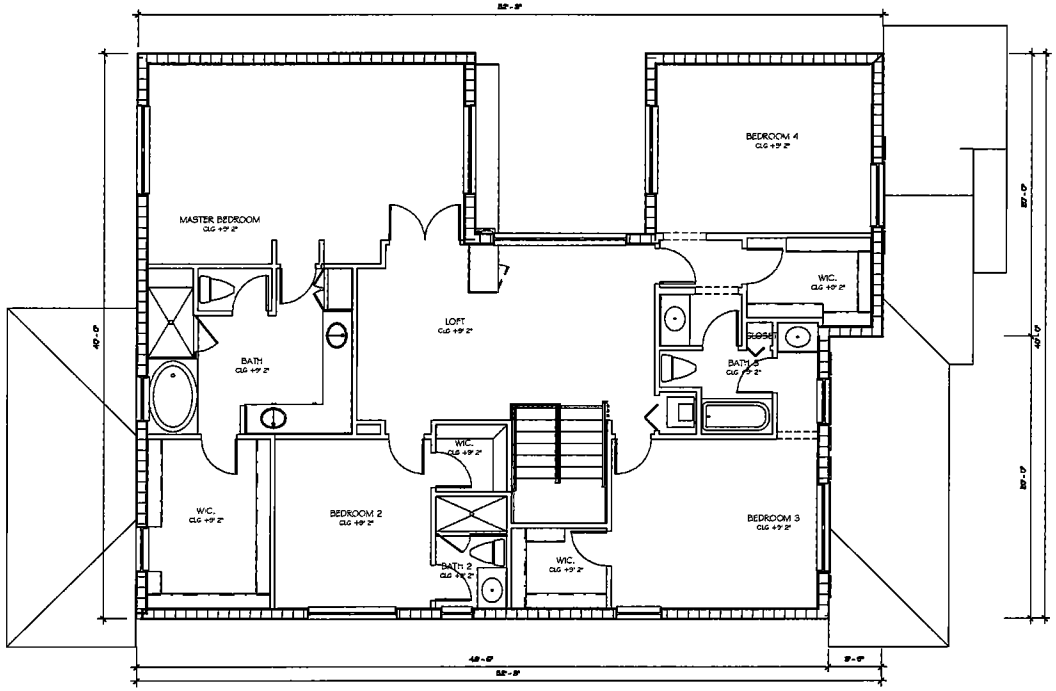
VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS BY

122



SECOND FLOOR ALT 3

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A-2-3GR
OF SHEETS

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23

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VENETIAN PARC MODEL F

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

MODEL F
ALT 1, 2 & 3

DATE 10-17-14
JOB 1306
SHEET A0.0
OF SHEETS

10/20/2014
2:34:17 PM

PAUL R. SOTOLONGO - AR-7713
JENNIFER MALLON SALMAN - AR-17181

SHEET LIST

MODEL F

A0.0 COVER SHEET

STANDARD

A1.1 FIRST FLOOR PLAN - STANDARD ALT 1
A1.2 FIRST FLOOR PLAN - STANDARD ALT2
A1.3 FIRST FLOOR PLAN - STANDARD ALT 3
A3.1 ELEVATIONS - STANDARD ALT1
A3.2 ELEVATIONS - STANDARD ALT2
A3.3 ELEVATIONS - STANDARD ALT3

EXTENDED GREAT ROOM

A1.1E FIRST FLOOR PLAN - EXTENDED GREAT ROOM ALT1
A1.2E FIRST FLOOR PLAN - EXTENDED GREAT ROOM ALT2
A1.3E FIRST FLOOR PLAN - EXTENDED GREAT ROOM ALT3
A3.1E ELEVATIONS - EXTENDED GREAT ROOM ALT1
A3.2E ELEVATIONS - EXTENDED GREAT ROOM ALT2
A3.3E ELEVATIONS - EXTENDED GREAT ROOM ALT3

FIVE BEDROOM OPTION

A1.1B FIRST FLOOR PLAN - FIVE BEDROOM OPT. ALT1
A1.2B FIRST FLOOR PLAN - FIVE BEDROOM OPT. ALT2
A1.3B FIRST FLOOR PLAN - FIVE BEDROOM OPT. ALT3
A3.1B ELEVATIONS - FIVE BEDROOM OPT. ALT1
A3.2B ELEVATIONS - FIVE BEDROOM OPT. ALT2
A3.3B ELEVATIONS - FIVE BEDROOM OPT. ALT3

SITTING ROOM OPTION

A1.1S FIRST FLOOR PLAN - SITTING ROOM OPT. ALT1
A1.2S FIRST FLOOR PLAN - SITTING ROOM OPT. ALT2
A1.3S FIRST FLOOR PLAN - SITTING ROOM OPT. ALT3
A3.1S ELEVATIONS - SITTING ROOM OPT. ALT1
A3.2S ELEVATIONS - SITTING ROOM OPT. ALT2
A3.3S ELEVATIONS - SITTING ROOM OPT. ALT3

ABBREVIATIONS:

ABOVE FINISH FLOOR	A.F.F.	CONCRETE MASONRY UNIT	C.M.U.	FLOOR	FLR.	NATIONAL GEODETIC		SLIDING GLASS DOOR	SL. GL. DR.
AIR CONDITIONING	A/C	CONSTRUCTION GRADE	CONST. GR.	FLUORESCENT	FLUOR.	VERIFICATION DATA	N.G.V.D.	SLOPING CEILING	SLP. CLG.
AIR HANDLING UNIT	A.H.U.	CONTINUOUS	CONT.	FOOTING	FTG.	NOT IN CONTRACT	N.I.C.	SOLID CORE	S.C.
ALTERNATE	ALT	CULTURED MARBLE	CULT. MAR.			NOT TO SCALE	N.T.S.	SPLASH	SPL.
ALUMINUM	AL	DIAMETER	DIA.	GALVANIZED	GALV.			SYNTHETIC MARBLE	SYN. MARBLE
ANCHOR BOLT	A.B.	DISHWASHER	D.W.	GRADE	GRD.	ON CENTER	O.C.		
ANGLE	<	DOOR	DR.	GYPSUM BOARD	GYP.BD.	OVERHANG	O.H.	TEMPERED GLASS OBSCURE	TEMP.GL.OBS.
AREA DRAIN	A.D.	DOUBLE	DBL.					TIE BEAM OPPOSITE	OPT. T.B.
AVERAGE	AVG.	DOUBLE PLATE	DBL. PL.	HEADER	HDR.	PAIR	PR.	TIE COLUMN	T.COL.
		DOWN	DN.	HEIGHT	HT./HGT.	PENNY	d	TONGUE AND GROOVE	T&G
		DOWNSPOUT	D.S.	HOLLOW CORE	H.C.	PLASTIC LAMINATE	PLAS. LAM.	TOP OF BEAM	T.O.B.
BEAM	BM.	DRAWER	DWR.	HOSE BIBB	H.B.			TOP OF CURB DTL. DETAIL	T.C.
BLOCKING	BLKG.	DRAWER, EXHAUST CHASE	D. E. CHASE			PLATE	PL.	TOP OF PLATE	T.O.P.
BOARD	BD.&RD.			IMPACT GLASS	IM. GLS.	PLYWOOD	PLY.WD.	TREAD	T.
BOTTOM	BOT.	EACH	EA.	INFORMATION	INFO.	POUNDS PER SQUARE INCH.	P.S.I.	TYPICAL	TYP.
BUILDING	BLDG.	ELEVATION	ELEV.&L.	INSULATION	INSUL.	PRESSURE TREATED	P.T.		
		EQUAL	EQ.	INTERIOR	INT.	PROPERTY LINE	P.	UNLESS NOTED OTHERWISE	U.N.O.
CABINET	CAB.	ETCETERA	ETC.	LAMINATED GLASS	LAM. GLS.	RADIUS	RAD.	VENT THRU ROOF	V.T.R.
CEILING	CLG.	EXHAUST	EXH	LAVATORY	LAV.	RAFTER	RAF.	VENT TO OUTSIDE AIR	V.T.O.A.
CEILING JOISTS	CLG. JST.	EXPANSION JOINT	EXP. JT.	LOUVER	LOUV.	REFRIGERATOR	REF.	VERTICAL	VERT.
CEMENT	CEM.	EXTERIOR	EXT.	LUMINOUS	LUM.	REQUIRED	REQD	VINYL COMPOSITION TILE	V.C.T.
CENTER LINE	CL					REVISION	REV.		
CERAMIC TILE	CER. T.	FACE OF MASONRY	F.O.M.	MACHINE BOLT	M.B.	RISER	R.	WALK IN CLOSET	W.I.C.
CHAMFER	CHAM.	FACE OF STUD	F.O.S.	MANUFACTURER	MFGR.	ROOF DRAIN	R.D.	WARDROBE	WARD.
CHANNEL	(CR)	FINISH	FIN.	MATERIAL	MATL.	ROOM	RM.	WATER CLOSET	W.C.
CLEAN OUT DOOR	C.O.D.	FINISH FLOOR	F.F.	MAXIMUM	MAX.	ROUGH OPENING	R.O.	WATERPROOFING	W.P.
CLEAR	CLE.	FINISH GRADE	F.G.	MEAN ROOF HEIGHT	M.R.H.	ROUGH SAWN	RGS	WELDED WIRE MESH	W.W.M.
COLD WATER	C.W.	FLASHING	FLSHG	MEAN SEA LEVEL	M.S.L.			WINDOW	WIND
COLUMN	COL	FLOOR DRAIN	F.D.	MEDICINE CABINET	M.C.	SHEATHING	SHTG.	WITH	W/
COMPOSITION	COMPO.	FLOOR JOISTS	FLR. JST.	METAL	MTL	SHELF AND POLE	S + P	WITHOUT	W/O
CONCRETE BLOCK	CONC.BLK.			MINIMUM	MIN.	SIMILAR	SIM.	WOOD	WD.
								WROUGHT IRON	W.I.

SYMBOLS:

BUILDING SECTION
SECTION LETTERS
SECTION LETTERS (WHERE SECTION IS DRAWN)

DETAIL
DETAIL NUMBER
SHEET NUMBER

INTERIOR ELEVATION(S) (UNFOLD)
ARROWS INDICATE ELEVATIONS
SHEET NUMBER

DOOR TYPE
DOOR MARK (NUMBER)

WINDOW TYPE
WINDOW MARK (LETTER)

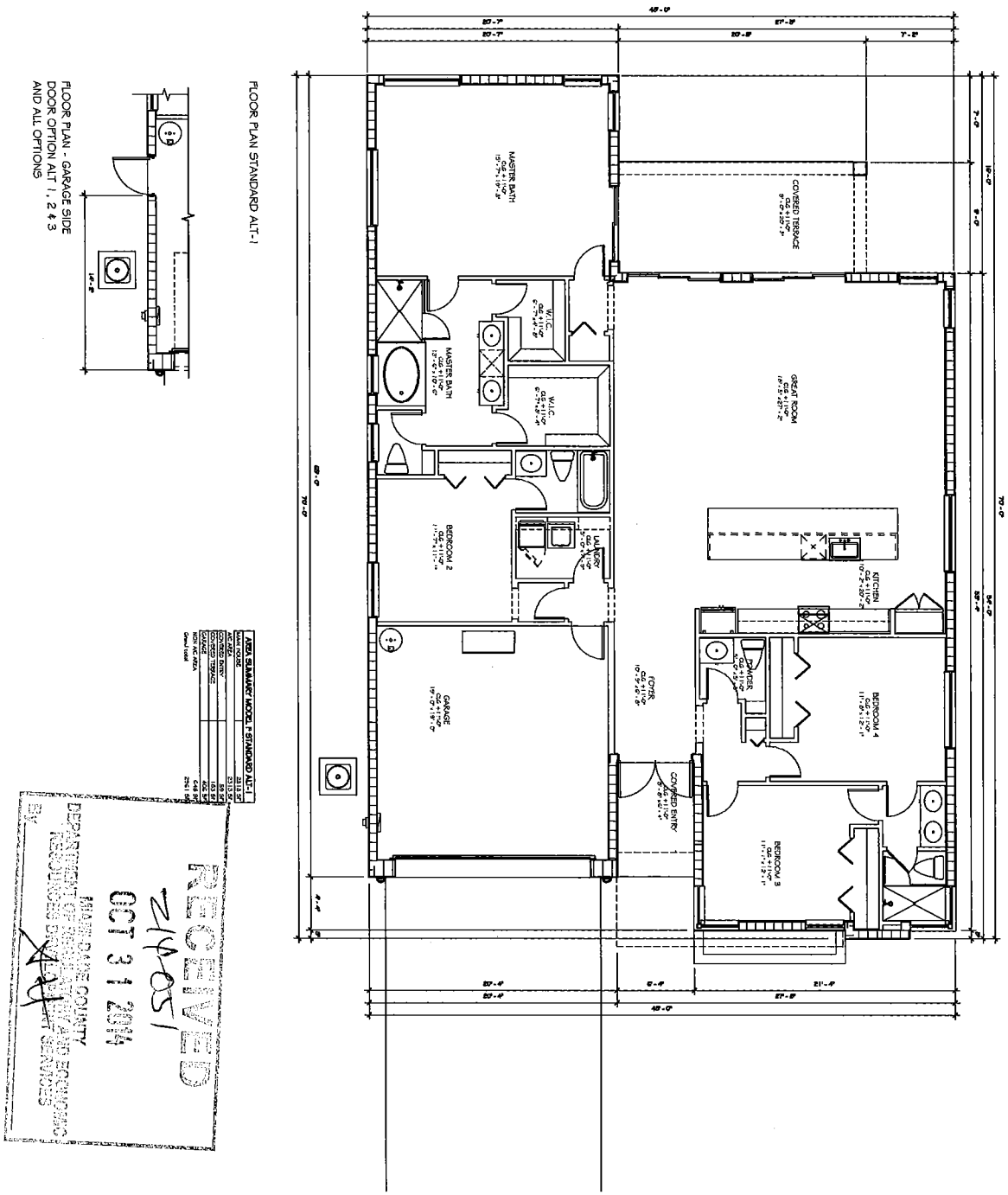
KEYNOTE
DRAWING NOTE (NUMBER)

STEP DOWN
CHANGE IN FLOOR HEIGHT

CONTROL OR DATUM POINT
DESCRIPTION OF POINT
(FIN.FLR., TOP OF PLATE, TOP OF T.B.)
ELEVATION OR POINT

REVISION REFERENCE
NUMBER OF REVISION (CORRESP. TO DESIGN SECTION OF TITLE BLOCK)

WALL SECTIONS
SECTION NUMBERS
SECTION NUMBER (WHERE SECTION IS DRAWN)

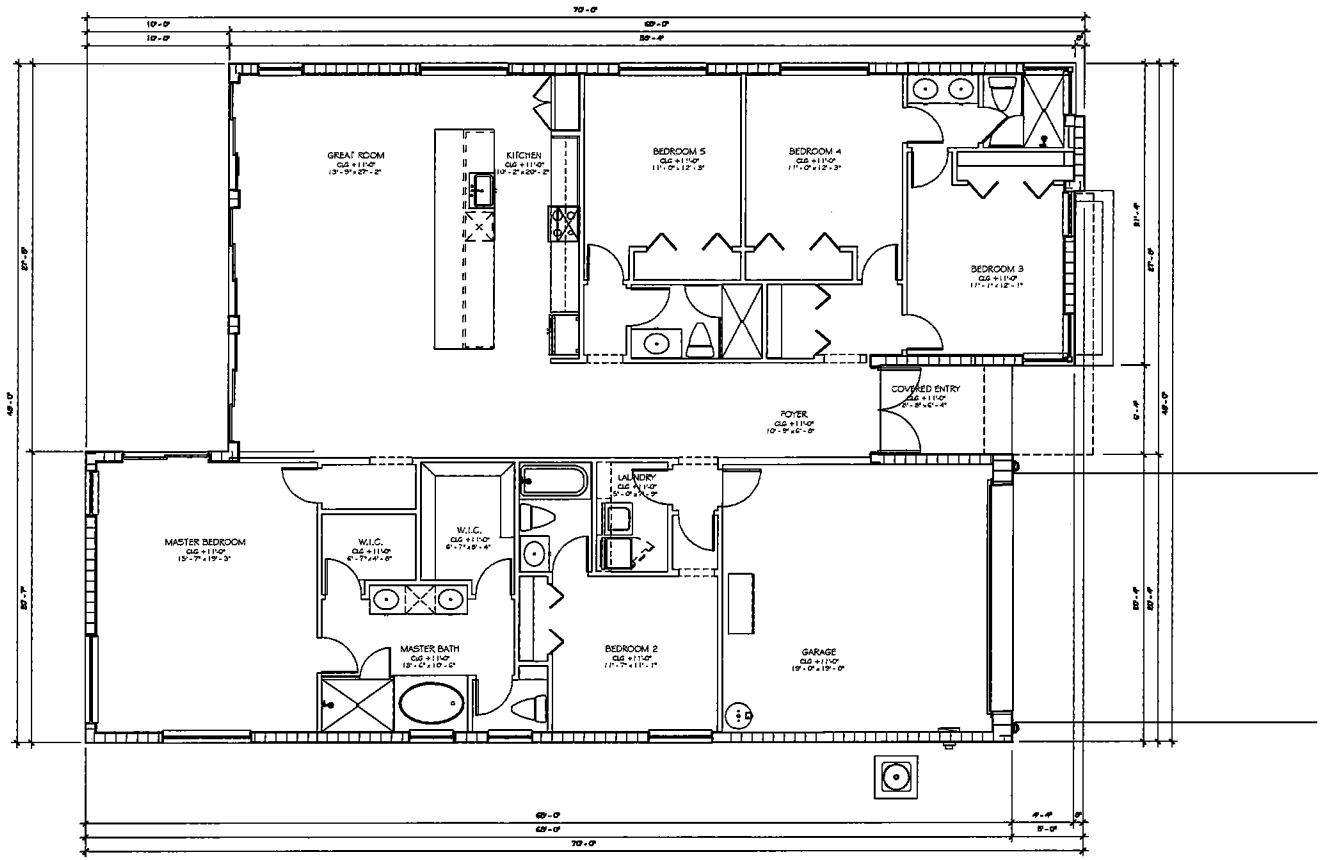


10/20/2014 2:34:21 PM	SHEET A1.1 OF SHEETS	SCALE 1/4" = 1'-0"	MODEL F ALT-1	STANDARD	VENETIAN PARC 60' LOT SINGLE FAMILY LUXCOM

SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS | BY

125



FLOOR PLAN FIVE BEDROOM
OPTION ALT-1

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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

AREA SUMMARY MODEL F FIVE BEDROOM OPT. ALT-1	
MAIN HOUSE	2477 SF
A/C AREA	2477 SF
COVERED ENTRY	59 SF
GARAGE	406 SF
NON A/C AREA	465 SF
Grand total	2942 SF

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

FIVE
BEDROOM
OPTION

MODEL F
ALT-1

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1306
SHEET A1.1B
OF SHEETS

10/20/2014
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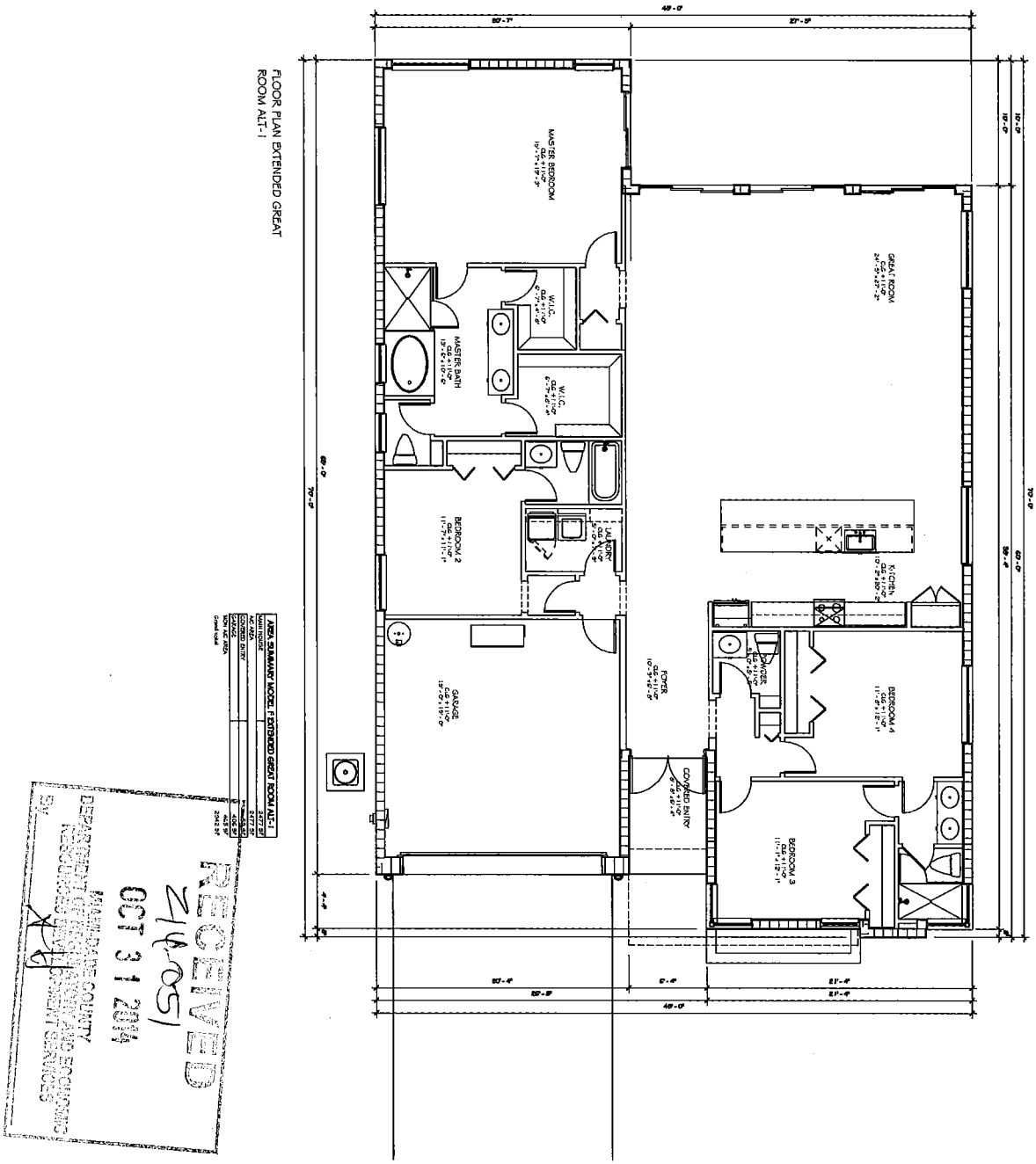

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VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

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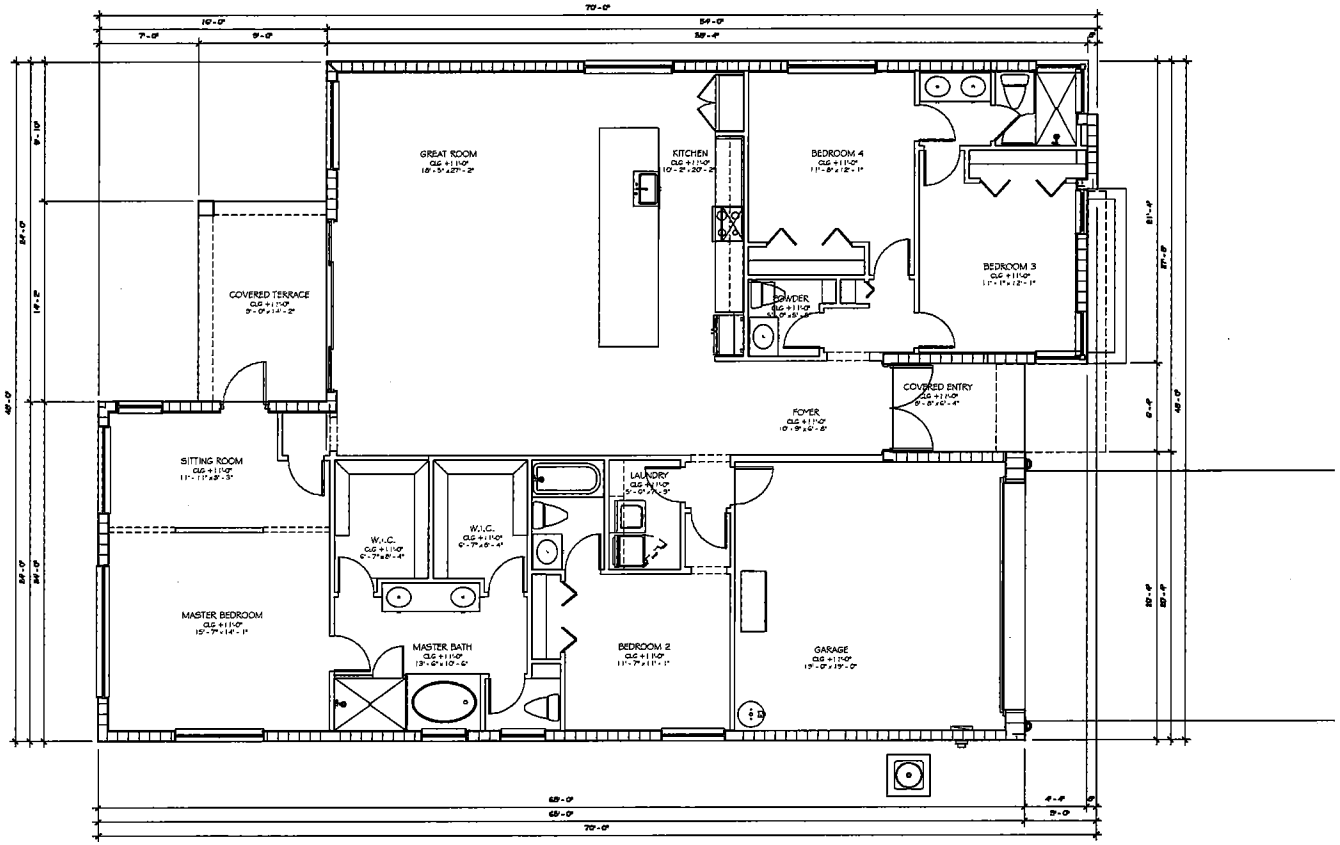
126

121



FLOOR PLAN SITTING ROOM
OPTION ALT-1

AREA SUMMARY MODEL F SITTING ROOM OPTION ALT-1	
MAIN HOUSE	2367 SF
A/C AREA	2367 SF
COVERED ENTRY	59 SF
COVERED TERRACE	126 SF
GARAGE	406 SF
NON A/C AREA	592 SF
Grand total	2959 SF

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VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

SITTING ROOM OPTION

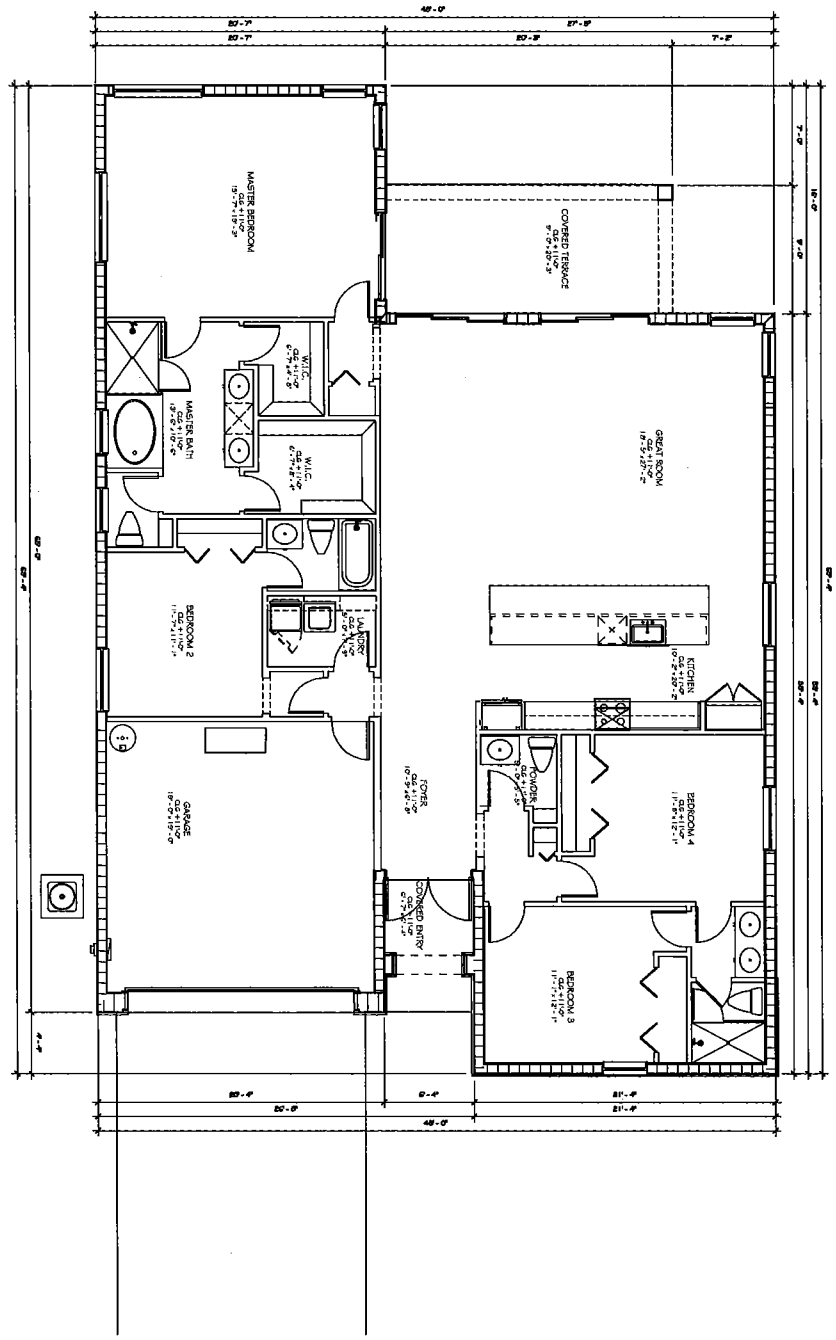
MODEL F
ALT-1

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
SHEET A1.1S
OF SHEETS

10/20/2014
2:34:27 PM

PAUL R. SOTOLONGO - ARCHITECT
JENNIFER MALLON SALMAN - ARCHITECT

FLOOR PLAN STANDARD ALT-2



AREA SUMMARY MODEL F STANDARD ALT-2

MAIN HOUSE	2309.51
AC AREA	2309.51
COVERED TERRACE	42.97
COVERED ENTRY	62.99
GARAGE	436.51
NON AC AREA	630.51
Grand Total	2939.51

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VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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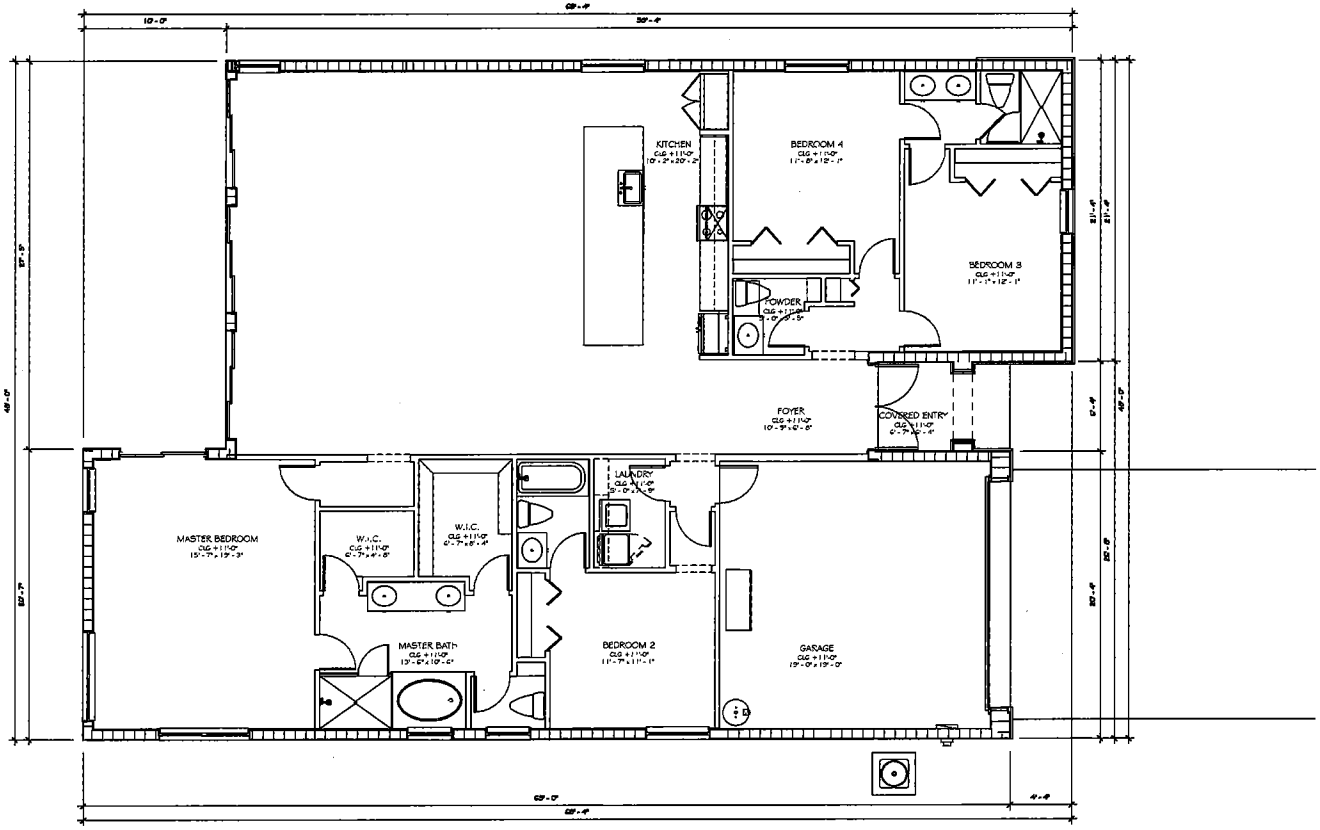

FLOOR PLAN FIVE BEDROOM OPTION ALT-2

AREA SUMMARY MODEL F FIVE BEDROOM OPT. ALT-2	
MAIN HOUSE	2474 SF
A/C AREA	2474 SF
COVERED ENTRY	42 SF
GARAGE	406 SF
NON A/C AREA	448 SF
Grand total	2921 SF

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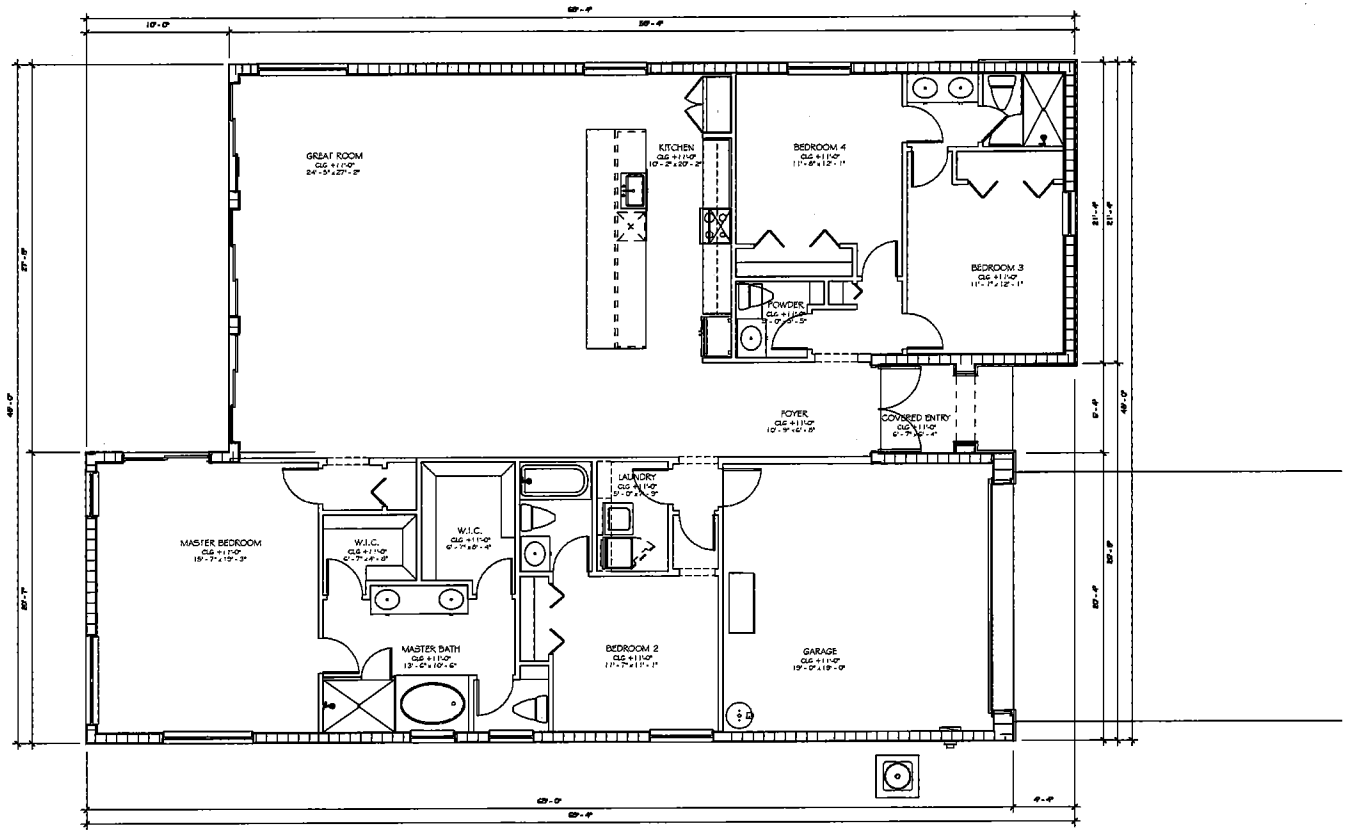
VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

FIVE BEDROOM OPTION

MODEL F
ALT-2

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
SHEET A1.2B
OF SHEETS

10/20/2014
2:34:32 PM



FLOOR PLAN EXTENDED GREAT ROOM ALT-2

AREA SUMMARY MODEL F EXTENDED GREAT ROOM ALT-2	
MAIN HOUSE	2474 SF
A/C AREA	2474 SF
COVERED ENTRY	42 SF
GARAGE	405 SF
NON A/C AREA	446 SF
Grand total	2921 SF

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VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

EXTENDED GREAT ROOM

MODEL F
ALT-2

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1306
SHEET A1.2E OF SHEETS

10/20/2014
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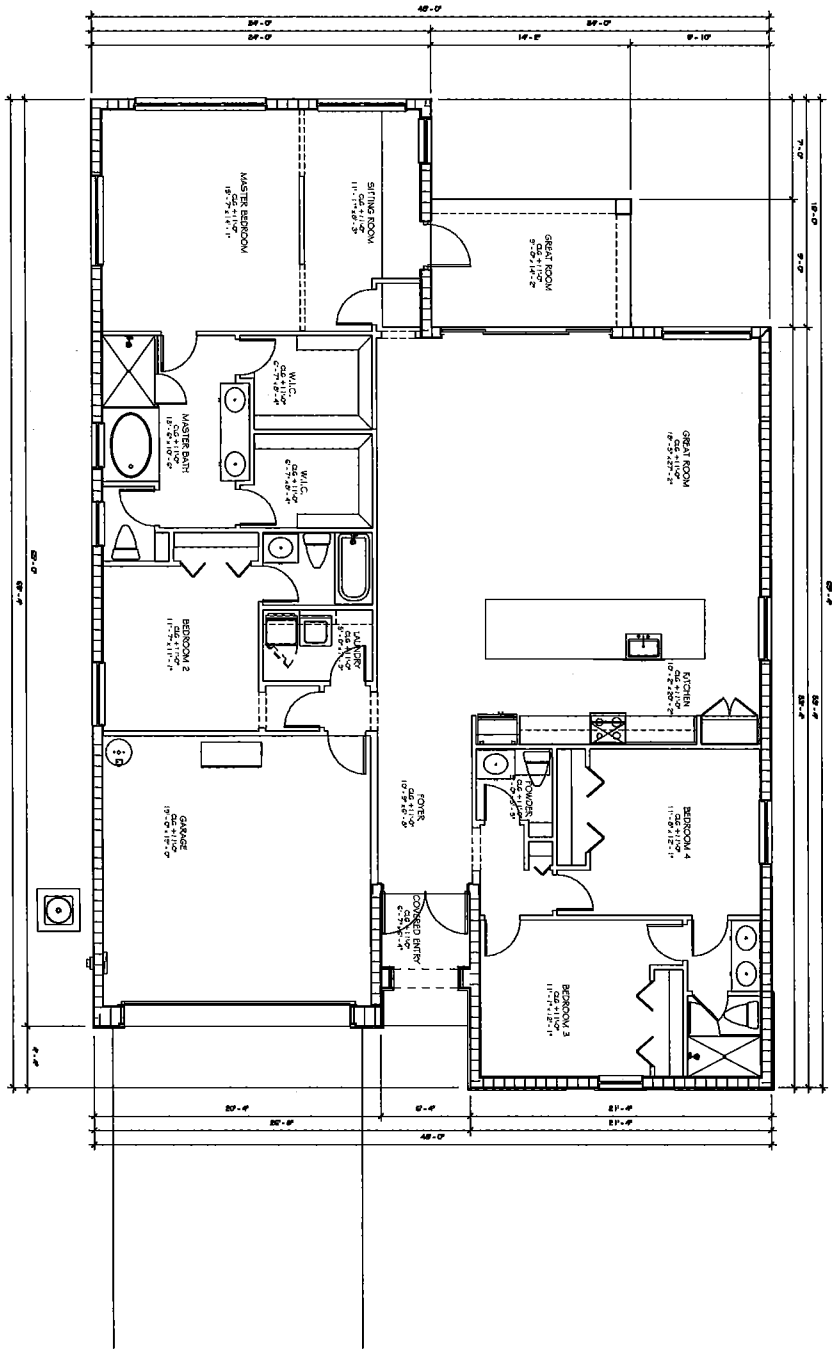
RAUL R. SOTOLONGO - AR-7712
JENNIFER HALLON SALMAN - AR-97181

FLOOR PLAN SITTING ROOM
OPTION ALT-2



AREA SUMMARY MODEL F SITTING ROOM OPTION ALT-2	
MAIN HOUSE	2364 SF
AC AREA	2364 SF
COVERED ENTRY	42 SF
COVERED TERRACE	126 SF
GARAGE	406 SF
NON AC AREA	575 SF
Grand total	2939 SF

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MODEL F ALT-2	SITTING ROOM OPTION	VENETIAN PARC 60' LOT SINGLE FAMILY LUXCOM		

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131

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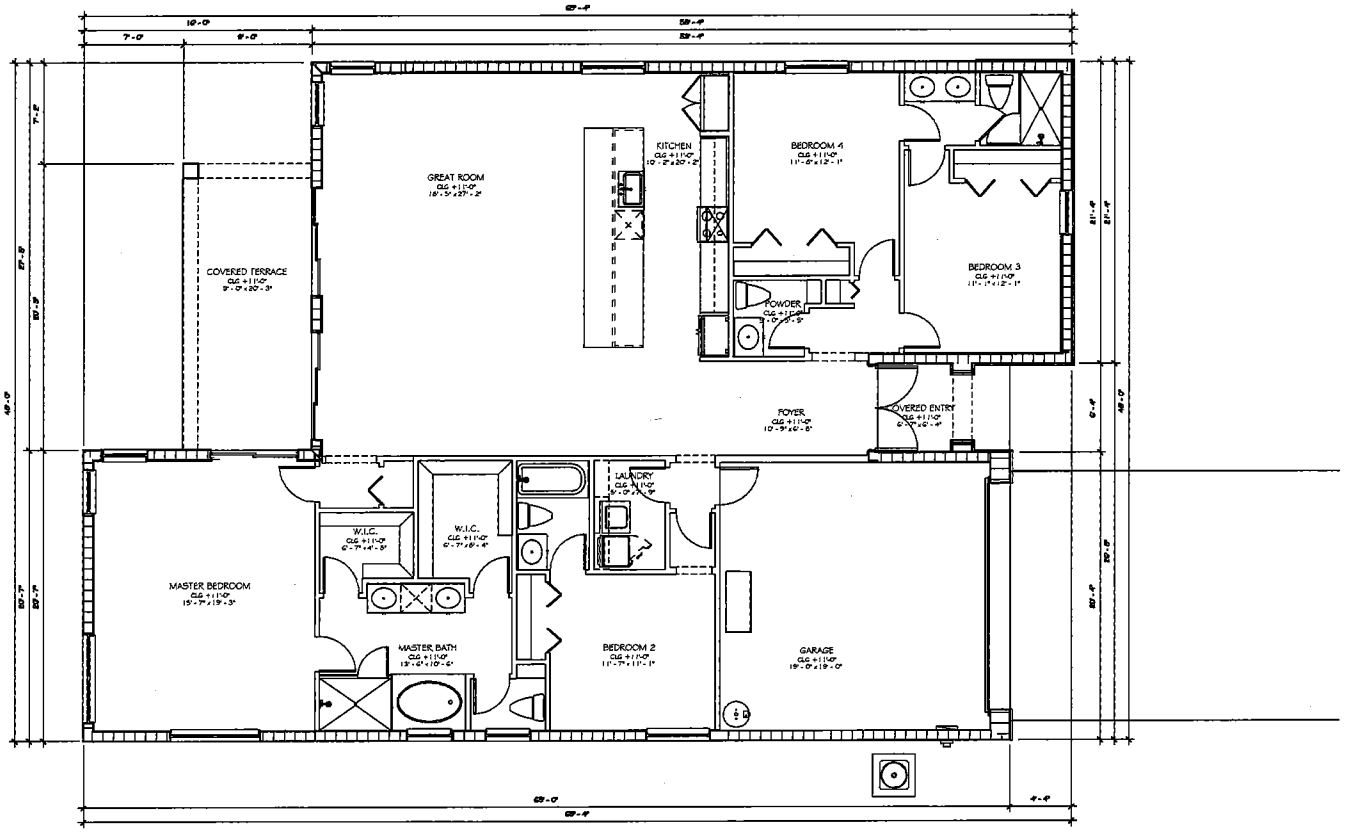

FLOOR PLAN STANDARD ALT-3

AREA SUMMARY MODEL F STANDARD ALT-3	
MAIN HOUSE	2509 SF
A/C AREA	2309 SF
COVERED ENTRY	42 SF
COVERED TERRACE	182 SF
GARAGE	406 SF
NON A/C AREA	630 SF
Grand total	2939 SF

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TELEPHONE: (305) 593-0700 FAX: (305) 593-0008

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

STANDARD

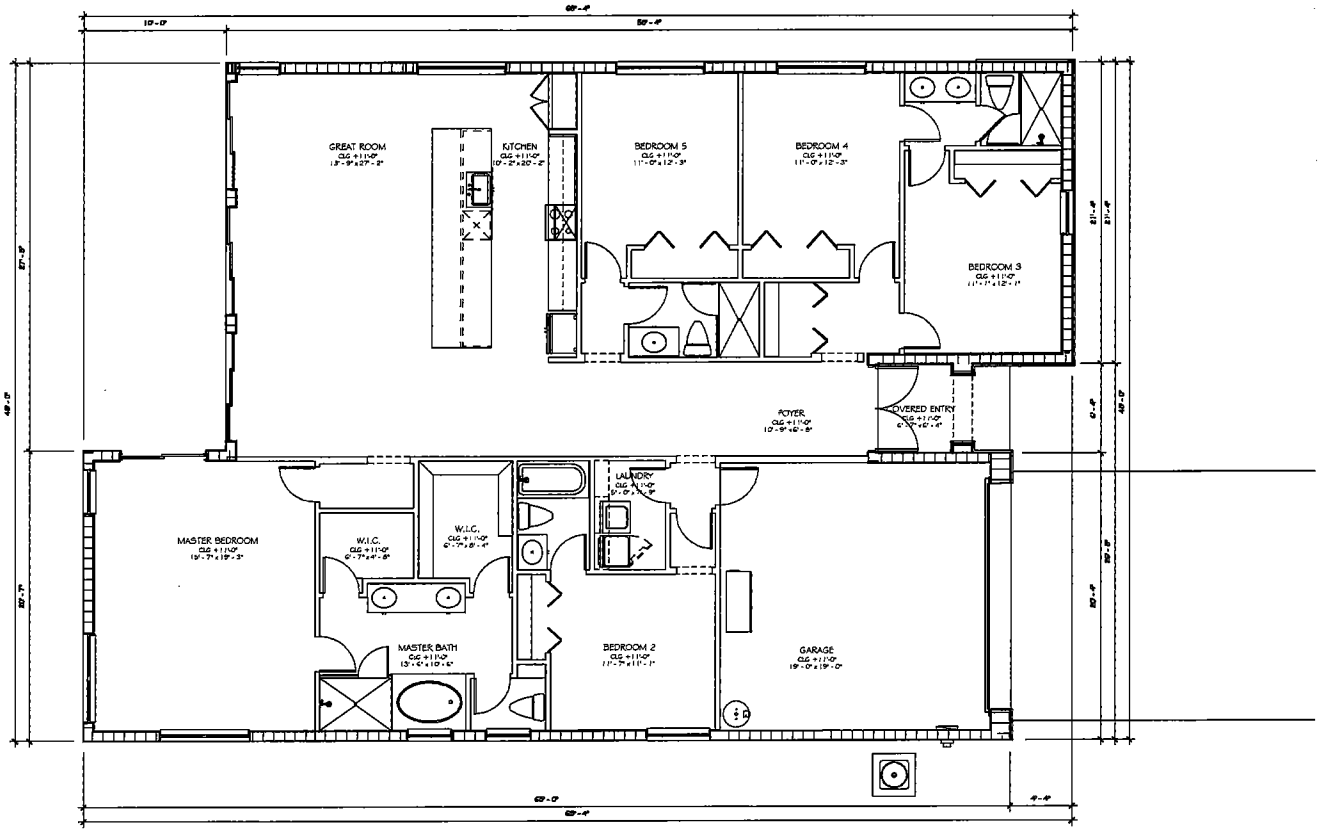
MODEL F
ALT-3

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1306
SHEET A1.3
OF SHEETS

10/20/2014
2:34:39 PM

PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-0191

133



FLOOR PLAN FIVE BEDROOM
OPTION ALT-3

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AREA SUMMARY MODEL F FIVE BEDROOM OPT. ALT-3	
MAIN HOUSE	2474 SF
A/C AREA	2474 SF
COVERED ENTRY	42 SF
GARAGE	400 SF
NON A/C AREA	442 SF
Grand total	2921 SF

REVISIONS	BY

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VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

FIVE
BEDROOM
OPTION

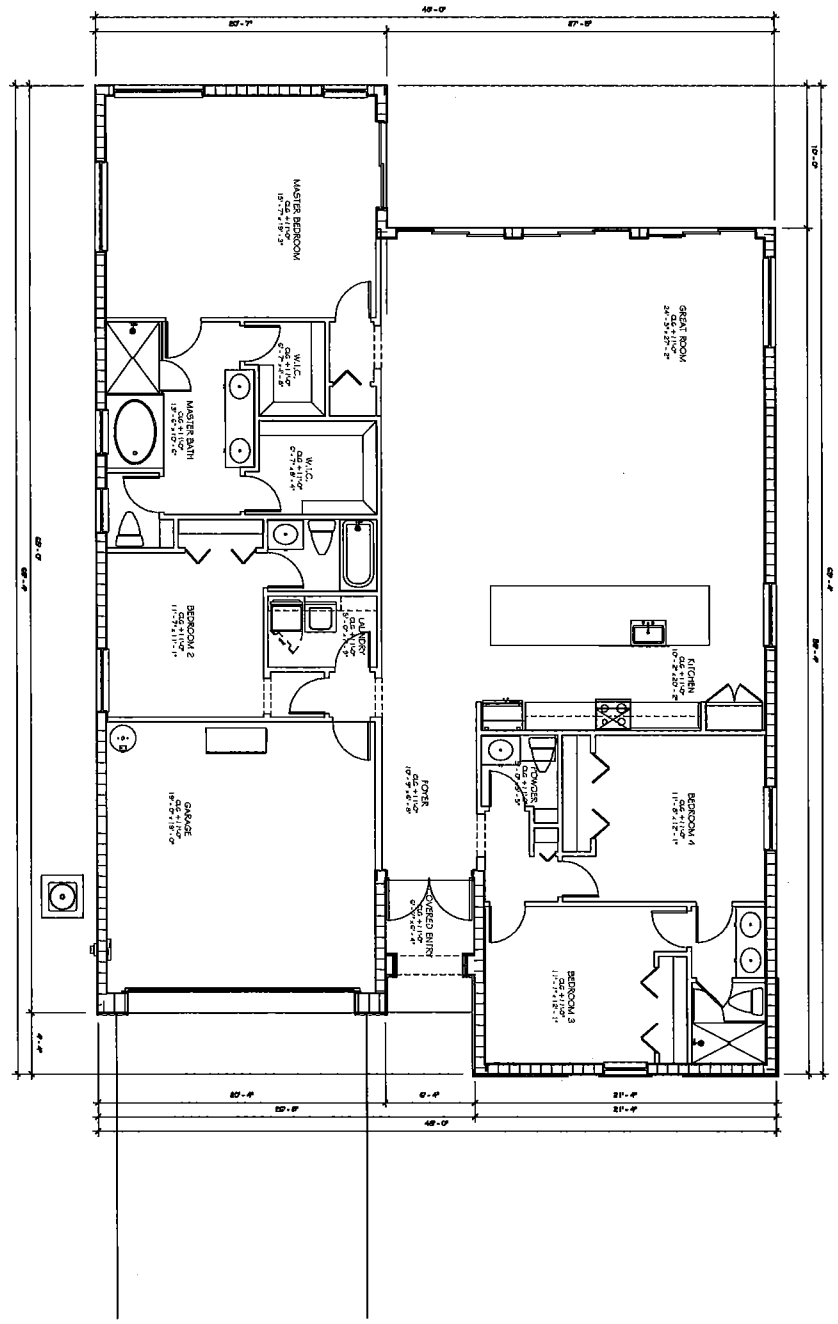
MODEL F
ALT-3

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
SHEET A1.3B
OF SHEETS

10/20/2014
2:34:41 PM

PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17131

FLOOR PLAN EXTENDED GREAT ROOM ALT-3



AREA SUMMARY MODEL F EXTENDED GREAT ROOM ALT-3	
MAIN HOUSE	2474 SF
AREA	2474 SF
COVERED ENTRY	42 SF
GARAGE	406 SF
NON A/C AREA	448 SF
Grand total	2921 SF

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EXTENDED GREAT ROOM

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

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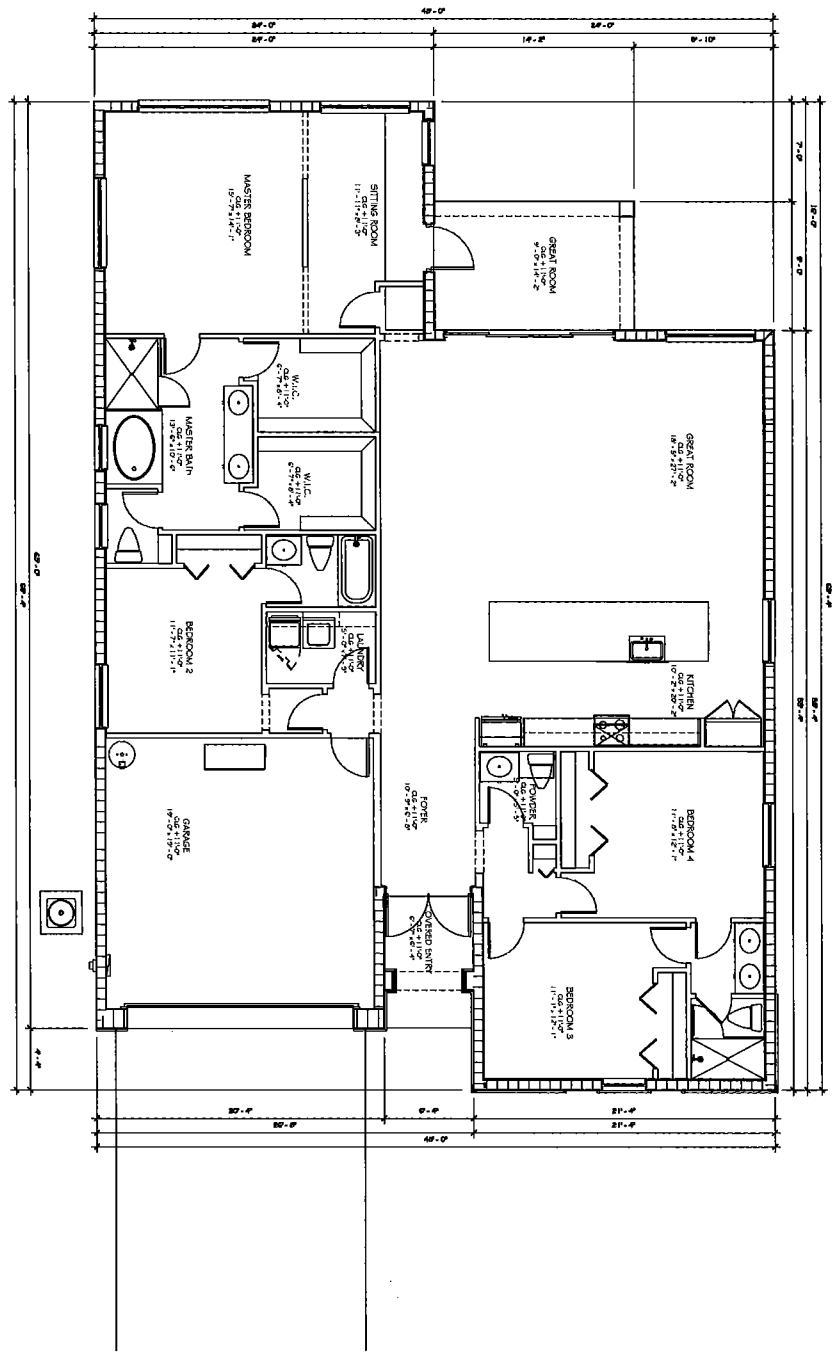
FLOOR PLAN SITTING ROOM
OPTION ALT-3



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AREA SUMMARY MODEL F SITTING ROOM OPTION ALT-3

MAIN HOUSE	2364 SF
AC AREA	2364 SF
COVERED ENTRY	42 SF
COVERED TERRACE	120 SF
GARAGE	405 SF
NON AC AREA	575 SF
Grand total	2939 SF

10/20/2014
2:34:45 PM

SHEET A1.3S OF SHEETS

JOB 1305

DATE 10-17-14

SCALE 1/4" = 1'-0"

MODEL F
ALT-3

SITTING ROOM OPTION

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

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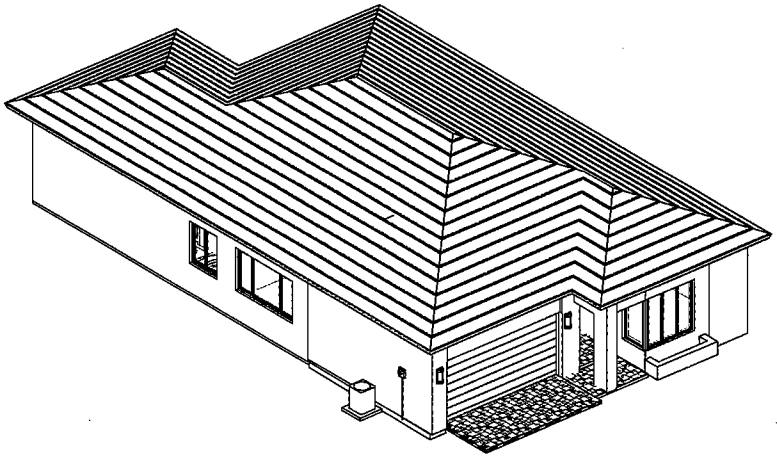
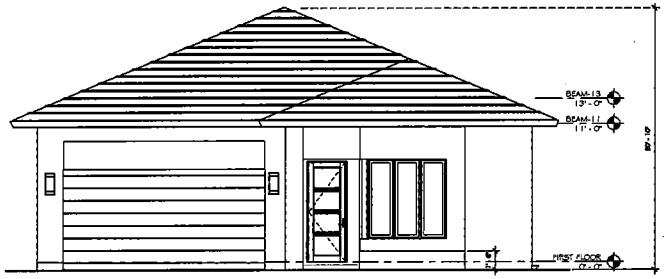


3D VIEW ALT-1



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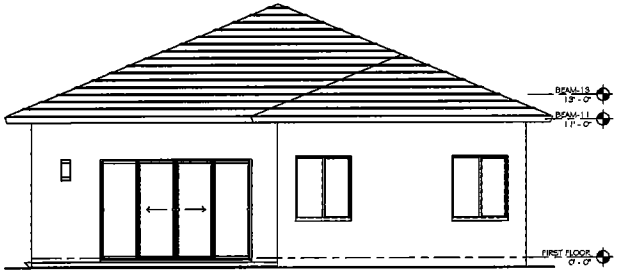

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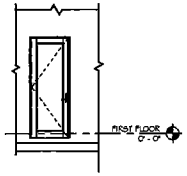

GAR. SIDE DOOR ALT 1, 2 & 3

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL A
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET A 3-1 OF SHEETS

10/20/2014
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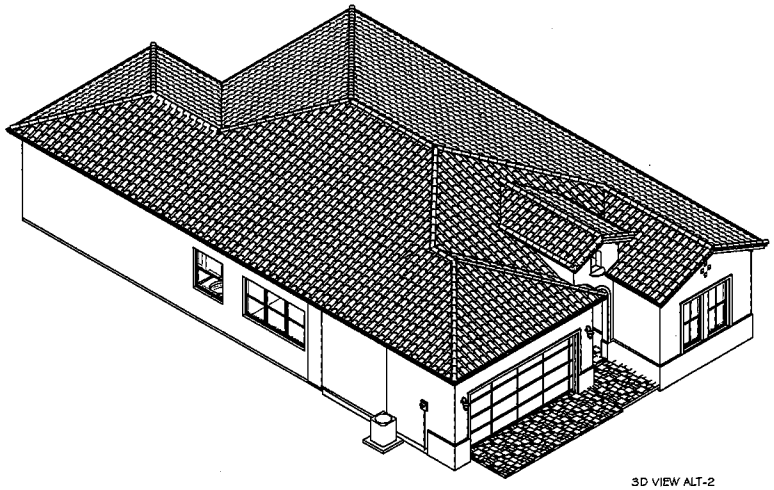
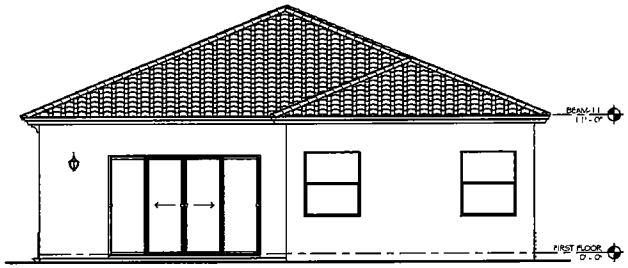
137



3D VIEW ALT-2

FRONT ELEVATION ALT2



REAR ELEVATION ALT 2

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL A
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET A 3-2 OF SHEETS

10/29/2014
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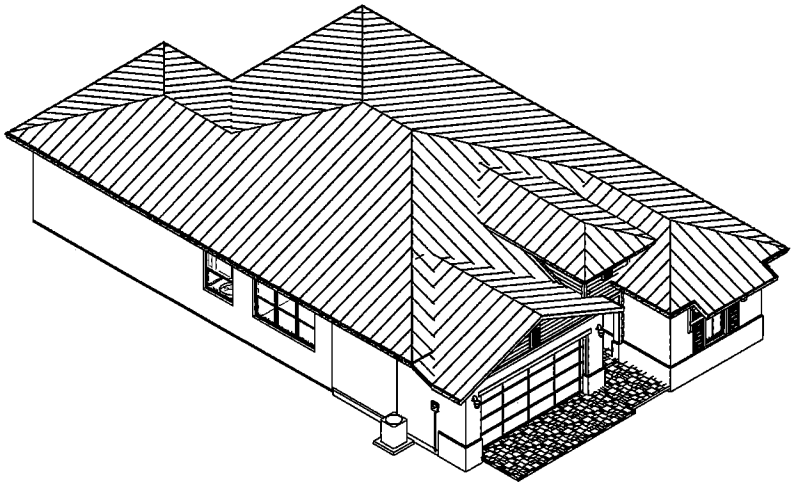
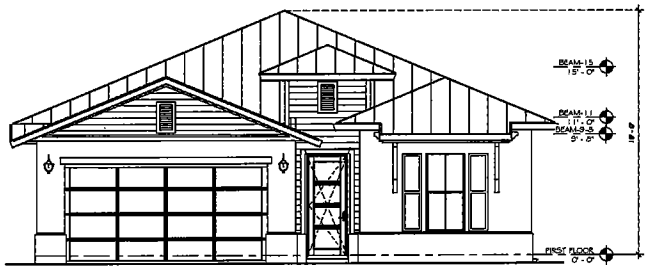
138



3D VIEW ALT-3



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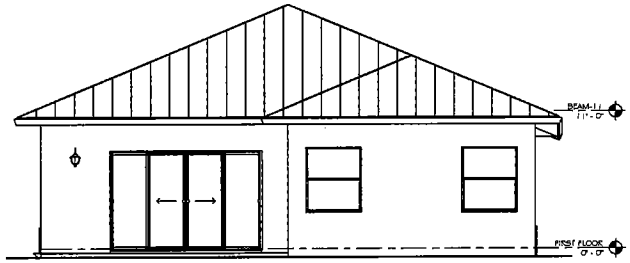

REAR ELEVATION ALT 3

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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL A
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-08-14
JOB 1308
SHEET A 3-3 OF SHEETS

10/20/2014
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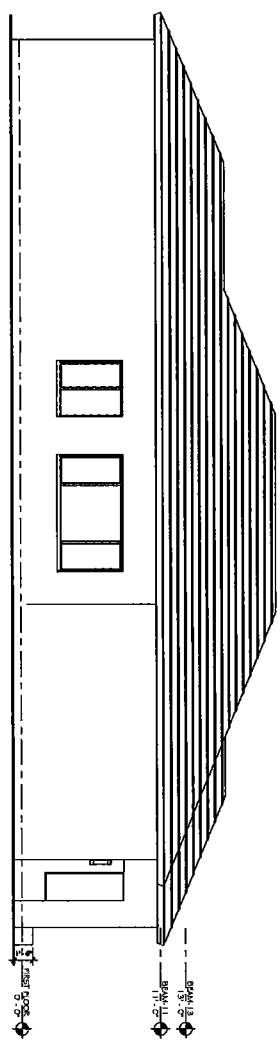
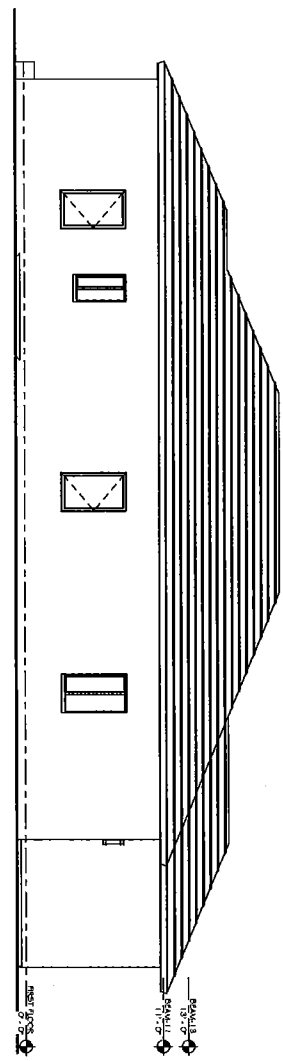


LEFT ELEVATION ALT 1



RIGHT ELEVATION ALT 1

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SHEET A 4-1 OF SHEETS

JOB 1306
DATE 01-09-14
SCALE 1/4" = 1'-0"

MODEL A
ALT 1

STANDARD

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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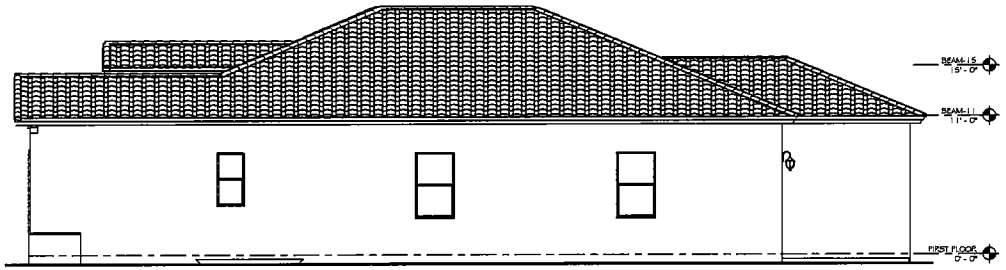

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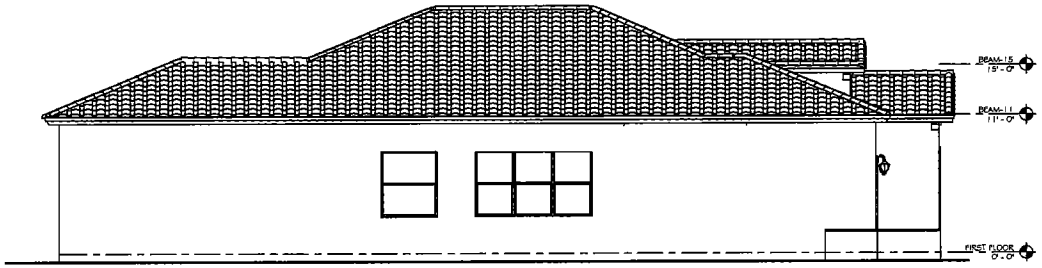

LEFT ELEVATION ALT 2

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ARCHITECTS, LLC
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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL A
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
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SHEET A 4-2 OF SHEETS

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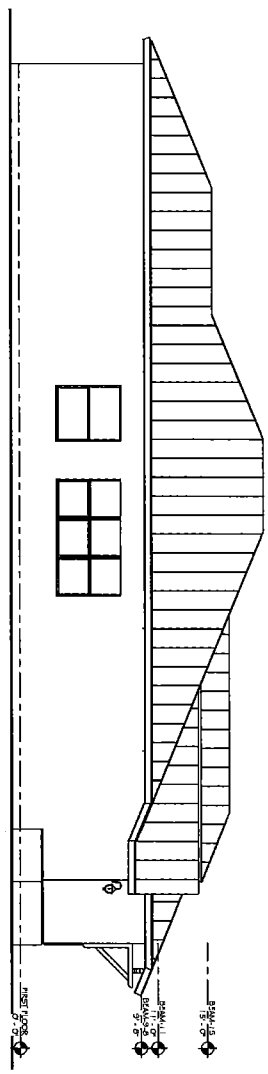
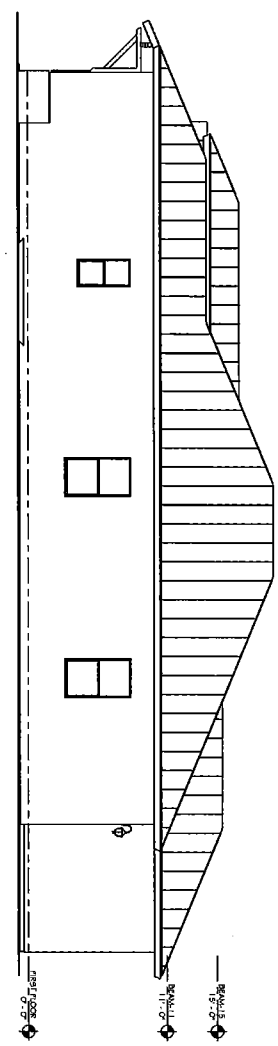


LEFT ELEVATION ALT 3



RIGHT ELEVATION ALT 3

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	DATE 01-09-14	ALT 3	
	JOB 1305		
	SHEET A 4-3 OF SHEETS		

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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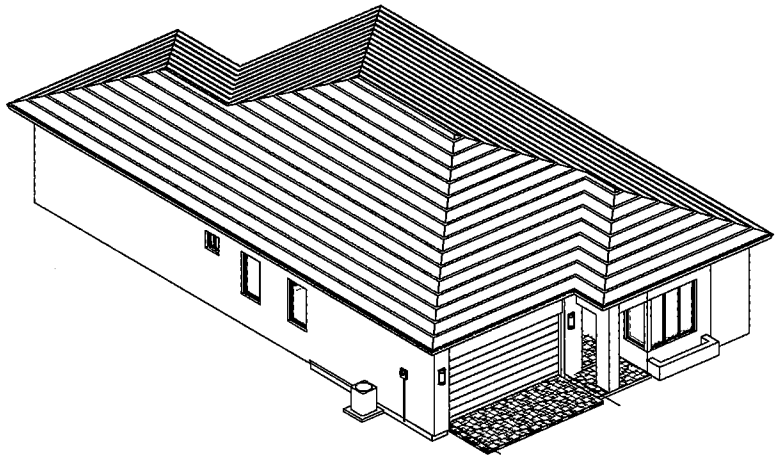
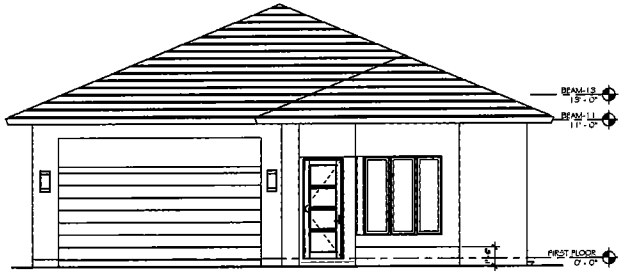
142



FRONT VIEW ALT-1



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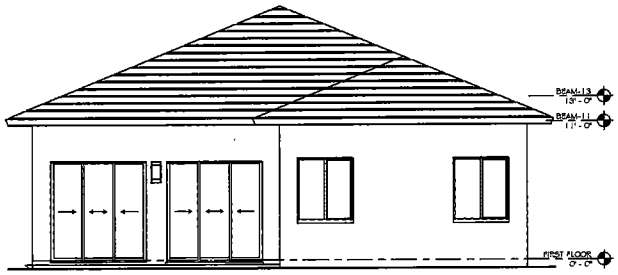

REAR ELEVATION ALT 1

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SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

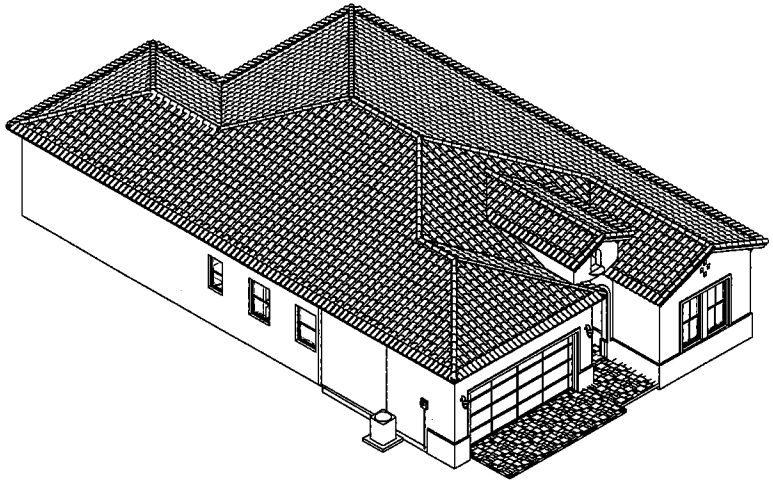
GREAT ROOM

MODEL A
ALT1

SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1305
SHEET
A-3-1GR
OF SHEETS

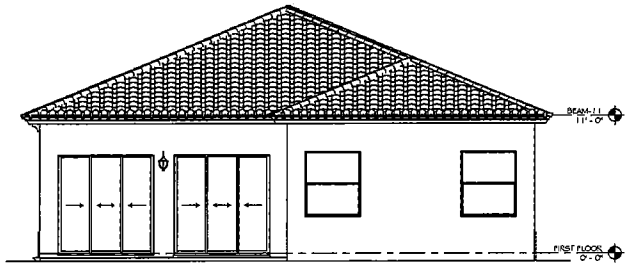
10/20/2014
12:15:35 PM

141



FRONT VIEW ALT-2

FRONT ELEVATION ALT2



REAR ELEVATION ALT 2

RECEIVED
Z14-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM

MODEL A
ALT2

SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1306
SHEET A-3-2GR OF SHEETS

10/20/2014
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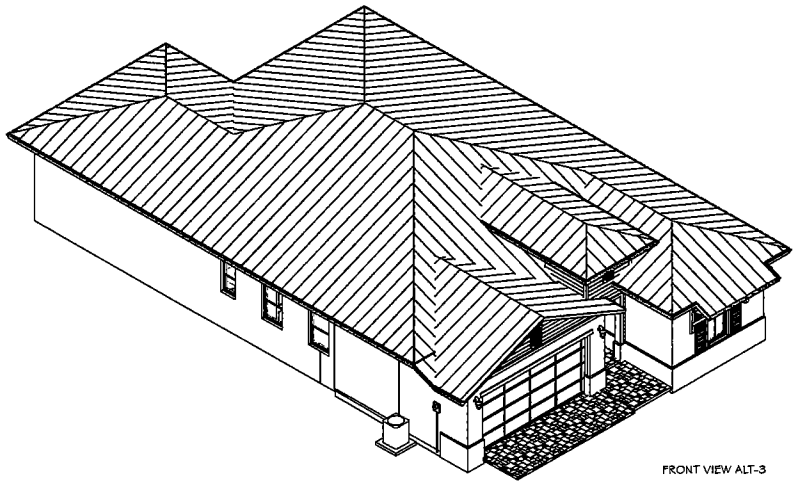
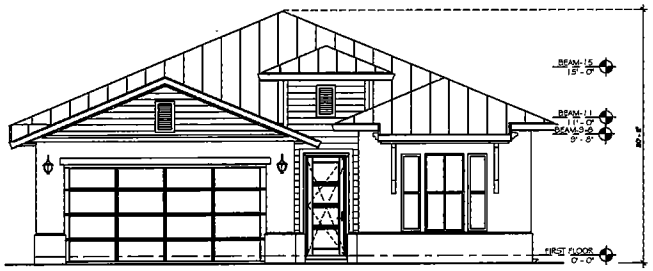
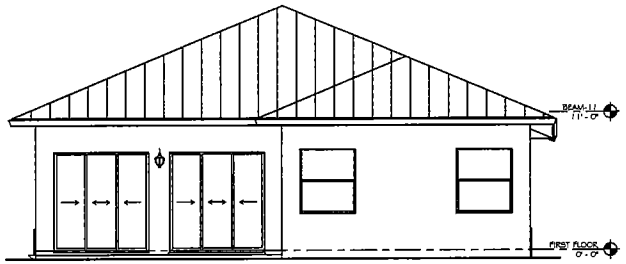


FRONT VIEW ALT-3



FRONT ELEVATION ALT 3



REAR ELEVATION ALT 3

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214051
OCT 31 2014
MIAMI-DADE COUNTY
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RESOURCES DEVELOPMENT SERVICES
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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0099

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

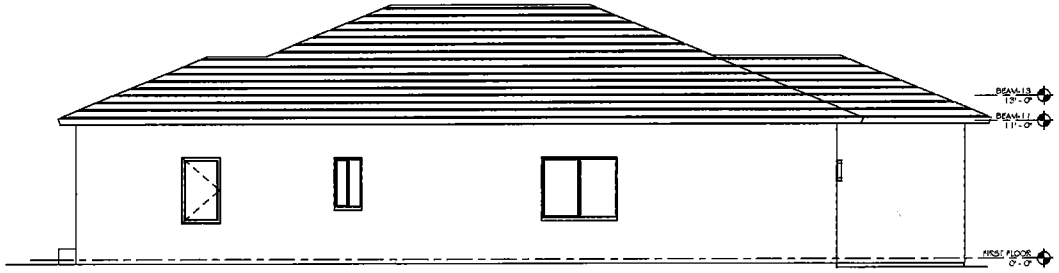
GREAT ROOM

MODEL A
ALT 3

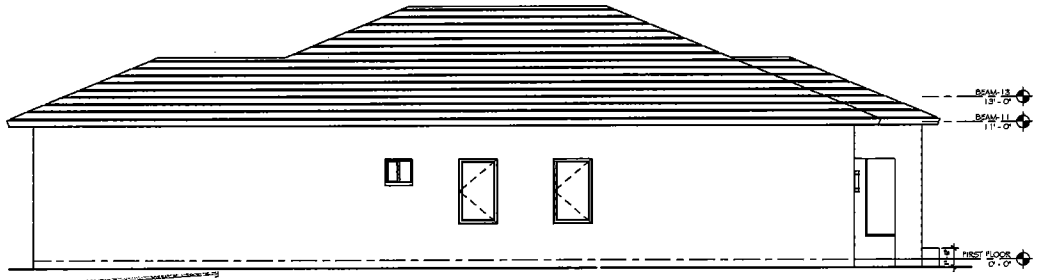
SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1308
SHEET A-3-3GR
OF SHEETS

10/20/2014
12:15:48 PM

141



RIGHT ELEVATION ALT 1



LEFT ELEVATION ALT 1

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

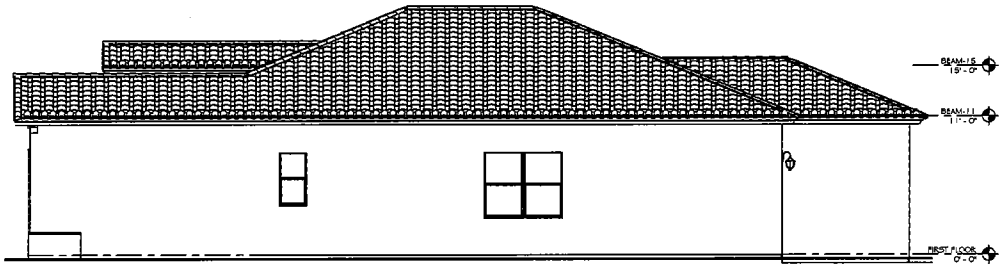
VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM

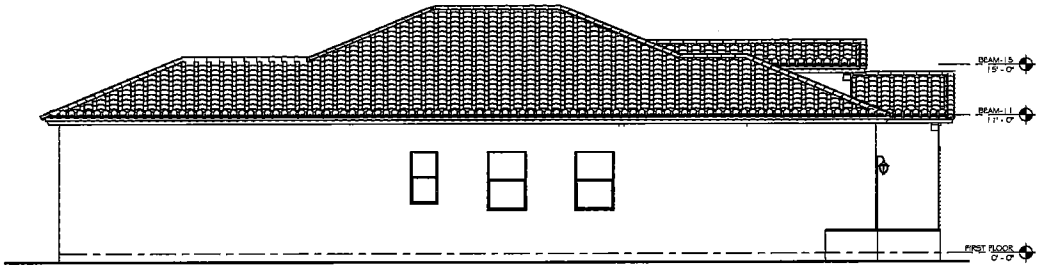
MODEL A
ALT 1

SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1306
SHEET A-4-1GR
OF SHEETS

10/20/2014
12:15:49 PM



RIGHT ELEVATION ALT 2



LEFT ELEVATION ALT 2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY AJ

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-8798 FAX: (305) 593-0896

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

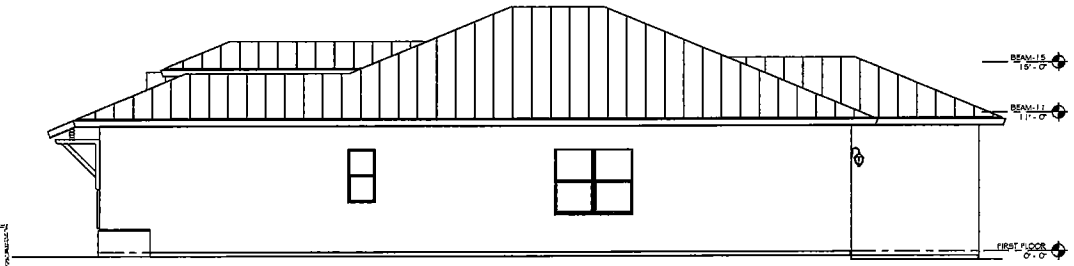
GREAT ROOM

MODEL A
ALT 2

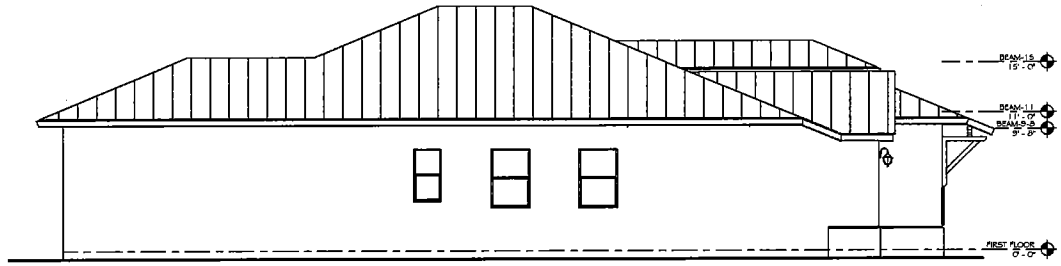
SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1308
SHEET
A-4-2GR
OF SHEETS

10/20/2014
12:15:54 PM

145



RIGHT ELEVATION ALT 3



LEFT ELEVATION ALT 3

RECEIVED
214051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING, URBAN AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By: AH

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM

MODEL A
ALT 3

SCALE 1/4" = 1'-0"
DATE 12/5/13
JOB 1306
SHEET
A-4-3GR
OF SHEETS

10/20/2014
12:15:56 PM

141

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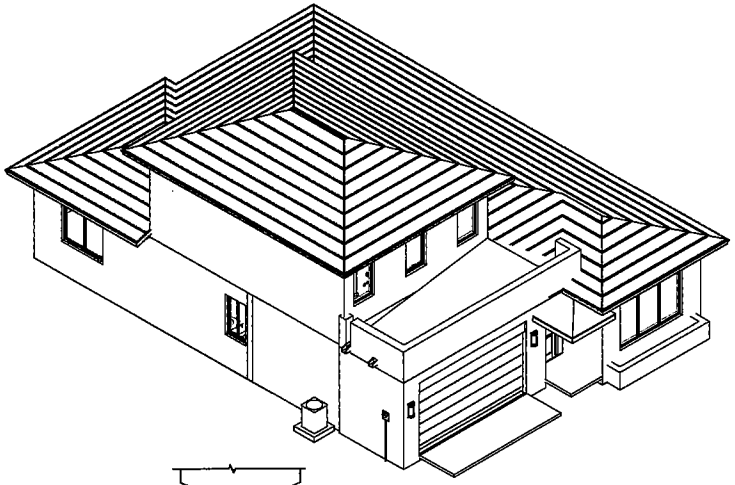
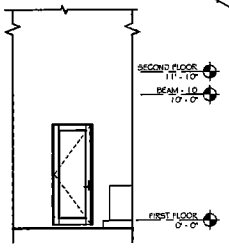
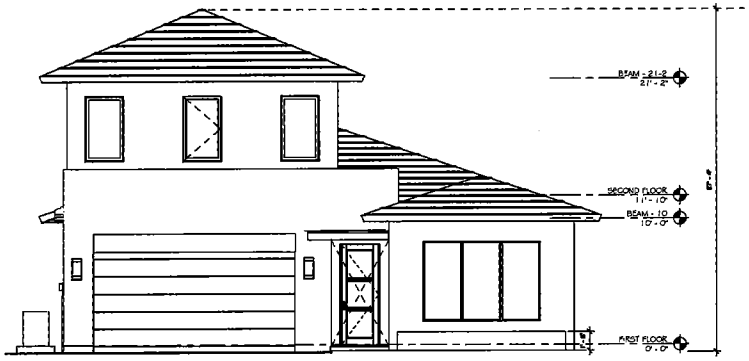
Z14-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



3D VIEW ALT 1



GARAGE SIDE DOOR OPTION
ALT 1, 2 & 3



FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1

REVISIONS	BY

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0696

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

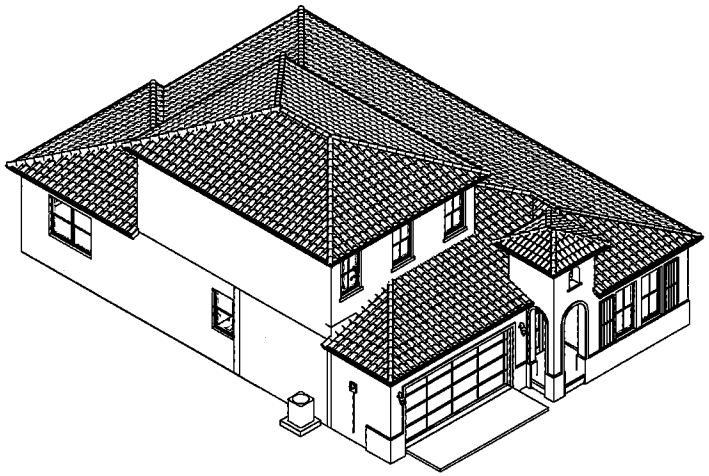
MODEL B
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET A 4-1
OF SHEETS

10/20/2014
12:18:52 PM

148

RECEIVED
2141051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF SMALL BUSINESS AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By: AH



3D VIEW ALT 2

FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

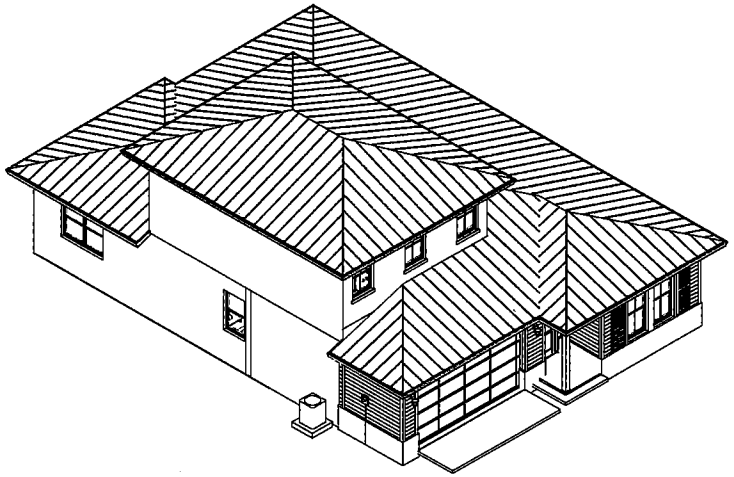
VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET A 4-2 OF SHEETS

10/20/2014
12:18:59 PM



3D VIEW ALT 3

FRONT ELEVATION ALT-3

REAR ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AU

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX. (305) 593-0996

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-08-14
JOB 1308
SHEET A 4-3
OF SHEETS

10/20/2014
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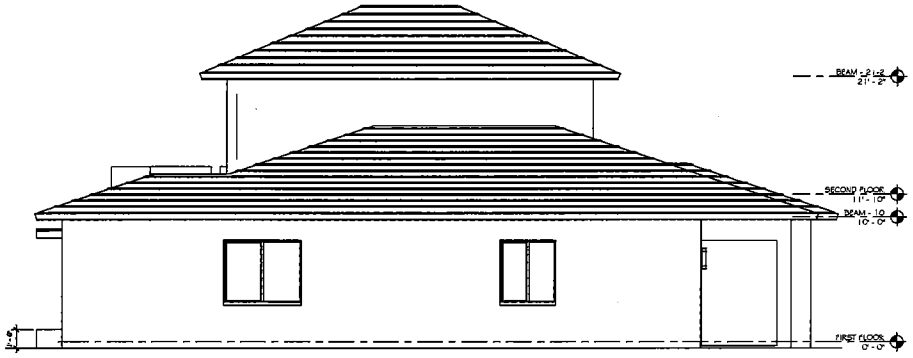
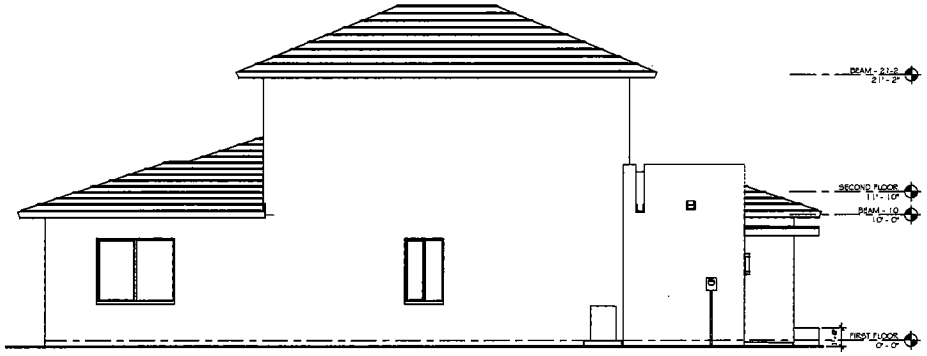
150



RIGHT ELEVATION ALT 1



LEFT ELEVATION ALT 1

RECEIVED
24-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT1

SCALE 1/4" = 1'-0"
DATE 01-08-14
JOB 1309
SHEET A 5-1 OF SHEETS

10/20/2014
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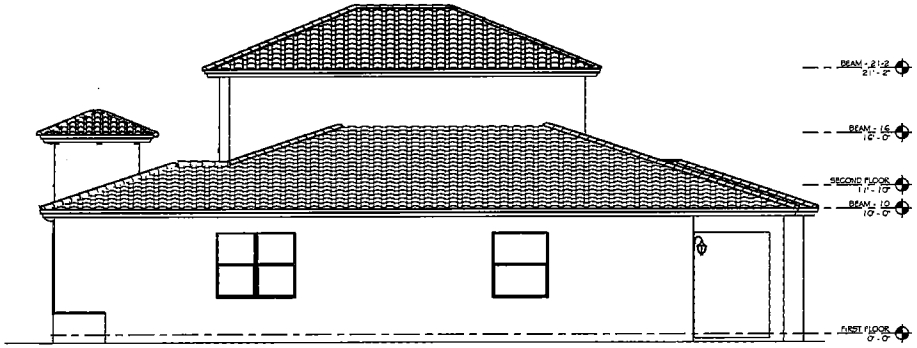
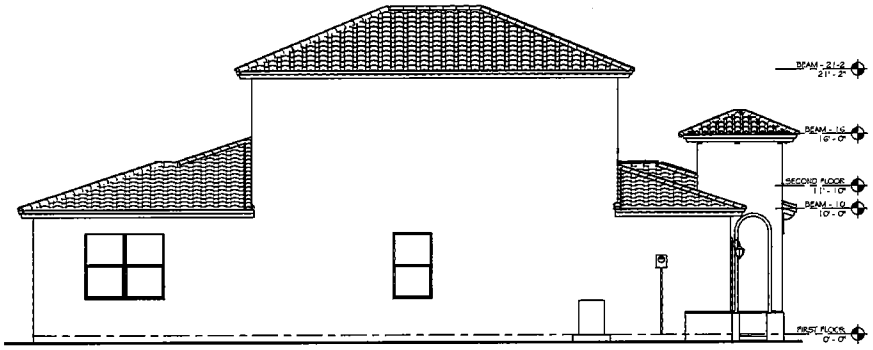
151



RIGHT ELEVATION ALT 2



LEFT ELEVATION ALT 2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
PERMIT SERVICES
By: AH

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-02-14
JOB 1306
SHEET A 5-2 OF SHEETS

10/20/2014
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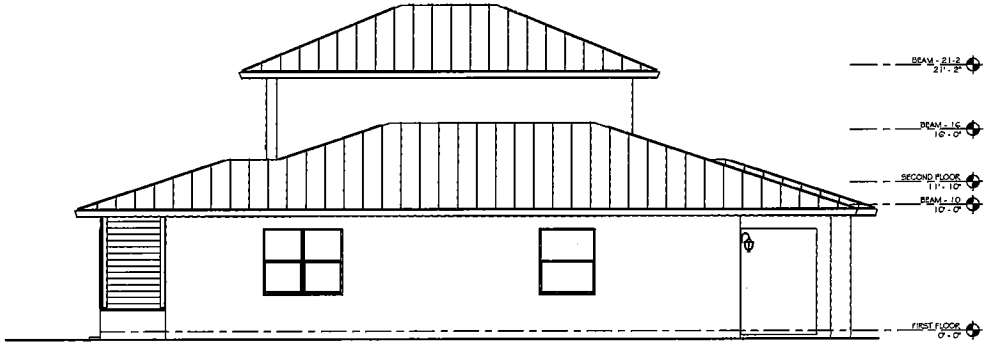
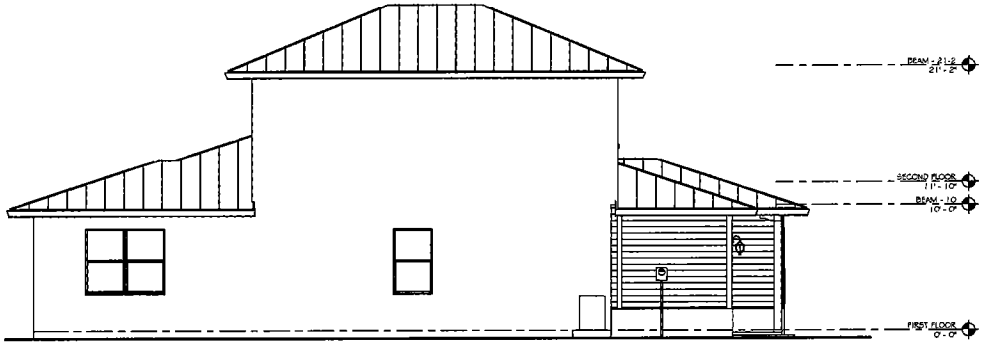
RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AU



RIGHT ELEVATION ALT 3



LEFT ELEVATION ALT 3

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN FARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
(3 BEDROOM)

MODEL B
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET
A 5-3
OF SHEETS

10/20/2014
12:19:09 PM

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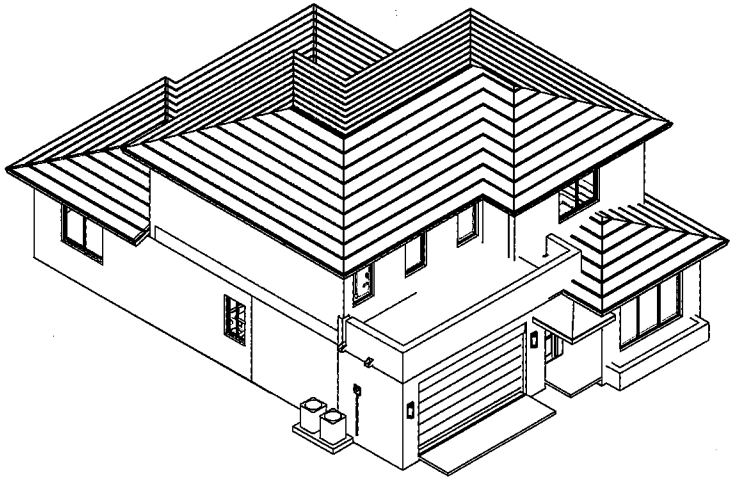
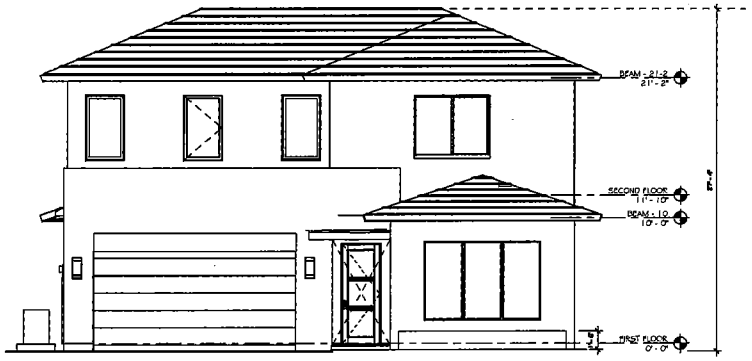


3D VIEW ALT 1 / GREAT ROOM
DEN



FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM
+ DEN

MODEL B
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A/4-1D
OF SHEETS

10/20/2014
12:21:51 PM

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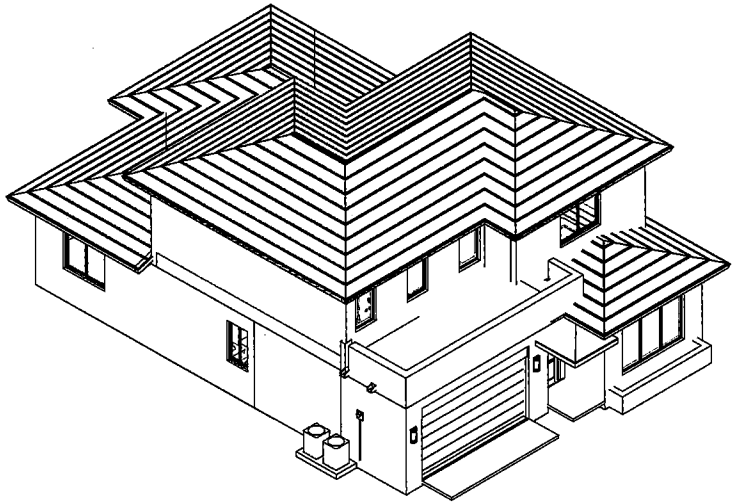
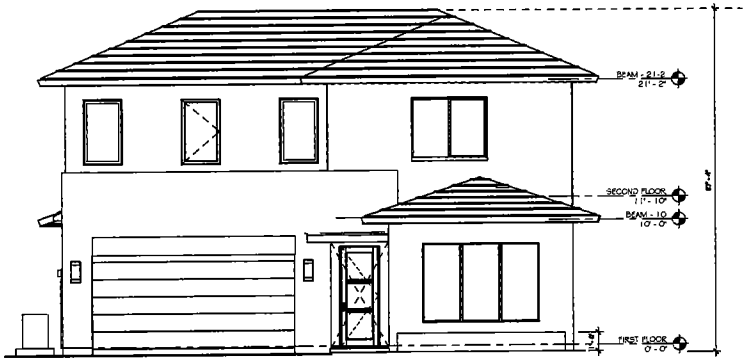


3D VIEW ALT 1 / GREAT ROOM EXTENDED



FRONT ELEVATION ALT 1
GREAT ROOM EXTENDED

REAR ELEVATION ALT 1 GREAT ROOM EXTENDED

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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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ARCHITECTS, LLC
10639 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0098

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

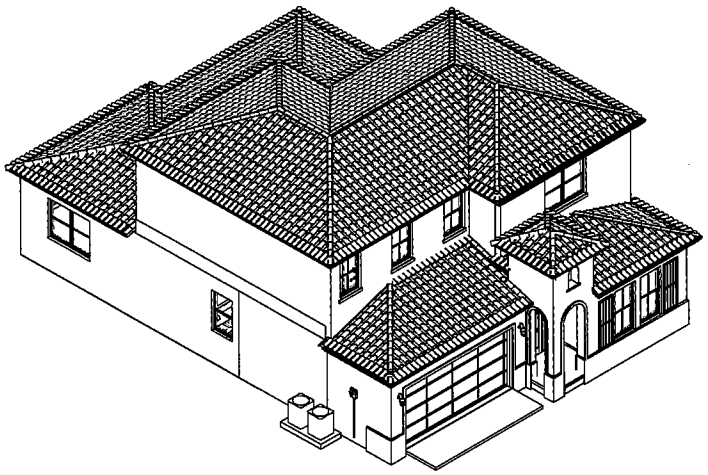
EXT'D GREAT ROOM

MODEL B
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/4-1E
OF SHEETS

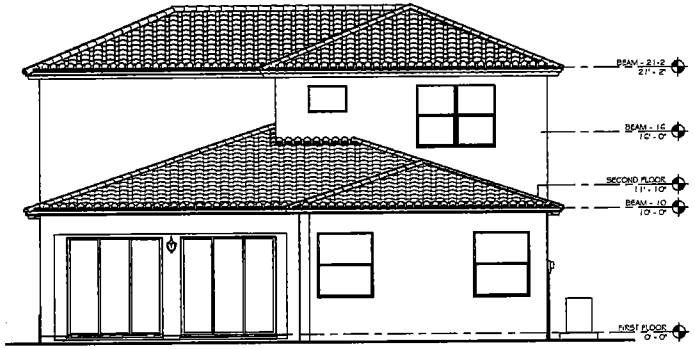
10/20/2014
12:21:54 PM

155



3D VIEW ALT 2 / GREAT ROOM DEN

FRONT ELEVATION ALT 2



REAR ELEVATION ALT 2

RECEIVED
214-057
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DIVISION OF PERMIT SERVICES
By

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM + DEN

MODEL B
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/4-2D OF SHEETS

10/20/2014
12:22:07 PM

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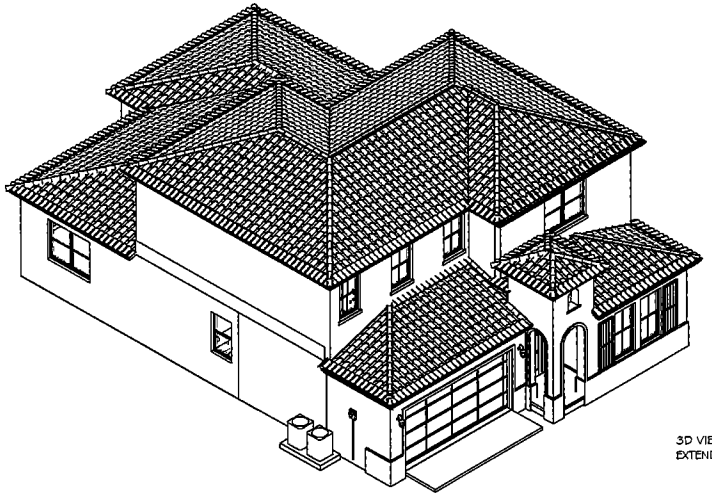
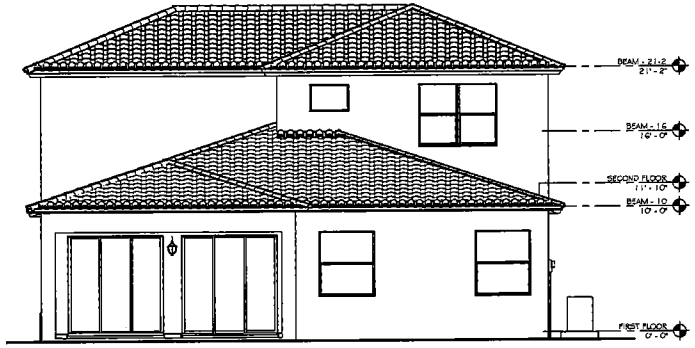


3D VIEW ALT 2 / GREAT ROOM EXTENDED

FRONT ELEVATION ALT 2
GREAT ROOM EXTENDED



REAR ELEVATION ALT 2 GREAT ROOM EXTENDED

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OCT 31 2014
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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

EXT'D GREAT ROOM

MODEL B
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/4-2E
OF SHEETS

10/20/2014
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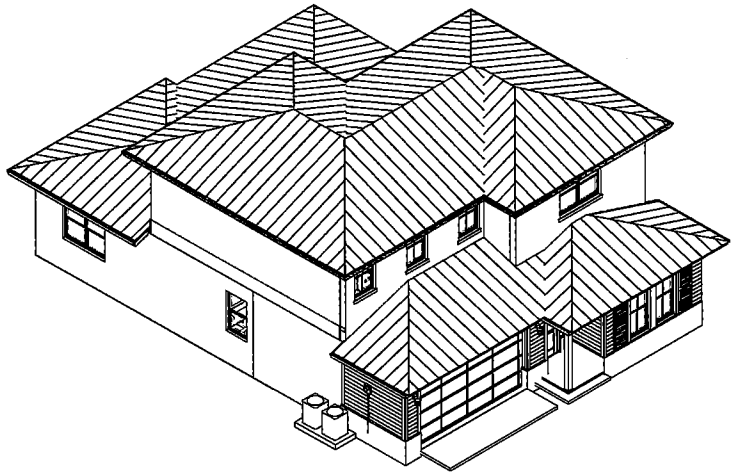
157



3D VIEW ALT 3 / GREAT ROOM
EN

FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ECONOMIC
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By

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0098

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

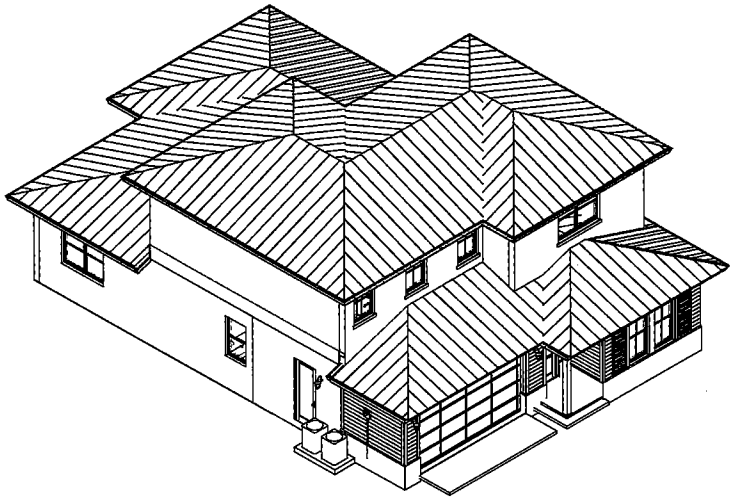
GREAT ROOM
+ DEN

MODEL B
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/4-3D OF SHEETS

10/20/2014
12:22:25 PM

158



3D VIEW ALT 3 / GREAT ROOM EXTENDED

FRONT ELEVATION ALT-3
GREAT ROOM EXTENDED

REAR ELEVATION ALT 3 GREAT ROOM EXTENDED

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DEPARTMENT OF HEALTH, HOUSING AND ECONOMIC RESOURCES
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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX. (305) 593-0098

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

EXT'D GREAT ROOM

MODEL B
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A/4-3E
OF SHEETS

10/20/2014
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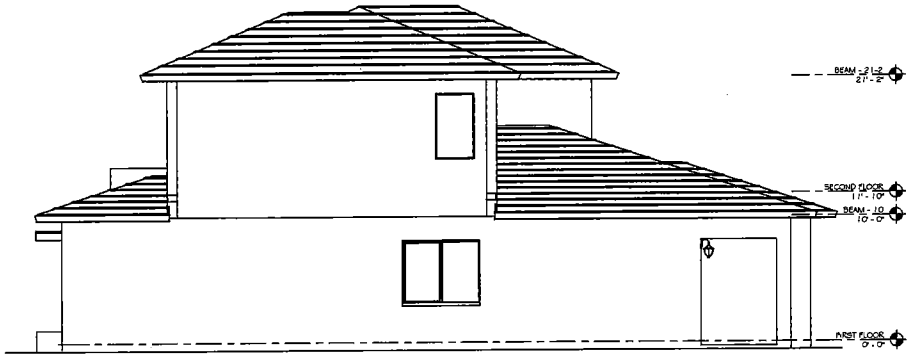
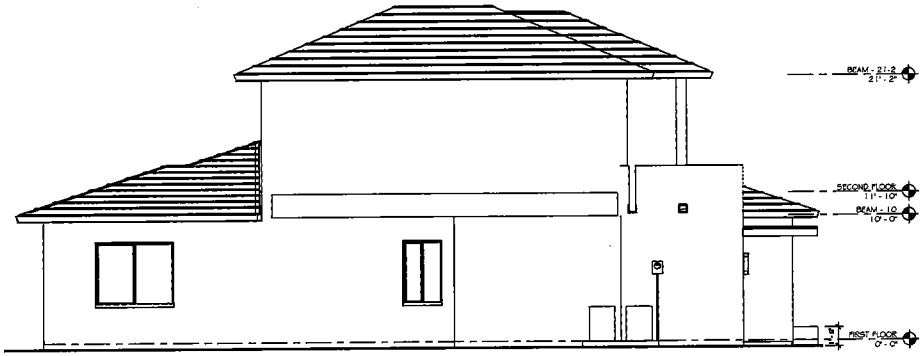


RIGHT ELEVATION ALT 1 GREAT ROOM / DEN



LEFT ELEVATION ALT 1 GREAT ROOM / DEN

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

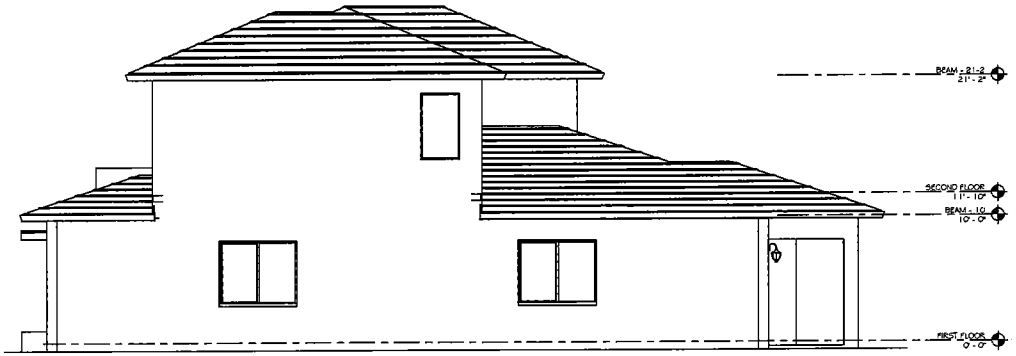
GREAT ROOM + DEN

MODEL B
ALT-1

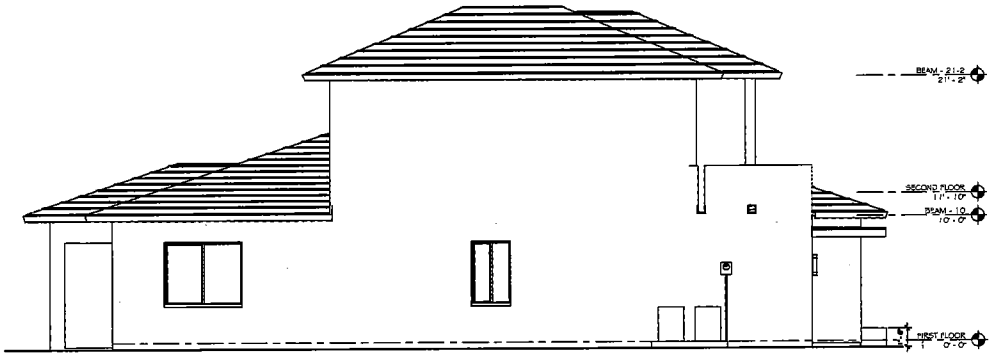
SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/5-1D OF SHEETS

10/20/2014
12:22:32 PM

160



RIGHT ELEVATION ALT 1 GREAT ROOM EXTENDED



LEFT ELEVATION ALT 1 GREAT ROOM EXTENDED

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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

EXT'D GREAT ROOM

MODEL B
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/5-1E OF SHEETS

10/20/2014
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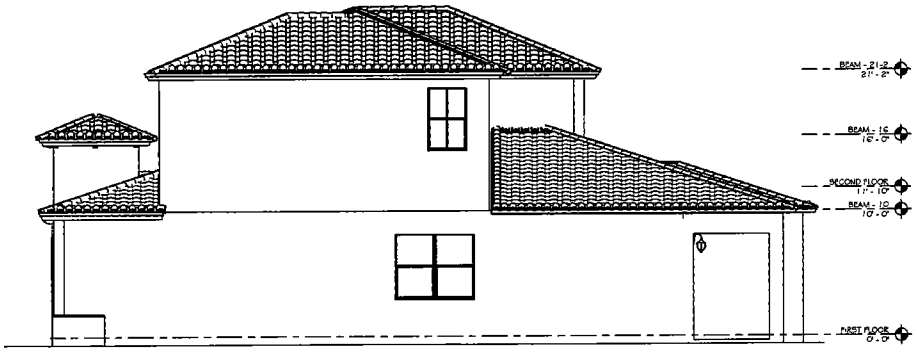
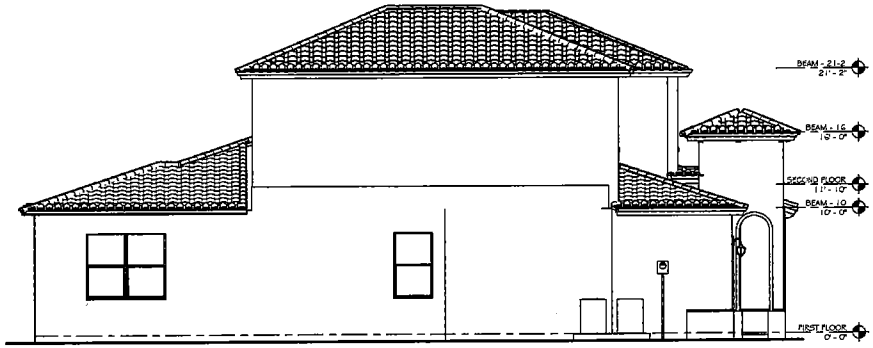


RIGHT ELEVATION ALT 2 GREAT ROOM / DEN



LEFT ELEVATION ALT 2 GREAT ROOM / DEN

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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES
By:

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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

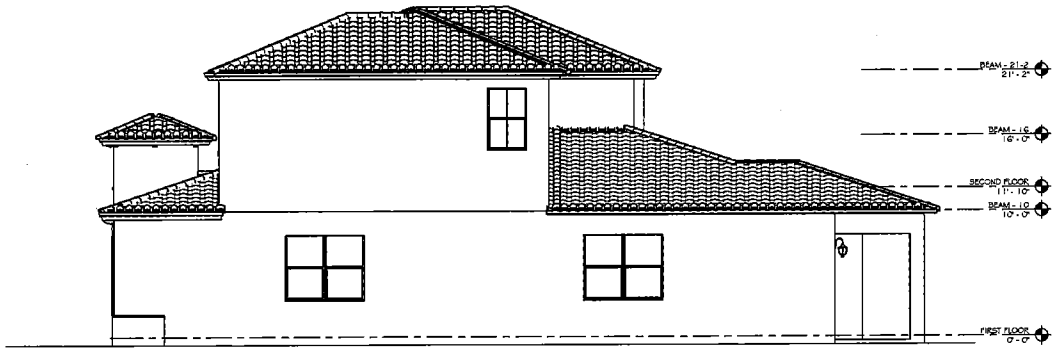
VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM + DEN

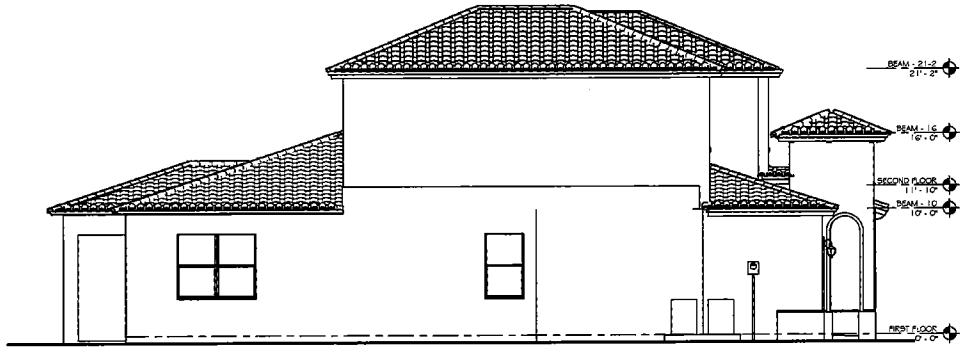
MODEL B
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/5-2D OF SHEETS

10/20/2014
12:22:42 PM



RIGHT ELEVATION ALT 2 GREAT ROOM EXTENDED



LEFT ELEVATION ALT 2 GREAT ROOM EXTENDED

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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0095

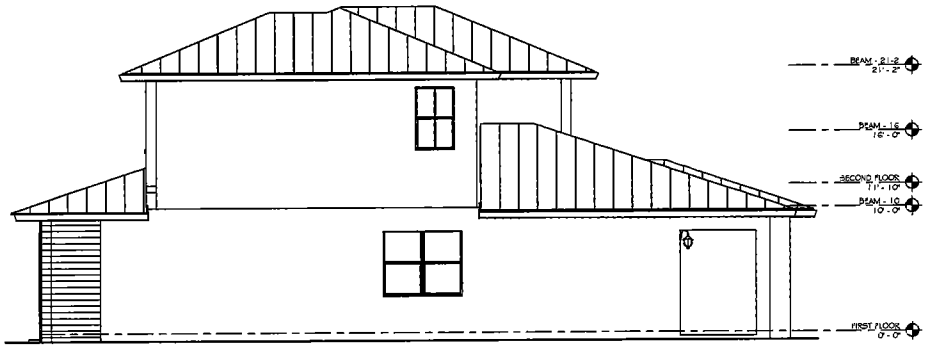
VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

MODEL B
ALT-2

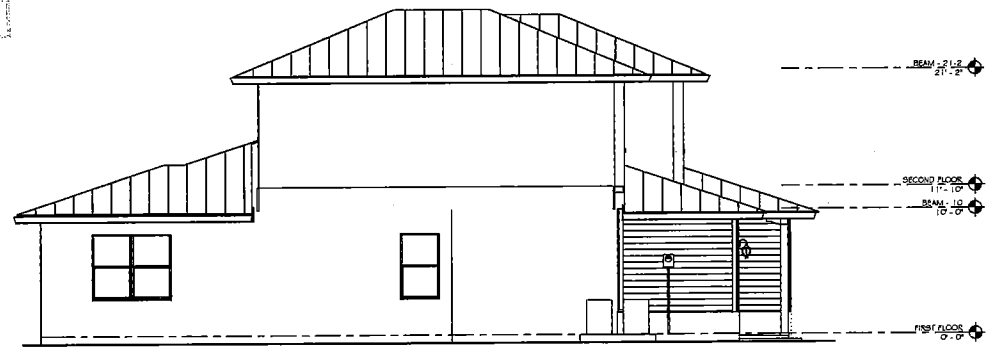
SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/5-2E OF SHEETS

10/20/2014
12:22:49 PM

163



RIGHT ELEVATION ALT 3 GREAT ROOM DEN



LEFT ELEVATION ALT 3 GREAT ROOM / DEN

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DEPARTMENT OF HOUSING AND ECONOMIC RESOURCES
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9700 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GREAT ROOM + DEN

MODEL B
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A/5-3D OF SHEETS

10/20/2014
12:22:51 PM

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2/4-051
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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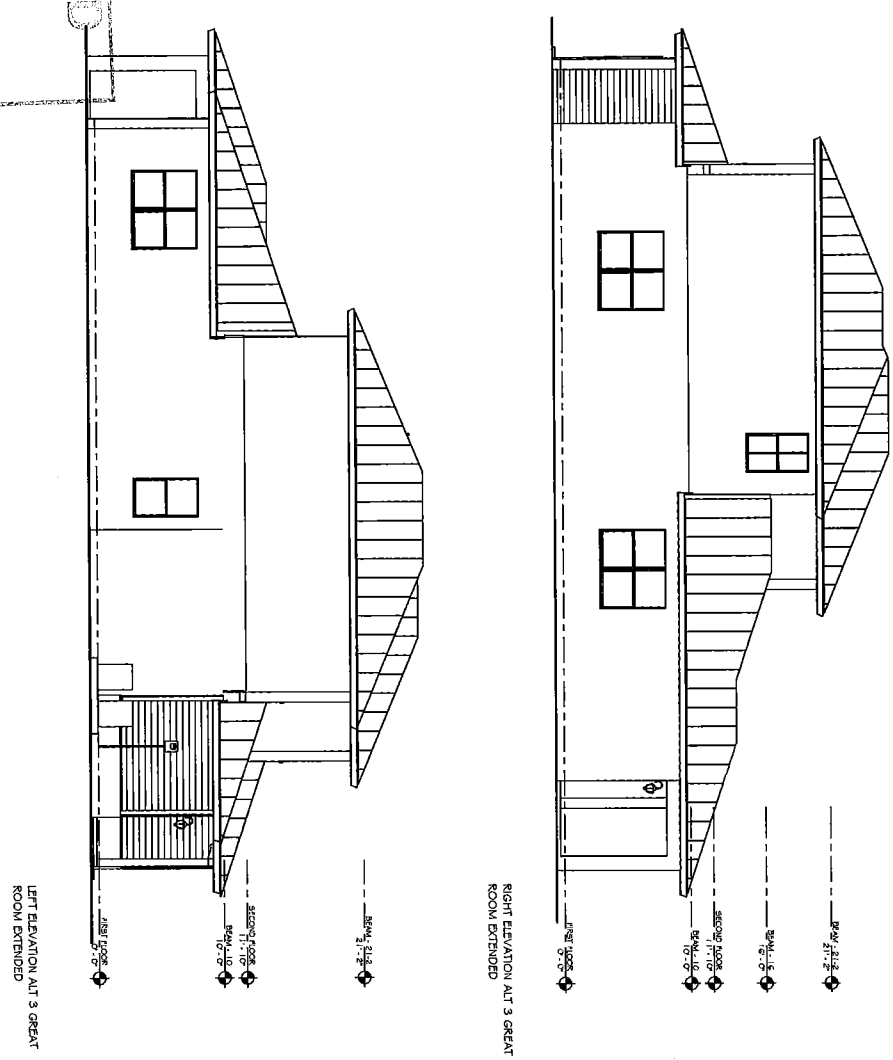

LEFT ELEVATION ALT 3 GREAT ROOM EXTENDED

RIGHT ELEVATION ALT 3 GREAT ROOM EXTENDED

10/20/2014 12:22:54 PM	SHEET A/5-3E OF SHEETS	JOB 1308 DATE 12-5-13 SCALE 1/4" = 1'-0"	MODEL B ALT-3
			EXT'D GREAT ROOM

VENETIAN PARC
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

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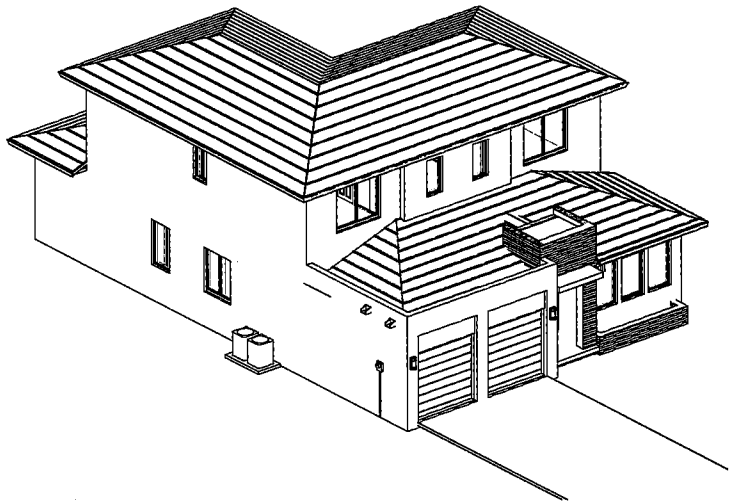
164

165



3D VIEW ALT 1

FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1

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OCT 31 2014
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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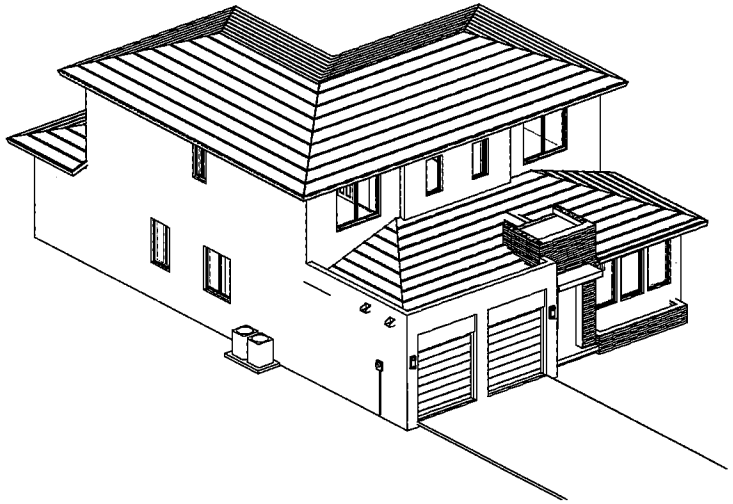
VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 01-08-14
JOB 1306
SHEET A 4-1 OF SHEETS

10/20/2014
12:42:45 PM



3D VIEW ALT 1 TERRACE

FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1

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OCT 31 2014
MIAMI-DADE COUNTY
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
W/ TERRACE

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET A 4-1T
OF SHEETS

10/20/2014
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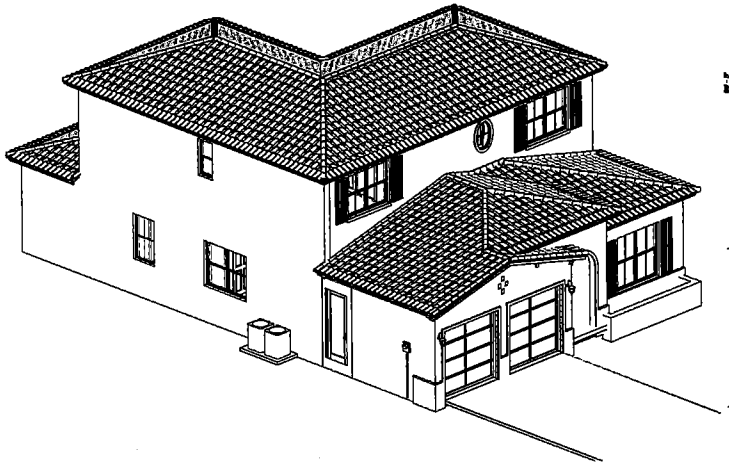
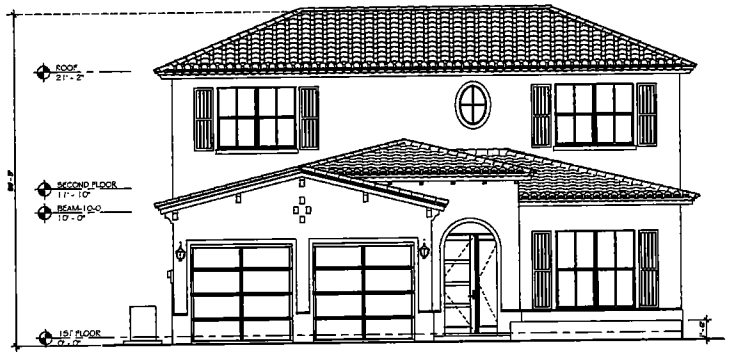
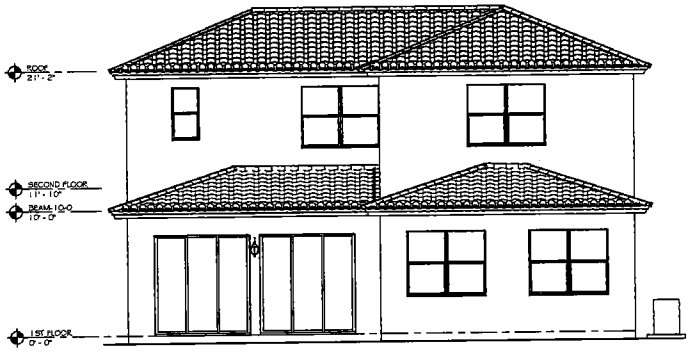
167



3D VIEW ALT 2



FRONT ELEVATION ALT 2



REAR ELEVATION ALT 2

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 693-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

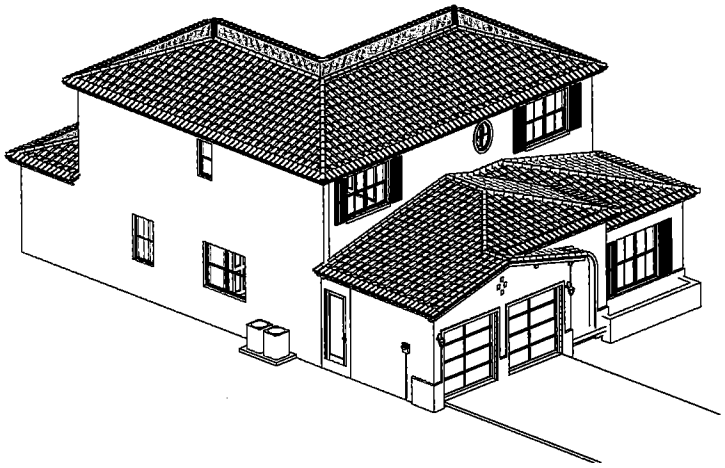
STANDARD

MODEL C
ALT-2

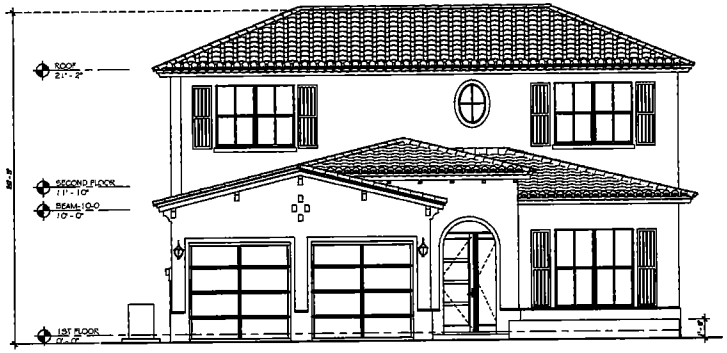
SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET
A 4-2
OF SHEETS

10/20/2014
12:42:59 PM

168



3D VIEW ALT 2 TERRACE



FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0098

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

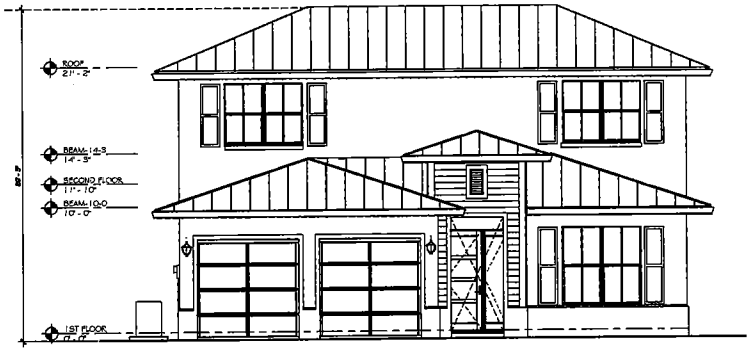
STANDARD
W/TERRACE

MODEL C
ALT-2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET
A 4-2T
OF SHEETS

10/20/2014
12:43:10 PM

3D VIEW ALT 3



FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

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TELEPHONE: (305) 593-9798 FAX: (305) 593-0098

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

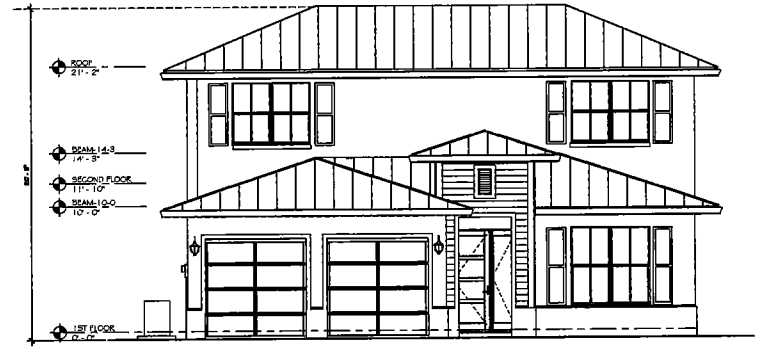
MODEL C
ALT-3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 4-3 OF SHEETS

10/20/2014
12:43:14 PM

17D

3D VIEW ALT 3 TERRACE



FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

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OCT 31 2014
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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

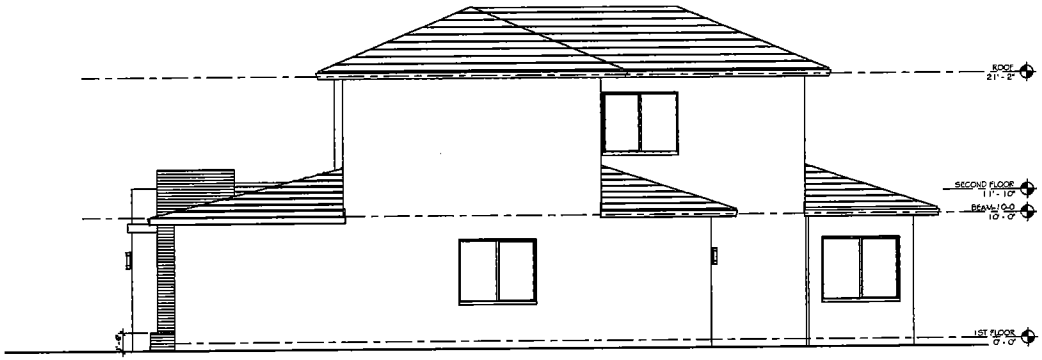
STANDARD
W/TERRACE

MODEL C
ALT-3

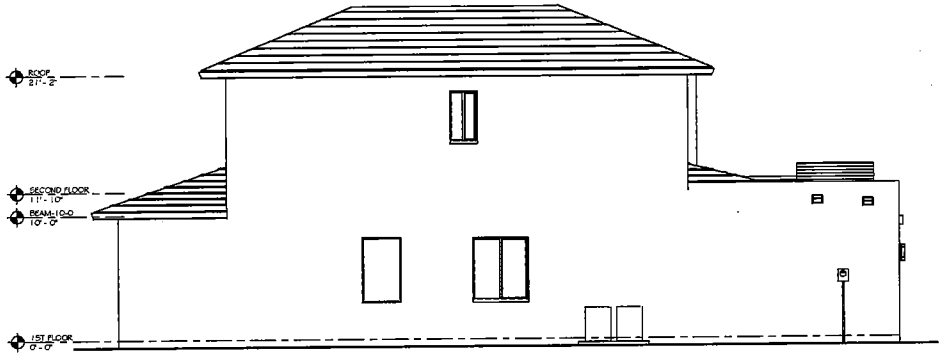
SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET
A 4-3T
OF SHEETS

10/20/2014
12:43:18 PM

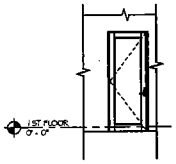
PAUL P. SOTOLONGO - AR-7773
JENNIFER HALLOM SALMAN - AR-17181



RIGHT ELEVATION ALT 1



LEFT ELEVATION ALT 1



GAR. DOOR OPT. ALT 1,2 & 3

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RESOURCES DEVELOPMENT SERVICES
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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9799 FAX: (305) 593-0096

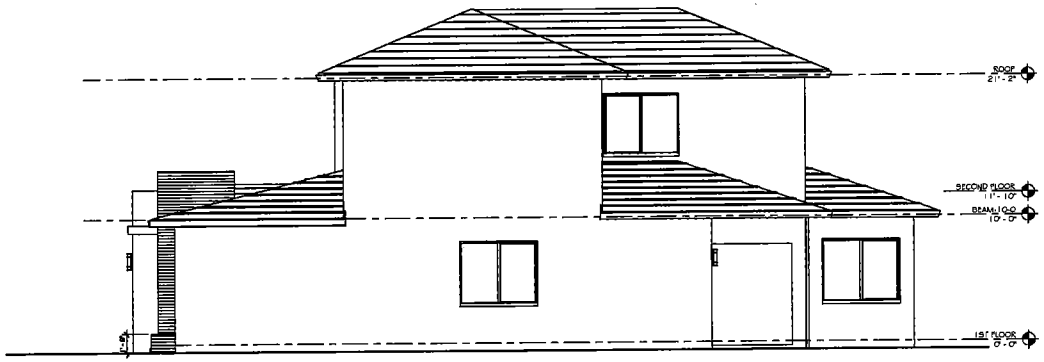
VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

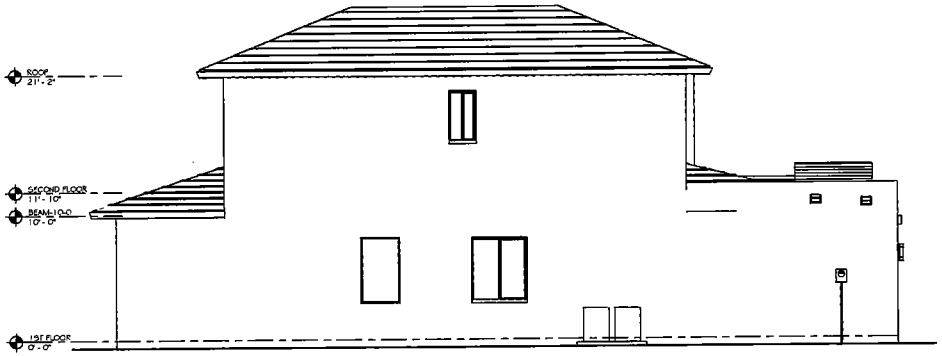
MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 01-06-14
JOB 1305
SHEET A 5-1 OF SHEETS

10/20/2014
12:43:21 PM



RIGHT ELEVATION ALT 1



LEFT ELEVATION ALT 1

RECEIVED
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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING, ECONOMIC RESOURCES DEVELOPMENT SERVICES
BY

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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9708 FAX: (305) 593-0098

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

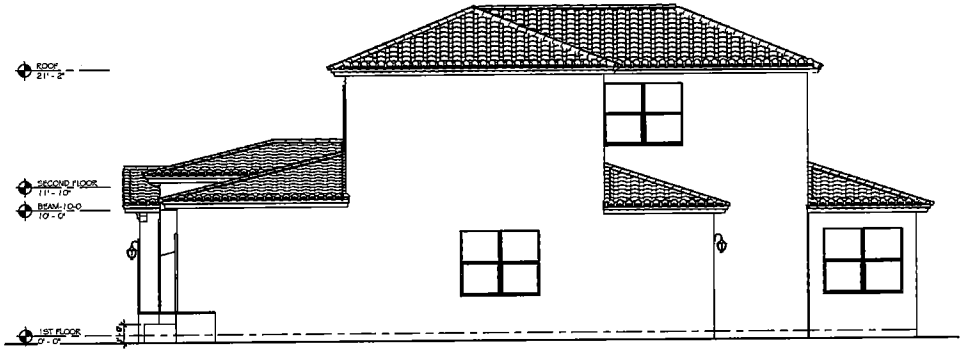
STANDARD
W/ TERRACE

MODEL C
ALT-1

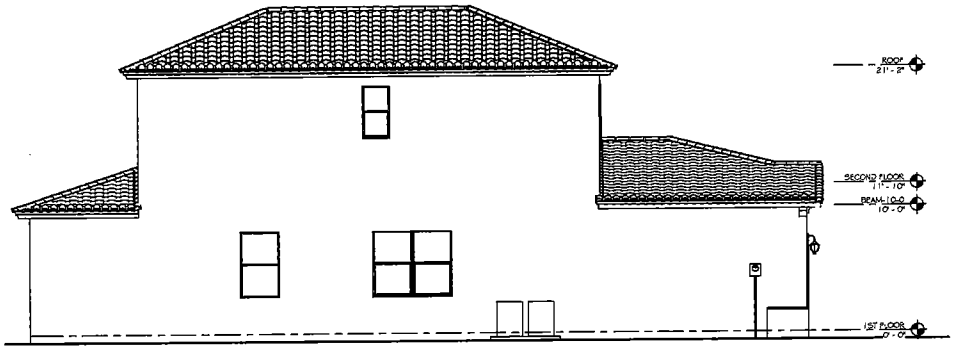
SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET
A 5-1T
OF SHEETS

10/20/2014
12:43:23 PM

172



RIGHT ELEVATION ALT 2



LEFT ELEVATION ALT 2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

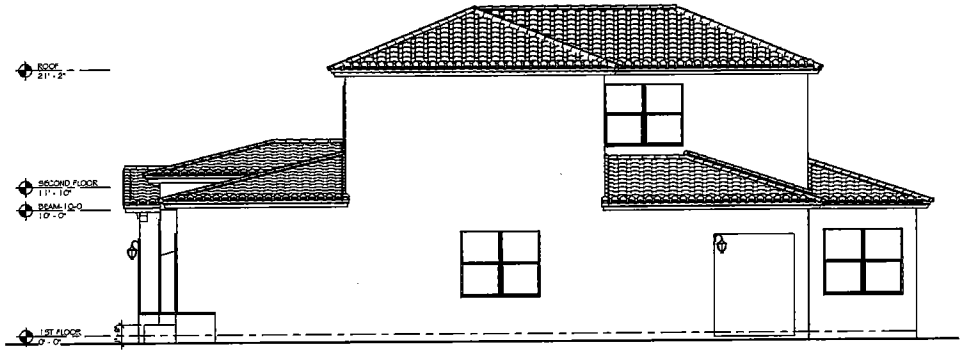
MODEL C
ALT-2

SCALE 1/4" = 1'-0"
DATE 01-05-14
JOB 1306
SHEET A 5-2 OF SHEETS

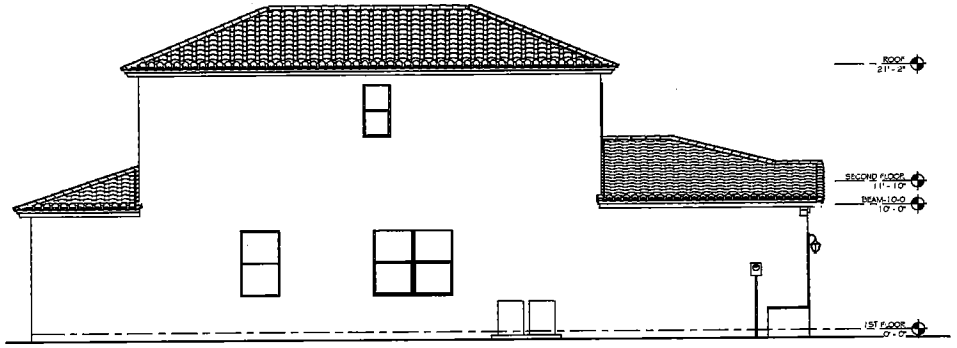
10/20/2014
12:43:30 PM

PAUL P. SOTOLONGO - AR-7713
JENNIFER HALLON SALMAN - AR-17131

179



RIGHT ELEVATION ALT 2



LEFT ELEVATION ALT 2

RECEIVED
Z14-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES-DEVELOPMENT SERVICES
By

REVISIONS	BY

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0098

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD
W/TERRACE

MODEL C
ALT-2

SCALE 1/4" = 1'-0"
DATE 01-06-14
JOB 1306
SHEET
A 5-2T
OF SHEETS

10/20/2014
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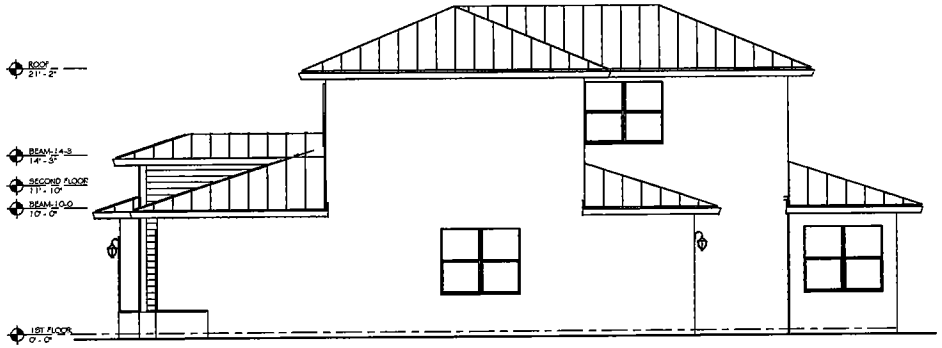

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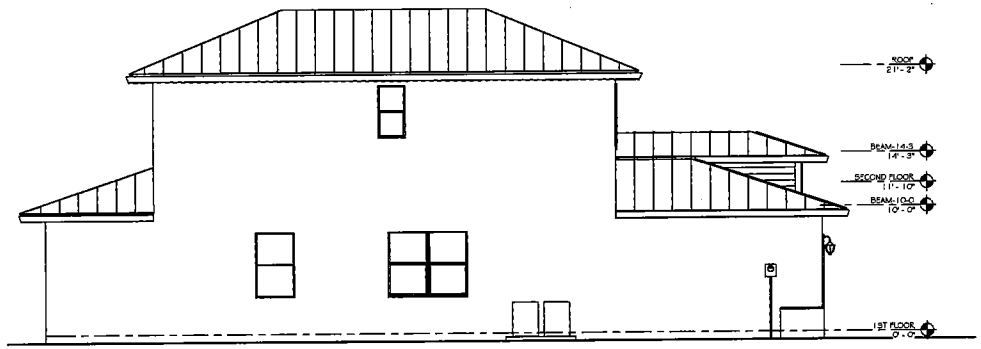


LEFT ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

SOTOIONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

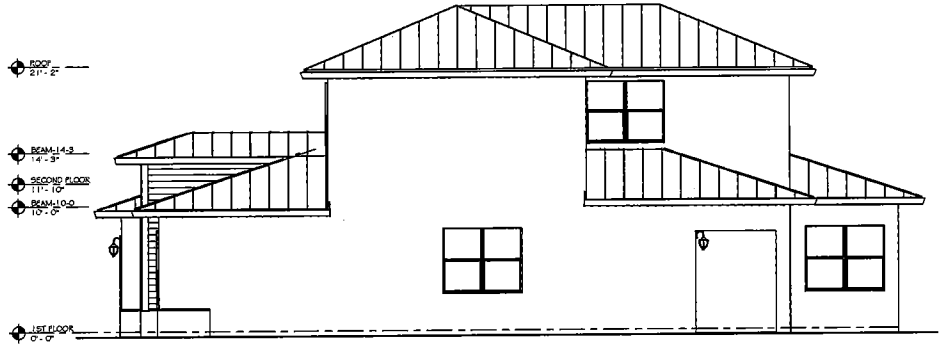
STANDARD

MODEL C
ALT-3

SCALE 1/4" = 1'-0"
DATE 01-05-14
JOB 1308
SHEET A 5-3
OF SHEETS

10/20/2014
12:43:39 PM

175



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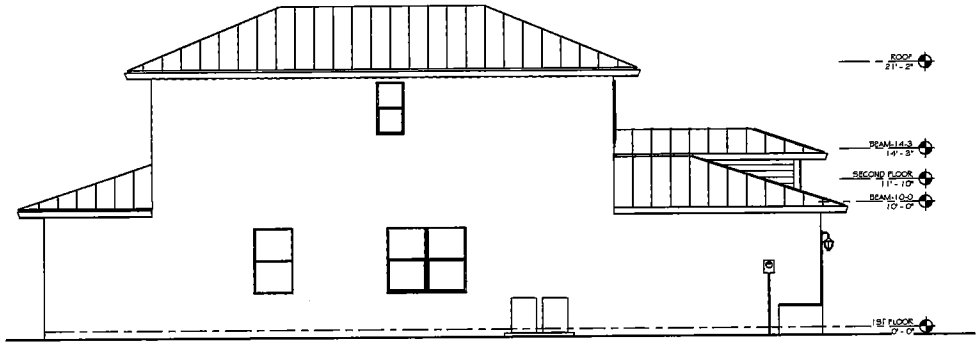

LEFT ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

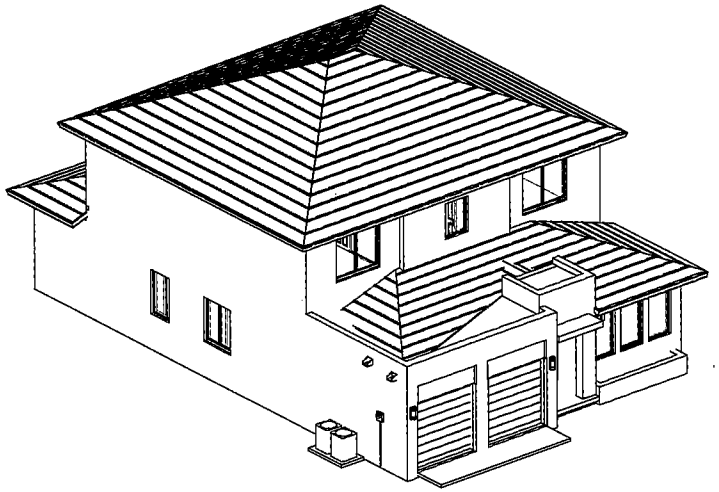
STANDARD
W/TERRACE

MODEL C
ALT-3

SCALE 1/4" = 1'-0"
DATE 01-08-14
JOB 1308
SHEET
A 5-3T
OF SHEETS

10/20/2014
12:43:42 PM

176



3D VIEW ALT 1

FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1

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214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF PROMOTION AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY: AH

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SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9799 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-4-1B
OF SHEETS

10/20/2014
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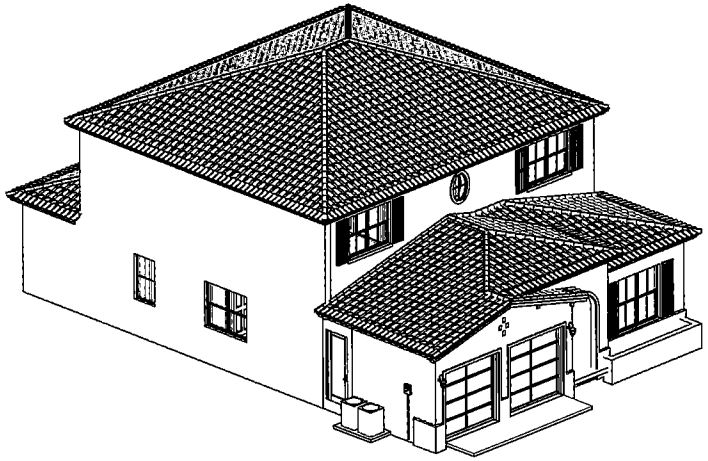

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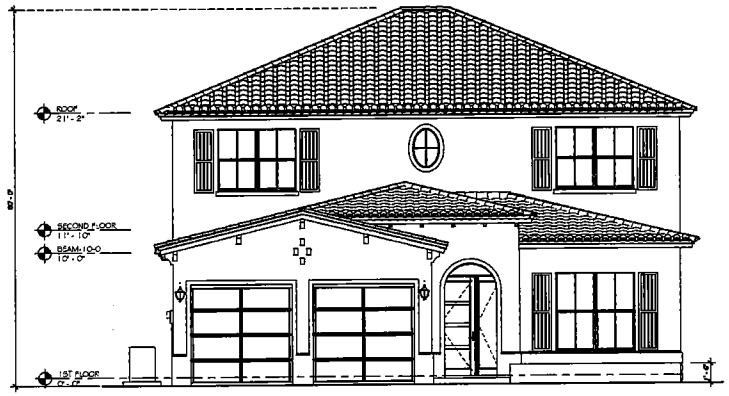

FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-4-2B OF SHEETS

10/20/2014
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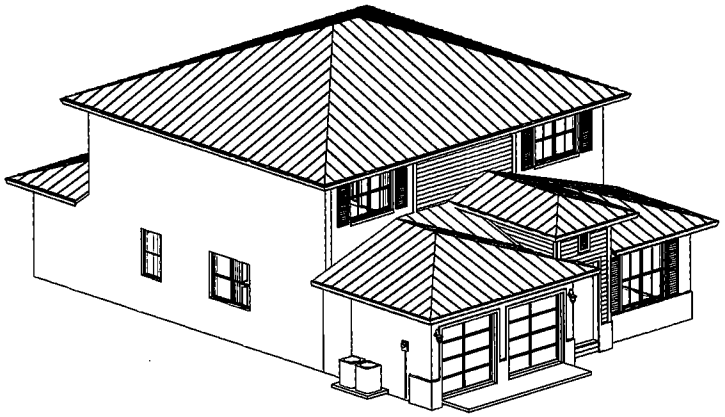

3D VIEW ALT 3

FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-4-3B
OF SHEETS

10/20/2014
12:54:53 PM

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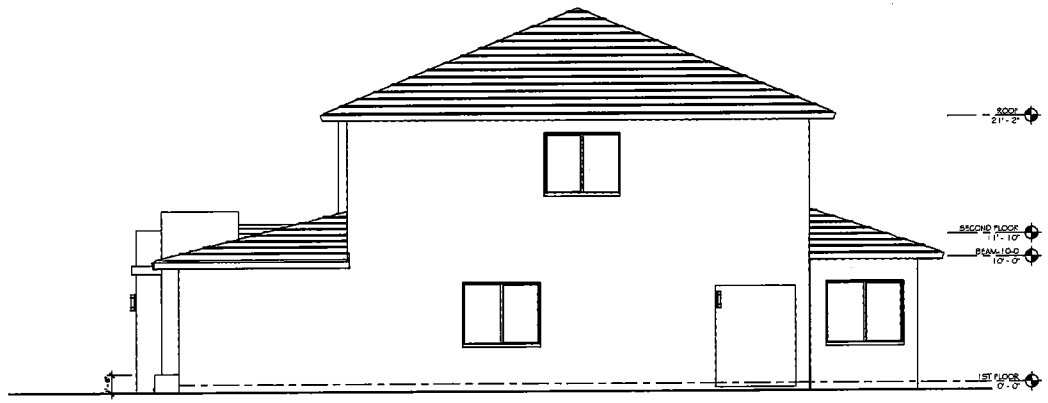

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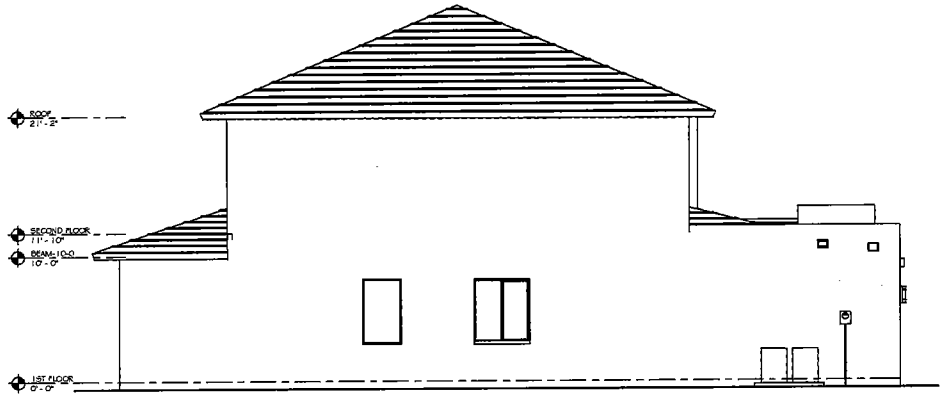

LEFT ELEVATION ALT 1

RECEIVED
214051
OCT 31 2014
MIAMI-DADE COUNTY
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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-5-1B
OF SHEETS

10/20/2014
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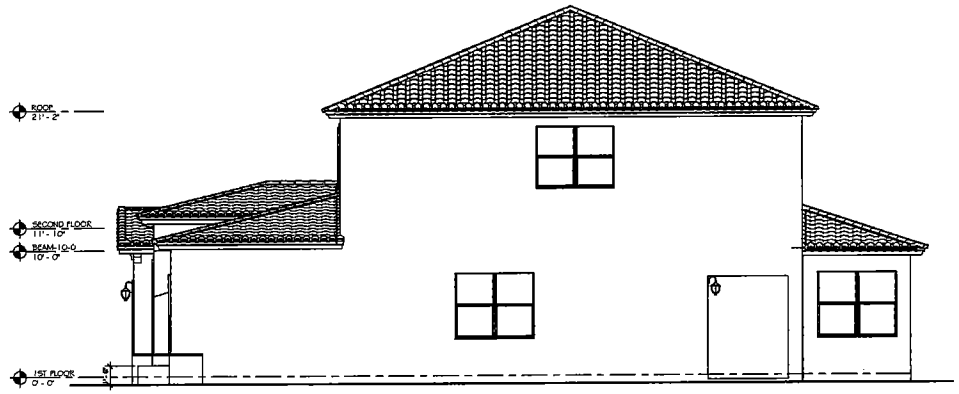

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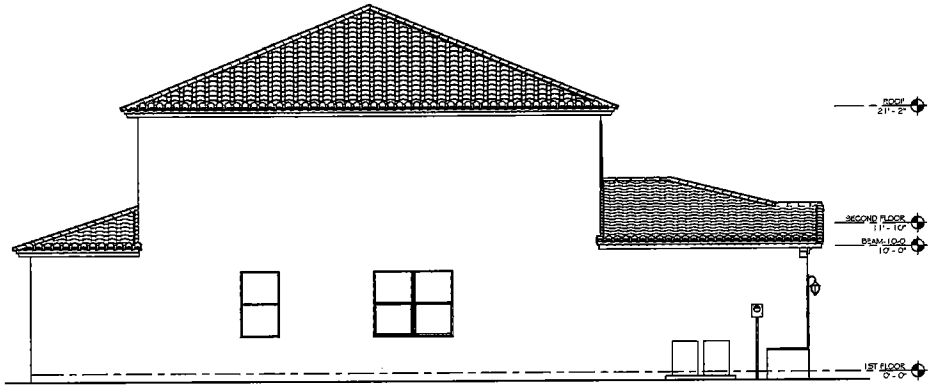

LEFT ELEVATION ALT 2

RECEIVED
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MIAMI-DADE COUNTY
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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-5-2B
OF SHEETS

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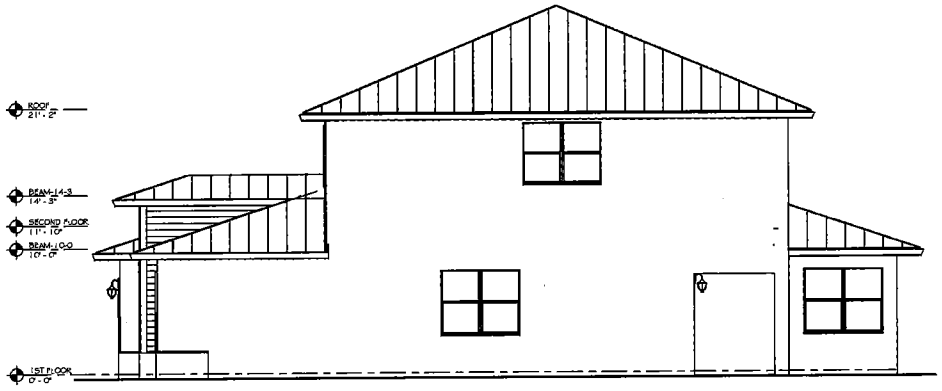
PAUL P. SOTOLONGO - AR-7753
JENNIFER MALLON SALMAN - AR-11761

180

181



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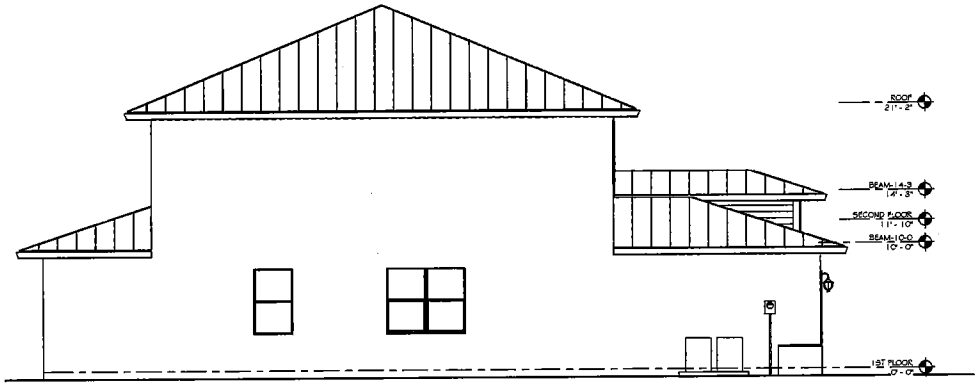

LEFT ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DIVISION OF PERMIT SERVICES
By

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

FIVE BEDROOM

MODEL C
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-5-3B
OF SHEETS

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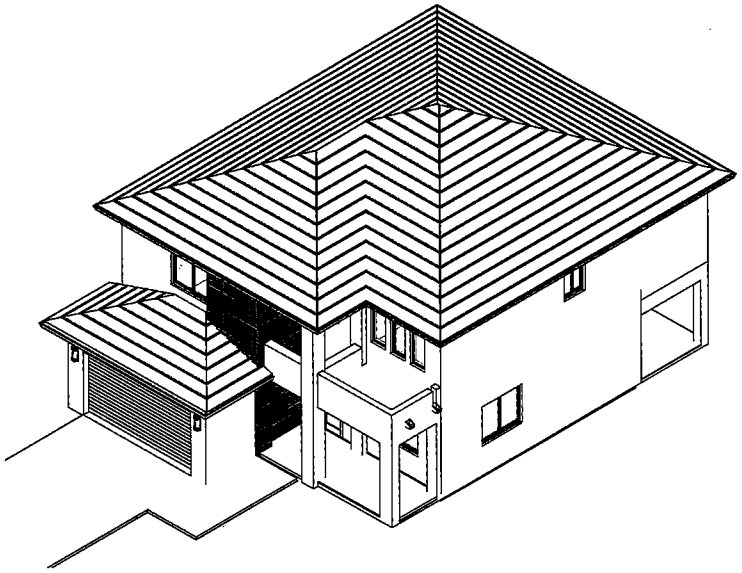
PAUL P. SOTOLONGO - AR-17172
JENNIFER MALLON SALMAN - AR-17181

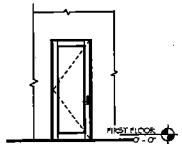
182



3D VIEW ALT 1

FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1



4 GR. DOOR ALT 1,2 & 3
1/4" = 1'-0"

RECEIVED
24-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

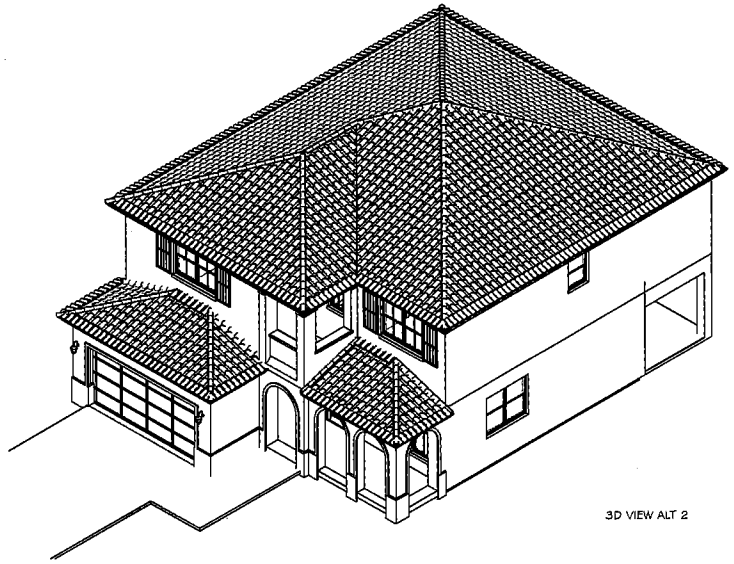
STANDARD

MODEL D
ALT 1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A 4-1
OF SHEETS

10/20/2014
12:58:30 PM

183



3D VIEW ALT 2

FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9799 FAX: (305) 593-0896

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

STANDARD

MODEL D
ALT2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A 4-2 OF SHEETS

10/20/2014
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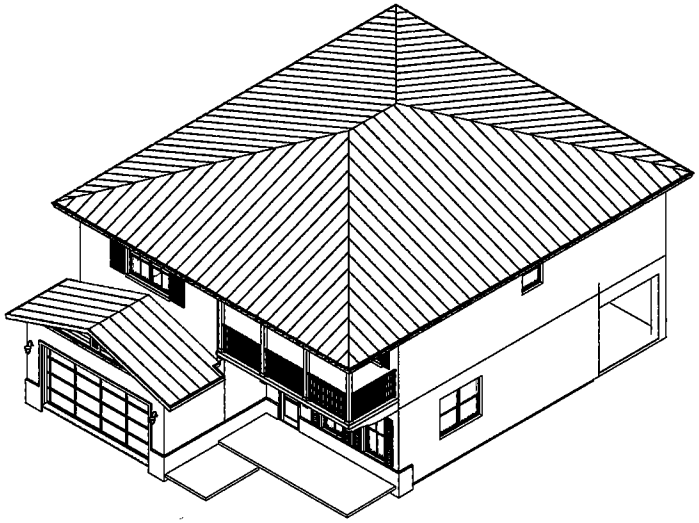

3D VIEW ALT 3

FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

RECEIVED
24-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
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VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

STANDARD

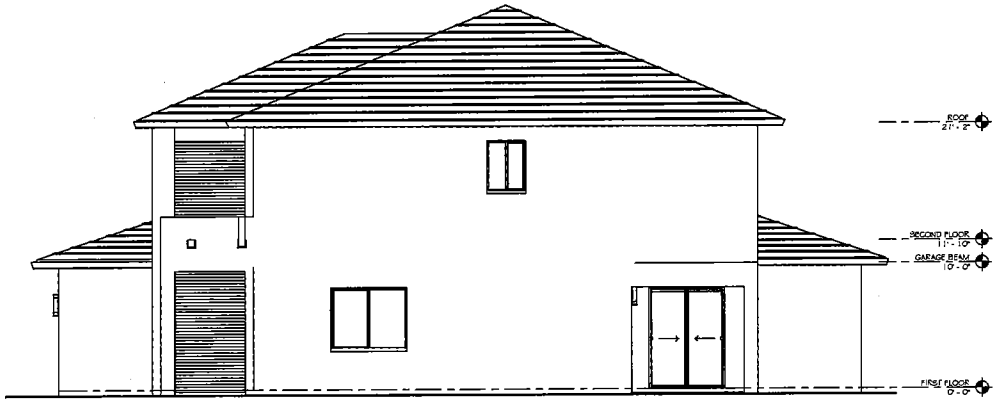
MODEL D
ALT 3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A 4-3
OF SHEETS

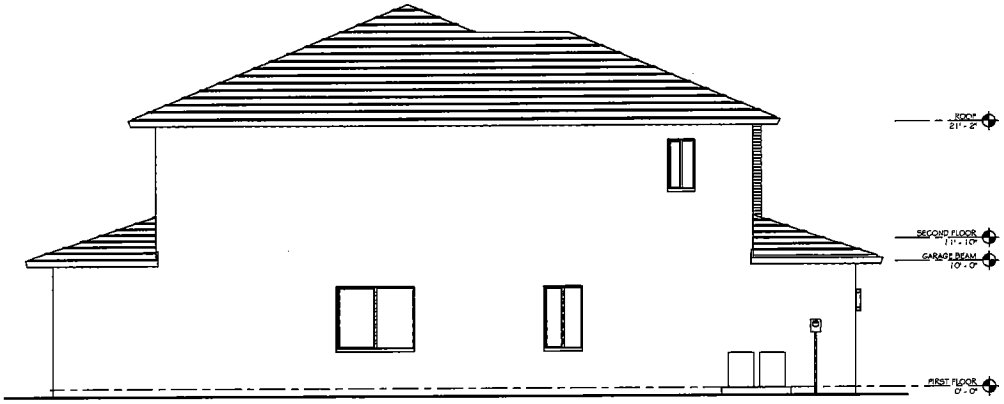
10/20/2014
12:58:45 PM

185

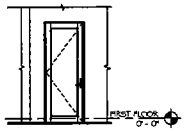
RECEIVED
ZPY-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



RIGHT ELEVATION ALT 1



LEFT ELEVATION ALT 1



GARAGE SIDE DOOR OPTION
ALT 1, 2 & 3

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

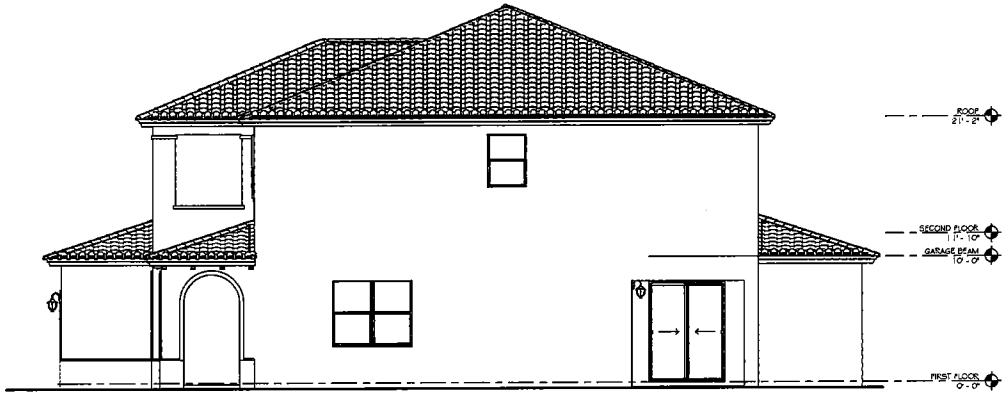
STANDARD

MODEL D
ALT 1

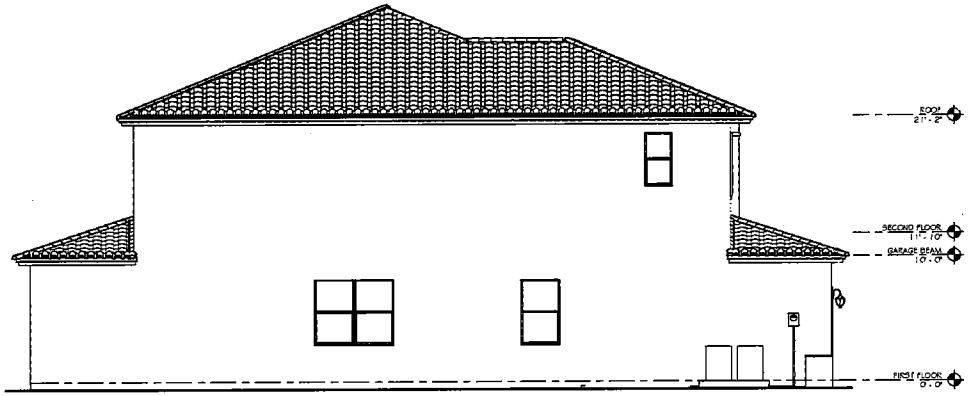
SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A 5-1
OF SHEETS

10/20/2014
12:58:47 PM

186



RIGHT ELEVATION ALT 2



LEFT ELEVATION ALT 2

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OF SHEETS

10/20/2014
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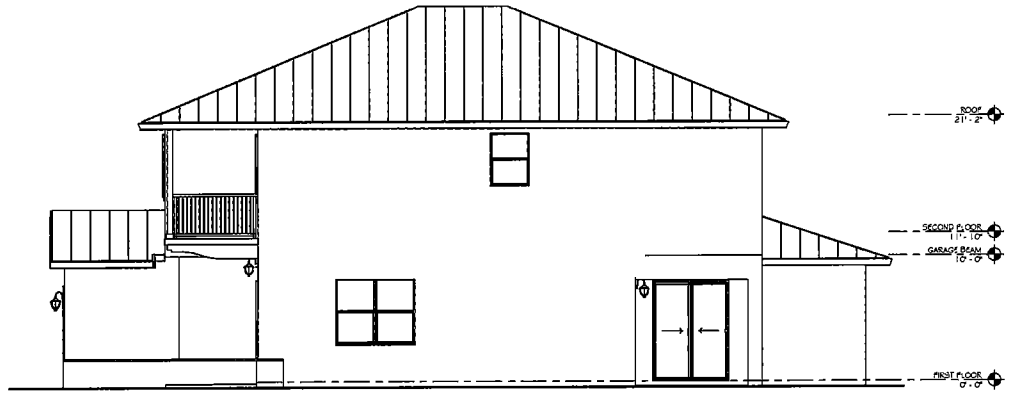
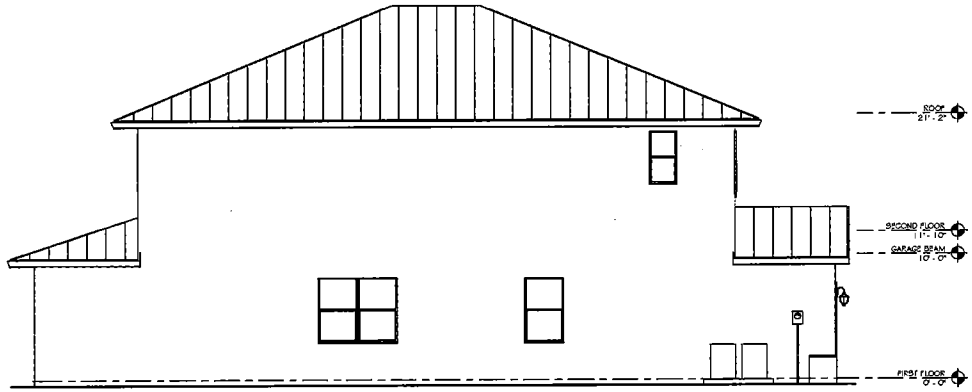


RIGHT ELEVATION ALT 3



LEFT ELEVATION ALT 3

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VENETIAN PARC
50' LOT SINGLE FAMILY
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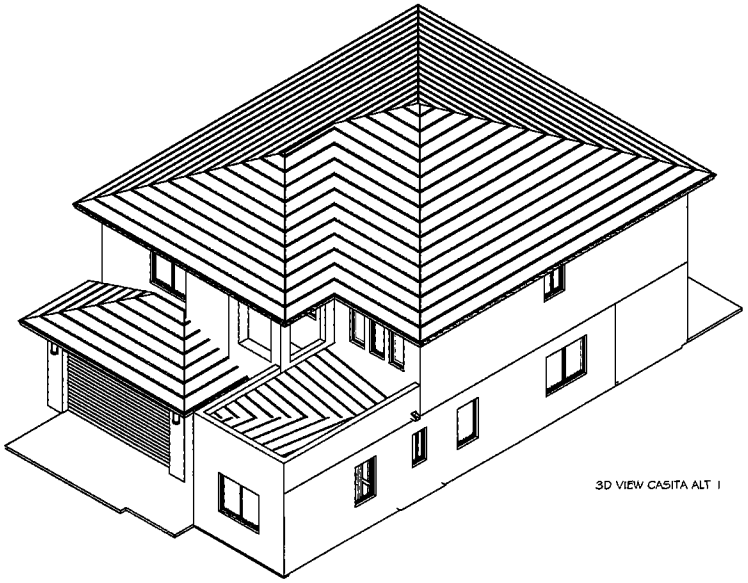
MIAMI DADE COUNTY

STANDARD

MODEL D
ALT 3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A 5-3
OF SHEETS

10/20/2014
12:58:56 PM



3D VIEW CASITA ALT 1

FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1

RECEIVED
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VENETIAN PARC
50' LOT SINGLE FAMILY
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MIAMI DADE COUNTY

CASITA

MODEL D
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-4-1C
OF SHEETS

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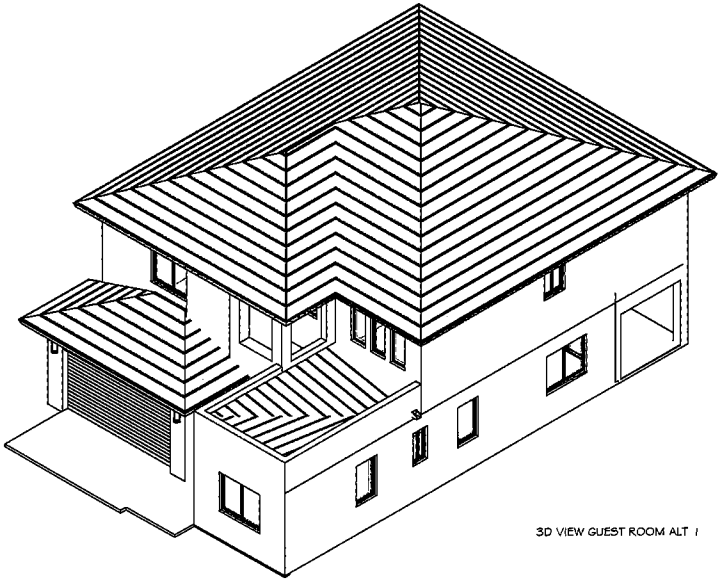

3D VIEW GUEST ROOM ALT 1

FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By: AG

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0896

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

GUEST ROOM

MODEL D
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-4-1G
OF SHEETS

10/20/2014
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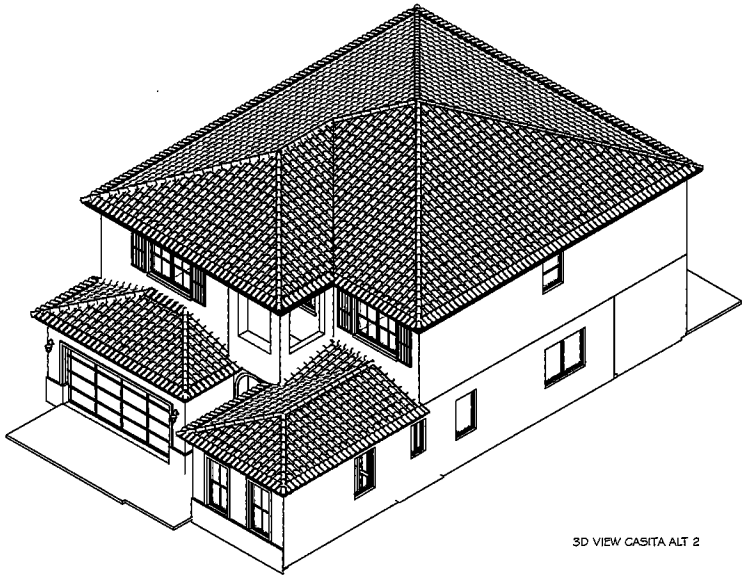
190



3D VIEW CASITA ALT 2

FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL, FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

CASITA

MODEL D
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-4-2C OF SHEETS

10/20/2014
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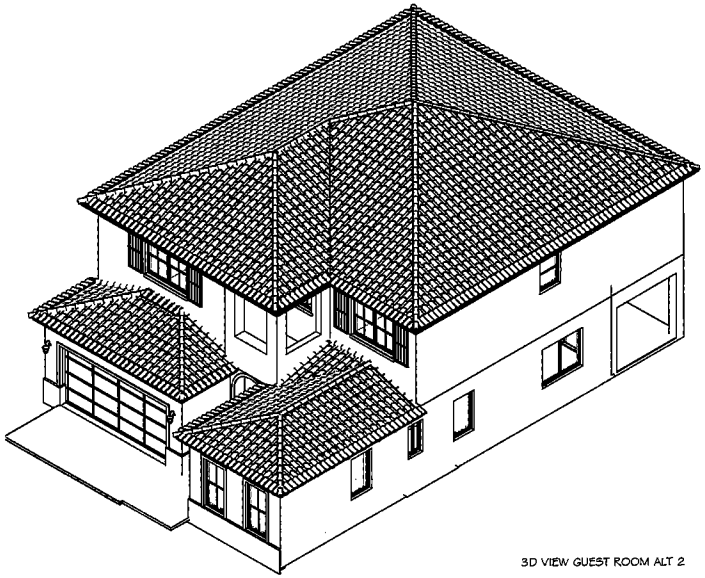
181



3D VIEW GUEST ROOM ALT 2

FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

RECEIVED
24-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0696

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

GUEST ROOM

MODEL D
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1305
SHEET A-4-2G
OF SHEETS

10/20/2014
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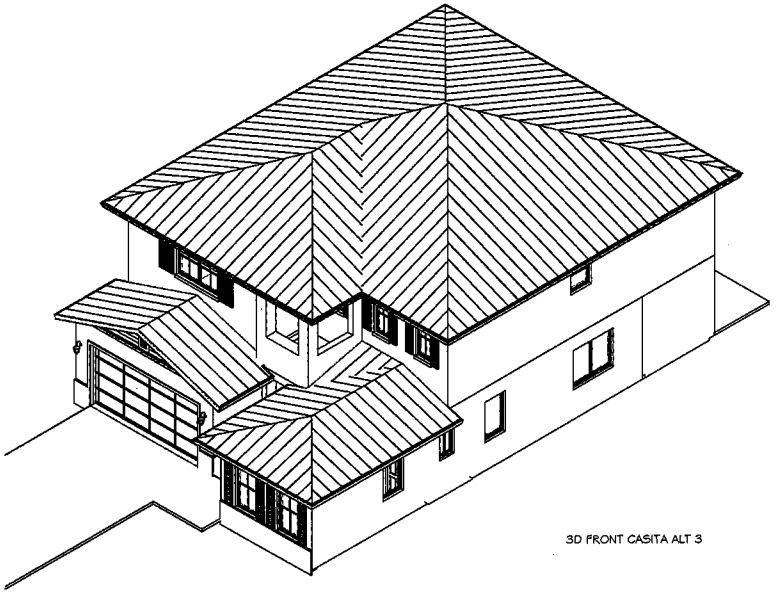
192



3D FRONT CASITA ALT 3

FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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ARCHITECTS, LLC
10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

CASITA

MODEL D
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-4-3C OF SHEETS

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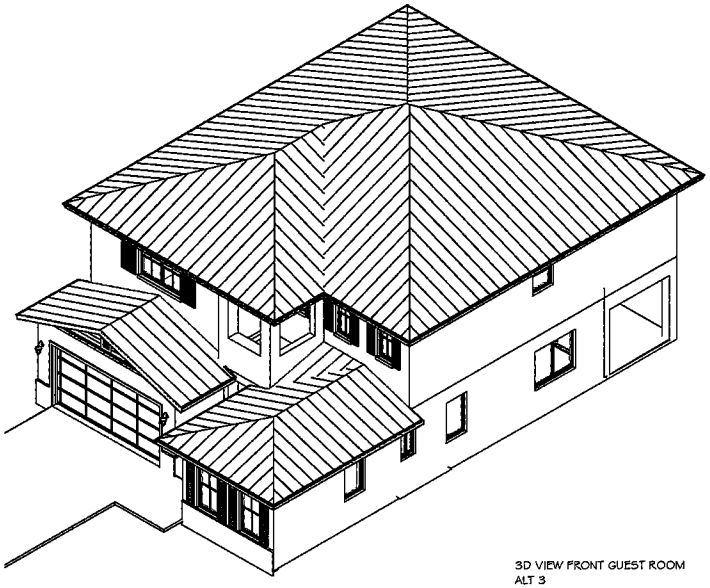

3D VIEW FRONT GUEST ROOM
ALT 3

FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES-DEVELOPMENT SERVICES
By:

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

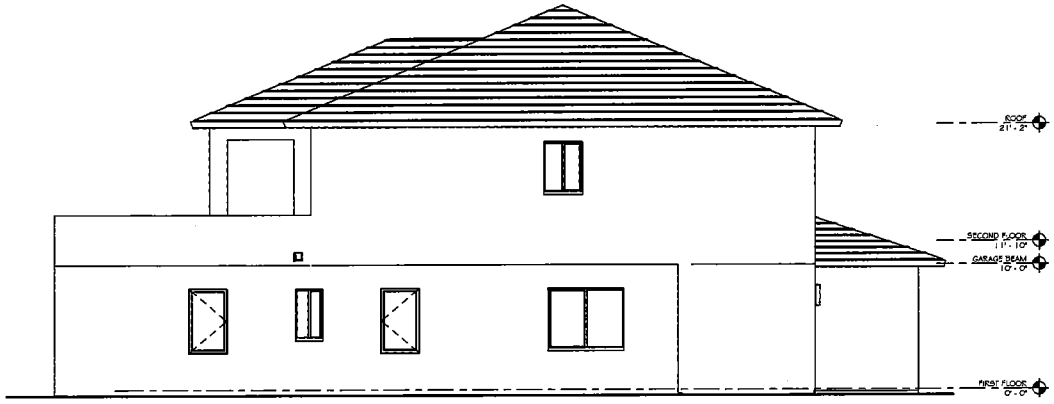
GUEST ROOM

MODEL D
ALT-3

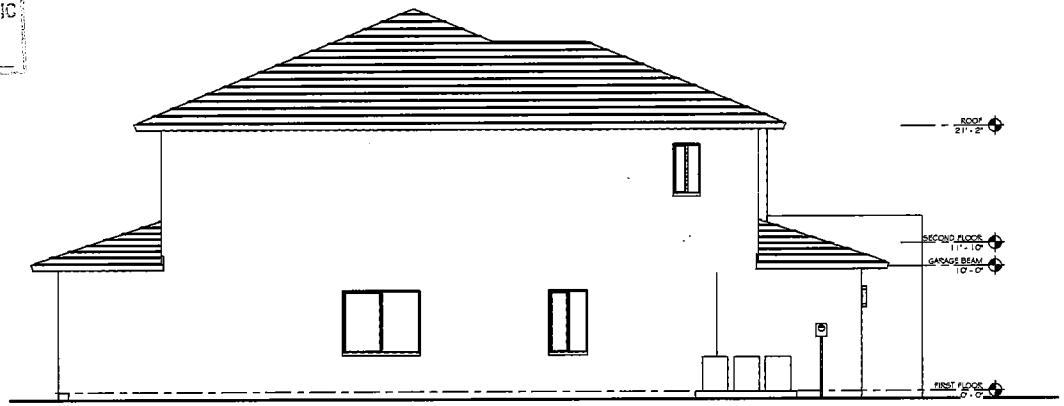
SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-4-3G
OF SHEETS

10/20/2014
1:02:11 PM

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By: AM



RIGHT ELEVATION ALT 1



LEFT ELEVATION ALT 1

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9738 FAX: (305) 593-0096

VENETIAN FARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

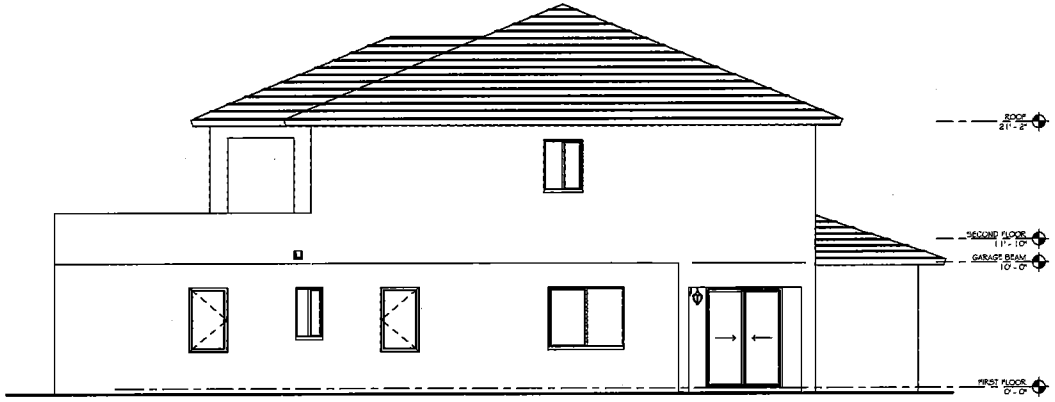
CASITA

MODEL D
ALT-1

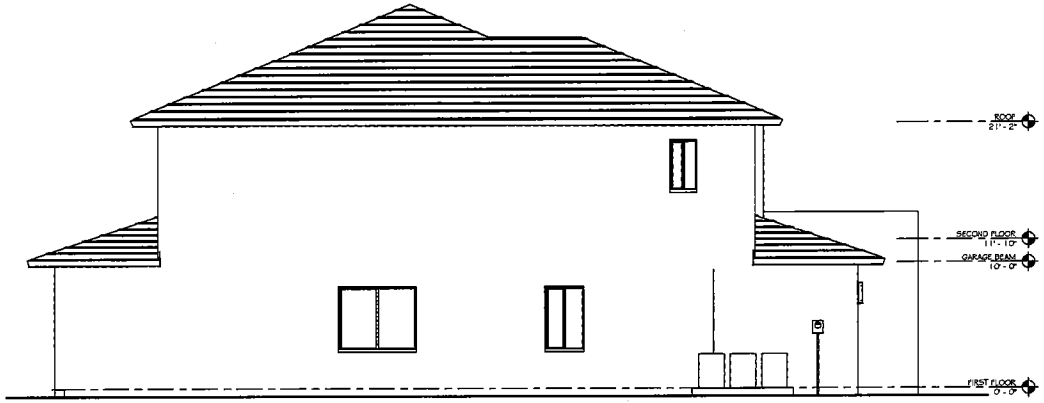
SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-5-1C
OF SHEETS

10/20/2014
1:02:13 PM

195



RIGHT ELEVATION ALT 1



LEFT ELEVATION ALT 1

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-5798 FAX: (305) 593-0098

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

GUEST ROOM

MODEL D
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET A-5-1G
OF SHEETS

10/20/2014
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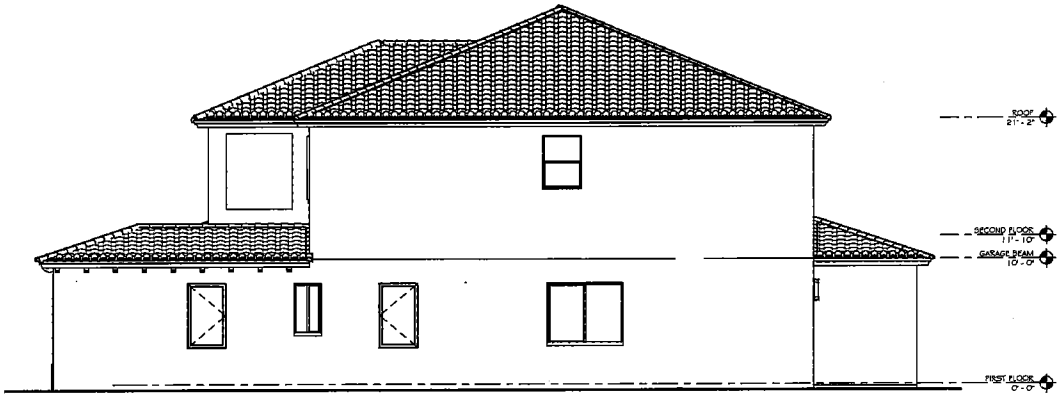
196



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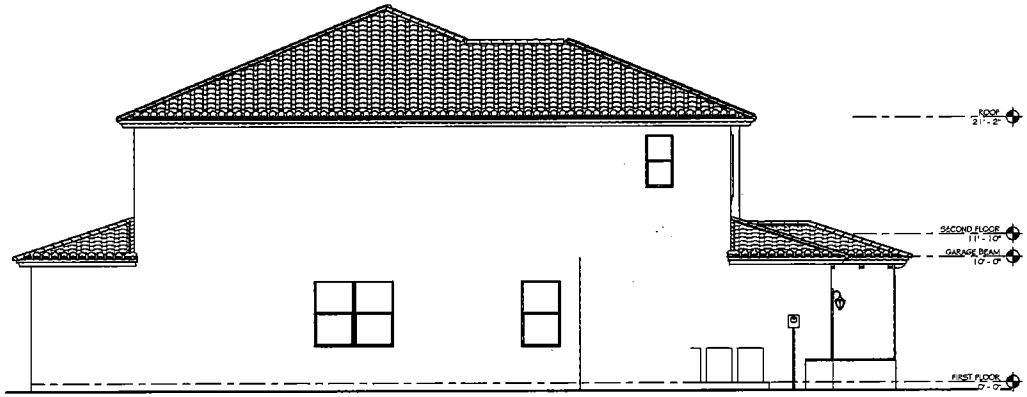

LEFT ELEVATION ALT 2

RECEIVED
2/4-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0696

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

CASITA

MODEL D
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1309
SHEET A-5-2C
OF SHEETS

10/20/2014
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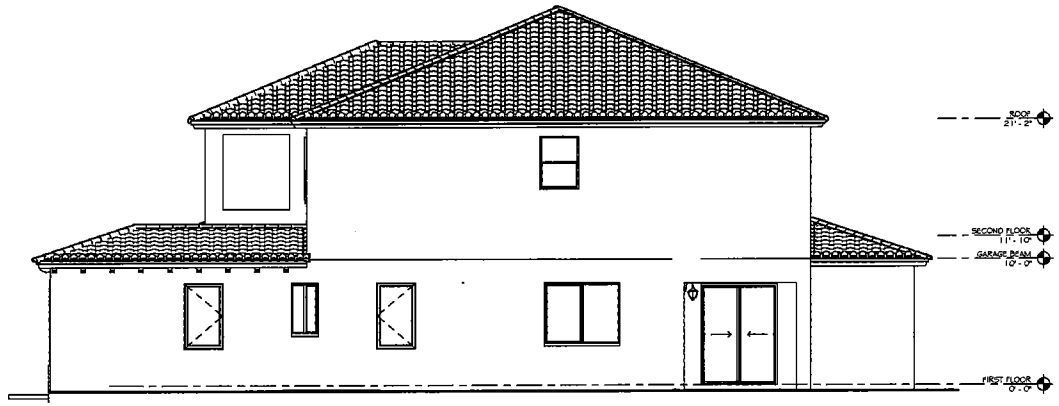
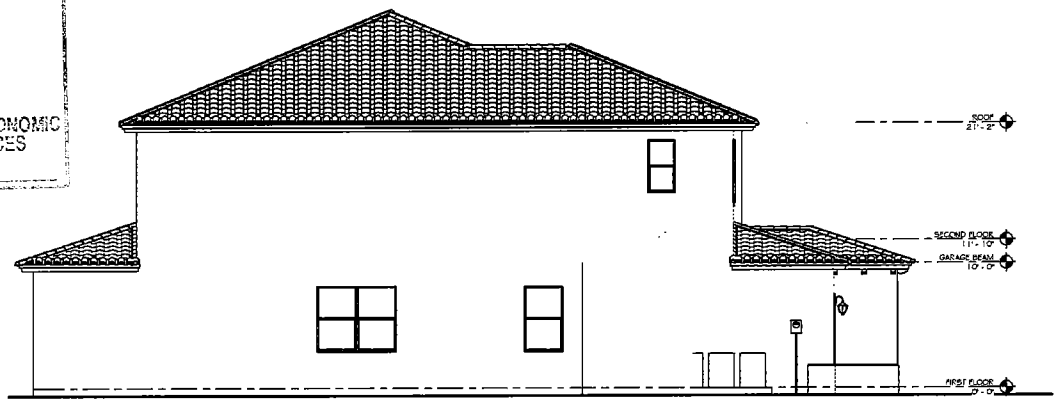
191



RIGHT ELEVATION ALT 2



LEFT ELEVATION ALT 2

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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9738 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

GUEST ROOM

MODEL D
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-5-2G
OF SHEETS

10/20/2014
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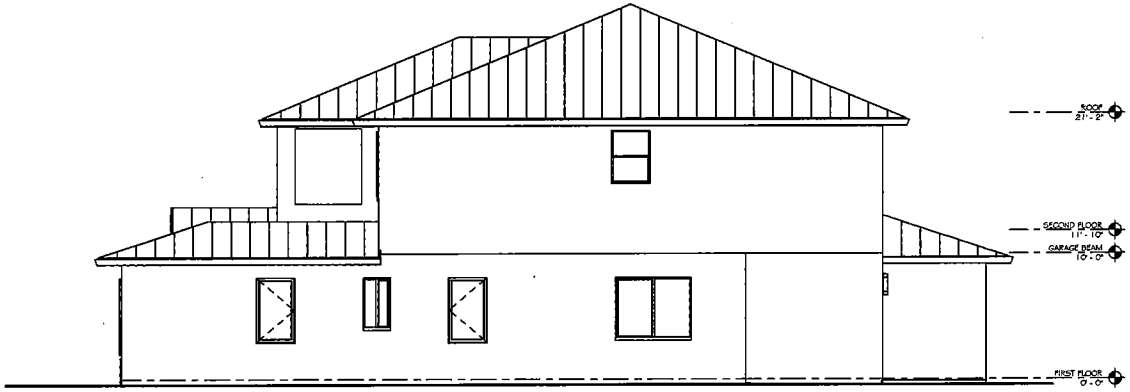
198



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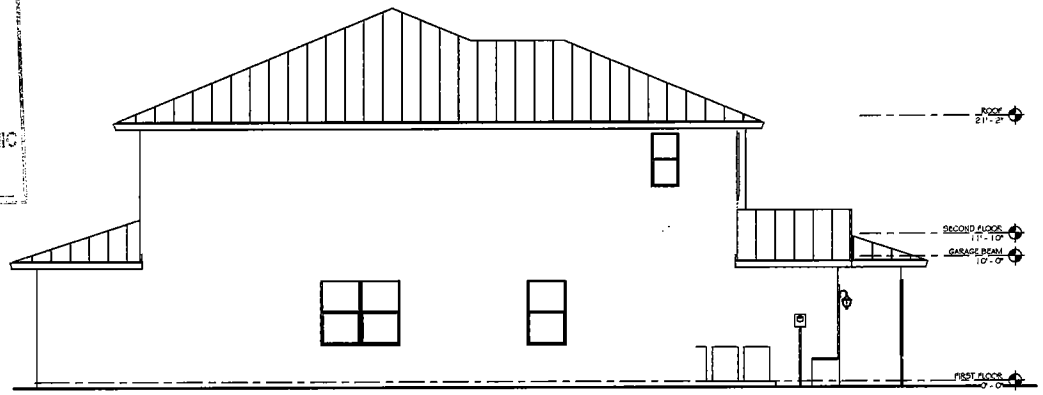

LEFT ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

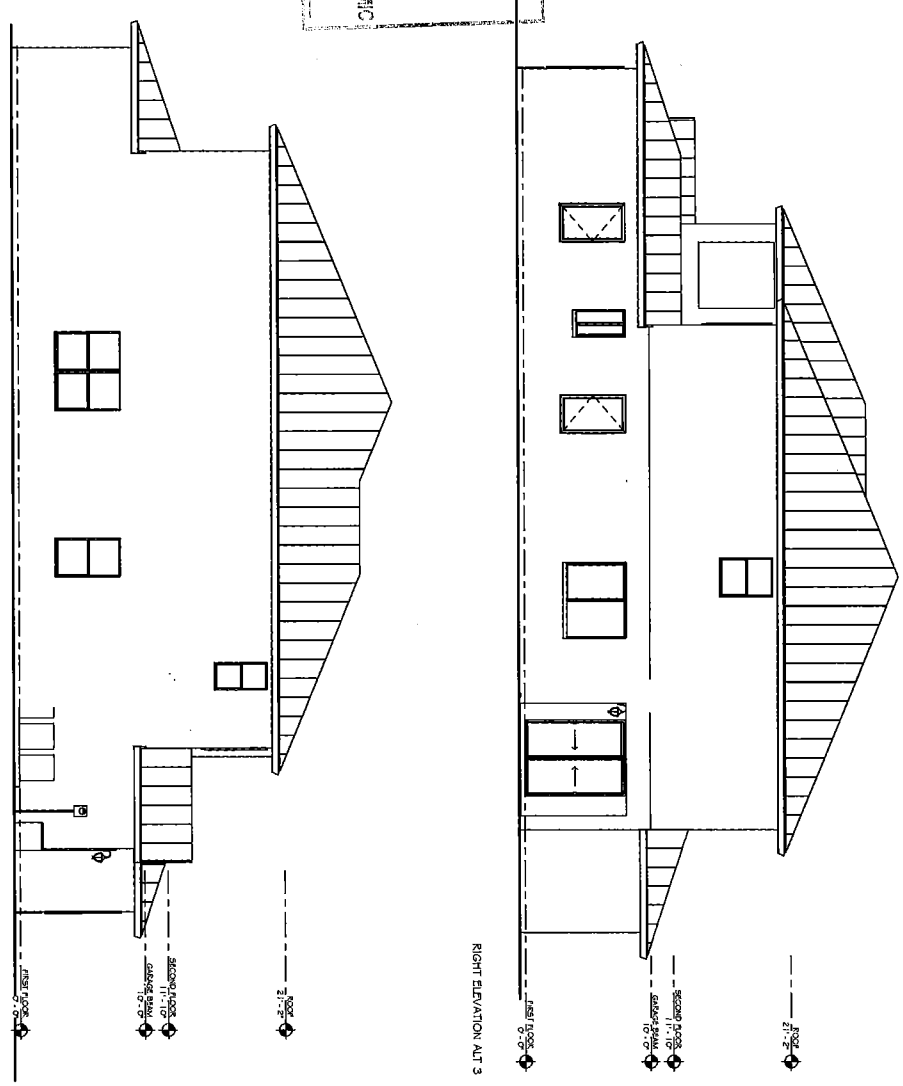
CASITA

MODEL D
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-5-3C
OF SHEETS

10/20/2014
1:02:32 PM

RECEIVED
2/4-05/
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



LEFT ELEVATION ALT 3

RIGHT ELEVATION ALT 3

10/20/2014 10:25 PM	SHEET A-5-3G OF SHEETS	JOB 1306 DATE 12-5-13 SCALE 1/4" = 1'-0"	MODEL D ALT-3	GUEST ROOM

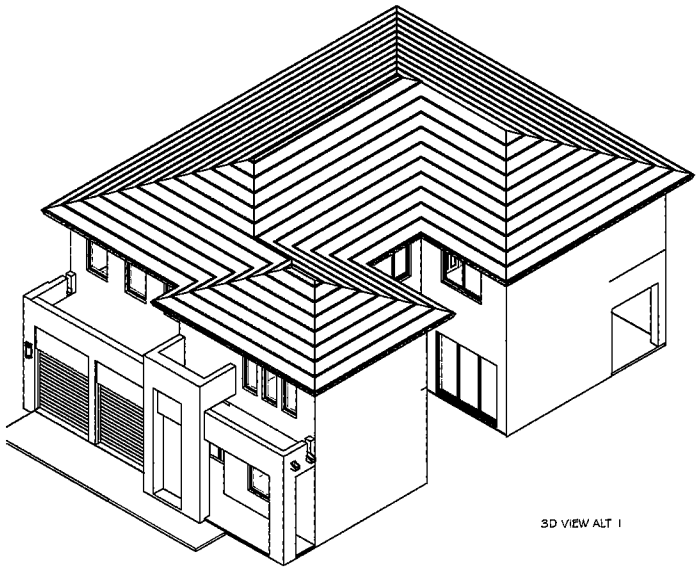
VENETIAN PARC
50' LOT SINGLE FAMILY
VENETIAN BY LUXCOM L.L.C
MIAMI DADE COUNTY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

REVISIONS | BY

199

200



3D VIEW ALT 1

FRONT ELEVATION ALT 1

REAR ELEVATION ALT 1

RECEIVED
214051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0596

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL E
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1308
SHEET A 4-1
OF SHEETS

10/20/2014
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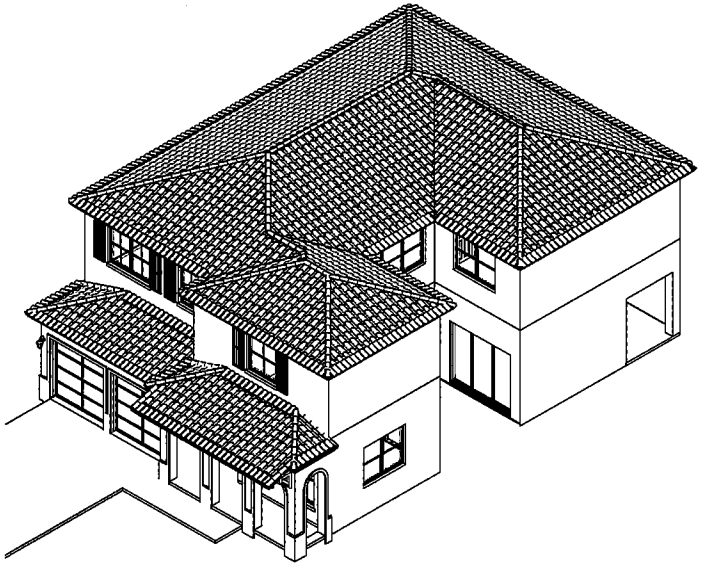

3D VIEW ALT 2

FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL E
ALT2

SCALE 1/4" = 1'-0"
DATE 01-08-14
JOB 1306
SHEET A 4-2
OF SHEETS

10/20/2014
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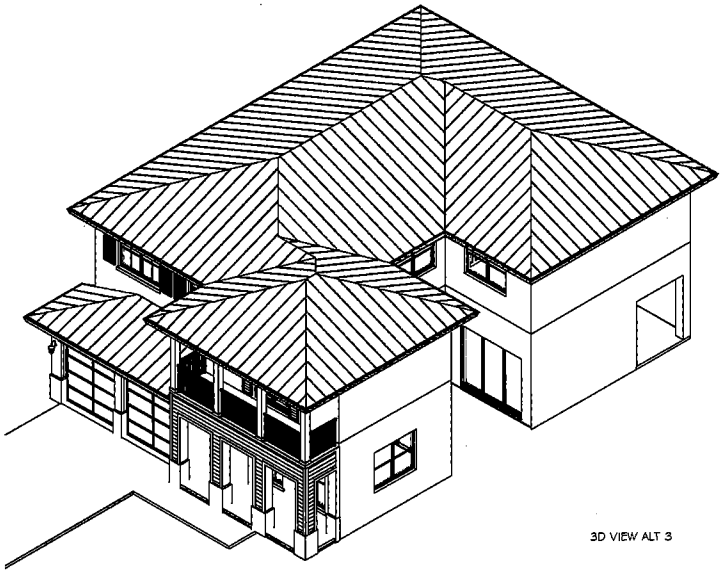
202



3D VIEW ALT 3

FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9799 FAX: (305) 593-0806

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

MODEL E
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 4-3
OF SHEETS

10/20/2014
1:04:32 PM

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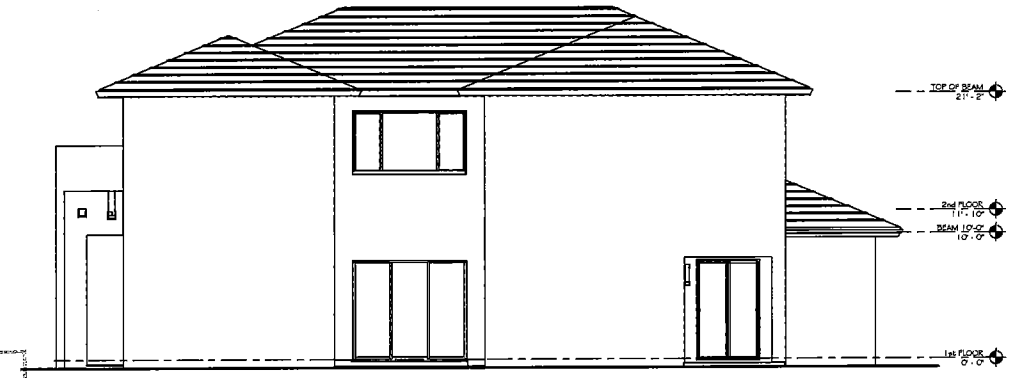
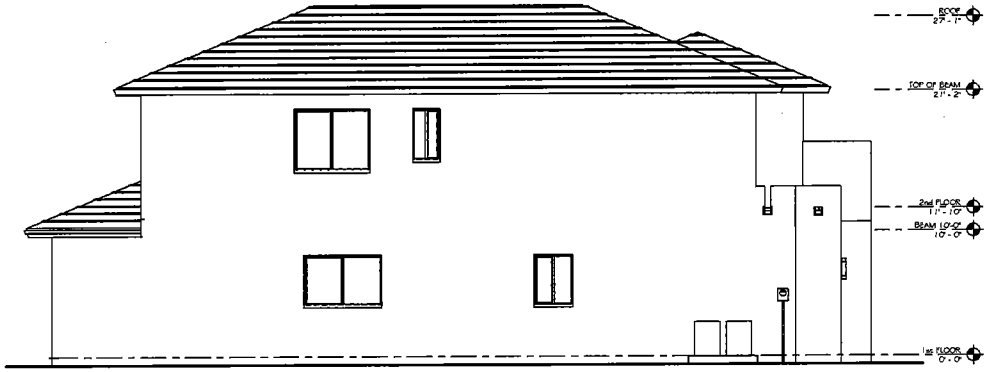
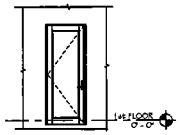
Z14-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY



RIGHT ELEVATION ALT 1



LEFT ELEVATION ALT 1



GAR. DOOR OPTI. ALT 1 , 2 & 3

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0098

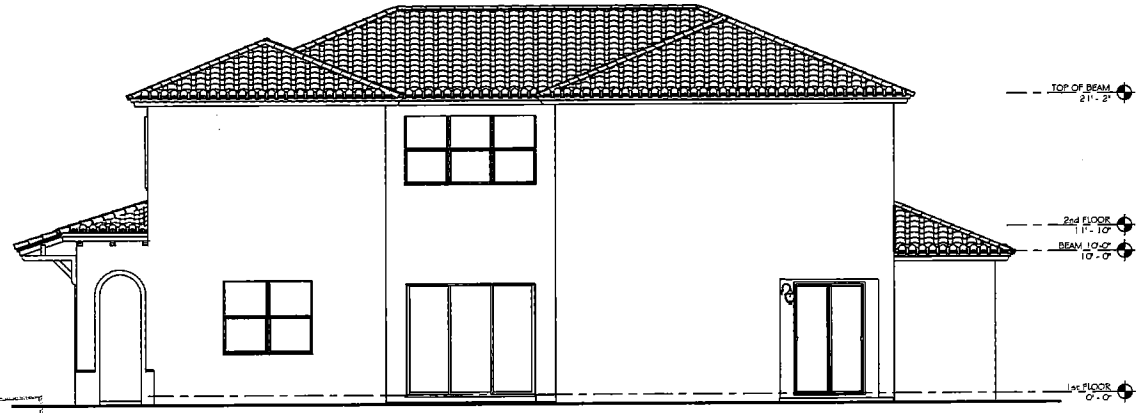
VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

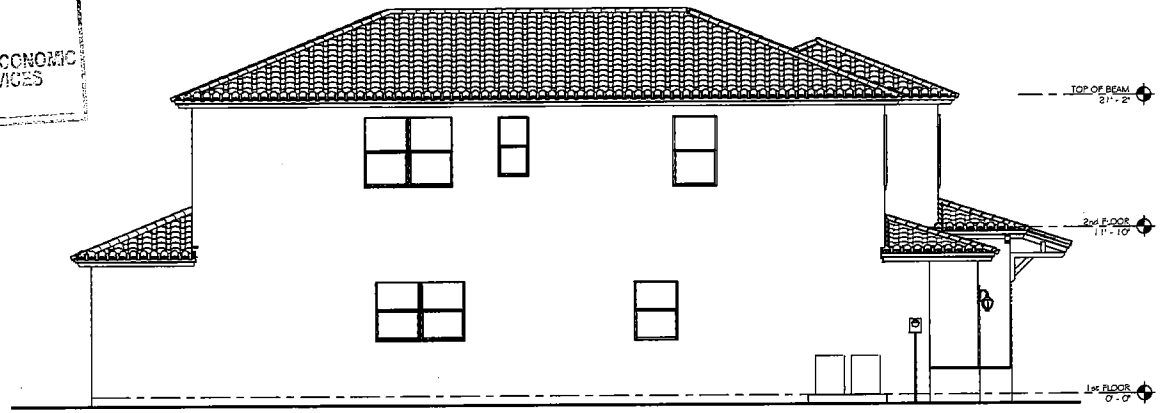
MODEL E
ALT 1

SCALE 1/4" = 1'-0"
DATE 01-08-14
JOB 1308
SHEET A 5-1 OF SHEETS

10/20/2014
1:04:35 PM



RIGTH ELEVATION ALT 2



LEFT ELEVATION ALT 2

RECEIVED
214051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DIVISION OF DEVELOPMENT SERVICES
By

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9708 FAX: (305) 593-0066

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

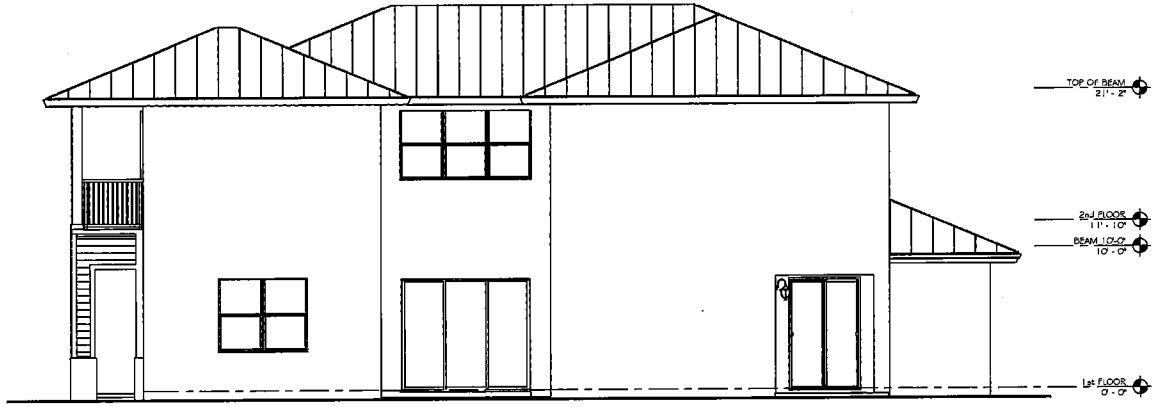
MODEL E
ALT 2

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1306
SHEET A 5-2
OF SHEETS

10/20/2014
1:04:42 PM

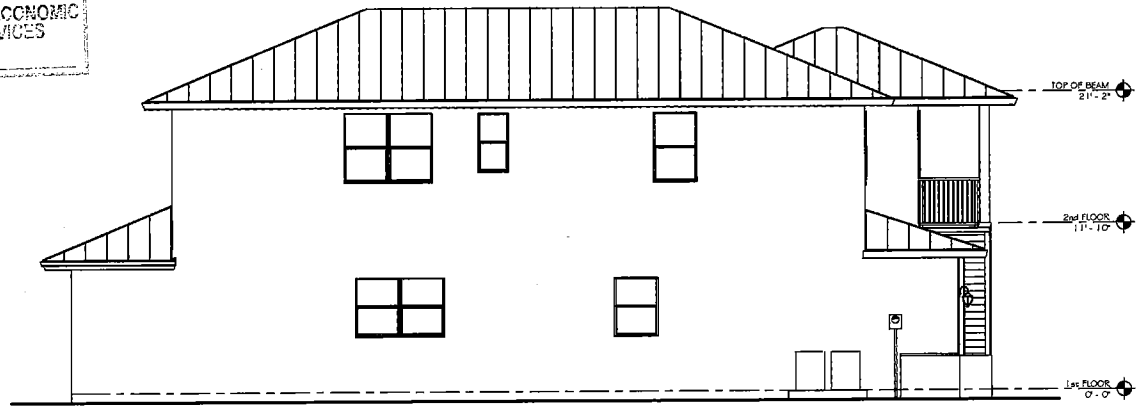
PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17141

205



RITH ELEVATION ALT 3

RECEIVED
214-051
OCT 3 1 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



LEFT ELEVATION ALT 3

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9768 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

STANDARD

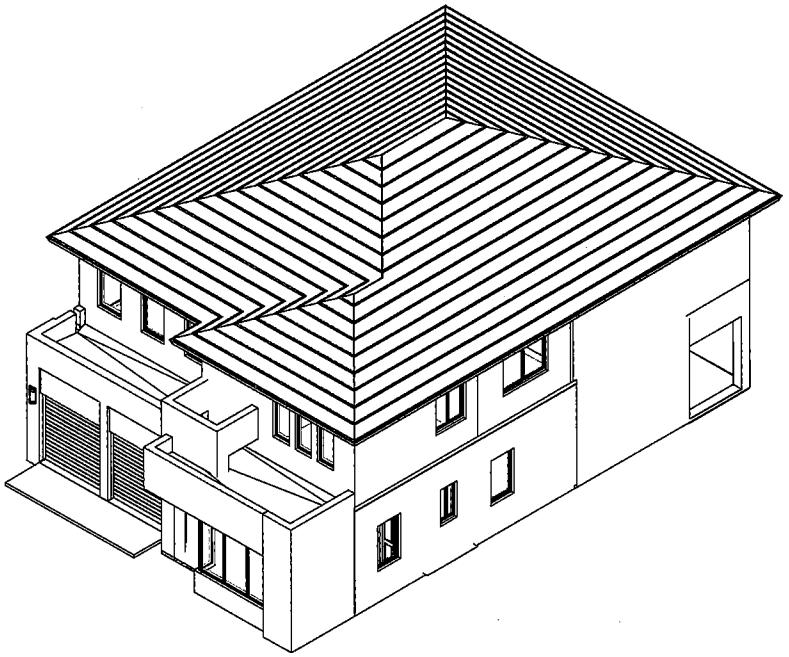
MODEL E
ALT 3

SCALE 1/4" = 1'-0"
DATE 01-09-14
JOB 1305
SHEET A 5-3
OF SHEETS

10/20/2014
1:04:45 PM

RAUL R. SOTOLONGO - AR-7172
JENNIFER MALLON SALMAN - AR-17121

206



3D VIEW ALT I CASITA

FRONT ELEVATION ALT I

REAR ELEVATIION ALT I

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214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0066

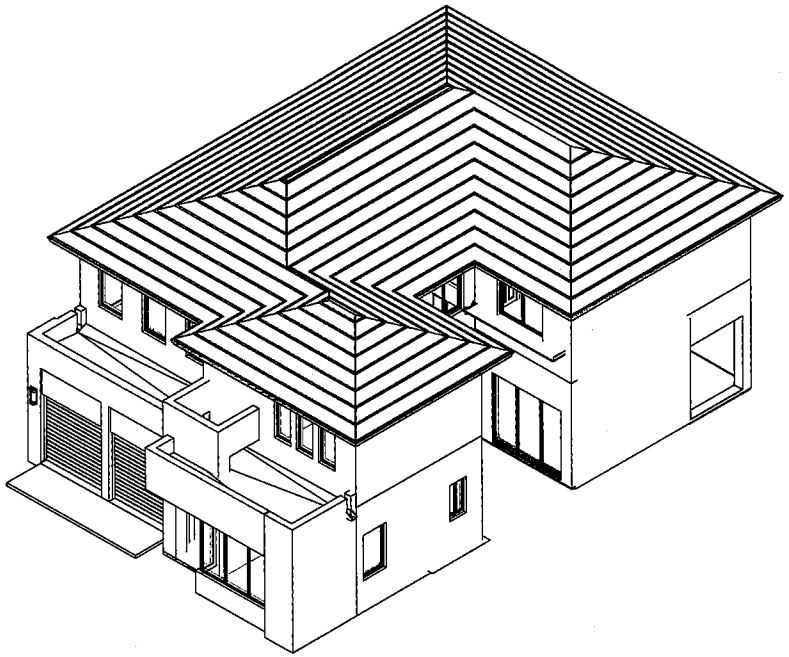
VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

CASITA

MODEL E
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-4-1C
OF SHEETS

10/20/2014
2:25:17 PM



3D VIEW ALT 1 GUEST ROOM

FRONT ELEVATION ALT 1

REAR ELEVATIION ALT 1

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By

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9708 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-4-1GR
OF SHEETS

10/20/2014
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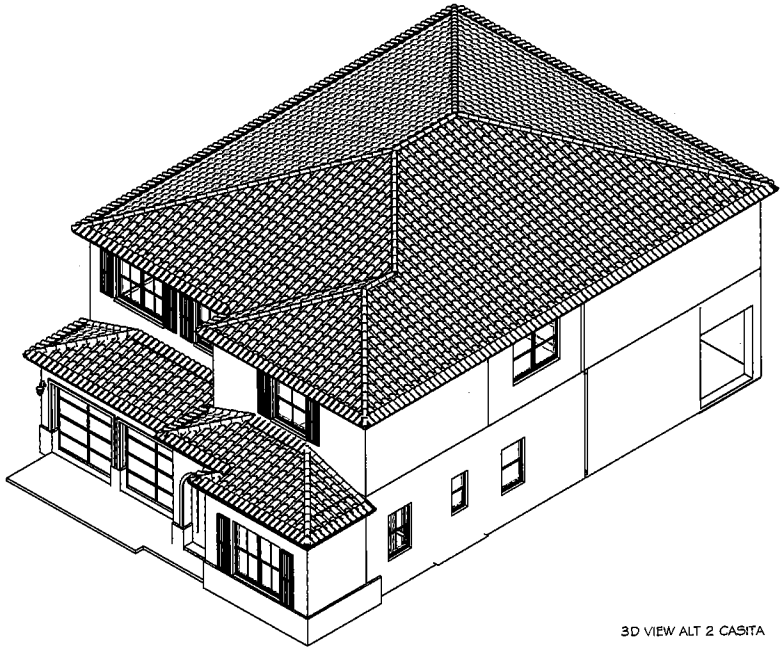
PAUL R. SOTOLONGO - AR-7713
JENNIFER MALLOH SALMAN - AR-17171



3D VIEW ALT 2 CASITA

FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

CASITA

MODEL E
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET A-4-2C OF SHEETS

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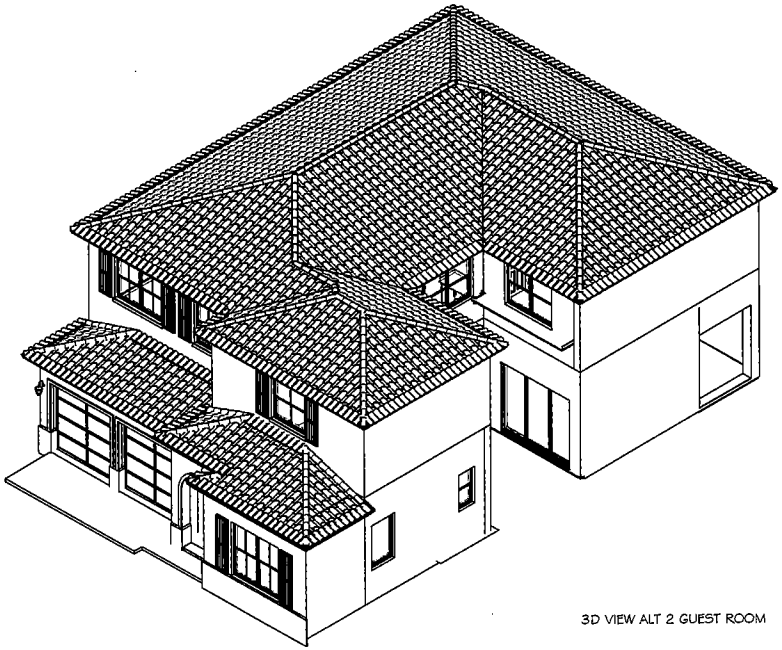
RAUL R. SOTOLONGO - AR-7773
JENNIFER MALLON SALMAN - AR-17181

209



3D VIEW ALT 2 GUEST ROOM

FRONT ELEVATION ALT 2

REAR ELEVATION ALT 2

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-4-2GR
OF SHEETS

10/20/2014
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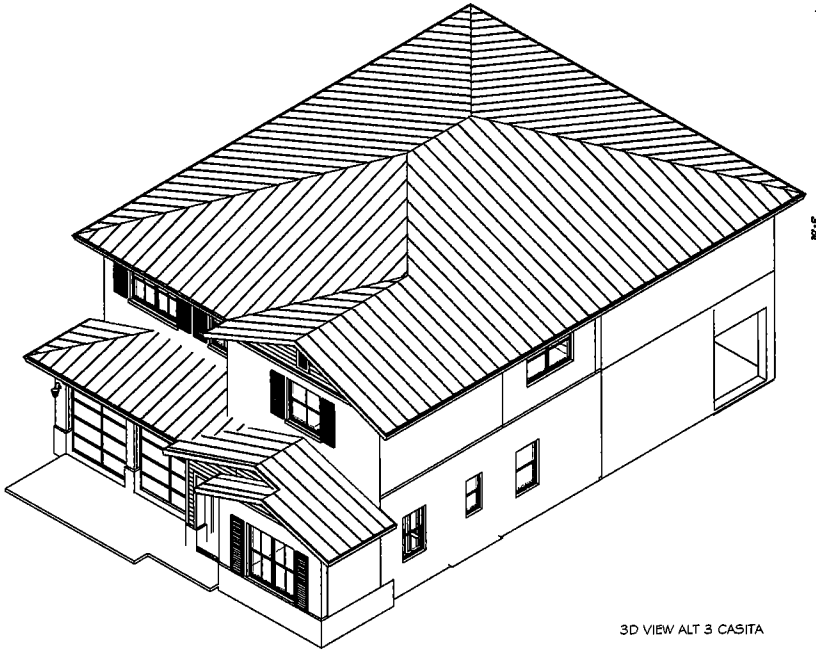
RAUL R. SOTOLONGO • AR-7712
JENNIFER MALLOH SALMAN • AR-17131



3D VIEW ALT 3 CASITA

FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

CASITA

MODEL E
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1308
SHEET
A-4-3C
OF SHEETS

10/20/2014
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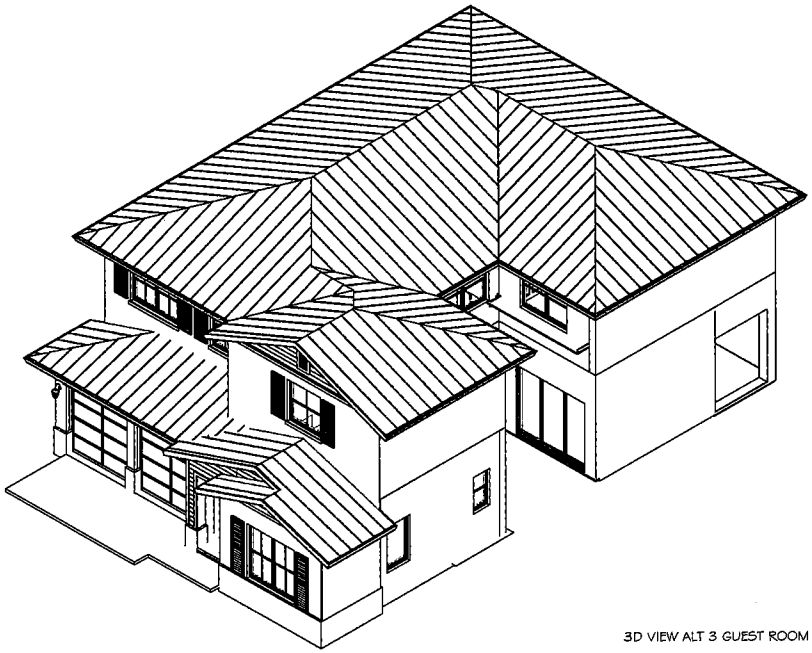
RAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17181



3D VIEW ALT 3 GUEST ROOM

FRONT ELEVATION ALT 3

REAR ELEVATION ALT 3

RECEIVED
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MIAMI-DADE COUNTY
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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-4-3GR
OF SHEETS

10/20/2014
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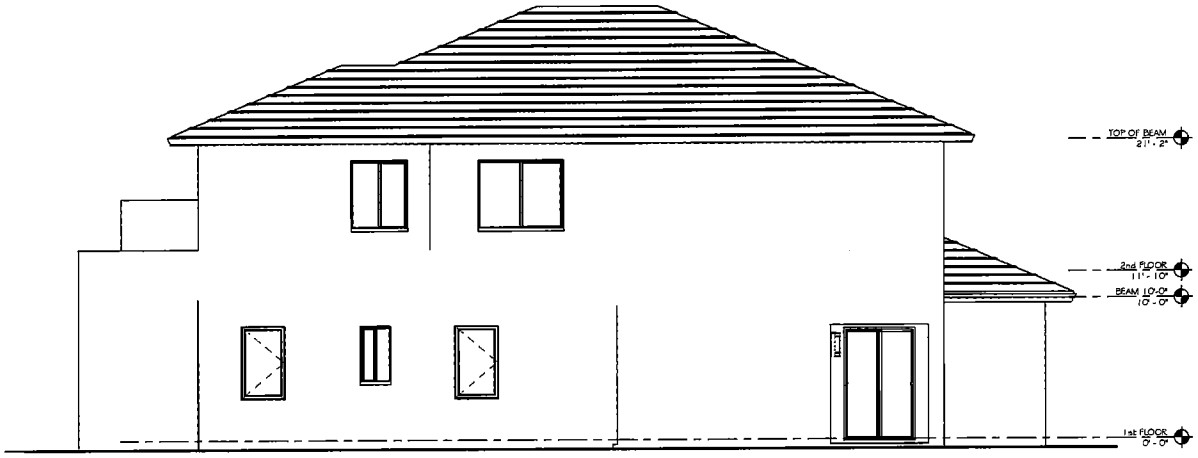
PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17171

212



RIGHT ELEVATION ALT 1
CASITA

LEFT ELEVATION ALT 1 CASITA

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9708 FAX: (305) 593-0066

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

CASITA

MODEL E
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-5-1C
OF SHEETS

10/20/2014
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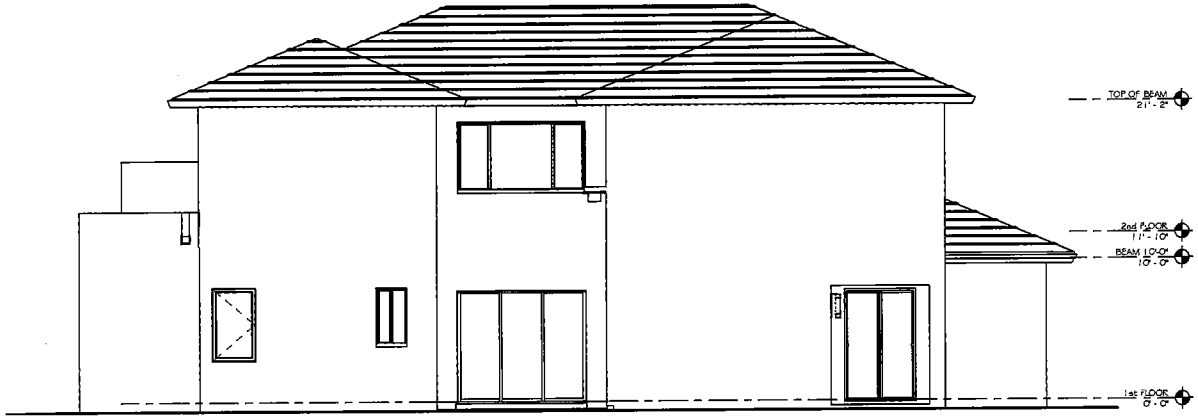

RIGHT ELEVATION ALT 1
GUEST ROOM

RECEIVED
214-051
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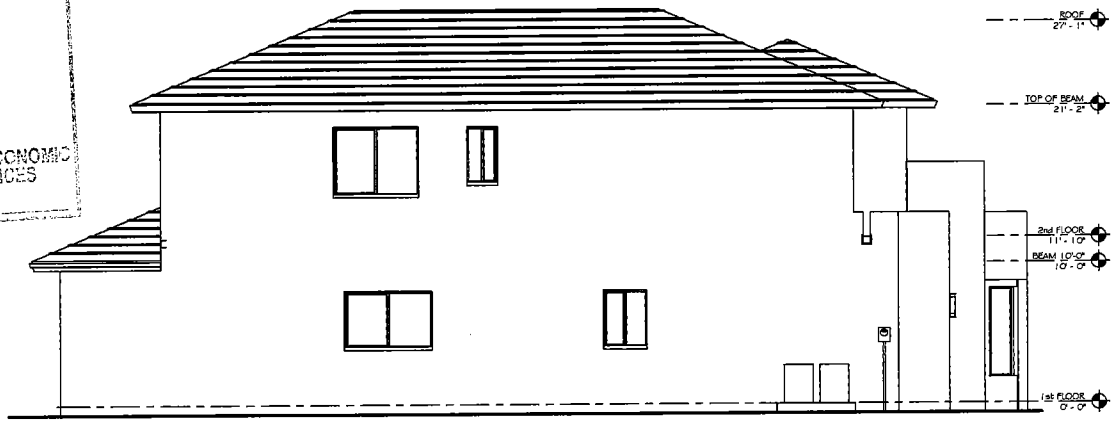
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



LEFT ELEVATION ALT 1 GUEST
ROOM

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10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-0708 FAX: (305) 593-0096

VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-1

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-5-1GR
OF SHEETS

10/20/2014
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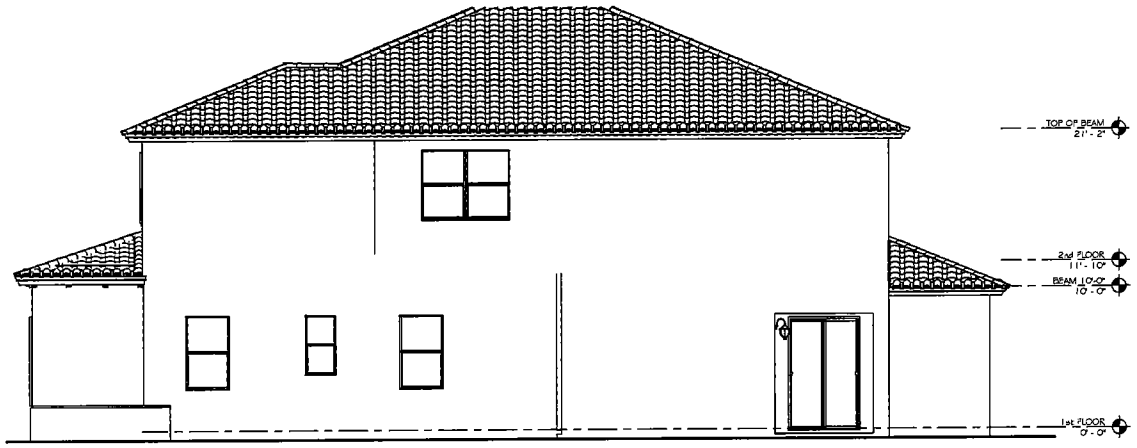
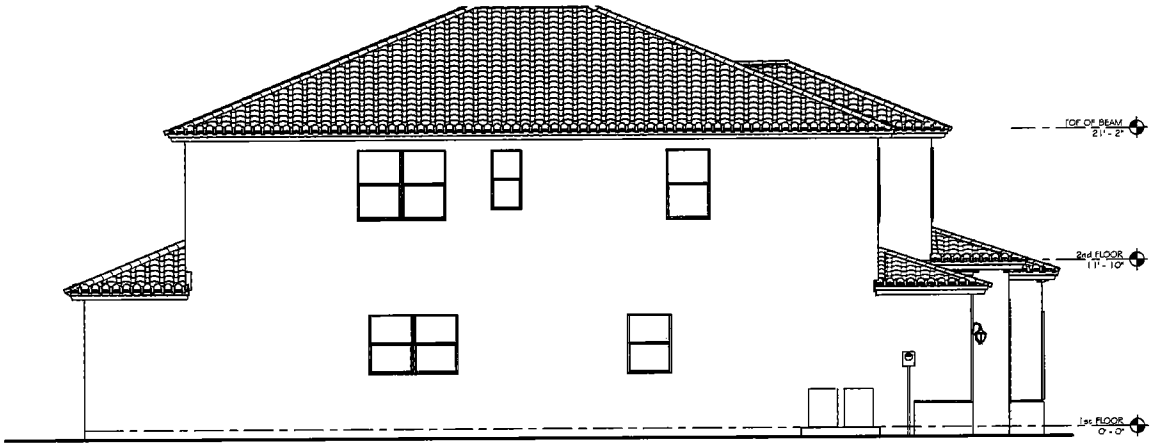
PAUL R. SOTOLONGO - AR-7712
JENNIFER WALLON SALMAN - AR-17191



RIGTH ELEVATION ALT 2



LEFT ELEVATION ALT 2

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MIAMI-DADE COUNTY
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214

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

CASITA

MODEL E
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-5-2C
OF SHEETS

10/20/2014
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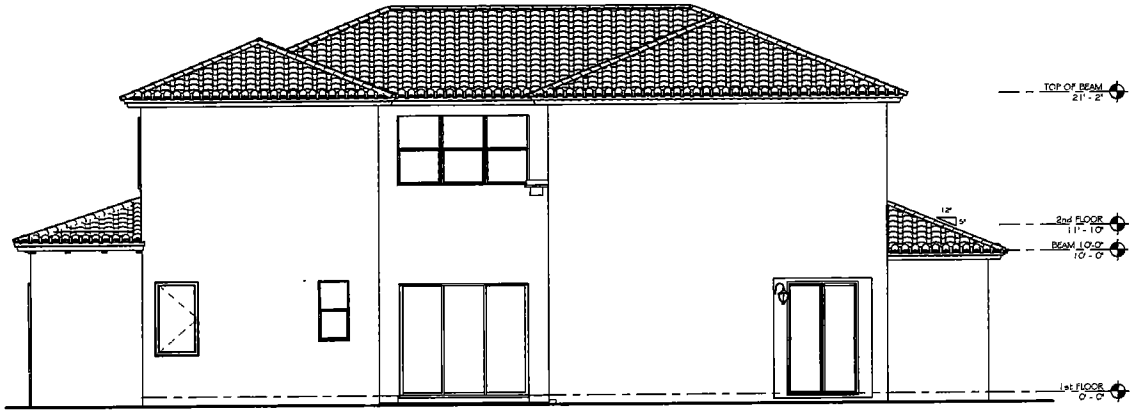
PAUL R. SOTOLONGO - AR-7212
JENNIFER MALLON SALMAN - AR-17191

215



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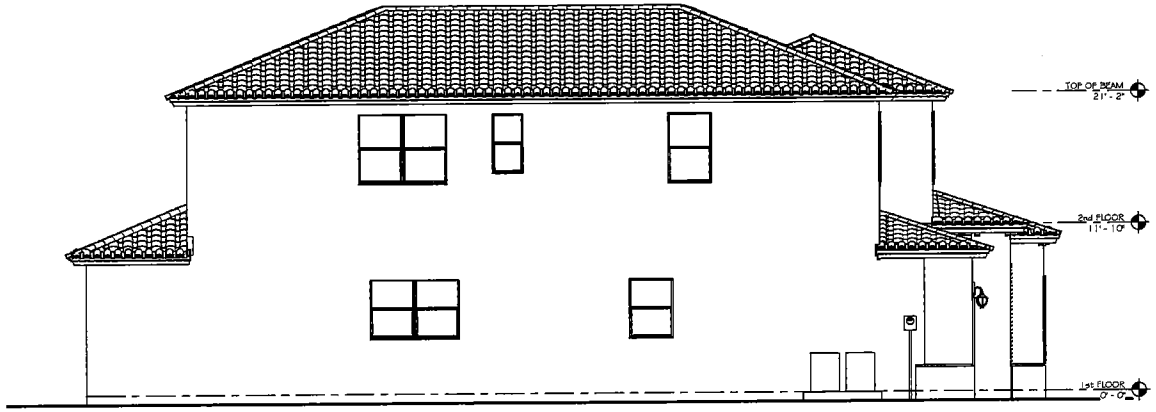

LEFT ELEVATION ALT 2

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OCT 31 2014
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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

MODEL E
ALT-2

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-5-2GR
OF SHEETS

10/20/2014
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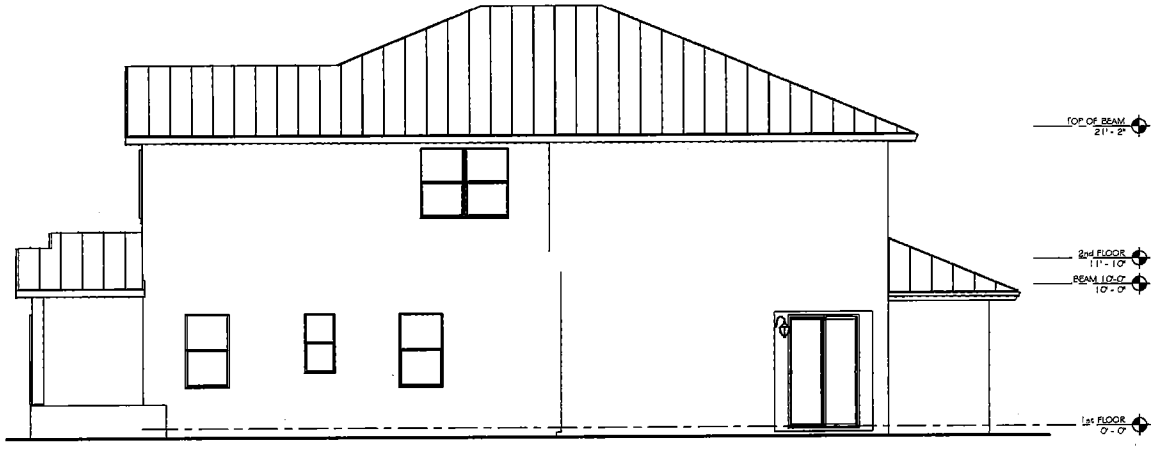
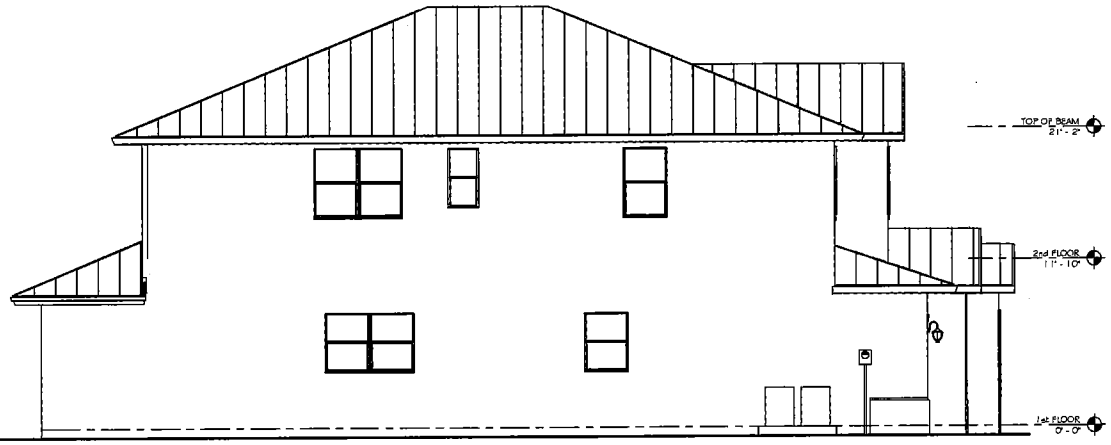
RAUL R. SOTOLONGO - AR-7713
JENNIFER MALLON SALMAN - AR-17141



RITH ELEVATION ALT 3



LEFT ELEVATION ALT 3

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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

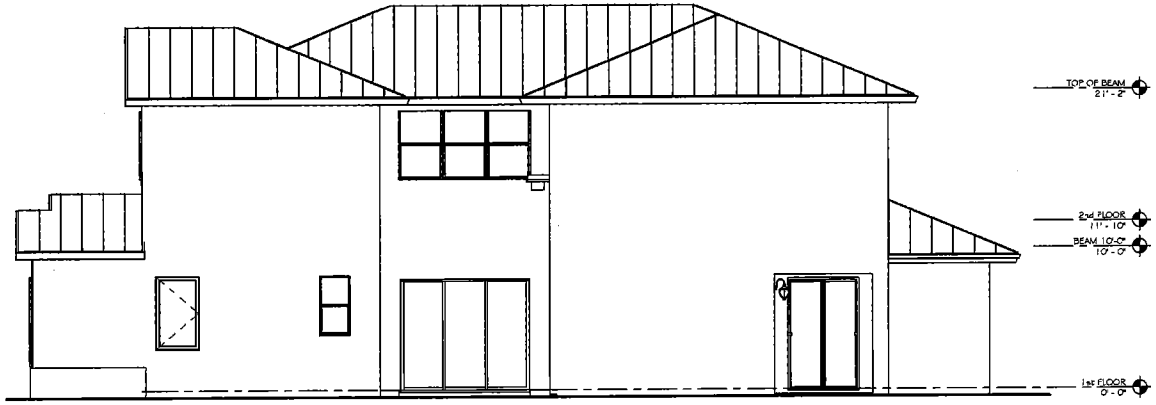
CASITA

MODEL E
ALT-3

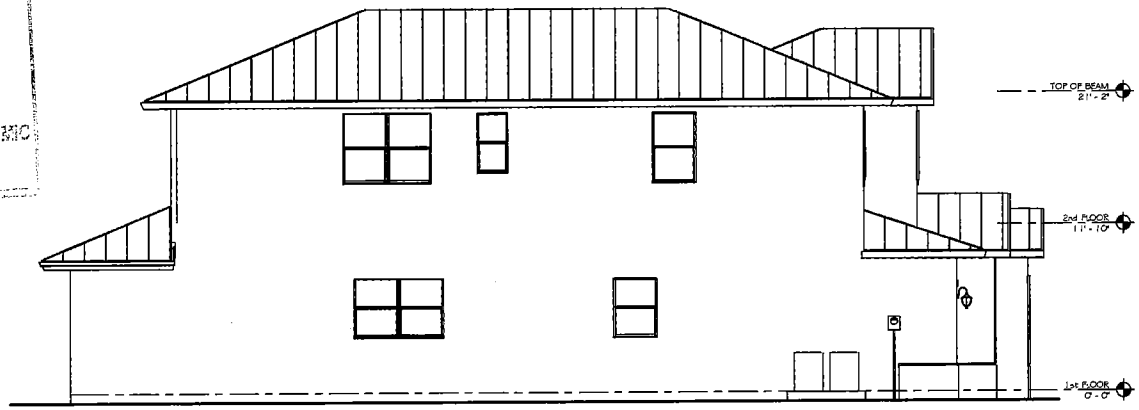
SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1305
SHEET
A-5-3C
OF SHEETS

10/20/2014
2:26:13 PM

PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17131



RIGTH ELEVATION ALT 3



LEFT ELEVATION ALT 3

RECEIVED
214051
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10830 NORTHWEST 27TH STREET DORAL FLORIDA 33172
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VENETIAN PARC.
50' LOT SINGLE FAMILY HOMES
VENETIAN BY LUXCOM L.L.C.
MIAMI DADE COUNTY

GUEST ROOM

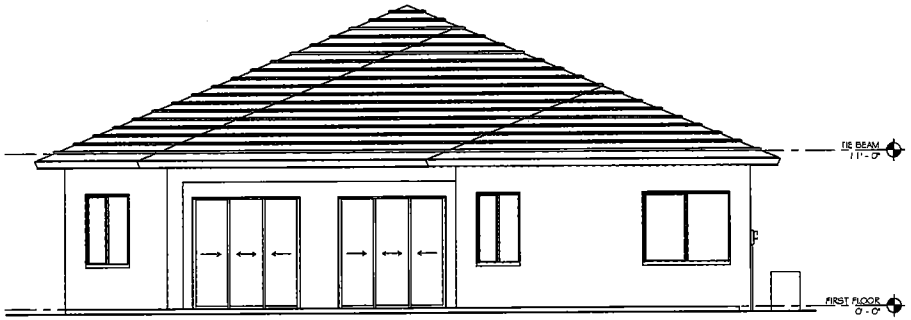
MODEL E
ALT-3

SCALE 1/4" = 1'-0"
DATE 12-5-13
JOB 1306
SHEET
A-5-3GR
OF SHEETS

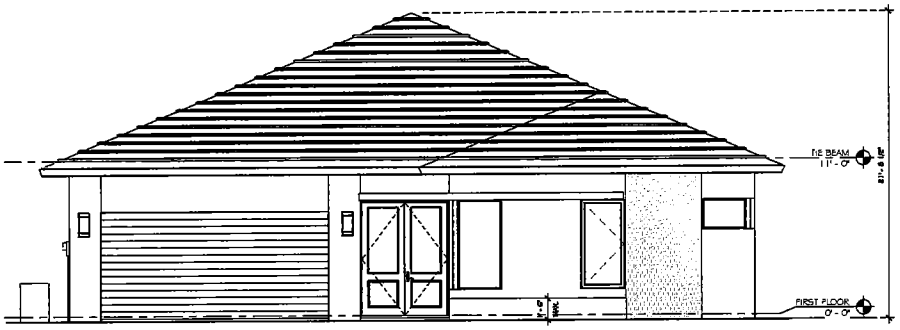
10/20/2014
2:26:16 PM

PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-12191

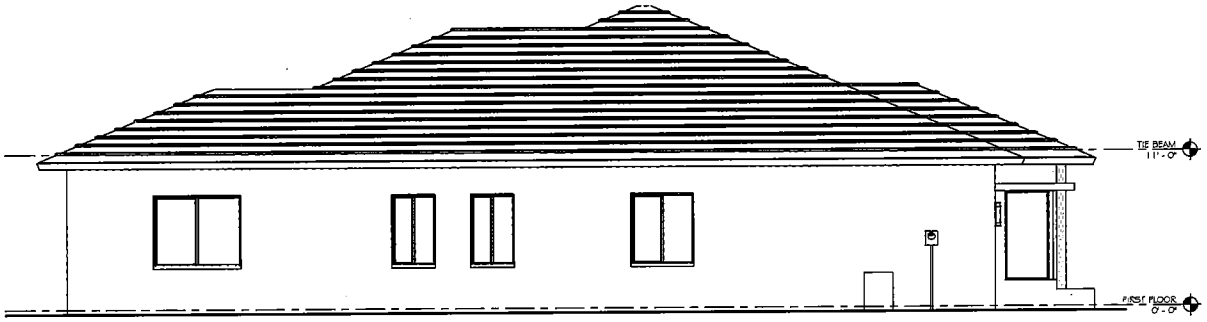
218



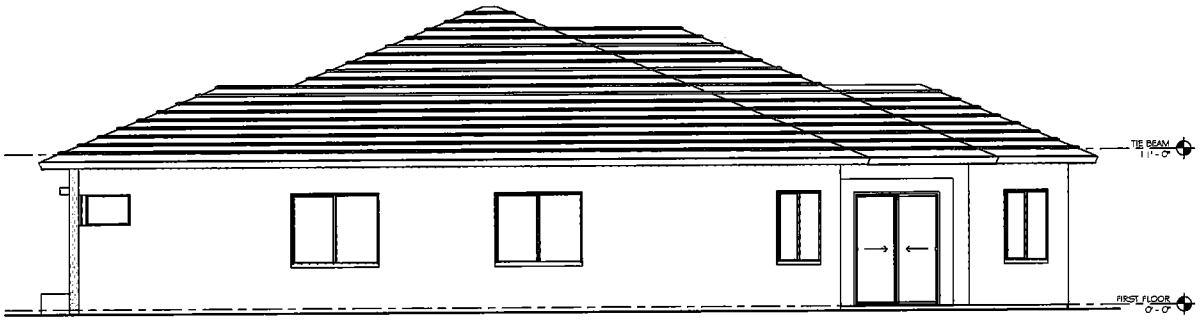
REAR ELEVATION STANDARD
ALT-1



FRONT ELEVATION STANDARD
ALT-1



LEFT ELEVATION STANDARD
ALT-1



RIGHT ELEVATION STANDARD
ALT-1

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VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

STANDARD

MODEL F
ALT-1

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
SHEET A3.1
OF SHEETS

10/20/2014
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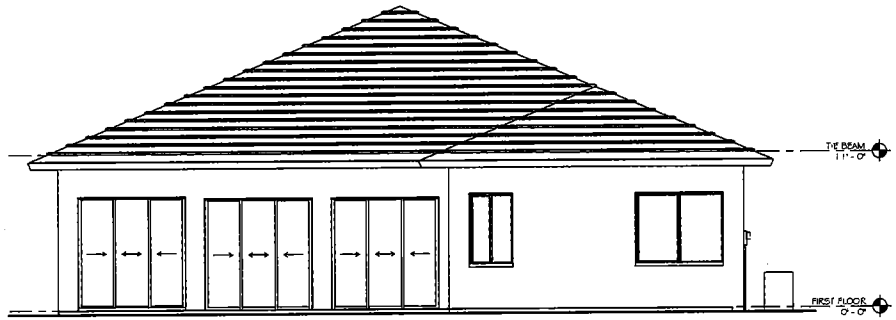
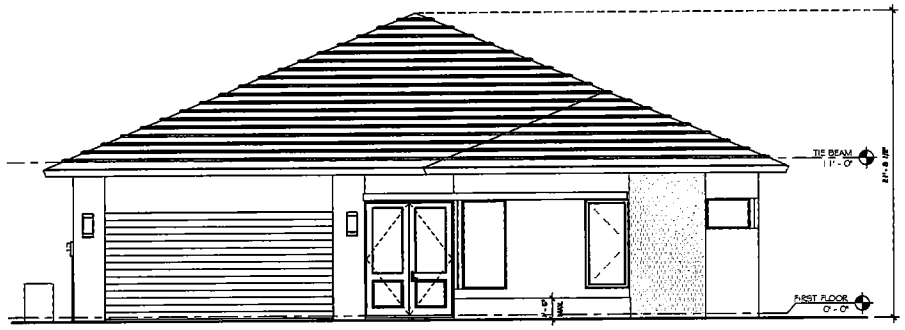
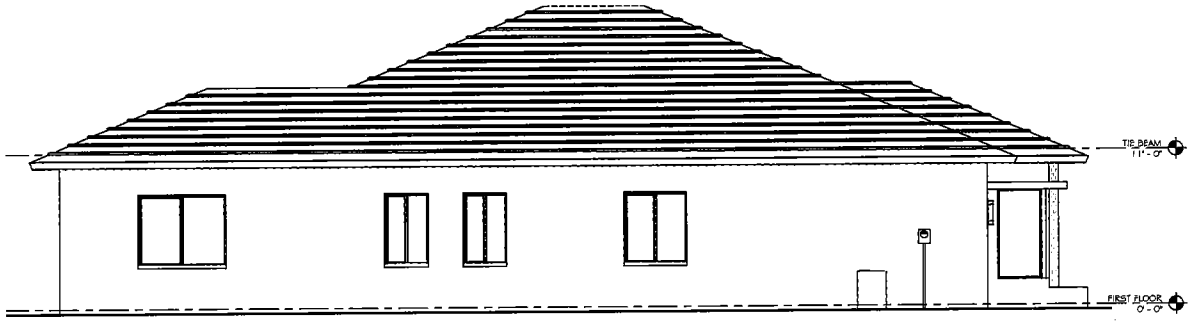


REAR ELEVATION FIVE
BEDROOM OPTION ALT-1



FRONT ELEVATION FIVE
BEDROOM OPTION ALT-1



LEFT ELEVATION FIVE
BEDROOM OPTION ALT-1

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RESOURCES DEVELOPMENT SERVICES
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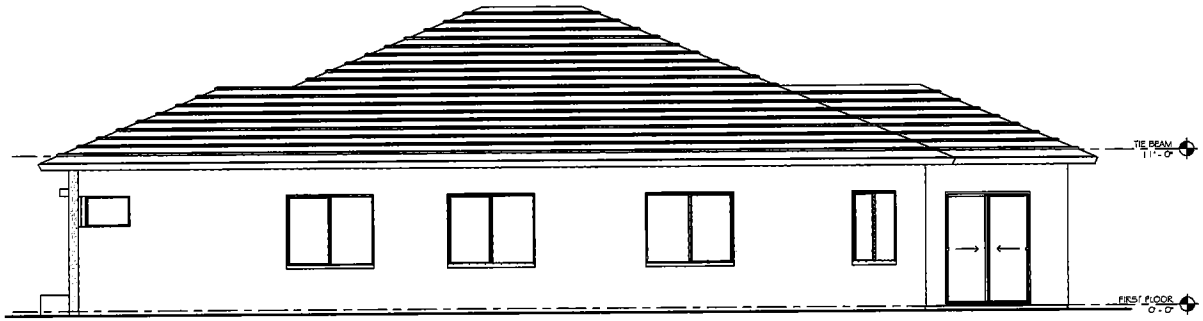

RIGHT ELEVATION FIVE
BEDROOM OPTION ALT-1

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ARCHITECTS, LLC
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VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

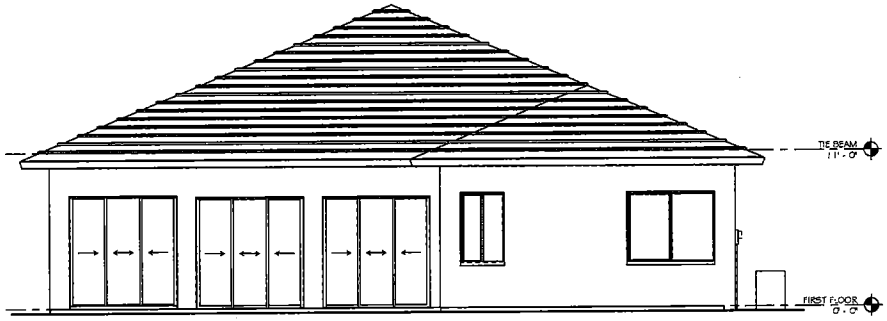
FIVE
BEDROOM
OPTION

MODEL F
ALT-1

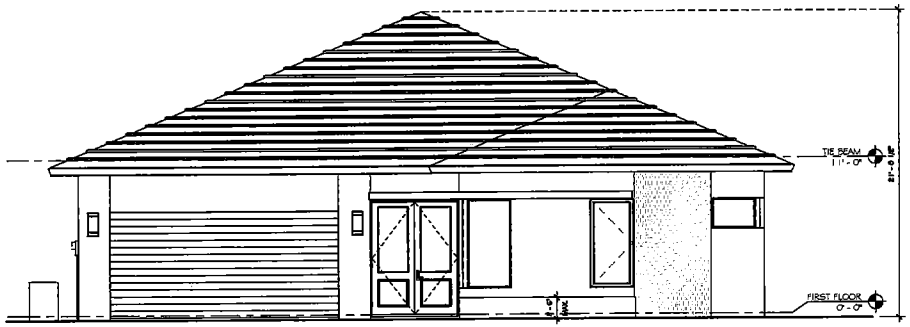
SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1306
SHEET A3.1B
OF SHEETS

10/20/2014
2:34:55 PM

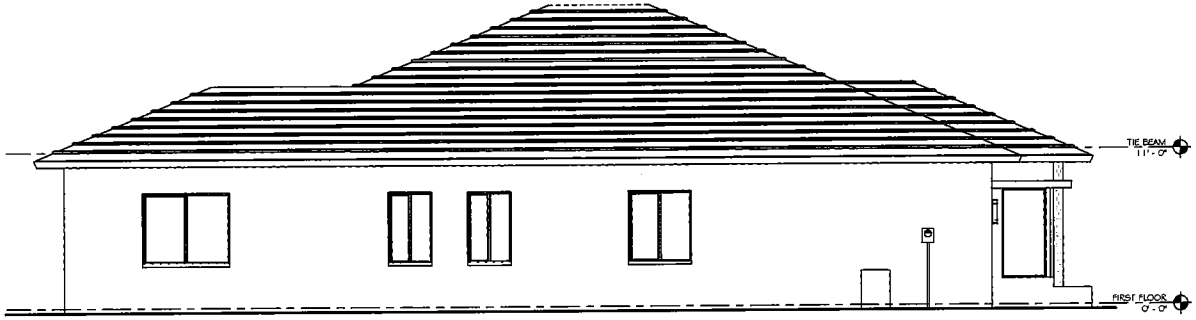
PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-97181



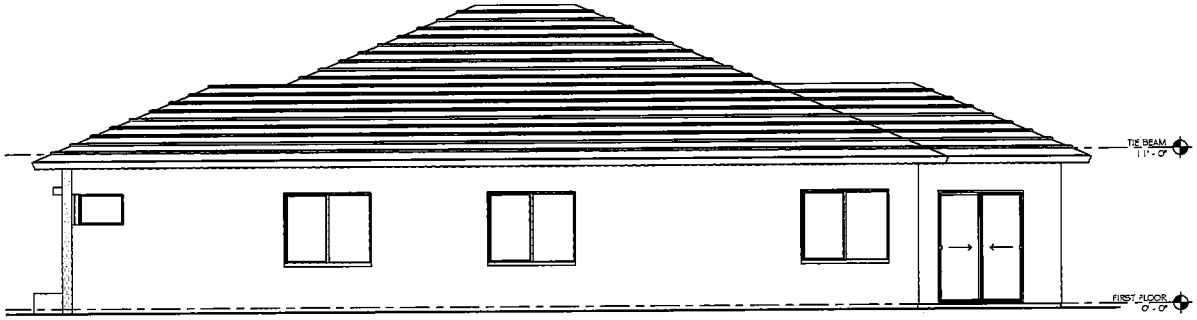
REAR ELEVATION EXTENDED
GREAT ROOM ALT-1



FRONT ELEVATION EXTENDED
GREAT ROOM ALT-1



LEFT ELEVATION EXTENDED
GREAT ROOM ALT-1



RIGHT ELEVATION EXTENDED
GREAT ROOM ALT-1

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-0798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

EXTENDED
GREAT ROOM

MODEL F
ALT-1

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1306
SHEET A3.1E
OF SHEETS

10/20/2014
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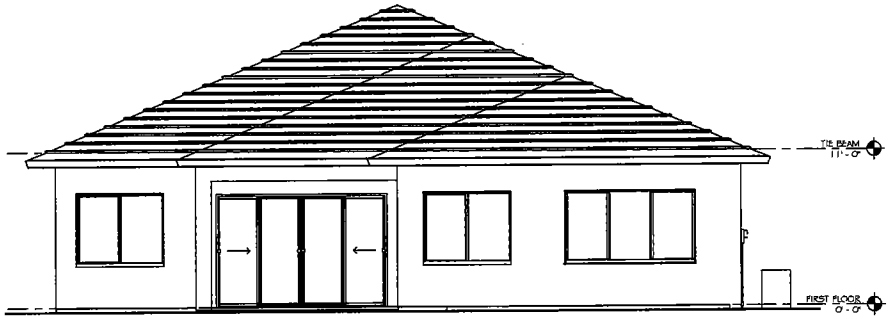
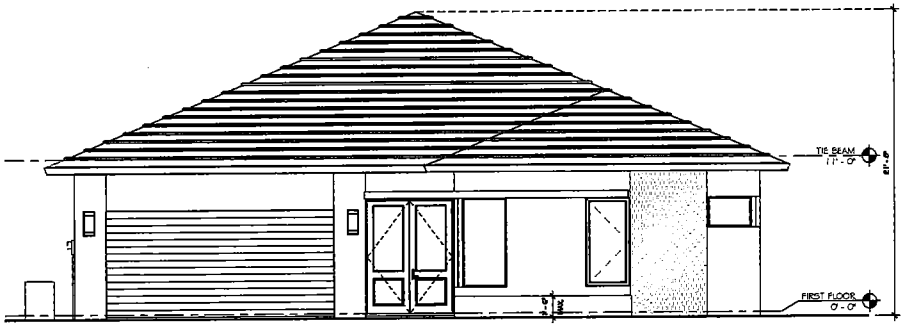
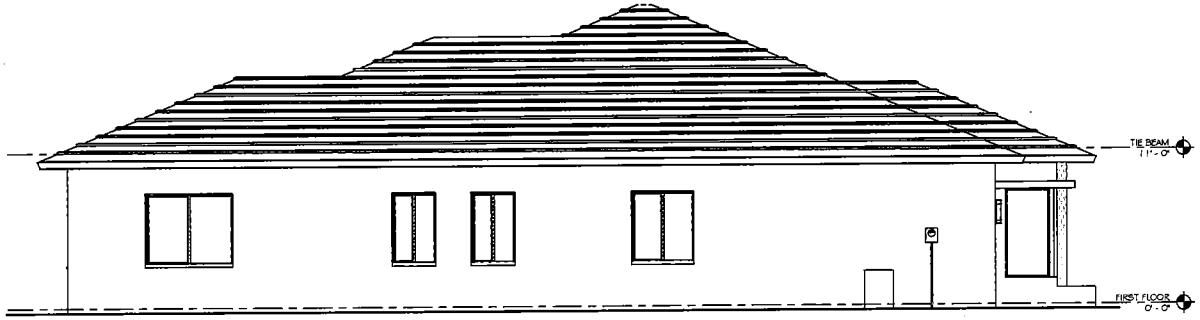
RAUL R. SOTOLONGO - AR-17712
JENNIFER MALLEN SALMAN - AR-17131



REAR ELEVATION SITTING ROOM OPTION ALT-1

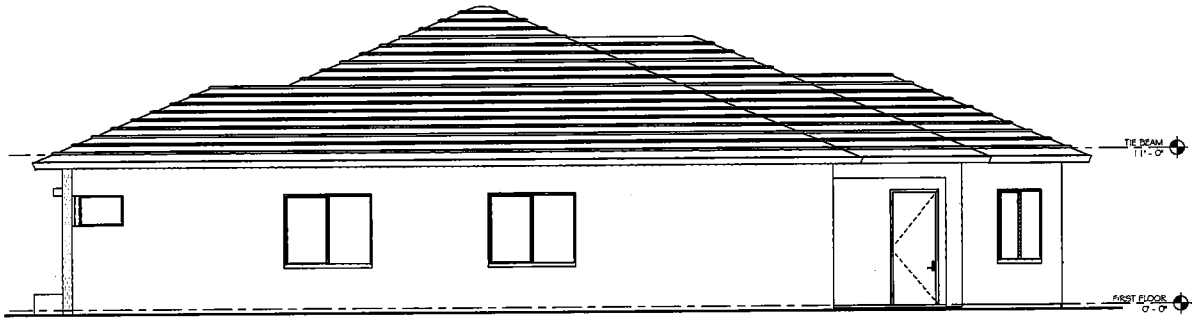


FRONT ELEVATION SITTING ROOM OPTION ALT-1



LEFT ELEVATION SITTING ROOM OPTION ALT I

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By:



RIGHT ELEVATION SITTING ROOM OPTION ALT I

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-0798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

SITTING ROOM OPTION

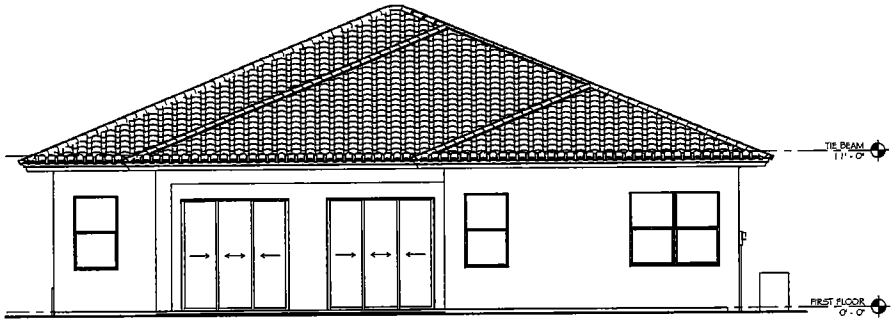
MODEL F
ALT-1

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
SHEET A3.1S
OF SHEETS

10/20/2014
2:35:05 PM

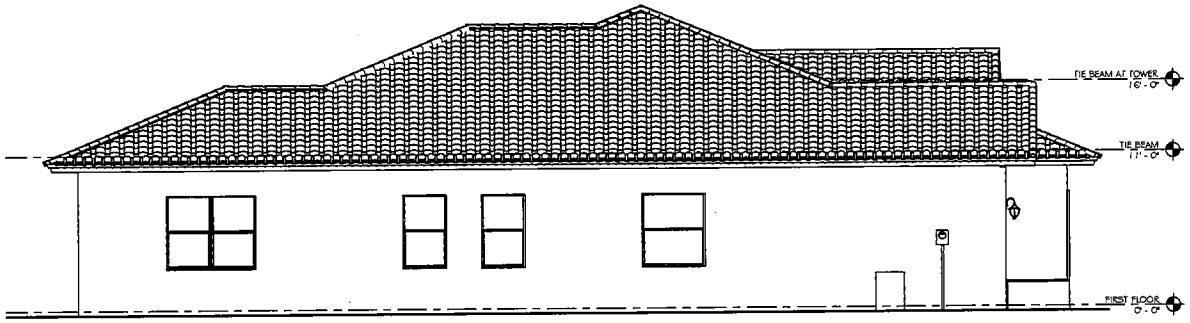
RAUL R. SOTOLONGO - AR-7712
JENNIFER HALLON SALMAN - AR-97191

222



REAR ELEVATION STANDARD
ALT-2

FRONT ELEVATION STANDARD
ALT-2



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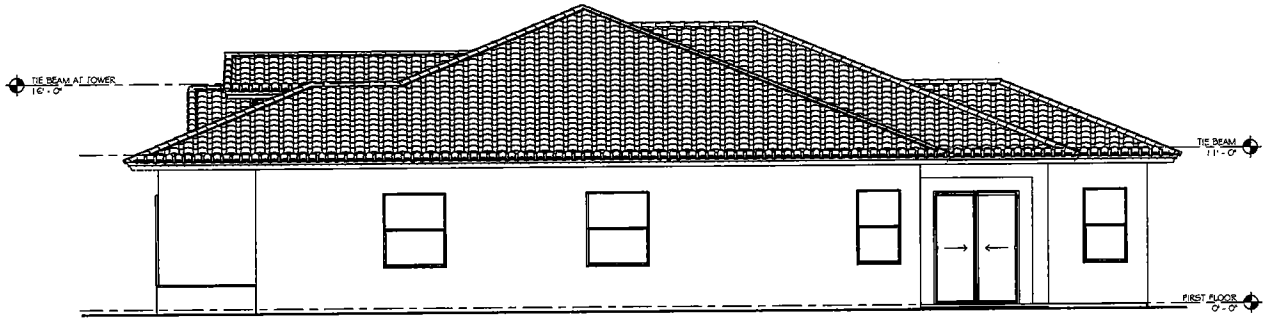
ALT-2



RIGHT ELEVATION STANDARD
ALT-2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

STANDARD

MODEL F
ALT-2

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
SHEET A3.2
OF SHEETS

10/20/2014
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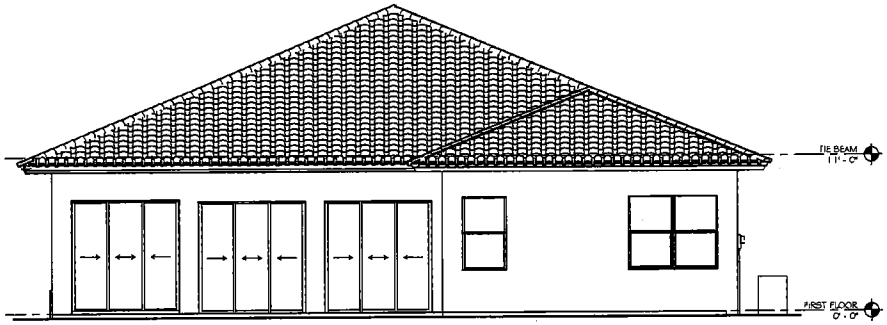
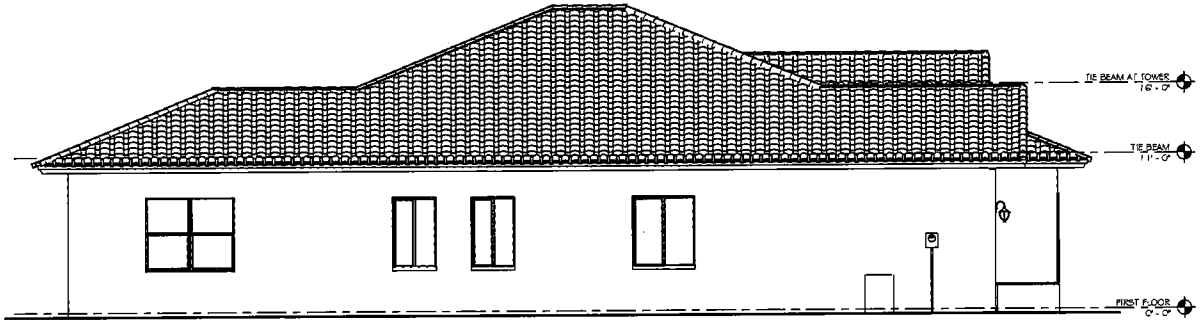
223



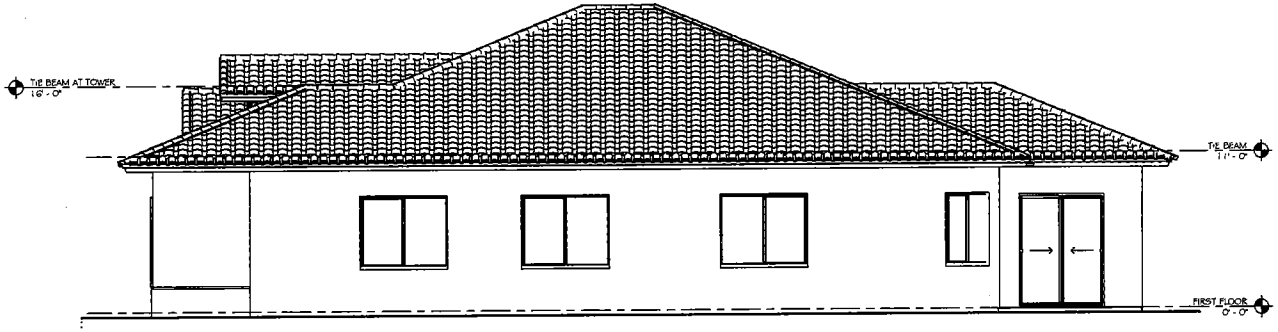
REAR ELEVATION FIVE
BEDROOM OPTION ALT-2

FRONT ELEVATION FIVE
BEDROOM OPTION ALT-2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



LEFT ELEVATION FIVE
BEDROOM OPTION ALT-2



RIGHT ELEVATION FIVE
BEDROOM OPTION ALT-2

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9768 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

FIVE
BEDROOM
OPTION

MODEL F
ALT-2

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
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OF SHEETS

10/20/2014
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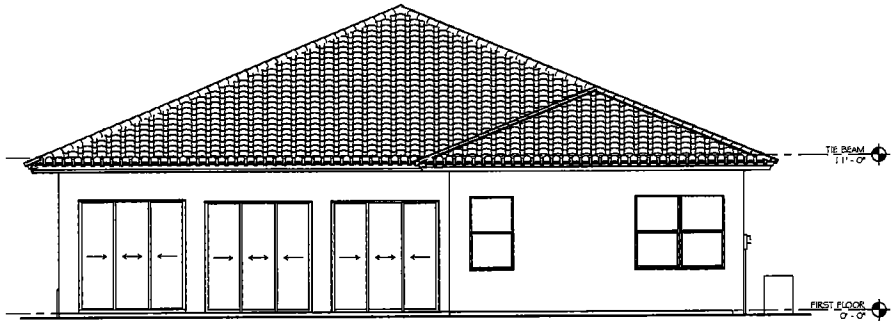
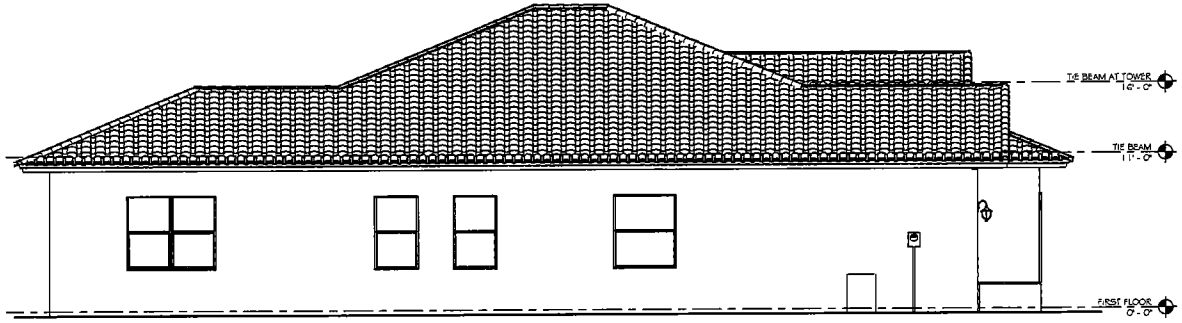
PAUL R. SOTOLONGO - AR-7712
JENNIFER HALLON SALMAN - AR-7781



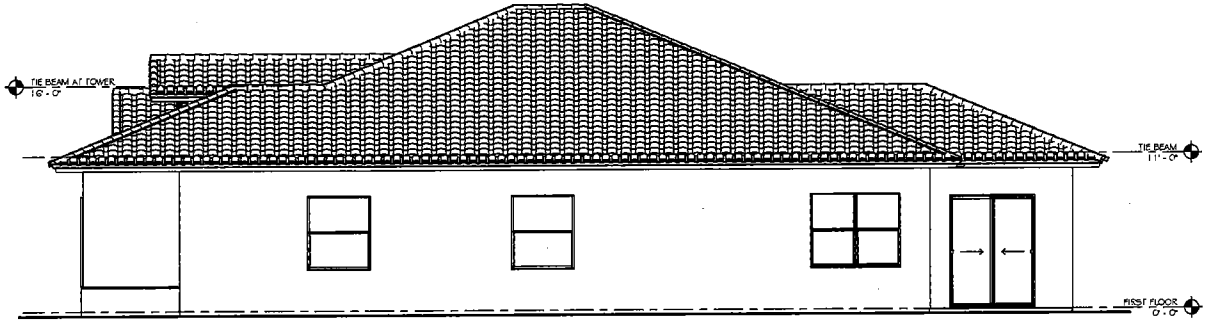
REAR ELEVATION EXTENDED
GREAT ROOM ALT-2

FRONT ELEVATION EXTENDED
GREAT ROOM ALT-2



LEFT ELEVATION EXTENDED
GREAT ROOM ALT-2

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY



RIGHT ELEVATION EXTENDED
GREAT ROOM ALT-2

34

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9708 FAX: (305) 593-0098

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

EXTENDED
GREAT ROOM

MODEL F
ALT-2

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
SHEET A3.2E
OF SHEETS

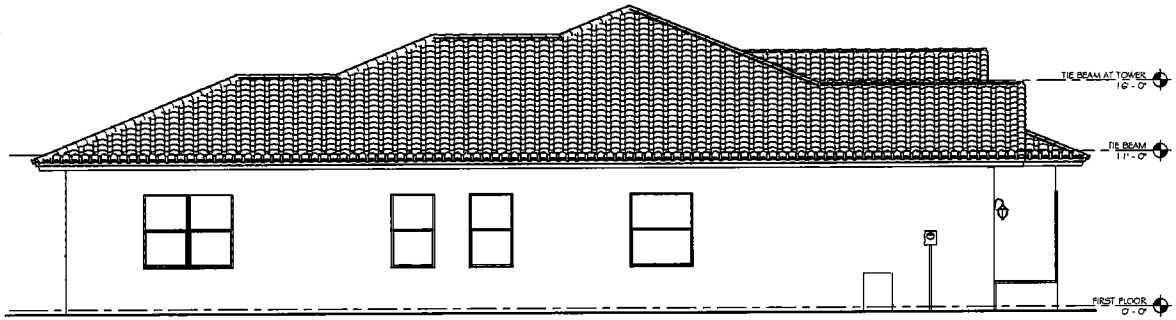
10/20/2014
2:36:11 PM

PAUL R. SOTOLONGO - AR-17712
JENNIFER MALLON SALMAN - AR-17191

225

REAR ELEVATION SITTING
ROOM OPTION ALT-2

FRONT ELEVATION SITTING
ROOM OPTION ALT-2



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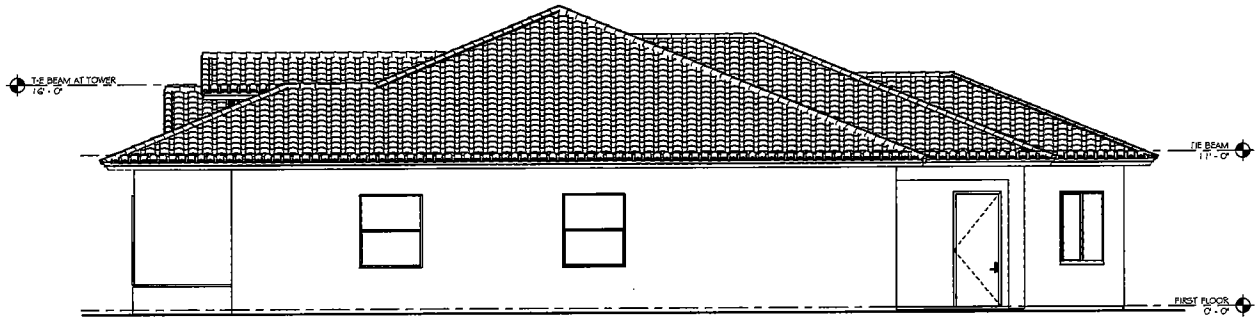
ROOM OPTION ALT-2



RIGHT ELEVATION SITTING
ROOM OPTION ALT-2

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OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

SITTING
ROOM
OPTION

MODEL F
ALT-2

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1308
SHEET A3.2S
OF SHEETS

10/20/2014
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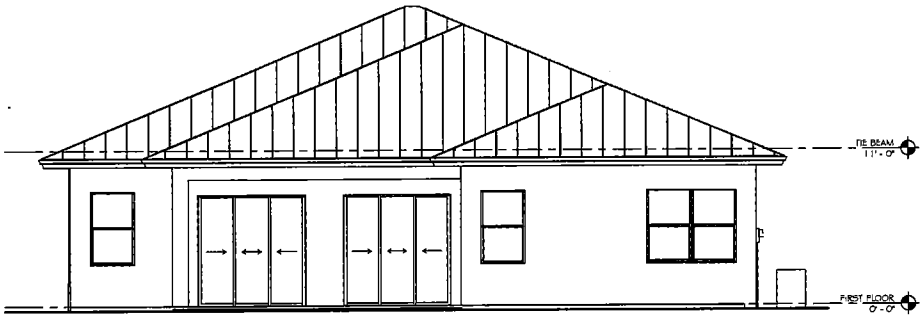
RAUL R. SOTOLONGO - AR17713
JENNIFER MALLON SALMAN - AR17181



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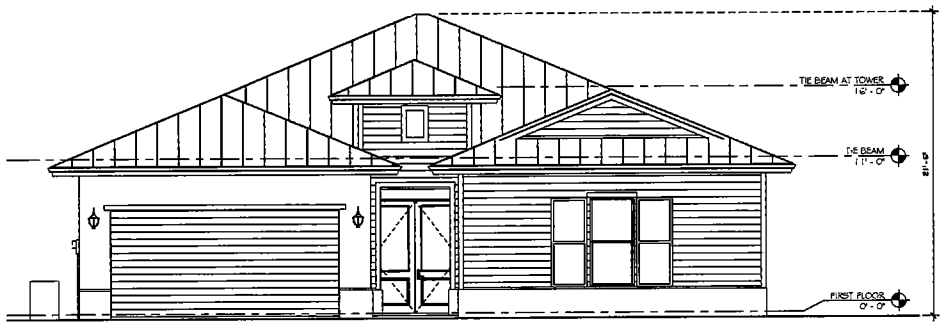
ALT-3



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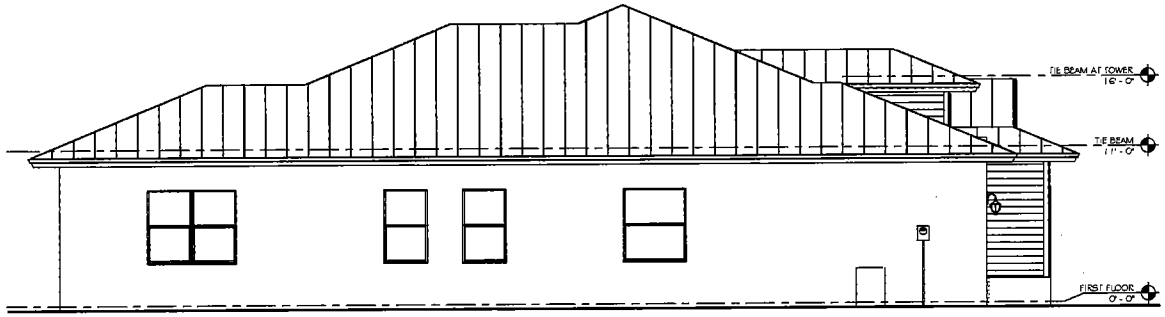
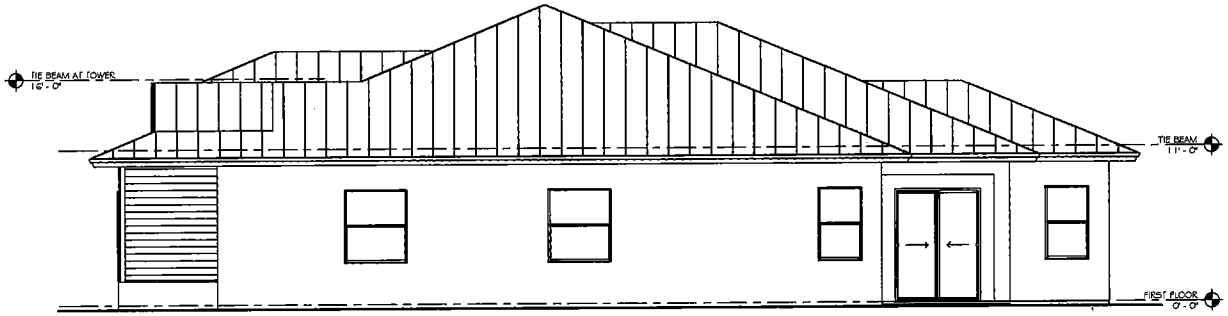
ALT-3



LEFT ELEVATION STANDARD
ALT-3

RECEIVED
2149051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY



RIGHT ELEVATION STANDARD
ALT-3

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9788 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

STANDARD

MODEL F
ALT-3

SCALE 1/4" = 1'-0"
DATE 10-17-14
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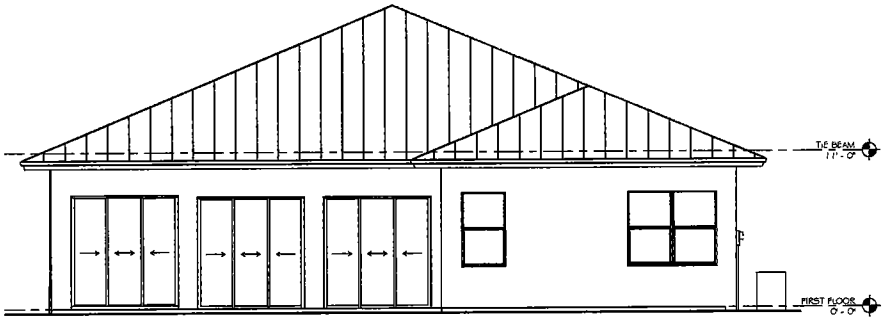
PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17181



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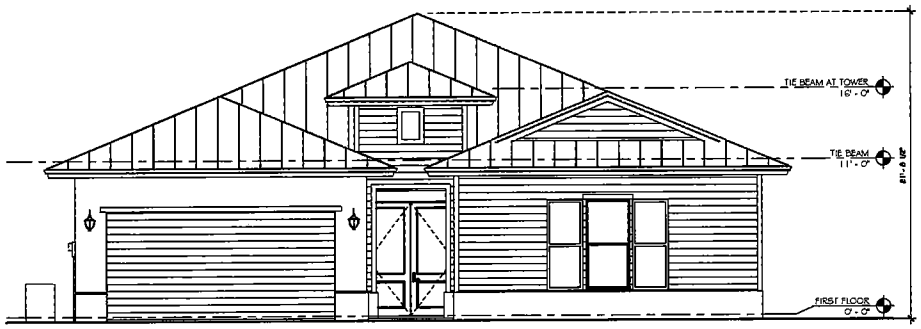
BEDROOM OPTION ALT-3



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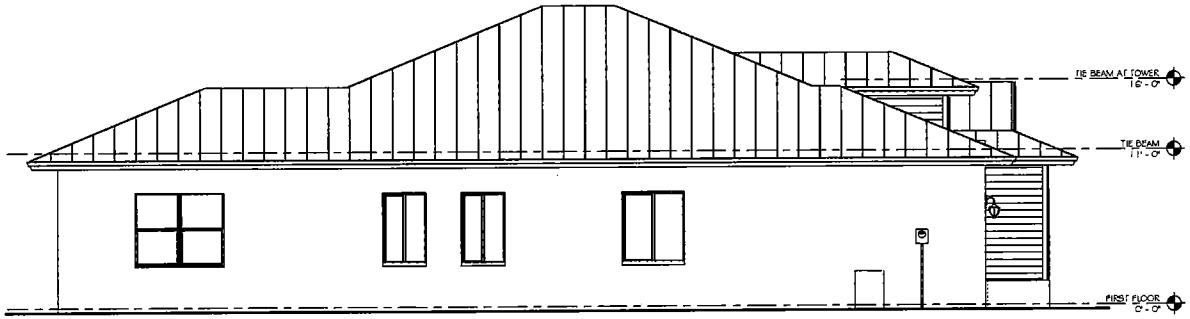
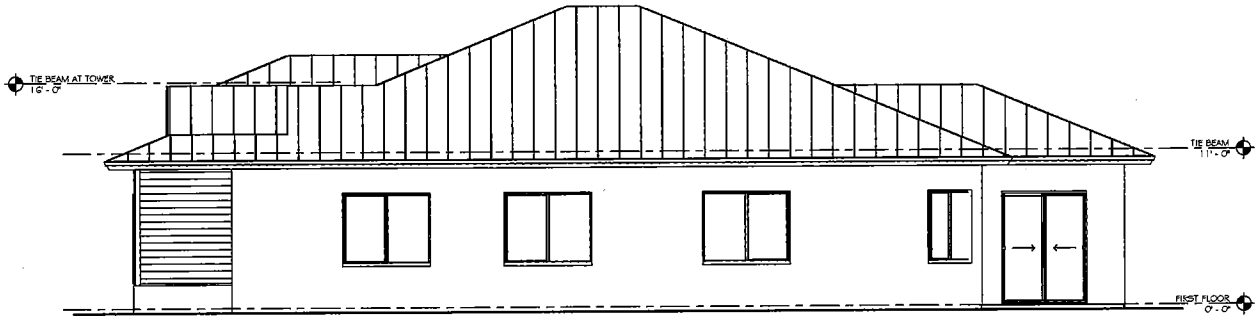
BEDROOM OPTION ALT-3



LEFT ELEVATION FIVE
BEDROOM OPTION ALT-3

RECEIVED
214-051
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY



RIGHT ELEVATION FIVE
BEDROOM OPTION ALT-3

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

FIVE
BEDROOM
OPTION

MODEL F
ALT-3

SCALE 1/4" = 1'-0"
DATE 10-17-14
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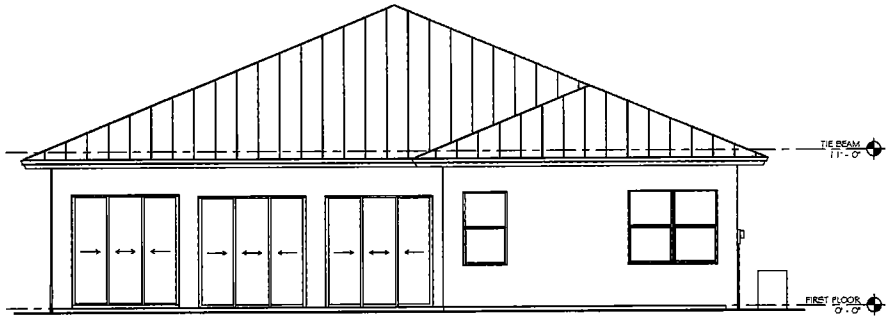
PAUL R. SOTOLONGO - AR-7772
JENNIFER MALLON SALMAN - AR-17181

228



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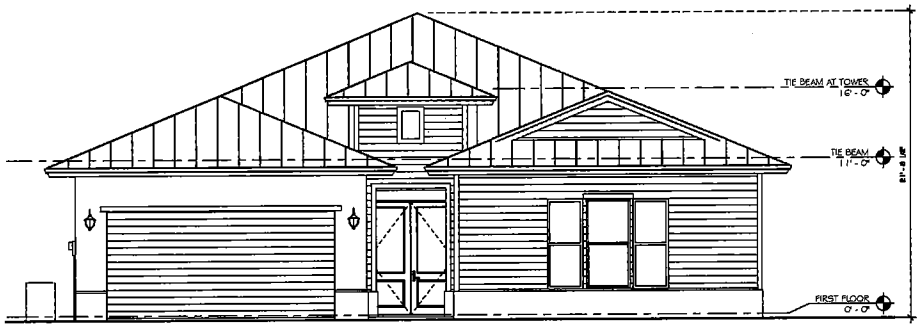
GREAT ROOM ALT-3



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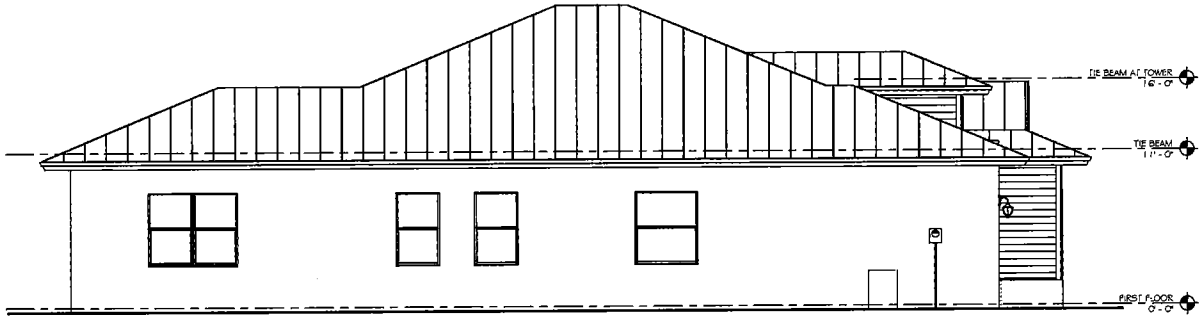
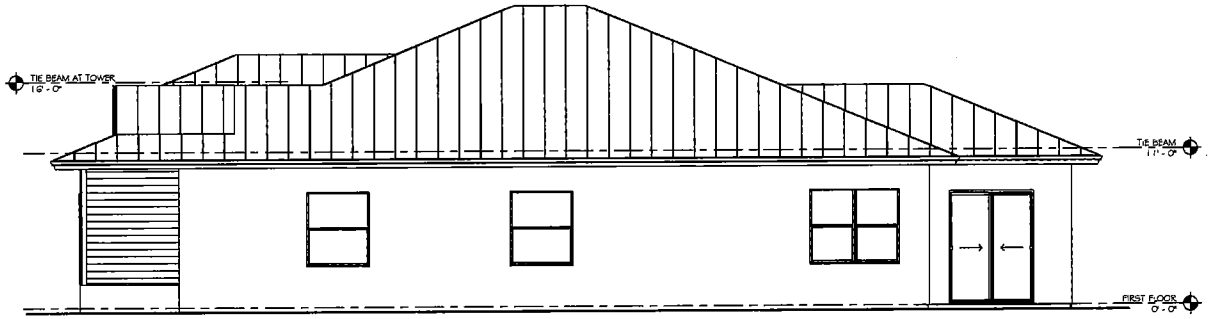
GREAT ROOM ALT-3



LEFT ELEVATION EXTENDED
GREAT ROOM ALT-3



RIGHT ELEVATION EXTENDED
GREAT ROOM ALT-3

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MIAMI-DADE COUNTY
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By

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ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

EXTENDED
GREAT ROOM

MODEL F
ALT-3

SCALE 1/4" = 1'-0"
DATE 10-17-14
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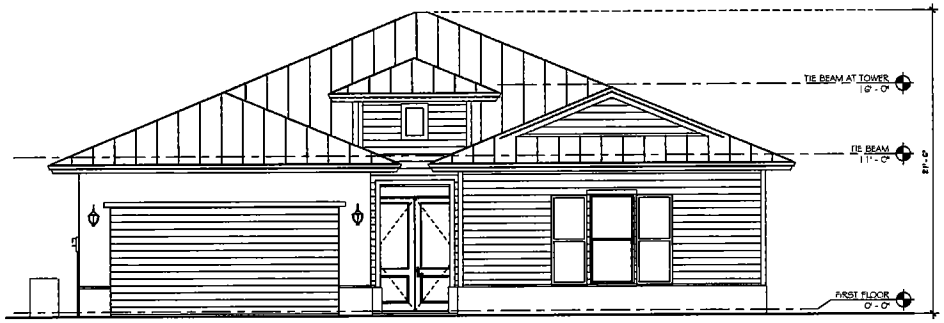
OF SHEETS

10/20/2014
2:36:52 PM

REAR ELEVATION SITTING ROOM OPTION ALT-3



FRONT ELEVATION SITTING ROOM OPTION ALT-3

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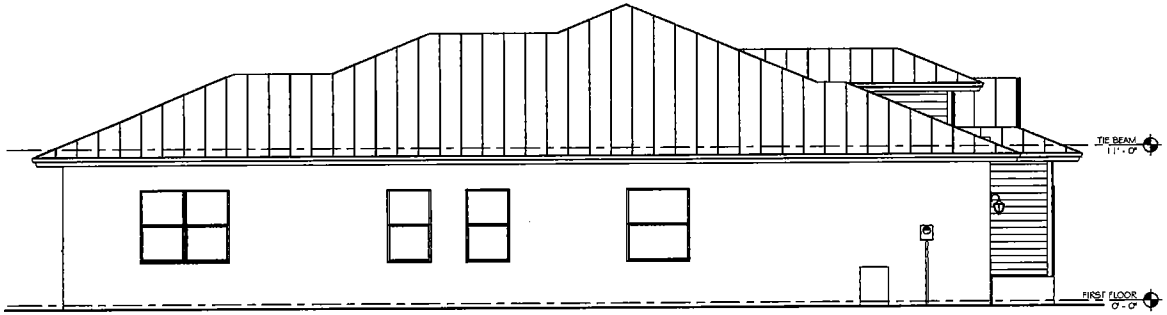
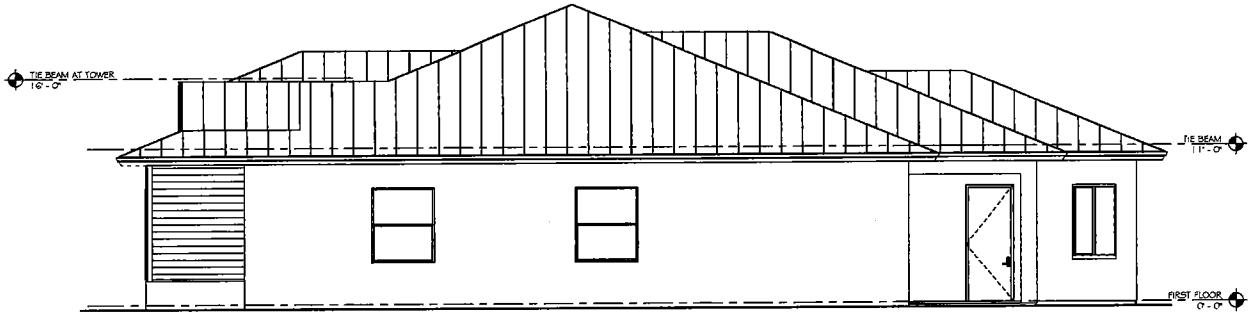
OCT 31 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
BY:



LEFT ELEVATION SITTING ROOM OPTION ALT-3



RIGHT ELEVATION SITTING ROOM OPTION ALT-3

REVISIONS	BY

SOTOLONGO SALMAN HENDERSON
ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET DORAL FLORIDA 33172
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

VENETIAN PARC
60' LOT SINGLE FAMILY
LUXCOM

SITTING ROOM OPTION

MODEL F
ALT-3

SCALE 1/4" = 1'-0"
DATE 10-17-14
JOB 1306
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10/20/2014
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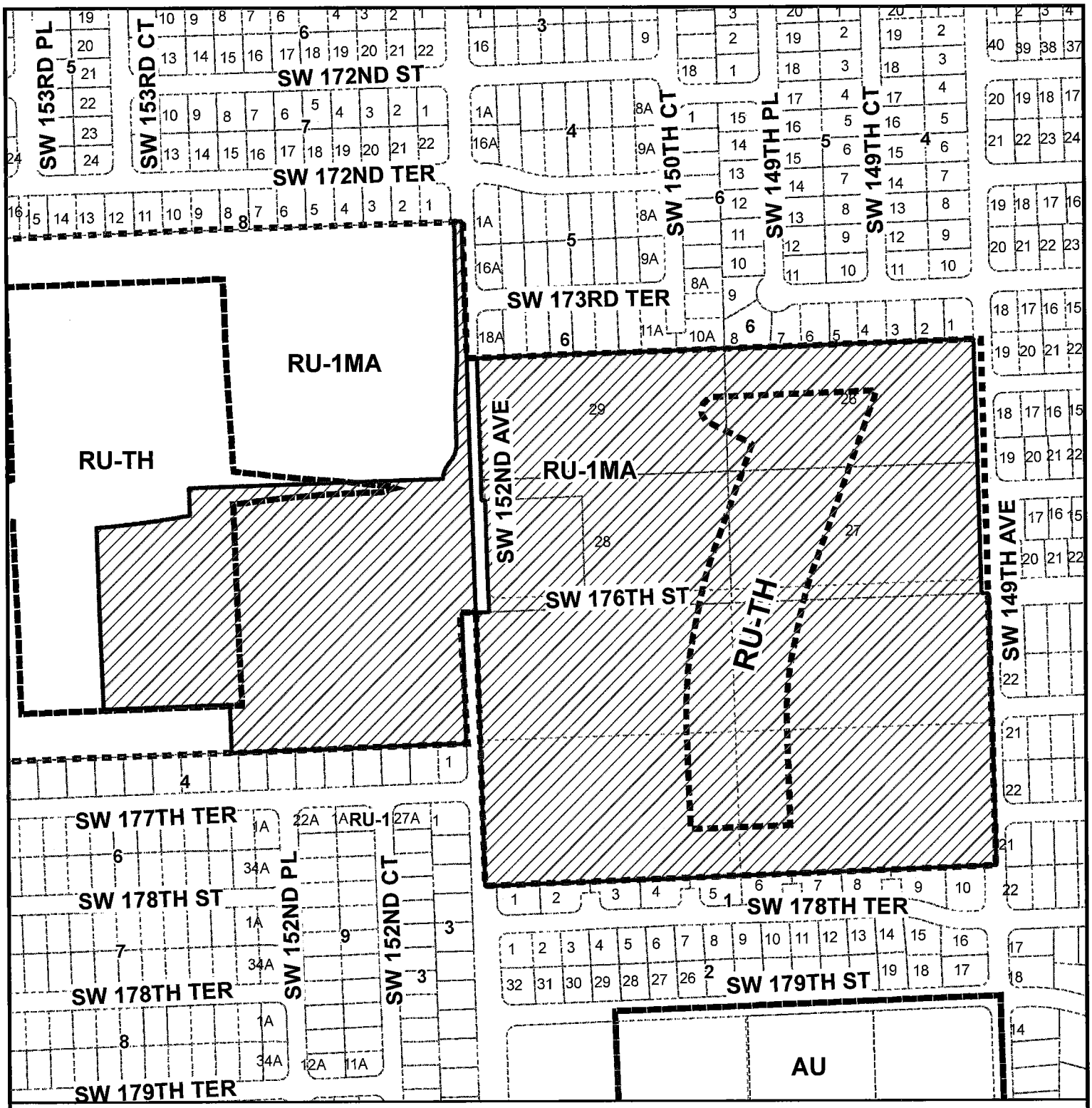
PAUL R. SOTOLONGO - AR-7712
JENNIFER MALLON SALMAN - AR-17181



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000051

Section: 33 Township: 55 Range: 39
Applicant: VENETIAN BY LUXCOM, LLC
Zoning Board: C11
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 5, 2014

REVISION	DATE	BY
		230

MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000051

N
W E
S

Section: 33 Township: 55 Range: 39
Applicant: VENETIAN BY LUXCOM, LLC
Zoning Board: C11
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

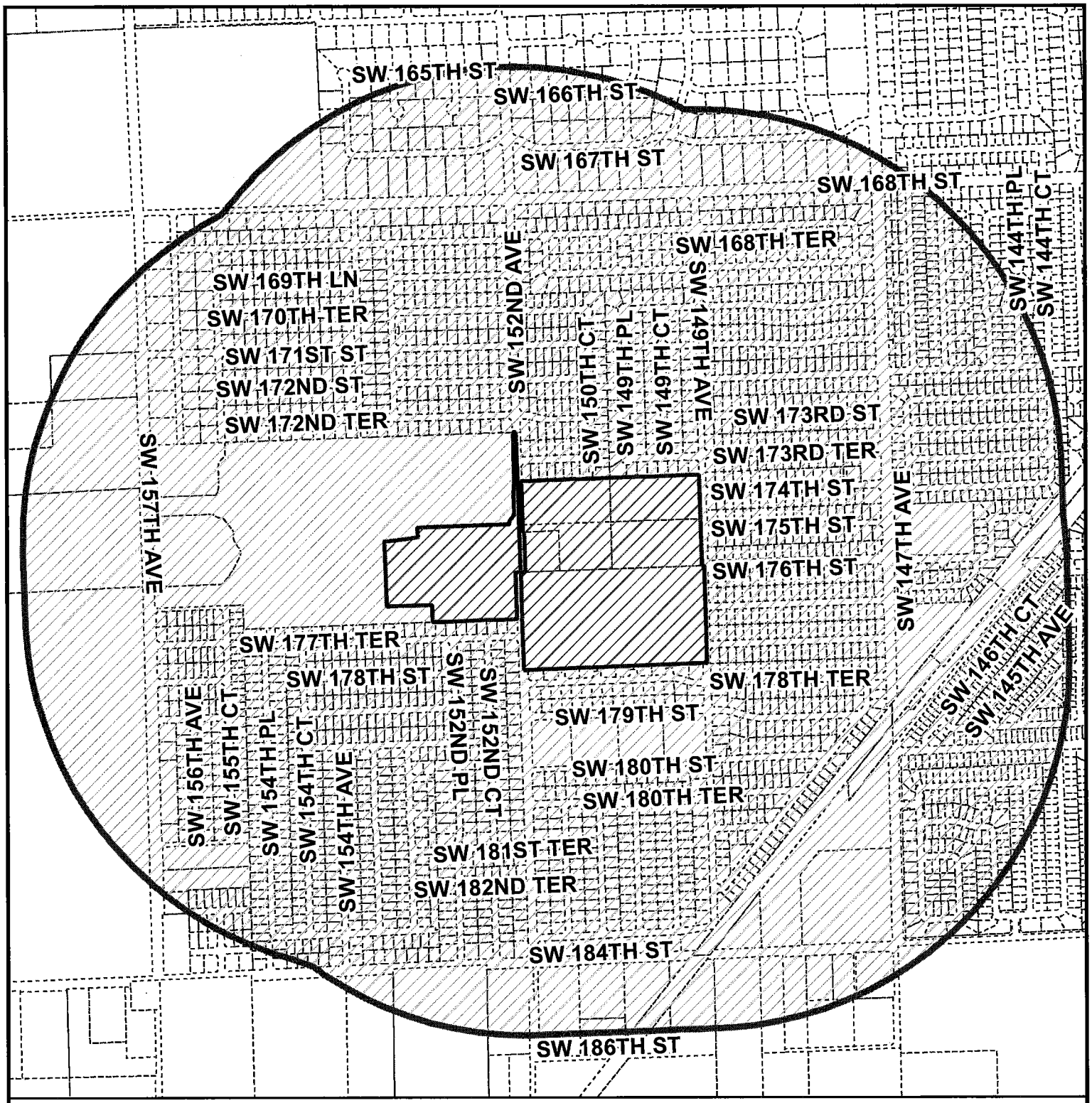
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 5, 2014

REVISION	DATE	BY
		231



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000051

RADIUS: 2640

Legend

Subject Property

Buffer

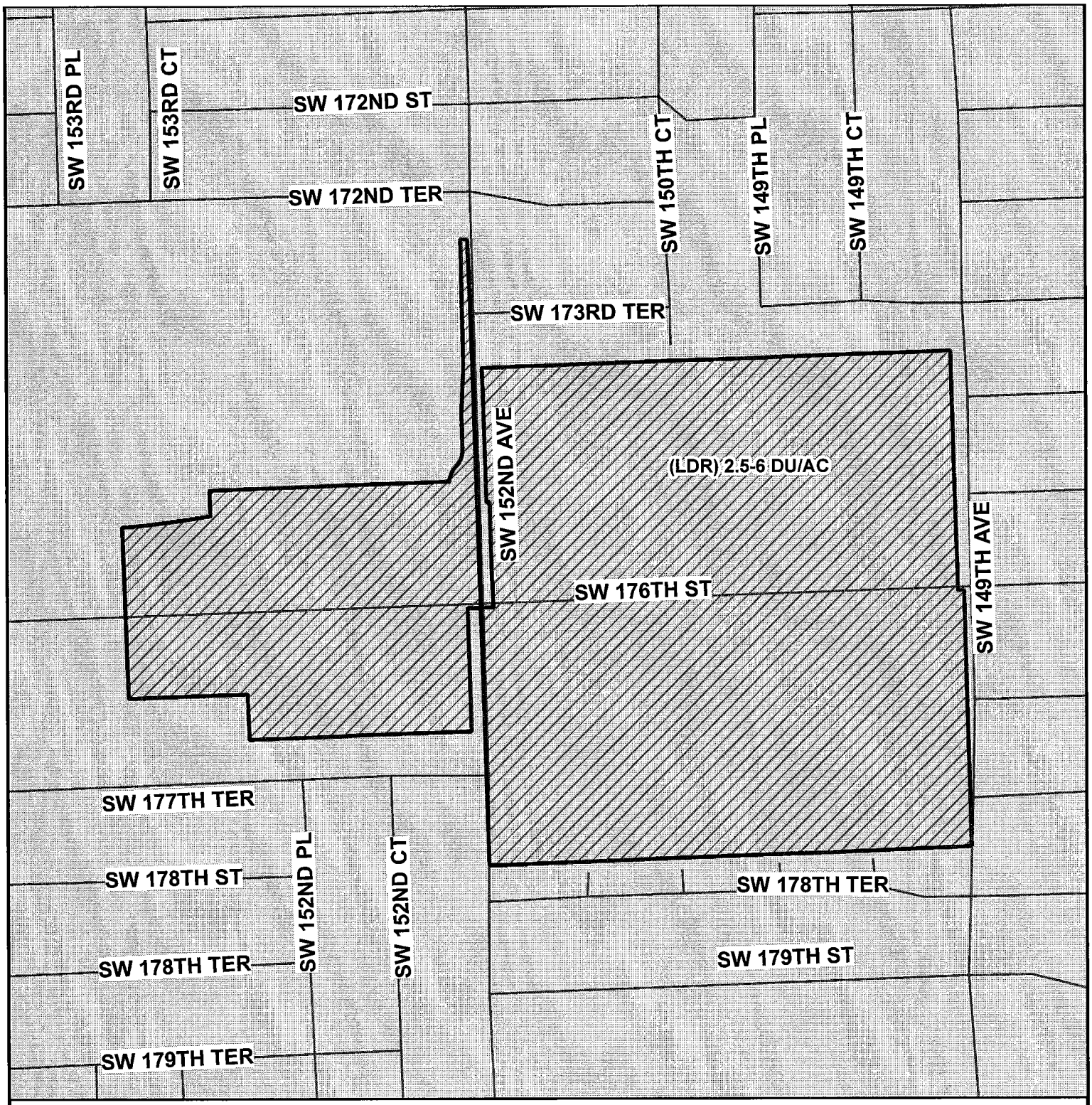
N W E S

Section: 33 Township: 55 Range: 39
Applicant: VENETIAN BY LUXCOM, LLC
Zoning Board: C11
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 5, 2014

REVISION	DATE	BY
		232



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000051

Section: 33 Township: 55 Range: 39
Applicant: VENETIAN BY LUXCOM, LLC
Zoning Board: C11
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, June 5, 2014

REVISION	DATE	BY

Venetian by Luxcom LLC
CZAB11 3/17/15
214-051

This instrument was prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3300
Miami, Florida 33131

DRAFT

(Space reserved for Clerk of Court)

MODIFICATION OF DECLARATION OF RESTRICTIONS
RECORDED AT OFFICIAL RECORDS BOOK 25739 AT PAGES 2130 - 2175

THIS MODIFICATION OF DECLARATION OF RESTRICTIONS is made this ___ day of _____, 2015, by **Venetian By Luxcom, LLC**, a Delaware limited liability company (the "Owner"), in favor of Miami-Dade County, a political subdivision of the State of Florida (the "County").

WITNESSETH:

WHEREAS, the Owner holds fee simple title to that certain parcel of land located in unincorporated Miami-Dade County, Florida, which is more particularly described in the attached Exhibit "A" (the "Property"); and

WHEREAS, a Declaration of Restrictions in favor of Miami-Dade County, was recorded in the Public Records of Miami-Dade County in Official Records Book 25739 at Pages 2130 - 2175 (the "Declaration"), which placed certain restrictions and conditions on the development of the Property, a copy of which is attached as Exhibit "B"; and

WHEREAS, the Miami-Dade County Community Zoning Appeals Board 11 held a public hearing on March 17, 2015, wherein it adopted Resolution No. CZAB11-xx-15 (the "Resolution") to approve, in relevant part, a modification to the Declaration; and

WHEREAS, the Resolution approved the modification of Paragraph No. 1 of the

Declaration as follows:

FROM: "(1) **Site Plan**. The Property shall be developed substantially in accordance with the plans, entitled "Venetian Parc," as prepared by Oliva-Meoz Architects and Planners, Inc., dated stamped received December 11, 2006, and sheet A-3 dated stamped received January 23, 2007 (the "Plan"), said Plan being on file with the Miami-Dade County Department of Planning and Zoning, and made a part of this agreement by reference, except as modified herein by Paragraph #4. Said Plan may be further modified at public hearing on the Application.

The Owner also agrees as follows:

(a) The height of any dwelling unit on a lot located on the Property's northern or southern boundaries, which abuts an existing one (1) story home outside of the Property, shall not exceed one (1) story in height.

(b) Prior to the issuance of a certificate of completion for any dwelling unit on a lot which abuts an existing single-family home outside of the Property, the Owner shall install a six foot high wooden fence along the rear lot line of said lot."

(c) Any lot located along the northern boundary of the Property, west of SW 152 Avenue, shall be of such width as to match the lot width of the abutting lot to the north. Any other perimeter lot located along the southern boundary of the Property, east of SW 154 Place, and along the northern boundary of the Property, east of SW 152 Avenue, shall have a minimum width of sixty (60) feet.

(d) No vehicular connection shall be permitted from the Property to SW 155 Court or SW 156 Court. The Owner shall install a loop road or cul-de-sacs (as may be approved by the Public Works Department) at the end of SW 155 Court and SW

156 Court. Further, prior to the issuance of a building permit for any swelling unit within the Property (other than model home units), the Owner shall install a six foot (6') high CBS pre-fabricated wall and landscaping, consisting of trees of such species as may be approved by the Department of Planning and Zoning and to be planted at a minimum height of twelve (12') feet, along the northern boundary of the proposed park.

(e) Prior to the issuance of a certificate of use and occupancy for any dwelling unit within the Property (other than model home unit), the Applicant shall install one of the following traffic calming devices, as may be approved by the Public Works Department:

(i) a roundabout (traffic circle) at the intersection of SW 149 Avenue and SW 176 Street;

(ii) a raised curb traffic control device commonly known as a "lamb chop" to prohibit eastbound traffic from the Property to SW 176 Street; or"

TO: "(1) **Site Plan**. The Property shall be developed substantially in accordance with 1 plan entitled "Venetian Parc," as prepared by Olivia-Meoz Architects & Planners, Inc., and Sotolongo Salman Henderson Architects, LLC, and Witkin Design Group, with sheets TLL-1 and A-1-1C dated stamped received December 3, 2014, and the remaining 205 sheets dated stamped received October 31, 2014, for a total of 207 sheets (the "Plan"), said Plan being on file with the Miami-Dade County Department of Regulatory and Economic Resources, and made a part of this agreement by reference, except as modified herein by Paragraph #4. Said Plan may be further modified at public hearing on the Application.

The Owner also agrees as follows:

(a) The height of any dwelling unit on a lot located on the Property's northern or southern boundaries, which abuts an existing one (1) story home outside of the Property, shall not exceed one (1) story in height.

(b) Prior to the issuance of a certificate of completion for any dwelling unit on a lot which abuts an existing single-family home outside of the Property, the Owner shall install a six foot high wooden fence along the rear lot line of said lot."

(c) Any lot located along the northern boundary of the Property, west of SW 152 Avenue, shall be of such width as to match the lot width of the abutting lot to the north. Any other perimeter lot located along the southern boundary of the Property, east of SW 154 Place, and along the northern boundary of the Property, east of SW 152 Avenue, shall have a minimum width of sixty (60) feet.

(d) No vehicular connection shall be permitted from the Property to SW 155 Court or SW 156 Court. The Owner shall install a loop road or cul-de-sacs (as may be approved by the Public Works Department) at the end of SW 155 Court and SW 156 Court. Further, prior to the issuance of a building permit for any dwelling unit within the Property (other than model home units), the Owner shall install a six foot (6') high CBS pre-fabricated wall and landscaping, consisting of trees of such species as may be approved by the Department of Regulatory and Economic Resources and to be planted at a minimum height of twelve (12') feet, along the northern boundary of the proposed park.

(e) Prior to the issuance of a certificate of use and occupancy for any dwelling unit within the Property (other than model home unit), the Applicant shall install one of

the following traffic calming devices, as may be approved by the Public Works Department:

(i) a roundabout (traffic circle) at the intersection of SW 149 Avenue and SW 176 Street;

(ii) a raised curb traffic control device commonly known as a "lamb chop" to prohibit eastbound traffic from the Property to SW 176 Street; or"

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County that the representations made by the Owner during its consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, hereby agrees as follows:

1. Paragraph No. 1 of the Declaration now reads as follows:

"(1) **Site Plan**. The Property shall be developed substantially in accordance with 1 plan entitled "Venetian Parc," as prepared by Olivia-Meoz Architects & Planners, Inc., and Sotolongo Salman Henderson Architects, LLC, and Witkin Design Group, with sheets TLL-1 and A-1-1C dated stamped received December 3, 2014, and the remaining 205 sheets dated stamped received October 31, 2014, for a total of 207 sheets (the "Plan"), said Plan being on file with the Miami-Dade County Department of Regulatory and Economic Resources, and made a part of this agreement by reference, except as modified herein by Paragraph #4. Said Plan may be further modified at public hearing on the Application. Said Plan may be further modified at public hearing on the Application.

The Owner also agrees as follows:

(a) The height of any dwelling unit on a lot located on the Property's northern or southern boundaries, which abuts an existing one (1) story home outside of the Property, shall not exceed one (1) story in height.

(b) Prior to the issuance of a certificate of completion for any dwelling unit on a lot which abuts an existing single-family home outside of the Property, the Owner shall install a six foot high wooden fence along the rear lot line of said lot."

(c) Any lot located along the northern boundary of the Property, west of SW 152 Avenue, shall be of such width as to match the lot width of the abutting lot to the north. Any other perimeter lot located along the southern boundary of the Property, east of SW 154 Place, and along the northern boundary of the Property, east of SW 152 Avenue, shall have a minimum width of sixty (60) feet.

(d) No vehicular connection shall be permitted from the Property to SW 155 Court or SW 156 Court. The Owner shall install a loop road or cul-de-sacs (as may be approved by the Public Works Department) at the end of SW 155 Court and SW 156 Court. Further, prior to the issuance of a building permit for any swelling unit within the Property (other than model home units), the Owner shall install a six foot (6') high CBS pre-fabricated wall and landscaping, consisting of trees of such species as may be approved by the Department of Planning and Zoning and to be planted at a minimum height of twelve (12') feet, along the northern boundary of the proposed park.

(e) Prior to the issuance of a certificate of use and occupancy for any dwelling unit within the Property (other than model home unit), the Applicant shall install one of the following traffic calming devices, as may be approved by the Public Works Department:

(i) a roundabout (traffic circle) at the intersection of SW 149 Avenue and SW 176 Street;

(ii) a raised curb traffic control device commonly known as a "lamb chop" to prohibit eastbound traffic from the Property to SW 176 Street; or"

2. Except as hereby amended, all other restrictions in the Declaration shall remain in full force and effect.

[Signature Pages Follow]

Signed, witnessed, executed and acknowledged on this ___ day of _____, 2015.

IN WITNESS WHEREOF, Venetian By Luxcom, LLC, a Delaware limited liability company, has caused these presents to be signed in its name by its proper officials.

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

Venetian By Luxcom, LLC

Address:
8500 SW 8 Street, Suite 238
Miami, Florida 33144

By: Alexdex Corporation, its Manager
8500 SW 8 Street, Suite 238
Miami, Florida 33144

By: _____
Oscar Barbara, its President

STATE OF FLORIDA **COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by Oscar Barbara, the President of Alexdex Corporation, Manager of Venetian By Luxcom, LLC, on behalf of the LLC, who is personally known to me or has produced _____ as identification.

Witness my signature and official seal this ___ day of _____, 2015, in the County and State aforesaid.

_____
Notary Public – State of Florida

My Commission Expires:

_____
Printed Name

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 2:

TRACT 27 LESS THE SOUTH 5 FEET AND EXTERNAL AREA, OF 2ND REVISED PLAT OF RICHMOND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

TRACT 26, OF 2ND REVISED PLAT OF RICHMOND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

TRACT 28, LESS THE WEST 5 FEET FOR THE RIGHT-OF-WAY, OF 2ND REVISED PLAT OF RICHMOND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

TRACT 29, LESS THE WEST 5 FEET FOR THE RIGHT-OF-WAY, OF 2ND REVISED PLAT OF RICHMOND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 3:

THE SOUTHWEST TWO ACRES IN THE NORTHEAST ONE-QUARTER ALSO KNOWN AS A TRACT 295.16 FEET BY 295.16 FEET IN THE SOUTHWEST CORNER OF SOUTHWEST ONE-QUARTER OF NORTHEAST ONE-QUARTER OF SECTION 33,

EXHIBIT "A"

LEGAL DESCRIPTION (CONTINUATION):

TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS ALL DEDICATIONS AND CONVEYANCES FOR HIGHWAY AND ROAD, OVER THE FOLLOWING:

THE WEST 35 FEET OF THE SOUTH 295.16 FEET OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND LESS

THE SOUTH 35 FEET OF THE WEST 295.16 FEET OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND LESS

THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 35 FEET OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 33, AND BOUNDED BY THE EAST LINE OF THE WEST 35 FEET OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 33, AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, AS CONTAINED IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 9481, PAGE 2273, OCTOBER 26, 1976.

PARCEL 4:

A PORTION OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 33; THENCE S01°42'54"E, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 338.00 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 35.00 FEET; THENCE N01°42'54"W, ALONG A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 338.00 FEET; THENCE N01°26'20"W, ALONG A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION

EXHIBIT "A"

LEGAL DESCRIPTION (CONTINUATION):

33, FOR A DISTANCE OF 17.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 2°56'24" FOR AN ARC DISTANCE OF 10.26 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 3378.75 FEET, THROUGH A CENTRAL ANGLE
OF 1°18'20" FOR AN ARC DISTANCE OF 76.99 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 514.00 FEET, THROUGH A CENTRAL ANGLE OF 4°14'44" FOR AN ARC DISTANCE OF 38.09 FEET TO A POINT OF TANGENCY; THENCE N01°26'20"W FOR A DISTANCE OF 98.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 42°44'15" FOR AN ARC DISTANCE OF 48.48 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE EAST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 85°28'31" FOR AN ARC DISTANCE OF 119.35 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 42°44'15" FOR AN ARC DISTANCE OF 48.48 FEET TO A POINT OF TANGENCY; THENCE N01°26'20"W FOR A DISTANCE OF 98.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 514.00 FEET, THROUGH A CENTRAL ANGLE OF 4°14'44" FOR AN ARC DISTANCE OF 38.09 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 3378.75 FEET, THROUGH A CENTRAL ANGLE OF 1°18'20" FOR AN ARC DISTANCE OF 76.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 2°56'24" FOR AN ARC DISTANCE OF 10.26 FEET TO A POINT OF TANGENCY; THENCE N01°26'20"W, ALONG A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE

EXHIBIT "A"

LEGAL DESCRIPTION (CONTINUATION):

OF 315.99 FEET; THENCE N88°06'32"E FOR A DISTANCE OF 35.00 FEET; THENCE S01°26'20"E, ALONG THE SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1013.32 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 35 FEET OF THE SW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 30 FEET THEREOF.

AND

THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 35 FEET AND BY THE EAST LINE OF THE WEST 35 FEET OF THE NE 1/4 OF SAID SECTION 33, AND BOUNDED BY A 25 FOOT RADIUS ARC ONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

AND

THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 35 FEET AND BY THE WEST LINE OF THE EAST 30 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 33, AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

EXHIBIT "A"

LEGAL DESCRIPTION (CONTINUATION):

A portion of the West 1/2 of Section 33, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the West 1/4 Corner of said Section 33; thence S01°16'16"E, along the West Line of the Southwest 1/4 of said Section 33, for a distance of 160.74 feet; thence N87°59'15"E, along the South Line of the North 160.76 feet of the West 1/4, of the Southwest 1/4 of said Section 33, for a distance of 677.45 feet; thence S01°22'53"E, along the West Line of the North 338.00 feet of the East 1/2, of the Northwest 1/4, of the Southwest 1/4 of said Section 33, for a distance of 177.25 feet; thence N87°59'15"E, along the South Line of the North 338.00 feet of the Northeast 1/4, of the Southwest 1/4 of said Section 33, for a distance of 1380.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N57°59'15"E, along the last described line for a distance of 618.60 feet to a point on a line parallel with and 35.00 feet West of the East Line of the Southwest 1/4 of said Section 33; thence N01°42'54"W, along the last described line for a distance of 338.00 feet; thence N01°2620'W for a distance of 17.00 feet to a point of curvature of a circular curve to the left, concave to the West; thence Northerly along the arc of said curve, having for its elements a radius of 200.00 feet, through a central angle of 2°56'24" for an arc distance of 10.26 feet to a point of compound curvature of a circular curve to the left, concave to the West; thence Northerly along the arc of said curve, having for its elements a radius of 3378.75 feet, through a central angle of 1°18'20" for an arc distance of 76.99 feet to a point of reverse curvature of a circular curve to the right, concave to the East; thence Northerly along the arc of said curve, having for its elements a radius of 514.00 feet, through a central angle of 4°14'44" for an arc distance of 38.09 feet to a point of tangency; thence N01°26'20"W for a distance of 98.65 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 65.00 feet, through a central angle of 42°44'15" for an arc distance of 48.48 feet to a point reverse curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly and Northerly along the arc of said curve, having for its elements a radius of 80.00 feet, through a central angle of 42°07'05" for an arc distance of 58.81 feet to a point on a non tangential line; thence S87°58'41"W for a distance of 662.90 feet; thence S02°00'45"E for a distance of 69.91 feet to the intersection with the arc of a circular curve to the right, concave to the North, a radial line from said point bears N07°31'11"W; thence Westerly along the arc of said curve, having for its elements a radius of 2552.88 feet, through a central angle of 5°30'26" for an arc distance of 245.38 feet to a point on a non tangential line; thence S02°00'45"E for a distance of 469.97 feet; thence N87°59'15"E for a distance of 329.15 feet; thence S02°00'45"E for a distance of 125.00 feet to the POINT OF BEGINNING.

EXHIBIT "B"

Declaration of Restrictions recorded in Official Records Book 25739 at Page 2130 - 2175 of the Public Records of Miami-Dade County, Florida:

#34576514_v2

CFN 2007R0646702
OR Bk 25739 Pgs 2130 - 2175; (46pgs)
RECORDED 06/28/2007 11:20:04
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Name: **Tracy R. Slavens, Esq.**
Address: **Holland & Knight LLP**
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

A\13

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

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

IN ORDER TO ASSURE the **County** that the representations made by the Owner during consideration of Public Hearing No. 05-375 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) **Site Plan**. The Property shall be developed substantially in accordance with the plans, entitled "Venetian Parc," as prepared by Oliva-Meoz Architects and Planners, Inc., dated stamped received December 11, 2006, and sheet A-3 dated stamped received January 23, 2007 (the "Plan"), said Plan being on file with the Miami-Dade County Department of Planning and Zoning, and made a part of this agreement by reference, except as modified herein by Paragraph #4. Said Plan may be further modified at the public hearing on the Application.

The Owner also agrees as follows:

(a) The height of any dwelling unit on a lot located on the Property's northern or southern boundaries, which abuts an existing one (1) story home outside of the Property, shall not exceed one (1) story in height.

(b) Prior to the issuance of a certificate of completion for any dwelling unit on a lot which abuts an existing single-family home outside of the Property, the Owner shall install a six foot high wooden fence along the rear lot line of said lot.

(c) Any lot located along the northern boundary of the Property, west of SW 152 Avenue, shall be of such width as to match the lot width of the abutting lot to the north. Any other perimeter lot located along the southern boundary of the Property, east of SW 154 Place, and along the northern boundary of the Property, east of SW 152 Avenue, shall have a minimum width of sixty (60) feet.

(d) No vehicular connection shall be permitted from the Property to SW 155 Court or SW 156 Court. The Owner shall install a loop road or cul-de-sacs (as may be approved by the Public Works Department) at the end of SW 155 Court and SW 156 Court. Further, prior to the issuance of a building permit for any dwelling unit within the Property (other than model home units), the Owner shall install a six foot (6') high CBS pre-fabricated wall and landscaping, consisting of trees of such species as may be approved by the Department of Planning and Zoning and to be planted at a minimum height of twelve (12') feet, along the northern boundary of the proposed park.

(e) Prior to the issuance of a certificate of use and occupancy for any dwelling unit within the Property (other than model home units), the Applicant shall install one of the following traffic calming devices, as may be approved by the Public Works Department:

i. a roundabout (traffic circle) at the intersection of SW 149 Avenue and SW 176 Street;

ii. a raised curb traffic control device commonly know as a "lamb chop" to prohibit eastbound traffic from the Property to SW 176 Street; or

~~iii. an entrance feature, including a wall, of such design as would be capable~~ of allowing pedestrian and ~~bicycle traffic through~~ SW 176 Street, to and from ~~SW 149~~ Avenue, but which would prohibit vehicular traffic to and ~~from SW 149 Avenue.~~

as come for first Bmt

(2) **Safe Access**. The Owner shall provide for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, sanitation, and other public service personnel vehicles. The streets or accessways shall be installed and maintained by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewer, and fire hydrants, and as approved by the Director of Planning and Zoning and the Public Works Director, which facilities may be conveyed for future maintenance to Miami-Dade County and/or a community development district or special taxing district.

However, nothing in this Paragraph shall be interpreted to require the County to accept the dedication of any such facilities.

(3) **Multiple Ownership**. A homeowner's association, Special Taxing District or Community Development District shall be established in accordance with applicable regulations to assure that all common area, facilities, and parks for use of all residents and the public shall be maintained in a continuous and satisfactory manner, and without expense to 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 recording of the subdivision plat.

(4) **Improvements to SW 176 Street**. The Owner agrees to provide dedication and improvements for (1) a roundabout at the intersection of SW 176 Street and SW 155 Court, and (2) the perimeter roadway located at the north and south sides of Parcel "F" (School Site) and shall have a total dedication of seventy feet (70') and shall be improved to four (4) lanes.

(5) **Additional Roadway Improvements.** The Owner agrees to cause the following improvements:

(a) Prior to the issuance of a building permit for any dwelling unit within the Property, subject to the conditions enumerated below, the Owner shall post a bond in the amount of the cost of the installation of a traffic signal at the intersection of SW 184 Street and SW 157 Avenue, which bond shall be in effect for a period of five (5) years from the date of the recording of this Declaration. If such a signal is determined by the County to be warranted, the County may draw on the bond and cause the installation of the signal. In the event the County determines that a traffic signal is not warranted at this intersection, the County shall return the bond to the Owner and the Owner shall be released from any further obligations under this Paragraph.

(b) Prior to the issuance of a certificate of use and occupancy for any dwelling unit on the Property (other than model home units), the Owner shall cause the installation of a four (4) way stop sign at the intersection of SW 152 Avenue and SW 172 Terrace, all in accordance with the Public Works Manual.

(c) Prior to the issuance of a certificate of use and occupancy for any dwelling unit on the Property (other than model home units), the Owner shall cause the installation of a roundabout (traffic circle) at the intersection of SW 147 Avenue and SW 176 Street, all in accordance with the Public Works Manual.

The Owner's obligations under this Paragraph are specifically subject to, and contingent upon, the prior approval of the Public Works Department, the availability of necessary right-of-way and the receipt of the approval of the Director of the County's Public Works Department of a credit for the full cost of the foregoing improvements against the roadway impact fees that will be assessed against the future development of the Property.

(6) **Density Restriction**. The density on the Property shall be limited to six hundred forty-three (643) dwelling units. In no event shall the number of townhome units exceed one hundred eighty-six (186).

(7) **Construction Hours and Activities.** The Owner shall limit construction activities to the hours of 7:00 AM - 7: 00 PM, Monday – Friday, and 10:00 AM – 5:00 PM on Saturdays. No construction activities shall take place on Sundays. The use of explosives shall be strictly prohibited. In the event a hurricane warning is issued for Miami-Dade County, the Owner shall promptly secure all construction materials to minimize the potential for damage from flying objects to adjacent properties.

(8) **Compliance with DIC Report.** The Owner shall comply with all of the applicable conditions, requirements, recommendations, requests, and other provisions of the various departments, as contained in the Departmental memoranda, which are part of the record of this application and incorporated herein by reference.

(9) **Compliance with Conditions**. The Owner shall comply with all applicable conditions and requirements of the Public Works Department and the Department of Environmental Resources Management (DERM).

(10) **Park Sites Dedication and Improvements**. Prior to the approval of a final plat for the Property, the Owner agrees to proffer a separate instrument in favor of Miami–Dade County for the dedication of up to a total of ±6.00 acres of land (the "Park Sites") for public park purposes, all as depicted on the Plan. The Park Sites shall be cleared, filled, and sodded. In addition, included in the Park Sites is a +/-4.00 acre park site located on the northwest corner of the Property, which park site shall be improved with a walking path, benches, a gazebo, and street trees planted 35 feet on center, all pursuant to a plan approved by the Parks and Recreation Department.

The Owner's obligations to improve the Park Sites are specifically subject to, and contingent on, the receipt of the approval of the Director of the Parks and Recreation Department of a credit for the cost of the improvements against the improvement component of the total parks impact fees that will be assessed against the future development of the Property.

In the event the Park Sites are not acceptable by the County, unless the County approves otherwise, the Park Sites shall be maintained as open space through a homeowners association, special taxing district or community development district,

subject to the approval of such special taxing district or community development district by the County.

(11) **Dedication of the School Site**. The Owner agrees to proffer a separate instrument in favor of the School Board of Miami-Dade County (the "School Board") for the dedication of a ±7.00 acre site in lieu of impact fees, as depicted on the Plans (the "School Site"). In the event that the School Site is not accepted by the School Board, unless the County approves otherwise, the School Site shall be maintained as open space by the Owner, through a homeowners' association, special taxing district, or community development district, subject to the approval of such special taxing district or community development district by the County. Any modification, amendment, or release that affects the School Site shall not require the consent of all of the owners of the Property and mortgagees but shall only require the consent of the owner of the School Site and its mortgagees, if any.

(12) **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed residential dwelling units so as to satisfy the requirements necessary to achieve (but shall not be required to obtain certification as) a "Florida Water Star" rating in accordance with the "Florida Water Star Basic Qualification Checklist", a copy of which is attached to this Declaration as Exhibit "B".

(13) **Miscellaneous**.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

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

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for

successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the Property described in the attached Exhibit "A", or any portion thereof, by a written instrument executed by the, then, Owner(s) of the Property, including joinders by all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, or in the event of the incorporation of the area where the Property is located, by such successor municipal corporation, whichever by law has jurisdiction over such matters, after public hearing. Any modification, amendment or release that affects the School Site shall only require the consent of the owner of the School Site and its mortgagees, if any. However, any modification, amendment, or release pertaining to the common spaces of the Property, described in the attached Exhibit A, including but not limited to the public and non-public park parcels, shall require a written instrument executed by all the, then, owner(s) of the Property, described in the attached Exhibit A, including joinders of all mortgagees, if any.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

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

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

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party

exercising the same from exercising such other additional rights, remedies or privileges.

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

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

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

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

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

Signed, sealed and acknowledged on this 31 day of May, 2007.

WITNESSES:

Signature

Tracy R. Slavens
Printed Name

Signature

Miguel Freire
Printed Name

QUANTUM VENTURES, LLC,
a Florida limited liability company

By: Alexdex Corporation,
a Florida corporation and its Manager

By: _____
Oscar Barbara, President

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31 day of May, 2007, by Oscar A. Barbara, as President of Alexdex Corporation, the Manager of Quantum Ventures, LLC, on behalf said limited liability company, for the purposes stated herein. He is personally known to me or has produced _____ as identification.

Notary Public - State of Florida

My Commission Expires: _____

MIGUEL FREIRE
MY COMMISSION # DD 506141
EXPIRES: January 11, 2010
Bonded Thru Notary Public Underwriters

Signed, sealed and acknowledged on this 31ST day of May, 2007.

WITNESSES:

QUANTUM VENTURES, LLC,
a Florida limited liability company

By: Victoria & Isabella Real Estate Management, Inc.,
a Florida corporation and its Manager

Signature

Angel Valdés
Printed Name

By: _____
Agustin Herran, President

Karina Sequeira
Signature

Karina Sequeira
Printed Name

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31ST day of May, 2007, by Agustin Herran, as President of Victoria & Isabella Real Estate Management, Inc., the Manager of Quantum Ventures, LLC, on behalf said limited liability company, for the purposes stated herein. He is personally known to me or has produced _____ as identification.

Ileana Ramirez
Notary Public - State of Florida

My Commission Expires: June 16, 2010

ILEANA RAMIREZ
MY COMMISSION # DD 560527
EXPIRES: June 16, 2010
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

LEGAL DESCRIPTION

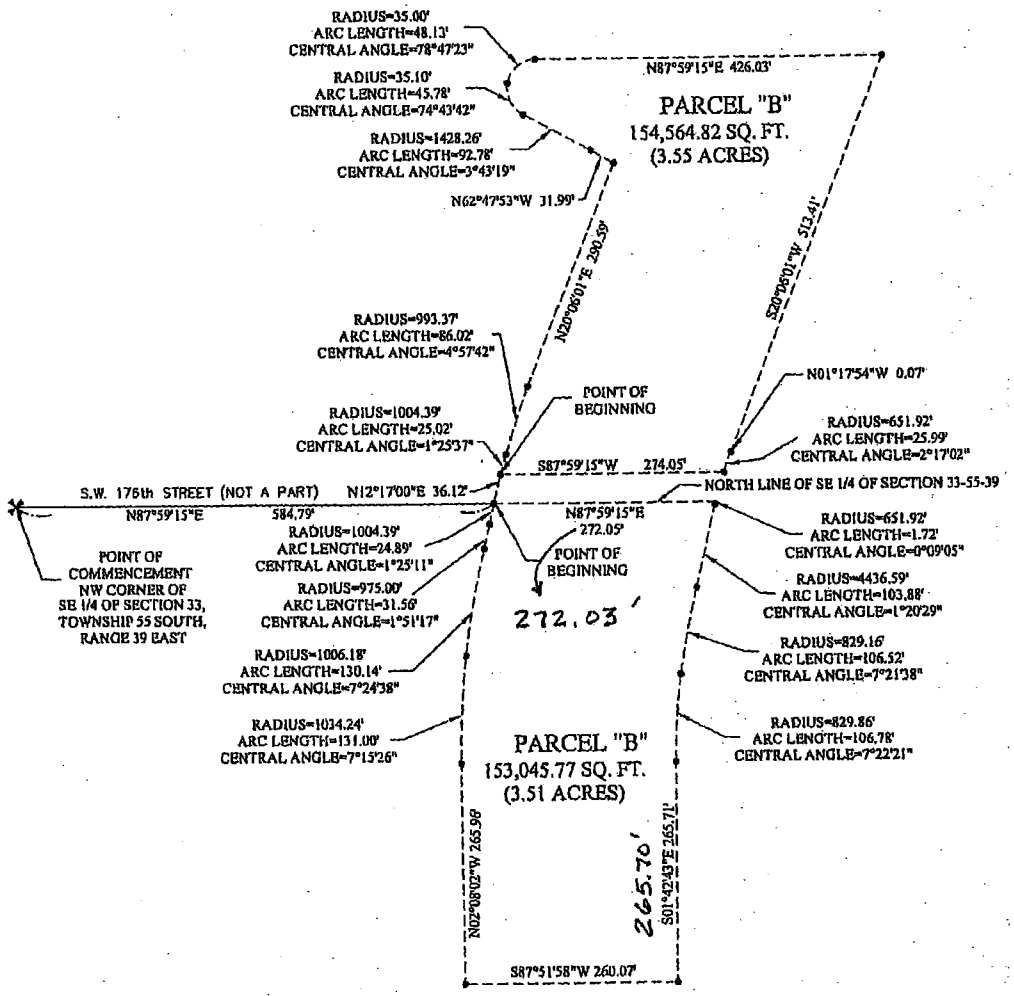
4287340_v16

(Public Hearing)

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NORTH



NOTE: THE INFORMATION SHOWN BY THE COMPUTER WAS SUBMITTED ON THE 13th. GEOMETRY HANDWRITTEN IS THE INFORMATION FOR THE ADVERTISED LEGAL DESCRIPTIONS.

P(3)SM, L.L.C.
PROFESSIONAL SURVEYORS & MAPPERS
3900 N.W. 79th AVENUE, SUITE #235 DORAL, FLORIDA 33166 PHONE:(305) 463-0912 FAX:(305) 463-0913

L.B. No. 7335

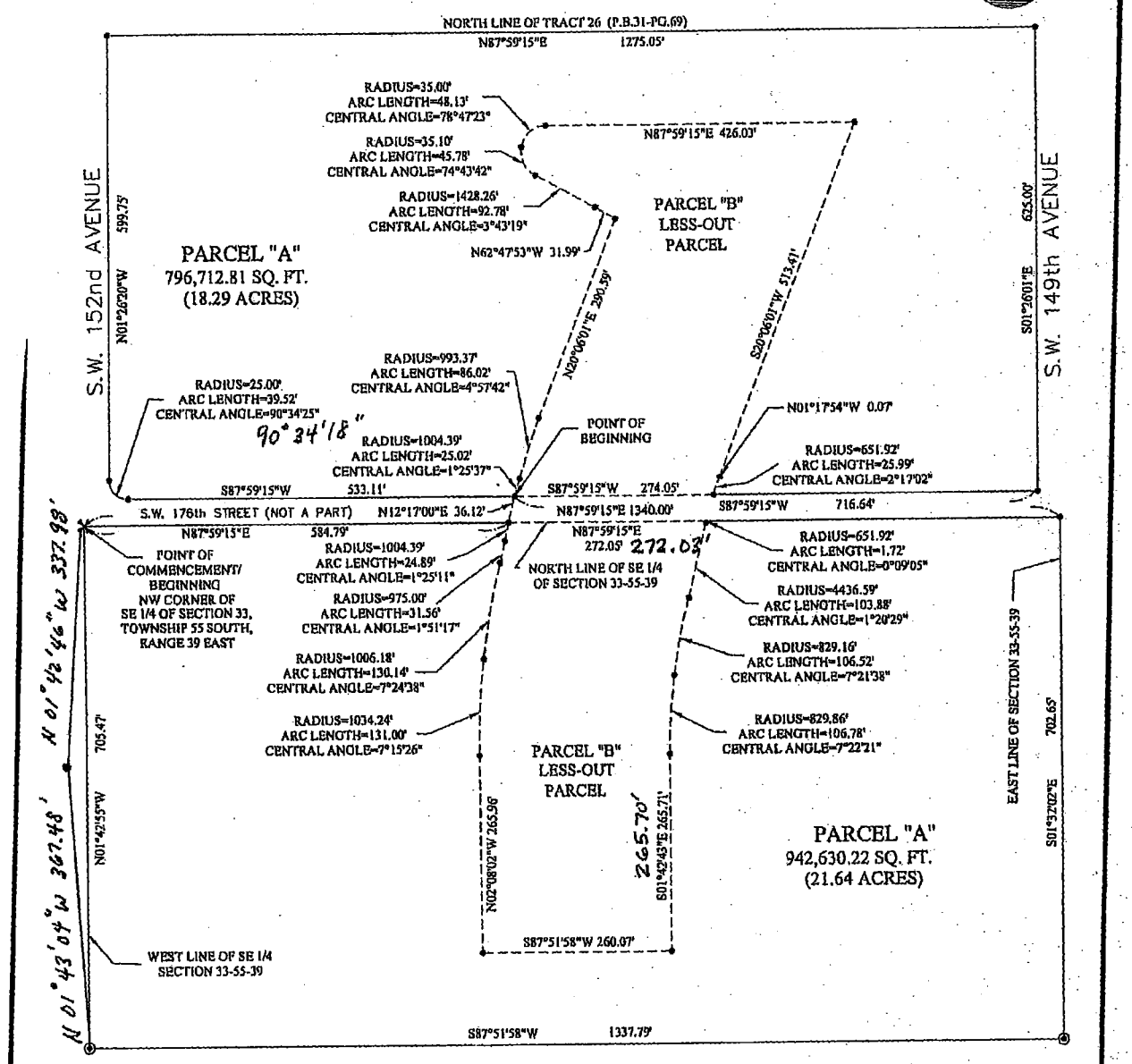
SKETCH AND LEGAL DESCRIPTION FOR PARCEL "B"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	1" = 200'	0510-00050-004	4 OF 4

OTE: THE INFORMATION SHOWN BY THE COMPUTER WAS SUBMITTED ON THE 13th. GEOMETRY HANDWRITTEN IS THE INFORMATION FOR THE ADVERTISED LEGAL DESCRIPTIONS.

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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L.B. No. 7335

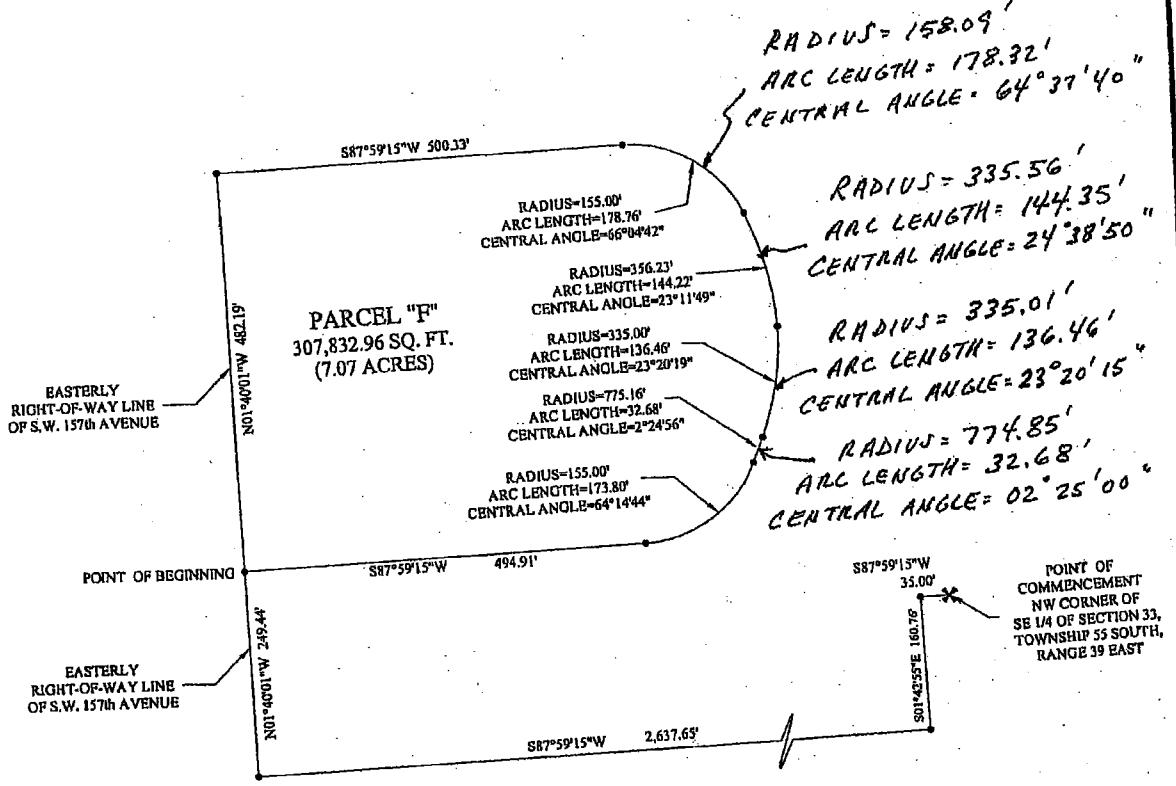
SKETCH AND LEGAL DESCRIPTION FOR PARCEL "A"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	5 of 5

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NORTH



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P(3)SM, L.L.C.
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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "F"

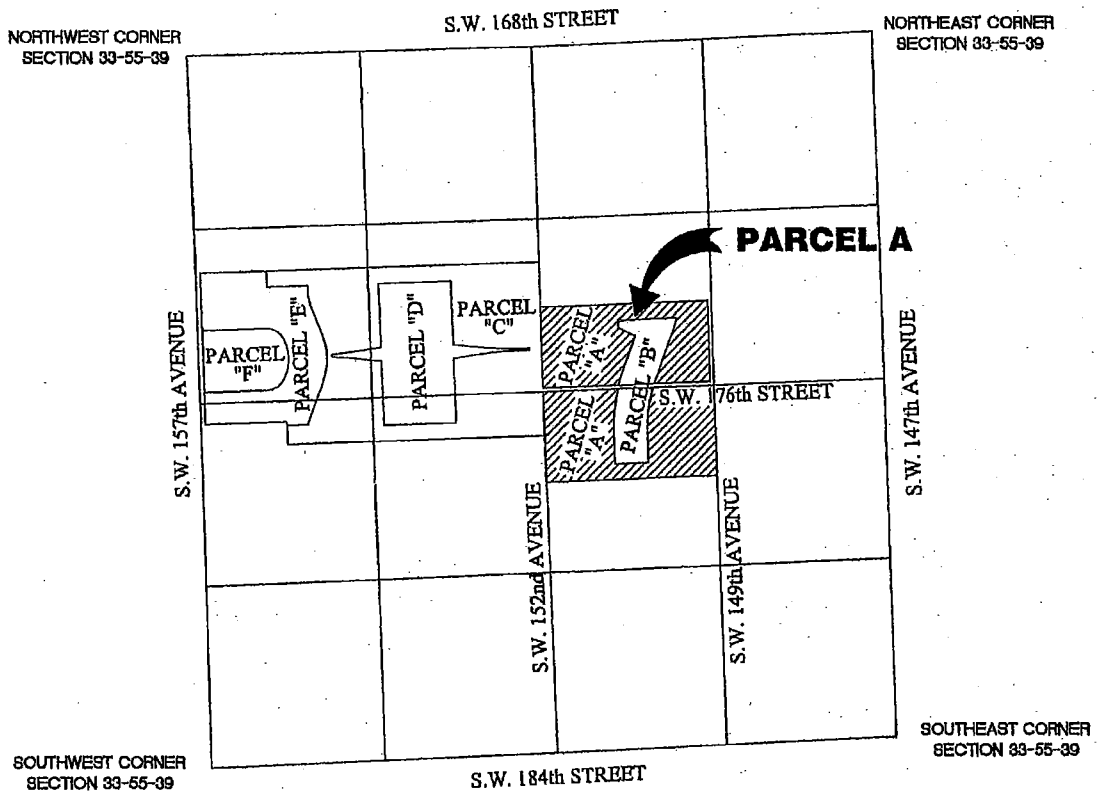
DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	1" = 200'	0510-00050-004	4 of 4

EXHIBIT "A"

LOCATION MAP

A PORTION OF
SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

NORTH



P(3)SM, L.L.C. | L.B. No. 7335

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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "A"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	1 of 5

EXHIBIT "A"

SURVEYOR'S NOTES AND CERTIFICATE

1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
2) North arrow direction and bearing shown hereon are based on an assumed meridian of N 01°26'20" W, along the centerline of S.W. 152nd AVENUE.
3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4) There may be additional restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of the ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
5) No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right-of-Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
6) The intent of this description is to create a legal description.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6 Florida Administrative Code.

Date: APRIL 12, 2007

EDUARDO M. SUAREZ, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No. 6313

P(3)SM, L.L.C.
PROFESSIONAL SURVEYORS & MAPPERS
3900 N.W. 79th AVENUE, SUITE #235 DORAL, FLORIDA 33166 PHONE:(305) 463-0912 FAX:(305) 463-0913
L.B. No. 7335

SKETCH AND LEGAL DESCRIPTION FOR PARCEL "A"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	2 of 5

EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE N87°59'15"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1,340.00 FEET, TO A POINT ON THE EAST LINE OF THE SAID SECTION 33; THENCE S01°32'02"E, ALONG THE EAST LINE OF THE SAID SECTION 33, FOR A DISTANCE OF 702.65 FEET; THENCE S87°51'58"W FOR A DISTANCE OF 1,337.79 FEET, TO A POINT ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE N01°42'55"W, ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 705.47 FEET TO THE POINT OF BEGINNING.
CONTAINING 942,630.22 sq. ft. AND/OR 21,640 ACRES MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE N87°59'15"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 584.79 FEET; THENCE N12°17'00"E FOR A DISTANCE OF 36.12 FEET TO THE POINT OF BEGINNING; THENCE S87°59'15"W FOR A DISTANCE OF 533.11 FEET, TO A POINT OF TANGENCY, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°34'25"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 39.52 FEET TO A POINT OF TANGENCY; THENCE N01°26'20"W, ALONG A LINE 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NE 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 599.75 FEET TO A POINT ON THE NORTH LINE OF TRACT 26 OF "2nd REVISED PLAT OF RICHMOND" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°59'15"E, ALONG THE NORTH LINE OF THE AFOREMENTIONED TRACT 26, FOR A DISTANCE OF 1,275.05 FEET TO A POINT 30.00 WEST OF THE EAST LINE OF SAID SECTION 33; THENCE S01°26'01"E, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 33, FOR A DISTANCE OF 625.00 FEET TO A POINT 35.00 FEET NORTH OF THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE S87°59'15"W, ALONG A LINE OF 35.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 716.64 FEET TO THE POINT OF BEGINNING. CONTAINING 796,712.81 SQ. FT. AND/OR 18,290 ACRES MORE OR LESS.

LESS THE FOLLOWING PARCEL:
(ALSO KNOWN AS PARCEL B)

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE N87°59'15"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 584.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 272.05 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S76°16'03"E, A RADIAL DISTANCE OF 651.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'05", A DISTANCE OF 1.72 FEET TO A POINT OF NON-TANGENCY AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S77°16'46"E, A RADIAL DISTANCE OF 4,436.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°20'29", A DISTANCE OF 103.88 FEET TO A POINT OF NON-TANGENCY WITH A CURVE, TO WHICH THE RADIUS POINT LIES S76°38'19"E, A RADIAL DISTANCE OF 829.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°21'38", A DISTANCE OF 106.52 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S83°59'51"E, A RADIAL DISTANCE OF 829.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°22'21", A DISTANCE OF 106.78 FEET TO A POINT OF TANGENCY; THENCE S01°42'43"E FOR A DISTANCE OF 265.71 FEET; THENCE S87°51'58"W FOR A DISTANCE OF 260.07 FEET; THENCE N02°08'02"W FOR A DISTANCE OF 265.96 FEET TO A POINT OF TANGENCY, WITH A CURVE TO THE

P(3)SM, L.L.C. L.B. No. 7335
PROFESSIONAL SURVEYORS & MAPPERS
3900 N.W. 79th AVENUE, SUITE #235 DORAL, FLORIDA 33166 PHONE:(305) 463-0912 FAX:(305) 463-0913

SKETCH AND LEGAL DESCRIPTION FOR PARCEL "A"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	3 of 5

EXHIBIT "A"

LEGAL DESCRIPTION

RIGHT HAVING A RADIUS OF 1,034.24 FEET AND A CENTRAL ANGLE OF 07°15'26"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.00 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 1,006.18 FEET AND A CENTRAL ANGLE OF 07°24'38"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.14 FEET TO A POINT OF NON-TANGENCY, WITH A CURVE TO WHICH THE RADIUS POINT LIES N77°24'55"W, A RADIAL DISTANCE OF 975.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°51'17", A DISTANCE OF 31.56 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO WHICH THE RADIUS POINT LIES S80°10'00"E, A RADIAL DISTANCE OF 1,004.39 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'11", A DISTANCE OF 24.89 FEET TO THE POINT OF BEGINNING. CONTAINING 153,045 SQ. FT. AND/OR 3.513 ACRES MORE OR LESS.

LESS

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE N87°59'15"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 584.79 FEET; THENCE N12°17'00"E FOR A DISTANCE OF 36.12 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S76°41'11"E, A RADIAL DISTANCE OF 1,004.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'37", A DISTANCE OF 25.02 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S75°16'37"E, A RADIAL DISTANCE OF 993.37 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°57'42", A DISTANCE OF 86.02 FEET; THENCE N20°06'01"E FOR A DISTANCE OF 290.59 FEET; THENCE N62°47'53"W FOR A DISTANCE OF 31.99 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S27°48'44"W, A RADIAL DISTANCE OF 1,428.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°43'19", A DISTANCE OF 92.78 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N24°20'34"E, A RADIAL DISTANCE OF 35.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°43'42", A DISTANCE OF 45.78 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S80°48'08"E, A RADIAL DISTANCE OF 35.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°47'23", A DISTANCE OF 48.13 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 426.03 FEET; THENCE S20°06'01"W FOR A DISTANCE OF 513.41 FEET; THENCE N01°17'54"W FOR A DISTANCE OF 0.07 FEET TO THE POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S70°45'38"E, A RADIAL DISTANCE OF 651.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°17'02", A DISTANCE OF 25.99 FEET TO A POINT 35.00 FEET NORTH OF THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE S87°59'15"W, ALONG A LINE 35.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF THE SAID SECTION 33 FOR A DISTANCE OF 274.05 FEET TO THE POINT OF BEGINNING. CONTAINING 154,564.82 SQ. FT. AND/OR 3.548 ACRES MORE OR LESS.

PARCEL A CONTAINS A TOTAL OF 1,431,732.44 SQ. FT. AND/OR 32.87 ACRES, MORE OR LESS.

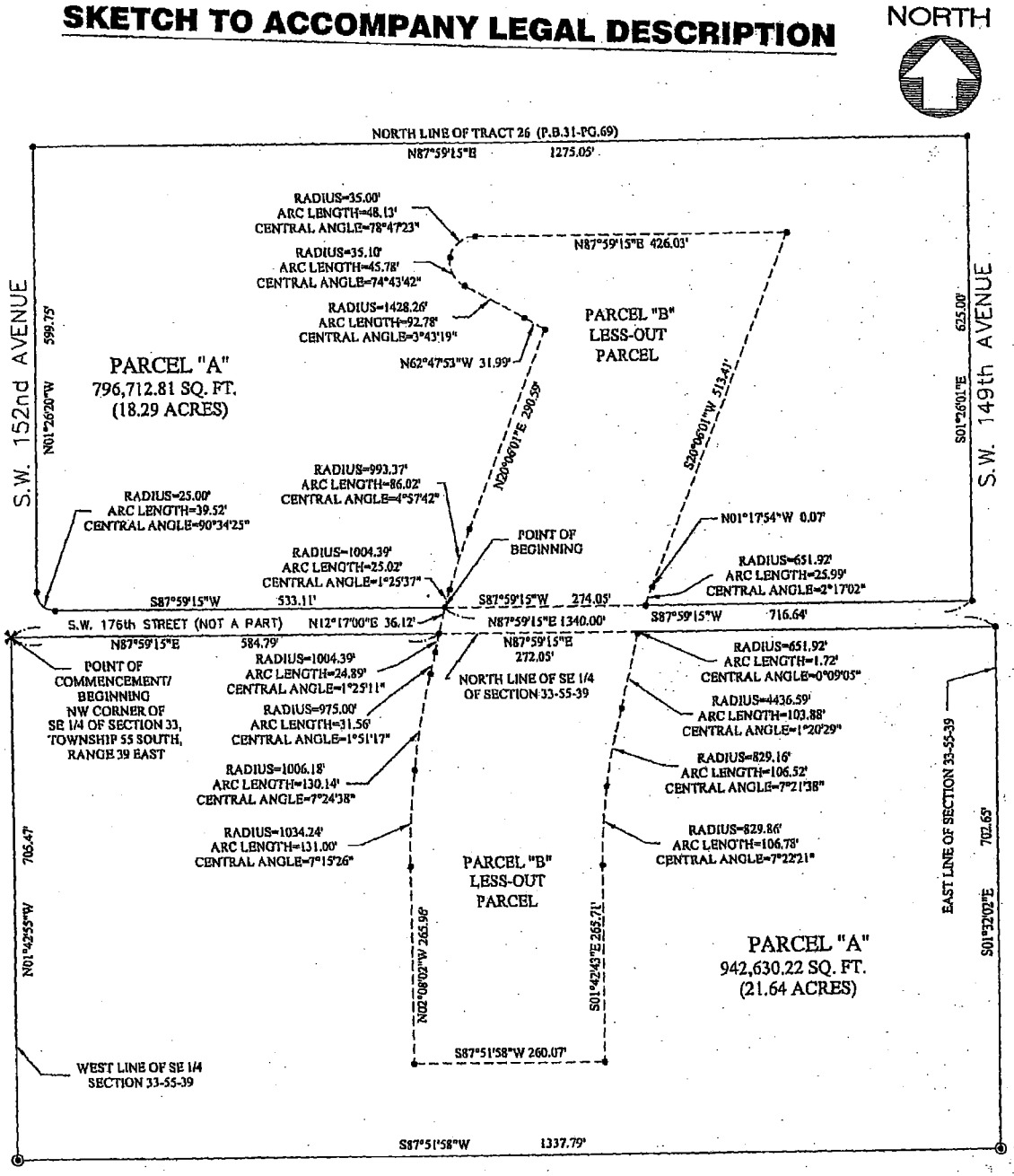
P(3)SM, L.L.C. L.B. No. 7335
PROFESSIONAL SURVEYORS & MAPPERS
3900 N.W. 79th AVENUE, SUITE #235 DORAL, FLORIDA 33166 PHONE:(305) 463-0912 FAX:(305) 463-0913

SKETCH AND LEGAL DESCRIPTION FOR PARCEL "A"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	4 of 5

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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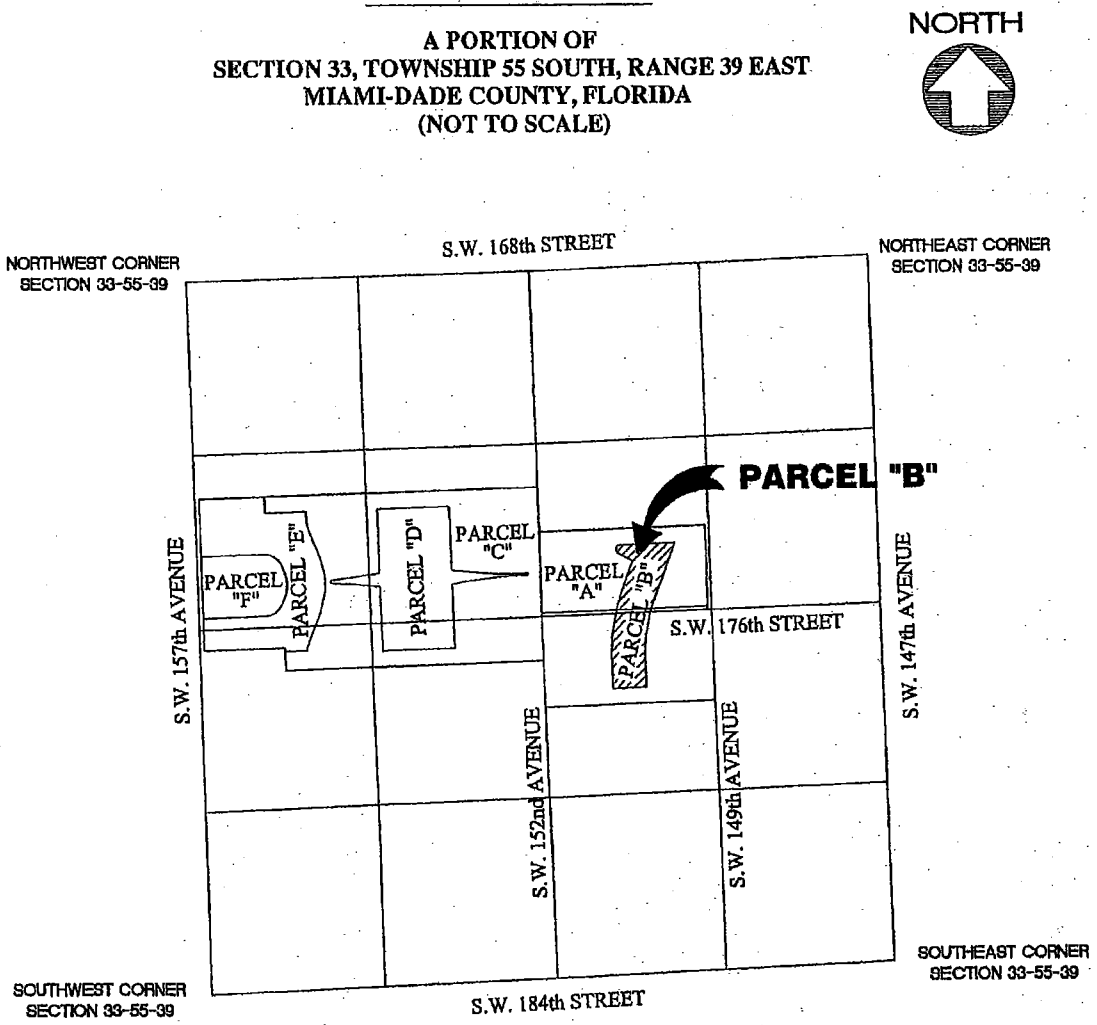
SKETCH AND LEGAL DESCRIPTION FOR PARCEL "A"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	5 of 5

EXHIBIT "A"

LOCATION MAP

A PORTION OF
SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)



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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "B"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	1 of 4

EXHIBIT "A"

SURVEYOR'S NOTES AND SURVEYOR'S CERTIFICATE

1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
2) North arrow direction and bearing shown hereon are based on an assumed meridian of N 01°26'20" W, along the centerline of S.W. 152nd AVENUE.
3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4) There may be additional restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of the ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
5) No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right-of-Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
6) The intent of this description is to create a legal description.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6 Florida Administrative Code.

Date: APRIL 12, 2007

EDUARDO M. SUAREZ, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No. 6313

P(3)SM, L.L.C. | L.B. No. 7335
PROFESSIONAL SURVEYORS & MAPPERS
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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "B"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	2 of 4

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "B"

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE N87°59'15"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 584.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 272.05 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S76°16'03"E, A RADIAL DISTANCE OF 651.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'05", A DISTANCE OF 1.72 FEET TO A POINT OF NON-TANGENCY AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S77°16'46"E, A RADIAL DISTANCE OF 4,436.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°20'29", A DISTANCE OF 103.88 FEET TO A POINT OF NON-TANGENCY WITH A CURVE, TO WHICH THE RADIUS POINT LIES S76°38'19"E, A RADIAL DISTANCE OF 829.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°21'38", A DISTANCE OF 106.52 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S83°59'51"E, A RADIAL DISTANCE OF 829.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°22'21", A DISTANCE OF 106.78 FEET TO A POINT OF TANGENCY; THENCE S01°42'43"E FOR A DISTANCE OF 265.71 FEET; THENCE S87°51'58"W FOR A DISTANCE OF 260.07 FEET; THENCE N02°08'02"W FOR A DISTANCE OF 265.96 FEET TO A POINT OF TANGENCY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,034.24 FEET AND A CENTRAL ANGLE OF 07°15'26"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.00 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 1,006.18 FEET AND A CENTRAL ANGLE OF 07°24'38"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.14 FEET TO A POINT OF NON-TANGENCY, WITH A CURVE TO WHICH THE RADIUS POINT LIES N77°24'55"W, A RADIAL DISTANCE OF 975.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°51'17", A DISTANCE OF 31.56 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO WHICH THE RADIUS POINT LIES S80°10'00"E, A RADIAL DISTANCE OF 1,004.39 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'11", A DISTANCE OF 24.89 FEET TO THE POINT OF BEGINNING. CONTAINING 153,045.77 SQ. FT. AND/OR 3.51 ACRES MORE OR LESS.

TOGETHER WITH;

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE N87°59'15"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 584.79 FEET; THENCE N12°17'00"E FOR A DISTANCE OF 36.12 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S76°41'11"E, A RADIAL DISTANCE OF 1,004.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'37", A DISTANCE OF 25.02 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S75°16'37"E, A RADIAL DISTANCE OF 993.37 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°57'42", A DISTANCE OF 86.02 FEET; THENCE N20°06'01"E FOR A DISTANCE OF 290.59 FEET; THENCE N62°47'53"W FOR A DISTANCE OF 31.99 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S27°48'44"W, A RADIAL DISTANCE OF 1,428.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°43'19", A DISTANCE OF 92.78 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N24°20'34"E, A RADIAL DISTANCE OF 35.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°43'42", A DISTANCE OF 45.78 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S80°48'08"E, A RADIAL DISTANCE OF 35.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°47'23", A DISTANCE OF 48.13 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 426.03 FEET; THENCE S20°06'01"W FOR A DISTANCE OF 513.41 FEET; THENCE N01°17'54"W FOR A DISTANCE OF 0.07 FEET TO THE POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S70°45'38"E, A RADIAL DISTANCE OF 651.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°17'02", A DISTANCE OF 25.99 FEET TO A POINT 35.00 FEET NORTH OF THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE S87°59'15"W, ALONG A LINE 35.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF THE SAID SECTION 33 FOR A DISTANCE OF 274.05 FEET TO THE POINT OF BEGINNING. CONTAINING 154,564.82 SQ. FT. AND/OR 3.55 ACRES MORE OR LESS.

PARCEL B CONTAINS A TOTAL OF 307,610.59 SQ. FT. AND/OR 7.06 ACRES MORE OR LESS.

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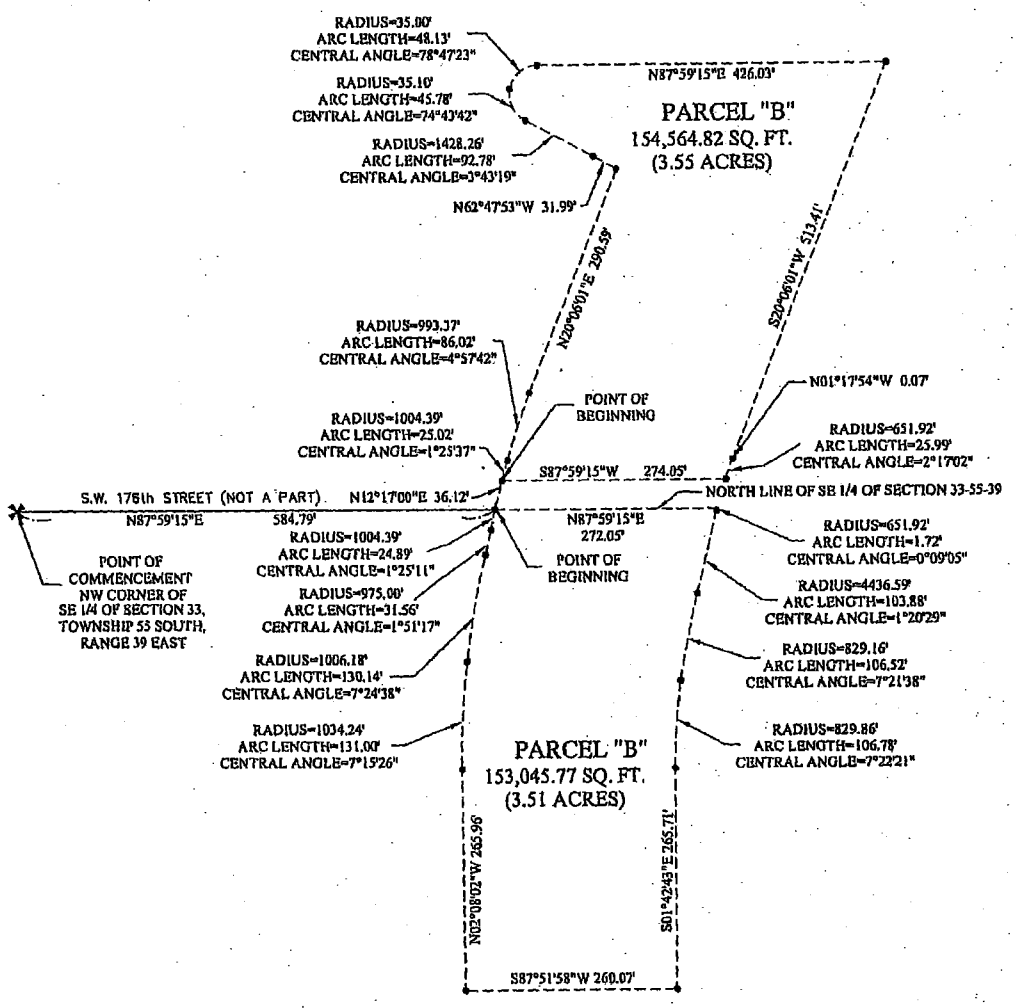
SKETCH AND LEGAL DESCRIPTION FOR PARCEL "B"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	3 of 4

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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L.B. No. 7335

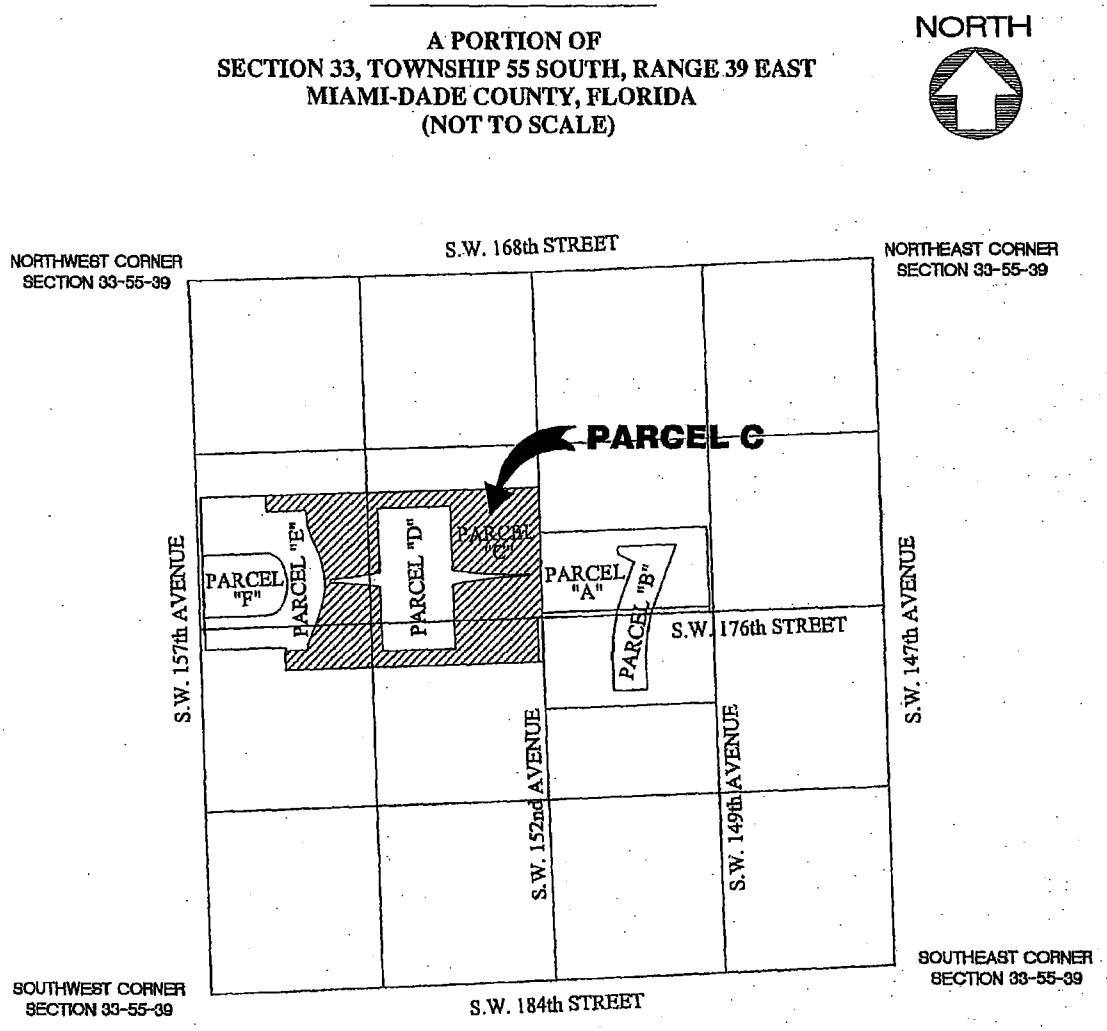
SKETCH AND LEGAL DESCRIPTION FOR PARCEL "B"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	1" = 200'	0510-00050-004	4 OF 4

EXHIBIT "A"

LOCATION MAP

A PORTION OF
SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)



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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "C"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-06	JP	N/A	0510-00050-004	1 of 7

EXHIBIT "A"

SURVEYOR'S NOTES AND CERTIFICATE

1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
2) North arrow direction and bearing shown hereon are based on an assumed meridian of S 01°26'20" E, along the centerline of S.W. 152nd AVENUE.
3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4) There may be additional restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of the ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
5) No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right-of-Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
6) The intent of this description is to create a legal description.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6 Florida Administrative Code.

Date: APRIL 12, 2007

EDUARDO M. SUAREZ, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No. 6313

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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "C"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	2 of 7

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "C" (PARENT TRACT)

BEGINNING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE S87°59'15"W FOR A DISTANCE OF 35.00 FEET; THENCE S01°42'55"E, ALONG A LINE 35.OO WEST OF AND PARALLEL TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 33, FOR A DISTANCE 337.98 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 338.00 FEET OF THE SW 1/4 OF SAID SECTION 33; THENCE S87°59'15"W, ALONG THE SOUTH LINE OF THE NORTH 338.00 FEET, OF SAID SECTION 33, FOR A DISTANCE OF 1,998.62 FEET; THENCE N01°22'53"W FOR A DISTANCE OF 150.01 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 173.36 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 19.93 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S74°51'59"E, A RADIAL DISTANCE OF 225.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'41", A DISTANCE OF 21.25 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 12,689.01 FEET AND A CENTRAL ANGLE OF 00°31'01"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.51 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 02°57'02"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE HAVING A RADIUS OF 1,044.26 FEET AND A CENTRAL ANGLE OF 15°28'47"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 282.13 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 08°11'37"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.73 FEET; THENCE N00°20'22"E FOR A DISTANCE OF 57.96 FEET; THENCE N04°21'52"W FOR A DISTANCE OF 57.96 FEET TO A POINT OF TANGENCY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 08°11'37"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.73 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 1,044.26 FEET AND A CENTRAL ANGLE OF 13°55'03"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 253.66 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE, TO WHICH THE RADIUS POINT LIES N62°48'19"E, A RADIAL DISTANCE OF 610.05 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'01", A DISTANCE OF 155.10 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 10°36'55"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.16 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 73.26 FEET; THENCE S88°06'32"W FOR A DISTANCE OF 319.05 FEET; THENCE N01°40'01"W FOR A DISTANCE OF 125.00 FEET, TO A POINT ON THE SOUTHERN PLAT LIMIT OF "KESSLER GROVE SECTION FOUR" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150 AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA ; THENCE N88°06'32"E, ALONG THE SOUTHERN PLAT LIMITS OF THE AFOREMENTIONED PLAT, FOR A DISTANCE OF 2,153.86 FEET, TO A POINT ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 33; THENCE S01°26'20"E, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1013.29 FEET; TO THE POINT OF BEGINNING. CONTAINING 2,468,085.10 SQ. FT. AND/OR 56.66 ACRES MORE OR LESS.

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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "C"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	3 of 7

EXHIBIT "A"

LEGAL DESCRIPTION

LESS THE FOLLOWING PARCEL:
(ALSO KNOWN AS PARCEL D)

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE S87°59'15"W FOR A DISTANCE OF 35.00 FEET; THENCE S01°42'55"E, ALONG A LINE 35.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 337.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 338.00 FEET OF THE SW 1/4 OF SAID SECTION 33; THENCE S87°59'15"W, ALONG THE SOUTH LINE OF THE NORTH 338.00 FEET OF THE SW 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 662.75 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE S87°59'15"W FOR A DISTANCE OF 570.00 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 497.76 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N04°33'49"E, A RADIAL DISTANCE OF 1,652.01 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'19", A DISTANCE OF 34.27 FEET TO A POINT OF NON-TANGENCY, WITH A CURVE TO WHICH THE RADIUS POINT LIES N05°27'34"E, A RADIAL DISTANCE OF 9,516.46 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°15'13", A DISTANCE OF 42.10 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO WHICH THE RADIUS POINT LIES S07°12'48"W, A RADIAL DISTANCE OF 2,558.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°22'39", A DISTANCE OF 150.84 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 3,702.31 FEET AND A CENTRAL ANGLE OF 02°20'03"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 150.83 FEET TO A POINT OF REVERSE CURVATURE, WITH A CURVE HAVING A RADIUS OF 10.05 FEET AND A CENTRAL ANGLE OF 86°29'09"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.17 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 4.07 FEET TO THE POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N87°43'36"E, A RADIAL DISTANCE OF 10.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°00'27", A DISTANCE OF 15.19 FEET TO A POINT OF REVERSE CURVATURE, WITH A CURVE HAVING A RADIUS OF 3,026.11 FEET AND A CENTRAL ANGLE OF 05°42'20"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 301.64 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N09°11'11"W, A RADIAL DISTANCE OF 7,408.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°19'32", A DISTANCE OF 42.11 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S09°32'43"E, A RADIAL DISTANCE OF 3,467.66 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'59", A DISTANCE OF 34.27 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 498.32 FEET; THENCE N88°06'02"E FOR A DISTANCE OF 570.00 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 497.24 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N05°56'40"E, A RADIAL DISTANCE OF 1,450.61 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°21'14", A DISTANCE OF 34.28 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S05°11'31"W, A RADIAL DISTANCE OF 3,950.44 FEET;

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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "C"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	4 of 7

EXHIBIT "A"

LEGAL DESCRIPTION

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°36'38", A DISTANCE OF 42.09 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO WHICH THE RADIUS POINT LIES N06°57'09"E, A RADIAL DISTANCE OF 3,026.11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°44'05", A DISTANCE OF 408.50 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 820.00 FEET AND A CENTRAL ANGLE OF 01°13'49"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.61 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 107.96 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 15.00 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 119.04 FEET TO A POINT OF TANGENCY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,020.00 FEET AND A CENTRAL ANGLE OF 03°57'10"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.37 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S04°27'04"E, A RADIAL DISTANCE OF 3,026.11 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°31'34", A DISTANCE OF 344.70 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N09°45'42"W, A RADIAL DISTANCE OF 6,920.40 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°20'55", A DISTANCE OF 42.10 FEET; THENCE S80°40'35"W FOR A DISTANCE OF 34.28 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 497.70 FEET TO THE POINT OF BEGINNING. CONTAINING 678,483.02 SQ. FT. AND/OR 15.58 SQ.FT. MORE OR LESS.

PARCEL "C" CONTAINS A TOTAL OF 1,789,602.08 SQ. FT. AND/OR 41.08 ACRES MORE OR LESS.

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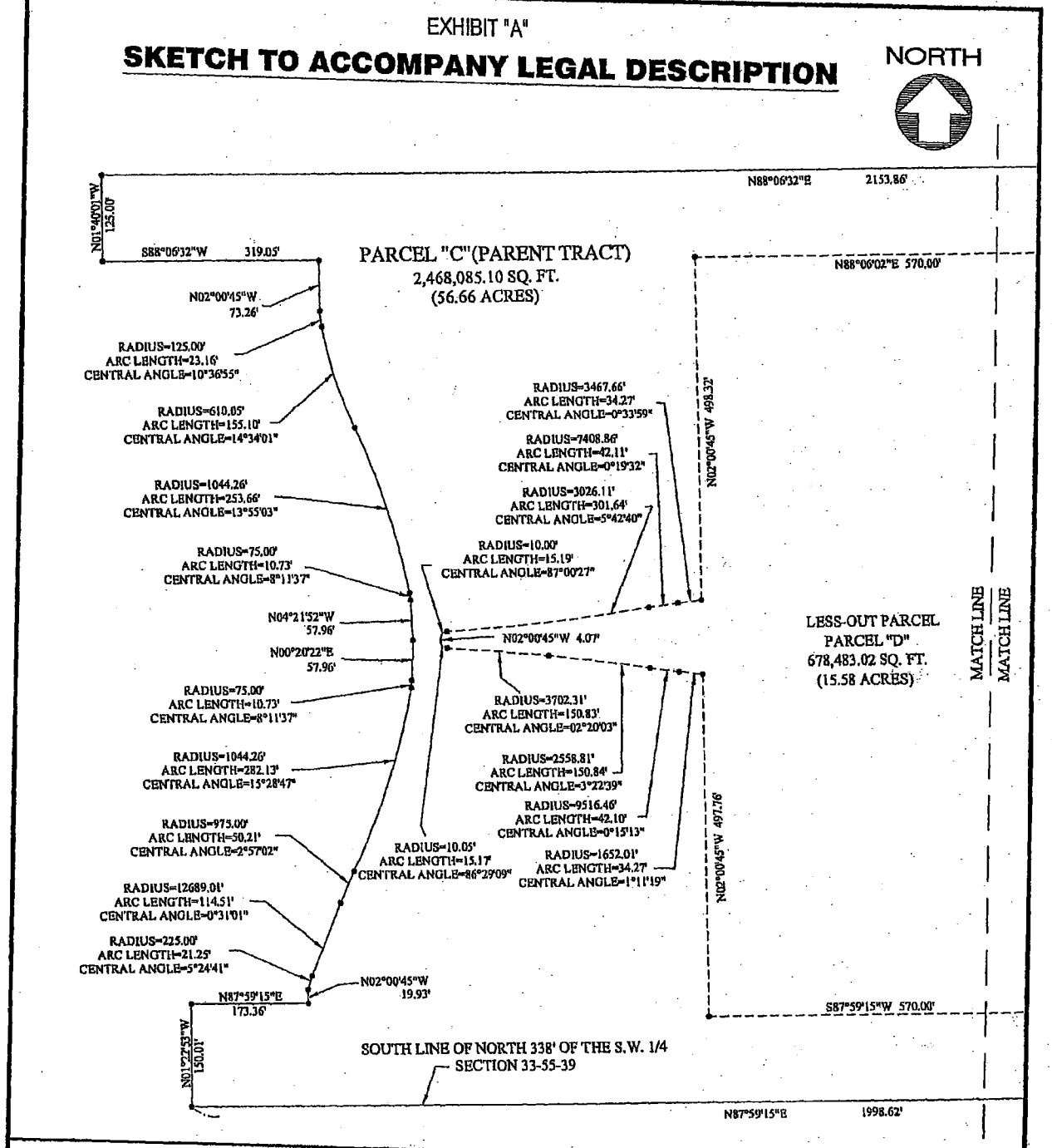
L.B. No. 7335

SKETCH AND LEGAL DESCRIPTION FOR PARCEL "C"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	5 of 7

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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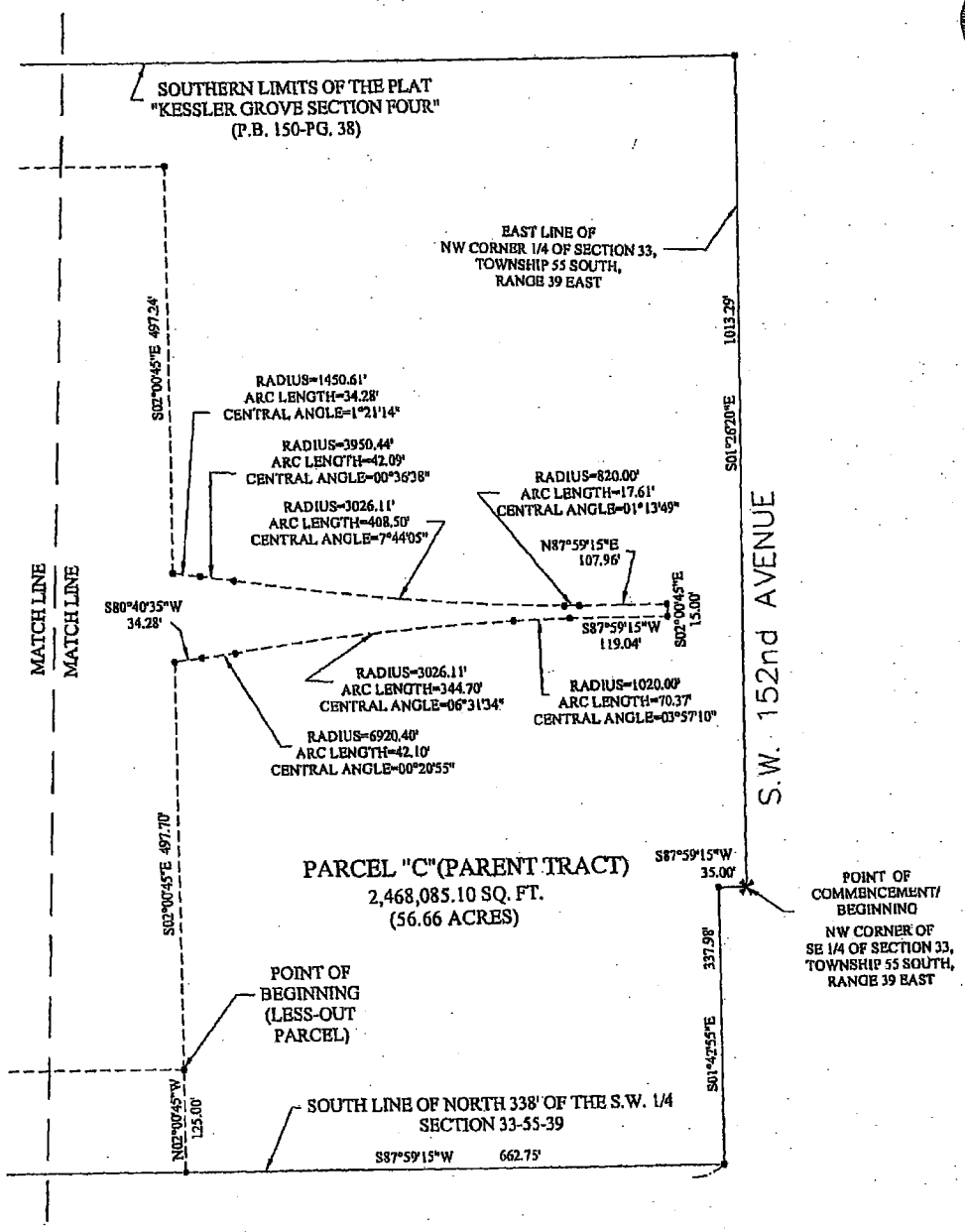
L.B. No. 7335

SKETCH AND LEGAL DESCRIPTION FOR PARCEL "C"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	1" = 200'	0510-00050-004	6 of 7

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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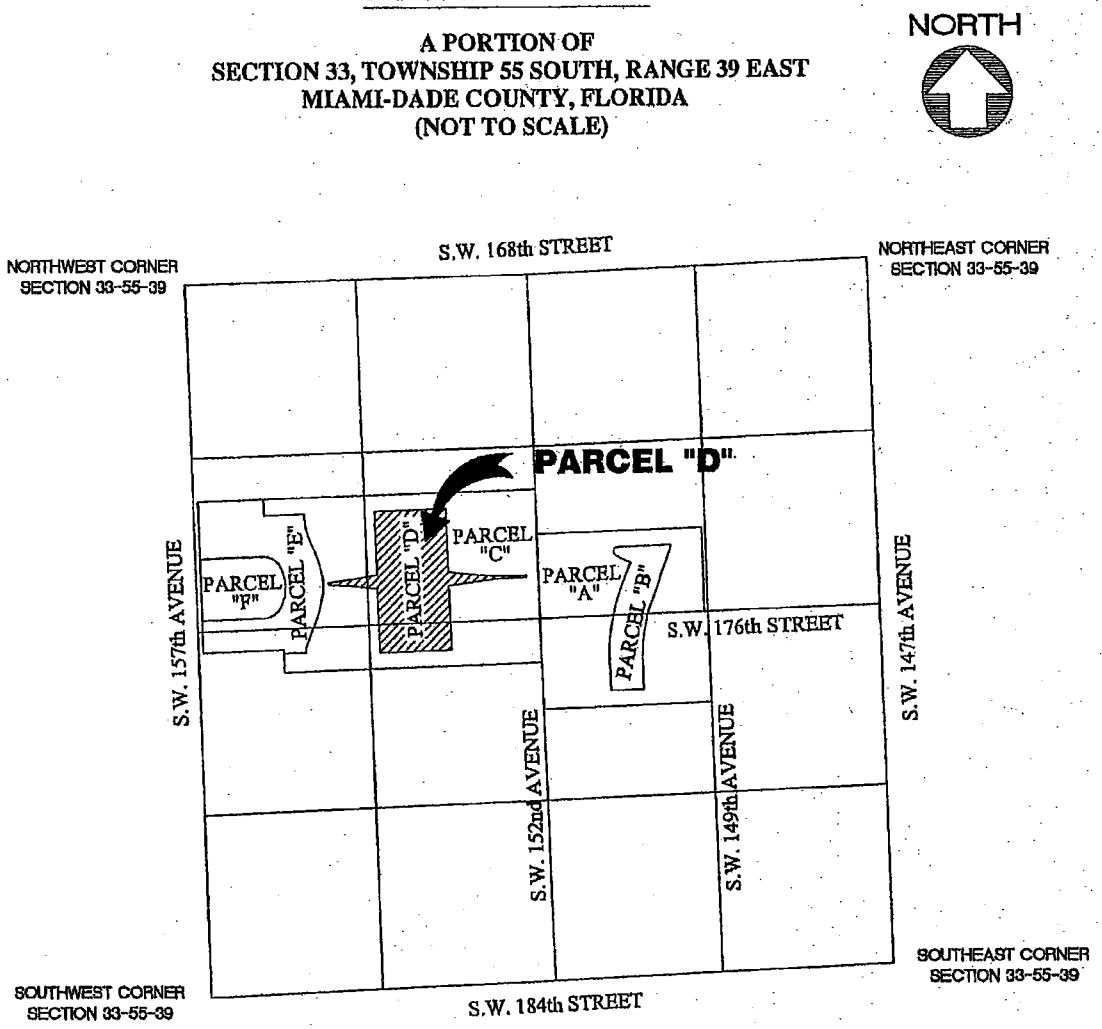
SKETCH AND LEGAL DESCRIPTION FOR PARCEL "C"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	1" = 200'	0510-00050-004	7 of 7

EXHIBIT "A"

LOCATION MAP

A PORTION OF
SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)



P(3)SM, L.L.C. | L.B. No. 7335

PROFESSIONAL SURVEYORS & MAPPERS
3900 N.W. 79th AVENUE, SUITE #235 DORAL, FLORIDA 33166 PHONE:(305) 463-0912 FAX:(305) 463-0913

SKETCH AND LEGAL DESCRIPTION FOR PARCEL "D"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	1 of 6

EXHIBIT "A"

SURVEYOR'S NOTES AND CERTIFICATE

1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
2) North arrow direction and bearing shown hereon are based on an assumed meridian of S 01°26'20" E, along the centerline of S.W. 152nd AVENUE.
3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4) There may be additional restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of the ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
5) No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right-of-Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
6) The intent of this description is to create a legal description.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6 Florida Administrative Code.

Date: APRIL 12, 2007

EDUARDO M. SUAREZ, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No. 6313

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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "D"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	2 of 6

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "D"

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE S87°59'15"W FOR A DISTANCE OF 35.00 FEET; THENCE S01°42'55"E, ALONG A LINE 35.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 337.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 338.00 FEET OF THE SW 1/4 OF SAID SECTION 33; THENCE S87°59'15"W, ALONG THE SOUTH LINE OF THE NORTH 338.00 FEET OF THE SW 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 662.75 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE S87°59'15"W FOR A DISTANCE OF 570.00 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 497.76 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N04°33'49"E, A RADIAL DISTANCE OF 1,652.01 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'19", A DISTANCE OF 34.27 FEET TO A POINT OF NON-TANGENCY, WITH A CURVE TO WHICH THE RADIUS POINT LIES N05°27'34"E, A RADIAL DISTANCE OF 9,516.46 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°15'13", A DISTANCE OF 42.10 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO WHICH THE RADIUS POINT LIES S07°12'48"W, A RADIAL DISTANCE OF 2,558.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°22'39", A DISTANCE OF 150.84 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 3,702.31 FEET AND A CENTRAL ANGLE OF 02°20'03"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 150.83 FEET TO A POINT OF REVERSE CURVATURE, WITH A CURVE HAVING A RADIUS OF 10.05 FEET AND A CENTRAL ANGLE OF 86°29'09"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.17 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 4.07 FEET TO THE POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N87°43'36"E, A RADIAL DISTANCE OF 10.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°00'27", A DISTANCE OF 15.19 FEET TO A POINT OF REVERSE CURVATURE, WITH A CURVE HAVING A RADIUS OF 3,026.11 FEET AND A CENTRAL ANGLE OF 05°42'20"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 301.64 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N09°11'11"W, A RADIAL DISTANCE OF 7,408.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°19'32", A DISTANCE OF 42.11 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S09°32'43"E, A RADIAL DISTANCE OF 3,467.66 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'59", A DISTANCE OF 34.27 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 498.32 FEET; THENCE N88°06'02"E FOR A DISTANCE OF 570.00 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 497.24 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N05°56'40"E, A RADIAL DISTANCE OF 1,450.61 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°21'14", A DISTANCE OF 34.28 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S05°11'31"W, A RADIAL DISTANCE OF 3,950.44 FEET;

P(3)SM, L.L.C. | L.B. No. 7335
PROFESSIONAL SURVEYORS & MAPPERS
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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "D"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	3 OF 6

EXHIBIT "A"

LEGAL DESCRIPTION

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°36'38", A DISTANCE OF 42.09 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO WHICH THE RADIUS POINT LIES N06°57'09"E, A RADIAL DISTANCE OF 3,026.11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°44'05", A DISTANCE OF 408.50 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 820.00 FEET AND A CENTRAL ANGLE OF 01°13'49"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.61 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 107.96 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 15.00 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 119.04 FEET TO A POINT OF TANGENCY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,020.00 FEET AND A CENTRAL ANGLE OF 03°57'10"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.37 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S04°27'04"E, A RADIAL DISTANCE OF 3,026.11 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°31'34", A DISTANCE OF 344.70 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES N09°45'42"W, A RADIAL DISTANCE OF 6,920.40 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°20'55", A DISTANCE OF 42.10 FEET; THENCE S80°40'35"W FOR A DISTANCE OF 34.28 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 497.70 FEET TO THE POINT OF BEGINNING. CONTAINING 678,483.02 SQ. FT. AND/OR 15.58 ACRES MORE OR LESS.

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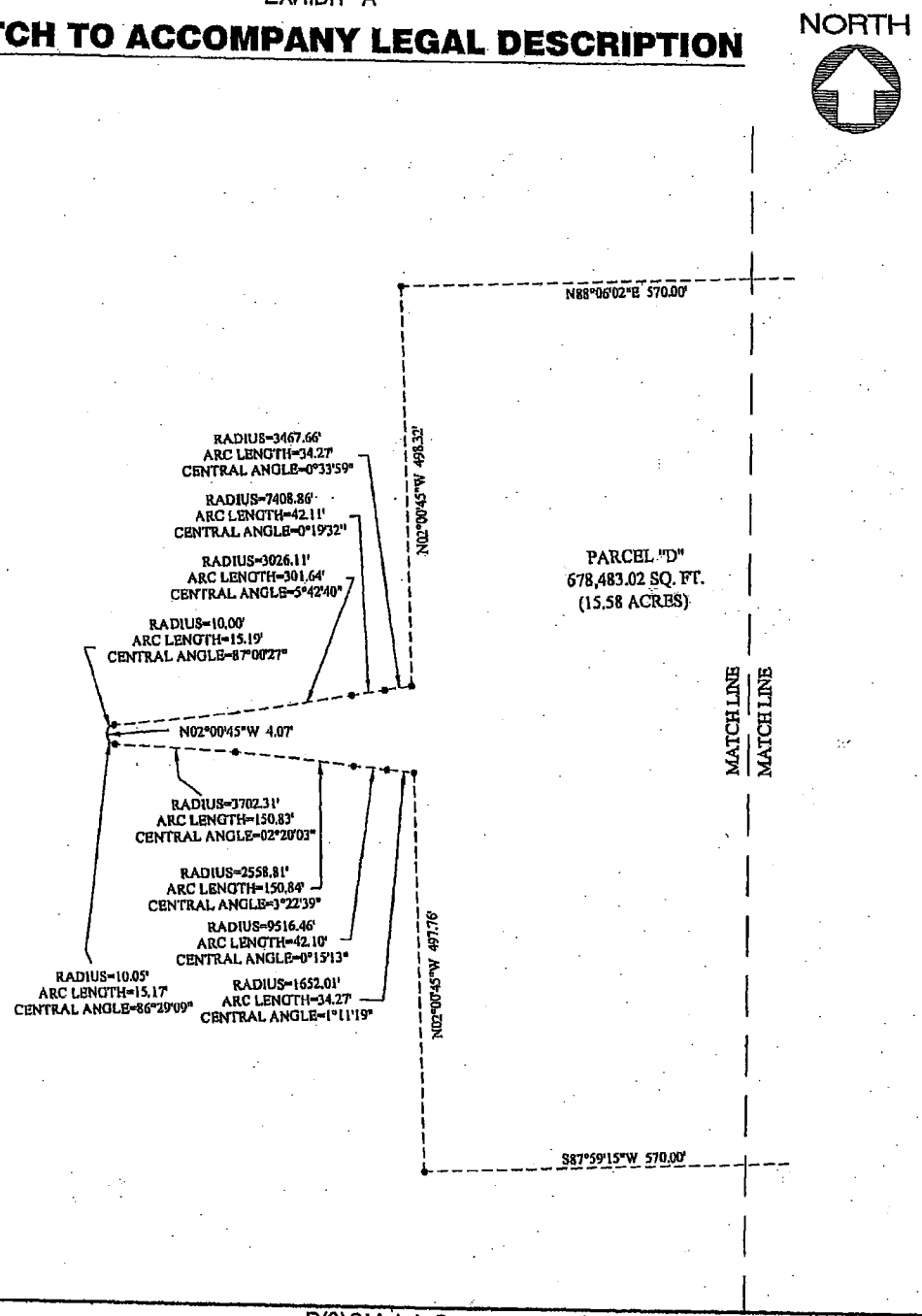
SKETCH AND LEGAL DESCRIPTION FOR PARCEL "D"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	4 OF 6

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "D"

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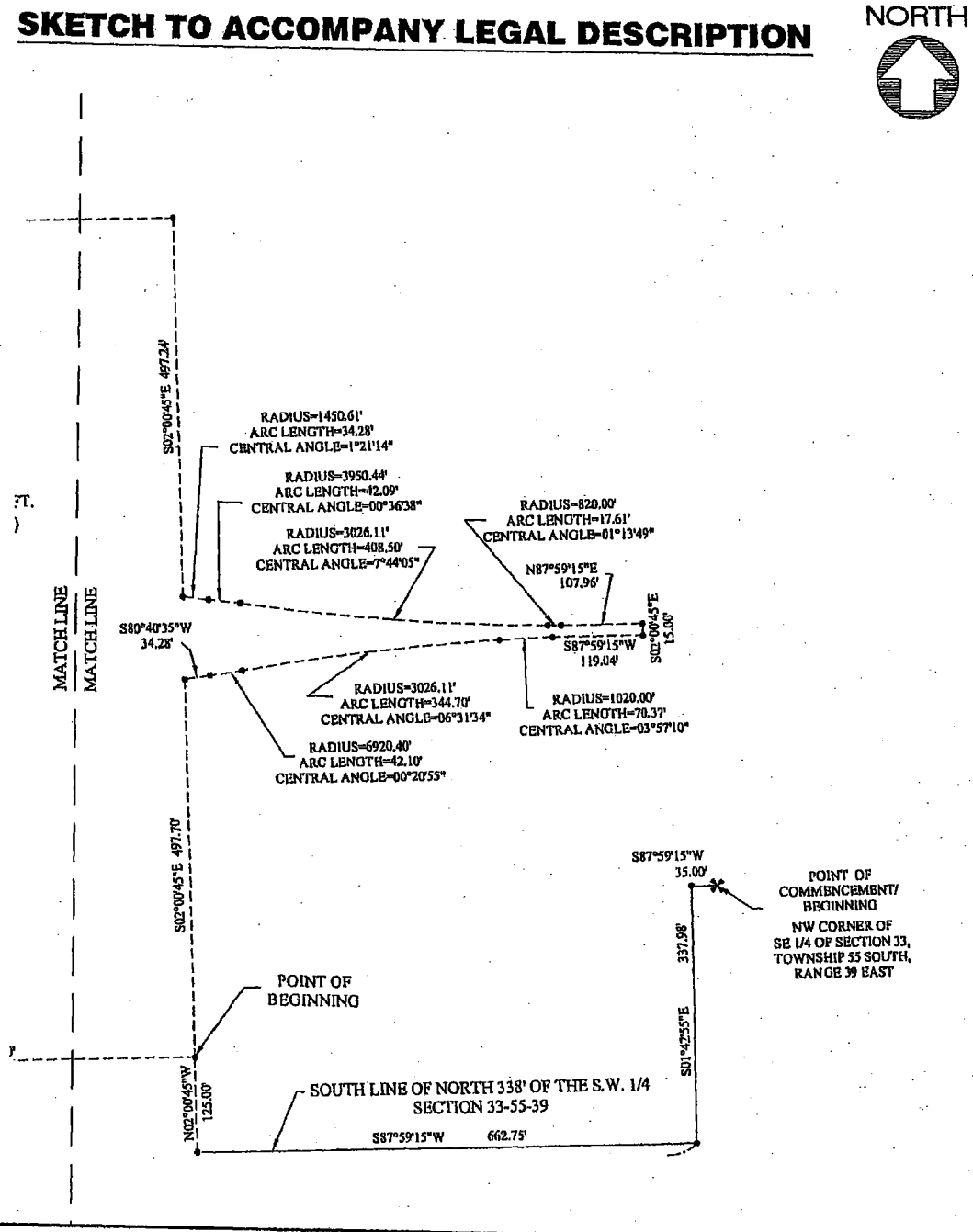
04-12-07	JP	1" = 200'	0510-00050-004	5 of 6

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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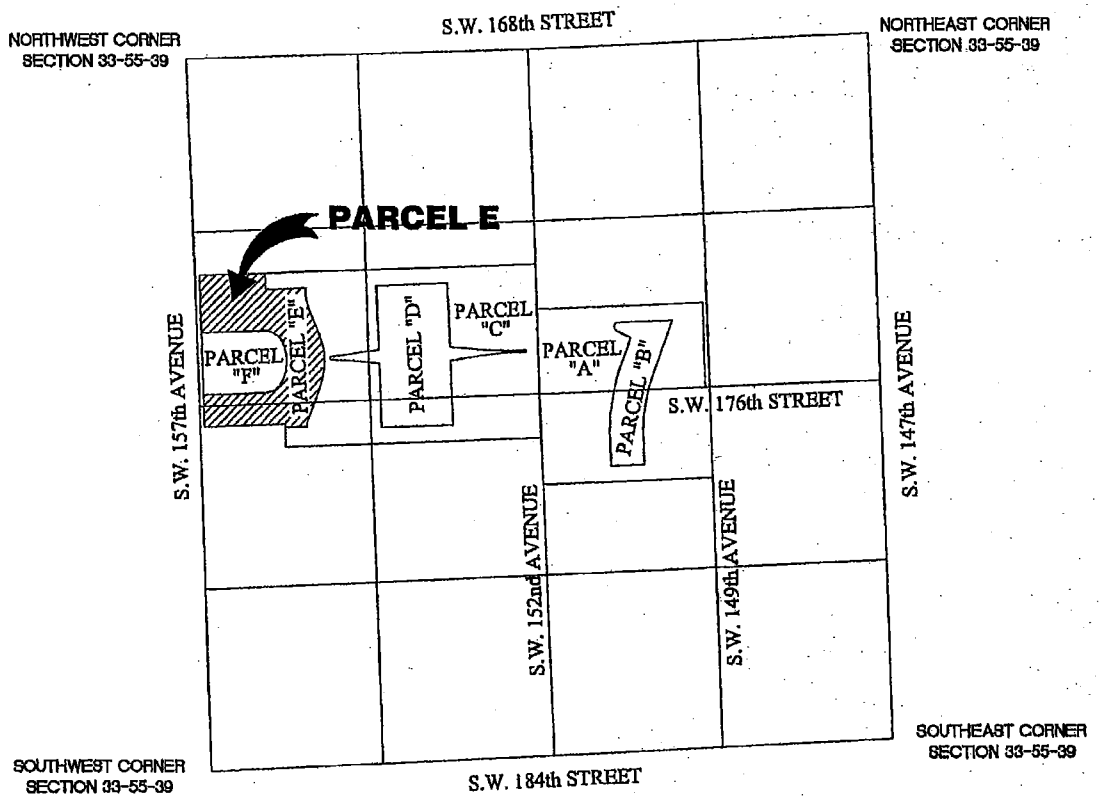
DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	1" = 200'	0510-00050-004	6 of 6

EXHIBIT "A"

LOCATION MAP

A PORTION OF
SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

NORTH



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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "E"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
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EXHIBIT "A"

SURVEYOR'S NOTES AND CERTIFICATE

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2) North arrow direction and bearing shown hereon are based on an assumed meridian of N 01°26'20" W, along the centerline of S.W. 152nd AVENUE.
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I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6 Florida Administrative Code.

Date: APRIL 12, 2007

EDUARDO M. SUAREZ, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No. 6313

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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "E"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	2 of 6

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "E"

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE S87°59'15"W FOR A DISTANCE OF 35.00 FEET; THENCE S01°42'55"E, ALONG A LINE 35.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 337.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 338.00 FEET OF THE SW 1/4 OF SAID SECTION 33; THENCE S87°59'15"W, ALONG THE SOUTH LINE OF THE NORTH 338.00 FEET OF THE SW 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1,823.61 FEET; THENCE N02°00'45"W FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE S87°59'15"W FOR A DISTANCE OF 173.36 FEET; THENCE N01°24'49"W FOR A DISTANCE OF 27.23 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 641.40 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF S.W. 157th AVENUE; THENCE N01°40'01"W, ALONG THE EASTERLY RIGHT-OF-WAY OF S.W. 157th AVENUE, FOR A DISTANCE OF 249.44 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 494.91 FEET TO A POINT OF TANGENCY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 64°14'44"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.80 FEET, TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 775.16 FEET AND A CENTRAL ANGLE OF 02°24'56"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.68 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 23°20'19"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.46 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S87°15'46"W, A RADIAL DISTANCE OF 356.23 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°11'49", A DISTANCE OF 144.22 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 66°04'42"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.76 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 500.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF S.W. 157th AVENUE; THENCE N01°40'01"W, ALONG THE EASTERLY RIGHT-OF-WAY OF S.W. 157th AVENUE, FOR A DISTANCE OF 448.05 FEET, TO A POINT ON THE SOUTHERN PLAT LIMITS OF "KESSLER GROVE SECTION FOUR" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150 AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N88°06'32"E ALONG THE SOUTHERN PLAT LIMITS OF THE AFOREMENTIONED PLAT, FOR A DISTANCE OF 499.00 FEET; THENCE N88°06'10"E ALONG THE SOUTHERN LIMITS OF THE AFOREMENTIONED PLAT FOR A DISTANCE OF 25.00 FEET; THENCE S01°40'01"E FOR A DISTANCE OF 125.00 FEET; THENCE N88°06'32"E FOR A DISTANCE OF 319.05 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 73.26 FEET TO A POINT OF TANGENCY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 10°36'55"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.16 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 610.05 FEET AND A CENTRAL ANGLE OF 14°34'01"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 155.10 FEET TO A POINT OF NON-TANGENCY, AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S63°31'29"W, A RADIAL DISTANCE OF 1,044.26 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°55'03", A DISTANCE OF 253.66 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 08°11'37"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.73 FEET; THENCE S04°21'52"E FOR A DISTANCE OF 57.96 FEET;

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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "E"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	3 of 6

EXHIBIT "A"

LEGAL DESCRIPTION

THENCE S00°20'22"W FOR A DISTANCE OF 57.96 FEET TO A POINT OF TANGENCY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 08°11'37"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.73 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 1,044.26 FEET AND A CENTRAL ANGLE OF 15°28'47"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 282.13 FEET TO A POINT OF REVERSE CURVATURE, WITH A CURVE HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 02°57'02"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.21 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 12,689.01 FEET AND A CENTRAL ANGLE OF 00°31'01"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.51 FEET TO A POINT OF COMPOUND CURVATURE, WITH A CURVE HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 05°24'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.25 FEET; THENCE S02°00'45"E FOR A DISTANCE OF 19.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 721,310.00 SQ. FT. AND/OR 16.56 ACRES MORE OR LESS.

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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "E"

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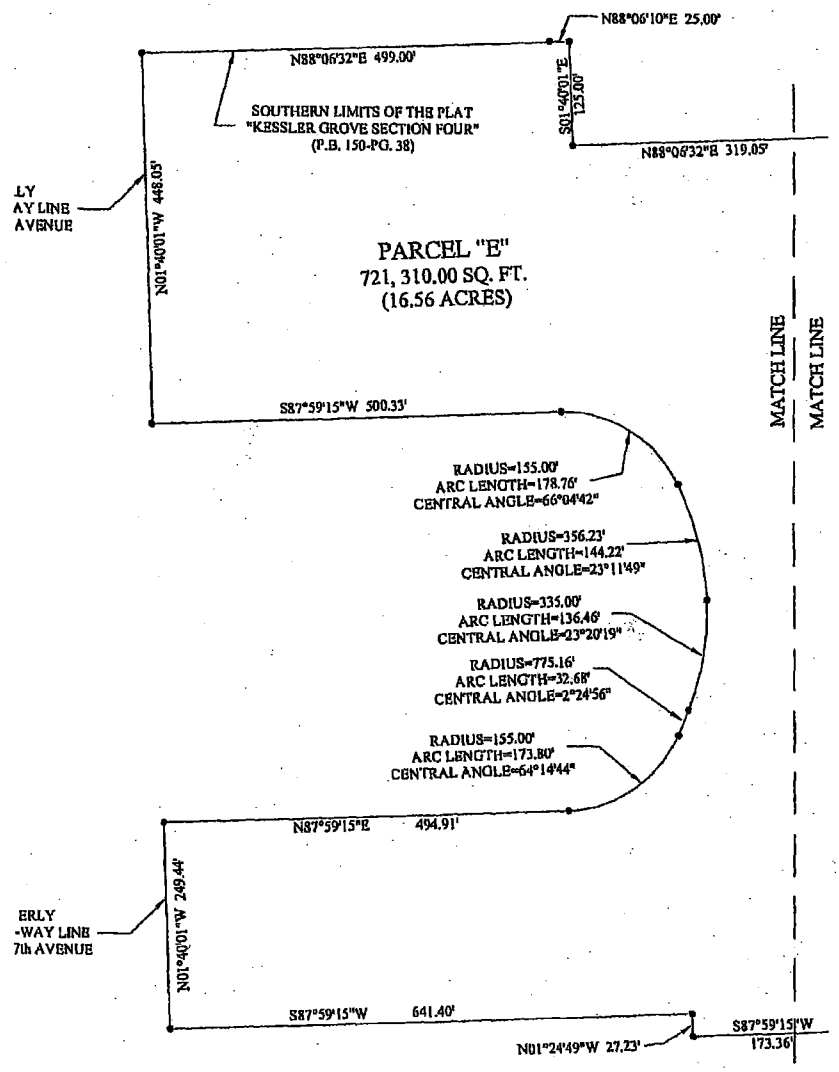
EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "E"

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EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

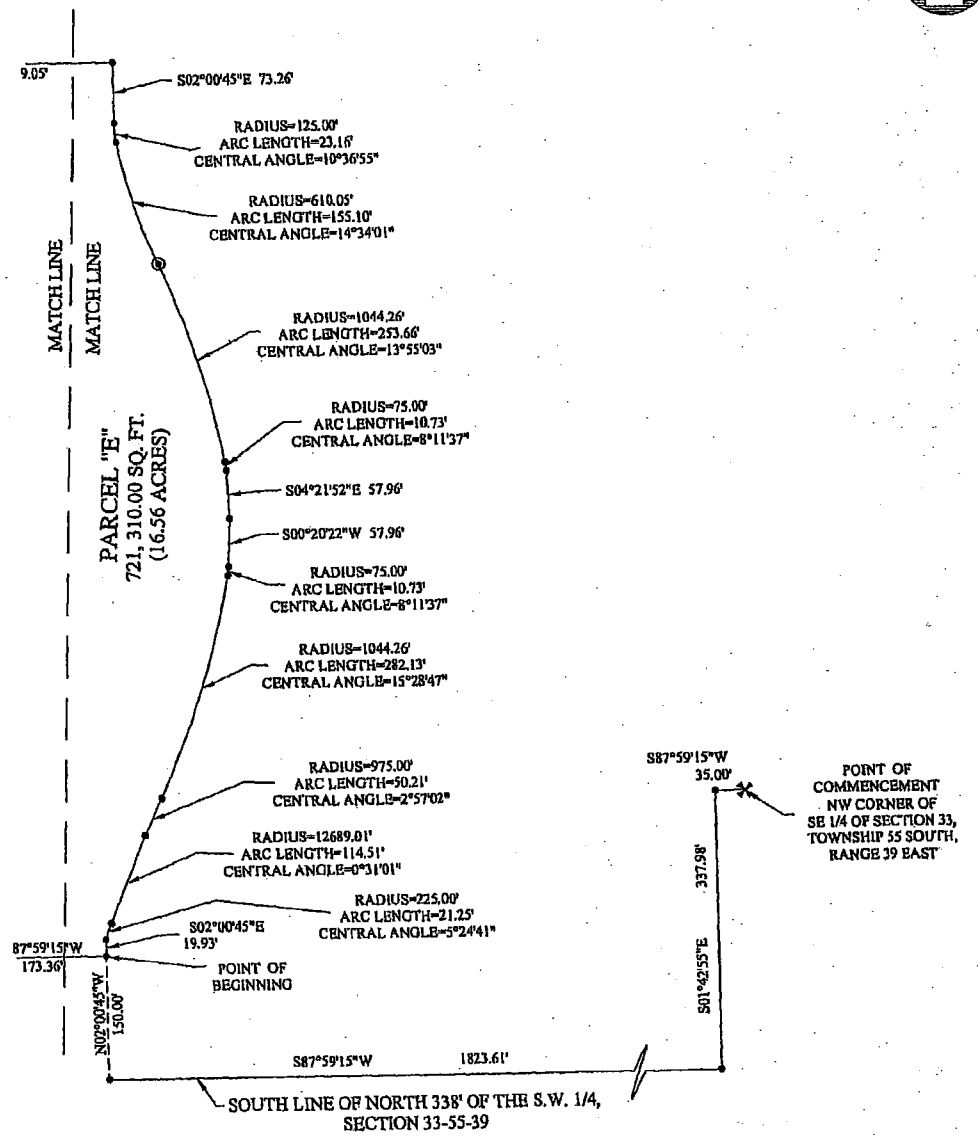

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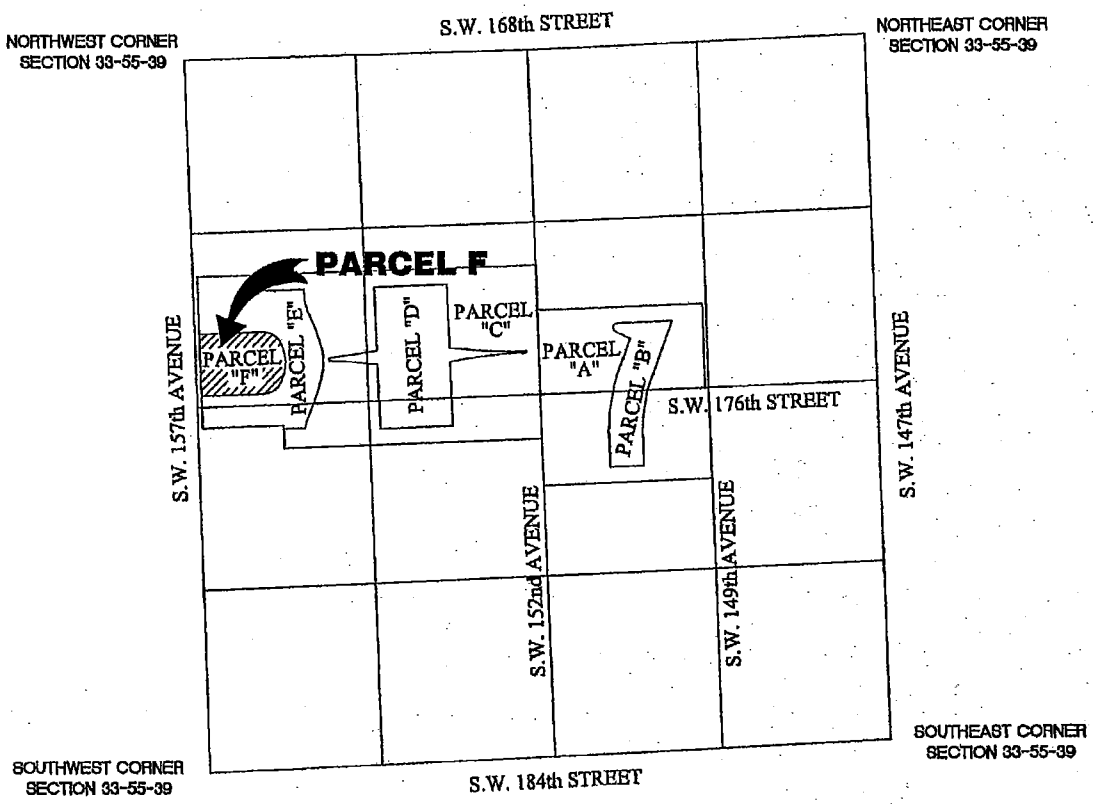
EXHIBIT "A"

LOCATION MAP

A PORTION OF
SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

NORTH



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SKETCH AND LEGAL DESCRIPTION FOR PARCEL "F"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
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EXHIBIT "A"

SURVEYOR'S NOTES AND CERTIFICATE

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2) North arrow direction and bearing shown hereon are based on an assumed meridian of N 01°26'20" W, along the centerline of S.W. 152nd AVENUE.
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P(3)SM, L.L.C. L.B. No. 7335
PROFESSIONAL SURVEYORS & MAPPERS
3900 N.W. 79th AVENUE, SUITE #235 DORAL, FLORIDA 33166 PHONE:(305) 463-0912 FAX:(305) 463-0913

SKETCH AND LEGAL DESCRIPTION FOR PARCEL "F"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	2 of 4

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "F"

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST; THENCE S87°59'15"W FOR A DISTANCE OF 35.00 FEET; THENCE S01°42'55"E ALONG A LINE 35.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 160.76 FEET; THENCE S87°59'15"W FOR A DISTANCE OF 2,637.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W 157th AVENUE; THENCE N01°40'01"W ALONG THE RIGHT-OF-WAY LINE OF S.W. 157th AVENUE FOR A DISTANCE OF 249.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, ALONG THE RIGHT-OF-WAY LINE OF S.W. 157th AVENUE, A DISTANCE OF 482.19 FEET; THENCE N87°59'15"E FOR A DISTANCE OF 500.33 FEET TO A POINT OF TANGENCY, AND THE BEGINNING OF A CURVE TO THE RIGHT, WITH A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 66°04'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 178.76 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 356.23 FEET AND A CENTRAL ANGLE OF 23°11'49"; THENCE SOUTHERLY ALONG SAID ARC FOR A DISTANCE OF 144.22 FEET TO A POINT OF NON-TANGENCY AND THE BEGINNING OF A CURVE TO WHICH THE RADIUS POINT LIES S 87°59'16" W, A RADIAL DISTANCE OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 136.46 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 775.16 FEET AND A CENTRAL ANGLE OF 02°24'56"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.68 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 64°14'44"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 173.80 FEET TO A POINT OF TANGENCY; THENCE S 87°59'15" W FOR A DISTANCE OF 494.91 FEET TO THE POINT OF BEGINNING. CONTAINING 307,832.96 SQ. FT. AND/OR 7.07 ACRES MORE OR LESS.

P(3)SM, L.L.C. L.B. No. 7335
PROFESSIONAL SURVEYORS & MAPPERS
3900 N.W. 79th AVENUE, SUITE #235 DORAL, FLORIDA 33166 PHONE:(305) 463-0912 FAX:(305) 463-0913

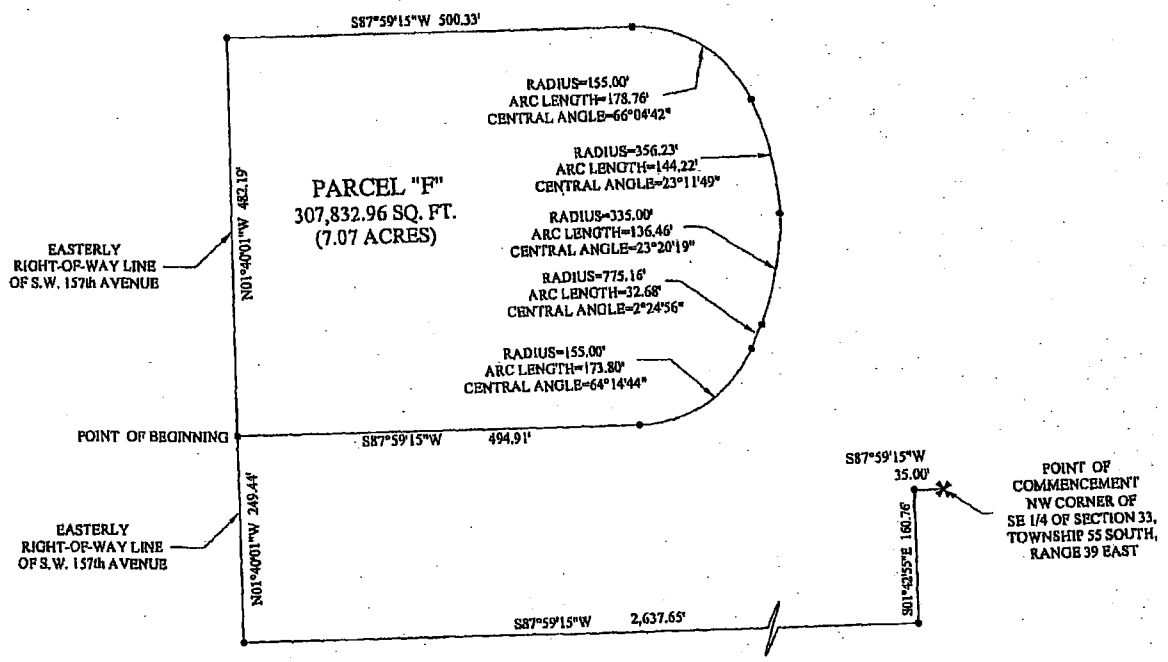
SKETCH AND LEGAL DESCRIPTION FOR PARCEL "F"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	N/A	0510-00050-004	3 of 4

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NORTH



P(3)SM, L.L.C. | L.B. No. 7335

PROFESSIONAL SURVEYORS & MAPPERS

3900 N.W. 79th AVENUE, SUITE #235 DORAL, FLORIDA 33166 PHONE:(305) 463-0912 FAX:(305) 463-0913

SKETCH AND LEGAL DESCRIPTION FOR PARCEL "F"

DATE:	DRAWN BY	SCALE:	JOB No.	SHEET:
04-12-07	JP	1" = 200'	0510-00050-004	4 of 4

JOINDER BY MORTGAGEE

The undersigned, FirstBank Puerto Rico (Miami Agency), the Mortgagee under that certain Mortgage executed as of the 7th day of November, 2005 by Quantum Ventures, LLC, a Florida limited liability company, and recorded in Official Records Book 23948, at Page 1149, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing instrument, does hereby join in this Declaration of Restrictions for the purpose of subjecting the lien and operation of the above-described Mortgage to the terms of this instrument.

IN WITNESS WHEREOF, these presents have been executed this 31 day of ~~April~~ May, 2007.

WITNESSES:

Olivia Medina
Print or Type Name

Nicole Vila
Print or Type Name

FirstBank Puerto Rico (Miami Agency)

By: Elsie M Alvarez

Print Name: Elsie M Alvarez
Title: Senior Vice President
Address: 701 Waterford Way Suite 810
Miami Fla 33126

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31 day of ~~April~~ May, 2007, by Elsie M. Alvarez, as the Senior Vice President, of FirstBank Puerto Rico (Miami Agency), MORTGAGEE, on behalf of the bank. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

Notary Public State of _____
Print Name _____

My Commission Expires:

ARANZAZU GIL SUMALLA
MY COMMISSION #DD551258
EXPIRES: MAY 11, 2010
Bonded through 1st State Insurance

4472402_v1

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11

PH: Z14-119 (15-3-CZ11-2) **March 17, 2015**
Item No.2

Recommendation Summary	
Commission District	9
Applicant	Waldin Drive Estates, LLC
Summary of Requests	The applicant is seeking to allow a district boundary change from AU, Agricultural District to RU-1M(b), Single-Family Modified Residential District.
Location	Lying west of sw 149 Avenue, between SW 179 ST and SW 180 St, AKA 14900 SW 179 St, Miami-Dade County, Florida
Property Size	2.31 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residences
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6, dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval, subject to the Board's acceptance of the proffered covenant.**

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to RU-1M(b).

PROJECT DESCRIPTION:

The applicant seek to rezone the 2.31 acre parcel from AU, Agricultural District to RU-1M(b), Single-Family Modified Residential District, *6,000 sq. ft. net.*

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residences	Low-Density Residential (2.5 to 6 dua)
North	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
South	RU-1M(b); single-family residences	Low-Density Residential (2.5 to 6 dua)
East	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
West	AU; single-family residence	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is in an area characterized by single-family residential uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, the approval of the proposed rezoning could have an impact on traffic on the abutting roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Low-Density Residential.** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the request sought in the application will allow the applicant to develop the 2.31-acre parcel with 13 residential units which is the maximum density allowed under the CDMP Low-Density designation on the LUP map. The applicant has proffered a covenant and a lot layout plan restricting the development of the property to twelve (12) residential units which is within the maximum allowed under the density threshold of the CDMP Low-Density Density designation on the LUP map.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south, and southwest that are zoned RU-1M(b). As such, subject to the Board's acceptance of the proffered covenant, staff opines that the rezoning of the subject property to RU-1M(b) is **compatible** with the surrounding area and **consistent** with the density threshold of the Low-Density Residential designation of the parcel on the CDMP Land Use Plan map and the CDMP's Land Use Element the interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

The applicant is seeking a district boundary change from AU, Agricultural District to RU-1M(b), Single-Family Modified Residential District on the 2.31 acre subject site. The applicant's intent is to demolish two single-family residences currently on the subject property, and to develop the property with twelve (12) single-family residences.

When the applicant's request to rezone the 2.31-acre parcel to RU-1M(b), is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that applicant's request to rezone the property with 12 residential units will be **consistent** with the Low-Density Residential designation of the parcel on the CDMP Land Use Plan map. Staff notes that the Miami-Dade Fire and Rescue Department does not object to this application. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application does meet the traffic concurrency criteria for an Initial Development Order. Their memorandum indicates that the application will generate **16 PM** daily peak hour trips, which does not exceed the acceptable level of service. Therefore, staff opines

that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management of said Department indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. Furthermore, staff notes that the applicant has proffered a covenant and a lot layout plan restricting the development of the property to twelve (12) residential units.

In addition, staff is of the opinion that the proposed zone change to RU-1M(b) is **compatible** with the area. Specifically, the abutting properties to the south and southwest of the subject property were respectively rezoned from AU to RU-1M(b) between 1995 and 1998, pursuant to Resolutions #Z-141-95 and #CZAB11-4-98. Furthermore, staff opines that approval of the requested district boundary change on the subject property will be a transition from the AU parcels to the west to the RU-1 developments to the east. **As such, staff recommends approval of the application under Section 33-311, District Boundary Change, subject to the Board's acceptance of the proffered covenant**.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:JV:EJ

Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Applicant: Waldin Drive Estates, LLC
PH: Z14-119

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection
Parks	No objection
Platting and Traffic Review Section (RER)	No objection
Public Works and Waste Management Department	No objection
MDT	No objection*
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

Low-Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Objective LU-4 (Pg. I-9)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311	*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*

ZONING RECOMMENDATION ADDENDUM

Applicant: Waldin Drive Estates, LLC
PH: Z14-119

	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.

2. WALDIN DRIVE ESTATES, LLC
(Applicant)

15-3-CZ11-2 (14-119)
Area 11/District 09
Hearing Date: 03/17/15

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?

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
None				

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

Memorandum

MIAMI-DADE COUNTY

Date: January 20, 2015

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

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

Subject: C-11 #Z2014000119-1st Revision
Waldin Drive Estates, LLC.
14900 SW 179th Street, Miami, FL
DBC from AU to RU1M(b)
(AU) (2.31 Acres)
33-55-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

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

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Environmental Wastewater Permitting Section of DERM prior to approval of final development orders.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by 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
Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

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

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

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

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at 305-372-6574 for additional information regarding permitting procedures and requirements prior to site development.

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: January 20, 2015

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000119
Name: Waldin Drive Estates, LLC
Location: 14900 SW 179 Street
Section 33 Township 55 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required 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 **16 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
9859	SW 157 Ave s/o SW 152 St to SW 184 St	C	C
9834	SW 147 Ave s/o SW 152 St to SW 184 St	C	C
9878	SW 184 St w/o SW 137 Ave to SW 147 Ave	B	B
9836	SW 147 Ave s/o SW 184 St to SW 200 St	C	C
9879	SW 184 St w/o SW 147 Ave to SW 157 Ave	D	D
9880	SW 184 St e/o SW 177 Ave to SW 157 Ave	B	B

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

Memorandum

MIAMI-DADE COUNTY

Date: November 12, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

From: Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Waldin Drive Estates, LLC (#14_119)

The Public Works & Waste Management Department (PWWM), Waste Operations, review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***Waldin Drive Estates, LLC*** requests a district boundary change from Agricultural (AU) to Modified Single Family Residential District (RU-1M(b)).

Size: The subject property is approximately 2.31 acres.

Location: The subject property is located at 14900 SW 179th Street, in Miami-Dade County, Florida.

Analysis:
1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the district boundary change to Modified Single Family Residential on the property, which currently has a two residential structures, meets the County Code definition of "residential units." As such, residential units constructed on the property will receive PWWM

waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at http://www.miamidade.gov/publicworks/recycling.asp.

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

Memorandum

MIAMI-DADE COUNTY

Date: January 20, 2015

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

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

Subject: Z2014000119: WALDIN DRIVE ESTATES, LLC
Revised Plans Submitted Dated Stamped Received 1/13/2015

Application Name: WALDIN DRIVE ESTATES, LLC

Project Location: The site is located in that area LYING WEST OF SW 149 AVENUE, BETWEEN SW 179 ST & SW 180 ST, A.K.A. 14900 SW 179 ST, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change FROM AU TO RU-1M(b) for development of 12 single-family dwelling units.

Impact and demand: The application proposes a development of 12 single-family dwelling units with an estimated population of 39. When measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons, the 12 dwelling units would generate the need for approximately .11 acres of local parks.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 2 (PBD2) which has a surplus capacity of 491.32 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

Current Park Benefit District Area Conditions: County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

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

Park Facility	Classification	Acreage
Oak Creek Park	NEIGHBORHOOD PARK	5.03
Kings Grant Park	NEIGHBORHOOD PARK	6.50
Serena Lakes Park	NEIGHBORHOOD PARK	5.00
Eureka Villas Park	NEIGHBORHOOD PARK	5.32
Eureka Park	COMMUNITY PARK	5.13
Charles Burr Park	NEIGHBORHOOD PARK	4.00
MedSouth Park	NEIGHBORHOOD PARK	4.49
Chuck Pezoldt Park	COMMUNITY PARK	40.00

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**

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

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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Tuesday, December 09, 2014 11:05 AM
To: Henderson, Cassandra (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Zoning Hearings Document Distribution (Case # Z201400119)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- The Letter of Intent is to divide one parcel into 12 parcels. However, no site plan has been provided for review of Fire Department access.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day

DATE: 21-JAN-15

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

WALDIN DRIVE ESTATES, LLC

APPLICANT

LYING WEST OF SW 149 AVENUE, BETWEEN SW 179 ST & SW 180 ST, AKA 14900 SW 179 ST, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2014000119

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No open cases

Waldin Drive Estates, LLC

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: WALDIN DRIVE ESTATES, LLC

NAME AND ADDRESS	Percentage of Stock
Frederick Dominguez / MGR	0
Aurelio A Piedra / MGRM	100%
9100 S Dadeland Blvd #912	
Miami FL 33156	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

RECEIVED
214-119
OCT 22 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By _____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

8/3/12 rcc

~~NAME OF PURCHASER:~~ _____

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

_____ | _____

_____ | _____

_____ | _____

_____ | _____

_____ | _____

Date of contract: _____

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

_____

_____

_____

_____

_____ | _____

RECEIVED
214-119
OCT 22 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By _____

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

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

Signature: X _____
(Applicant)

Sworn to and subscribed before me this 17 day of Sept, 2014. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: 7/5/16

Notary Public State of Florida
Dairis C Estrada
My Commission EE 206509
Expires 09/05/2016
Seal

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

8/3/12 rcc

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000119

Legend

Subject Property Case

Zoning

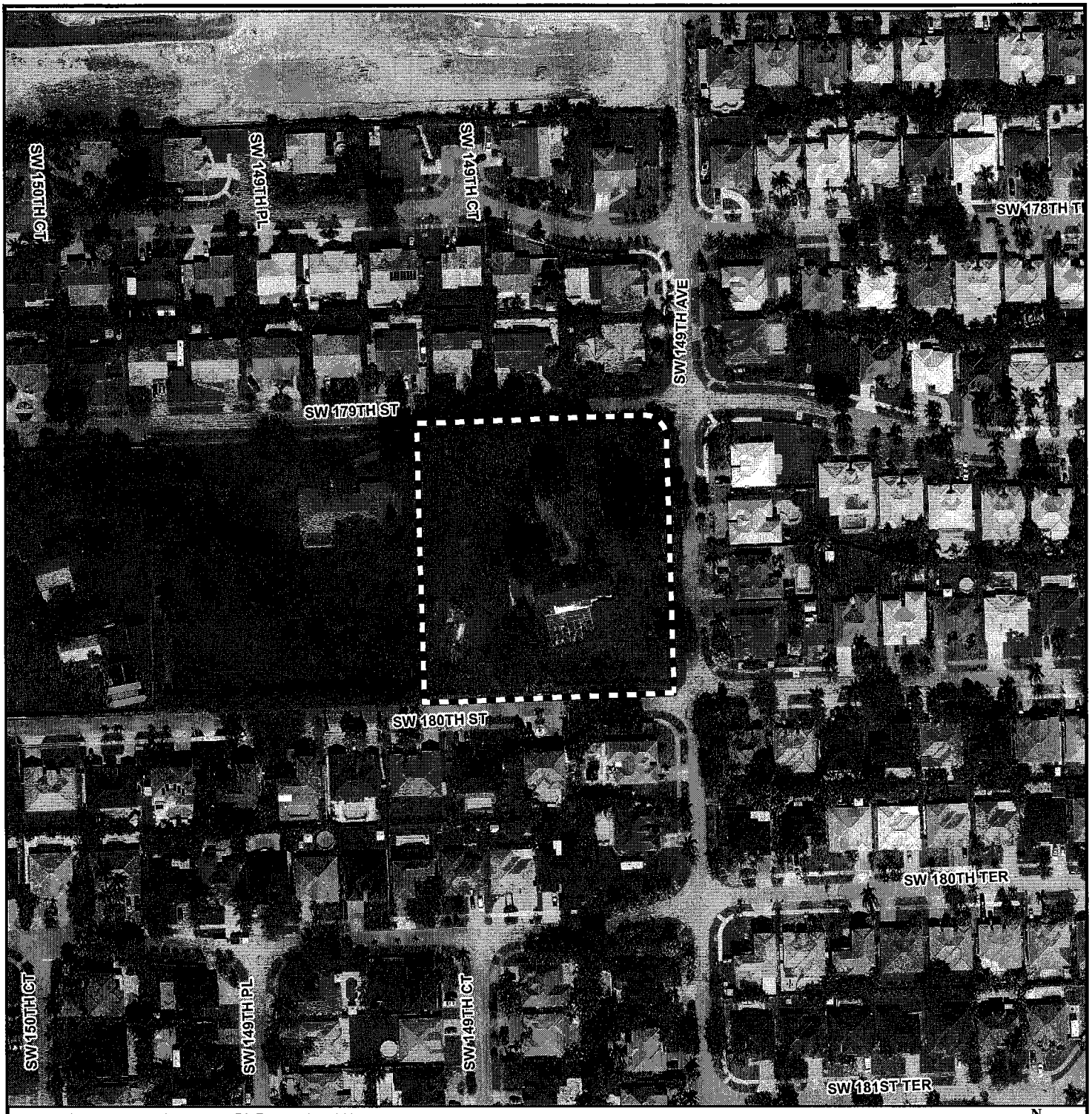
N W E S

Section: 33 Township: 55 Range: 39
Applicant: WALDIN DRIVE EASTATES, LLC
Zoning Board: C11
Commission District: 9
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 24, 2014

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000119

Legend

Subject Property

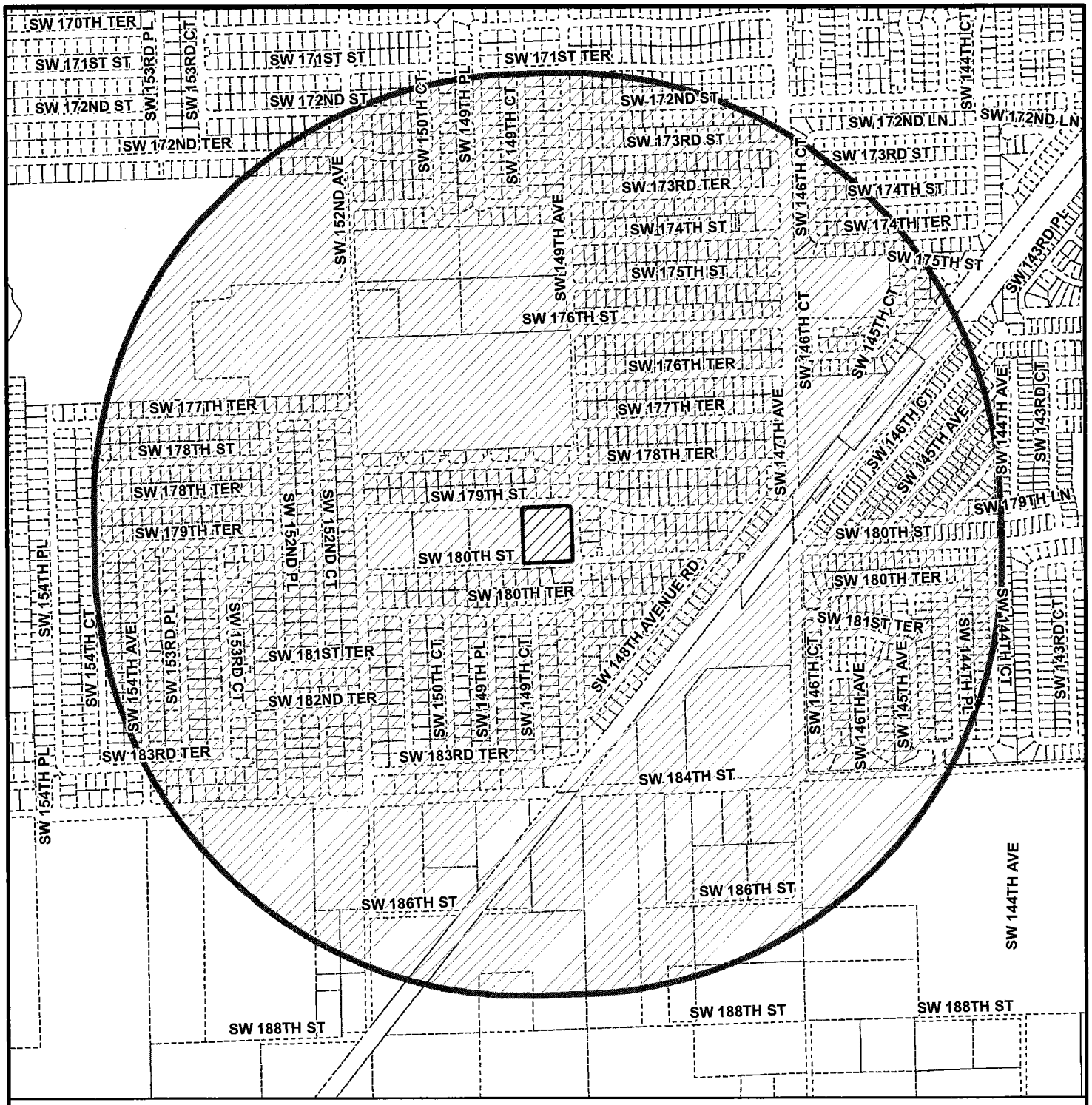
N W E S

Section: 33 Township: 55 Range: 39
Applicant: WALDIN DRIVE EASTATES, LLC
Zoning Board: C11
Commission District: 9
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 24, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000119

RADIUS: 2640

Section: 33 Township: 55 Range: 39
Applicant: WALDIN DRIVE EASTATES, LLC
Zoning Board: C11
Commission District: 9
Drafter ID: GGARCIA
Scale: NTS

Legend

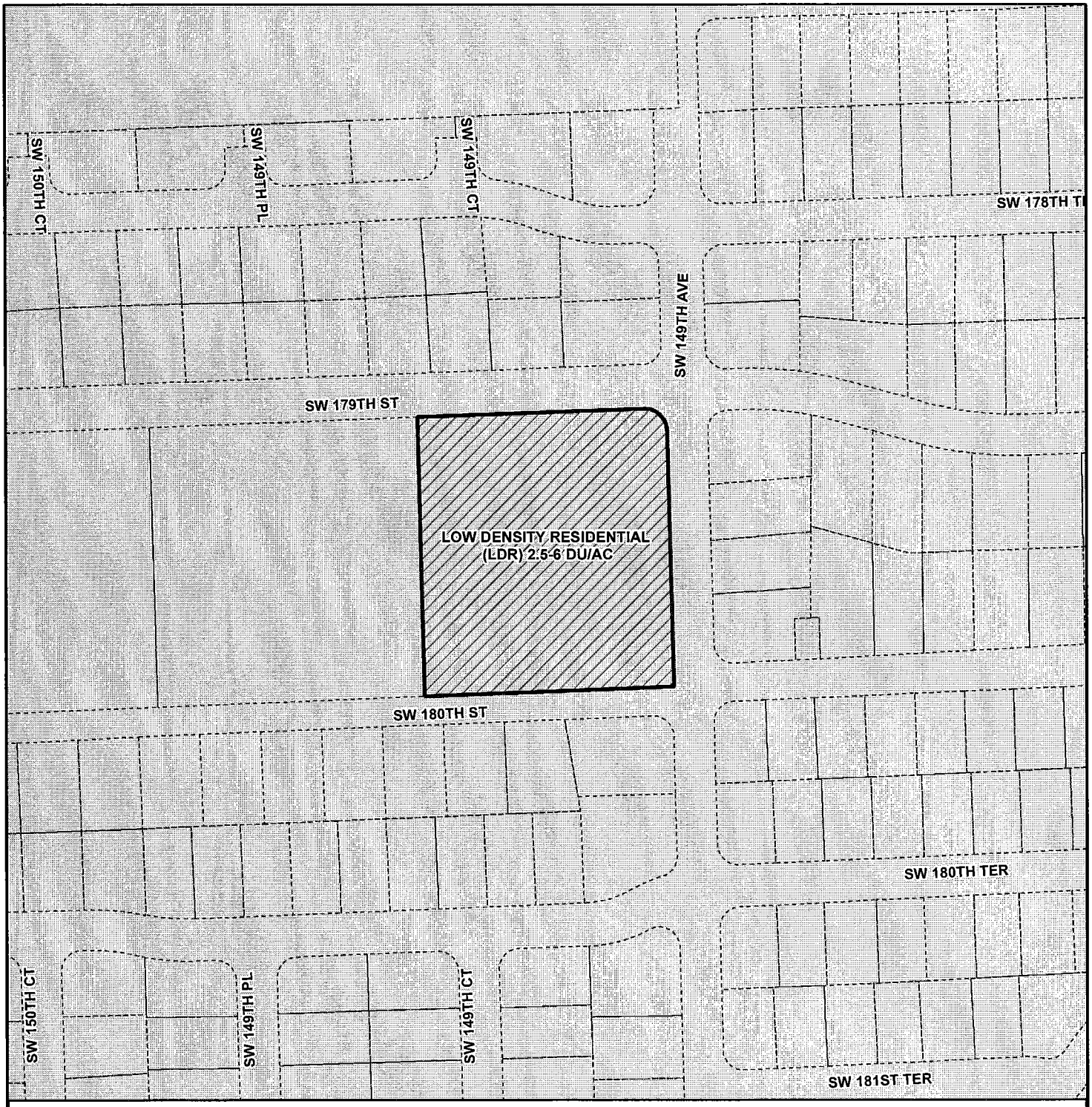
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 24, 2014

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000119

Section: 33 Township: 55 Range: 39
Applicant: WALDIN DRIVE EASTATES, LLC
Zoning Board: C11
Commission District: 9
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Cases

Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 24, 2014

REVISION	DATE	BY

Waldin Drive Estates LLC
CZAB11 3/17/15
Z14-119
DRAFT

This instrument was prepared by:
JEFFREY M. FLANAGAN, ESQ.
THE FLANAGAN LAW FIRM, P.A.
3399 Ponce de Leon Boulevard
Suite 202
Coral Gables, Florida 33134
305-444-1500

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, Waldin Drive Estates LLC, a Florida limited liability company, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. 2014-119 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) The layout of the parcels of the subject property will be substantially in accordance with the plan previously submitted entitled "Site Plan Waldin Drive Estates" as prepared by E.R. Brownell & Associates, Inc., dated stamped received January 26, 2015 and consisting of one (1) sheet.
(2) That the development of the subject property be limited to a maximum of 6 units per gross acre for a total of 12 lots.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

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

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

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by

law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

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

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

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

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

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

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[execution page follows]

Signed, witnessed, executed and acknowledged on this ____ day of February 2015.

IN WITNESS WHEREOF, WALDIN DRIVE ESTATES LLC, a Florida limited liability company has caused these presents to be signed in its name by its proper official.

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

WALDIN DRIVE ESTATES LLC, a Florida limited liability company
Address:

_____
_____
_____

By _____
(Managing Member)

Print Name: _____

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Frederick Dominguez, the Managing Member of WALDIN DRIVE ESTATES LLC, on behalf of the LLC. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____day of February 2015 in the County and State aforesaid.

_____
Signature
Notary Public-State of Florida

_____
Print Name

My Commission Expires:

EXHIBIT "A"

The East ½ of the East ½ of the South ½ of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 33, Township 55 South, Range 39 East, less the East 25 feet and the North 25 feet for Road Purposes, lying and being in Miami-Dade County, Florida.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11

PH: Z14-124 (15-3-CZ11-3) **March 17, 2015**
Item No. 3

Recommendation Summary	
Commission District	11
Applicants	Iosmel and Kathy Pelegrino
Summary of Requests	The applicants are seeking to permit an existing terrace addition to a single-family residence with less rear setback than is required and with more lot coverage than permitted by the zoning district regulations.
Location	16247 SW 92 Terrace, Miami-Dade County, Florida.
Property Size	50' x 100'
Existing Zoning	RU-1M(a), Single-Family Modified Residential District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial of the application without prejudice.**

REQUESTS:

1. NON-USE VARIANCE to permit an existing screened aluminum covered terrace addition to a single-family residence setback 13' (25' required) from the rear (south) property line.

2. NON-USE VARIANCE to permit a lot coverage of 49.12% (40% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Pelegrino Legalization" as prepared by Aldeval Design, dated stamped received 11/5/14 and consisting of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The applicants have submitted plans with an existing 2,000 sq. ft. single-family residence, including a 456 sq. ft. screened aluminum covered patio that would result in a 49.12% lot coverage on the 0.11 net acre lot.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1M(a); single-family residence	Low-Density Residential (2.5 to 6 dua)
North	RU-1M(a); single-family residence	Low-Density Residential (2.5 to 6 dua)
South	RU-1M(a); single-family residence	Low-Density Residential (2.5 to 6 dua)

East	RU-1M(a); single-family residence	Low-Density Residential (2.5 to 6 dua)
West	RU-1M(a); single-family residence	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 0.11-net acre, RU-1M(a), Single-Family Modified Residential District lot, located at 16247 SW 92 Terrace. The area surrounding the subject property is primarily characterized by single-family residences developed under the RU-1M(a) zoning district regulations

SUMMARY OF THE IMPACTS:

Approval of the application will allow the applicants to maintain the existing terrace which provides the applicants with sheltered recreational space. However, staff opines that approval of the requested rear setback and lot coverage would be too intense and out of character with the surrounding area. It may also have a negative visual impact on the neighboring residences.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential.** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant is not requesting to add additional dwelling units, approval of the application with conditions is **consistent** with the density threshold of Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

When requests #1 and #2 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding area, would affect the stability and appearance of the community, and would be detrimental to the neighborhood. The subject property, located at 16247 SW 92 Terrace, is in an area developed under the RU-1M(a), zoning district regulations. Under the RU-1M(A) regulations, the minimum required rear setback for a principal building including additions is 25' from the principal building to the property line, and the maximum lot coverage for the subject property under the RU-1M(a) regulations is 40% lot coverage.

The submitted site plan depicts the existing 456 sq. ft. screened aluminum covered terrace addition at the rear south portion of the 0.11 net acre subject property, which is the subject of request #1, encroaching 12' into the rear (south) setback area. Staff notes that the increased lot coverage, which is 9.12% more lot coverage than is allowed by the County Code (request #2) is a result of the combined square footage of the existing 2,000 sq. ft single-family residence together with the covered terrace addition. Staff's research of the area found a similar approval

for a variance of rear setback and lot coverage in the same subdivision area. A property located at 9257 S.W. 162 Court, was recommended by staff for denial, and was approved pursuant to Resolution #CZAB11-19-03, to permit a terrace addition to a single family residence 14.8' from the rear (east) property, and to permit a lot coverage of 48.93% (40% permitted). Staff opines that the prior approval was the outer edge of what should be approved in this subdivision. Therefore, staff opines that the requested 13' rear setback and the requested 49.12% lot coverage is more intensive than the prior approval for the neighboring property in the surrounding area. Furthermore, staff opines that the requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and that the approval of the requests would be otherwise incompatible with the surrounding land uses, and that the requests would be detrimental to the neighboring area. Furthermore, staff opines that approval of the requests would create more intensive development of the area.

Therefore, staff opines that the 12' encroachment of the covered terrace into the rear (south) setback area (request #1) and the requested lot coverage of 49.12% (40% permitted) (request #2) are too excessive and creates a negative visual impact to the neighboring properties to the north. **As such, staff recommends that requests #1 and #2 should be denied without prejudice under the NUV Standards, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice of requests #1 and #2.

CONDITIONS FOR APPROVAL: None

ES:MW:NN:CH:EJ

Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Iosemel and Kathy Pelegino
Z14-124

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objections
Platting and Traffic Review Section (RER)	No objections
Parks, Recreation and Open Spaces	No objections
Police	No objections
Fire Rescue	No objections
Public Works and Waste Management Department	No objections
*Subject to conditions in their memorandum.	

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

Low-Density Residential (Pg. I-29)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required*

3. IOSMEL & KATHY PELEGRINO
(Applicant)

15-3-CZ11-3 (14-124)
Area 11/District 11
Hearing Date: 03/17/15

Property Owner (if different from applicant) **Iosmel Pelegrino & W Kathy.**

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?

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1998	Michael Vazquez, Trustee	- Zone change from GU to RU-1M(a) & RU-3M. - Special Exception to permit site plan approval. - Uusual Use to permit Entrance Features. - Multiple Non-Use Variances	C11	Approved with Condition(s)

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

Memorandum

Date: November 19, 2014

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

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

Subject: #Z2014000124
Iosmel & Kathy Pelegrino
16247 SW 92nd Terrace
Non-Use Variance to Permit Lot Coverage more than Permitted and Setback Less than Required.
(RU-1(M)(a)) (0.114 Acres)
05-55-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of 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.

Tree Preservation
The proposal of the non use variance to permit lot coverage more than permitted will not impact tree resources. Therefore, DERM has no objection to this zoning application. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: December 1, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000124
Name: Iosmel Pelegrino &W Kathy
Location: 16247 SW 92 Terrace
Section 05 Township 55 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 13, Block 3, Plat Book 155, Page 74.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum

MIAMI-DADE COUNTY

Date: November 13, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

From: Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Iosmel Pelegrino (#14_124)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a non-use variance of lot coverage and setback requirements in regards to a single family home on the property. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum

MIAMI-DADE COUNTY

Date: November 21, 2014

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

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

Subject: Z2014000124: IOSMEL & KATHY PELEGRINO

Application Name: IOSMEL & KATHY PELEGRINO

Project Location: The site is located at 16247 SW 92 TERR, Miami-Dade County.

Proposed Development: The request is for LOT COVERAGE MORE THAN PERMITTED & SETBACK LESS THAN REQUIRED for an existing terrace.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Monday, December 08, 2014 3:21 PM
To: Endara, Federico (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Zoning Hearings Document Distribution (Case # Z2014000124)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the site plan with a November 5, 2014 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day

DATE: 10-NOV-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

IOSMEL & KATHY PELEGRINO

APPLICANT

16247 SW 92 TERR, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2014000124

HEARING NUMBER

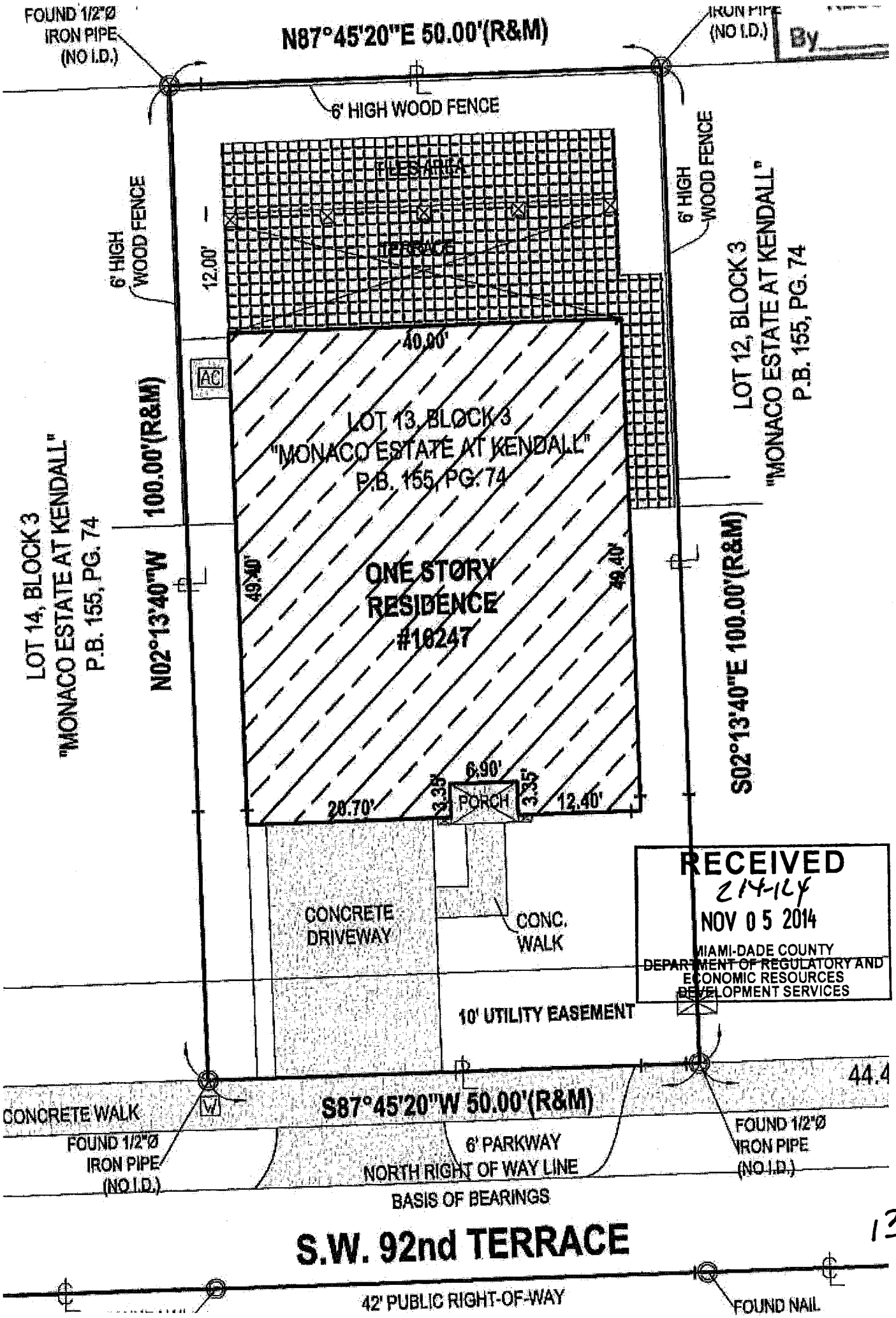
HISTORY:

ENFORCEMENT HISTORY: NC: Case 201402007733 was opened on august 7, 2014 for setback violation. Warning was issued on October 6, 2014, also referral made to bss for open roofed terrace. Property owner requested extension due to variance and extension approved until December 8, 2014. BNC: BSS 20150169658-b opened for rear open-roofed terrace with electrical installation build without a permit. Property has not been inspected, case remains open. Cost: as of November 10,2014 $0.00

Josmel Pelegrino

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

REPORTER NAME:



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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

13

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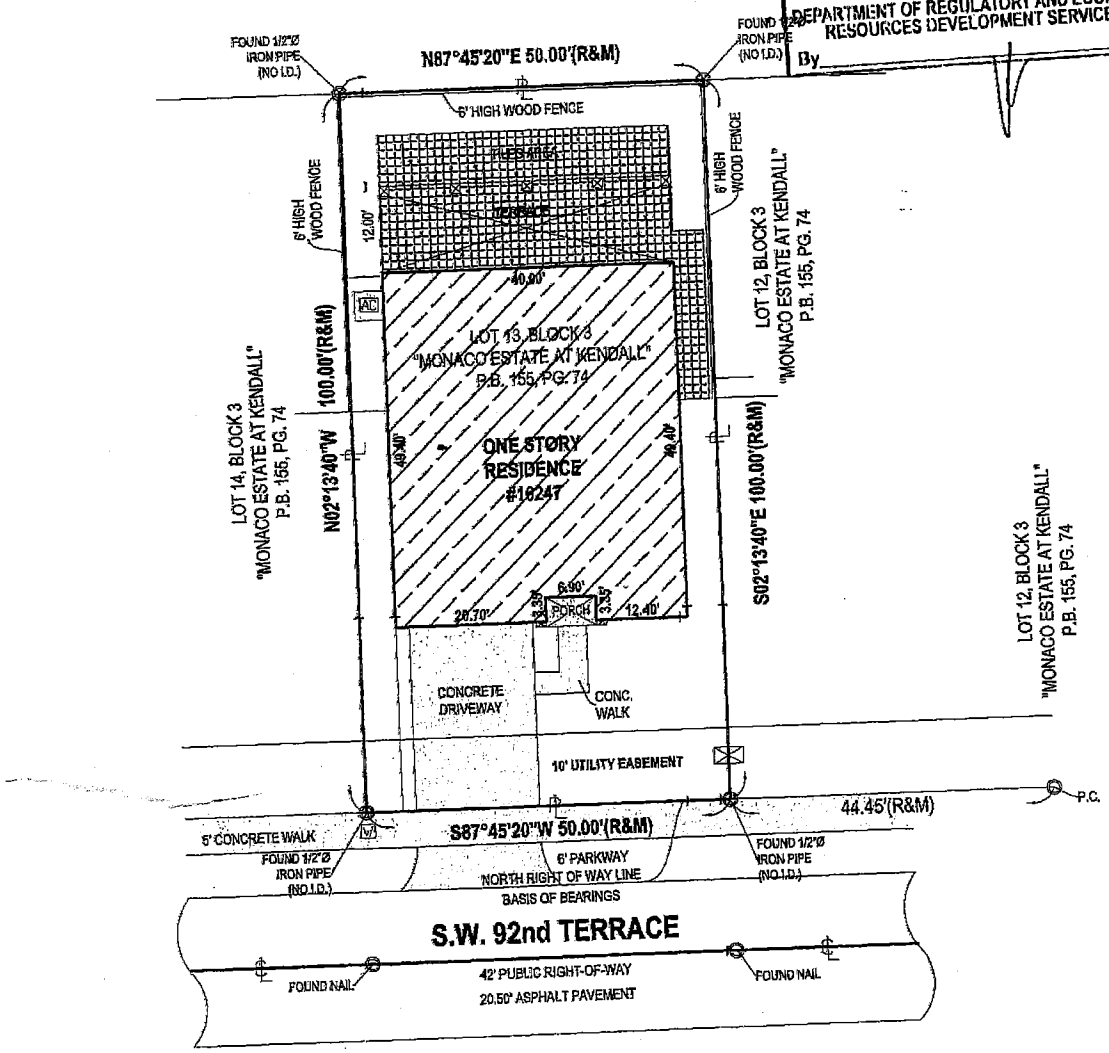
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

214-124

71



ZONING LEGEND:

USES PERMITTED: RESIDENTIAL R-2 DEVELOPED AS R-1

DESCRIPTION	Existing	Required/Allowed	Provided
MAX. BLDG. COVERAGE:		40 (2000 S.F. MAX)	41.12% (2,456 S.F.)
LOT AREA:	5,000 S.F.	5,000 S.F. / 6,000 S.F.*	5,000 S.F.
LOT WIDTH	50.00'	50.00'	50.00'
LAND AREA:	5,000 S.F.= 0.1147 Acres		
MAX. HEIGHT (2 STORIES to ridge of roof):		35.00'	14.50'
SETBACKS:			
FRONT PROPERTY LINE		25.00'	25.30'
INT. SIDE PROPERTY LINE (50% WIDTH OF LOT)	NORTH SIDE	5.00'	5.00'
INT. SIDE PROPERTY LINE (50% WIDTH OF LOT)	SOUTH SIDE	5.00'	5.00'
SIDE ST. PROPERTY LINE		N/A	N/A
REAR PROPERTY LINE		25.00'	25.00'
MAX. LOT COVERAGE		40% (2,000 S.F. MAX)	41.12% (2,456 S.F.)
GREEN / OPEN SPACE		50% (2,500 S.F. MIN)	51.12% (2,537 S.F.)

NOTES:

Area adjacent to lake or canal to be graded so as to prevent direct rainwater drainage or stormwater run off into lake or canal. Lot not to exceed or be provided of the natural drainage or stormwater over adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS:

NOTICE:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, Section 8AR-1(G), Florida Statutes, effective 10/01/01.

Applicant will comply with Ordinance 90-90 Section 15-151 of the Miami-Dade County Code: notice of land clearing operations prior clearing is permitted - prior to starting construction.

A separate permit will be required for all roadway operations and public right of way. Contact Public Works Department.

The height of fences, walls and hedges shall not exceed 2.5 feet if they refer to feet of the edge of any driveway leading to a right of way.

The height of fences is being measured from grade. Grade: Elevation of public sidewalk or crown of road.

1. FIRE HYDRANTS (NUMBER & LOCATION) TO BE DETERMINED BY THE FIRE DEPARTMENT.
2. GARBAGE COLLECTION TO BE CURBSIDE PICK-UP.
3. WATER & SEWER BY MIAMI-DADE WATER & SEWER DEPARTMENT.
4. MINIMUM INSIDE TURNING RADIUS FOR FIRE TRUCK SHALL BE 34'-0".
5. MINIMUM OUTSIDE TURNING RADIUS FOR FIRE TRUCK SHALL BE 37'-0".
6. ALL MAIL BOXES SHALL BE SAME TYPE AT LOCATIONS APPROVED BY U.S. POSTAL SERVICE.

LEGAL DESCRIPTION:

LOT 13, BLOCK 3, OF MONACO ESTATE AT KENDALL, ACCORDING TO THE PLAT BOOK 155, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

LEGALIZATION OF COVERED TERRACE FLOOR AREA = 456 S.F.

ALDEVAL DESIGN
AND ASSOCIATES CORPORATION
Designers & Developers
7637 NW 115th Court
Doral, FL 33178
Phone: 305-588-1199
Fax: 1-888-379-2371
www.aldevaldesign.com
aldevaldesign@aol.com

Project Name and Address:
PELEGRINO LEGALIZATION
16247 S.W 92nd Terrace
Miami, FL 33196

Client Name and Address:
JOSMELI PELEGRINO & W KATHY
16247 S.W 92nd Terrace
Miami, FL 33196
Contact: Alfonso Del Valle, 305-588-1199

Design by:	Date:
ALFONSO DEL VALLE	11-01-14
Drawn by:	**Date:**
ALFONSO DEL VALLE	11-01-14

No.	Revision/Issue	Date

Site

Site Plan & Zoning Legend

Scale: 1/8" = 1'0"

Job #: ADVDEPL-H01
Date: 11-01-14
Drawn by: ALDEVAL
Sheet: A-1 of 4

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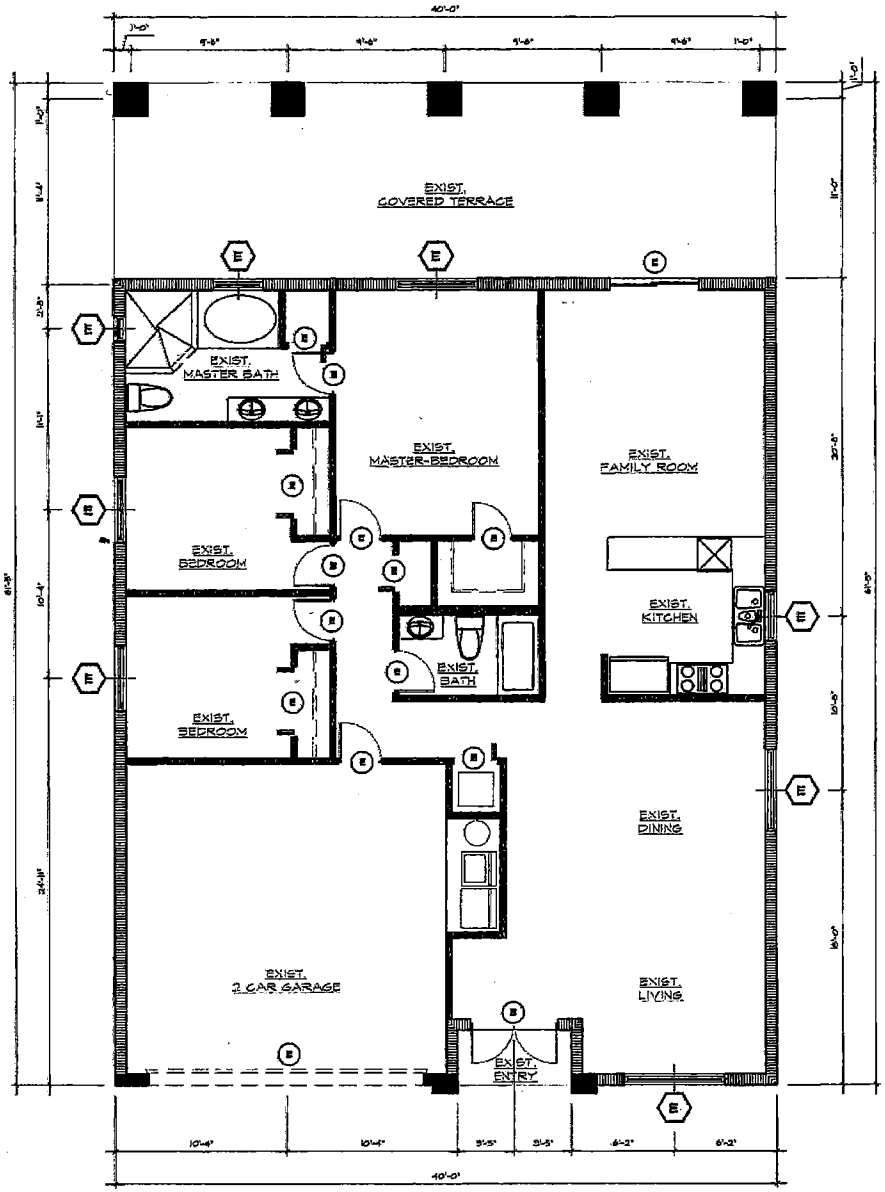

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By

Areas:

A/C:	1,952 S.F.
Entry:	23 S.F.
Covered Terrace:	480 S.F.
TOTAL AREA:	2,455 S.F.

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

N

ALDEVAL DESIGN
AND ASSOCIATES CORPORATION
Designers & Developers
7647 NW 115th Court
Doral, FL 33178
Phone: 305-588-1199
Fax: 1-888-379-1371
www.aldevaldesign.com
aldevaldesign@aol.com

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16247 S.W 92nd Terrace
Miami, FL 33196
Contact: Alfonso Del Valle, 305-588-1199

Design by:	Date:
ALFONSO DEL VALLE	11-01-14
Drawn by:	Date:
ALFONSO DEL VALLE	11-01-14

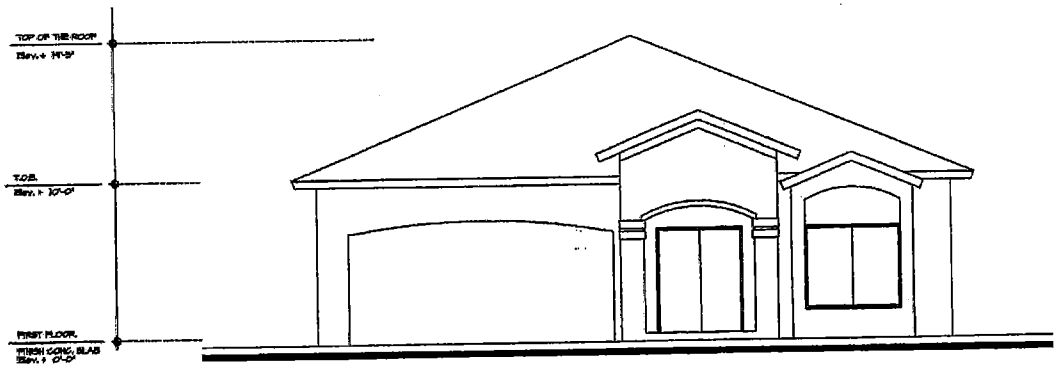
No.	Revision/Issue	Date

Architect/Engineer/Designer:
Seal
ALFONSO DEL VALLE

In this Page:
Floor Plan

Scale: 1/4" = 1'0"
Details scale:

Job #: ADV02FL1401
Date: 11-01-14
Checked by: ALDEVAL
Sheet: A-2 of 4



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

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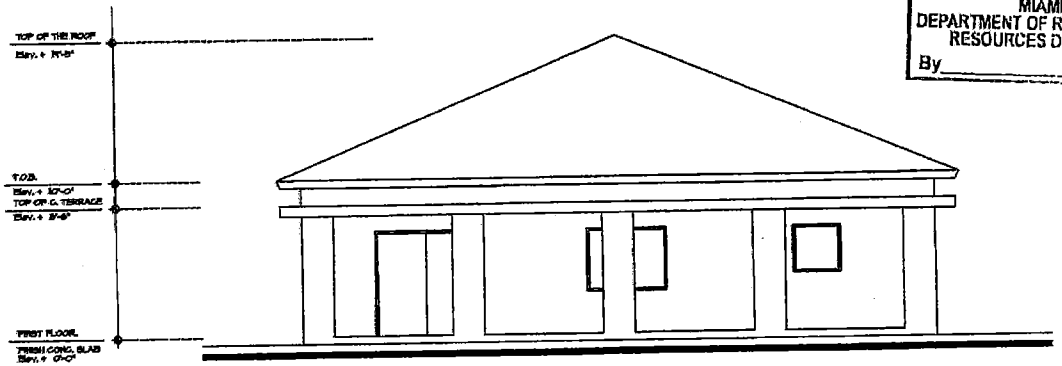

SOUTH ELEVATION
Scale 1/4" = 1'-0"

16

ALDEVAL DESIGN
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16247 S.W 92nd Terrace
Miami, Fl. 33196
Contact: Alfonso Del Valle, 305-588-1199

Design by:	Date:
ALFONSO DEL VALLE	11-01-14
Drawn by:	Date:
ALFONSO DEL VALLE	11-01-14

No.	Revision/Issue	Date

Architect/Engineer/Designer:
Seal

In this Page:
North & South Elevations

Scale: 1/4" = 1'0"
Details scale:

Job #: ADV03PL1401
Date: 11-01-14
Check by: ALDEVAL
Sheet: A-2 of 4

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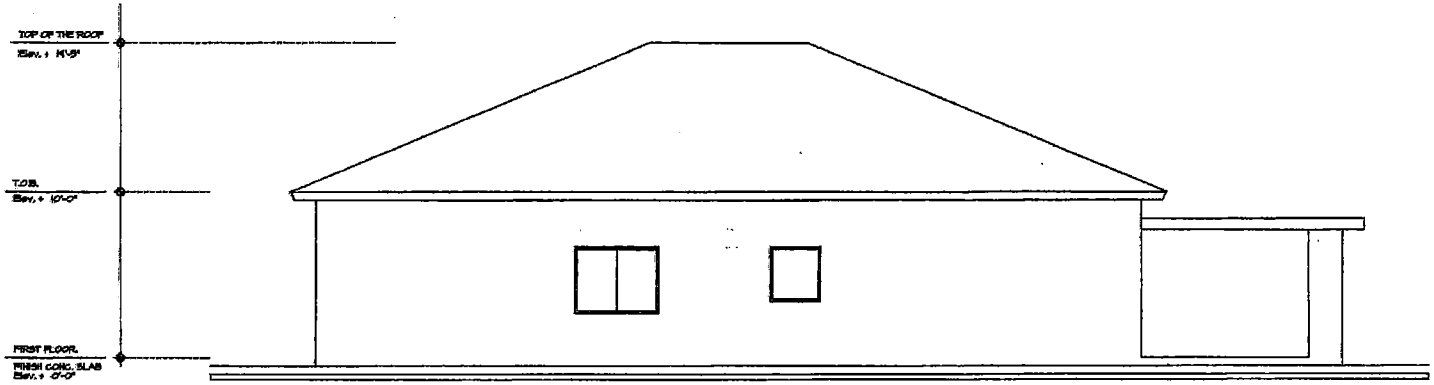

EAST ELEVATION
Scale 1/4" = 1'-0"

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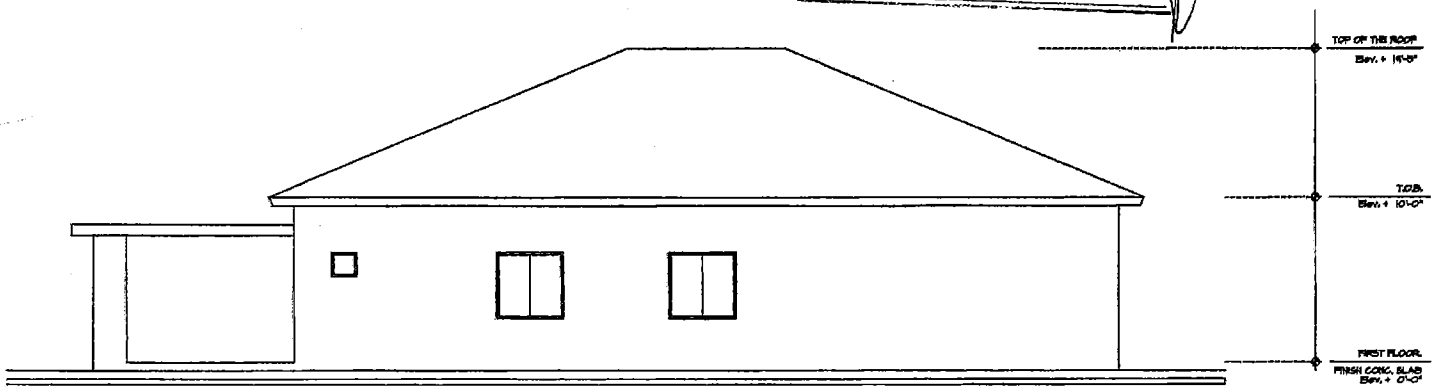
RESOURCES DEVELOPMENT SERVICES
By

214-124



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

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Contact: Alfonso Del Valle , 305-588-1199

Design by:	Date:
ALFONSO DEL VALLE	11-01-14
Drawn by:	**Date:**
ALFONSO DEL VALLE	11-01-14

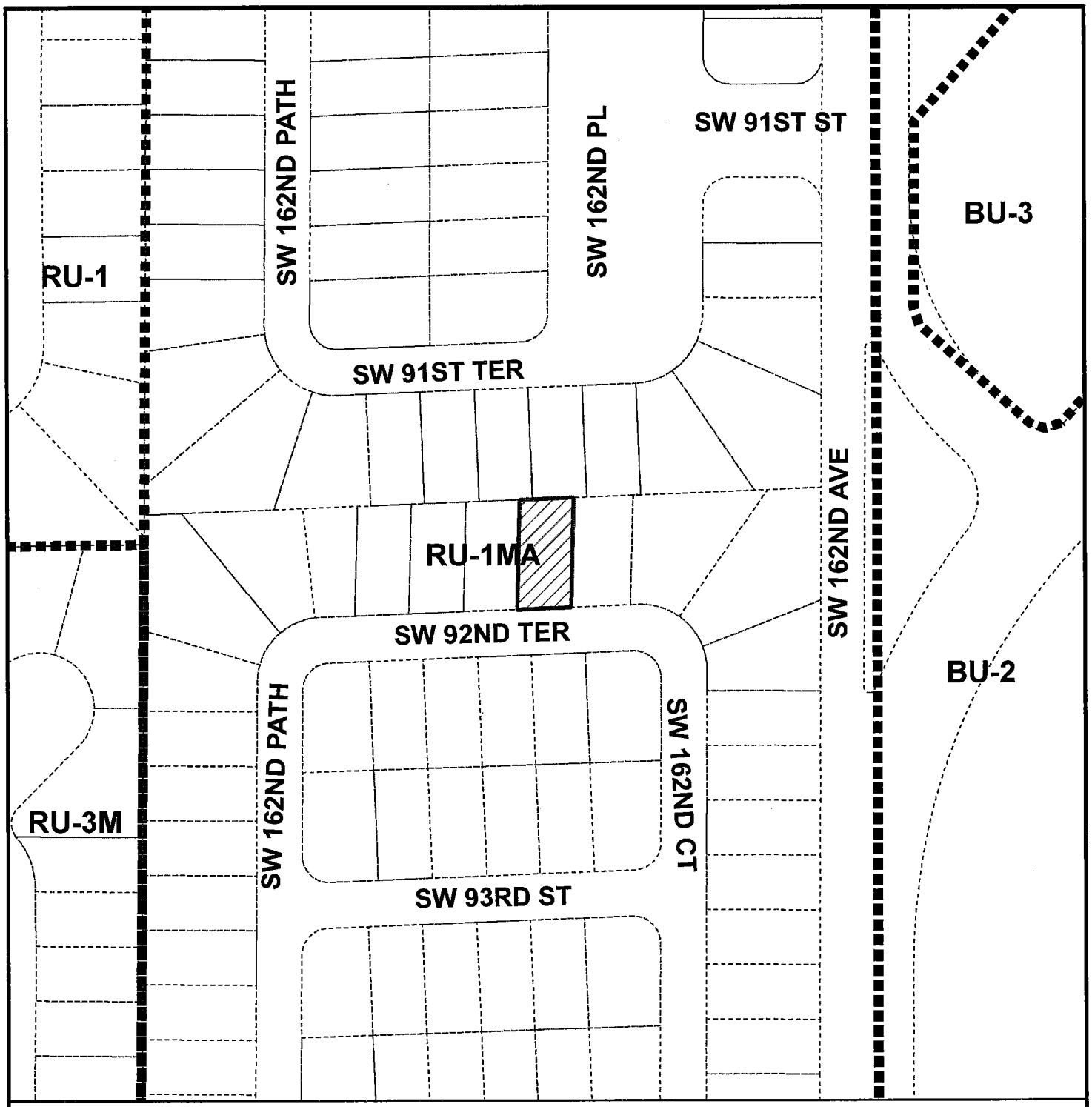
No.	Revision/Issue	Date

Architect/Engineer/Designer:
Seal

On this Page:
East & West Elevations

Scale: 1/4" = 1'0"
Detailed scale:

Job #:	Sheet
ADV02PL1401	A-3.1
Date: 11-01-14	of
Check by: ALDEVAL	4



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000124

Legend

Subject Property Case

Zoning

N W E S

Section: 05 Township: 55 Range: 39
Applicant: IOSMEL & KATHY PELEGRINO
Zoning Board: C11
Commission District: 11
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, January 16, 2015

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000124

Legend

Subject Property

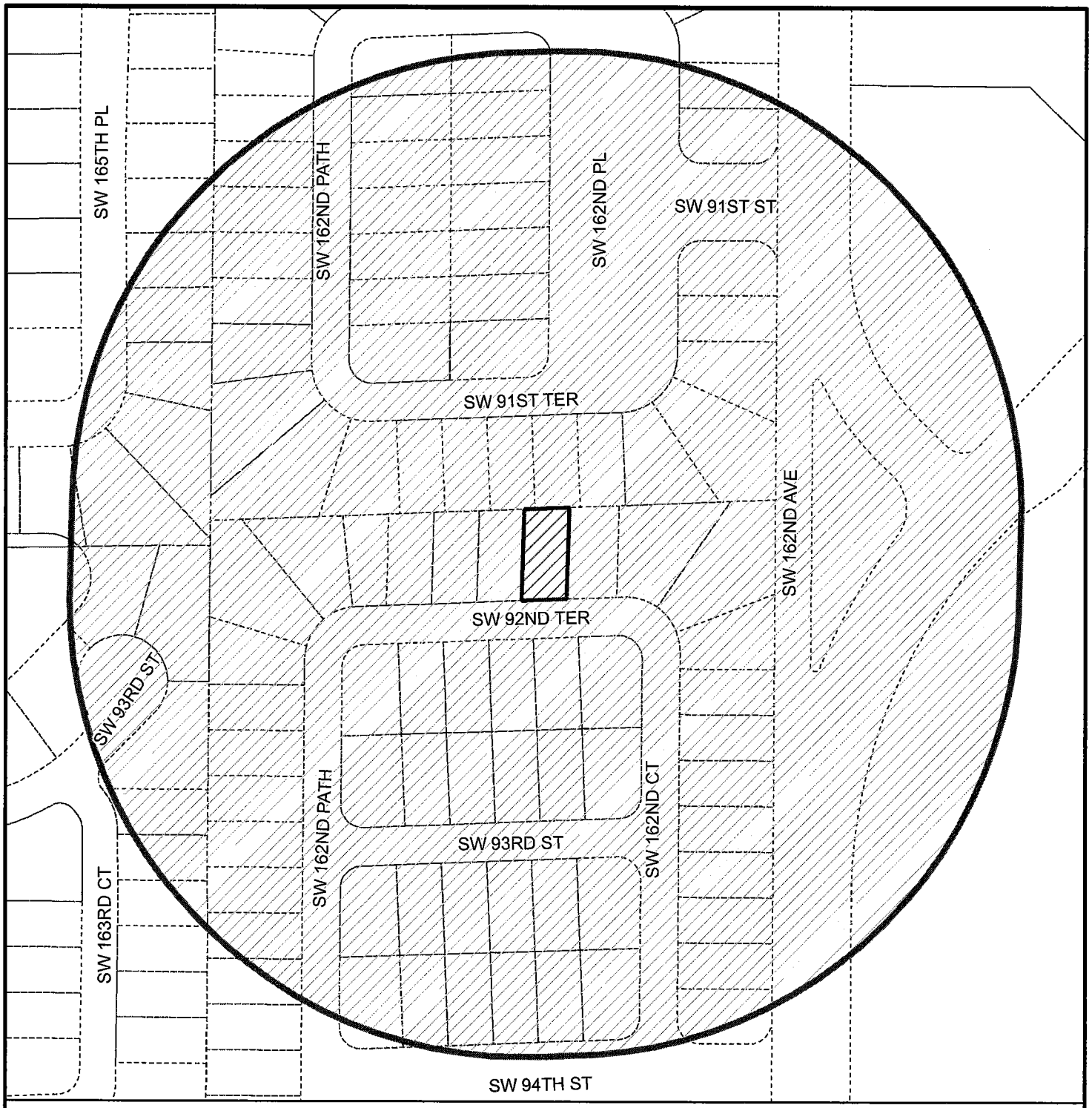
N W E S

Section: 05 Township: 55 Range: 39
Applicant: IOSMEL & KATHY PELEGRINO
Zoning Board: C11
Commission District: 11
Drafter ID:E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, January 16, 2015

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000124

RADIUS: 500

Section: 05 Township: 55 Range: 39
Applicant: IOSMEL & KATHY PELEGRINO
Zoning Board: C11
Commission District: 11
Drafter ID: E.CESPEDES
Scale: NTS

Legend

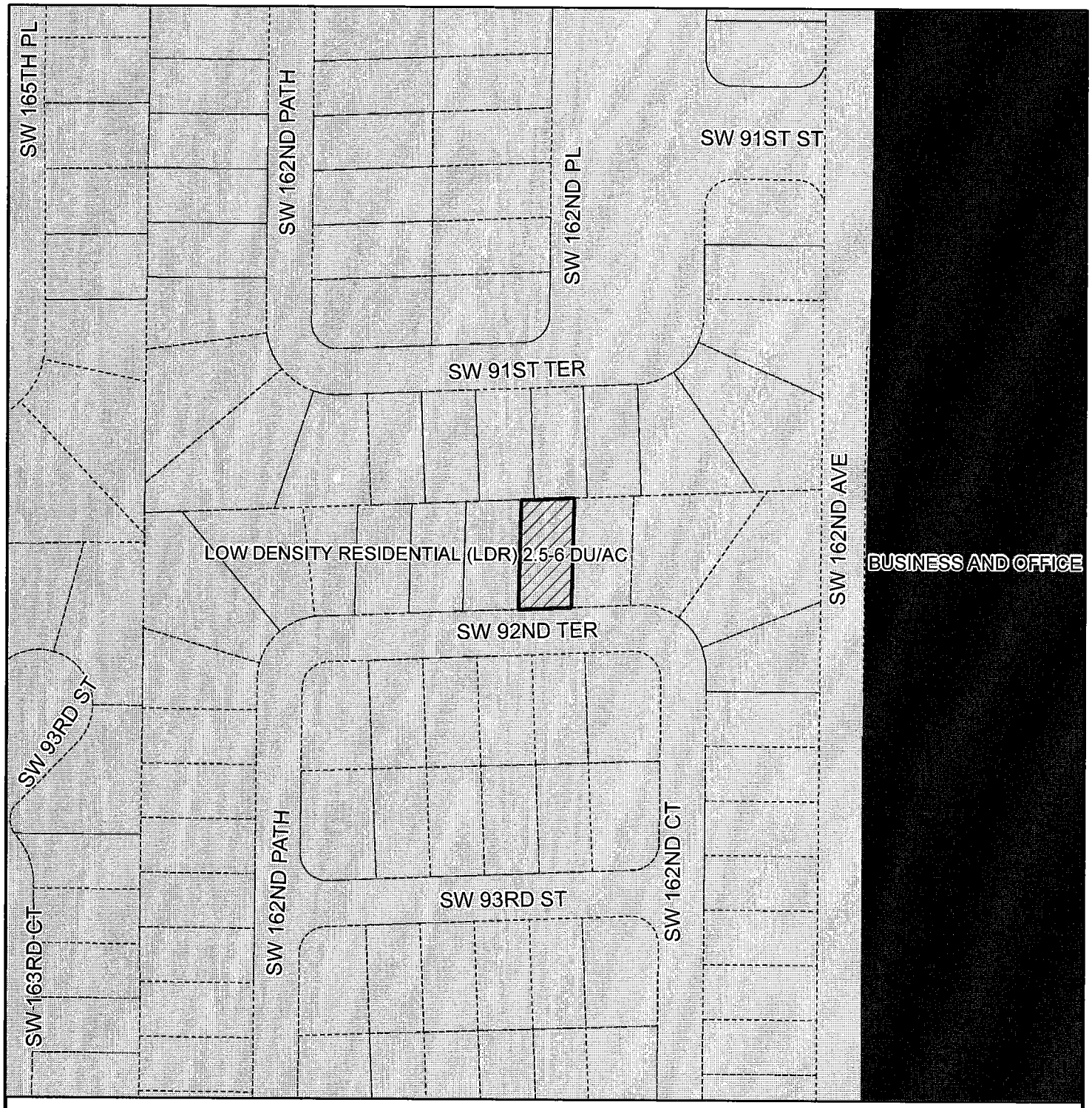
- Subject Property
- Buffer
- Street (Centerline)
- Property Boundari

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 2, 2014

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000124

Section: 05 Township: 55 Range: 39
Applicant: IOSMEL & KATHY PELEGRINO
Zoning Board: C11
Commission District: 11
Drafter ID: E.CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 2, 2014

REVISION	DATE	BY