

FINAL AGENDA

7-12-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER-ROOM #104 (OLD BUILDING)
10710 SW 211 Street, Miami
Tuesday, September 17, 2013 at 6:00 p.m.

CURRENT

1.	13-9-CZ14-1	<u>UNIVERSITY OF MIAMI</u>	(DEVELOPMENTAL IMPACT COMMITTEE)	06-129	26-55-39	N
2.	13-9-CZ14-2	<u>SOUTH FLORIDA RE HOLDINGS LLC</u>		13-18	11-56-39	N
3.	13-9-CZ14-3	<u>SUNNY HOLDINGS, LLC</u>		13-56	34-55-39	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF TUESDAY, SEPTEMBER 17, 2013

SOUTH DADE GOVERNMENT CENTER – ROOM #104 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

1. UNIVERSITY OF MIAMI 13-9-CZ14-1 (06-129)

**25/26/55/39
Area 14/District 9**

REQUESTS #1 - #15 ON EXHIBIT "A"

- (1) DISTRICT BOUNDARY CHANGE from AU to BU-2.
- (2) SPECIAL EXCEPTION to permit a liquor package store spaced less than the required 2500' from a public school.
- (3) NON-USE VARIANCE to permit a shopping center with 1,326 parking spaces (1,339 required).
- (4) NON-USE VARIANCE to waive the zoning regulations requiring a 5' high masonry wall where a business lot abuts a RU zoned property.
- (5) NON-USE VARIANCE to permit a parcel of land with a 0' frontage (75' required) on a public street and to permit access to a public street by means of a private drive.
- (6) VARIANCE OF AIRPORT REGULATIONS to permit a new educational facility within the Kendall-Tamiami Executive Airport No-School Zone (new educational facilities not permitted).
- (7) NON-USE VARIANCE to permit outparcels with a minimum landscape open space of 10% (14% to 18% minimum required for each out parcel).
- (8) NON-USE VARIANCE to waive the required 5' wide required landscape buffer, consisting of a 6' high wall hedge or fence along a portion of the (east) property line.
- (9) NON-USE VARIANCE to waive the zoning regulations requiring section line rights-of-way to be located on the section line; to permit SW 127 Avenue to curve to the west of the section line.
- (10) NON-USE VARIANCE to waive the zoning regulations requiring all uses to be conducted within completely enclosed buildings, to permit an outdoor garden center.
- (11) NON-USE VARIANCE to permit a 4' high berm with a 6' high wall/fence for a total of 10' (8' high maximum permitted).
- (12) NON-USE VARIANCE to permit 7 individual tenants, each with a detached sign, each with an area of 60 sq. ft. (not permitted).
- (13) NON-USE VARIANCE to permit a retail building with 6 wall signs (2 wall signs maximum permitted).

(14) NON-USE VARIANCE to permit 6 directional signs, each with an area of 41 sq. ft. (18 sq ft. maximum permitted for each).

(15) NON-USE VARIANCE to permit 3 of the 6 directional signs setback closer than the required 75' from a right-of-way.

REQUESTS #16 - #19 ON EXHIBIT "B"

(16) DISTRICT BOUNDARY CHANGE from AU to PAD.

(17) NON-USE VARIANCE to permit 997 parking spaces (1,047 parking spaces required).

(18) NON-USE VARIANCE to permit a lawn area of 55.95% (40% maximum permitted).

(19) NON-USE VARIANCE to permit 13 directional signs, each with an area of 10 sq. ft. and a height of 4'6" (3 sq. ft. and 4' high maximum permitted for each).

REQUEST #20 ON EXHIBIT "C"

(20) DISTRICT BOUNDARY CHANGE from AU to RU-4L.

REQUEST #21 ON EXHIBITS "A", "B" & "C"

(21) NON-USE VARIANCE to permit parking within the right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under Section 33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under Section 33-331(A)(4)(b) (Non-Use Variance).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Coral Reef Commons" as prepared by Kimley-Horn and Associates, Inc., consisting of 13 sheets. Plans entitled "Proposed Retail Coral Reef Commons" as prepared by Marc Wiener Architect/Planning consisting of 2 sheets. Plans entitled "The Residences at Coral Reef Commons" as prepared by Roger Fry & Associates Architects and consisting of 28 sheets. Plans entitled "The Residences at Coral Reef Commons" as prepared by Alex Knight Landscape Architecture and Planning, consisting of 28 sheets. Plans entitled "Miami Coral Reef, FL." as prepared by BRR Architecture, consisting of 2 sheets, plans entitled "Signage Master Plan" as prepared by Tgadesign and consisting of 2 sheets and 2 sheets preparer unknown for a total of 75 sheets, Sheet A-0.2 dated stamped received 7/17/13 and the remaining sheets all dated stamped received 5/16/13 with sheets A-0.3, A-0.4 & LM-1 last handwritten revision dated 7/29/13. Plans may be modified at public hearing.

LOCATION: The Southwest corner of SW 152 Street & SW 124 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 137.89 Acres

Developmental Impact
Committee

Recommendation:

Approval of requests #1, #16 and #20, subject to the Board's acceptance of the proffered covenants; approval with conditions of requests #2 through #5, requests #8 through #11, requests #15, #17 through #19 and request #21; modified approval with conditions of requests #12 through #14; and denial without prejudice of request #6 and #7.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. SOUTH FLORIDA RE HOLDINGS, LLC 13-9-CZ14-2 (13-18)

**11-56-39
Area 14/District 8**

DISTRICT BOUNDARY CHANGE from EU-1 to BU-1A.

LOCATION: The Southwest corner of SW 200 Street & SW 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.78 Acres

Department of Regulatory and
Economic Resources

Recommendation:

Approval, subject to the acceptance of the proffered zoning covenant.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. SUNNY HOLDINGS, LLC 13-9-CZ14-3 (13-56)

**34-55-39
Area 14/District 9**

(1) NON-USE VARIANCE to permit the single family residence setback 6'-9" (10' required) from the interior side (north) property line.

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.

A handwritten signature or mark, possibly a stylized letter 'P', located in the upper right corner of the page.

Memorandum



Date: September 17, 2013

To: The Community Zoning Appeals Board - 14

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: University of Miami (Z06-129)

SUMMARY OF REQUESTS:

The applicant is seeking to allow a zone change to BU-2, PAD and RU-4L on a 137.89 acre tract of land. Additionally, the applicant is seeking to permit the proposed parcels with variances to the parking, signage and landscaping regulations in the respective zoning districts. Further, the applicant seeks to permit individual parcels without frontage on a public street as well as to vary the location of a section line roadway and to permit a proposed school within a County airport restrictive zone.

LOCATION: Lying on the Southwest corner of SW 152 Street and SW 124 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the number of units exceeds 250, contains a Planned Area Development (PAD) and the retail square footage exceeds 100,000 square feet. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held on July 30, 2013 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval of requests #1, #16 and #20, subject to the Board's acceptance of the proffered covenants; approval with conditions of requests #2 through #5, requests #8 through #11, requests #15, #17, through #19 and request #21; modified approval with conditions of requests #12 through #14; and denial without prejudice of requests #6 and #7, as set forth in the Department of Regulatory and Economic Resources' recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the

regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z06-129
UNIVERSITY OF MIAMI

Respectfully Submitted,

DIC Executive Council
July 30, 2013

William Bryson, Fire Chief
Miami-Dade Fire Rescue Department

Absent

Eric Silva, AICP
Sustainability, Planning and Economic Enhancement
Department



AYE

Kathleen Woods-Richardson, Director
Public Works Department

Absent

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt



AYE

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department



AYE

David Henderson, Bicycle/Pedestrian Specialist
Metropolitan Planning Organization



AYE

John Bowers, Parks Property Management Supervisor
Parks, Recreation and Open Spaces



AYE

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Development Impact Committee**

PH: Z06-129

DIC Date: July 30, 2013

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	University of Miami
Summary of Requests	The applicant is seeking to allow a zone change to BU-2, PAD and RU-4L on a 137.89 acre tract of land. Additionally, the applicant is seeking to permit the proposed parcels with variances to the parking, signage and landscaping regulations in the respective zoning districts. Further, the applicant seeks to permit individual parcels without frontage on a public street as well as to vary the location of a section line roadway and to permit a proposed school within a County airport restrictive zone.
Location	The Southwest corner of SW 152 Street & SW 124 Avenue, Miami-Dade County, Florida.
Property Size	137.89 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	vacant
2015-2025 CDMP Land Use Designation	Business and Office/Low-Medium Density Residential, 6 -13 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of requests #1, #16 and #20, subject to the Board's acceptance of the proffered covenants; approval with conditions of requests #2 through #5, requests #8 through #11, requests #15, #17 through #19 and request #21; modified approval with conditions of requests #12 through #14; and denial without prejudice of requests #6 and #7.

REQUESTS:

REQUESTS #1- #15 ON EXHIBIT "A"

- (1) DISTRICT BOUNDARY CHANGE from AU to BU-2.
- (2) SPECIAL EXCEPTION to permit a liquor package store spaced less than the required 2,500' from a public school.
- (3) NON-USE VARIANCE to permit a shopping center with 1,326 parking spaces (1,339 required).
- (4) NON-USE VARIANCE to waive the zoning regulations requiring a 5' high wall where a business lot abuts a RU zoned property.

- (5) NON-USE VARIANCE to a parcel of land with a 0' frontage (75' required) on a public street and to permit access to a public street by means of a private drive.
- (6) VARIANCE OF AIRPORT REGULATIONS to permit a new education facility within the Kendall-Tamiami Executive Airport No-School Zone (new educational facilities not permitted).
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- (8) NON-USE VARIANCE to waive the dissimilar land use buffer along portions of the east property line.
- (9) NON-USE VARIANCE to waive the zoning regulations requiring section line roadways to be located on the section line; to permit the SW 127 Avenue to curve to the west of the section line.
- (10) NON-USE VARIANCE to waive the zoning regulations requiring all uses to be conducted within a completely enclosed building; to permit an outdoor garden center.
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REQUEST #21 ON EXHIBITS "A", "B" and "C"

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PROJECT DESCRIPTION:

The submitted plans depict the proposed approximately 273,349 sq. ft. retail uses on the proposed commercial site and 600 multi-family residential units on the PAD parcel and the proposed RU-4L parcel that the applicant intends to develop in the future on the 137.89-net acre tract of land.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	<u>EXHIBIT "A":</u> AU: vacant land, <u>EXHIBIT "B":</u> AU: vacant land <u>EXHIBIT "C":</u> AU: vacant land	Business and Office Low-Medium Density Residential (6-13 dua) Low-Medium Density Residential (6-13 dua)
North	RU-3M & RU-TH: apartments, townhomes and single-family residences	Low-Medium Density Residential (6-13 dua)
South	AU; military facility	Institutions, Utilities and Communications
East	AU; ZooMiami and townhomes	Parks and Recreation
West	AU; military facility	Institutions, Utilities and Communications

NEIGHBORHOOD COMPATIBILITY:

The 137.89-net acre subject property is a vacant wooded parcel abutting residential and commercial uses located to the north, the ZooMiami park and entertainment complex to the east

and institutional uses to the south and west. Additionally, the surrounding area, as well as parcels within the 137.89-net acre tract contains Natural Forest Communities (NFC). The proposed development of the subject parcel will provide the area with additional housing and educational resources as well as provide increased service, recreational and retail facilities.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the parcel with an integrated mixed use development comprised of commercial retail uses, institutional uses and multi-family residential uses. This will provide the community with additional access to retail uses and multi-family residential units in this area. However, the proposed development of the retail and residential site could have traffic impacts on the surrounding institutional, residential and commercial developments in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

Staff notes that approximately 60.4 acres of the approximately 137.89-net acre subject parcel that is designated **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map was the subject of a CDMP amendment which was adopted by the Board of County Commissioners (BCC) in October 2012, pursuant to Ordinance #12-89. The applicant at that time proffered a CDMP Declaration of Restrictions, recorded in Official Records Book 26955, Pages 0723 – 0732, which permitted the development of the parcel to 370,000 sq. ft. of retail, commercial, office and service uses; and up to 900 residential units and a school for up to 1,350 students and provided for a modified development program that simultaneously increases and decreases in the intensity/density of the uses within the property for each land use, provided that in no event shall any specified land use increase by more than thirty-five (35%) percent and in no event shall the vehicular trip generation exceed 1,660 net external PM peak hour trips. This covenant also required the applicant to provide a minimum 18,000 sq. ft. library site. Additionally, the CDMP covenant requires an agreement between the County and the property owner for the management of the Natural Forest Communities (NFC) on site and that all future owners/lessees are provided with written notice of NFC management activities and impacts from the abutting ZooMiami and its further development. Further, the Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.*

The remaining approximately 73.16-gross acres of the subject property is designated for **Low-Medium Density Residential** use on the CDMP Land Use Plan map. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. *The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments.*

The entire subject property is currently zoned AU, Agricultural District. The applicant is proposing to rezone 60.4 acres of the area designated Business and Office on the CDMP LUP map (Exhibit "B"), to BU-2, Special Business District in order to develop the commercial parcel with 272,349 sq. ft. of retail uses. The proposed development is within the scope of the maximum of up to 370,000 sq. ft. retail, commercial, office and service uses outlined in the CDMP covenant that was proffered in the October 2012 CDMP application for the subject property. Additionally, the applicant is proposing to rezone 18.05-net acres of the portion of the property that is designated Low-Medium Density use on the CDMP, LUP map to Planned Area

Development (PAD) District and to rezone the remaining 62.98-net acres to RU-4L, Limited Apartment House District. The applicant indicated in its letter of intent and the submitted site plans that the PAD will be developed with a total of 600 residential units.

The applicant has proffered a zoning covenant with this application which maintains aforementioned restrictions from the CDMP amendment and will restrict the development to the submitted site plans. The covenant further details the proposed phased development of the entire parcel and indicates the limitation in the intensity/density of the respective commercial and residential parcels in relation to a maximum of 1660 net external peak hour PM vehicle trips (includes trip reductions for internalization and pass by traffic) for the entire development, inclusive of the parcels that have been dedicated for development as a library and school. Similarly, the applicant has proffered an agreement between the property owner and the County for the maintenance of the NFC's that are located within the portion of the property that is designated Business and Office and the area designated Low-Medium Density on the CDMP LUP map on the subject property. Since the approval of the application, subject to the acceptance of the zoning covenant would maintain the restrictions of the development of the site based on the CDMP amendment and the CDMP covenant, staff opines that approval with conditions of the application will be **consistent** with the CDMP Land Use Element interpretative text for the **Business and Office** and **Low-Medium Density** use on the LUP map.

ZONING ANALYSIS:

The subject parcel is approximately 137.89-net acres in size and is located at the southwest corner of SW 152 Street and SW 124 Avenue. The applicant's letter of intent and the submitted plans indicate that the subject property will be divided into three (3) separate parcels, Exhibit "A", Exhibit "B" and Exhibit "C". Further, the letter indicates that the parcels will be developed as an integrated mixed use development containing commercial, office, institutional and residential uses as outlined below:

When the applicant's requests to rezone approximately 60.4-net acre parcel (Exhibit "A") from AU, Agricultural District to BU-2, Special Business District (request #1), to rezone approximately 18.05-net acres of the property (Exhibit "B") to PAD, Planned Area Development District (request #16), and to rezone approximately 62.98-net acres (Exhibit "C") from AU to RU-4L, Limited Apartment House District (request #20), are analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the requests would be **compatible** with the commercial, multi-family residential and institutional uses in the surrounding area as well as the ZooMiami facility abutting the property to the east. The submitted plans indicate that the proposed BU-2 parcel is made up of Outparcels #1 through #8 and tracts #1 through #4. Further, the applicant's letter of intent indicates that Outparcel "5" is being dedicated to the County for a school and library site. The applicant has submitted plans for the proposed development of tracts #1 - #4, as well as Outparcel "7". Said plans indicate the development of these areas of the subject property with a proposed retail shopping center consisting of retail stores, restaurants and a fitness center. The applicant has indicated that the remaining portions of the proposed BU-2 parcel, Outparcels #1 through #4 and #6 will be developed through the administrative site plan review process at a later date and within the restrictions outlined in the aforementioned CDMP covenant and the zoning covenant being proffered with this application.

The proposed PAD parcel, Exhibit "B", is located immediately to the south on which the applicant proposes to develop a 600 unit multi-family residential facility comprised of 1, 2 and 3 bedroom apartments. Additionally, the applicant has proffered a PAD agreement as required by

the PAD zoning regulations which restricts the proposed PAD portion of the property to the submitted plans and provides a description of the units and proposed development of the PAD. The applicant indicated in the letter of intent that the proposed RU-4L parcel, depicted on Exhibit "C" of the submitted plans will be developed at a later date under the RU-4L regulations and within the guidelines of the submitted covenant. The submitted plans and the applicant's letter of intent also indicate that within the 137.89-acre subject parcel there are three (3) separate NFC parcels, a total of 43.36-acres in size, that are located within the proposed commercial and residential parcels. One NFC parcel separates the proposed PAD zoned property from the proposed BU-2 parcel as well as from the proposed school and library site to the north and will provide a natural buffer between the dissimilar uses. The larger NFC parcel is located primarily along the interior (east) side of the subject property, approximately 620' south of SW 152 Street and will provide a natural buffer between the proposed RU-4L development and ZooMiami located to the east. Staff opines that apart from the use of the NFC areas to satisfy density requirements, based on the layout of the proposed mixed use development, the site has been designed to utilize these NFC parcels as a natural buffer between the more intensive commercial uses located to the north, abutting SW 152 Street and ZooMiami located to the east and partially to the south. As such, staff opines that the proposed integrated residential and commercial development has also been designed that the uses within the subject site will be mutually compatible and will be compatible with the surrounding residential, commercial and institutional uses. In addition, staff notes that the applicant has proffered a zoning covenant which is consistent with the previously mentioned 2012 CDMP covenant, that will restrict the development of the site to the submitted plans and requires administrative site plan approval for the development of the outparcels for which plans were not submitted in this application.

Staff opines that approval of the requested zone changes within the proposed mixed use development will not have an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. Staff notes that based on the memorandum from the Public Works and Waste Management Department, the approval of request #1, request #16 and request #20, to respectively rezone portions of the subject property to BU-2, PAD and RU-4L, would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic. Their memorandum states that subject to conditions, the application meets the criteria for traffic concurrency for an Initial Development Order. Similarly, the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER), indicates that, subject to the acceptance of a covenant proffered by the applicant with respect to the maintenance of the NFC parcels, the approval of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. Specifically, its memorandum indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal and flood protection are valid for this initial development order. The Miami-Dade Fire Rescue Department (MDFRD) memorandum stated that the average travel time to the vicinity of the proposed development would be 5:43 minutes. According to its memorandum, this travel time complies with the performance objective of the national industry. As such, staff opines that approval of the aforementioned requests will not unduly burden the MDFRD resources that exists or that are budgeted or planned for in this area. However, staff notes that the Parks, Recreation and Open Spaces Department has conditioned its approval of this application on the redesign of an element of the site plan which would allow only pedestrian or bicycle access to the adjacent ZooMiami site from the commercial parcel. Further, the Parks, Recreation and

Open Spaces memorandum also conditions approval on the applicant's proffering an agreement for the maintenance of the NFC sites. The Miami-Dade Police Department (MDPD) does not object to this application. However, the MDPD indicated in its memorandum that approval of the rezoning and the proposed development will have a negative impact on police staffing from the Hammocks District Police Station that serves the area. In order to address this deficiency, the MDPD requested that the applicant to provide an indoor/secured police workstation within the mixed use community to accommodate police resources operating within the development. Staff notes that the covenant being proffered by the applicant has also addressed this issue and that the applicant has indicated their intent to provide the police workstation within the development.

In addition, staff notes that the applicant has proffered a zoning covenant with this application which maintains aforementioned restrictions in accordance with the CDMP amendment and will restrict the development to the submitted site plans. Said covenant further details the proposed phased development of the entire parcel and indicates the limitation in the intensity of the respective commercial and residential parcel in relation to a maximum external peak hour PM vehicle trips for the entire development, inclusive of the parcels that have been dedicated for development as a library and a school. **Therefore, subject to the acceptance by the Board of the proffered zoning and PAD covenants, staff recommends approval of request #1 for a district boundary change to BU-2, request #16, a district boundary change to PAD and request #20, a district boundary change to RU-4L under Section 33-311, District Boundary Change.**

Along with the rezoning of the parcels discussed above, the applicant also seeks variances to the respective, proposed zoning regulations for the aforementioned parcels. Below is the analysis for the requested variances:

EXHIBIT "A"/THE COMMERCIAL PARCEL

When request #2, to permit a liquor package store spaced less than the required 2,500' from a school is analyzed under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), staff is of the opinion that, based on the memoranda of the various departments reviewing the application, approval of this request would not have an unfavorable effect on the economy of Miami-Dade County, Florida. Further, memoranda from the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources (RER), the Departments of Solid Waste Management, Miami-Dade Fire, Water and Sewer, Miami-Dade Transit and the Miami-Dade County Public Schools (M-DCPS), indicate that approval 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.

The aforementioned covenant being proffered by the applicant also restricts the alcohol uses being requested to the anchor tenant store on Tract 1 only as indicated on the submitted plans. The submitted liquor survey indicates that the Jack David Gordon Elementary School located at

15001 SW 127 Avenue, is located 645' from the northeast corner of the subject property, staff notes that the survey only indicates distances measured from the corners of the property and not from the door of any proposed liquor establishment as required by the Code. Staff's research using the Google Maps application in combination with measurements from the submitted plans, indicates that the aforementioned public school is located approximately 1,775' to the north of the proposed building on Tract 1 in which the liquor store will be located. Staff notes that apart from the liquor package store indicated on floor plans for the anchor tenant on Tract 1 within the proposed BU-2 parcel, no other liquor uses have been indicated within the site. Therefore, staff opines that the spacing of the proposed liquor packaged store use indicated on the plans is sufficient enough to mitigate any negative impacts on the existing public school located to the north. Additionally, staff opines that the approximately 100' wide section line roadway, provides an additional buffer between the discordant uses. As such, subject to the acceptance of the proffered covenant by the Board, staff opines that approval with conditions of request #2, would be **compatible** with the surrounding area and its proposed development. **Staff therefore, recommends approval with conditions of request #2 under Section 33-311(A)(3), subject to the acceptance of the covenant.**

When request #3 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that the request to permit 1,326 parking spaces (1,339 required), 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 request will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. Staff is of the opinion that approval of the reduced number of parking spaces within the 28.95 acres shopping center portion of the commercial parcel which for which plans have been submitted by the applicant will not result in spillage of parking onto the abutting streets or have a negative impact on traffic in the area. Further, staff notes that the shopping center is a part of a much larger multi-use development which is comprised of commercial and multi-family residential uses and an allowance for institutional uses in the form of a library and school in the future. As such, staff opines that the urban scale of the development will encourage more pedestrian connectivity between the uses thereby reducing the need for excessive parking for vehicular traffic. In addition, the requested reduction of 13 spaces is in staff's opinion comparatively minimal, when the size of the lot is taken into consideration. In addition, staff notes that the application also seeks approval of a request to approve parking within the right-of-way, which for reasons to be explained later in this recommendation the Department is supportive of. Staff also notes that the Public Works Department has no objections to this request based on the fact that approval of this request will not generate any new peak hour trips. **As such, staff recommends approval of request #3 under Section 33-311(A)(4)(b) (NUV).**

The applicant has also requested approval of request #3 under the Alternative Site Development Option (ASDO). The Alternative Site Development Option (ASDO) Standards under Section 33-311(A)(16) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. When the applicant's request to permit 1,326 parking spaces (1,339 required) is analyzed under the aforementioned ASDO standards, staff notes that the requested approval of a reduction of 13 spaces is within the 10% maximum reduction allowed, the subject property abuts SW 152 Street which is an existing transportation corridor and a Major Roadway identified on the LUP map of the CDMP and the hours of operation of the multiple commercial uses within the development do not overlap. In addition, the proposed reduction in parking is for a mixed

use project in which the number of off-street parking spaces is calculated by applying the Urban Land Use Institute (ULI) Shared Parking Methodology. Further, the application complies with all the other ASDO requirements in that the alternative reduction does not apply to disabled parking spaces or others identified in the ASDO standards. Additionally, the applicant has provided an analysis of the off-street parking spaces applying the ULI Shared Parking Methodology to the required number of parking spaces. Said analysis concluded that the resulting peak parking demand is **1,179** parking spaces for the weekday condition. The analysis therefore concluded and staff concurs, that under the worst case scenario, approval of the requested 1,326 parking spaces will result in **147** surplus parking spaces. **Based on the aforementioned, staff therefore recommends approval of the applicant's request for reduced parking (request #3) under Section 33-311(A)(16) ASDO Standard.**

When evaluating requests #4, and #5, and requests #8 through #11 under Section 33-311(A)(4)(b), the Non-Use Variance From Other Than Airport Standards, staff is of the opinion that the approval with conditions of said requests would maintain 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 would not be detrimental to the community. Staff notes that the proposed commercial development is a part of a larger mixed use development that also includes multi-family residential developments as well as institutional uses in close proximity to each other. As such, although approval of request #4 to waive the requirement for a 5' high wall for the commercial uses where they abut residential uses and request #8, to waive the dissimilar land use buffer along portions of the east property line are normally required to protect the residential uses from negative impact from the more intensive commercial uses, staff opines that in this case, the lack of a wall and dissimilar land use buffer will facilitate pedestrian access between the dissimilar uses which are being developed and result in a reduction in vehicular traffic on the abutting roadways. Further, staff notes that the NFC areas provide a natural buffer between the proposed PAD uses and the more intensive commercial uses that will be located to the north. Similarly, staff opines that the approval of request #11, to permit the 4' high berm along with the 6' high wall/fence will be compatible with the proposed mixed use development. The submitted plans indicate the proposed berm and fence/wall will be located along the south and west property lines of Tract 1, of Exhibit "A". Staff opines that the 10' high fence/wall and berm structure will provide a visual buffer that will mitigate the impact of the loading dock and delivery truck driveways along the south and west property lines of Tract 1, on the proposed residential uses to the south and west on Parcels A, B and C of Exhibit "B" and "C".

When the applicant's requests to permit a parcel of land with 0' (75' required) of frontage on a public street to be served by a private drive where a public right-of-way is required (request #5), and to permit the relocation of a portion of the section line roadway away from the section line (request #9) are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standards, staff is of the opinion that said request also, 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. Staff notes that the absence of a dedicated road does not preclude auto or pedestrian connectivity within the development and that the applicant has proffered covenant that will insure the connectivity of this parcel with the surrounding development and access to the abutting public rights-of-way. The private easement will not only connect to major roadways but with the other elements of the proposed commercial, institutional and residential development. This internal roadway connectivity provides good traffic dispersal

to all areas of the proposed community. Similarly, staff opines that the relocation of the portion of SW 127 Avenue within this development away from the section line will not detract from the flow of traffic within the community. Further, staff opines that this diversion away from the section line will enable the protection of the NFC area that the section line crosses to the south of SW 152 Street and will not result in the destruction of these environmentally protected parcels. Based on the aforementioned analysis, staff opines that the approval of requests #4 and #5 and requests #8 through #11 would be **compatible** with the area. **Therefore, staff recommends approval with conditions of requests #4, #5 and requests #8 through #11 under Section 33-311(A)(4)(b).**

Staff opines that approval of request #6, to vary the Airport Regulations and permit a new education facility within the Kendall-Tamiami Executive Airport No School Zone (NSZ), would be **incompatible** with same. The standards for the analysis of request #3, Section 33-311(A)(5) Variances from Airport Zoning Regulations, requires that consideration of approval for variances be governed by the particular zoning regulations concerned and that the recommendation of the Director of the MDAD be obtained. The Miami-Dade Aviation Department (**MDAD**) **objects** to request #6. Its memorandum states that since this is a large tract of land, the applicant should consider revising the current plans to relocate the proposed school and library to the far northeast side of the parcel so it would be outside of the NSZ of the Kendall Tamiami Executive Airport as referenced in the Code of Miami-Dade County, Article XL, Kendall-Tamiami Executive Airport Zoning, Section 33-395. The Department also indicates in the memorandum that the NSZ is based upon Florida Statute 333.03 (3) which states the following "... Such regulations shall prohibit the construction of an educational facility of a public or private school at either end of the runway of a publicly owned, public use airport within an area which extends 5 miles in a direct line along the centerline of the runway, and which has a width measuring one-half the length of the runway. Staff notes that the Kendall Tamiami Executive Airport No School Zone does not permit schools except for aviation schools. Further, the Director of the MDAD has indicted his objection to the proposed development for reasons stated above."

Additionally, Section 33-402.(4) Variances, of the Kendall Tamiami Executive Airport Ordinance, requires the applicant to show how a literal application of the regulations would result in a practical difficulty or unnecessary hardship. The applicant has not provided staff with the necessary information to show that denial of the request to vary the airport regulations would result in an unnecessary hardship or a practical difficulty. **Therefore, staff recommends denial without prejudice of request #6 under Section 33-311(A)(5) Variances from Airport Zoning Regulations and under Section 33-402.(4) Variances.**

Similarly, staff is not supportive of the applicant's request to vary the landscape open space requirement for the outparcels (request #7). Staff opines that when said request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standards, for the reason stated below, approval would not maintain 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 would be **incompatible** with same. Staff notes that the applicant has not submitted development plans for the aforementioned outparcels and has indicated that the development of these parcels would proceed through the administrative site plan review process. Staff opines that the applicant should be able to meet the landscape requirements for a new development. **Therefore, staff recommends denial without prejudice of request #7 under Section 33-311(A)(4)(b), the Non-Use Variance Standards.**

When the applicant's request to waive the zoning regulations requiring all uses be conducted within enclosed buildings, in order to permit a garden center (request #10) is also analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standards, staff opines that approval would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. The applicant indicated in its letter of intent that this request is necessary to facilitate the development of a garden sales center for the proposed retail use on Tract 1 of the commercial parcel. Although, this tract abuts the main right-of-way within the proposed development, staff notes that the garden center will be located more than 1,000' south of the entrance to the development along SW 152 Street and therefore will not be visible along this well-travelled east/west roadway. Further, as a part of the 60+ acre commercial portion of the mixed use development, staff opines that the outdoor garden center area will not have a negative visual impact on the surrounding area. **Staff, therefore, recommends approval with conditions of request #10 under Section 33-311(A)(4)(b), the Non-Use Variance Standards.**

Requests #12 through #15, pertain to variances to the sign regulations for the proposed BU-2 portion of the site under Section 33-311(A)(4)(b), the Non-Use Variance Standards. Staff is supportive of a modified approval of the applicant's request to permit 6 wall signs for the retail building (request #13) and to permit six (6) directional signs (request #14. However, in the case of request #13, staff notes that the applicant indicates that although the number of wall signs for this one tenant will exceed the allowed amount by four (4) signs, the total square footage of the six (6) signs being requested will not exceed the maximum 10% of the total wall area permitted by the Code. Additionally, staff opines that square footage of the directional signage being requested in request #14, is more than two times the 18 sq. ft. permitted by the Code and in staff's opinion is excessive. Staff is supportive of this request if the square footage of each of the directional signs being requested is reduced to 36 sq. ft. with a maximum height of 6'. Staff opines that approval of this request with this reduction would maintain the basic intent of the zoning regulations and would be compatible with the area. Additionally, staff opines that the approval of the request to permit three (3) of the aforementioned signs setback closer than permitted to the right-of-way, (SW 127 Avenue) would not be detrimental to the area and would not have a negative visual impact on same. Staff opines that the intensity of the proposed mixed use development requires the additional signage for the smooth flow of traffic within the development and requires that the signage be visible. For this reason staff opines that approval of the aforementioned requests as explained above would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same.

However, staff is only supportive of the requested detached signage in request #12 only on a modified basis. Staff opines that approval of the request in its present form would have a negative visual impact and result in a proliferation of signage along this portion of SW 152 Street. The submitted plans indicate that the tenants on the outparcels abutting SW 152 Street would be permitted to have wall signs and signs abutting the section line roadway. In this case, staff opines that this would contribute to visual clutter along this section of SW 152 Street and would be out of character and incompatible the residential uses located to the north and the large abutting park area, ZooMiami, locate to the east and south. However, staff acknowledges that the NFC parcel creating an approximately 675' spacing between the westernmost outparcel, Outparcel 6 and the other outparcels within the shopping center along SW 152 Street provides a reasonable need for additional signage for this parcel. Additionally, this request pertains to a detached sign for the tenant on Tract 1 within the proposed development along SW 127 Avenue and located away from SW 152 Street. **Therefore, based on the aforementioned analysis staff recommends modified approval with conditions of request #12 to allow**

detached signage for Outparcel 6 and the tenant on Tract 1 only, approval with conditions of requests #13 and #15, and a modified approval with conditions of request #14, to allow 6 directional signs, each with an area of 36 sq. ft. and a maximum height of 6' under Section 33-311(A)(4)(b), the Non-Use Variance Standards.

EXHIBIT "B"

Exhibit "B" consists of the southwest +/- 18.05-acre portion of the 137.89-acre tract of land that is the subject of request #16, the district boundary change from AU to PAD of which staff is supportive for the reasons that were previously explained.

When request #17, to permit 997 parking spaces where 1,047 parking spaces are required is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standards, staff opines that approval would be **compatible** with the proposed development that is the subject of this application and with the surrounding residential and institutional uses. The submitted plans indicate 86 additional parking spaces on site within enclosed garages or carports. This would bring the total number of parking spaces to 1,083, which is 36 more parking spaces than the required 1,047 parking spaces. However, the zoning regulations do not take these additional parking spaces located within garages and carports into consideration when calculating the required parking for the multi-family residential development. However, as a condition for approval, staff recommends that the aforementioned 86 parking spaces within the garages and the residential buildings be only used for the storage of vehicles and not the storage of other items that are not a part of the residential buildings.

Staff notes that the requested reduction in the number of parking spaces is less than 10% of the total 1,047 parking spaces that is required. Further, staff notes that the private drives that will be a part of this PAD development is sufficient to accommodate any spillage that may occur and that the development is a part of a larger development which contains retail uses to which it is connected by multiple pedestrian walkways, which will reduce the need for vehicular traffic in the area. In addition, staff notes that the parallel parking areas within the right-of-way along the portion of SW 127 Avenue that abuts the PAD development and are the subject of request # 21, are also designed to encourage pedestrian connectivity within the proposed PAD and between the PAD development and the shopping center located to the north and east. As such, staff opines that approval of requests #17 and #21 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, would not be detrimental to the community and would be **compatible** with same. **Therefore, staff recommends approval with conditions of request #17 under Section 33-311(A)(4)(b).**

Staff's analysis of request #19, to permit 13 directional signs on the PAD parcel under Section 33-311(A)(4)(b), the Non-Use Variance Standards found that approval would be **compatible** with the area and would maintain the intent and purpose of the subdivision regulations. Staff notes that the proposed signage will be internal to the PAD site and therefore will not have a visual impact on the surrounding residential and commercial uses. Additionally, staff opines that said signs will facilitate the movement of vehicular and pedestrian traffic within the PAD and could benefit the flow of traffic on the abutting roadways within the integrated development. Therefore, staff recommends approval with conditions of request #19 under Section 33-311(A)(4)(b), the Non-Use Variance Standards.

Similarly, staff opines that the applicant's request to permit the PAD development with 15.95% sod area than the 40% permitted (request #18), would maintain the purpose and intent of the subdivision regulations and would not have a negative impact on water conservation within the entire development. Staff opines that the added green areas within the proposed PAD development will provide the residents within this planned community with the additional availability of open spaces in addition to the park areas depicted on the plans. In addition, staff opines that although the development abuts abundant green areas in the form of the existing NFC's and conservation areas, the increased sod area within the proposed multi-family residential development provides a welcome enhancement to the park areas within the development indicated on the submitted plans. Further, in staff's opinion, in relation to the entire approximately 137 acre integrated development, this approximately 2-acre increased sod area is minimal and will not have a major visual impact on the area or on the natural resources of the surrounding area. Therefore, based on the foregoing analysis, when request #18 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standards, staff opines that approval would be **compatible** with the area and the proposed PAD development. **Staff therefore, recommends approval with conditions of request #18 under Section 33-311(A)(4)(b), the Non-Use Variance Standards.**

EXHIBITS "A", "B" AND "C"

The applicant also seeks approval to permit parking within the right-of-way (request #21) under Section 33-311(A)(4)(b), the Non-Use Variance Standards. The submitted plans indicate parallel parking along the SW 127 Avenue roadway that runs from SW 152 Street into the subject parcel and abuts the commercial and residential parcels. As previously noted, they are also designed to encourage pedestrian activity within the proposed integrated commercial and residential development and between the PAD development and the shopping center located to the north and is **compatible** with same. In addition, staff notes that the Public Works and Waste Management Department does not object to this request. **Staff therefore, recommends approval with conditions of request #21, under Section 33-311(A)(4)(b), the Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate a main ingress/egress points along SW 152 Street and two (2) minor ingress/egress points to the west of SW 127 Avenue. These plans also indicate pedestrian walkways between the commercial and residential parcels and adequate parking provided in parking lots, covered garages along with parallel parking spaces along SW 127 Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Aviation

The Miami-Dade County Aviation Department (MDAD) **objects** to request #6. Its memorandum states that since this is a large tract of land, the applicant should consider revising the current plans to relocate the proposed school and library to the far northeast side of the parcel so it would be outside of the NSZ of the Kendall Tamiami Executive Airport as referenced in the Code of Miami-Dade County, Article XL, Kendall-Tamiami Executive Airport Zoning, Section 33-395. The Department also indicates in the memorandum that the NSZ is based upon Florida Statute 333.03 (3) which states the following "... Such regulations shall prohibit the construction of an educational facility of a public or private school at either end of the runway of a publicly owned, public use airport within an area which extends 5 miles in a direct line along the centerline of the runway, and which has a width measuring one-half the length of the runway.

Division of Environmental Resources Management (Department of Regulatory and Economic Resources)

The Division of Environmental Resource Management (DERM) recommends **approval with conditions** of this application after a review for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County.

Their memorandum indicates that the subject property contains County designated Natural Forest Communities (NFC). The total area of NFC impacts indicated in the submitted site plans is 9.80 acres and the total NFC preservation area is 43.36 acres. DERM indicated in its memorandum that the CDMP covenant requires the owner of the property to enter into an agreement with Miami Dade County for the perpetual maintenance and management of the NFC and that the owner has not entered into such agreement and the site is not being maintained or managed.

The DERM memorandum indicates that this application is not recommended for approval unless the zoning Declaration of Restrictions is amended to include the following:

Due to the presence of pine rocklands throughout the site, which are a globally imperiled plant community containing habitat for rare, threatened and endangered species, the planting of invasive exotic pest plant species for landscaping or any other purposes shall be prohibited. For purposes of this condition, invasive exotic pest plant species are defined as all prohibited species and all controlled species listed in the Miami-Dade County CDMP or Landscape Manual as well as all Florida Exotic Pest Plant Council category one and two listed species.

The DERM memorandum states that 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. Its memorandum indicates that the property is located within the Miami-Dade Water and Sewer Department's water and sewer franchised service areas. The Surface Water Management General Permit from the Department will be required for the construction and operation of the surface water management system and must be obtained prior to platting and/or site development. Its memorandum further indicates that the applicant is required to comply with the tree permitting requirements and must meet the standards of Section 24.49.2(II) of the Code that includes the submittal of a tree survey. RER has conducted a concurrency review for this application and has determined it meets all applicable level of service standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. The subject properties do not contain any jurisdictional wetlands.

Miami-Dade Fire Rescue

The Miami-Dade Fire Rescue Department (MDFRD) **has no objections** to this application.

Its memorandum indicates that the proposed development could generate approximately 390 fire and rescue calls annually. The department states that the estimated number of alarms would result in a severe impact to the existing fire and rescue service and current stations serving the area will be able to handle the additional number of alarms. The average travel time to the vicinity of the proposed development is 5:43 minutes (based on 2011 data). Travel time to the vicinity of the proposed development complies with the national performance objective.

However, MDFRD indicate in its memorandum a request that prior to the issuance of the first building permit for the vertical construction of the retail center, the applicant shall contribute funds for the purchase of a rescue unit and associated rescue equipment to the MDFRD and covenant that it will not seek impact fee credit for said funds in an amount greater than 50% of the contribution.

Miami-Dade Police Department

The Miami-Dade Police Department (MDPD) **does not object** to this application. The memorandum indicates that current data of police staffing, population and calls for service compared to the proposed development of the site with approximately 1,008 residential units and 347,830 sq. ft. of retail space will require three (3) additional sworn police officers for the Hammocks District staffing in order to maintain current staffing levels to population and projected volume of calls for service. The MDPD indicates in its memorandum recommends that in order to accommodate the citizens, businesses and police resources operating within the development, an indoor/secured police work station be located within the developed area.

Miami-Dade Transit

The Miami-Dade Transit Department (MDT) **has no objections** to this application, subject to the acceptance of the proffered declaration of restrictions.

Its memorandum indicates that the proposed development meets the mass transit level-of-service standards established for Miami-Dade County. Further, based on MDT's review of the revised site plan, the memorandum indicates that the applicant has provided the required bus pull-out bay and companion shelter on outparcel 6 and has voluntarily proffered a declaration of restrictions that states that the applicant will provide said pull-out bay with a shelter as well as pedestrian connectivity to the proposed development on parcel 6.

Parks, Recreation and Open Spaces

The Miami-Dade Parks, Recreation and Open Spaces Department (MDPROS) **does not object** to this application.

Its memorandum indicates that this application is in Park benefit District 2 (PBD2) which has a surplus capacity of 494.95 acres when measured by the County concurrency level-of-services (LOS) standards for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

However, the MDPROS indicated in its memorandum that since the subject site is adjacent to Miami-Dade County's ZooMiami, it is requested that a Declaration of Restrictions be provided to include a "Notice to Future Owners or Lessees" requiring written notice, acknowledgement and waiver acknowledging that the development is located within the vicinity of the ZooMiami and other future uses as reflected within the Miami MetroZoo Master plan. Further, said covenant should also include language to convey ownership of the natural areas and for the perpetual maintenance, management and control of the NFC, be at no cost to the County through a maintenance program fully funded by an acceptable community development district or special taxing district subject to approval by the County.

Said Department's memorandum also requested the revision of the site plan to restrict the vehicular access to the park from the roadway shown immediately to the south of Tract 2 by the placement of bollards. This would permit the designation of this connection for the use of

pedestrians and cyclists for patrons of the zoo and the residents and patrons of the commercial and institutional uses on the subject site.

Public Works and Waste Management Department (Traffic Engineering Division)

The Public Works and Waste Management Department, Traffic Division (TED) **does not object** to this application.

Its memorandum indicates that the anticipated trip generation based on ITE is 1,660 PM Peak Hour trips generated by this development; however, the traffic distribution of these trips will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways SW 152 Street and SW 117 Avenue which are currently operating at LOS "D" and "EE". As conditions for approval however, the Public Works and Waste Management's memorandum requires development improvements to SW 152 Street and access improvements from SW 152 Street and SW 127 Avenue. Said memorandum also requires certification by a State of Florida registered engineer as part of the paving and drainage plans.

Its memorandum indicates that the application meets the criteria for traffic concurrency for an Initial Development Order. The memorandum further indicates that no vehicle trips have been reserved by this application and that this project is subject to the payment of Road Impact Fees.

Public Works and Waste Management Department (Fiscal, Planning and Performance Management Division)

The Public Works and Waste Management Department, Fiscal, Planning and Performance Management Division **does not object** to this application.

Water and Sewer Department

The Miami-Dade County Water and Sewer Department (MDWASD) **has no objections** to this application. Public water mains and sanitary sewers exist throughout the area.

Miami-Dade County Public Schools (M-DCPS)

The M-DCPS **does not object** to this application. However, its memorandum indicates that should the MDAD object to the current proposed school site, the applicant and the School Board shall collaborate to identify a new location for the school site acceptable to the applicant and the School Board.

The M-DCPS memorandum also indicates that if the approves the applicant's request for a waiver of the minimum distance from an existing educational facility of a liquor package store, that the School District would appreciate the imposition of additional conditions pertaining to the hours during which alcohol could be sold.

OTHER: Not applicable.

RECOMMENDATION:

Approval of requests #1, #16 and #20, subject to the Board's acceptance of the proffered covenant; approval with conditions of requests #2 through #5, requests #8 through #11, requests #15, #17 through #19 and request #21; modified approval with conditions of requests #12 through #14, to allow detached signage on Outparcel 6 and the Tract 1 tenant only, a maximum wall signage area of 10% and to limit the individual sign areas to 36 sq. ft. and a maximum height of 6'; and denial without prejudice of requests, #6, #7.

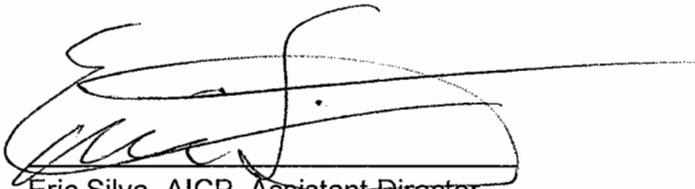
CONDITIONS FOR APPROVAL (For requests #2 through #5, #8 through #11, requests #12 through #15, #17 through #19 and request #21 only):

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Coral Reef Commons" as prepared by Kimley-Horn and Associates, Inc., consisting of 13 sheets. Plans entitled "Proposed Retail Coral Reef Commons" as prepared by Marc Wiener Architect/Planning consisting of 2 sheets. Plans entitled "The Residences at Coral Reef Commons" as prepared by Roger Fry & Associates Architects and consisting of 28 sheets. Plans entitled "The Residences at Coral Reef Commons" as prepared by Alex Knight Landscape Architecture and Planning, consisting of 28 sheets. Plans entitled "Miami Coral Reef, Fl." as prepared by BRR Architecture, consisting of 2 sheets, plans entitled "Signage Master Plan" as prepared by Tgadesign and consisting of 2 sheets and 2 sheets preparer unknown for a total of 75 sheets, with sheets A-0.3, A-0.4 & LM-1 last handwritten revision dated 07/29/13, Sheet A-0.2 dated stamped received 7/17/13 and the remaining sheets all dated stamped received 5/16/13, except as herein amended to allow detached signs for Outparcel 6 and the Tract 1 tenant only, 6 directional signs, each with an area of 36 sq. ft. and a maximum height of 6' on the commercial parcel.
3. That the use be established and maintained in accordance with the approved plan.
4. That apart from the detached signage on Outparcel 6 and for the tenant on Tract 1 and the other detached signage recommended for approval by staff (directory and directional signs), all other detached signage be removed.
5. That the proposed 6 directional signs, each have a maximum area of 36 sq. ft. and a maximum height of 6' on the commercial parcel.
6. That the requested wall signage not exceed a maximum area of 10% of the wall area.
7. That the parking spaces within the garages and the residential buildings within the PAD site be used for the parking of vehicles only and not be used for the storage of items not connected to the residential uses.
8. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in their memorandum dated July 18, 2013, that is part of the record of the July 30, 2013, DIC recommendation and is incorporated herein by reference.
9. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as contained in their memorandum dated July 17, 2013, that is

part of the record of the July 30, 2013, DIC recommendation and is incorporated herein by reference.

10. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Miami-Dade Fire rescue Department as contained in their memorandum dated June 19, 2013, that is a part of the record of the July 30, 2013, DIC recommendation and is incorporated herein by reference.
11. That the applicant submits to the Department of Regulatory and Economic Resources for review and approval a landscape plan which in addition to the submitted landscape plans shall include the required landscape open space within the commercial parcel and sod area within the residential parcel.

ES:MW::NN:JV:CH

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

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

ZONING RECOMMENDATION ADDENDUM

Applicants: *University of Miami*
PH: Z06-129

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection*
Public Works and Waste Management	No objection*
Parks, Recreation and Open Spaces	No objection*
Water and Sewer	No objection
Aviation	Objects
Fire Rescue	No objection
Police	No objection*
Schools	No objection*
*Subject to conditions in their memorandum.	

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

<p>Business and Office (Page I-41)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
<p>Low –Medium Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
<p>Objective LU-4 (Pg. I-11)</p>	<p><i>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.</i></p>
<p>Policy LU-4A (Page I-11)</p>	<p><i>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.</i></p>

ZONING RECOMMENDATION ADDENDUM

Applicants: *University of Miami*
PH: Z06-129

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irremediable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>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;</i> (5) <i>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.</i>
<p>Section 33-311(A)(16) Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts.</p>	<p><i>This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.</i></p> <p>(j) An alternative reduction in the number of required parking spaces shall be approved after public hearing upon demonstration of the following:</p> <ol style="list-style-type: none"> (1) <i>the alternative reduction of the number of required parking spaces does not apply to parking spaces for the disabled, parking spaces for persons transporting small children, nor to bicycle racks or other means of bicycle storage; and either:</i> (2) <i>the total number of required parking spaces is not reduced below ten percent (10%); and</i>

ZONING RECOMMENDATION ADDENDUM

Applicants: *University of Miami*
PH: Z06-129

	<p>(A) <i>the lot, parcel or tract is located within six hundred and sixty (660) feet of an existing transportation corridor such as a Major Roadway identified on the Land Use Plan (LUP) map, within one-quarter (1/4) mile from existing rail transit stations or existing express busway stops; or</i></p> <p>(B) <i>the hours of operation of multiple commercial uses within the development vary and do not overlap and a recordable agreement is provided which restricts the hours of operation; or</i></p> <p>(3) <i>the alternative development involves a mixed-use project in which the number of off-street parking spaces is calculated by applying the Urban Land Institute (ULI) Shared Parking Methodology to the required number of parking spaces.</i></p> <p>(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:</p> <p>(1) <i>will result in a significant diminution of the value of property in the immediate vicinity; or</i></p> <p>(2) <i>will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or</i></p> <p>(3) <i>will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations.</i></p> <p>(l) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the economic viability of any commercial enterprises proposed within the approved development and the quality of life of residents and other owners of property in the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, landscaped open space over and above that normally required by the code, additional trees or landscaping materials, the inclusion of residential use(s), convenient pedestrian connection(s) to adjacent residential development(s), convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, monument signage (where detached signs are allowed) or limited and cohesive wall signage, and decorative street lighting. In determining which amenities or buffering elements are appropriate, the following shall be considered:</p> <p>(A) <i>the types of needs of the residents or other owners immediate vicinity and the needs of the business owners and employees of the parcel proposed for development that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and</i></p> <p>(B) <i>the proportionality between the impacts on the residents or other owners of property of parcel(s) in the immediate vicinity and the amenities or buffering required. For example, a reduction in setbacks for numerous lots or significantly large commercial buildings may warrant the provision of additional landscaped open space.</i></p>
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ZONING RECOMMENDATION ADDENDUM

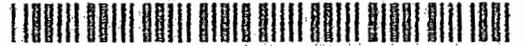
Applicants: *University of Miami*
PH: Z06-129

<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>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.</i></p>
<p>Non-Use Variances From Other Than Airport Regulations. Section 33-311(A)(4)(b)</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
<p>Section 33-311(A)(5) Variances from airport zoning regulations</p>	<p><i>Hear applications for and grant or deny variances from any airport zoning regulations, but in considering, granting or denying any such variance the Community Zoning Appeals Boards shall be governed and shall abide by the guides and standards, general purpose and intent of the particular airport zoning regulation concerned. No such application shall be heard until the recommendation of the Director of the Aviation Department is first obtained, which recommendation shall be considered, together with that of the Director's. The granting of a variance under this subsection does not authorize or permit violation of other zoning regulations or the zoning regulations of any municipality concerned unless authorized by the appropriate County or municipal board, body or commission concerned, as the case may be.</i></p>
<p>33-394 Establishment of land use zoning criteria for airports</p>	<p><i>For the purpose of this article all of the land use zoning criteria for Kendall-Tamiami Executive Airport and the surrounding area, as the same is created, established and described hereinbefore, is hereby divided into classifications as follows:</i></p> <p><i>(1) Inner District (ILZ). An ILZ covers an area measured as one-half the length of the longest runway at the airport on either side and at the end of each runway centerline at the airport.</i></p> <p><i>(2) Outer District (OLZ). The OLZ at an airport is based on VFR traffic pattern criteria and predominant type of aircraft utilizing the airport. For Kendall-Tamiami Executive Airport "Category A" is used due to the predominant type of aircraft having an approach speed less than 91 knots and aircraft weighing less than 30,001 pounds. The mathematical formula for determining the limits of the OLZ are found in Federal Aviation Administration (FAA) Advisory Circular 7400.2C.</i></p> <p><i>(3) No School Zone (NSZ). An NSZ for each runway covers an area that extends five statute miles from the end of a runway in a direct line along the centerline of the runway, and has a width measuring one-half the length of the longest runway at the airport.</i></p> <p><i>(4) Inner Safety Zone (ISZ). Also referred to as the Runway Protection Zone (RPZ). For Kendall-Tamiami Executive Airport the ISZ is defined as an area which is centered about the extended runway centerline and begins 200 feet beyond the end of the area usable for take-off or landing. The ISZ dimension for Runway 13/31 begins at a width of 500 feet and extends 1,000 feet to a width of 700 feet. The ISZ dimension for Runway 9R/27L and Runway 9L/27R begin at a width of 1,000 feet and extends 2,500 feet to a width of 1,750 feet.</i></p>

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Applicants: *University of Miami*
PH: Z06-129

	<p>(5) Outer Safety Zone (OSZ). The OSZ is described as an area that extends outward from the ISZ to a point 5,000 feet from a runway end. The OSZ dimension for Runway 13/31 begins at a width of 700 feet and extends 3,800 feet to a width of 1,460 feet. The OSZ dimensions for Runway 9R/27L and Runway 9L/27R begin at a width of 1,750 feet and extend 2,300 feet to a width of 2,440 feet.</p>
<p>33-395 Land use zoning classifications for airports</p>	<p>A) Except as otherwise provided in this article, limitations on development of land, structures, and utilization of land within areas designated herein as being restricted due to non-compatibility with aircraft operations are in effect. In situations where land is beneath more than one land use classification the most restrictive shall apply. Restrictions to insure land use compatibility around Kendall-Tamiami Executive Airport are hereby established as follows:</p> <p>(1) Inner District (ILZ). New residential construction and educational facilities, excluding aviation, are not permitted within this land use classification.</p> <p>(2) Outer District (ILZ). New residential construction and educational facilities excluding aviation, within this land use classification are required to incorporate at least a 25 db Noise Level Reduction (NLR) into the design/construction of the structure.</p> <p>(3) No School Zone (NSZ). New educational facilities, excluding aviation schools, are not permitted within this land use classification.</p> <p>(4) Inner Safety Zone (ISZ). New residential construction, educational facilities (excluding aviation schools), churches and places of public assembly are not permitted within this land use classification.</p>
<p>Sec. 33-395(A)(3)</p>	<p>Land use zoning classifications for airports. (A) Except as otherwise provided in this article, limitations on development of land, structures, and utilization of land within areas designated herein as being restricted due to non-compatibility with aircraft operations are in effect. In situations where land is beneath more than one land use classification the most restrictive shall apply. Restrictions to insure land use compatibility around Kendall-Tamiami Executive Airport are hereby established as follows:</p> <p>(3) No School Zone (NSZ). New educational facilities, excluding aviation schools, are not permitted within this land use classification.</p>
<p>Sec. 33-402.(4) Variances.</p>	<p>Approval of such variances shall be limited to those cases in which it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but would do substantial justice and be in accordance with the spirit of this article, and such zoning board is hereby admonished that the intent and purpose of this article is to promote the health, safety and general welfare of the inhabitants of Miami-Dade County, Florida, by preventing the creation of an airport hazard or of a hazard to air navigation, thereby protecting the lives and property of users of Kendall Tamiami Executive Airport and of occupants of land in its vicinity and preventing destruction or impairment of the utility of the airport and the public investment therein.</p>



CFN 2013R0046045
 DR Bk 28449 Pgs 1200 - 1219 (20pgs)
 RECORDED 01/17/2013 11:02:14
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared under
 the supervision of:

Name: Juan J. Mayol, Jr., Esq.
 Address: Holland & Knight LLP
 701 Brickell Avenue
 Suite 3000
 Miami, Florida 33131

A/2

CDMP COV.

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned (collectively, the "Owner"), holds the fee simple title to that certain parcel of land that is legally described on Exhibit "A" to this Declaration (the "Property");

WHEREAS, the Comprehensive Development Master Plan ("CDMP") designation for the Property is currently "Low-Medium Density Residential" use and is subject to a Declaration of Restrictions, recorded in Official Records Book 23413 at Page 1477 of the Public Records of Miami-Dade County, Florida (the "Original Declaration");

WHEREAS, an application has been filed with the Regulatory and Economic Resources Department (the "Department") to amend the Comprehensive Development Master Plan ("CDMP") of Miami-Dade County, which application has been officially designated CDMP Application No. 3 (October 2011 Cycle) (the "Application"), seeks to redesignate the land use designation on a portion of the Property, more specifically described in Exhibit "B" to this Declaration, from "Low-Medium Density Residential" to "Business and Office" (the "Commercial Parcel"), to release the Original Declaration, and for the County to accept this Declaration of Restrictions; and



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WHEREAS, the remaining area of the Property not included within the Commercial Parcel, more specifically described in Exhibit "C" to this Declaration, shall retain its CDMP Land Use Plan designation of "Low-Medium Density Residential" (the "Residential Parcel").

NOW, THEREFORE, in order to assure the Miami-Dade County Board of County Commissioners (the "Board of County Commissioners") that the representations made by the Owner during consideration of the Application shall be binding commitments to be performed by the Owner, its successors and assigns, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

- 1) **Recitals.** The foregoing recitals are true and correct and made a part hereof.
- 2) **Release of Declaration.** The Original Declaration is hereby released, terminated and rendered of no further force and effect.
- 3) **Permitted Uses.** The Property is intended to be developed with a mix of land uses. The Owner currently contemplates that the development program for the Property will be limited to the following uses and densities/intensities: up to 370,000 square feet of retail, commercial, office, and service uses; up to 900 residential units; a library site not less than 18,000 gross square feet; and a school for up to 1,350 students (the "Base Development Program"). The Owner's transportation analysis, as reviewed and accepted by the County, has concluded that the Base Development Program would result in a total of 1660 net external PM peak hour vehicle trips. Notwithstanding the foregoing Base Development Program limitations, the Owner may seek and the County may approve zoning, site plan, and ultimate development orders and approvals for a modified development program that simultaneously increases and decreases the density and intensity of uses within the Property for each land use, provided that in no event shall



any specified land use increase by more than thirty-five percent (35%) and that in no event shall the total vehicle trip generation associated with the overall development of the Property exceed a total of 1,660 net external PM peak hour vehicle trips.

The calculation of net external PM peak hour vehicle trips shall be prepared using the trip generation rates and methodological assumptions provided in the attached Exhibit "D" (the "Trip Rates and Assumptions") to this Declaration. Upon any application for site plan approval for all or any portion of the Property, the then Owner of the parcel that is the subject of the site plan application shall provide the Department or its successor department with a trip generation analysis, using the Trip Rates and Assumptions, which demonstrates that the modified development program for the Property, including that portion of the Property that is the subject of the site plan application, will not generate in excess of 1,660 net external PM peak hour vehicle trips. In addition to the trip generation analysis, the Property shall be required to meet all applicable concurrency requirements, including water, sewer, solid waste, parks, and fire rescue.

Nothing herein shall limit the ability for the development and operation of schools, libraries or other governmental, civic, or institutional uses or the conduct of special events, including but not limited to farmers' markets and holiday events/celebrations.

- 4) **Donation of Public Library Site.** In the event the Application is approved and a zoning application is subsequently approved permitting a residential development consistent with the existing Low-Medium Density Residential designation on the Residential Parcel, the Owner shall, prior to the Board of County Commissioners' approval of the final plat, make a written offer, by certified mail or other means of verified delivery, to the County



to convey a parcel of land within the Property, containing not less than 18,000 gross square feet, for use as a public library site (the "Library Parcel"). If the County notifies the Owner in writing of its desire to acquire the Library Parcel and such notice is received by the Owner within two (2) years after the County's receipt of the Owner's written offer of conveyance (the "Acceptance Period"), the Library Parcel shall be conveyed to the County at no cost to the County and with no encumbrances preventing its use as a public library facility. Six (6) months prior to the expiration of the Acceptance Period, the Owner shall send written notice, by certified mail or other means of verified delivery, of such expiration date to the Director of the Miami-Dade Public Library System, or his successor. If the Director or his successor does not receive such written notice six (6) months prior to the expiration date, the expiration date shall be tolled by the amount of the delay, but the Owner shall not be in violation of this Declaration. If the County declines the proposed conveyance of the Library Parcel, it shall provide written notice of its decision and shall at the Owner's request promptly execute an acknowledgment and release substantially in the form attached to this Declaration as Exhibit "E". If the County fails to provide written notice of its election to accept the conveyance of the Donated Library Parcel within the Acceptance Period, including any tolling, or declines to accept the proposed conveyance Library Parcel, the Owner shall be forever released of the obligations under this Paragraph. The Owner may record an affidavit memorializing the County's decision to decline the conveyance of the Library Parcel in the public records of Miami-Dade County, Florida.

- 5) **Natural Forest Community ("NFC") Preservation.** Prior to the approval of a building permit for any portion of the Property, the Owner shall enter into an agreement with the



Department or its successor department for the perpetual maintenance, management, and control of the NFC, which agreement shall be substantially in the form attached hereto as Exhibit "F". In the event ownership of all or a portion of the NFC is transferred to the County or any other local, state, or governmental agency, or any entity acceptable to the Department, the Owner shall be released of any further obligations under the terms of this Paragraph.

- 6) **Notice to Future Owners or Lessees.** The Owner, its successors, and assigns shall provide to all initial future grantees or lessees of any residential, retail, or office unit within the Property a written notice, acknowledgement, and waiver acknowledging that the Property is located within the vicinity of Miami-Dade County's ZooMiami and other future uses as reflected within the "Miami MetroZoo Master Plan and Further Development" (the "Zoo Plan"), as prepared by Portico Group for the Miami-Dade County Parks, Recreation and Open Space Department, dated September 2002, as may be revised or substituted, and in the vicinity of designated NFC, which are subject to periodic controlled burnings to maintain the health and quality of protected pinelands. All initial contracts for sale or lease of any portion of the Property shall contain the following statement:

"Grantee(s) (or Lessee(s)) hereby acknowledges and understands that the property which is the subject of this conveyance is located within the vicinity of the Miami-Dade County's ZooMiami and other possible future public and recreational uses ("Public Uses"), as reflected in the "Miami MetroZoo Master Plan and Further Development" ("Zoo Plan"), as prepared by Portico Group for the Miami-Dade County Parks, Recreation and Open Space Department, dated September 2002, as amended from time to time. Additionally, the property which is subject to this conveyance is located in the vicinity of designated Natural Forest Communities (NFC), which are subject to periodic controlled burnings to maintain the health and quality of protected pinelands. As a result,



Grantee (or Lessee) may be affected by noise and traffic generated by said Public Uses and smoke generated by the controlled burnings. By acknowledging this notice, Grantee (or Lessee), its successors, and assigns hereby acknowledges and agrees that such existing or future Public Uses or controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee (or Lessee)."

- 7) **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the Owner, and its successors and assigns until such time as the same is modified or released. These restrictions shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the benefit of the County and the public welfare. The Owner, and its successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or impose a limitation on the County.
- 8) **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 modifying, amending, or releasing the covenant in whole, or in part, has been executed in accordance with the provisions of Paragraph 9 below.
- 9) **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the Commercial Parcel, or any portion thereof, by a written instrument executed by the then owner(s) of the Commercial Parcel, including joinders by all mortgagees, provided that the same is also approved by the Board of County



Commissioners after public hearing. This Declaration may be modified, amended or released as to the Residential Parcel, or any portion thereof, by a written instrument executed by the then owner(s) of the Residential Parcel, including joinders by all mortgagees, provided that the same is also approved by the Board of County Commissioners after public hearing. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation which may, from time to time, govern amendments to comprehensive plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the CDMP. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes.

- 10) **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 its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

- 11) **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.
- 12) **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.
- 13) **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.
- 14) **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions that shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.



- 15) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department or the executive officer of the successor of said department or its successor 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.
- 16) **Acceptance of Declaration of Restrictions.** Approval of the Application and acceptance of the Declaration of Restrictions does not 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.
- 17) **Owner.** The term "Owner" shall include the undersigned and its successors and assigns.

[Execution Pages Follow]



EXHIBIT "A"

Legal Description of the Property:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04"W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°04'30"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 1454.94 feet; thence N87°29'25"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 137.89 Net Acres, more or less.

Said Lands Containing 141.57 Gross Acres, more or less.



EXHIBIT "B"

Legal Description of the portion of the Property to be Redesignated "Business and Office":

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S17°13'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 51°10'13", for an arc distance of 368.46 feet; thence S80°52'51"W for 60.54 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet; thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'00"W for 20.84 feet; thence N88°57'56"W for 53.82 feet; thence S10°56'17"W for 23.91 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.



Said Lands Containing 64.73 Net Acres, more or less.

Said Lands Containing 68.41 Gross Acres, more or less.

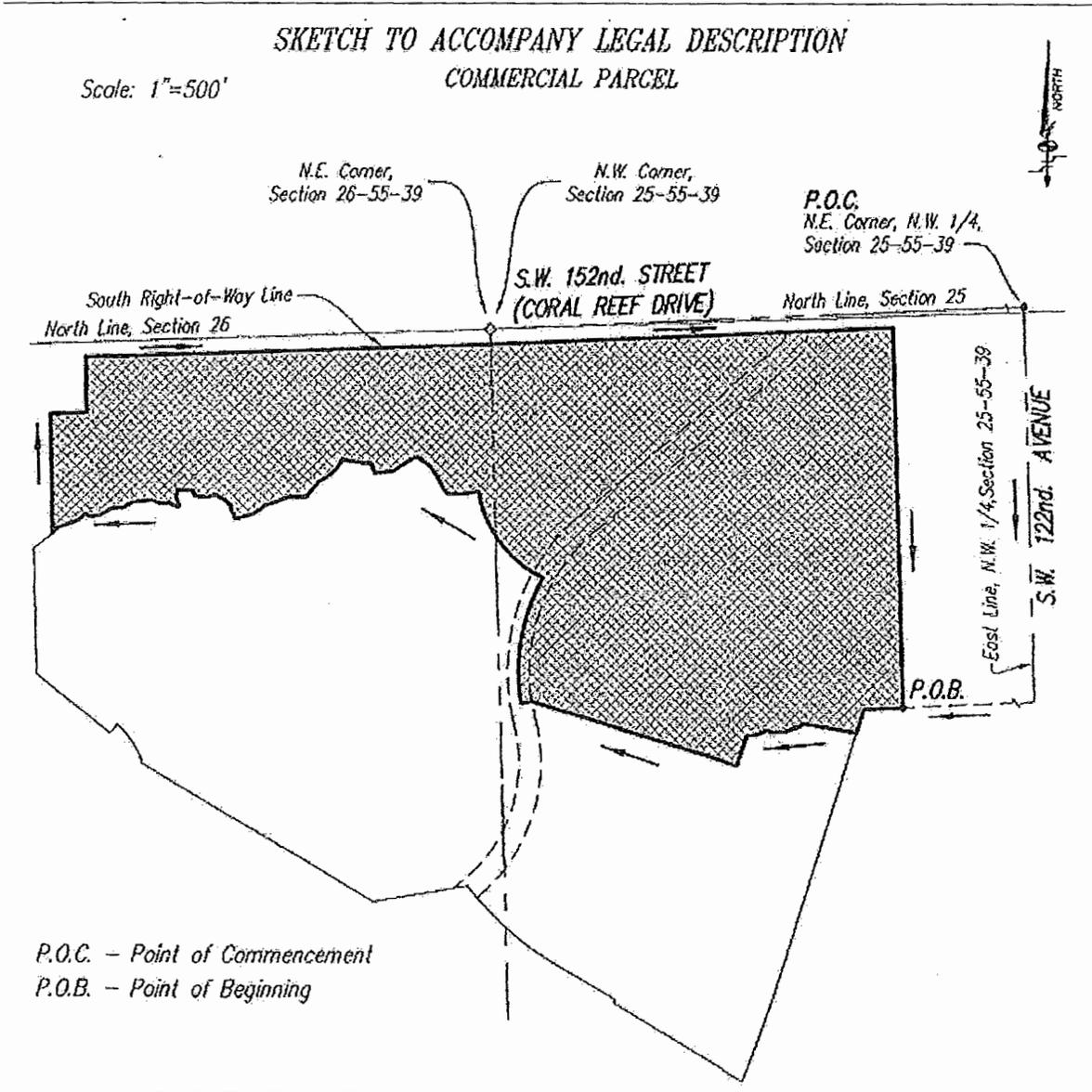


EXHIBIT "C"**Legal Description of the Portion of the Property to Retain "Low-Medium Density Residential" Designation:**

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04"W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°04'30"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 1454.94 feet; thence N87°29'25"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, Less And Except Therefrom the Commercial Parcel described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S17°13'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance



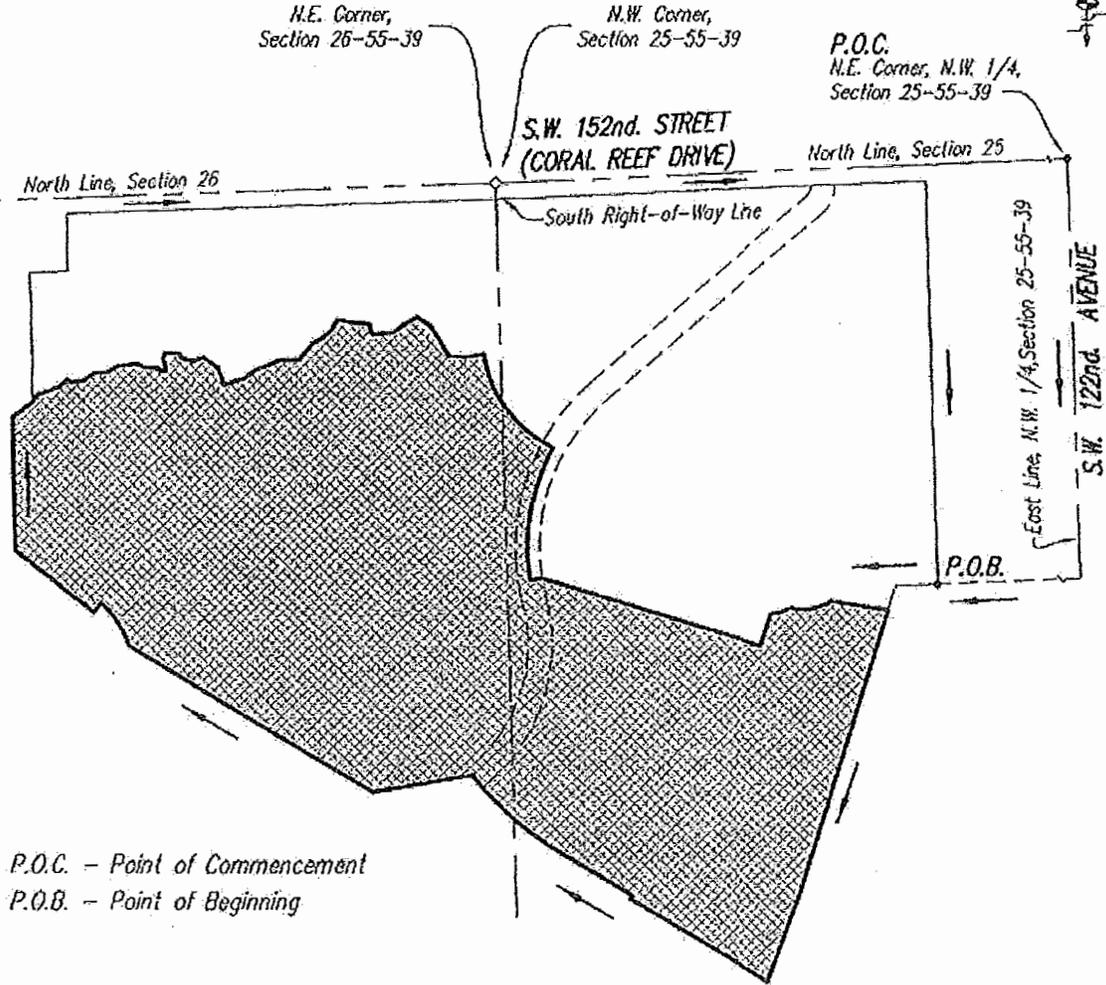
of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 51°10'13", for an arc distance of 368.46 feet; thence S80°52'51"W for 60.54 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet; thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'00"W for 20.84 feet; thence N88°57'56"W for 53.82 feet; thence S10°56'17"W for 23.91 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 73.16 Net Acres, more or less.



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
NON-COMMERCIAL PARCEL**

Scale: 1"=500'



P.O.C. - Point of Commencement
P.O.B. - Point of Beginning



EXHIBIT "D"

Trip Rates and Assumptions:

Coral Reef Commons - UM South Campus Property - CDMP Amendment					
Trip Rates and Assumptions - Net External PM Peak Hour Trip Generation Rates					
Base Development Program	ITE LUC	Scale of Development	Units	Net External PM Peak Hour Trip Generation Rates	Net External PM Peak Hour Trips
Multi-Family Residential	220	900	DU	0.521	469
Retail Shopping Center - Note [3] [4]	820	370,000	SF	2.534	938
High School	530	1,350	Students	0.109	147
Library	590	17,400	SF	6.132	107
Total				Notes [1] [2]	1,660

Note [1] - Based upon rates and equations from ITE 8th Edition to establish net external trips - see Table 2A from the CDMP Amendment.

Note [2] - Includes a 16% internalization for the mixed use site and a 27% pass-by for external shopping center trips per ITE.

Note [3] - Includes shopping center uses inclusive of retail, commercial, restaurant, gas station, fast food, bank, office and service uses.

Note [4] - Does not preclude the use of more detailed pass-by rates per individual use pursuant to the ITE Trip Generation Handbook.



EXHIBIT "E"

Form of Acknowledgement and Release for Execution By Library Department:

ACKNOWLEDGEMENT AND RELEASE OF OPTION TO ACQUIRE LIBRARY PARCEL

THIS ACKNOWLEDGEMENT AND RELEASE OF OPTION TO ACQUIRE LIBRARY PARCEL (this "Acknowledgement") is made as of the date set forth below by the Miami-Dade County's Internal Services Department (the "Department").

RECITALS

A. Pursuant to that certain Declaration of Restrictions, dated _____, 2012, which is recorded in Official Records Book ____, Page ____ of the Public Records of Miami-Dade County (the "Declaration"), the Miami-Dade County Public Library System (the "Library System") obtained an option to acquire by donation a library parcel within that certain property described in Exhibit A hereto (the "Property"), under the terms and conditions provided in the Declaration;

B. The Library System received notice of the proposed donation of the library parcel as required by the Declaration;

C. The Library System has elected not to accept the donation of the library parcel;

D. As the department of Miami-Dade County that oversees the Library System, the Department desires to notify the owner of the Property (the "Owner") and to acknowledge its decision not to acquire the library parcel and to release the Owner of any further liability under the terms of the Declaration regarding the donation of the library parcel.

NOW THEREFORE, in accordance with the terms of the Declaration, the Department agrees as follows:

1. **Incorporation of Recitals.** The foregoing Recitals are hereby incorporated as if fully set forth herein.

2. **Election Not to Accept the Donation of Library Parcel.** On behalf of the Library System, the Department hereby elects not to accept the donation of the library parcel and forever releases the Owner of any further liability regarding the donation of the library parcel as provided in the Declaration.

IN WITNESS WHEREOF, the Department has caused this instrument to be executed as of this ____ day of _____, 20__.

WITNESSES:

MIAMI-DADE COUNTY INTERNAL SERVICES DEPARTMENT

Signature

BY: _____

Printed Name

Print Name:

Title:

Signature

Printed Name



EXHIBIT "F"

Form of Agreement for Maintenance of the NFCs:

COVENANT RUNNING WITH THE LAND OF
XXXXXXXXXXXXX IN FAVOR OF THE BOARD
OF COUNTY COMMISSIONERS OF MIAMI-
DADE COUNTY, FLORIDA, CONCERNING
NATURAL FOREST COMMUNITY LAND
LOCATED AT XXX SW XXXX STREET,
MIAMI-DADE COUNTY FOLIO NO. 30-
XXXX-XXX-XXXX

The undersigned, XXXXXXXXXXXX, being the present owner(s) of the following real property, legally described as set forth in Exhibit A (hereinafter called "the Property"):

Located at XXXXX SW XXX Street, Miami-Dade County (folio 30-XXXX-XXX-XXXX) pursuant to Section 24-49.7(I) (C) of the Code of Miami-Dade County, hereby submits this executed covenant running with the land in favor of Miami-Dade County:

The undersigned agrees and covenants to the following:

1. All conditions and stipulations contained within Miami-Dade County NFC Tree Removal Permit No. NFCXXX-XXX, attached hereto as Exhibit B and incorporated herein by reference, shall be adhered to.
2. The Tree Preservation Area of the property, as shown on the map attached hereto as Exhibit C and incorporated herein by reference, shall be preserved in a natural condition so that existing pineland canopy and pineland understory vegetation are not disturbed or removed and remain free from exotic herbaceous and exotic woody vegetation.
3. Any and all persons holding a security interest of any kind whatsoever in the property has/have been advised of, and has/have agreed to, the execution of this Covenant Running With the Land.
4. The Miami-Dade County Regulatory and Economic Resources Department (hereafter referred to as "RER") shall have the right to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner in this covenant and in compliance with Chapter 24-49.
5. After this Covenant is accepted by the County, the Covenant shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County.
6. The undersigned owner(s) covenant(s) and agree(s) that no trees or understory shall be removed from the area(s) designated as the Natural Forest Community Preservation Area, attached hereto as Exhibit "C", without the prior written consent of RER.
7. The undersigned owner agree(s) and covenant(s) that no trimming of vegetation other than minor trimming that does not substantially alter the size or canopy spread of a tree(s) shall be conducted on the area(s) designated as the Natural Forest Community Preservation Area of the Property, without the prior written consent of RER.



Declaration of Restrictions
Page 20

- 8. Prior to the entry into a landlord-tenant relationship with respect to the Property, the undersigned agree(s) to notify in writing all proposed tenants of the Property of the existence and contents of this Covenant.
- 9. The undersigned agree(s) and covenant(s) that this Covenant and the provisions contained herein may be enforced by the Director of RER by preliminary, permanent, prohibitory, and mandatory injunctions, as well as otherwise provided for by law or ordinance.
- 10. This agreement and Covenant shall be recorded in the Public Records of Miami-Dade County, Florida and the provisions hereof shall constitute a Covenant Running with the Land and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representatives, estates, successors, grantees and assigns.

IN WITNESS WHEREOF, the undersigned, being the Owner(s) of the Property, agree(s) to the terms of this Covenant, hereby create same as a covenant Running with the Land, and set their hands and seal unto this Covenant this ____ day of _____, 2012.

WITNESSES:
 sign _____
 print _____
 sign _____
 print _____

OWNER(S):
 sign _____
 print _____
 Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this ____ day of _____, 2012, by _____, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
 Sign _____
 Print _____
 State of Florida at Large (Seal)
 My Commission Expires _____

THIS INSTRUMENT PREPARED BY:

RER-ENVIRONMENTAL RESOURCES MANAGEMENT
701 NW 1st Court, SUITE 500
MIAMI, FLORIDA 33136

#10637110_v22

STATE OF FLORIDA, COUNT OF DADE
 I HEREBY CERTIFY that this is a true copy of the
 original filed in this office on JAN 27 2013 day of _____, A D 20____
 WITNESS my hand and Official Seal,
 HARVEY BUVIN, CLERK, of Circuit and County Courts
 By TANASHIA ARNOLD D.C.
TANASHIA ARNOLD 1144



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



Subject: BCC #Z2006000129-7th Revision
University of Miami
Southwest Corner of SW 152nd Street and SW 124th Avenue
District Boundary Change from Agricultural to Traditional
Neighborhood Development
(AU) (137.89 Acres)
26-55-39

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

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. 16-inch, a 10-inch, and an 8-inch public water main are located within the site.

The source for this water supply is MDWASD's Alexander Orr Water Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Wastewater Disposal

The subject property is located within MDWASD sanitary sewer franchised service area. Public sanitary sewers are within the site in the form of an 8-inch gravity network and a 6-inch force main.

Pump stations 30-678 and 30-681 serve the site. Pump station 30-678 directs the wastewater flow into the South District Wastewater Treatment Plant; pump station 30-681 directs the wastewater flow into pump station 30-0522, which directs it to the South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump stations as well as the South District Wastewater Treatment Plant are owned and operated by MDWASD. The aforesaid pump stations, are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge. However, the total overall wastewater demand of the proposed development will exceed the available capacity of pump station 30-0678. Pump station improvements/upgrades will be required for the proposed development if the wastewater flow is directed to this pump station. The South District Wastewater Treatment Plant has sufficient capacity to treat current wastewater generation.

Stormwater Management

A Surface Water Management Permit by the South Florida Water Management District or DERM is required for this application. Other permits by the Pollution Regulation Division of DERM may be required or combined with the aforementioned permit.

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 Miami-Dade County CDMP subject to compliance with the conditions required for this proposed development order.

A Class VI permit may be required if drainage work is proposed in a contaminated area.

Pollution Remediation

There are no records of current contamination assessment/remediation issues by DERM on the subject property. However, there are records of deed restrictions by the Federal Government as they relate to environmental conditions of the property on portions of the site. The current status is unknown; however, additional information can be found in DERM's file 9398/IW5-8065.

Be advised that abutting these properties are tracts of land associated with the former Richmond Naval Air Station as was the University of Miami properties. These abutting tracts of land are currently being investigated by the Florida Department of Environmental Protection (FDEP) and the Army Corps of Engineers for past military uses. These investigations are also being tracked under the same Work Group number and file number (IW5-8065 File-9398).

Wetlands

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

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

Natural Forest Communities (NFC)

The subject properties contain tree resources; however, the properties with folios 30-5926-000-0060, 30-5925-000-0015 and 30-5926-000-0025 contain County designated NFC, therefore tree resources within the NFC portions of these sites will be regulated through a NFC permit. NFC's are Board of County Commission-designated 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 species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. Section 24-49.2 of Code requires preservation of trees and other vegetation, including shrubs and groundcover plants, within NFC's boundaries. Other parcels near the subject folios are currently managed by the Miami-Dade County Environmentally Endangered Lands Program and the Miami-Dade County Park, Recreation and Open Spaces Department.

The presence of NFC within the boundaries of the Property was reconfirmed in response to a request by the University of Miami and RAM Development to verify adherence of a proposed conceptual site plan with the NFC's preservation requirements in Section 24-49.2 of the Code. DERM's response letter, dated October 17, 2011, concurred that the site plan was consistent with Section 24-49.2 of the Code. In addition to confirming adherence to Section 24-49.2 of the Code, the aforementioned letter also required the owner to submit a complete after-the-fact NFC removal application to address past unauthorized removal of 6.6 acres of NFC pine rockland on the property. An after-the-fact NFC permit has been issued for this project; therefore this violation has been resolved.

DERM has reviewed the site and landscape plans submitted with this application, and have noted that Sheet S-1A of the site plans entitled "Overall Site Plan - Coral Reef Commons", dated July 17, 2012 (revised April 1, 2013) correctly depicts the total area of NFC impacts as 9.80 acres and the total NFC preservation area as 43.36 acres (preserved hammock =3.72 acres and preserved pine rockland =39.64 acres). Also, the plans entitled "Overall Site Plan - The Residences at Coral Reef Commons" Sheet A-0.2 and dated April 1, 2013 (revised July 16, 2013) prepared by Roger Fry and Associates Architects P.A., have been corrected and depict the Hammock as a "NFC Preservation Area". The site plans mentioned above must be maintained as the site plans of record for this application in order to ensure proper future identification of the NFC preserve areas.

The revised letter of intent dated May 16, 2013 and the site plans submitted with this application, propose a district boundary change of the NFC's areas of the project from AU (Agricultural) to RU-4L (Limited Apartment House District), PAD (Planned Area Development) and BU-2 (Special Business District). Be advised that any uses incompatible with the preservation of the NFC areas shall not be allowed.

Pursuant to the current Declarations of Restrictions, the owner is required to enter into an agreement with Miami-Dade County for the perpetual maintenance and management of the NFC. The owner has entered into this agreement by providing a covenant for the maintenance and management of the NFC.

DERM also notes that the property contains non-NFC areas that are remnant pine rockland plant communities. Be advised that any tree resources on any of the parcels that are not regulated through a NFC Permit will require a Miami-Dade County Tree Removal/Relocation Permit prior to removal and/or relocation. Any specimen-sized trees in these non NFC areas will also have to be preserved unless their removal can be authorized under applicable Code requirements. Additionally, where feasible, the non NFC pine rockland remnants should be preserved through incorporation into landscaping plans and/or green spaces. Some of these areas may contain rare, endangered or threatened species. In accordance with CON-8D and CON-8J of the Miami-Dade County Comprehensive Development Master Plan (CDMP) as well as Section 18-7(B) of the Miami-Dade County Landscaping Ordinance, DERM strongly recommends that these areas also be preserved to the greatest extent possible and any proposed new landscaping in these areas focus on enhancing the native habitat, especially where these areas are located adjacent to NFC preserves. DERM also acknowledges the potential for construction of civic facilities or other public uses in these remnant areas not currently meeting NFC thresholds based on the application plan submitted and discussions with University of Miami and RAM Real Estate. If any facility or other development is proposed in these areas, DERM recommends the earliest possible coordination to ensure that such facilities are best located to maximize preservation of the remnant pine rockland, as well as any specimen-sized trees outside current NFC boundaries. It is noted that under the current declaration of restrictions, the library parcel and the school parcel shall be offered to be conveyed to Miami-Dade County at no cost to the County and with no encumbrances preventing the use of the parcels for a library or school. Encumbrances could potentially include but would not be limited to pine rockland containing state or federally listed rare, threatened or endangered

species habitat that would have to be destroyed in order to construct the school or library contrary to Miami-Dade County CDMP mandates to protect such habitat to the maximum extent possible, including but not limited to, the requirements of CON 8J and related policies and objectives.

It should be noted that all of the pine rocklands contained within the application area are fire maintained ecosystems including the non-NFC areas. The use of periodic prescribed burning is a management technique that reduces wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three to five years. Properties contained in the application area lie within the potential smoke dispersion corridor of the protected and managed NFCs in the Richmond area, as well as NFC within the subject property. Consequently, they may be affected by the periodic smoke events from the prescribed burns or by unexpected wildfires. Also, firebreaks or emergency vehicle access corridors should be planned as part of any future development, so as not to impact the remaining NFC areas. Decisions regarding future land uses and construction details should take this management requirement into account. In addition, consideration should be given to the creation of a special taxing district or similar instrument to provide for the long term maintenance of the portions of the pine rockland to be preserved.

Based on the above, this application is recommended for approval provided that the above mentioned site plans are maintained as the site plans of record and the Zoning Declaration of Restrictions is amended to include the following:

1. Due to the presence of pine rocklands throughout the site, which are a globally imperiled plant community containing habitat for rare, threatened and endangered species, the planting of invasive exotic pest plant species for landscaping or any other purposes shall be prohibited. For purposes of this condition, invasive exotic pest plant species are defined as all prohibited species and all controlled species listed in Section 24-49.9 of the Code, Miami-Dade County CDMP or Landscape Manual as well as all Florida Exotic Pest Plant Council category one and two listed species.

DERM recommends approval of this application provided that the above-mentioned items are addressed prior to DIC approval of this application. Please contact Tim Joyner at (305) 372-6548 for more information.

Tree Preservation

According to the site and landscape plans submitted with this zoning application, specimen-sized trees (trunk diameter 18 inches or greater) will be impacted by the proposed project.

Section 24-49 of the Code requires the preservation of tree resources. Prior to the removal and/or relocation of any tree on site, a Miami Dade County Tree Removal/Relocation Permit is required. Section 24.49.3 of the Code states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 of the Code shall apply. Proposed site actions that are not in accordance with said standards shall receive a recommendation for denial from the Department."

Please be advised that the applicant is working with the Tree Permitting Program to obtain the tree removal/relocation permit and has submitted a Miami Dade County Tree Removal/Relocation permit application on September 4, 2012; however items are pending in order to process the tree removal application.

Be advised that portions of these properties contain NFC, therefore; any tree resources within the NFC areas will require a NFC permit from the Natural Resources Planning Section at (305) 372-6548.

The applicant is advised to contact the Tree Permitting Program at (305) 372-6600, voice option #2, for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code.

1. University of Miami (UT-3528, folio 30-5926-000-0060): Hydrocarbon contamination was found in groundwater during a tank removal in 1999. A No Further Action Plan (NFAP) was approved on December 28, 2000 and the case was closed.
2. University of Miami (folio 30-5926-000-0060): Notice of Violation issued on May 15, 1995 for NESHAPS (asbestos) violations. The case was closed on June 29, 1995 after a \$7,000 settlement and proper cleanup and disposal of the asbestos.

Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

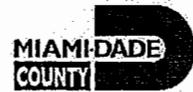
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code. If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 17, 2013

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

From: José A. Ramos, R.A., Division Director
Aviation Planning, Land-Use and Grants Division
Aviation Department

Subject: DIC Application No. 06-129 (Revised Memorandum)
University of Miami
MDAD DN-13-07-1185

A handwritten signature in black ink, appearing to read "J. Ramos", with a long horizontal line extending to the right.

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for a waiver of the Kendall-Tamiami Executive Airport Zoning Regulations to permit a new educational facility within this land use classification on the property, a district boundary change from AU to BU-2; a district boundary change from AU to PAD; a district boundary change from AU to RU-4L; and various non-use variances. The subject property is 137.89 acres and is located on the SW corner of SW 152 Street and SW 124 Avenue, Miami-Dade County, Florida.

MDAD has determined that the referenced property is partially impacted by the following land use restrictive zones as defined in the Code of Miami-Dade County, Article XL Kendall-Tamiami Executive (TMB) Airport Zoning, Section 33-395:

- No School Zone (NSZ) New educational facilities, excluding aviation schools, are not permitted within this land use classification.
- Outer District (OLZ) New residential construction and educational facilities excluding aviation, are required to incorporate at least a 25 db Noise Level Reduction into the design/construction of the structure.

In 1999, MDAD amended its TMB Zoning based on Florida Statutes Chapter 333 mandate to create comprehensive airport zoning to provide land use restrictions for our airport system. Florida Statute Chapter 333.03 (3) states:

"In the manner provided in subsection (1), airport zoning regulations shall be adopted which restrict new incompatible uses, activities, or construction within runway clear zones, including uses, activities, or construction in runway clear zones which are incompatible with normal airport operations or endanger public health, safety or welfare by resulting in congregations of people, emissions of light or smoke, or attraction of birds. Such regulations shall prohibit the construction of an educational facility of a public or private school at either end of a runway of a publicly owned, public-use airport within an area which extends 5 miles in a direct line along the centerline of the runway, and which has a width measuring one-half the length of the runway. Exceptions approving construction of an educational facility within the delineated area shall be granted when the political subdivision administering the zoning regulations makes specific findings detailing how the public policy reasons for allowing the construction outweigh health and safety concerns prohibiting such a location."

As you are aware, MDAD is working with your staff to amend the TMB Zoning. One of the revisions involves replacing the existing ILZ and OLZ boundaries with the 75 and 65 db noise contours

Jack Osterholt
July 17, 2013
Page 2

respectively. The justification for allowing the ILZ and OLZ to be recalculated is based upon Florida State Statute 333.03 (2) (c) as follows:

"Where an airport authority or other governing body operating a publicly owned, public-use airport has conducted a noise study in accordance with the provisions of 14 C.F.R. Part 150, neither residential construction nor any educational facility as defined in chapter 1013, with the exception of aviation school facilities, shall be permitted within the area contiguous to the airport defined by an outer noise contour that is considered incompatible with that type of construction by 14 C.F.R. Part 150, Appendix A or an equivalent noise level as established by other types of noise studies".

In 2007, MDAD conducted an Environmental Assessment (EA) for the runway extension at TMB. This EA, which included noise contours, was approved by the FAA. This proposed revision to TMB Zoning means that the subject property will no longer be encumbered by the OLZ.

Sec. 33-402 (4) of the Code of Miami-Dade County, Article XL Kendall-Tamiami Executive (TMB) Airport Zoning, which addresses variances, states "Approval of such variances shall be limited to those cases in which it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but would do substantial justice and be in accordance with the spirit of this article, and such zoning board is hereby admonished that the intent and purpose of this article is to promote the health, safety and general welfare of the inhabitants of Miami-Dade County, Florida, by preventing the creation of an airport hazard or of a hazard to air navigation, thereby protecting the lives and property of users of Kendall Tamiami Executive Airport and of occupants of land in its vicinity and preventing destruction or impairment of the utility of the airport and the public investment therein."

In addition, Sec. 33-402 (5) states " Construction of any educational facility is prohibited at either end of a runway of Kendall-Tamiami Executive Airport within an area which extends 5 miles in a direct line along the centerline of the runway, and which has a width measuring one-half the length of the runway. In addition to any findings required in this chapter, variances approving construction of an educational facility within the delineated area shall only be granted when the appropriate zoning board makes specific findings detailing how the public policy reasons for allowing construction outweigh health and safety concerns prohibiting such a location."

Since this is a large tract of land, MDAD recommends that the applicant consider revising the current plans to relocate the proposed school and library to the far Northeast side of the parcel so it is outside of the NSZ. Without the aforementioned relocation of the proposed school, MDAD must object to the applicant's request for a new school within the NSZ.

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

JR/rb

C: A. Riaz
T. Abbott
Rebecca Henry, FAA
Sergey Kireyev, FDOT

Memorandum



Date: July 17, 2013

To: Eric Silva
Assistant Director
Regulatory and Economic Resource Department

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

Subject: DIC 06-129
Name: University of Miami
Section 26 Township 55 Range 39

I. EXISTING ROADWAYS SERVICEABLE TO THIS PROJECT:

SW 152 Street and SW 127 Avenue

II. APPLICATION REQUEST:

This application is seeking a district boundary change for a 137-acre (approximately) parcel of land located on the south side of SW 152 Street at SW 127 Avenue. The application seeks a district boundary change from AU (Agricultural) to BU-2 (Special Business District), PAD (Planned Area Development District) and RU-4L (Limited Apartment House District).

III. SUMMARY:

This project is located within the jurisdiction of Miami-Dade County. It meets Traffic Concurrence for an initial review. No vehicle trips have been reserved by this application. This project is subject to the payment of Road Impact Fees.

IV. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the site is available from the North and the South, from SW 137 Avenue and the Florida Turnpike.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers)

1,660 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	23%	East	17%
South	25%	West	35%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9852 located on SW 152 Street west of SW 127 Avenue, has a maximum LOS “EE” of **6,024** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3,755** vehicles and an additional **72** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9852** with its PHP and assigned vehicles is at LOS “D”. The **1,046** vehicle trips generated by this development when combined with the **3,755** and those previously approved through Development Orders, **72**, equal **4,873** and will cause this segment to operate at LOS “D”.

Station 9850 located on SW 152 Street west of SW 117 Avenue has a maximum LOS “EE” of **6,288** vehicles during PM Peak Hour. It has a current Peak Hour Period (PHP) of **4,425** vehicles and an additional **39** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9850** with its PHP and assigned vehicles is at LOS “D”. The **614** vehicles generated by this development when combined with the **4,425** and those previously approved through Development Orders, **39**, equal **5,078** and will cause this segment to remain at LOS “EE”.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

- A. The applicant shall provide for an additional fourth eastbound travel lane on SW 152 Street from east of Hammocks, western boundary of the outparcel 1 to SW 124 Avenue, eastern property line of the project. Right-of-way to accommodate this improvement shall be taken from the north edge of the proposed site along SW 152 Street.

VIII. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

- A. The applicant shall improve project access 1, the eastern driveway at the intersection of SW 152 Street and SW 127 Avenue, as follows:
- Provide an exclusive eastbound right-turn lane, which should be converted to a fourth eastbound travel lane in the future.
 - Provide dual northbound left-turn lanes, a northbound thru lane and an exclusive northbound right-turn lane.
 - Extend the existing westbound left-turn lane to 300 feet.
 - Provide a fourth eastbound thru lane on the east leg of the intersection.
 - These improvements should include sidewalks, curbs and gutters and street lighting.

B. The applicant shall construct project access 2, the middle driveway at SW 152 Street, as follows:

- Provide an exclusive eastbound right-turn lane, which should be converted to a fourth eastbound travel lane in the future.
- Provide an exclusive westbound left-turn lane.
- Provide two receiving lanes for entering vehicles at the south leg.
- These improvements should include sidewalks, curbs and gutters and street lighting.

C. The applicant shall construct project access 3, the western driveway at SW 152 Street, as follows:

- Provide an exclusive eastbound right-turn lane.
- Provide an exclusive westbound left-turn lane.
- Provide two receiving lanes for entering vehicles at the south leg.
- These improvements should include sidewalks, curbs and gutters and street lighting.

D. In order to avoid any bottlenecks at the project driveways, eastbound right-turn traffic should be prohibited from continuing along the proposed fourth eastbound lane. In order to achieve this, the applicant should implement the following:

- Keep the pork chop raised island at the southwest corner at the intersection of SW 127 Avenue and SW 152 Street.
- Provide for a raised bulb-out at the southeast corner of the middle driveway between outparcels 1 and 2.

E. Provide an exclusive southbound right-turn lane into the first residential driveway (Parcel A) on the west side of SW 127 Avenue.

F. Provide an exclusive northbound left-turn lane just north of the Walmart driveway into the proposed LA Fitness.

IX. SITE PLAN CRITIQUE – site plan is acceptable subject to the following modifications:

A. The new east-west sidewalk along the road showing new connection to Zoo Miami road needs to be at least 10 feet wide as a multiple-use non-motorized facility with bicycle ramps instead of pedestrian ramps, and subject to the Parks Recreation and Open Spaces (PROS) Department's concurrence to connect to their bike path to access the zoo entrance.

B. The bypass lane from the drive-thru will need a minor reconfiguration at its escape point. This bypass lane can be installed along the drive-thru lane as a striped-out escape. If re-configured, only the primary lane needs to fit the minimum turning radii at the end of the drive-thru. This comment as well as signal, signing and pavement marking details can be addressed at paving and drainage review in our office at the appropriate time.

- C. Provide pedestrian connectivity to be reviewed at the paving and drainage phase.
- D. Provide a five (5) foot easement on the eastside of SW 127 Avenue from SW 152 Street to the southernmost Walmart driveway for the placement of traffic sign and utility poles.
- E. Provide easements on the southwest and southeast corners of SW 127 Avenue and SW 152 Street for traffic signal equipment.

X. STANDARD CONDITION:

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

- c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Joan Shen, Ph.D., P.E., PTOE, Acting Chief, Traffic Engineering Division, PWWM
Jeff Cohen, P.E., Assistant Chief, PWWM
Orlando Grandal, Special Administrator for Concurrency, Department of Regulatory and Economic Resources

Memorandum



Date: June 19, 2013
To: Jack Osterholt, Director
Permitting, Environment and Regulatory Affairs
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: DIC 2006000129 – University of Miami (Coral Reef Commons)
Revision No. 3

According to the amended letter of intent dated May 16, 2013, the applicant is seeking a district boundary change from AU (Agricultural) to BU-2 (Special Business District) and RU-4L (Limited Apartment House District), along with an unusual use to permit an entrance feature, including non-use variance requests of zoning regulations on an approximate 141 acre parcel of land located along SW 152 Street at SW 127 Avenue in Miami-Dade County, Florida.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **390** fire and rescue alarms annually. Although the estimated number of alarms will impact existing fire and rescue service, current stations serving this area will be able to handle the additional number of alarms.
- (B) Based on data retrieved during calendar year 2012, the average travel time to the vicinity of the subject application was **5:43** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.
- (C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
43	13390 SW 152 Street	Rescue, Aerial	7
53	11600 SW Turnpike	Rescue	3
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8
4	9201 SW 152 Street	Rescue, Engine, Battalion	8
50	9788 Hibiscus Street	Rescue, Engine	7

SITE PLAN REVIEW

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled 'Coral Reef Commons' as prepared by Kimley-Horn and Associates, dated stamp received May 16, 2013.

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

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



Miami-Dade County Public Schools

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Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Martin Karp, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Lawrence S. Feldman
Dr. Wilbert "Tee" Holloway
Dr. Marta Pérez
Raquel A. Regalado

July 18, 2013

VIA ELECTRONIC MAIL

Jorge Vital, DIC Coordinator
Zoning Evaluation Section
Department of Regulatory and Economic Resources
111 NW 1st Street, 11th Floor
Miami, Florida 33128

**RE: 06-129 UNIVERSITY OF MIAMI
LOCATED AT 12500 SW 152 STREET
FOLIO No. 30-5926-000-0060**

Dear Mr. Vital:

As per your request, this letter is the District's comments to zoning application 06-129 filed by the above-referenced applicant. Our comments address three specific items, as follows:

1) Vesting from School Concurrency Preliminary Review (Planning Level Review)

The referenced application was reviewed under the 2003 Interlocal Agreement for Public School Facility Planning and pursuant to the School Board's voluntary mitigation procedures approved at its April 13, 2005 meeting. The applicant voluntarily proffered a Declaration of Restrictions to the School Board providing for a 4-acre site as a donation over and above educational facilities impact fees. Enclosed is a copy of the Recorded Covenant, which was approved by the School Board at its meeting of April 13, 2005. The 4-acre site is to be conveyed to the School Board at the time of Final Plat.

2) Waiver from the Kendall-Tamiami Executive Airport Zoning Regulations to permit a new educational facility within a No School Zone (NSZ) area

The School District defers to the Miami-Dade Aviation Department (MDAD) as it relates to the proposed location of a school site within the NSZ. Please be advised that pursuant to the above-referenced Declaration of Restriction in Favor of the School Board, the 4-acre school site is to be conveyed to the School Board free of liens, encumbrances, and any other matter rendering title unmarketable or preventing its developments and use as a public school. Should MDAD object to the current location of the school site, the applicant and the School Board shall collaborate to identify a new location of the school site acceptable to the applicant and the School Board; and

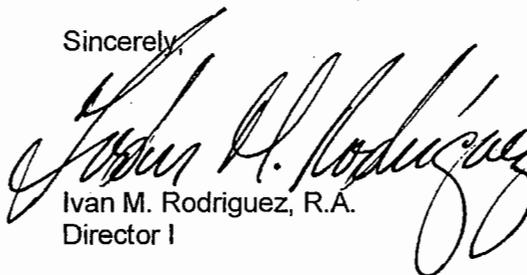
Facilities Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Deputy Chief Facilities and Eco-Sustainability Officer
1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

3) Waiver of minimum distance from an existing educational facility of a package store selling alcoholic beverages.

The School Board, as a matter of policy, is opposed to any liberalization of existing laws governing the sale of liquor in the vicinity of school property. As such, the School District opposes the granting of applicant's request. However, should the County decide to approve the special exception request, the School District would appreciate the imposition of conditions, including a restriction on the hours during which alcohol can be sold.

Should you have additional questions or concerns regarding this application, please do not hesitate to contact me at 305-995-4501.

Sincerely,



Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L026
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
Miami-Dade County



CFN 2007R1228441
 DR Bk 26135 Pgs 3385 - 3398; (14pgs)
 RECORDED 12/31/2007 12:44:56
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared under the supervision of:

Name: Simon Ferro, Esq.
 Address: Greenberg Traurig, P.A.
 1221 Brickell Avenue
 Miami, FL 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS
IN FAVOR OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

WHEREAS, the undersigned Owner hold the fee simple title to that certain parcel of land located in unincorporated Miami-Dade County, Florida (the "Parent Tract Property"), which is legally described in Exhibit "A" to this Declaration; and

WHEREAS, the Property was the subject of a Comprehensive Development Master Plan ("CDMP") Amendment Application (No. 10) of the April 2004-2005 Amendment Cycle ("CDMP Application"); and

WHEREAS, the Owner sought a Land Use Plan amendment to change the designation of a portion of the Property from "Institutional and Public Facility" to "Office/Residential" ("Amendment Area A") and from "Institutional and Public Facility" to "Low-Medium Density Residential" on a portion of the Property and all of the U.S. Property ("Amendment Area B"); and

WHEREAS, the CDMP Application was modified and approved, designating the Parent Tract Property Low-Medium Density Residential, and the Owner has submitted to the Miami-Dade County Planning and Zoning Department a request to rezone and develop the Property as a Traditional Neighborhood Development ("TND"), with a mix of residential, commercial and



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office uses, as well as other amenities, under Zoning Hearing Application No. 06-129 ("Application"); and

WHEREAS, the Owner voluntarily met with the School District to discuss the donation of a site to accommodate a future educational facility within the Property;

WHEREAS, the Owner desires to help meet the future public school needs generated by future development of the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the School Board of Miami-Dade County, Florida (the "School Board"), that the representations made to it during the CDMP amendment process will be abided by, the Owner freely, voluntarily, and without duress make the following Declaration covering and running with the Property:

1. Donation of Public School Site. In the event the Application is approved, Owners shall voluntarily convey to the Miami-Dade County School Board ("School Board") for use as a public school site, a parcel of land within the Property containing not less than four (4) gross acres ("Donated School Parcel"), as more specifically described in Exhibit B, attached hereto.

A. Conveyance of Donated Parcel. In accordance with the Declaration of Restrictions proffered for approval of CDMP Application No. 10, permitting a residential density on the Property of not in excess of 9 residential units per gross acre, or a maximum of 1200 residential units on the Parent Tract Property, and in the event the Application is approved, permitting a residential development consistent with said density, Owners shall voluntarily convey to the

Miami-Dade County School Board ("School Board") for use as a public school site, a parcel of land within Parcel 1 as described in Exhibit "A" hereof, containing not less than four (4) gross acres ("Donated School Parcel"). The Donated School Parcel shall be conveyed to the School Board free of liens, encumbrances, and any other matter rendering title unmarketable or preventing its development and use as a public school or ancillary facility, and free of any structures, all of the foregoing at Owner's sole cost and expense. Any existing structures on the Donated School Parcel shall be demolished prior to conveyance to the School Board. Owner shall be responsible for all permitting related to the demolition, and the land shall be cleared of all debris prior to conveyance to School Board, all at Owner's sole cost and expense. All permits shall be properly closed prior to conveyance. The School Board acknowledges that the location of the Donated School Parcel depicted in Exhibit "B" is as may be proposed within the Application process and is conceptual in nature. If, as part of the Application process, there is a need to change the location of the Donated School Parcel, then, the Owner and the School Board shall collaborate to identify a new location for the Donated School Parcel acceptable to Owner and the School Board. Should an acceptable new location for the Donated School Parcel not be identified, then the Owner agrees that the Application shall be subject to compliance with School Concurrency laws, as applicable, and this covenant shall be null and void.

In the event the School Board accepts the Donated School Parcel and the District commissioned Phase II Environmental Site Assessment reveal

evidence of contamination in the soil or any and all existing structures on the Donated School Parcel, the Owner agrees that it shall remove and dispose of, prior to the conveyance of the Donated School Parcel to the School Board, at the Owner's sole cost and expense, all fill and topsoil above the bedrock contained within the Donated School Parcel. It is acknowledged and understood by the School Board and by Owner that : i) Owner shall not replace the removed fill and/or top-soil on the Donated Parcel, it being understood that the Donated Parcel shall be conveyed to the School Board at bedrock elevation, and ii) Removal and disposal of the fill and topsoil above the bedrock shall be the sole environmental remediation to be undertaken by Owner. In the event no contamination is found based on the District commissioned Phase II Environmental Site Assessment, the Owner agrees to fence the Donated School Parcel prior to the conveyance to the School Board, at the Owner's sole cost and expense. The School Board shall have the right to inspect the Donated School Parcel ninety (90) days prior to closing for compliance of provisions relative to remediation as provided for herein and to conduct other due diligence in accordance with School Board policy. If the Donated School Parcel is acceptable to the School Board, the closing of the transaction shall take place within 30 days following the recordation of the plat of the Property, at 1:00 PM, at the School Board Attorney's office.

B. Impact Fees and Costs of Conveyance. It is further acknowledged and understood by Owner and School Board that the Donated School Parcel shall be conveyed to the School Board as a partial donation and a

partial contribution in-lieu-of school impact fees authorized and approved by law ("Impact Fees"). In the event that less than 1200 residential units are approved on the Parent Tract Property, the Owner, its successors and assigns, shall be entitled to a credit in an amount equal to the difference in the number of residential units approved under the Application, or the maximum of 1200 residential units. For example, if the Owner, its successor and assigns, obtains approval for 960 units or 20% less than the 1200 unit maximum, the impact fee credit value of the school site would be 20% of the appraised value of the school site, or 80% would be a donation. The Owner, its successors and assigns, further agrees that the maximum school impact fee credit shall be a maximum of 50% of the appraised value of the school site, even if the number of approved units falls below 50% of the requested 1200 units. Conveyance shall be made by Special Warranty Deed, and Owner shall pay all documentary stamps, surtax on the deed, and other costs and expenses associated with the recording of the deed conveying the Donated School Parcel. Prior to conveyance of the Donated School Parcel Owner shall present proof of payment of prior year's real estate taxes and shall be responsible for current year's taxes through the date of conveyance. The Superintendent of Schools or his Designee shall have the authority to extend said date of conveyance, as mutually agreed between the Owner and School Board. By acceptance of this Declaration the School Board shall acknowledge that no additional monetary or land contributions shall be made by Owners or requested by the School Board as long as not more than 1200 residential unites are requested or approved on the Parent Tract Property.

C. **Marketable Title.** It is understood and agreed that the conveyance shall be subject to title being marketable, free and clear of all mortgages and liens, if any. Owner shall provide to the School Board a Title Insurance Commitment, at Owner's sole cost and expense, 30 days prior to conveyance of subject property and a Title Insurance Policy within 60 days after recording of the Special Warranty Deed among the Public Records of Miami-Dade County, Florida. The Title Commitment shall be marked-up at Closing, deleting all requirements under Schedule B-I and all Standard Exceptions, and subject only to the matters ("Permitted Exceptions") which do not adversely affect marketability of title to the subject property (as determined by the standards adopted by the Florida Bar) nor affect the ability of the School Board to utilize the subject property and develop it as a public school or ancillary facility. Provided, however, that Owner's TND Restrictions shall specifically exempt the School Board from any and all requirements set forth in the said Restrictions relating to, without limitation, building construction, landscaping, and design requirements. Owner shall not be obligated to request or obtain approval of variances, special exceptions or other exemptions from county, state or federal requirements relative to the School Board's development of the Donated School Parcel. Owner and the School Board agree that Owner may, at Owner's sole discretion, include the Donated Parcel as part of the Civic Use Allocation required by the TND ordinance. In the event the School Board requires height or other variances to insure the improvements to be located on the Donated School Parcel comply

with Civic Use criteria under the TND ordinance, the Owner may, at Owner's sole discretion, include requests for such variances in the Application and the School Board shall cooperate in the process. The Insurable Amount shall be amount equal to the appraised value of subject property as per the District commissioned appraisal. Owner shall provide at Closing a Title Affidavit acceptable to the Title Insurance agent in order to delete all Standard Exceptions and provide Gap Insurance, and Owner shall further comply with all requirements under Schedule B-I of the Title Insurance Commitment, at or prior to closing. In addition, Owner shall provide title insurance agent proof of payment of all Real Property Taxes due, if any, through closing and shall provide to the School Board, 10 days prior to closing, an Affidavit in compliance with S. 286.23, Florida Statutes.

2. **MISCELLANEOUS.**

A. **Covenant Running with the Land/Release.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded by the Owners, at the Owners' expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owners and their heirs, successors, legal representatives and assigns until such time as the same is terminated pursuant to paragraph 1(A) hereof, or is modified or released with the approval of the School Board. These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare; provided, however, except as to representations made by Owner, its successor and assigns, as listed under Paragraph 1C hereof, the

Superintendent of Schools or his/her designee shall release this Declaration by forthwith executing a written instrument in recordable form effectuating and acknowledging such release.

B. **Term.** This Declaration shall 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 that 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 Declaration in whole, or in part, provided that the Declaration has first been modified or released by the School Board.

C. **Modification Amendment and Release.** This Declaration of Restrictions may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property covered under the modification, amendment, or release, including joinders of all mortgagees, if any, provided that the modification, amendment, or release is also approved by the School Board after public hearing.

D. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **Election of Remedies.** All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of anyone 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.

F. **Severability.** Invalidation of anyone of these covenants by judgment of Court shall not affect any of the other provisions which shall remain in full force and effect.

G. **Recording.** This Declaration shall be filed of record by the Owners in the public records of Miami-Dade County, Florida, at the cost of the Owners, and shall become effective following the adoption by the Miami-Dade County Board of County Commissioners of a resolution approving the Application and the expiration of any applicable filing periods without an appeal having been filed (the "Final Approval"). Upon recordation, the Owners shall provide a court certified copy of the recorded Declaration to the School Board.

H. **Governance and Venue.** This Declaration of Restrictions and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in Miami-Dade County.

I. **Attorney's Fees and Costs.** In the event of any litigation between the parties under this Declaration of Restrictions, each party shall be responsible for its own attorney's fees and court costs through all trial and appellate levels. The provisions of this subparagraph shall survive the closing.

[Signature Page(s) Follow]

(Space reserved for Clerk)

**ACKNOWLEDGMENT
CORPORATION**

Signed, witnessed, executed and acknowledged on this 27 day of DEC, 2007.

IN WITNESS WHEREOF, **University of Miami, a Florida non profit corporation**, has caused these presents to be signed in its name by its proper officials.

Witnesses:

[Signature]
Signature

Simon Ferris
Print Name

[Signature]
Signature

Meghan Halley
Print Name

University of Miami, a Florida non profit corporation
1507 Levante Avenue
Coral Gables, FL 33146

By [Signature]
**Joseph T. Natoli, Senior Vice
President of Business and Finance**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by **Joseph T. Natoli, Senior Vice President of Business and Finance**, University of Miami, a Florida non profit corporation, on behalf of the corporation. He is personally known to me ~~or has produced~~ _____, as identification.

Witness my signature and official seal this 27 day of December, 2007, in the County and State aforesaid.

[Signature]
Notary Public-State of Florida
Meghan Halley
Print Name

My Commission Expires:



Meghan Halley
My Commission DD279870
Expires January 07 2008

Exhibit "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Application Lands

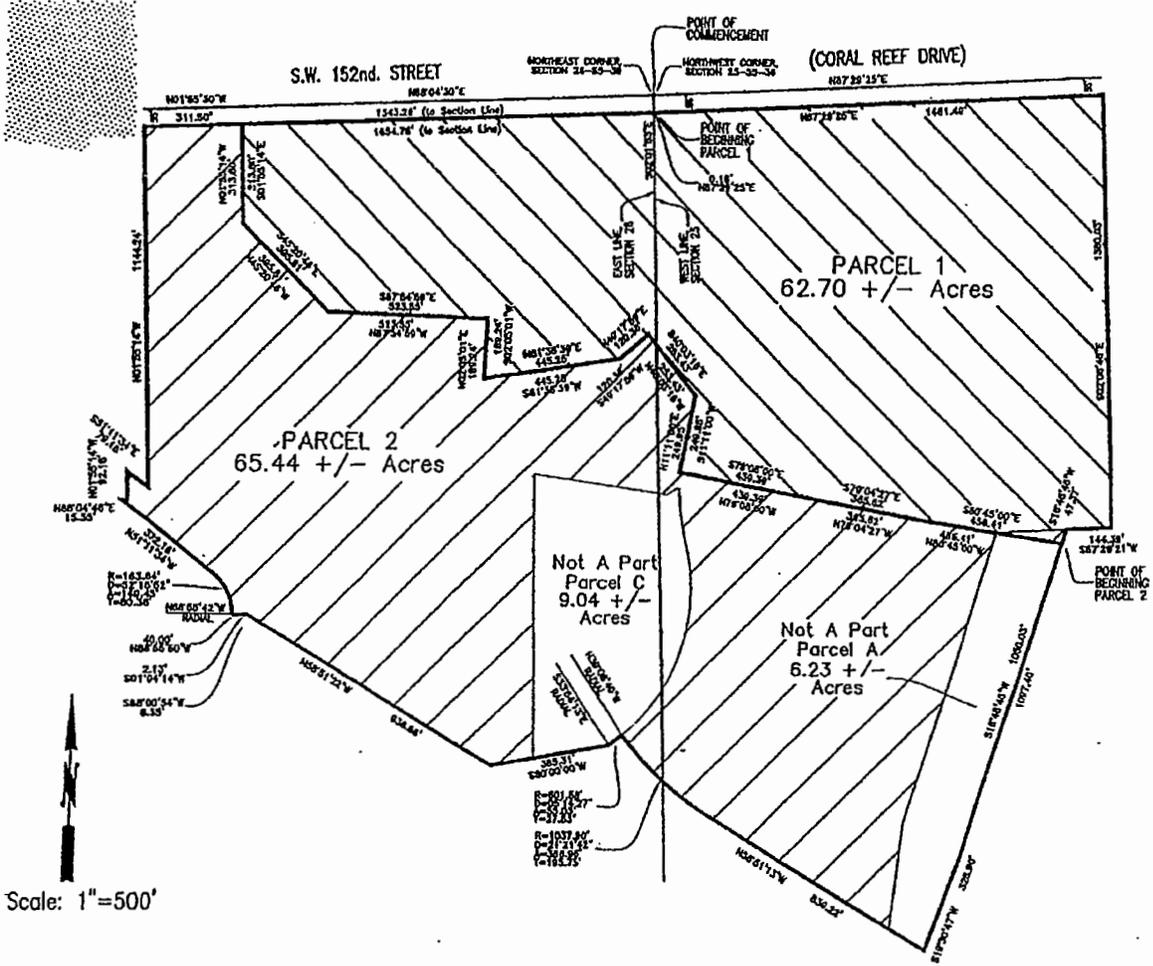


EXHIBIT A - 1

NOTE:

Bearings shown hereon relate to an assumed bearing (N87°29'25"E) along the North Line of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheets 4 and 5 for Legal Description.

Prepared For: MAMCO

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

DATE: April 21, 2005

MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SHEET 1 OF 7 SHEET(S)

F.B.: N.A.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Application Lands

Application Lands

*Parcel 1
Legal Description:*

A portion of the West Half (1/2) of Section 25, Township 55 South, Range 39 East, and a portion of the East Half (1/2) of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northwest corner of said Section 25; thence run South 02 degrees 01 minutes 53 seconds East, along the West line of said Section 25, for 55.00 feet to a point on a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26 (said line also being the Southerly right-of-way line of S.W. 152nd Street), and the Point of Beginning of the following described PARCEL 1; thence run North 88 degrees 04 minutes 30 seconds East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 0.18 feet; thence North 87 degrees 29 minutes 25 seconds East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1,461.49 feet; thence South 02 degrees 06 minutes 48 seconds East for 1380.03 feet; thence South 87 degrees 29 minutes 21 seconds West, for 144.39 feet; thence South 16 degrees 48 minutes 45 seconds West for 47.37 feet (said last mentioned two courses being coincident with the boundary of a portion of the lands described in that certain "Dade County Zoo Parcel," as described in the Corrective Quit Claim Deed, dated September 30, 1975, recorded in Official Records Book 9159, Pages 926 to 937 and filed November 20, 1975, in the Public Records of Miami-Dade County, Florida); thence North 80 degrees 45 minutes 00 seconds East for 456.41 feet; thence North 79 degrees 04 minutes 27 seconds West for 365.62 feet; thence North 79 degrees 08 minutes 00 seconds West for 439.39 feet; thence North 11 degrees 11 minutes 00 seconds East for 249.95 feet; thence North 40 degrees 03 minutes 16 seconds West for 253.43 feet; thence South 49 degrees 17 minutes 59 seconds West for 120.36 feet; thence South 81 degrees 38 minutes 39 seconds West for 445.25 feet; thence North 02 degrees 05 minutes 01 seconds East for 189.24 feet; thence North 87 degrees 54 minutes 59 seconds West for 523.55 feet; thence North 45 degrees 20 minutes 46 seconds West for 395.81 feet; thence North 01 degrees 55 minutes 14 seconds West for 313.80 feet to a point on a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26 (said line also being the Southerly right-of-way line of S.W. 152nd Street); thence North 88 degrees 04 minutes 30 seconds East, along the last described course, for 1343.26 feet to a point on the East line of said Section 26 and the Point of Beginning, lying and being in Sections 25 on 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, containing 62.81 Acres, more or less.

NOTE:

See Sheet 1 for Sketch to Accompany Legal Description.

Prepared For: MAMCO

EXHIBIT A - 2

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

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11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

DATE: April 21, 2005

MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SHEET 4 OF 7 SHEET(S)

F.B.: N.A.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Application Lands

Application Lands

Parcel 2

Legal Description:

A portion of the West Half (1/2) of Section 25, Township 55 South, Range 39 East, and a portion of the East Half (1/2) of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northwest corner of said Section 25; thence run South 02 degrees 01 minutes 53 seconds East, along the West line of said Section 25, for 55.00 feet to a point on a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26 (said line also being the Southerly right-of-way line of S.W. 152nd Street); thence run North 88 degrees 04 minutes 30 East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 0.18 feet; thence North 87 degrees 29 minutes 25 seconds East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1,461.49 feet; thence South 02 degrees 06 minutes 48 seconds East for 1380.03 feet; thence South 87 degrees 29 minutes 21 seconds West, for 144.39 feet; thence South 16 degrees 48 minutes 45 seconds West for 47.37 feet to the Point of Beginning of the following described PARCEL 2; thence continue South 16 degrees 48 minutes 45 seconds West for 1050.03 feet; thence South 19 degrees 30 minutes 47 seconds West for 326.90 feet (said last mentioned four courses being coincident with the boundary of a portion of the lands described in that certain "Dade County Zoo Parcel," as described in the Corrective Quit Claim Deed, dated September 30, 1975, recorded in Official Records Book 9159, Pages 926 to 937 and filed November 20, 1975, in the Public Records of Miami-Dade County, Florida); thence North 58 degrees 51 minutes 13 seconds West for 839.22 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1,037.90 feet and a central angle of 21 degrees 21 minutes 42 seconds, for an arc distance of 386.96 feet to a point on the next described curve being concave to the Northwest, said point lying South 39 degrees 08 minutes 40 West from the radius point of the next described curve (said last mentioned two courses being coincident with a line 20.00 feet North of and parallel with, as measured at right angles to, the centerline of "H" Street); thence run Southwesterly along the arc of a circular curve to the right, having a radius of 601.58 feet and 05 degrees 14 minutes 27 seconds, for an arc distance of 55.03 feet (said last mentioned course being coincident with the centerline of "B" Street); thence South 80 degrees 00 minutes 00 seconds West for 385.31 feet; thence North 58 degrees 51 minutes 22 seconds West for 1,095.51 feet; thence South 88 degrees 00 minutes 54 seconds West for 8.35 feet; thence South 01 degrees 04 minutes 14 seconds West for 2.13 feet; thence North 88 degrees 55 minutes 50 seconds West for 40.00 feet to a point on the next described circular curve being concave to the Southwest (from said point a line bears North 88 degrees 55 minutes 42 seconds West to the radius point of the next described curve); thence run Northerly and Northwesterly along the arc of a circular curve to the left, having a radius of 163.84 feet and a central angle of 52 degrees 15 minutes 52 seconds, for an arc distance of 149.45 feet to a Point of Tangency; thence North 51 degrees 11 minutes 34 seconds West for 372.16 feet; thence North 88 degrees 04 minutes 46 seconds East for 15.55 feet; thence North 01 degrees 55 minutes 14 seconds West for 92.18 feet; thence South 51 degrees 11 minutes 34 seconds East for 79.18 feet; thence North 01 degrees 55 minutes 14 seconds West for 1,144.24 feet; thence North 88 degrees 04 minutes 30 seconds East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 311.50 feet; thence South 01 degrees 55 minutes 14 seconds East for 313.80 feet; thence South 45 degrees 20 minutes 46 seconds East for 395.81 feet; thence South 87 degrees 54 minutes 59 seconds East for 523.55 feet; thence South 02 degrees 05 minutes 01 seconds West for 189.24 feet; thence North 81 degrees 38 minutes 39 seconds East for 445.25 feet; thence North 49 degrees 17 minutes 59 seconds East for 120.36 feet; thence South 40 degrees 03 minutes 16 seconds East for 253.43 feet; thence South 11 degrees 11 minutes 00 seconds West for 249.95 feet; thence South 79 degrees 08 minutes 00 seconds East for 439.39 feet; thence South 79 degrees 04 minutes 27 seconds East for 365.62 feet; thence South 80 degrees 45 minutes 00 seconds East for 456.41 feet to the Point of Beginning, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, containing 80.71 Acres, more or less.

Less the following described parcels of land (See Sheets 6 & 7 for Legal Descriptions).

NOTE:

See Sheet 1 for Sketch to Accompany Legal Description.

Prepared For: MAMCO

EXHIBIT A - 3

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

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THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION;

DATE: April 21, 2005

MARK STEVEN JOHNSON VICE PRES.
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SHEET 5 OF 7 SHEET(S)

F.B.: N.A.

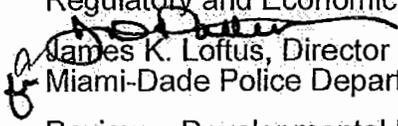
74

Memorandum



Date: September 18, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From:  James K. Loffus, Director
Miami-Dade Police Department

Subject: Review - Developmental Impact Committee Zoning Application
Case: No. Z2006000129 – University of Miami

APPLICATION

The Applicant, the University of Miami, is requesting approval of district boundary changes from Agricultural District to Special Business District, Planned Area Development and Limited Apartment House District; along with other variances for landscape open space, signs, walls and fences, and parallel parking within the right-of-way. The applicant also proposes to develop the site with approximately 1,008 multi-family units and 347,830 square feet of retail area. The subject property is approximately 141 acres and is located on the southwest corner of SW 152 Street and SW 124 Avenue, in Miami-Dade County. Based on the proposed increase in residential units, the population is estimated to increase by 2,288 residents within the police district currently servicing the area.

It should be noted that the site also contains areas for the future construction of a library and a school.

CURRENT POLICE SERVICES

The proposed development will be located in unincorporated Miami-Dade County and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. Current data of police staffing, population, and calls for service was examined and compared to expected population growth and projected increases in calls for service. Based on this data, a minimum of three additional sworn police officers would need to be added to the Hammocks District staffing in order to maintain current staffing levels to population and projected volume of calls for service. Should demand for police services increase beyond these calculations, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service.

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

Jack Osterholt, Director
September 18, 2012
Page 2

If the request is approved, the MDPD recommends the following to be implemented as part of the venture:

In order to accommodate the citizens, businesses, and police resources operating within the development, an indoor/secured police work station is requested to be located within the developed area. The work station should include, but not be limited to, a desk/work table, telephone, computer terminal, restroom, and a "Police Only" parking space located near the work station.

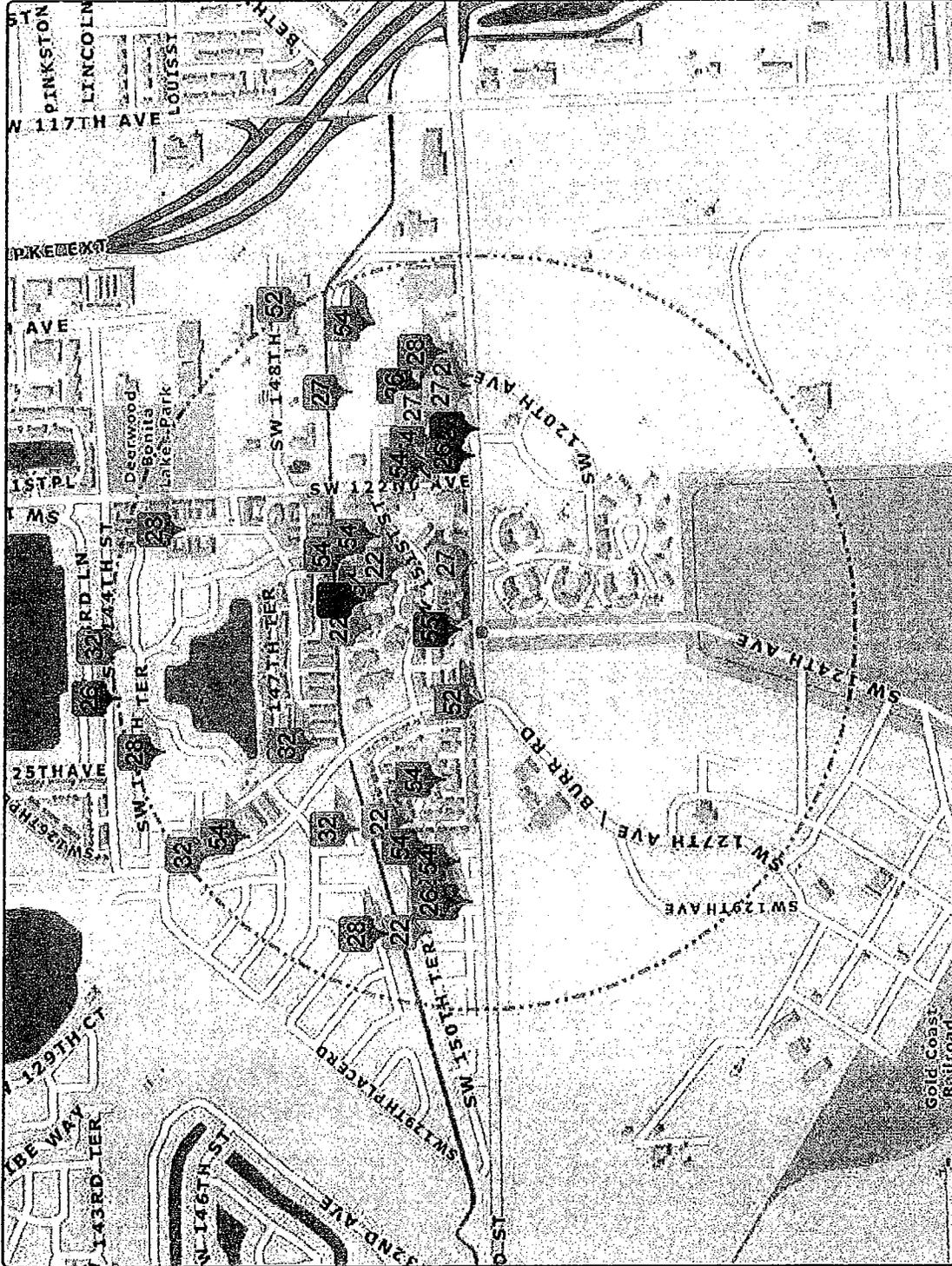
Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

JKL/kh
Attachment

UNIVERSITY OF MIAMI

Z2006000129 2012 SELECTED CRIMES (JAN 1 - JUL 25) 0.5 MI

Miami-Dade Police Department



Map Legend	
CAS Incidents (56)	
54 - Fraud (11)	
27U - Larceny Under (9)	
32D - Domestic Assault (5)	
22S - Auto Theft Stolen (5)	
26R - Burglary Residential (4)	
32 - Assault (4)	
28 - Vandalism (4)	
26C - Burglary Commercial (3)	
52 - Narcotics Investigation (3)	
14 - Conduct Investigation (3)	
54C - Credit Card Fraud (1)	
55 - Weapons Violation (1)	
27O - Larceny Over (1)	
27 - Larceny (1)	
29 - Robbery (1)	

This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

Memorandum



DATE: April 22, 2013

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

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

SUBJECT: Review of DIC Project No. 06-129 (University of Miami) – Revision 3
MDT Project No. OSP006
FSC No. 41.04

Project Description

06-129 – University of Miami is requesting a district boundary change from AU (Agricultural District) to BU-2 (Special Business District) on the northern 60.4 acres, a district boundary change from AU to RU-4L (Limited Apartment House District) on the southeast 35.65 acres, and a district boundary change from AU to PAD (Planned Area Development District) on the southwest 47.31 acres. The applicant is also requesting a non-use variance of open space requirements, a non-use variance of sign regulations and an unusual use to permit an entrance feature to be located on the eastern portion of the north property line along SW 152 Street as well as a special exception to permit a package store within 2,500 feet of a church or school. The subject property is approximately 141.7 acres and is located on the southwest corner of SW 152 Street and SW 124 Avenue in Miami-Dade County, Florida.

Current Transit Service

There is transit service immediately adjacent to the application site, provided by Route 252 (Coral Reef MAX). The alignment for this route is illustrated on the attached map. The service headways for this route (in minutes) are as follows:

Metrobus Route Service Summary University of Miami Application Site								
Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
252 (Coral Reef MAX)	20	60	n/a	n/a	60	60	0	F/E

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

November 2012 Line Up

The subject site is located approximately 0.71 miles west of an existing Miami-Dade Transit (MDT) park-and-ride facility located at SW 152 Street and the Homestead Extension of Florida's Turnpike (HEFT).

Future Transportation/Transit Improvements

The 2014 Transportation Improvement Program (TIP) does not propose any improvements on the roadways within the immediate vicinity of the site.

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

Facility/Project Limits	Type of Work	Priority/Funding Phase
SW 152 Street (from SW 137 Avenue to US-1/Busway)	1 dedicated transit lane -- BRT Service	Unfunded

The draft 2013 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route	Improvement/Adjustment
252 (Coral Reef MAX)	Route to be transformed to the Coral Reef Enhanced Bus.

In addition, the draft 2013 ten-year TDP identifies in its 2023 Recommended Service Plan the following new routes that will serve the vicinity of the project:

Route	Description
Coral Reef Enhanced Bus	This route would provide premium limited-stop transit service along SW 152 Street and SW 137 Avenue between the intersection SW 162 Avenue and SW 136 Street, the Kendall-Tamiami Executive Airport, and the South Miami-Dade Busway SW 152 Street Station.

MDT Comments/Recommendations

The subject site currently houses the University of Miami South Campus and is located on the southwest corner of SW 152 Street and SW 124 Avenue. Route 252 (Coral Reef MAX) runs adjacent to the subject site along SW 152 Avenue and currently provides bus service with a 30 minute or better AM/PM peak-hour headways. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County.

As previously mentioned, the draft 2013 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan a proposed new Metrobus Route, Coral Reef Enhanced Bus, that will operate adjacent to the subject site along SW 152 Street.

This route would provide premium limited-stop transit service along SW 152 Street and SW 137 Avenue between the intersection SW 162 Avenue and SW 136 Street, the Kendall-Tamiami Executive Airport, and the South Miami-Dade Busway SW 152 Street Station. In 2008, Miami-Dade County designated 170 acres adjacent to Zoo Miami as an entertainment area and plans to issue a request for proposals for the private development of this site with a water park, hotels, or similar uses. This enhanced bus route would provide a premium transit connection between the Kendall-Tamiami Executive Airport, the future regional entertainment complex near Zoo Miami and the South Miami-Dade Busway. Service headways will be 15 minutes during the AM/PM peak-hour and 30 minutes during the mid-day. Revenue service is anticipated to begin in 2020 using six new standard 40-foot buses.

Based on MDT's review of the revised site plan, the applicant has incorporated the required bus pull-out bay and companion bus shelter pad on outparcel 6. Furthermore, the applicant has voluntarily proffered a declaration of restrictions that states that the owner shall provide a bus pull-out bay and 23' X 6' bus shelter pad with pedestrian connectivity to the proposed development on outparcel 6.

MDT has no objections to this application, subject to acceptance of the proffered declaration of restrictions.

c: Monica D. Cejas, P.E., Senior Professional Engineer, MDT
Gerald E. Bryan, Section Chief, Service Planning and Scheduling, MDT
Eric Zahn, Transit Planning Section Supervisor, MDT
Douglas K. Robinson, Principal Planner, MDT

Memorandum



Date: May 7, 2013

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

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

Subject: Z2006000129: UNIVERSITY OF MIAMI
Review includes plans dated submitted 4-4-2013

Application Name: UNIVERSITY OF MIAMI

Project Location: The site is located at THE SOUTHWEST CORNER OF S.W. 152 STREET & S.W. 124 AVENUE, Miami-Dade County.

Proposed Development: The applicant is requesting a change in zoning from AU to BU-2, PAD and RU-4L. Review includes plans dated submitted 4-4-2013.

Impact and demand: The site consists of approximately 137 acres. The application proposes a development including approximately 272,479 square feet of retail uses, 600 multi-family residential units and private recreation facilities, a school site and library site. The application proposes to preserve 43± acres of Natural Forest Community (NFC) and Hammock.

The application site plan includes a gated residential area in the PAD section that includes private recreation facilities. When measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space the estimated population of 1,320 persons occupying the 600 dwelling units (PAD and RU-4L) would generate the need for approximately 3.63 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 494.95 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. Therefore, the application meets concurrency level of service standards.

Current Park Benefit District Area Conditions: County-owned local parks that are within two miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest local park to the application is Deerwood Bonita Lakes Park, which is located approximately .5 miles from the site. Deerwood Bonita Lakes Park is a community park and includes a dog park.

**Table A - County Parks (local only)
Within a 2 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Three Lakes Park	SINGLE PURPOSE PARK	15.72
Fairwood Park	NEIGHBORHOOD PARK	7.93
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.03
Serena Lakes Park	NEIGHBORHOOD PARK	5.14
Eureka Villas Park	NEIGHBORHOOD PARK	5.30
Eureka Park	COMMUNITY PARK	4.42
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.46
Walter A.White Park	NEIGHBORHOOD PARK	1.64
Richmond Triangle Park	MINI-PARK	0.60
Losner Park	MINI-PARK	0.55
Colonial Drive Park	COMMUNITY PARK	14.34

Site Plan Review

Immediately adjacent to the site of the application is Miami-Dade County's ZooMiami. The Applicant has submitted a Zoning Declaration of Restrictions which includes:

Section 5. Natural Forest Community ("NFC") Preservation - Providing for the perpetual maintenance, management and control of the NFC as described in a Maintenance Agreement with the County.

Section 7. "Notice to Future Owners or Lessees" requiring written notice, acknowledgement and waiver acknowledging that the application property is located within the vicinity of the ZooMiami and other future public and recreation uses as reflected within the Miami MetroZoo Master Plan and Further Development as prepared by Portico Group dated September 2002, as may be revised or substituted. Also included in this section is notice that the property is in the vicinity of a designated Natural Forest Community, which is subject to periodic controlled burnings.

Site Plan sheets (S-1A and S-1B) (dated stamped received 4-04-2013) show a roadway south of Tract 2 all the way to the Zoo property without a separation for a landscape buffer. Without a landscape buffer it is requested that bollards be placed here in order to prevent the opportunity for vehicular encroachment/access onto ZooMiami property. This would still permit this location to be designated as a connection for pedestrians and bicycles for potential connection between the zoo patrons and retail and residential uses and potential library and school uses on the applicant's site. There may be opportunities for shared programming as well as shared facilities between ZooMiami and possible library and school uses in the future. It's recommended that future development plans for the application area should be developed to be consistent this objective.

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

DATE: 30-MAY-13
REVISION 4

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

UNIVERSITY OF MIAMI

THE SOUTHWEST CORNER OF
S.W. 152 STREET & S.W. 124
AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2006000129

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD COMPLIANCE CASES.
BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING SUPPORT CASES

UNIVERSITY OF MIAMI

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

REPORTER NAME:

Memorandum



Date: May 31, 2013

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

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

Subject: DIC #06_129 University of Miami

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application as the supplemental information provided in the application does not affect the waste management service provided.

The review was created as requested to update a previous response dated October 22, 2012, as the applicant is currently providing updates to recent submittals to address driveway configurations and zoning changes. Improvements on University property will likely be considered development for "commercial units" and "multi-family residential units" per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial or multi-family residential waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The 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. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum



Date: April 26, 2013

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

From: Maria A. Valdes, Chief, LEED® Green Associate
Comprehensive Planning & Water Supply Certification Section

Subject: University of Miami - DIC Application # Z2006000129 (REVISION # 3)

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

Application Name: University of Miami

Proposed Development: The applicant is requesting a district boundary change from AU (Agricultural) to BU-2 (Special Business District), PAD (Planned Area Development), and RU-4L (Limited Apartment House District) for the subject development. This project will consist of the following development.

Projected Water/Sewage Loading			
Proposed Uses	Total # units/sq.ft.	Flow Rate	Water/Sewage Loading (GPD)
Outparcels 1,2,3,4,6 & 8 (retail use)	75,481 sq.ft.	10 gpd/100 sq. ft.	7,548
Outparcel 5 (school use)	160,000sq.ft.	12 gpd/100 sq. ft.	19,200
Outparcel 5 (library use)	17,400 sq.ft.	10 gpd/100 sq. ft.	1,740
Outparcel 7 (retail use)	23,149 sq.ft.	10 gpd/100 sq. ft.	2,315
Tract 1 (retail use)	157,309 sq.ft.	10 gpd/100 sq. ft.	15,731
Tract 1 (full service restaurant use)	1,270 sq.ft.	100 gpd/100 sq. ft.	1,270
Tract 2 (retail use)	58,500 sq.ft.	10 gpd/100 sq. ft.	5,850
Tract 3 (retail use)	5,200 sq.ft.	10 gpd/100 sq. ft.	520
Tract 3 (full service restaurant)	5,679 sq.ft.	100 gpd/100 sq. ft.	5,679
Tract 4 (retail use)	45,000 sq.ft.	10 gpd/100 sq. ft.	4,500
Parcel A (apartments)	408 units	150gpd/unit	61,200
Parcel B (apartments, Phase 2))	192 units	150gpd/unit	28,800
Overall Development Total GPD			154,353

Please note that Parcel C as noted on site plan S-1A will be developed in the future and is not part of this application. When said Parcel is developed it will contain 408 units of multi-family use. The total water demand for this development excluding Parcel C is 154,353 gpd and including Parcel C is 215,553 gpd.

Project Location: The subject property is located at the southwest corner of the intersection of SW 152nd Street and SW 124th Avenue, in unincorporated Miami-Dade County.

Water: The project site is located within MDWASD's service area, and the source of water is the Alexander Orr Water Treatment Plant. As noted in Agreement No. 21255 offered on February 8, 2013,

the County owns and operates a 16-inch water main located in SW 127th Avenue (a private road within the property), to which the developer shall connect and extend a 12-inch water main within the property (in easements) as required to provide service to the proposed commercial/retail portions, continuing west to serve the proposed westernmost parcels and back to SW 152nd Street, interconnecting to an existing 24-inch transmission water main in SW 152nd Street as a second point of connection. Also, the developer shall connect to the aforementioned 16-inch water main in SW 127th Avenue and extend 12-inch water mains within the property (in easements) as required to provide service to the proposed apartments. Any public water main extension within the property shall be 12-inches minimum in diameter. If two or more fire hydrants are to be connected to a public water main within the property, then the water system shall be looped with two points of connection. In addition, all comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

A Water Supply Certification (WSC) was issued on February 5, 2013 with offered Agreement Number 21255. The total reserved capacity with the WSC letter shall be revised to reflect the revised development with this application, and it shall also include future development for Parcel C. As such, the proposed development included in offered Agreement 21255 shall be revised accordingly. The total reserved capacity for the proposed development in the WSC letter shall remain active in accordance with the terms and conditions specified in said Certification. Said Certification is issued to assure that adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The project site is located within MDWASD's service area. Please note that the sewer portion of Agreement No. 21255 that was offered on February 8, 2013, is currently in the process of being revised. At the time that said revision is completed, points of connection will be provided for sanitary sewer connection. Also, note that a public pump station will be required for the proposed development associated with this project.

The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree, which will change when the new Consent Decree is signed.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

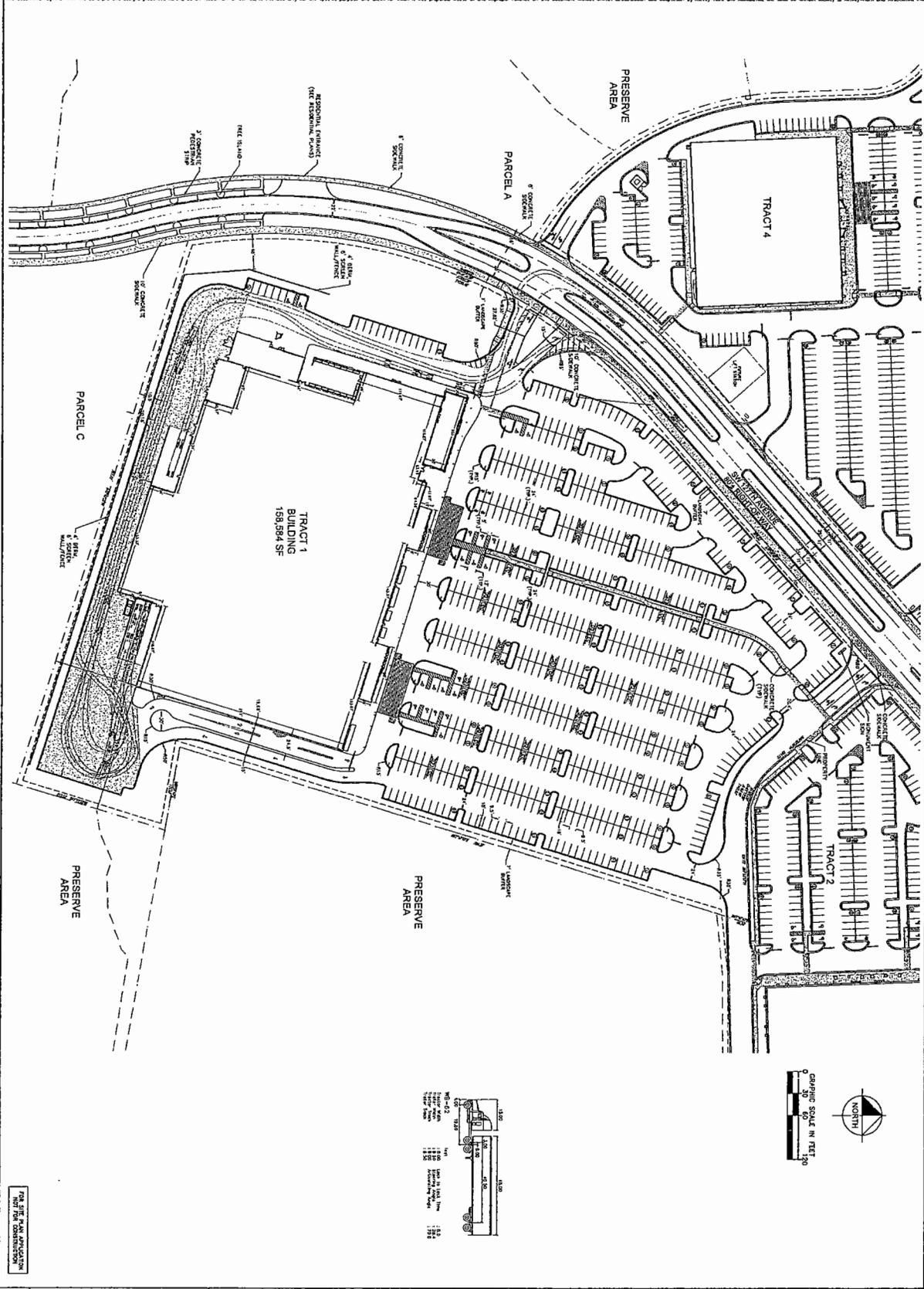
Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

In addition, please note that Section 8A-381 (c) of the Miami-Dade County Code estates that, ***“Effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.”***

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.



CORAL REEF COMMONS
 PREPARED FOR
RAM REALTY SERVICES
 MIAMI-DADE COUNTY FLORIDA

TRACT 1 SITE PLAN

KHA PROJECT 047544004
 DATE 07/17/2012
 SCALE AS SHOWN
 DESIGNED BY MST
 DRAWN BY ESM
 CHECKED BY AZB

Kimley-Horn and Associates, Inc.
 1221 BRIDLE AVENUE, SUITE 800, MIAMI, FL 33134
 PHONE: 305-873-2020 FAX: 305-873-4867
 WWW.KIMLEY-HORN.COM CA 50000896

No.	REVISIONS	DATE	BY
1	PER MDC COMMENTS	04-01-13	ESM
2	PER MDC COMMENTS	09-18-12	ESM

SITE DATA

GENERAL	PROJECT: CORAL REEF COMMENTS	DATE: 05/14/13
DESIGNER	DESIGNER: KIMLEY-HORN AND ASSOCIATES, INC.	DATE: 05/14/13
CLIENT	CLIENT: RAM REALTY SERVICES	DATE: 05/14/13
LOCATION	LOCATION: 1221 BRICKELL AVENUE, SUITE 400, MIAMI, FL 33131	DATE: 05/14/13
DESCRIPTION	DESCRIPTION: CORAL REEF COMMENTS	DATE: 05/14/13
REVISIONS	REVISIONS: 01 - 04/11/12	DATE: 04/11/12
SCALE	SCALE: AS SHOWN	DATE: 05/14/13
DATE	DATE: 05/14/13	DATE: 05/14/13

GENERAL NOTES:

- SEE SHEET 100 FOR OVERALL SITE PLAN.
- SEE SHEET 101 FOR CORAL REEF COMMENTS.
- SEE SHEET 102 FOR LANDSCAPE LEGENDS.
- SEE SHEET 103 FOR CORAL REEF COMMENTS.
- SEE SHEET 104 FOR LANDSCAPE LEGENDS.
- SEE SHEET 105 FOR CORAL REEF COMMENTS.
- SEE SHEET 106 FOR LANDSCAPE LEGENDS.
- SEE SHEET 107 FOR CORAL REEF COMMENTS.
- SEE SHEET 108 FOR LANDSCAPE LEGENDS.
- SEE SHEET 109 FOR CORAL REEF COMMENTS.
- SEE SHEET 110 FOR LANDSCAPE LEGENDS.
- SEE SHEET 111 FOR CORAL REEF COMMENTS.
- SEE SHEET 112 FOR LANDSCAPE LEGENDS.
- SEE SHEET 113 FOR CORAL REEF COMMENTS.
- SEE SHEET 114 FOR LANDSCAPE LEGENDS.
- SEE SHEET 115 FOR CORAL REEF COMMENTS.
- SEE SHEET 116 FOR LANDSCAPE LEGENDS.
- SEE SHEET 117 FOR CORAL REEF COMMENTS.
- SEE SHEET 118 FOR LANDSCAPE LEGENDS.
- SEE SHEET 119 FOR CORAL REEF COMMENTS.
- SEE SHEET 120 FOR LANDSCAPE LEGENDS.

PLANTING SCHEDULE

PLANTING CODE	PLANTING NAME	PLANTING QUANTITY	PLANTING DATE
P1	1" CALIBER PALM	10	05/14/13
P2	2" CALIBER PALM	10	05/14/13
P3	3" CALIBER PALM	10	05/14/13
P4	4" CALIBER PALM	10	05/14/13
P5	5" CALIBER PALM	10	05/14/13
P6	6" CALIBER PALM	10	05/14/13
P7	7" CALIBER PALM	10	05/14/13
P8	8" CALIBER PALM	10	05/14/13
P9	9" CALIBER PALM	10	05/14/13
P10	10" CALIBER PALM	10	05/14/13
P11	11" CALIBER PALM	10	05/14/13
P12	12" CALIBER PALM	10	05/14/13
P13	13" CALIBER PALM	10	05/14/13
P14	14" CALIBER PALM	10	05/14/13
P15	15" CALIBER PALM	10	05/14/13
P16	16" CALIBER PALM	10	05/14/13
P17	17" CALIBER PALM	10	05/14/13
P18	18" CALIBER PALM	10	05/14/13
P19	19" CALIBER PALM	10	05/14/13
P20	20" CALIBER PALM	10	05/14/13
P21	21" CALIBER PALM	10	05/14/13
P22	22" CALIBER PALM	10	05/14/13
P23	23" CALIBER PALM	10	05/14/13
P24	24" CALIBER PALM	10	05/14/13
P25	25" CALIBER PALM	10	05/14/13
P26	26" CALIBER PALM	10	05/14/13
P27	27" CALIBER PALM	10	05/14/13
P28	28" CALIBER PALM	10	05/14/13
P29	29" CALIBER PALM	10	05/14/13
P30	30" CALIBER PALM	10	05/14/13

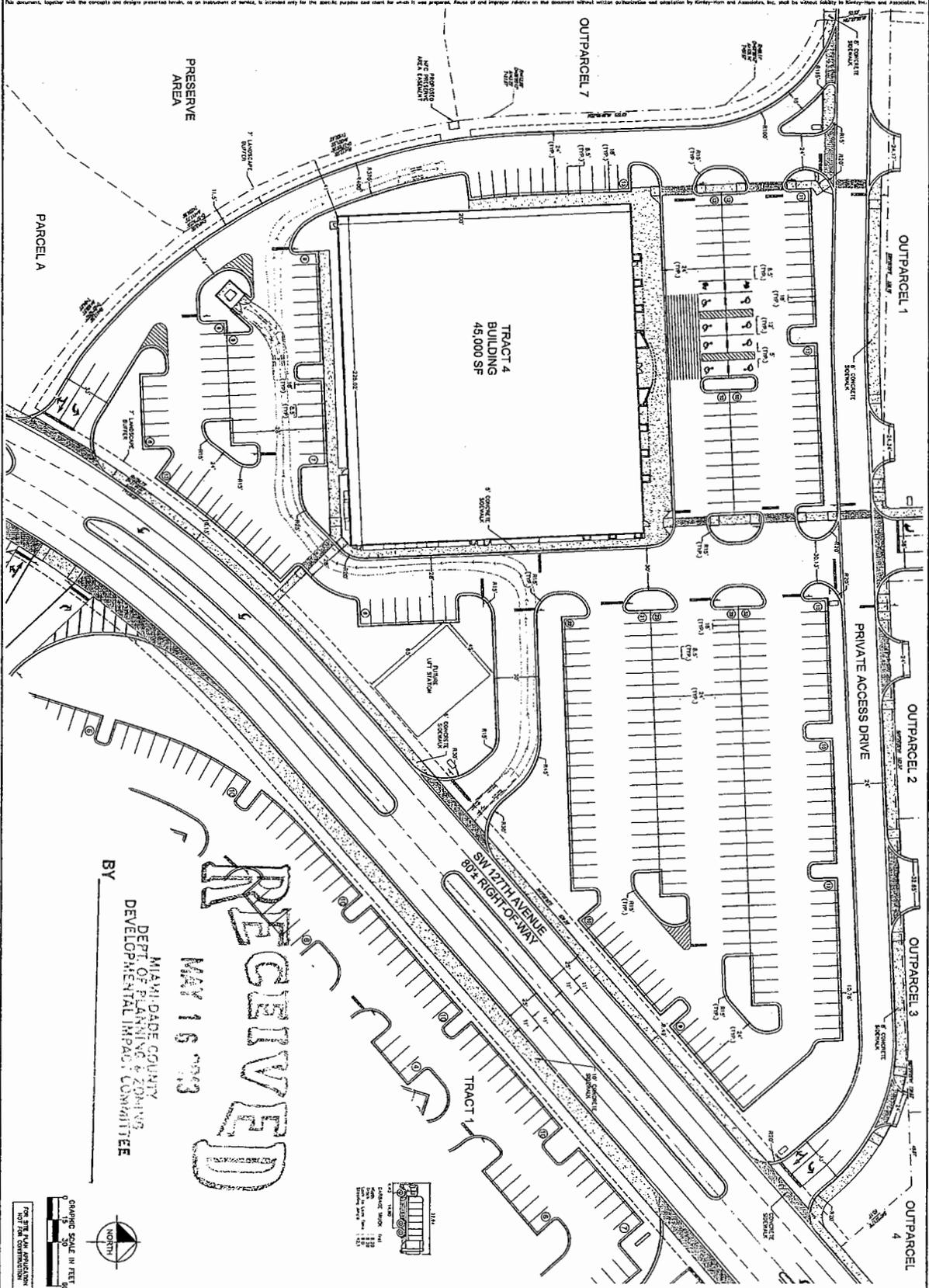
RECEIVED

MAY 16 2013

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____

SHEET NUMBER S-1A2	CORAL REEF COMMONS PREPARED FOR RAM REALTY SERVICES MIAMI-DADE COUNTY FLORIDA	SHOPPING CENTER SITE AND LANDSCAPE LEGENDS	KHA PROJECT 047544004		Kimley-Horn and Associates, Inc. 1221 BRICKELL AVENUE, SUITE 400, MIAMI, FL 33131 PHONE: 305-875-2025 FAX: 305-875-4002 WWW.KIMLEY-HORN.COM CA 00000006
			DATE 07/17/2012		
			DESIGNED BY M5T		
			DRAWN BY ESM		
			CHECKED BY AEB		



MIAMI-DADE COUNTY
FLORIDA

DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____

RECEIVED
MAY 16 2013

TRACT 4 SITE PLAN

PROJECT: 047544004
DATE: 07/17/2012
SCALE: AS SHOWN
DESIGNED BY: MST
DRAWN BY: ESM
CHECKED BY: AEB

Kimley-Horn and Associates, Inc.
1221 BROOKLINE AVENUE, SUITE 400, MIAMI, FL 33131
PHONE: 305-672-7015 FAX: 305-673-8823
WWW.KIMLEY-HORN.COM CA 00000696

NO.	REVISIONS	DATE	BY
04-01-13	ESM		
09-15-12	ESM		

This document, together with the concepts and design presented herein, are a part of a contract. It is intended only for the specific purpose and client for which it was prepared. Plans and designs are subject to change without written authorization and approval by Kimley-Horn and Associates, Inc. and shall be subject to the liability of Kimley-Horn and Associates, Inc.

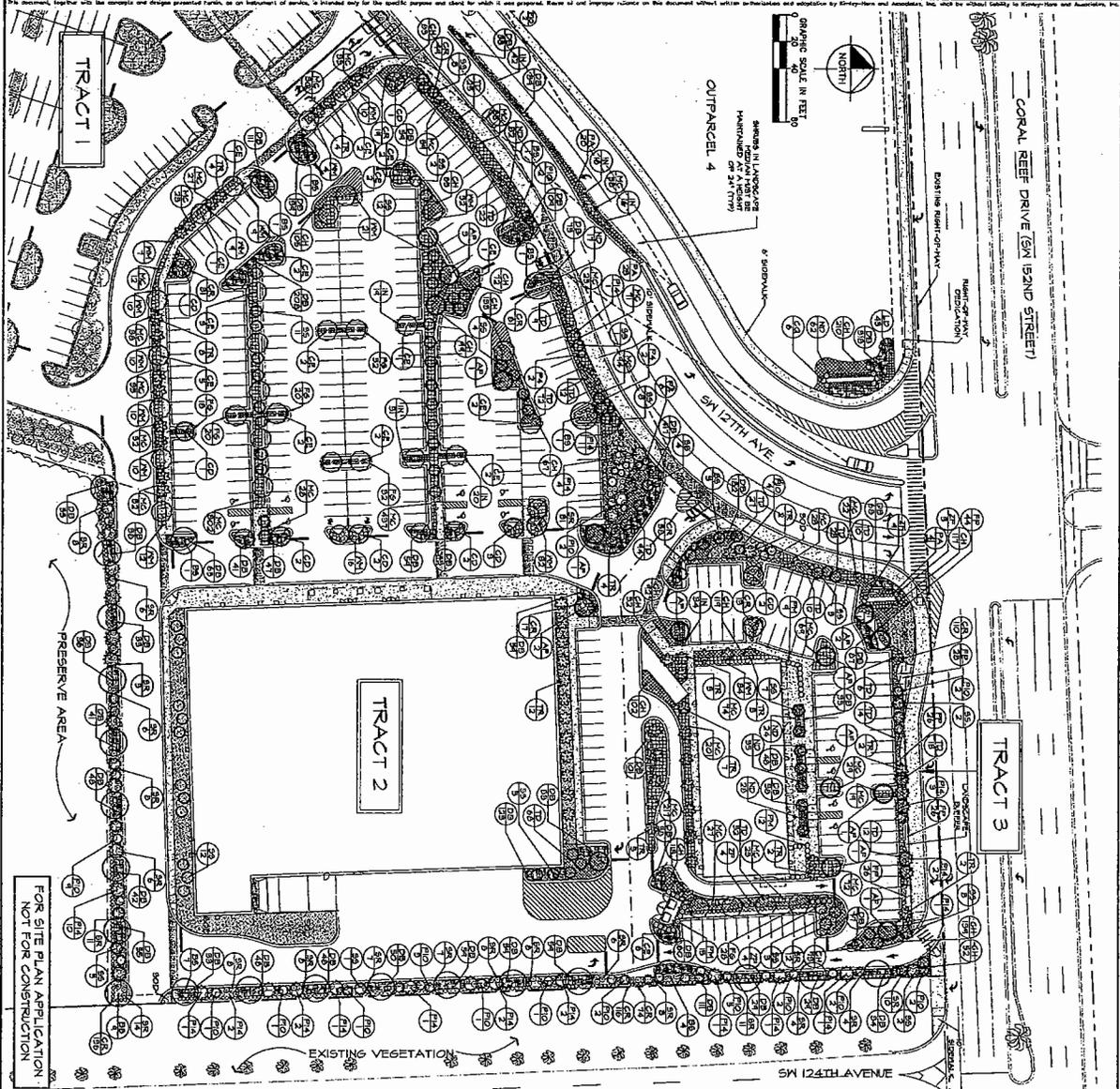
- PLANTING NOTES:**
1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
 2. PREPARED PLANTING QUANTITIES ARE PROVIDED FOR CONFORMANCE IN THE EVENT OF QUANTITY SHORTAGES. CONTRACTOR SHALL VERIFY QUANTITIES AND MAKE ANY NECESSARY ADJUSTMENTS BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
 3. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
 4. ALL PLANTS TO BE PLANTED SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE PROVIDED TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND UTILITIES AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 5. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, APPLICATORS, ETC.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, STORAGE AND DRAINAGE OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
 7. ALL NEW AND TRANSPORTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC SYSTEM.
 8. TRANSPORTING SHALL NOT EXCEED 28" IN HEIGHT WHEN PLACED WITHIN 10' ON EITHER SIDE OF THE DRIVEWAY.

RECEIVED
MAY 16 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

RECEIVED
MAY 16 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

GRAPHIC SCALE IN FEET
0 75 150 300
NORTH

CORAL REEF COMMONS PREPARED FOR RAM REALTY SERVICES MIAMI-DADE COUNTY FLORIDA SHEET NUMBER L-14A	OVERALL LANDSCAPE PLAN	XHA PROJECT 047544004	REVISIONS
		DATE 07/17/2012	04-01-13 ESU 09-18-12 MB
		SCALE AS SHOWN DESIGNED BY UST DRAWN BY ESN CHECKED BY UST DATE MAY 14 2013	PER MDC COMMENTS PER MDC COMMENTS
		KIMLEY-HORN AND ASSOCIATES, INC. 1221 BRIDGELL AVENUE, SUITE 400, MIAMI, FL 33138 PHONE: 305-673-2025 FAX: 305-673-6862 WWW.KIMLEY-HORN.COM CA 00000096	NO. _____ REVISIONS _____ DATE _____ BY _____



FOR SITE PLAN APPLICATION
NOT FOR CONSTRUCTION

RECEIVED
MAY 16 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

NO.	DESCRIPTION	DATE	BY	REVISIONS
01	ISSUED FOR PERMITS	07/17/2012	MSJ	
02	REVISED FOR PERMITS	08/01/2012	MSJ	
03	REVISED FOR PERMITS	08/01/2012	MSJ	
04	REVISED FOR PERMITS	08/01/2012	MSJ	
05	REVISED FOR PERMITS	08/01/2012	MSJ	
06	REVISED FOR PERMITS	08/01/2012	MSJ	
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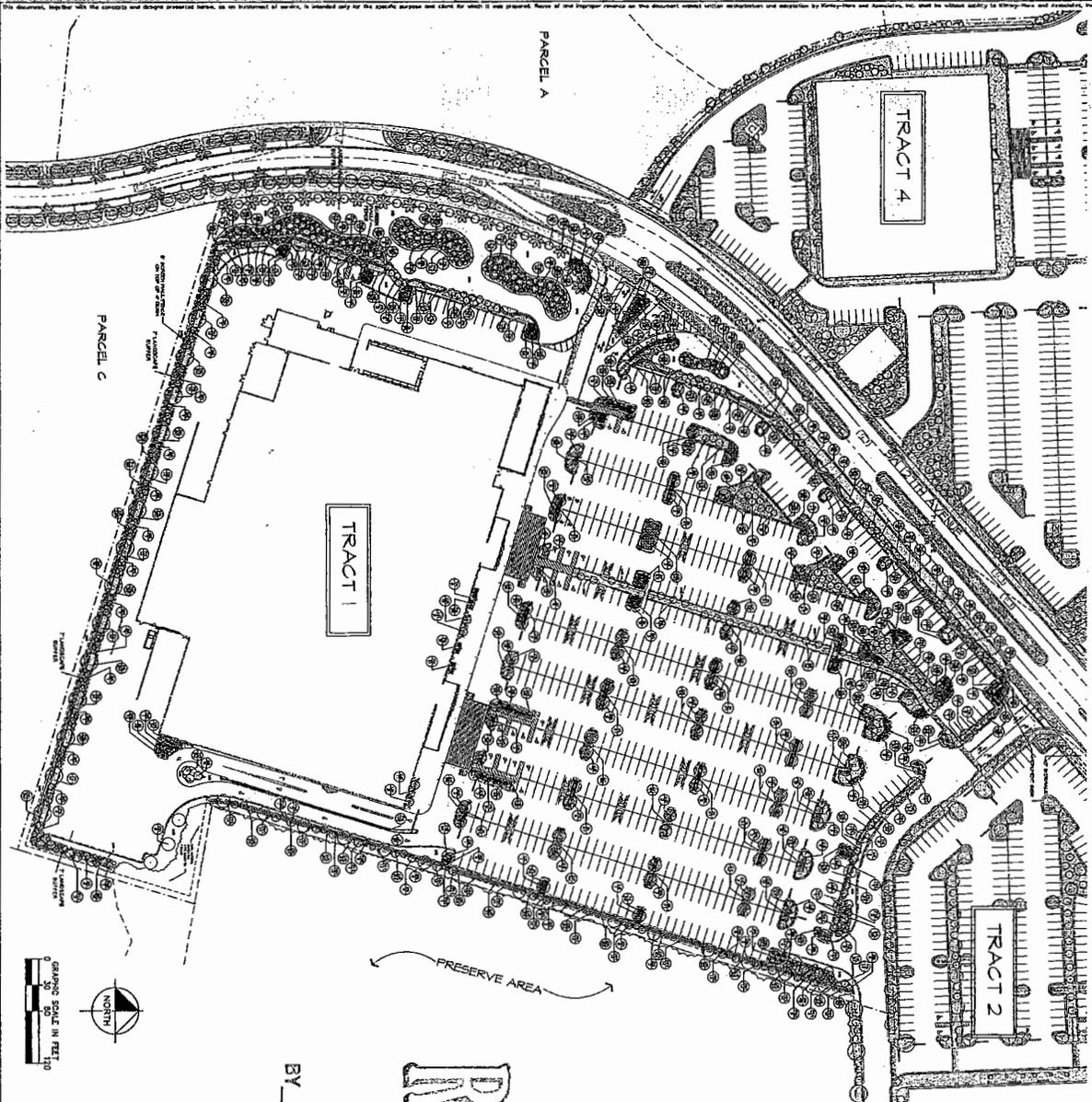
CORAL REEF COMMONS
PREPARED FOR
RAM REALTY SERVICES
MIAMI-DADE COUNTY FLORIDA

TRACT 2 & 3
LANDSCAPE PLAN

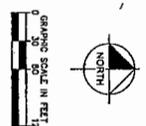
VIA PROJECT
D47544004
DATE
07/17/2012
SCALE AS SHOWN
DESIGNED BY MSJ
DRAWN BY ESN
CHECKED BY MSJ
DATE
MAY 14 2013

Kimley-Horn and Associates, Inc.
© 2012 KIMLEY-HORN AND ASSOCIATES, INC.
1231 BUCKLE AVENUE, SUITE 400, MIAMI, FL 33131
PHONE: 305-433-2025 FAX: 305-433-4082
WWW.KIMLEY-HORN.COM CA 00000095

NO.	PER MDC COMMENTS	DATE	BY
04-01-13	PER MDC COMMENTS	04-01-13	MSJ
05-15-12	PER MDC COMMENTS	05-15-12	MSJ
	REVISIONS		



RECEIVED
 MAY 16 2013
 MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE
 BY _____



FOR SITE PLAN APPLICATION
 NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMITS	05/14/2013	MSI	1
2	ISSUED FOR PERMITS	05/14/2013	MSI	2
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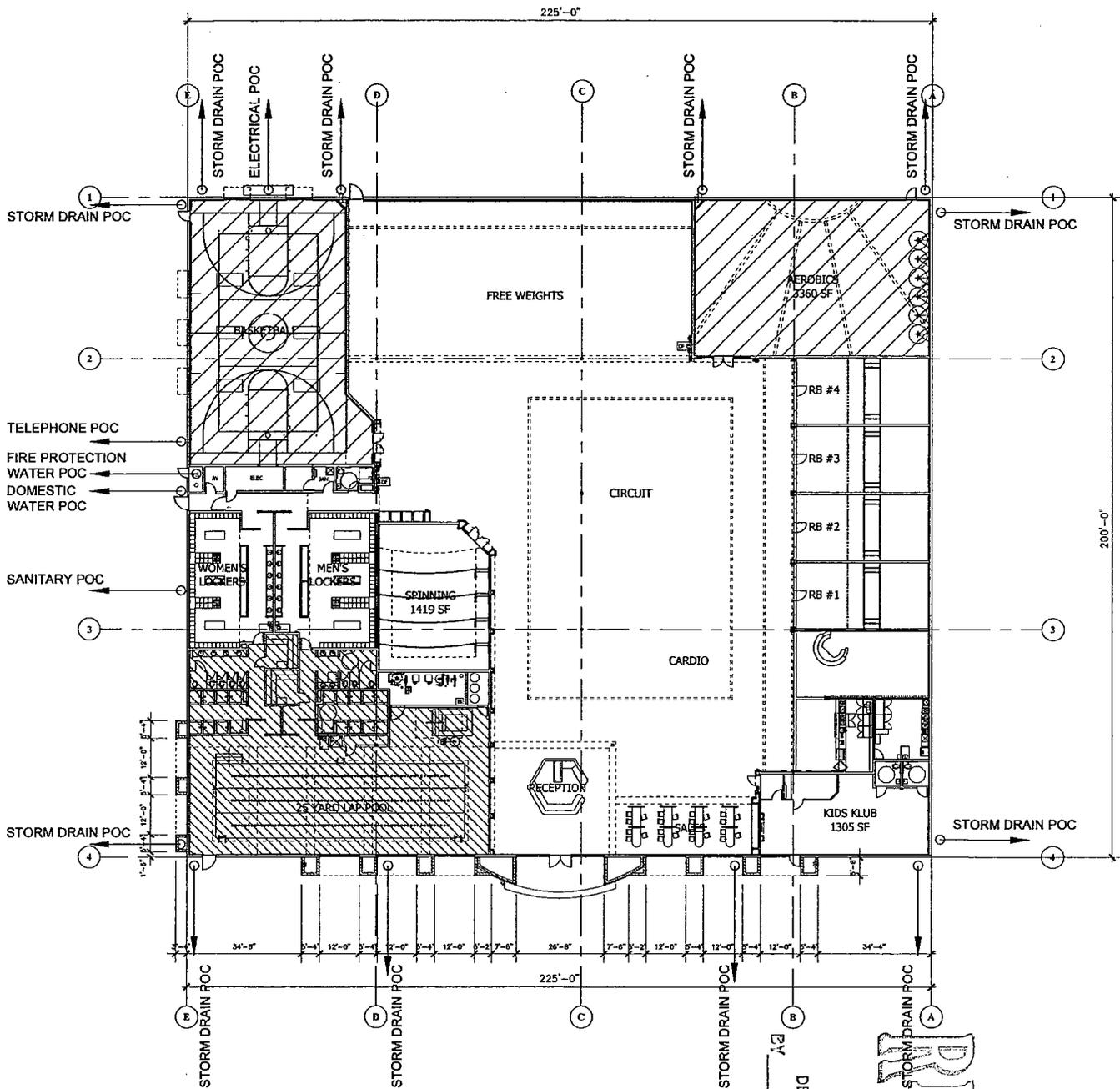
CORAL REEF COMMONS
 PREPARED FOR
RAM REALTY SERVICES
 MIAMI-DADE COUNTY FLORIDA

TRACT 1 LANDSCAPE PLAN

KHA PROJECT
 047544004
 DATE
 07/17/2012
 SCALE AS SHOWN
 DESIGNED BY MSI
 DRAWN BY ESL
 CHECKED BY MSI
 DATE
 MAY 14 2013

Kimley-Horn and Associates, Inc.
 1721 BROOKLINE AVENUE, SUITE 400, MIAMI, FL 33130
 PHONE: 305-873-2025 FAX: 305-873-4527
 WWW.KIMLEY-HORN.COM CA 000000000

NO.	REVISIONS	DATE	BY
04-01-13	ESM		
02-19-12	MB		

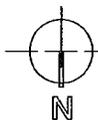


TRACT 4

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 Floor Plan Hatched Symbol at Pool and Shower Area
 Graded pad area by LL depressed 1.5" below typical pad height for depressed concrete slab in areas containing tile or pool/pool equipment room


 Floor Plan Hatched Symbol
 Graded pad area by LL depressed 2.5" below typical pad height for depressed concrete slab in areas containing wood flooring.



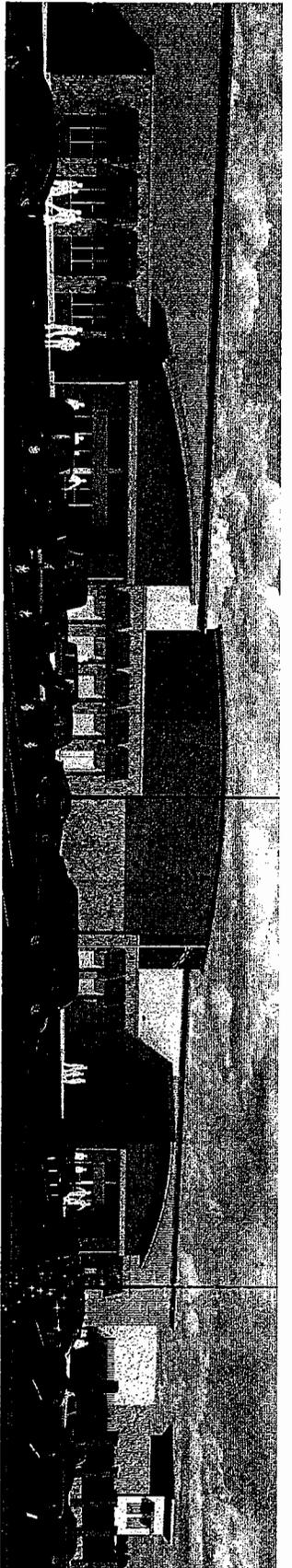
Ground Floor Level

INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS. WALL TYPES ILLUSTRATED ARE FOR PRELIMINARY SPACE PLANNING ONLY; THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR CODE CONFORMANCE AND FLOOR PLAN DEVELOPMENT PER PROGRAMING CRITERIA.

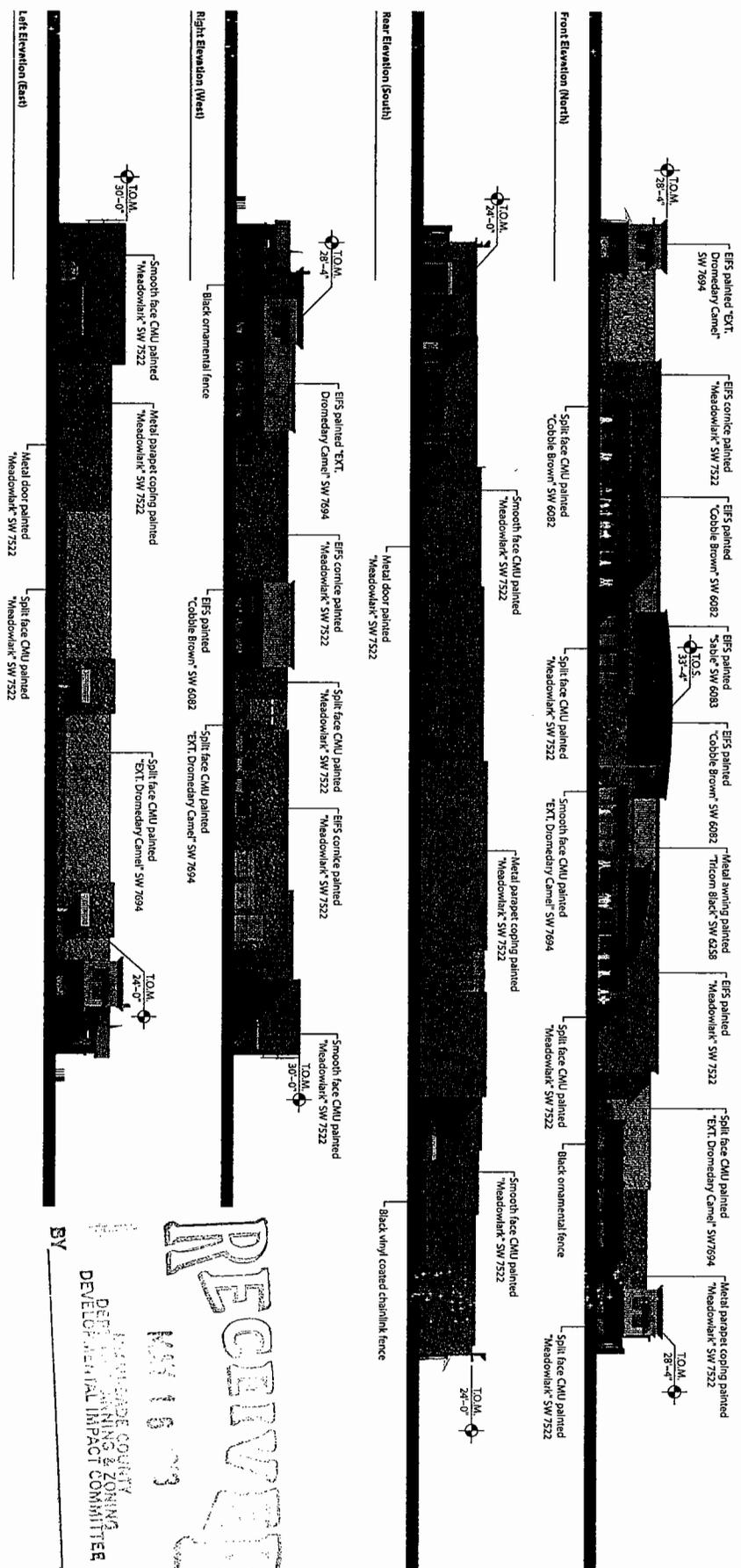
Ground Floor - 45,000 S.F.

Concept Floor Plan - Coral Reef, FL

100



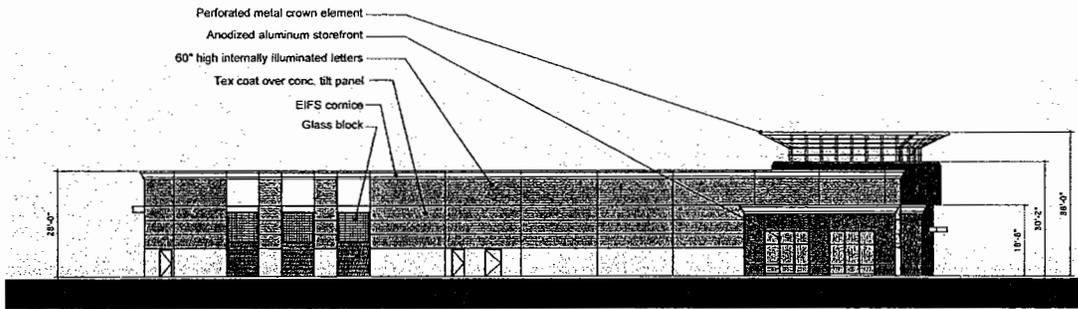
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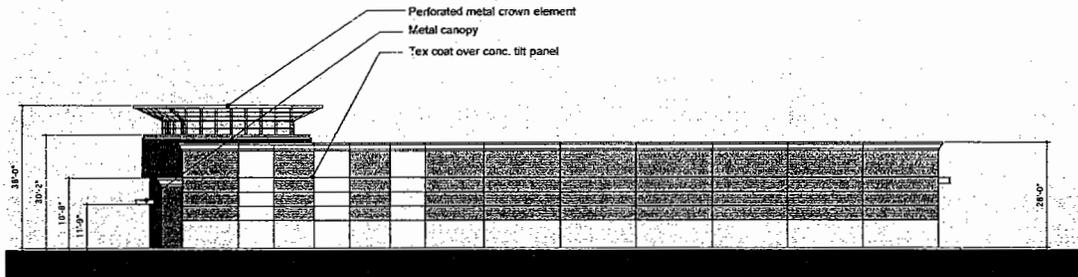
RECEIVED
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 MIAMI-GARDE COUNTY
 DEPARTMENT OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE
 BY _____

B R R <small>ARCHITECTURE</small>	May 10, 2013	Miami (Coral Reef), FL - New Store
DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect violations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.		Elevations 1

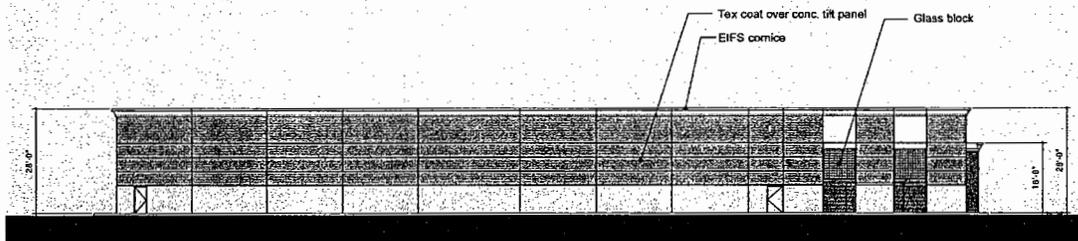
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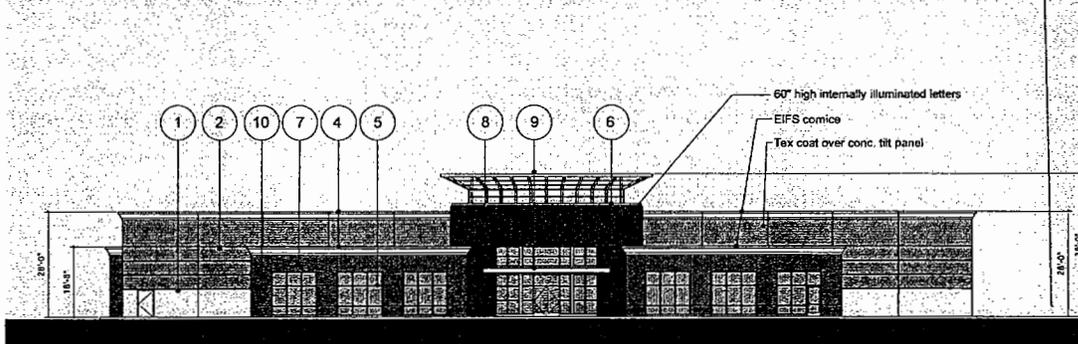
East Elevation



West Elevation



South Elevation



North Elevation

MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT ANALYSIS

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 MAY 16 2013

Color Legend

TRACT 4

1	Conc. Tilt Panel - Match ICI Paints - #A1801 - Antique Linen	2	Conc. Tilt Panel - Match ICI Paints - #A1754 - Hudson River Stone	3	Not Used	4	EIFS Cornice - Match ICI Paints - #LT090 - Sculpted Marble	5	Storefront & Entry Doors - Clear anodized finished aluminum at storefront, panels and entry doors w/ dual glazed green tint glass
6	Pre-Finished Metal Coping - ICI Paints - #1769 - Creme Burlee	7	EIFS system - Match ICI Paints - #A1706 - Dusty Canyon	8	EIFS system - Match ICI Paints - #A1736 - Toast Brown	9	Metal Entry Crown & Metal Canopy - Match ICI Paints - #2010 - Snowfield	10	Light Fixture - Dark oil-rubbed bronze - Kim Lighting fixture WFS74

INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS.

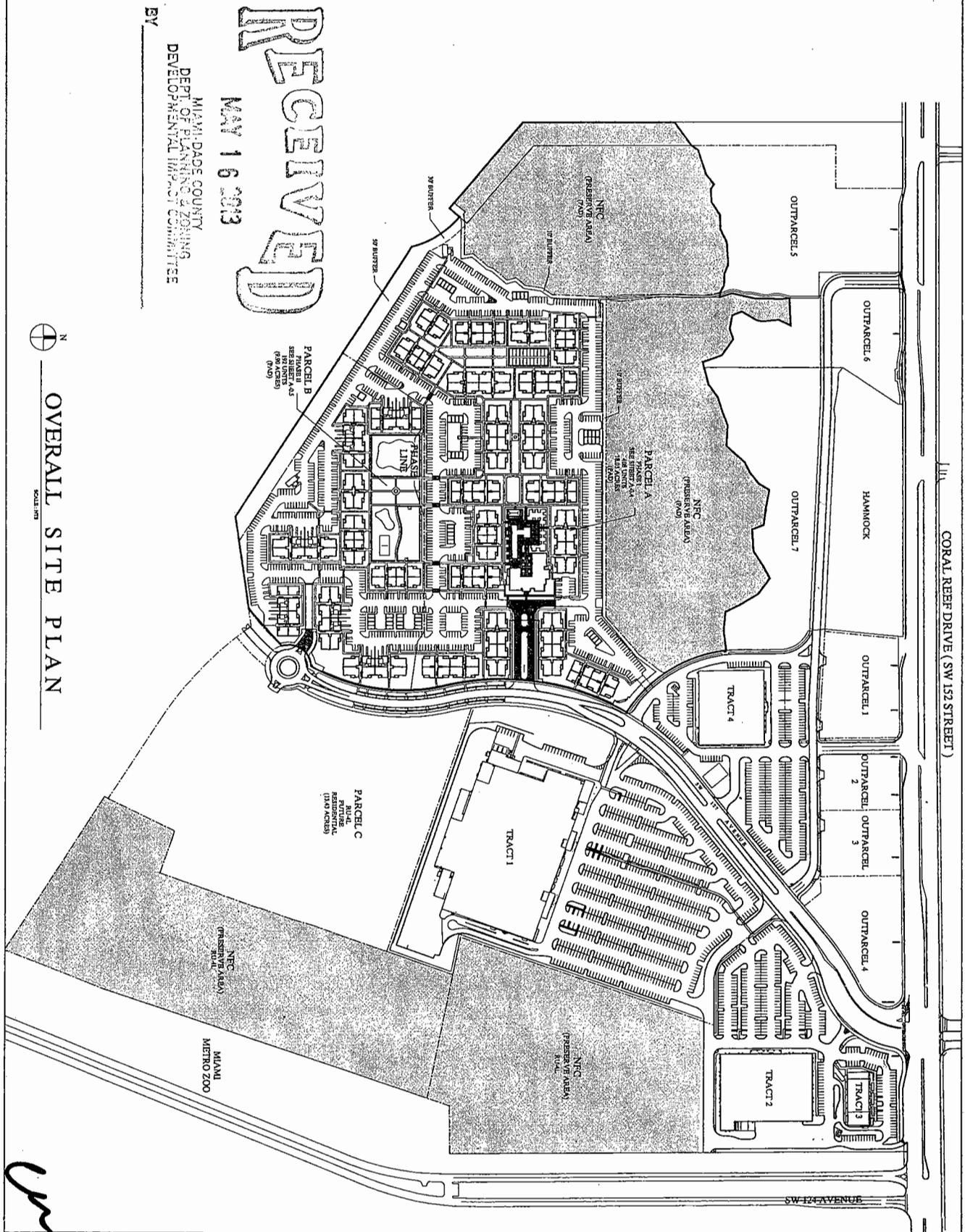
TOTAL - 45,000 S.F.

Concept Elevations - Coral Reef, FL

Reference Plan:

08.27.12

102



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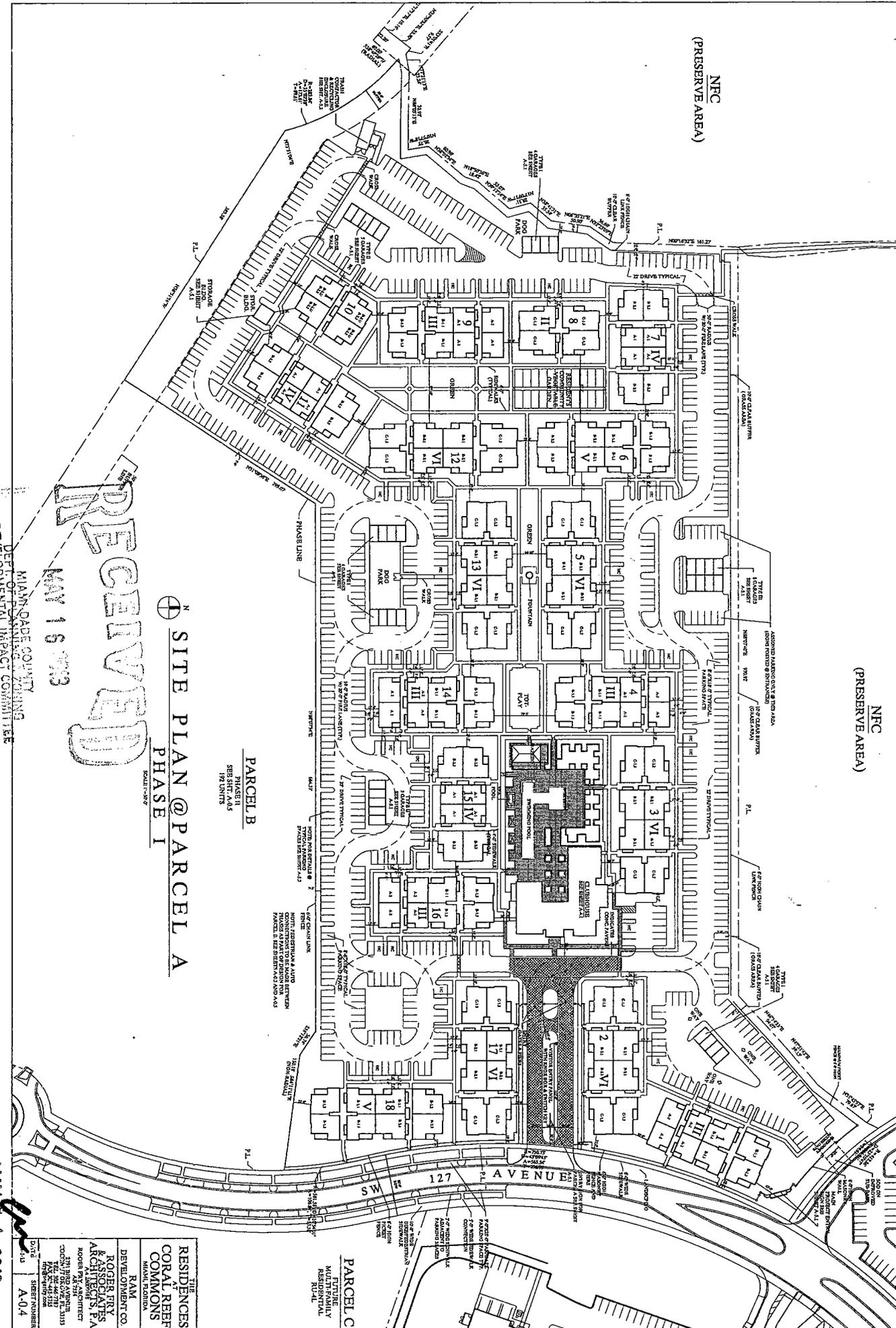
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY _____

OVERALL SITE PLAN

DATE	4-11-13
BY	A-02
PROJECT	RESIDENCES CORAL REEF COMMONS
CLIENT	RAM DEVELOPMENT CO.
DESIGNER	ROGER FRY & ASSOCIATES ARCHITECTS, P.A.
LOCATION	2811 NW 152ND AVENUE, SUITE 100 MIAMI, FL 33157
SCALE	AS SHOWN

MAY 14 2013

[Handwritten signature]



NFC
(PRESERVE AREA)

NFC
(PRESERVE AREA)

N
SITE PLAN @ PARCEL A
PHASE I

PARCEL B
PHASE II
SEE SHT. A-03
192 UNITS

PARCEL C
FUTURE
MULTIFAMILY
RESIDENTIAL
R.U.-L

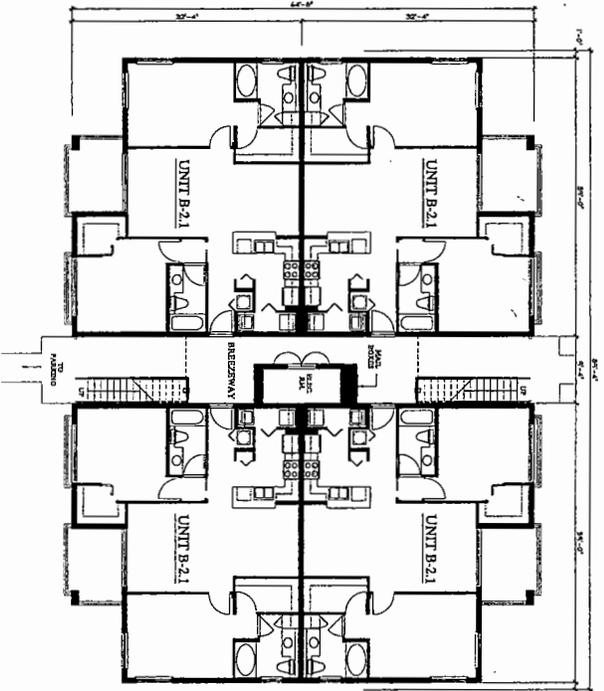
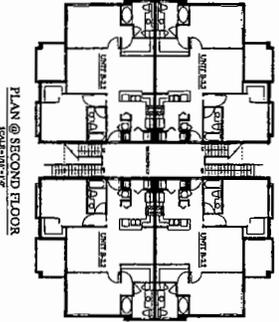
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MAY 16 2013

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

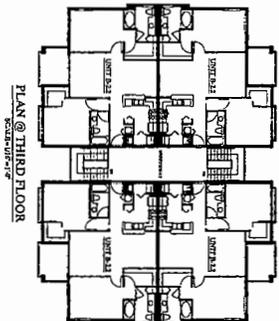
MAY 14 2013

DATE	10/15/12	SHEET NUMBER	A-04
PROJECT	THE RESIDENCES AT CORAL REEF COMMONS		
DEVELOPER	RAM DEVELOPMENT CO.		
ARCHITECT	ROGER FRY & ASSOCIATES ARCHITECTS, P.A.		
ENGINEER	ROGER FRY ARCHITECT		
PLANNING	321 19th Avenue, Suite 3115, Miami, FL 33132		
PHONE	305.362.4477		
FAX	305.362.4478		
WWW	www.rfa.com		

101



BUILDING TYPE I

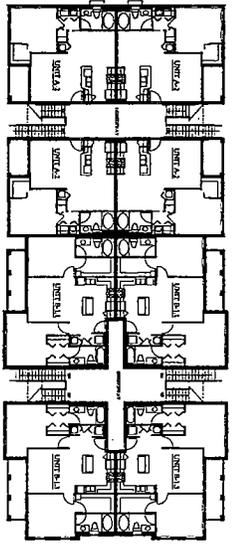


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MAY 16 2013

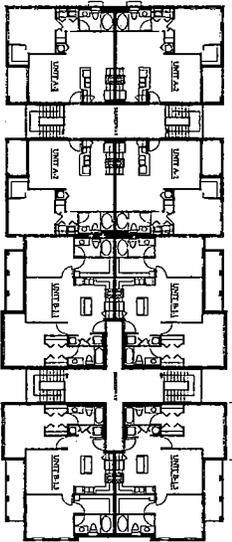
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

THE RESIDENCES CORAL REEF COMMONS MIAMI, FLORIDA	
RAM DEVELOPMENT CO.	RAM
ROGER FRY & ASSOCIATES ARCHITECTS, P.A. RODAW FRY ARCHITECT	ROGER FRY & ASSOCIATES ARCHITECTS, P.A. RODAW FRY ARCHITECT
2701 BRIDLE AVENUE SUITE 200 MIAMI, FLORIDA 33133 TEL: 305.446.7477 FAX: 305.446.7478	2701 BRIDLE AVENUE SUITE 200 MIAMI, FLORIDA 33133 TEL: 305.446.7477 FAX: 305.446.7478
DATE 4-13	SHEET # A-11

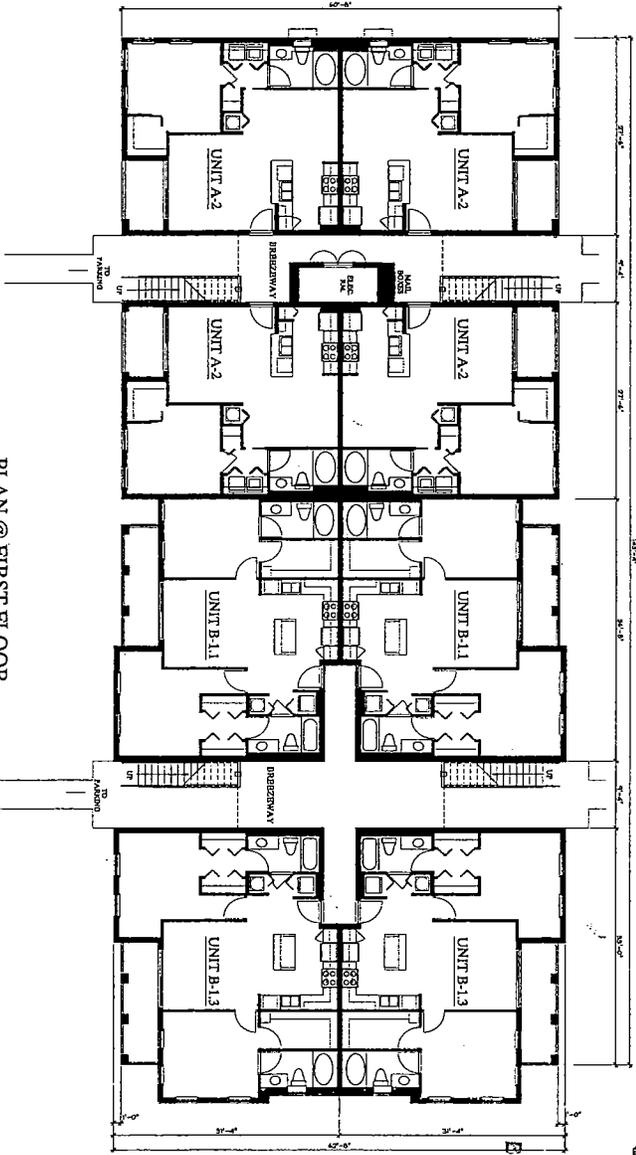
MAY 14 2013



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



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



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

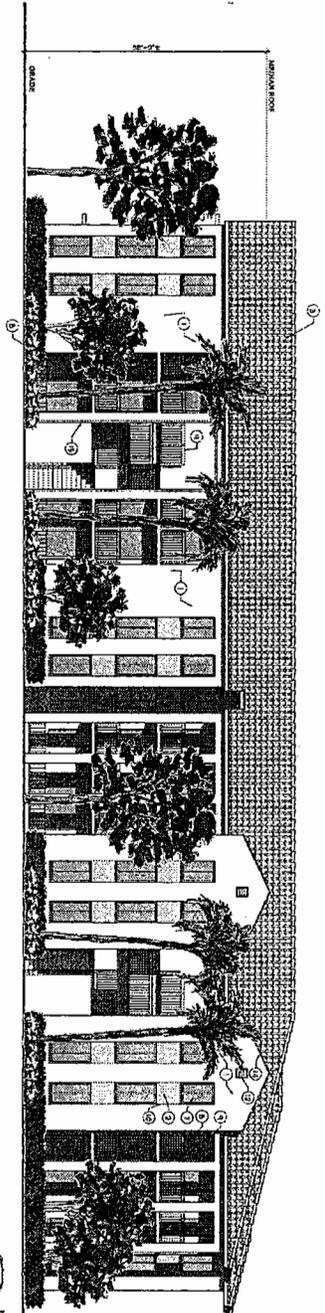
BUILDING TYPE III

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT STATEMENT

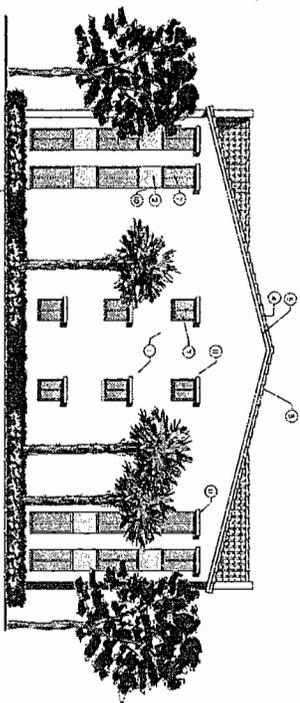
RECEIVED
MAY 16 2013

MAY 14 2013

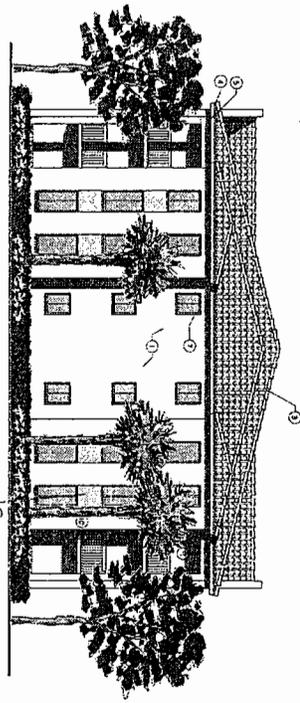
DATE	4-1-13
SHEET NUMBER	A-1.3
THE RESIDENCES CORAL REEF COMMONS MIAMI, FLORIDA RAM DEVELOPMENT CO. ROGER FRY & ASSOCIATES ARCHITECTS, P.A. ROGER FRY, ARCHITECT 2911 BIRD AVENUE SUITE 200 MIAMI, FLORIDA 33133 TEL: 305-447-7777 FAX: 305-447-7778 www.rfa.com	



FRONT/REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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MAY 16 2013

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

MATERIAL LEGEND

1	Light texture stucco
2	Smooth brick
3	Cement plaster-s roof tile
4	Wood panel
5	Wood panel
6	Aluminum window
7	Aluminum window
8	Aluminum window
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13	Aluminum window
14	Aluminum window

BUILDING TYPE III

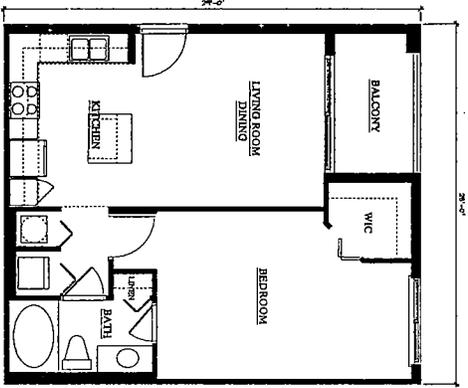
MAY 14 2013

THE
RESIDENCES
CORAL REEF
COMMONS
MIAMI, FLORIDA

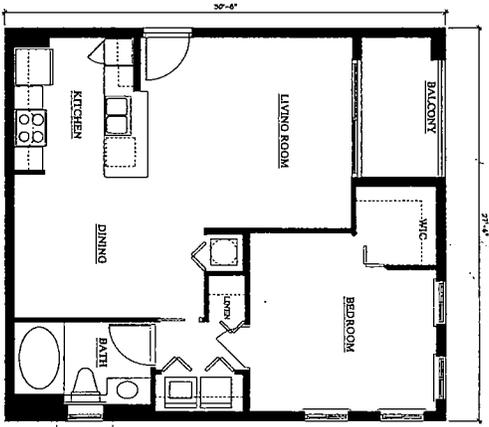
RAM
DEVELOPMENT CO.

ROGER FRY
& ASSOCIATES
ARCHITECTS, P.A.
ROGER FRY, ARCHITECT
2740 BIRD AVENUE
COCKSCREW DRIVE, MIAMI
FL 33133
TEL: 305-441-5333
FAX: 305-441-5334

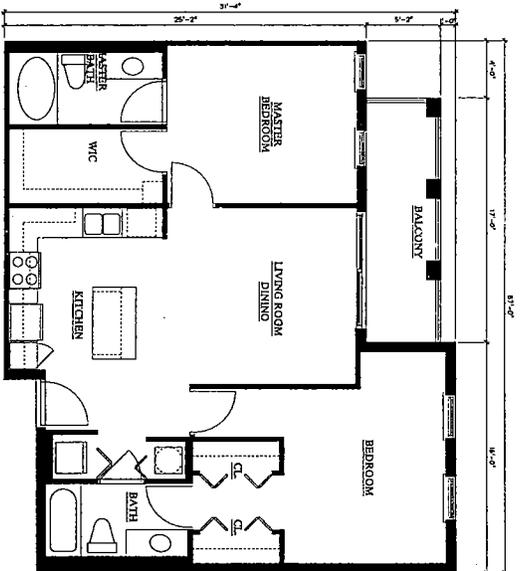
DRAWING
NO. A-23



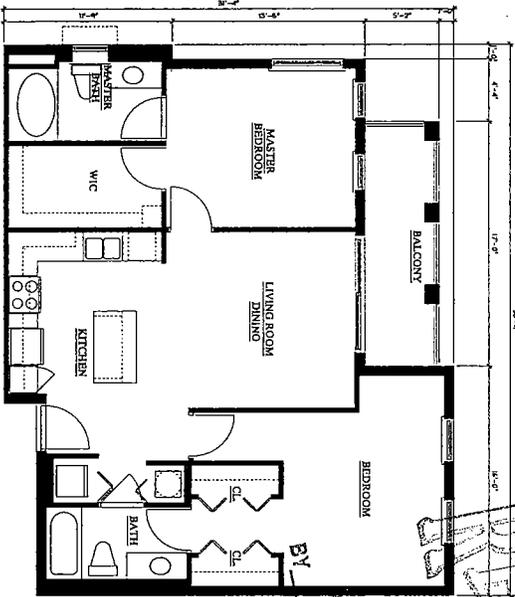
UNIT A-1
 A/C AREA = 445 SF
 BALCONY AREA = 81 SF



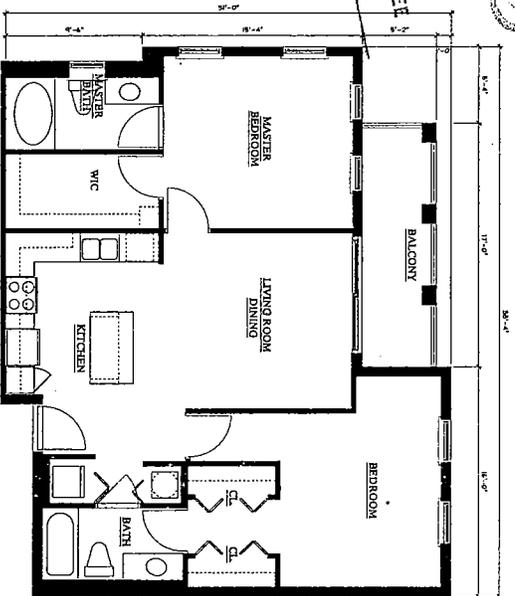
UNIT A-2
 A/C AREA = 714 SF
 BALCONY AREA = 78 SF



UNIT B-1.1
 A/C AREA = 1435 SF
 BALCONY AREA = 185 SF



UNIT B-1.2
 A/C AREA = 1203 SF
 BALCONY AREA = 88 SF



UNIT B-1.3
 A/C AREA = 1023 SF
 BALCONY AREA = 88 SF

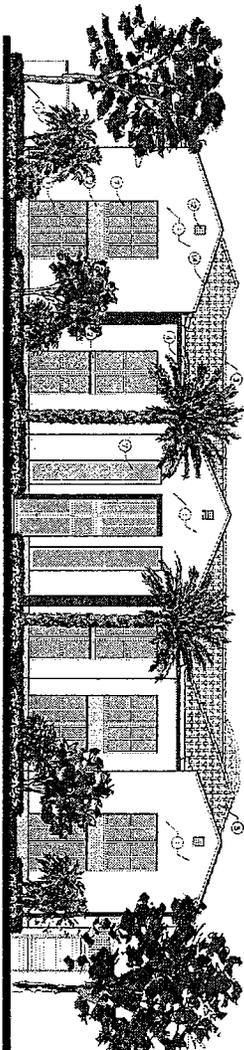
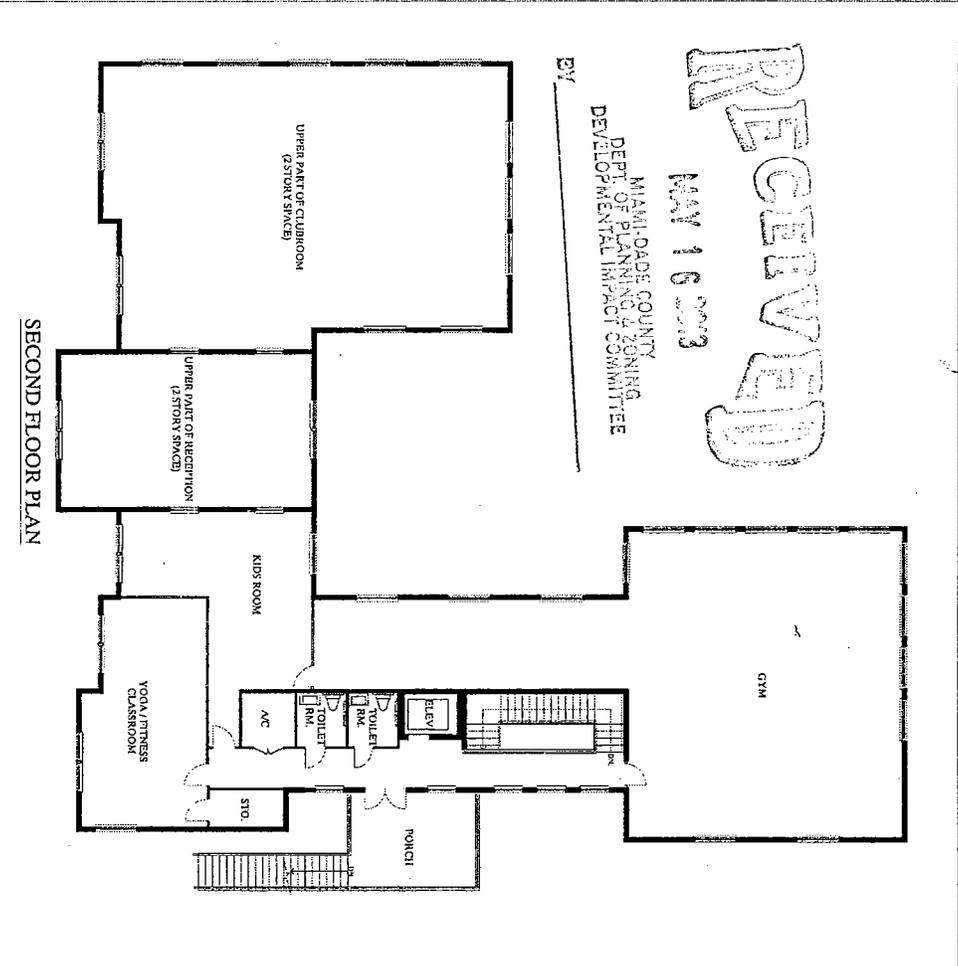
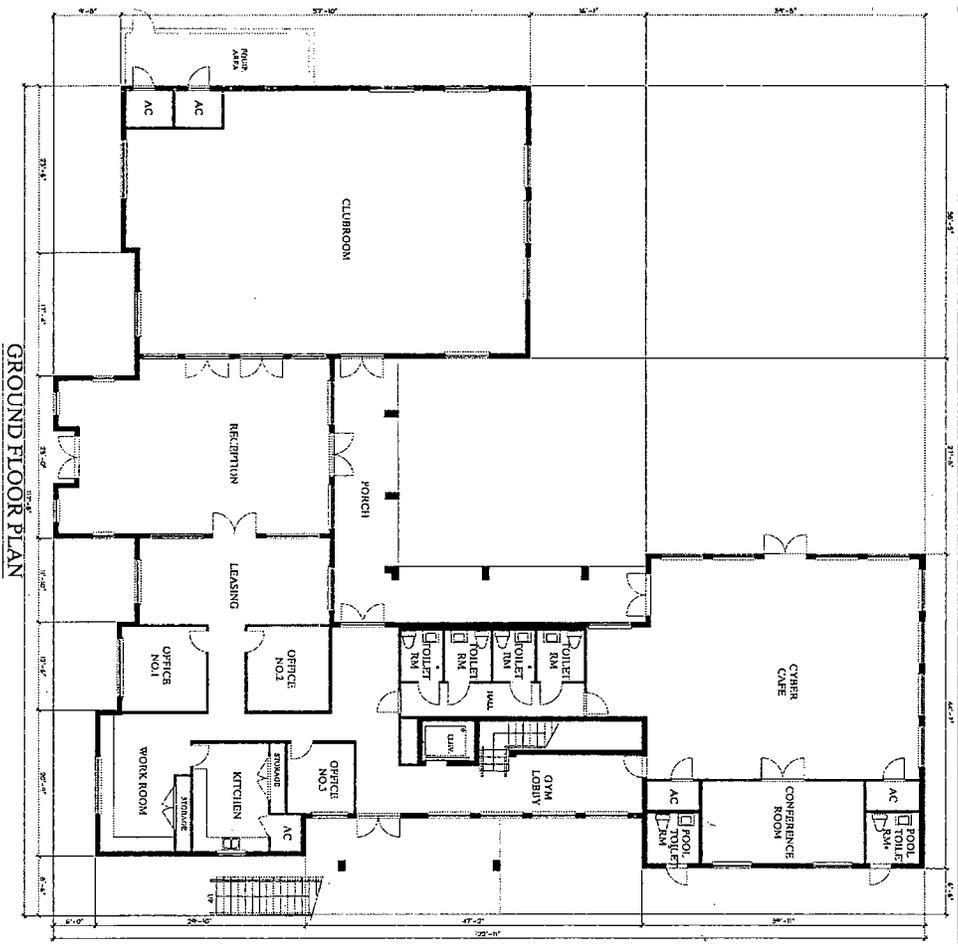
TYPICAL UNIT PLANS

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

RECEIVED
 MAY 16 2013
 MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

THE RESIDENCES AT CORAL REEF COMMONS	
RAV DEVELOPMENT CO.	
ROGER FRY & ASSOCIATES ARCHITECTS, P.A.	
ROOFER: PVA CONTRACTOR	
2701 BRIDLE AVENUE, SUITE 1111, MIAMI, FL 33156	
TEL: 305-445-7772	
FAX: 305-445-7773	
WWW.RFCORPORATION.COM	
DATE	SHEET NUMBER
4.13	A-3.1

MAY 14 2013

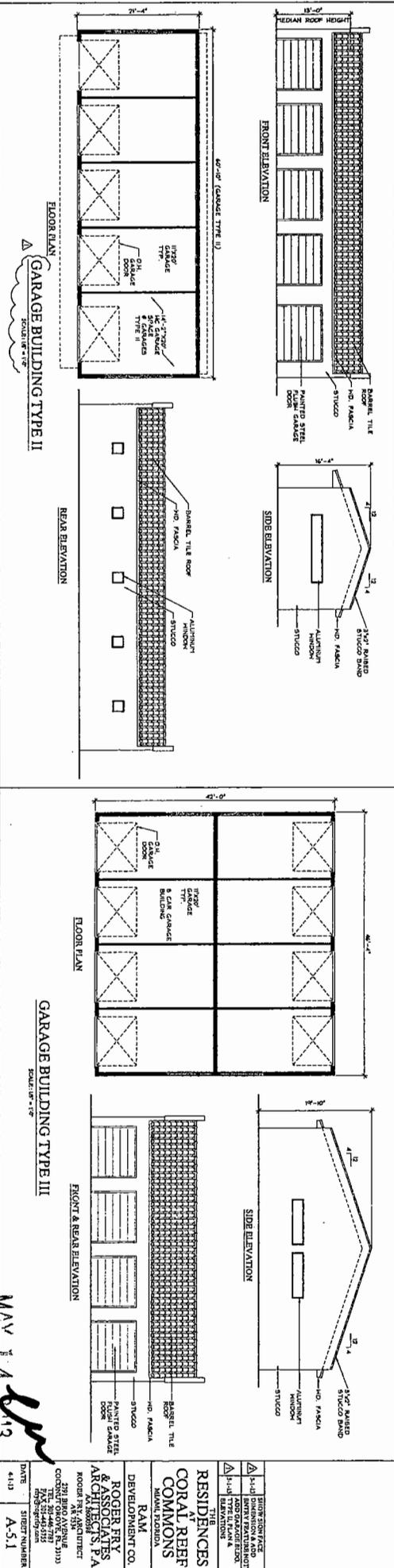
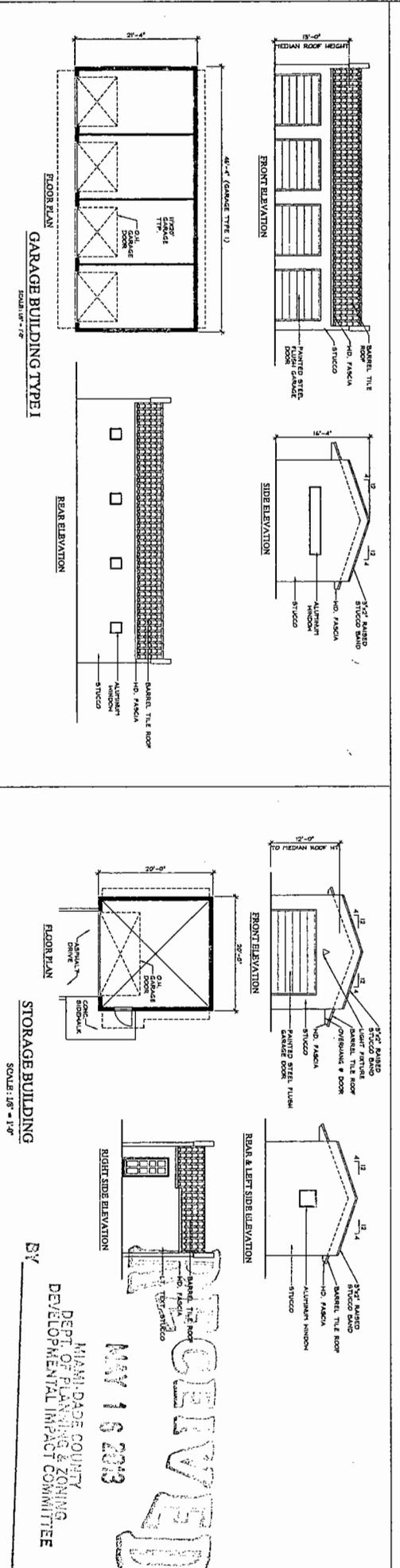
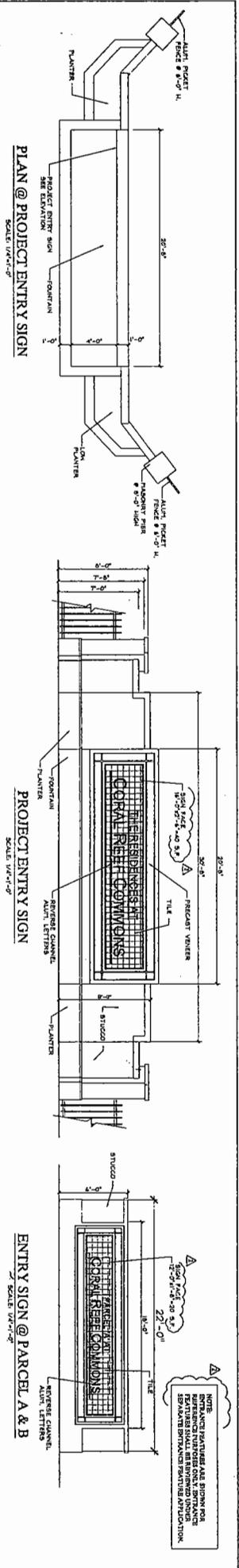


(SEE APARTMENT BUILDING ELEVATIONS FOR MATERIAL LEGEND)
 CLUBHOUSE
 SCALE: 1/8"=1'-0"

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 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

MAY 14 2013

DATE	4-1-13	STREET NUMBER	A-4.1
THE RESIDENCES AT CORAL REEF COMMONS RAM DEVELOPMENT CO. MIAMI, FLORIDA ROGER FRY & ASSOCIATES ARCHITECTS, P.A. 1100 S.W. 15TH AVENUE SUITE 100 MIAMI, FL 33135 TEL: 305-446-1340 FAX: 305-446-1341 info@ryfa.com			

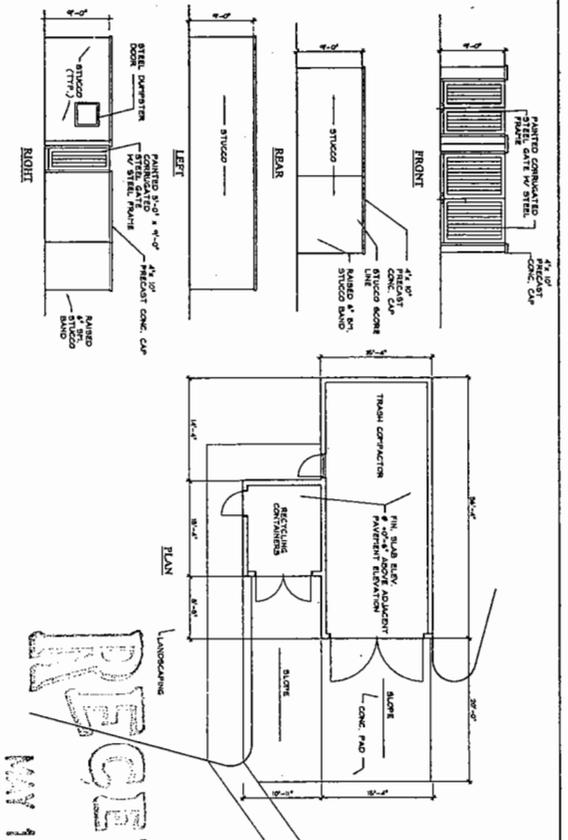


MAV 14 2013

DATE	4.13	SHEET NUMBER	A-5.1
THE CORAL REEF COMMONS DEVELOPMENT CO. ROGER PETS ARCHITECTS, P.A. 10001 N.W. 11th Street Coral Gables, FL 33133 TEL: 305.446.7711 FAX: 305.446.7712 www.rogerpets.com			

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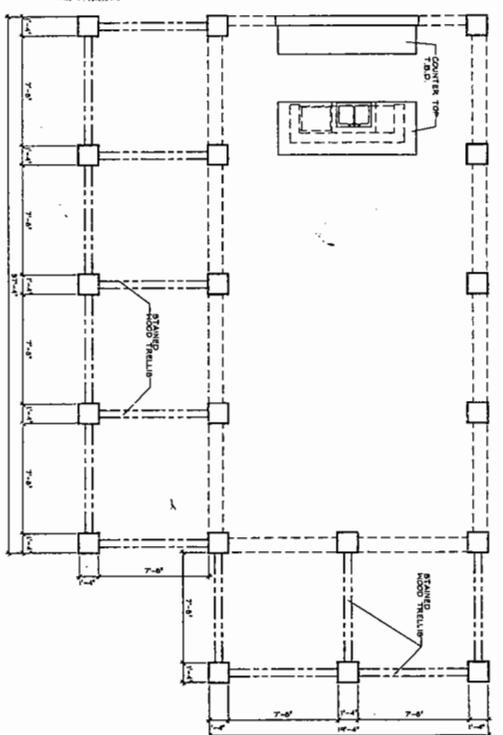
119



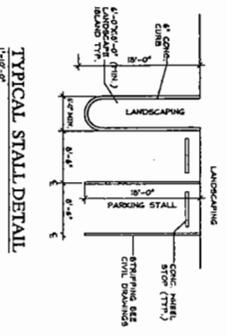
TRASH COMPACTOR & RECYCLING ENCLOSURE
SCALE: 1/4" = 1'-0"

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

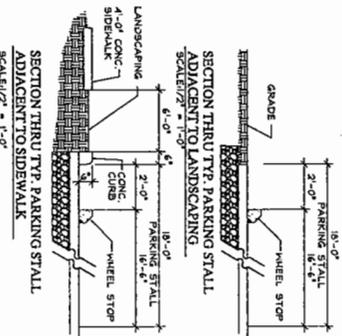
RECEIVED
MAY 16 2013



FLOOR PLAN

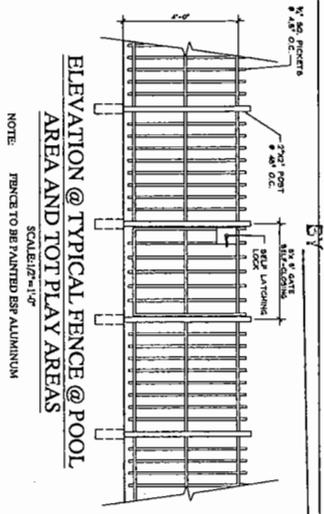


TYPICAL STALL DETAIL
SCALE: 1/2" = 1'-0"



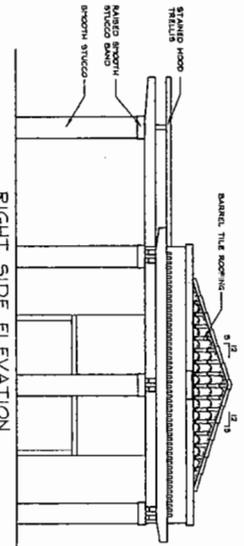
SECTION THRU TYP. PARKING STALL ADJACENT TO LANDSCAPING
SCALE: 1/2" = 1'-0"

PARKING STALL DETAILS



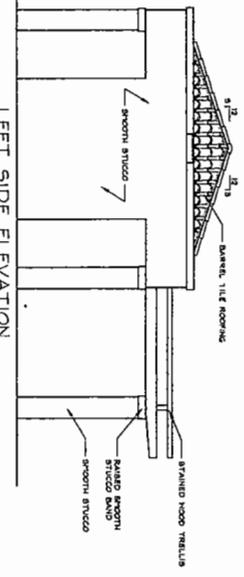
ELEVATION @ TYPICAL FENCE @ POOL AREA AND TOT PLAY AREAS
SCALE: 1/4" = 1'-0"

NOTE: FENCE TO BE PAINTED ESP ALUMINUM

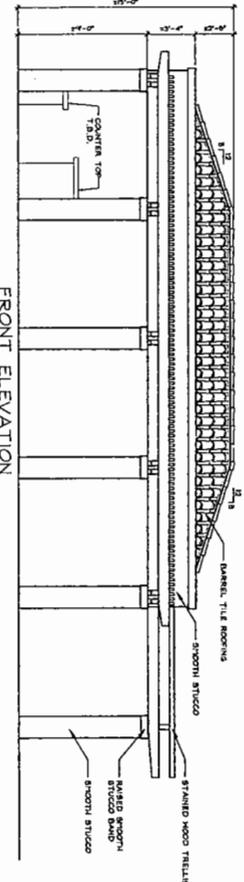


RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION



FRONT ELEVATION

DATE	1419	SHEET NUMBER	A-5-2
PROJECT	RESIDENCES AT CORAL REEF COMMONS		
ARCHITECT	ROGER FRY & ASSOCIATES ARCHITECTS, P.A.		
CLIENT	RAM DEVELOPMENT CO.		
PROJECT ADDRESS	2711 NW 42ND AVENUE, COVENTRY GARDENS, MIAMI, FL 33149		
DATE	MAY 14 2013		

118

REVISIONS
 Rev. 1.5.1-2013 - added combined parcel A&B1&5 legend & SW 127th Ave roadway change as per Civil & added 10' clear area note

The Residences at Coral Reef Commons
 Miami, Florida

ALEX ENGIGHT
 LANDSCAPE ARCHITECT
 11400 NW 11TH STREET
 MIAMI, FL 33150
 PHONE: 781.441.0131
 FAX: 781.441.0131
 DATE: 04/11/2013
 SCALE: N.T.S.
 DRAWING NO: **LM-1**

LM-1

MASTER PLAN COVER SHEET

- PARCEL A**
- LA-1 Cover Sheet
 - LA-2 Plant List/ Landscape Data
 - LA-3 Plant List
 - LA-4 Quadrant A Parcel A Site Planting
 - LA-5 Quadrant B Parcel A Site Planting
 - LA-6 Quadrant C Parcel A Site Planting
 - LA-7 Quadrant D Parcel A Site Planting
 - LA-8 Quadrant E Parcel A Site Planting
 - LA-9 Quadrant F Parcel A Site Planting
 - LA-10 Quadrant G Parcel A Site Planting
 - LA-11 Quadrant H Parcel A Site Planting
 - LA-12 Building Type 1 & 2 Planting
 - LA-13 Building Type 3 & 4 Planting
 - LA-14 Building Type 5 & 6 Planting
 - LA-15 Planting Details & Notes
- PARCEL B**
- LB-1 Cover Sheet
 - LB-2 Plant List/ Landscape Data
 - LB-3 Plant List
 - LB-4 Quadrant A Parcel B Site Planting
 - LB-5 Quadrant B Parcel B Site Planting
 - LB-6 Quadrant C Parcel B Site Planting
 - LB-7 Quadrant D Parcel B Site Planting
 - LB-8 Quadrant E Parcel B Site Planting
 - LB-9 Building Type 2 & 4 Planting
 - LB-10 Building Type 7 & 8 Planting
 - LB-11 Building Type 9 Planting
 - LB-12 Planting Details & Notes

PARCEL A

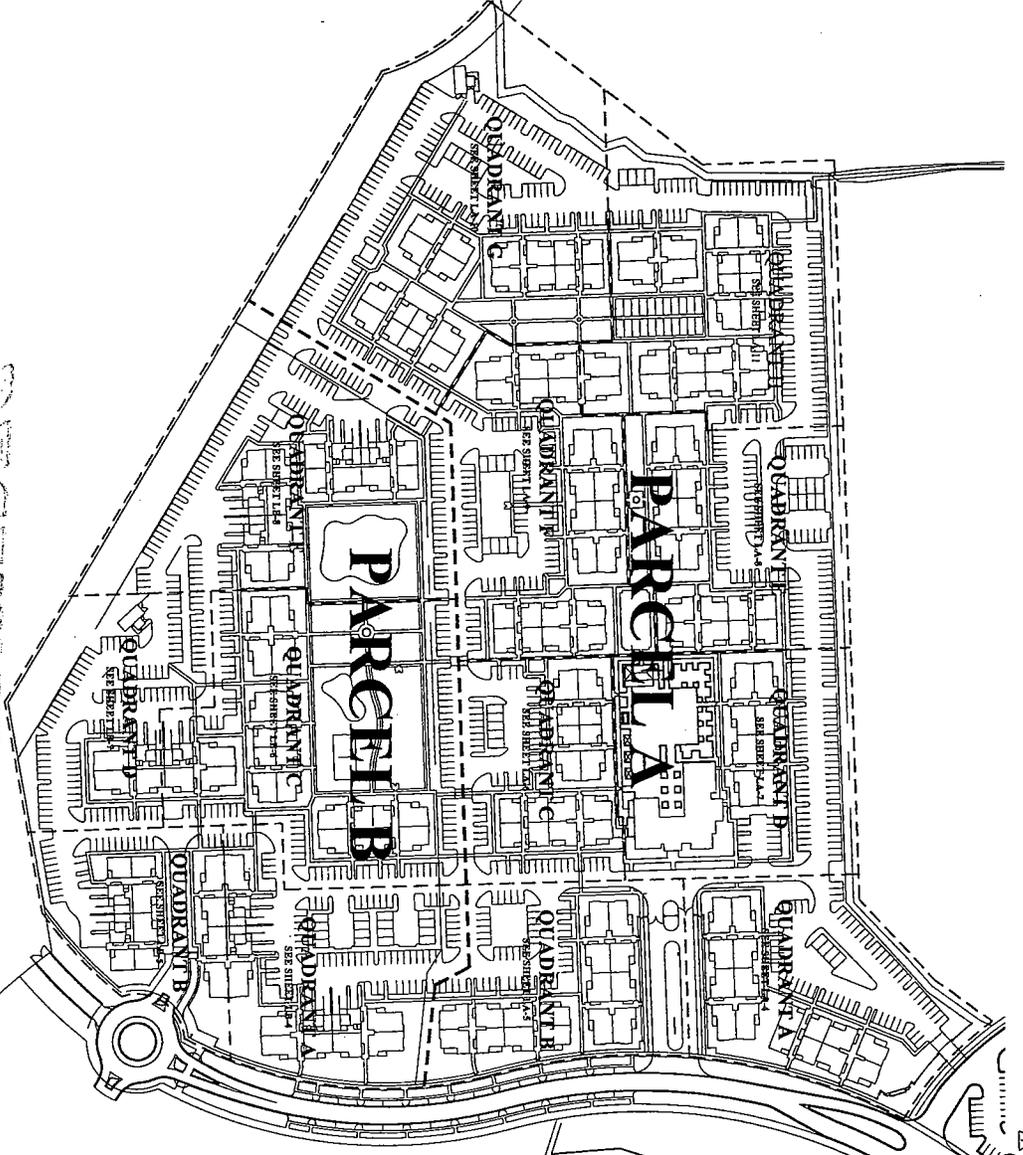
Plant	Symbol	Quantity	Notes
...

PARCEL B

Plant	Symbol	Quantity	Notes
...

LANDSCAPE LEGEND

Plant	Symbol	Quantity	Notes
...



RECEIVED
 MAY 16 2013
 MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

BY _____

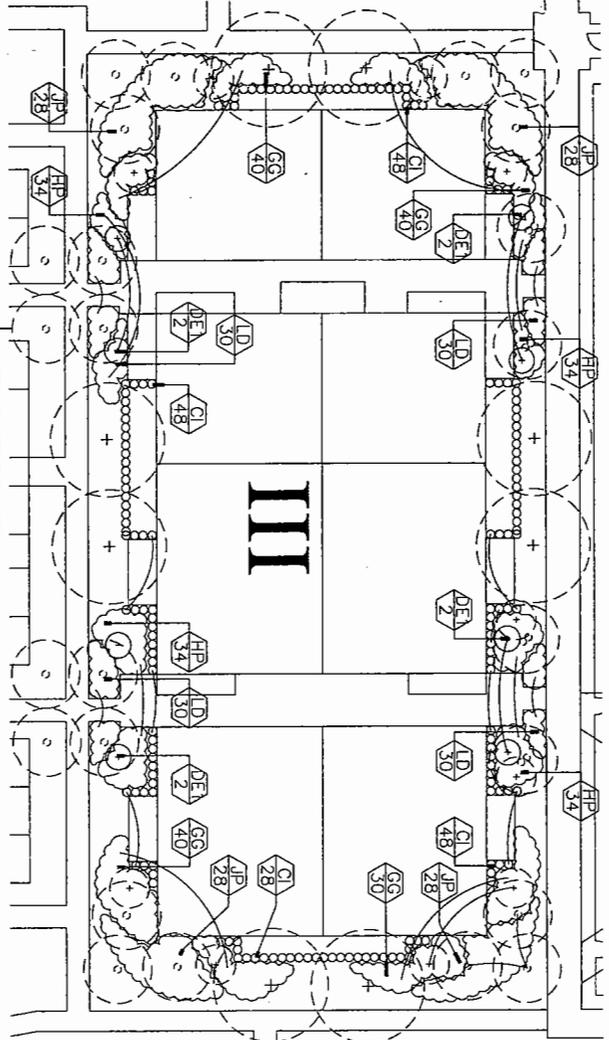
REVISIONS

The Residences at
Coral Reef Commons
Miami, Florida

RECEIVED
MAY 16 2008

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

Typical Building 3: Planting
Scale 1" = 10' - BLDG. #S: 1, 4, 9, 14 & 16



NOTE: INDICATES TYPICAL TREE/PALM LOCATIONS SEE QUADRANT PLANS FOR TREE/PALM SPECIES AND LOCATIONS

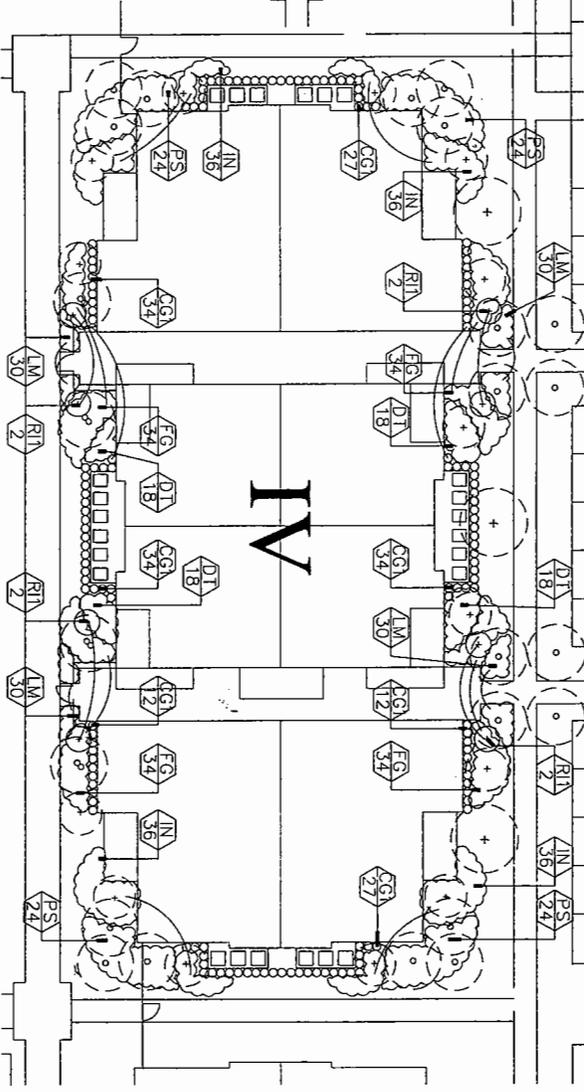
DETAILS: 1/2" = 1" - 1/4"

DATE: 01/13/08
PROJECT: CORAL REEF COMMONS
DRAWING NO.: LA-13

DESIGNED BY: J. J. ...
CHECKED BY: ...
DATE: ...

SYMBOL	DESCRIPTION	QUANTITY
HP	HOPEWELL PALM	1
DE	DELONIX REGINA PALM	1
CI	CASHEW PALM	1
CG	COCOA PALM	1
LM	LEMON LIME PALM	1

Typical Building 4: Planting
Scale 1" = 10' - BLDG. #S: 7, 11 & 15



NOTE: INDICATES TYPICAL TREE/PALM LOCATIONS SEE QUADRANT PLANS FOR TREE/PALM SPECIES AND LOCATIONS

ALEX KNIGHT
LANDSCAPE ARCHITECTURE
11101 SW 15th Street
Miami, FL 33185
TEL: 305-556-1111
WWW.ALEXKNIGHT.COM

DATE: 04/23/08
SCALE: 1" = 10'
DRAWING NO.: LA-13

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: University of Miami, a Florida not-for-profit corporation

NAME AND ADDRESS	Percentage of Stock
c/o Gerard Altschul, 1535 Levante Avenue, Coral Gables, Fl. 33146	
The University of Miami is a Florida not-for-profit corporation and, as such, has no principals or stockholders. This entity is managed by a Board of Directors, each of which is an independent person with no ownership interest in this corporation.	

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

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: RAM DEVELOPMENT COMPANY

NAME AND ADDRESS (if applicable)	Percentage of Interest
FURTHER DISCLOSURE OF INTEREST INFORMATION PROVIDED IN THE ATTACHED EXHIBIT 1	

Date of contract: 2011

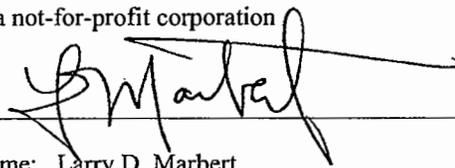
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

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.

UNIVERSITY OF MIAMI
a Florida not-for-profit corporation

By: _____

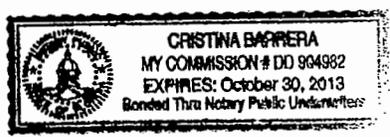


Print Name: Larry D. Marbert

o Title: Vice President for Real Estate and Facilities

Sworn to and subscribed before me this 14 day of June, 2012. Affiant is personally known to me or has produced _____ as identification.

Cristina Barrera
(Notary Public)



My commission expires 10/30/13

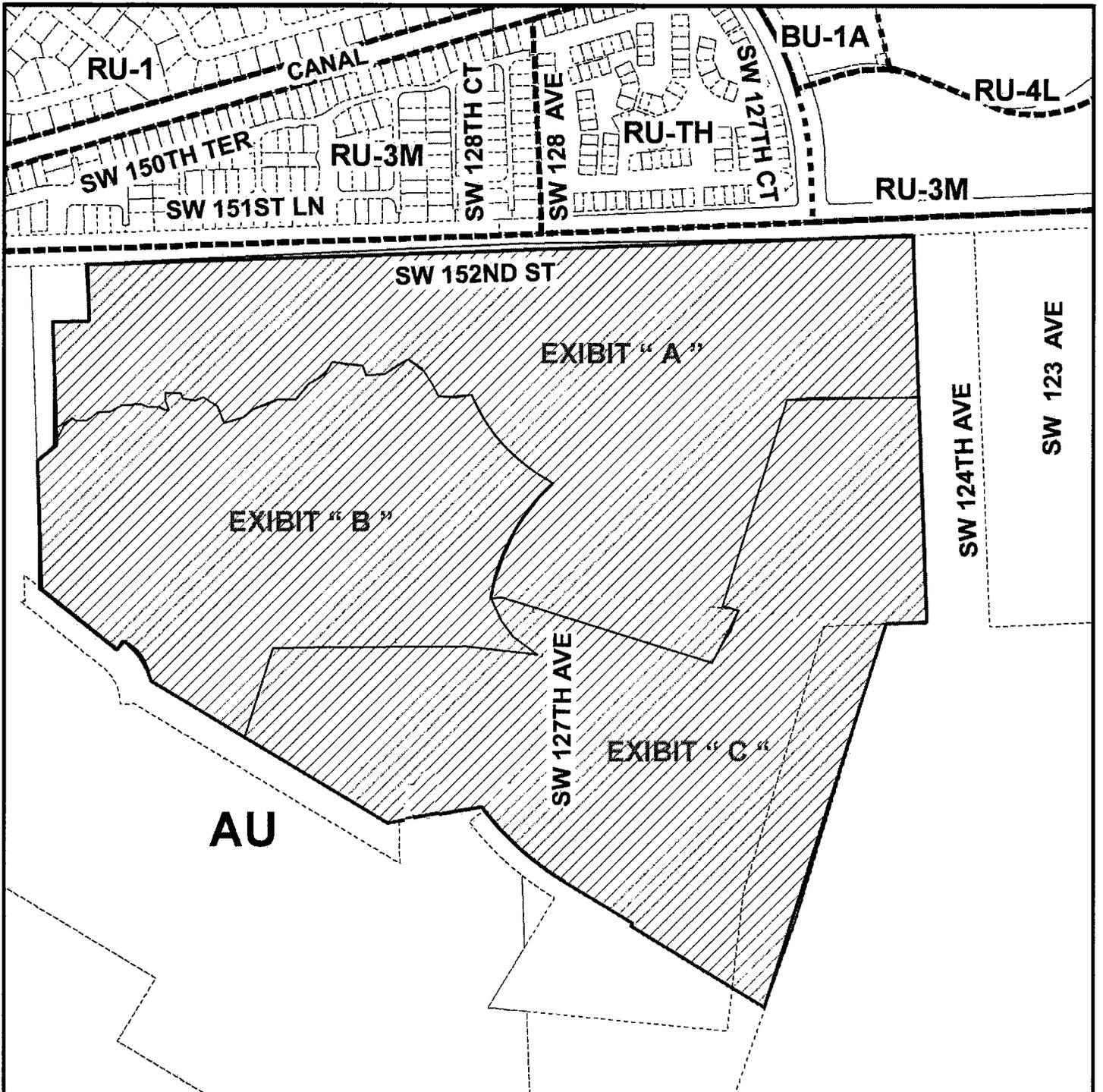
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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 1

Disclosure of Interest information for Ram Development Company:

Peter D. Cummings	Sole shareholder
Keith L. Cummings	President
David A. Dean	Vice President/Treasurer
Karen D. Geller	Vice President
Ivy Z. Greaner	Vice President
Michael R. Hammon	Vice President
Hugo Pacanins	Vice President
Robert M. Skinner	Vice President
James W. Stine	Vice President
Betty English	Secretary

#11286573_v1



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2006000129



Section: 26/25 Township: 55 Range: 39
 Applicant: UNIVERSITY OF MIAMI
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

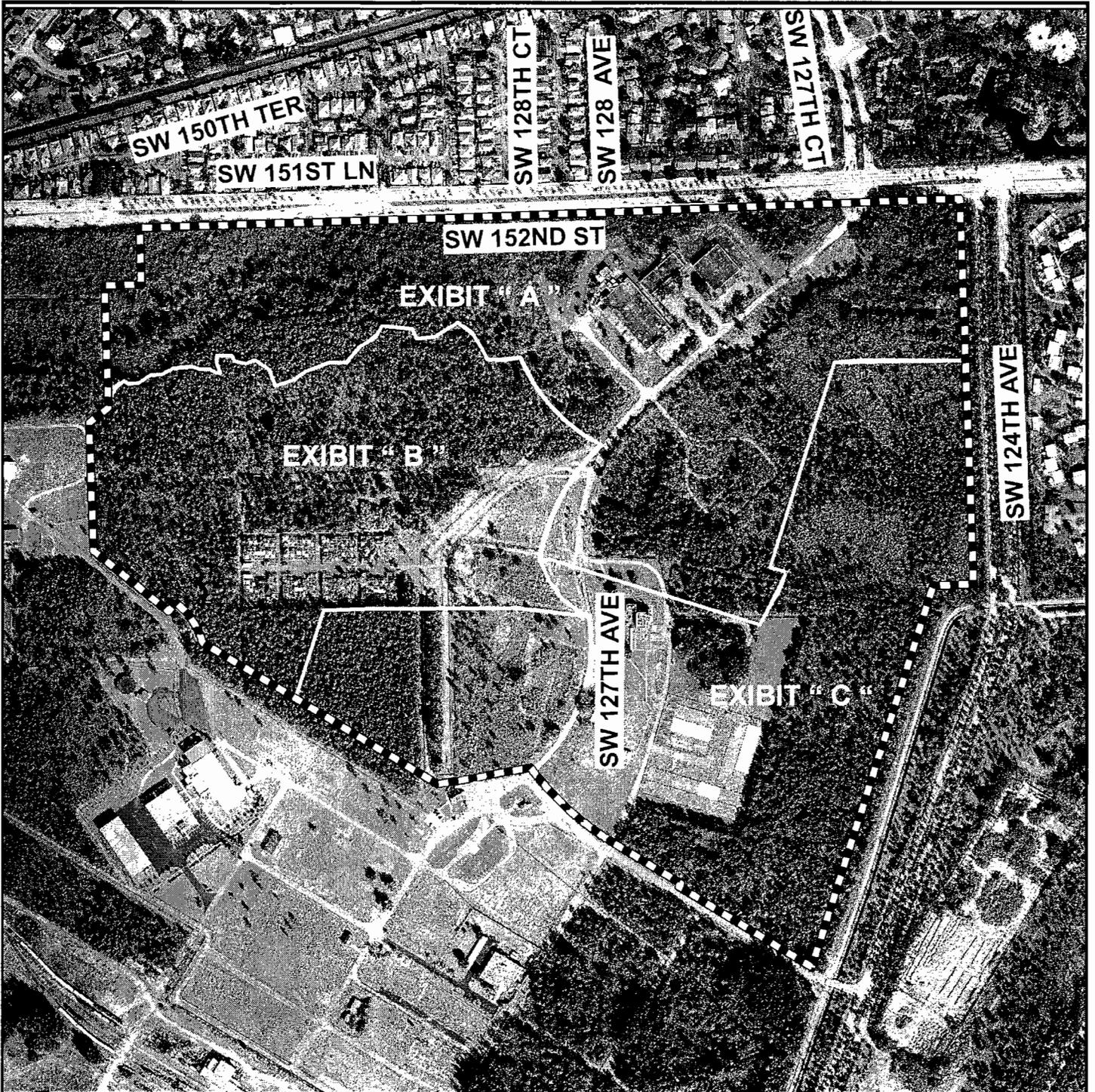
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 14, 2012

REVISION	DATE	BY
		127



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2006000129



Section: 26/25 Township: 55 Range: 39
 Applicant: UNIVERSITY OF MIAMI
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

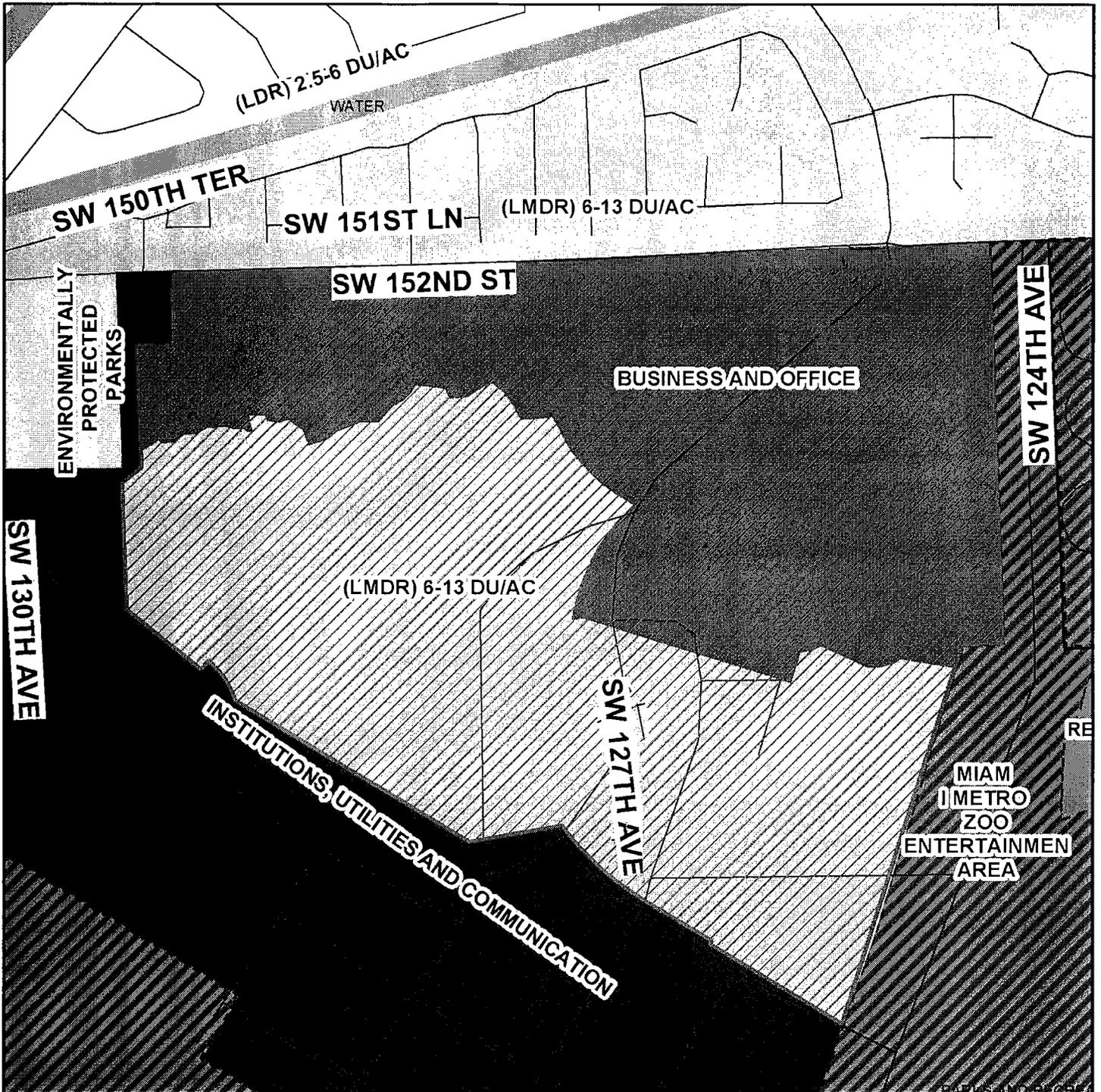
Legend

 Subject Property



SKETCH CREATED ON: Friday, September 14, 2012

REVISION	DATE	BY
		128



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2006000129



Section: 26/25 Township: 55 Range: 39
 Applicant: UNIVERSITY OF MIAMI
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, May 24, 2013

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14**

PH: Z13-018 (13-9-CZ14-2)

September 17, 2013

Item No. 2

Recommendation Summary	
Commission District	8
Applicant	South Florida RE Holdings, LLC
Summary of Requests	The applicant is seeking to allow a zone change to BU-1A, Limited Business District in order to rezone and develop the property in accordance with the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map Business and Office designation.
Location	SW corner of SW 200 St and SW 127 Ave, Miami-Dade County, Florida.
Property Size	1.78 net acres
Existing Zoning	EU-1, Single-family One Acre Estate District
Existing Land Use	vacant
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, (see attached Zoning Recommendation Addendum)
Recommendation	Approval, subject to the acceptance of the proffered zoning covenant.

REQUEST:

DISTRICT BOUNDARY CHANGE from EU-1 to BU-1A.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The applicant seeks to rezone the subject property from EU-1 to BU-1A. The subject property was approved for a CDMP Land Use Plan map designation change from Low Density Residential to Business and Office during the October 2009 Amendment Cycle. At that time the applicant proffered a covenant that required the owners to obtain certification under the U.S. Green Building Council's LEED-NC Green Building Rating System or similar system at the time of rezoning.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; vacant land	Business and Office
North	BU-1A; retail store	Business and Office
South	EU-1; vacant land	Business and Office
East	BU-1A; shopping center	Business and Office
West	EU-1; religious facility	Low-Density Residential (2.5 – 6 du)

NEIGHBORHOOD COMPATIBILITY:

The 1.78-net acre subject property is a vacant parcel located at the southwest corner of the intersection of section line roadways, SW 200 Street and SW 127 Avenue. The properties on the three (3) other corners of the intersection are zoned BU-1A, two of which are developed with a shopping center and a retail store. The contiguously owned parcel to the west is a religious facility.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the parcel in accordance with the proposed BU-1A, Limited Business District regulations, and provide the community with additional commercial and retail uses in this area. However, since the site is vacant the proposed development could have traffic impacts on the surrounding residential and commercial developments in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant seeks to permit the rezoning of the subject parcel from EU-1, Single-Family One Acre Estate District to BU-1A. The CDMP Land Use Plan (LUP) map designates the subject 1.78-net acre property for Business and Office use. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.* The purpose of the BU-1A, zoning district is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods. The BU-1A district allows all the uses permitted in the BU-1, Neighborhood Business District such as banks, beauty parlors, antique shops, bakeries and drug stores as well as service stations, auto parts stores, drycleaners, retail stores and groceries. As such, the proposed rezoning to BU-1A would be consistent with the CDMP LUP map Business and Office designation. Further, CDMP Land Use Element interpretative text, **Objective LU-4** requires the County to *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.* Staff notes that the approval of the application would allow the property to be rezoned to a zoning district that is consistent with the CDMP LUP map designation. Further, the staff notes that the properties on the three other corners of this intersection are already zoned for commercial uses therefore, the rezoning of the subject property to BU-1A would be consistent with the character of the surrounding area.

However, as previously noted by staff, the Business and Office designation of the subject property was adopted in the October 2009 cycle of applications to amend the CDMP at which time the applicant proffered a CDMP covenant. Said CDMP covenant required the owner to design the site plan and buildings as applicable at the time of initial rezoning, with the intent to obtain certification under the U.S. Green Building Council's LEED-NC Green Building rating System or similar certification by other comparable green building rating agencies and to use best efforts in pursuing such certification during the development process. The applicant has proffered a zoning covenant requiring the approval of any development plan for the subject parcel through the Administrative Site Plan Review (ASPR) process. Additionally, said zoning covenant requires that the site plan design satisfy the Green Building rating requirement in accordance with the aforementioned CDMP covenant. Staff opines that the approval of the

application, subject to the acceptance of the proffered covenant would maintain the restrictions of the development of the site based on the CDMP amendment and the CDMP covenant. Therefore, staff opines that approval of the application is **compatible** with the area and therefore **consistent** with the CDMP Land Use Element interpretative text in **Business and Office** areas, the CDMP Land Use Plan map **Business and Office** designation for the subject property, the CDMP covenant and CDMP land Use Element **Objective LU-4**.

ZONING ANALYSIS:

For the reasons stated above, staff opines that when the applicant's requests to rezone the 1.78-net acre to BU-1A, is analyzed under Section 33-311, District Boundary Change that the approval of the request would be **compatible** with the commercial uses and zoning in the surrounding area. In staff's opinion, the rezoning of the subject property to BU-1A would permit commercial uses that would not be out of character with, and would be more compatible with the commercially zoned properties located to the north, northeast and to the east of the subject parcel surrounding the intersection.

Based on the memorandum from the Platting and Traffic Review Section of the Department Regulatory and Economic Resources (RER), staff opines that approval of the aforementioned request would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic. Their memorandum states that the application will generate 131 PM daily peak hour trips and that the application meets the criteria for traffic concurrency for an Initial Development Order. Similarly, the memorandum from the Division of Environmental Resources Management (DERM) of the RER indicates that the approval with conditions of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. Specifically, its memorandum indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal and flood protection are valid for this initial development order. However, the DERM memorandum also indicates that the subject property is located near a County designated Natural Forest Community (NFC), the maintenance of which requires the use of periodic ecological prescribed burning, one every three (3) years. Its memorandum further indicates that the subject property lies within the potential smoke dispersion corridor and may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. The Miami-Dade Fire Rescue Department (MDFRD) memorandum indicates that approval with conditions of the aforementioned requests will have a moderate impact on the MDFRD resources that exists or that are budgeted or planned for in this area.

In addition, staff notes that the subject property is located at the southwest corner of the intersection of section line roadways, SW 127 Avenue and SW 200 Street and is easily accessible from the Florida Turnpike, a north/south expressway that is located 1.5 miles east of the subject property. As such, based on the foregoing analysis and the memoranda from the Departments concerned, staff opines that the approval of the proposed rezoning of the subject parcel to BU-1A will be **compatible** with the area, will be **consistent** with the CDMP, will not have an unfavorable impact on the economy of the County and would not have an unfavorable impact on the environmental and natural resources or create an unnecessary burden on the water, sewer, solid waste or recreational resources among others which have been constructed, planned or budgeted for. **Therefore, subject to the Board's acceptance of the proffered zoning covenant, staff recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: The subject parcel is located at a well-travelled intersection of two (2) section line roadways, SW 200 Street and SW 127 Avenue and within 1.5 miles of the Florida Turnpike which is located to the east.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

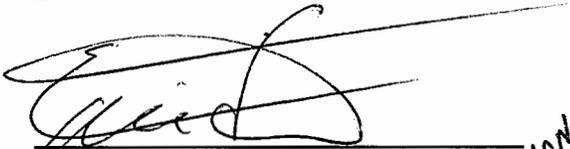
OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered zoning covenant.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:JC:CH



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

NDN

ZONING RECOMMENDATION ADDENDUM

South Florida FR Holdings, LLC
Z13-018

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
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

Business and Office (Page I-41)	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
Objective LU-4 (Pg. I-11)	<p><i>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.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

South Florida FR Holdings, LLC
Z13-018

(F) **Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:

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

2. SOUTH FLORIDA RE HOLDINGS LLC
(Applicant)

13-9-CZ14-2 (13-018)
Area 14/District 08
Hearing Date: 09/17/13

Property Owner (if different from applicant) **SOUTH FLORIDA FR HOLDINGS, LLC.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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 

Date: April 10, 2013
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources
Subject: #Z2013000018-1st Revision
South Florida RE Holdings, LLC.
12720 SW 200 Street, Miami, FL
Zoning change from EU-1 to BU-1A
(EU-1) (1.78 Acres)
11-56-39



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.

Wellfield Protection

The subject property is located within the basic wellfield protection zone of the South Miami Heights Wellfield Complex. The property is located within the 30-day and 100-day travel time contours of said Wellfield. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Section 24-43(4)(b) of the Code requires that for a non-residential property connected to public sewers, not having indigenous substrata, and located within the 30-day travel time contour of the basic wellfield protection area of any public utility potable water supply well, the sewage loading into sanitary sewers shall not exceed 1,600 gallons per day per acre. The applicant is advised that compliance with the aforementioned Section of the code will be required prior to approval of development orders.

Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

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.

Stormwater Management

The applicant is advised that any future development greater than 2.0 acres of impervious area will require:

1. A Surface Water Management General Permit issued by the Water Control Section of DERM, 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 Water Control Section at (305)-372-6681 for further information regarding permitting procedures and requirements.
2. 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.
3. 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.
4. 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.

Since the site is located within the South Miami Height Wellfield Complex, drainage restrictions may be applicable.

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

The subject property contains tree resources along the right of way. Section 24-49 of the Code provides for the preservation and protection of tree resources. 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 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. This Department'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)-372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

The subject properties have one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

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

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 20, 2013

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

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

Subject: Z2013000018
Name: South Florida RE Holdings, LLC
Location: 12720 SW 200 Street
Section 11 Township 56 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 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 **131 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
9788	SW 127 Ave. s/o SW 184 St.	B	B
F-54	SW 186 St. w/o HEFT	D	D
9890	SW 200 St. nw/o US-1	D	D
9898	SW 216 St. w/o US-1	B	B
9790	SW 127 Ave. s/o SW 216 St.	C	C
F-1116	SW 200 St. w/o SW 127 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.

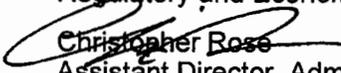
(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Memorandum



Date: May 10, 2013

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

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

Subject: #13_018
South Florida RE Holdings, LLC

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application request involves a district boundary change from Estates Single Family (EU-1) to Limited Business District (BU-1A). The re-designation to a Business District will likely be considered development for a commercial unit on the property per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The 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. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum



Date: March 13, 2013

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

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

Subject: Z2013000018: SOUTH FLORIDA RE HOLDINGS LLC

Application Name: SOUTH FLORIDA RE HOLDINGS LLC

Project Location: The site is located at SW CNR OF SW 200 ST & 127 AV, Miami-Dade County.

Proposed Development: The applicant is seeking approval of a district boundary change from EU-1 to BU-1A for uses permitted within this zoning district which does not include residential.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 26-FEB-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000018

Fire Prevention Unit:

No objection to Letter of Intent requesting Zoning change. Future development plans shall be submitted for Fire Department site review.

Service Impact/Demand

Development for the above Z2013000018
located at *SW CNR OF SW 200 ST & 127 AV, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2268 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:18 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 52 - South Miami Hgts - 12105 Quail Roost Drive
Rescue, ALS Tanker, Battalion 7

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 at this stage.

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

DATE: 30-MAY-13

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

SOUTH FLORIDA RE HOLDINGS
LLC

*SW CNR OF SW 200 ST & 127 AV,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000018

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD COMPLIANCE CASES
BLDG: THERE ARE NO CURENT OPEN OR CLOSED BUIDLING SUPPORT CASES.

SOUTH FLORIDA RE HOLDINGS 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: South Florida RE Holdings, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Felipe A. Valis</u>	<u>100%</u>
<u>3663 Southwest 8th Street, Penthouse, Miami, Fl 33155</u>	

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].

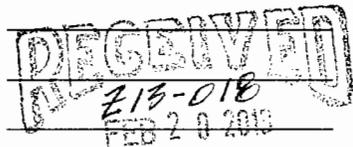
TRUST/ESTATE NAME _____

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

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: _____

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



If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or 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.

_____	_____
_____	_____
_____	_____
_____	_____

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.

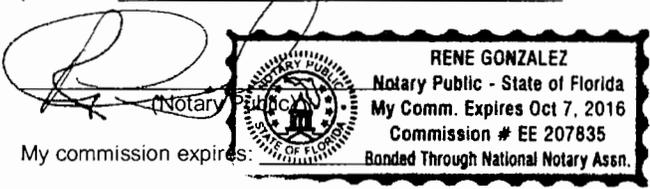
Signature: [Handwritten Signature]
(Applicant)

Sworn to and subscribed before me this 19th day of February 20 13.
produced _____ as identification.

Affiant is personally know to me or has

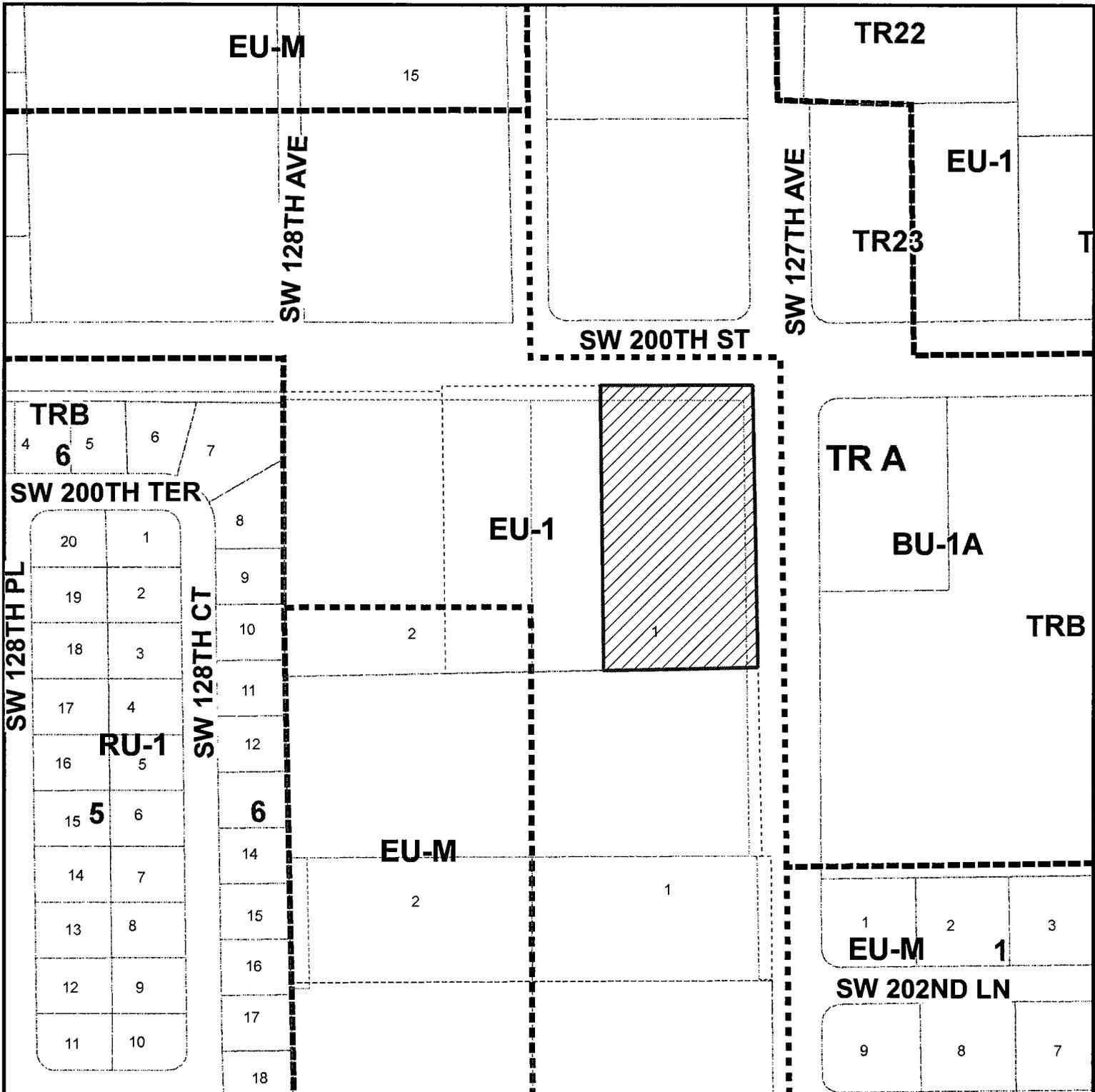
RECEIVED
213-018
FEB 20 2013

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



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.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000018



Section: 11 Township: 56 Range: 39
 Applicant: SOUTH FLORIDA RE HOLDINGS LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, March 6, 2013

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000018



Section: 11 Township: 56 Range: 39
 Applicant: SOUTH FLORIDA RE HOLDINGS LLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Wednesday, March 6, 2013

REVISION	DATE	BY
		19

(EDR) 1-2.5 DU/AC

SW 128TH AVE

SW 127TH AVE

SW 200TH ST

BUSINESS AND OFFICE

SW 200TH TER

SW 128TH PL

SW 128TH CT

(LDR) 2.5-6 DU/AC

SW 202ND LN

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000018



Section: 11 Township: 56 Range: 39
Applicant: SOUTH FLORIDA RE HOLDINGS LLC
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, March 6, 2013

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14**

PH: Z13-056 (13-9-CZ14-3)

September 17, 2013

Item No. 3

Recommendation Summary	
Commission District	9
Applicant	Sunny Holdings, LLC
Summary of Requests	The applicant is requesting to permit a proposed single-family residence with less interior side setbacks and less visible/passable area penetrable openings than required on a zero lot line parcel.
Location	Lying East of SW 142 Place, approximately 369' South of SW 180 Terrace, AKA 18151 SW 142 Place, Miami-Dade County, Florida.
Property Size	50' x 93'
Existing Zoning	RU-1Z
Existing Land Use	Single-Family Residence
2015-2025 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 Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit the single family residence setback 6'-9" (10' required) from the interior side (north) property line.
- (2) NON-USE VARIANCE to permit the single family residence with a visible/ passable area penetrable opening of 12 feet (21 feet required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Residence Sunny Holdings, LLC" as prepared by Albert O. Gonzalez, dated stamped received 6/5/13 and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Proposed 1,820 sq. ft. single-family residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1Z; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1Z; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1Z; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1Z; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1Z; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area characterized by single-family residences developed under the RU-1Z, Single-Family Zero Lot Line Development Residential District, zoning district regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to build a single-family residence on the zero lot line parcel. The reduced setbacks may create adverse visual impacts on the abutting residences to the north and south.

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 request sought in this application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Therefore, staff opines that the requested variances are **consistent** with the Low Density Residential category and the density threshold for this land use category and is consistent with the designation of the site on the CDMP LUP map.

ZONING ANALYSIS:

The subject property is a 4,650 sq. ft. zero lot line parcel. The applicant proposes to develop the site with a 1,820 sq. ft. single-family residence. Staff notes that subject property has the physical restriction of 4'-0" drainage and maintenance easements along the interior side (north and south) property lines. In 1996, pursuant to Resolution #5-ZAB-385-96, the subject property was approved to permit a zero lot line setback 10' (0' required) from the interior side (south) property line. The current application seeks approval of a reduced setback from the interior side (north) property line and less visible/passable penetrable openings than required. Staff notes that the submitted plans also show a setback of 5'-1" (0' required, 10' previously approved) from the interior side (south) property line, which falls within the previously approved setback of 10' and therefore does not require a variance.

When request #1, to permit the single family residence setback 6'-9" (10' required) from the interior side (north) property line is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, 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. Staff opines that the 3'-3" encroachment into the interior side (north) setback area is adequately buffered from the abutting residence to the north by the approximately 6' high wood fence along the interior side (north) property line, as depicted in the survey. In order to ensure that said buffering remains, staff recommends as a condition of the approval that said 6' high wood fence be maintained or provide a visual buffer either in the form of a 6' wall or hedge, 3' tall at the time of planting to grow and be maintained at a height of 6' along said property line to mitigate any negative visual impact from the aforementioned encroachment. Staff is of the opinion that the approval of this request will not result in an obvious departure from the aesthetic character of the surrounding neighborhood and would be **compatible** with the surrounding residential

developments. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(4)(b), Non-Use Variance standards.**

When request #2, to permit the single family residence with a visible/passable area penetrable opening of 12 feet (21 feet required) line is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would also maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. The plans submitted by the applicant depict the proposed residence with a total of 12 linear feet of visible/passable area, where 21 linear feet is required, and results in 57% of the required visible/passable area. However, staff notes that although the subject parcel is similar in size to the other parcels within the zero lot line development that were approved pursuant to Resolution #5-ZAB-385-96, the area for development of this parcel is restricted by the previously mentioned 4' wide drainage and maintenance easement along the interior side (north and south) property lines. Staff opines that the 43% reduced penetrable opening located along the rear (east) elevation of the residence, is a result of the physical restrictions and will match the scale of the proposed 1,820 sq. ft. residence. Staff is of the opinion that the approval of this request will also not result in an obvious departure from the aesthetic character of the surrounding neighborhood and would be **compatible** with the surrounding residential developments. **Therefore, staff also recommends approval with conditions of request #2 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Residence Sunny Holdings, LLC" as prepared by Albert O. Gonzalez, dated stamped received 6/5/13 and consisting of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant maintain the existing 6' high wood fence along the interior side (north) property line or provide a visual buffer along said property line either in the form of a 6' wall or hedge, 3' tall at the time of planting to grow and be maintained at a height of 6'.

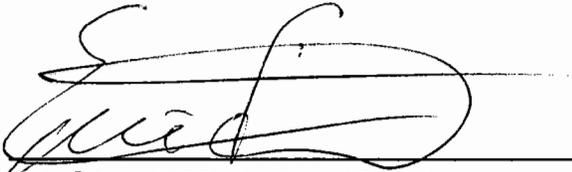
ES:MW:NN:JV:JC

8/6/2013

Sunny Holdings, LLC

Z13-056

Page | 4

A handwritten signature in black ink, appearing to read "Eric Silva", written over a horizontal line.

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

NaN

ZONING RECOMMENDATION ADDENDUM

Applicant: Sunny Holdings, LLC
PH: Z13-056

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review 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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
--	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
---	--

3. SUNNY HOLDINGS, LLC
(Applicant)

13-9-CZ14-3 (13-056)
Area 14/District 09
Hearing Date: 09/17/13

Property Owner (if different from applicant) **SUNNY HOLDINGS, LLC.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1996	Hamlet Development Company #8	- Non-Use Variance setbacks less than required.	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.

Date: July 5, 2013

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

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

Subject: C-14 #Z2013000056
Sunny Holdings, LLC.
18151 SW 142nd Avenue, Miami, FL
Non-Use Variance of Setbacks Requirements Less than Required.
(RU-1Z) (.11 Acres)
34-55-39

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.

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

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

Wetlands

The subject 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.

Natural Forest Communities

The above referenced property is located near a County-designated Natural Forest Community (NFC). Natural Forest Communities 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 Code.

This pine rockland may be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor of this pine rockland. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of a native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

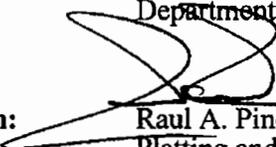
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 10, 2013

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

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

Subject: Z2013000056
Name: Sunny Holdings, LLC
Location: 18151 SW 142 Place
Section 34 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 Lot 1, Block 1 of Plat Book 150, Page 29.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **2 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
9818 SW 137 Ave. s/o SW 152 St.	C	C

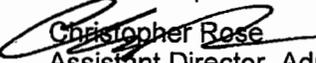
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: June 27, 2013

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

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

Subject: 13_056
Sunny Holdings, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Application: *Sunny Holdings, LLC* is requesting non-use variances of required setbacks involving the development of a single family home.

Size: The subject property is approximately 1.1 acres.

Location: The subject property is located at 18151 SW 142nd Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The single family residence meets the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential unit on the property will receive PWWM waste collection service, once developed on the vacant lot. 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. **The PWWM has no objections to the proposed application.**

Memorandum



Date: June 18, 2013

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

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

Subject: Z2013000056: SUNNY HOLDINGS, LLC

Application Name: SUNNY HOLDINGS, LLC

Project Location: The site is located at 18151 SW 142 PL, Miami-Dade County.

Proposed Development: The request is to seek approval for reduced setbacks for a proposed single family home.

Impact and demand: This application will generate one single family unit resulting in a de minimis impact to Level of Service. The site is located in Park Benefit District 2 which has a surplus of 494.95 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. The Department 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

Memorandum



Date: 27-JUN-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000056

Fire Prevention Unit:

- No objection to site plan.

Service Impact/Demand

Development for the above Z2013000056
located at 18151 SW 142 PL, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2171 is proposed as the following:

<u>1</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 8:58 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 43 - Richmond - 13390 SW 152 Street
Rescue, ALS 65' Aerial, (TRT)

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on site plan.

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

DATE: 18-JUL-13

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

SUNNY HOLDINGS, LLC

18151 SW 142 PL, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000056

HEARING NUMBER

HISTORY:

NC:

OPEN: THERE ARE NO CURRENT OPEN NEIGHBORHOOD COMPLIANCE CASES

NC CLOSED:

CASE #200902012400, WAS OPENED ON OCTOBER 6, 2009, FOR FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)2(OVERGROWN GRASS). CITATION #T005153 WAS ISSUED THE SAME DAY. THE CASE WAS FORWARDED TO THE LIEN DEPARTMENT FOR THE NON-PAYMENT OF THE CITATION. FULL PAYMENT WAS MADE AND THE LIEN WAS SATISFIED. THE CASE HAS BEEN CLOSED.

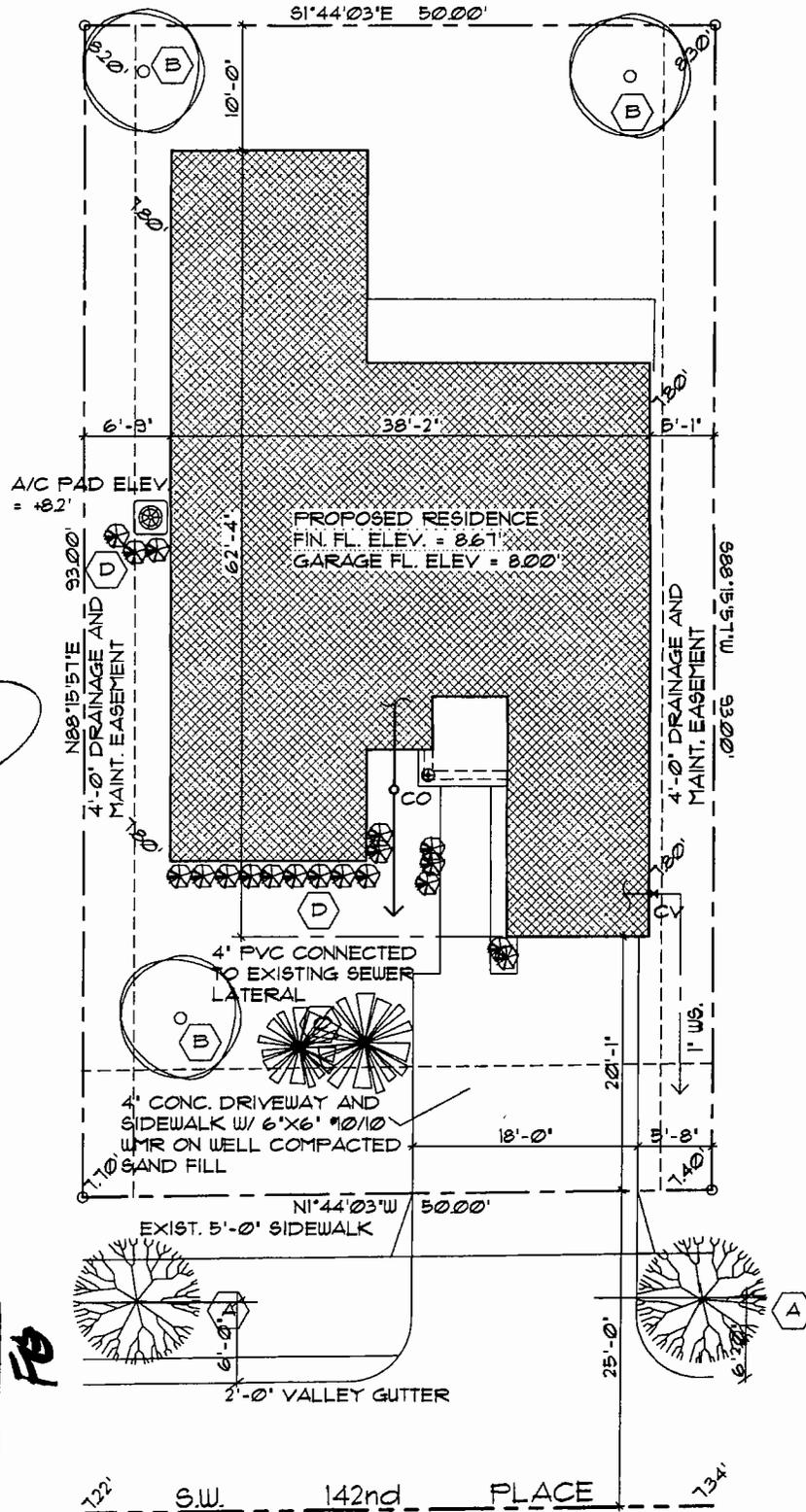
BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING SUPPORT CASES.

SUNNY HOLDINGS, LLC

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

REPORTER NAME:

ENLARGE SITE PLAN



ZLL

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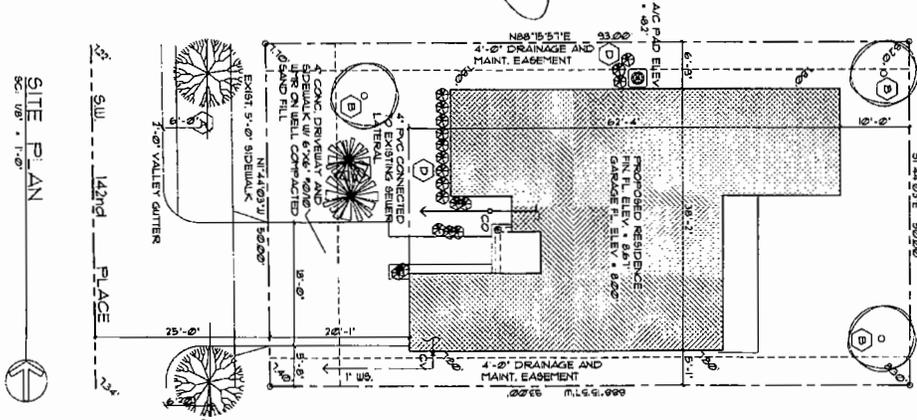
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: **FB**

SITE PLAN

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



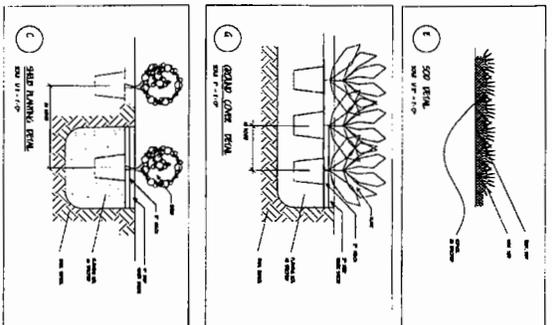
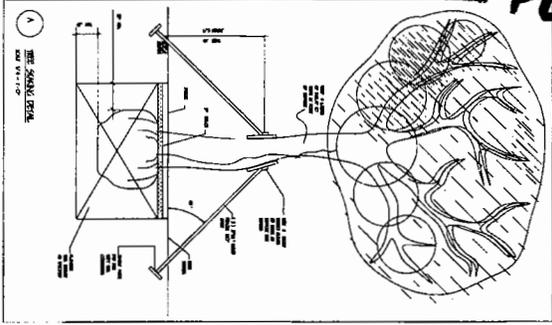
LEGAL DESCRIPTION:
 LOT 1, BLOCK 1, MID GARDENS SECTION 1, ACCORDING TO THE
 PLAT THEREON, AS RECORDED IN PLAT BOOK 840 AT PAGE 28
 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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 JUN 05 2013

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
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213-051
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LANDSCAPE LEGEND:

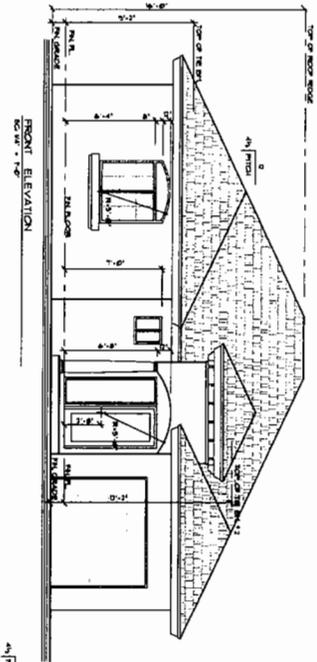
LANDSCAPE LEGEND	PLANT SPECIES	QUANTITY	NOTES
1	1.00	1	1.00
2	2.00	2	2.00
3	3.00	3	3.00
4	4.00	4	4.00
5	5.00	5	5.00
6	6.00	6	6.00
7	7.00	7	7.00
8	8.00	8	8.00
9	9.00	9	9.00
10	10.00	10	10.00

ZONING LEGEND:

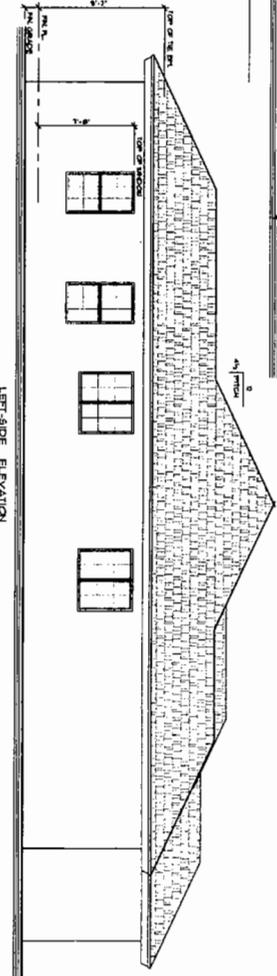
ZONING	REQUIREMENTS
RS-1	REAR YARD SETBACK: 10'-0"
RS-1	FRONT YARD SETBACK: 10'-0"
RS-1	SIDE YARD SETBACK: 5'-0"
RS-1	MINIMUM LOT AREA: 4,500 SQ. FT.
RS-1	MINIMUM LOT WIDTH: 30'-0"
RS-1	MINIMUM LOT DEPTH: 120'-0"
RS-1	MINIMUM FRONT YARD SETBACK: 10'-0"
RS-1	MINIMUM REAR YARD SETBACK: 10'-0"
RS-1	MINIMUM SIDE YARD SETBACK: 5'-0"
RS-1	MINIMUM FRONT YARD SETBACK: 10'-0"
RS-1	MINIMUM REAR YARD SETBACK: 10'-0"
RS-1	MINIMUM SIDE YARD SETBACK: 5'-0"

PROPOSED RESIDENCE FOR:
 SUNNY HOLDINGS, LLC
 JOB ADDRESS: 18151 SW 142nd PL, MIAMI, FL.
 (305) 305-0104

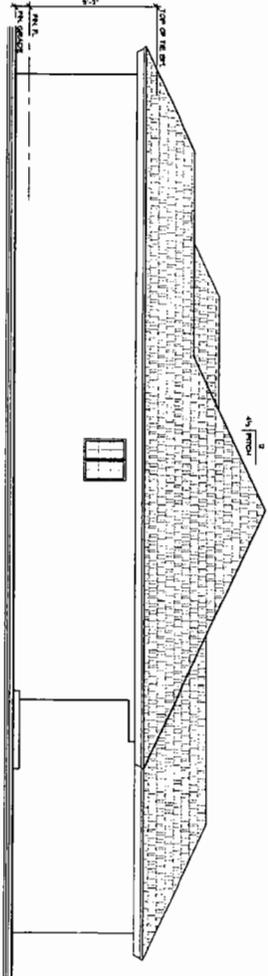
ALBERT O. GONZALEZ
 ARCHITECT
 16400 NW 59TH AVE, MIAMI LAKES, FLORIDA 33074
 (305) 821-8933 FAX (305) 821-6765



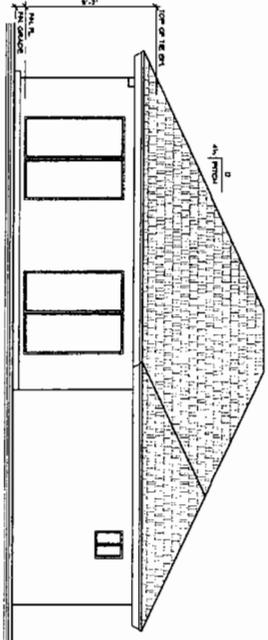
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

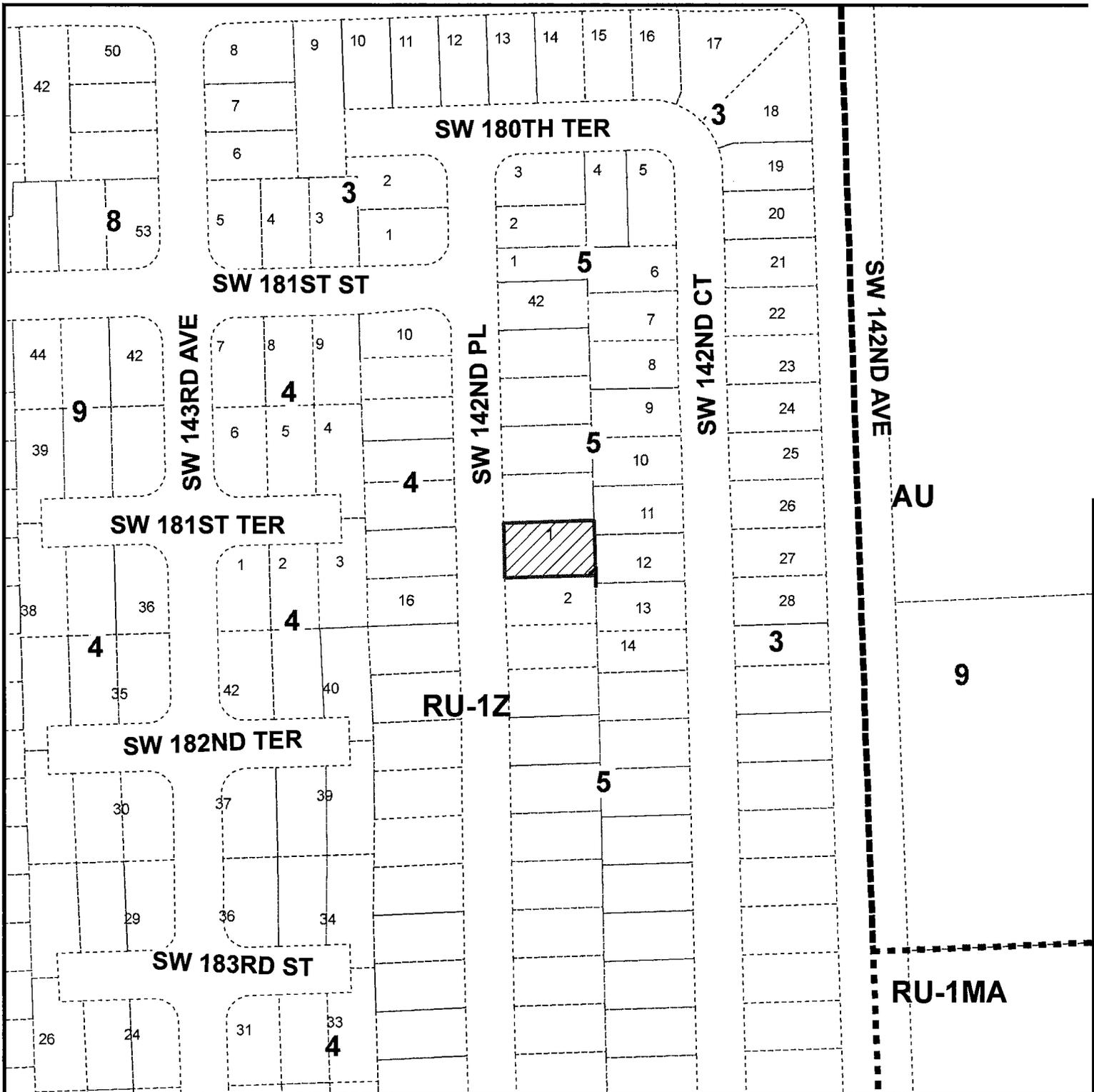
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT
 BY **FG**

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PROPOSED RESIDENCE FOR: SUNNY HOLDINGS, LLC JOB ADDRESS: 18151 SW 142nd PL. MIAMI, FL. (305) 305-0104	ALBERT O. GONZALEZ ARCHITECT 16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 821-8933 FAX* (305) 821-6263	REVISIONS 1
DATE: _____ SCALE: _____ DRAWN: _____ JOB: _____ SHEET: A-3	AR-021963	



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000056



Section: 34 Township: 55 Range: 39
 Applicant: SUNNY HOLDINGS, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, June 27, 2013

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000056



Section: 34 Township: 55 Range: 39
 Applicant: SUNNY HOLDINGS, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Thursday, June 27, 2013

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
RADIUS MAP

Section: 34 Township: 55 Range: 39
 Applicant: SUNNY HOLDINGS, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2013000056

RADIUS: 500



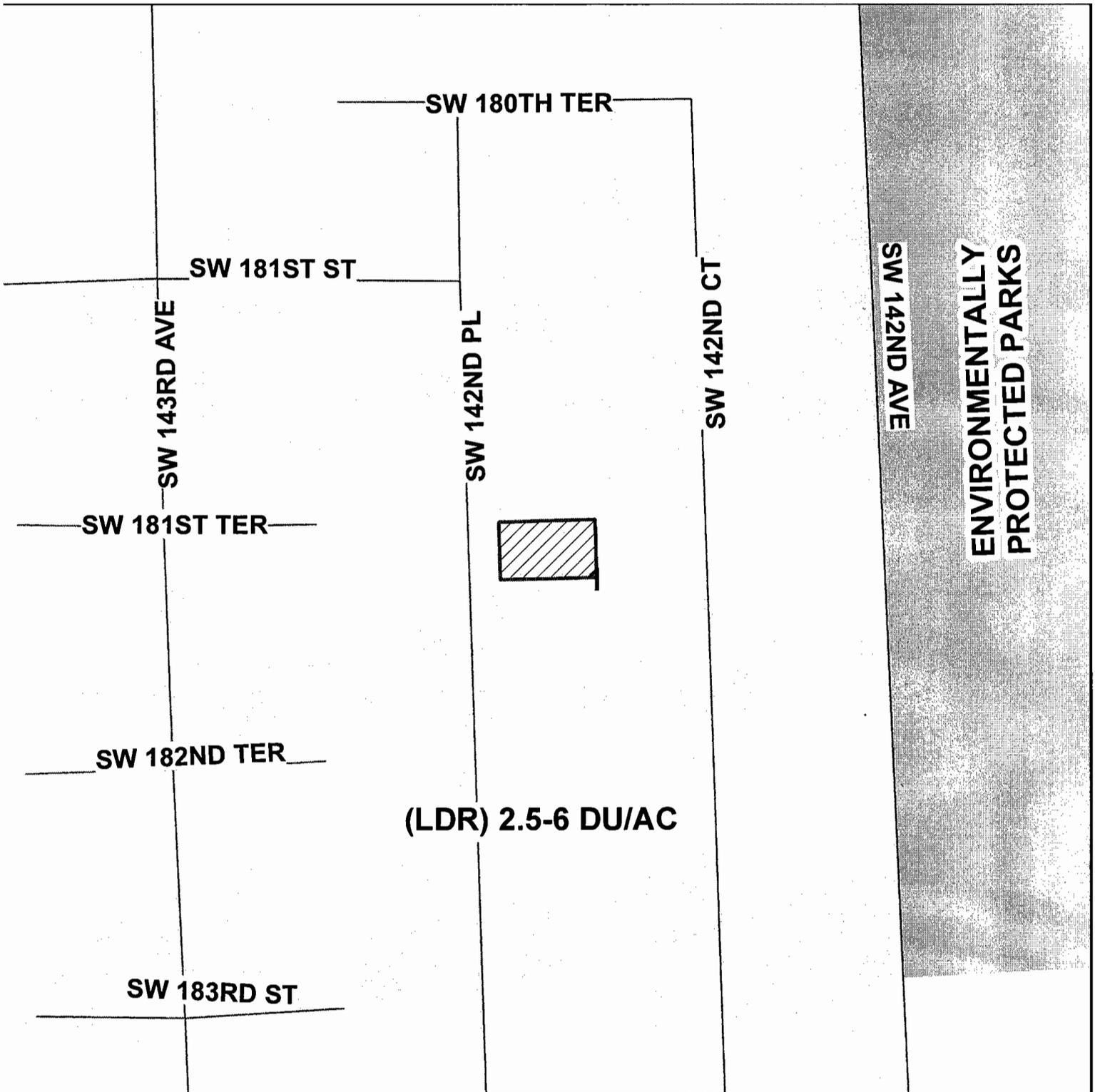
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, June 27, 2013

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
CDMP MAP

Section: 34 Township: 55 Range: 39
 Applicant: SUNNY HOLDINGS, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2013000056



Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, June 27, 2013

REVISION	DATE	BY